



**Planning Commission Meeting Agenda
Tuesday, September 20, 2022, 7:00 PM
Council Chambers, 616 NE 4th AVE**

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 - (Video & Audio) Use Zoom app and Meeting ID – 837 6842 9027; or click <https://us06web.zoom.us/j/83768429027>

OPTION 2 - (Audio only) By phone: 877-853-5257, Meeting ID# 837 6842 9027

For Public Comment:

1. On Zoom app - Click raise hand icon
2. by phone, hit *9 to "raise your hand"
3. Or, email communitydevelopment@cityofcamas.us (400 word limit); routes to Commissioners

These will be entered into the meeting record. Emails received by one hour before the start of the meeting will be emailed to the Commissioners prior to the meeting start time. Emails will be accepted until 1 hour received after the meeting and will be emailed to the Commissioners no later than the end of the next business day.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

MINUTES

Minutes from the August 16, 2022 Planning Commission Meeting.

MEETING ITEMS

1. [North Shore Subarea Plan](#)

[Presenter: Robert Maul, Interim Community Development Director](#)

MISCELLANEOUS UPDATES

NEXT MEETING DATE

The next meeting is scheduled for October 18, 2022, at 7 p.m.

CLOSE OF MEETING

Why when staff is looking for every coin under the seat cushions, we are staring at decades of deferred maintenance of our assets, our staff won't do something our mayor said we would: public discussion of Transfer of Development Rights as a state recognized planning and resource protection tool.

Instead, the plan being pushed through continues to give expensive development rights we paid for to private landowners. The city is stepping over dollars to pick up pennies. Why not market rate?

Is it that hard to consider a different option? Of course, that delays the inevitability that this plan has no other purpose than paying back the city's self-proclaimed benefactor that wants no affordable housing, but a world where the haves and have-nots are kept apart. You have talked about equity and diversity. I hope you think deeply about the email I sent to Mr. Maul week before last. I have yet to receive a reply.

How many are aware the starting salary for a Camas school teacher is \$40,000 a year? That's \$3,300 a month. Per quick research, the cheapest Camas apartment in a nice complex is \$1,663 a month for 600 square feet, though it turns out its in Vancouver next to the Costco.

That leaves \$1,600 a month for taxes on total income, car payment, health care, the digital world, not to mention food and utilities. That's if you want a nice place to live.

When we talk affordable housing, we are talking about our school teachers. How are they supposed to live in Camas?

**What about others in the school district like support staff?
This is only scratching the surface.**

I had a chance to let our new superintendent know there are perhaps 75 development rights the District still owns. This was part of the \$2 million paid for the Lacamas Lake property including its designated zoning. Don't tell me they have no value. There's nothing stopping the district from using those rights to build in partnership affordable housing for staff. Think what that could do for diversity, except those rights will go away as does this opportunity for affordable housing.

Instead, this plan is not about ways to create affordable housing, but pleasing benefactors, and not our community. Our community instead is told we don't have enough money so open your wallets.

Enough of this. I've been listening and hearing from so many tired of this old way of doing business. I make a point to listen across all of Camas. Please, Mayor and Council, start listening. The voices are out there. They want the things you say you support, and could accomplish, done on our behalf.

I have news for everyone: this issue, nor my voice or the voices of others is not going away. We will not be silenced. We expect action - that's why you all were elected. Don't forget that. There are options beyond the tired status quo.

North Shore Subarea Plan Index of Exhibits

Exhibit No.	Title/Description	Date Submitted
1	Friedman Public Comment	9/20/22