



March 2, 2016

Sarah Fox, Senior Planner, AICP
Community Development Department
616 NE 4th Avenue
Camas, WA 98607

Dear Sarah:

This correspondence is to confirm that the City of Camas has formally consulted with the Washington State Department of Transportation (WSDOT) Aviation Division regarding draft Chapter 18.34 - Airport Overlay Zoning. WSDOT appreciates the City's efforts and recognizes the substantial time and resources this product represents.

RCW 36.70.547 and 36.70A.510 requires local jurisdictions to formally consult with airport owners, managers, private airport operators, general aviation pilots, ports, and the Aviation Division of WSDOT prior to adoption of comprehensive plan policies or development regulations that may affect property adjacent to public use airports. The main goals of formal consultation are to avoid, minimize, and resolve potential land use conflicts with airports through the comprehensive plan and development regulations. WSDOT strongly recommends that formal consultation be initiated by local jurisdictions as early as possible in the planning process. This is to assure that all parties have an opportunity to work together to find comprehensive solutions of mutual benefit that fulfill the intent of the legislation, consistent with local jurisdictions' land use planning authorities and obligations under law.

The following is a general summary of observations and recommendations discussed during the formal consultation meeting:

- WSDOT supports the adoption of the draft Chapter 18.34 - Airport Overlay Zoning. The overlay is consistent with best management practices found in the *Airports and Compatible Land Use Guidebook* 2011.

The City of Camas should work with Clark County to promote a consistent approach to compatibility planning for Grove Field.

- Chapter 18.34 identifies the airport influence area and addresses incompatible development consisting of, but not limited to, height hazards, high intensity uses and special function uses.
- WSDOT supports the addition of an aviation easement to promote awareness and compatibility between uses.
- Stormwater facilities should be consistent with WSDOT's Aviation Stormwater Design Manual.
- The airport overlay and underlying zoning must work together to promote airport land use compatibility. Rezones that result in incompatible development should be prohibited.

The importance of Grove Field to the region and state's transportation system and economy cannot be overstated. It is critical that every effort be made to discourage incompatible land uses that impair the airport's ability to operate as an essential public facility. We thank you again for the opportunity to formally consult, and remain available to provide technical support and assistance. Please don't hesitate to contact me at 360-709-8019 or timmerc@wsdot.wa.gov if you have any questions.

Sincerely,



Carter Timmerman
Aviation Planner

cc: Warren Hendrickson, Northwest Mountain Regional Manager, AOPA
Laurie Lebowsky, Planner III, Clark County