



## Staff Report for Airport Overlay Zoning (File #MC16-03)

To: Bryan Beel, Chair  
Planning Commissioners  
From: Sarah Fox, Senior Planner  
Date: April 14, 2016

**Applicable law:** Revised Code of Washington (RCW) 36.70.547 and 36.70A.510; Camas Comprehensive Plan (version 2004) Policy TR-29 and Strategy TR-10; and CMC Title 18 Zoning.

**WSDOT Aviation:** Fulfilled state requirements on March 2, 2016, to 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. Comments are attached to this report.

**Public Notices:** Notice of the public hearing was published in the Post Record on March 8, 2016 (Legal Publication #555485)

**Note:** *Camas Municipal Code (CMC) citations are in italic type throughout this report.*

### Summary:

The draft Chapter 18.34 Airport Overlay Zoning proposes regulations on land uses, height and noise in order to minimize and resolve potential land use conflicts with the airport, which is required by state regulation RCW 36.70.547. Grove Field is located in Clark County, adjacent to the eastern city limits (632 NE 267th, Camas). The proposed airport overlay was also a project on the Community Development 2016 Work Plan that was approved by Council.

This staff report responds to the issues that were raised at the public hearing before Planning Commission on March 15, 2016, which was continued to April 19, 2016.

### Concerns raised at the public hearing:

#### 1. Did the city comply with state law concerning airport zoning, in particular the requirement for consultation per RCW 36.70.547.

**Response:** Staff worked closely with Washington State Department of Transportation (WSDOT) Aviation and sent requests for consultation to the contacts provided by WSDOT. A letter confirming that the city was in compliance with RCW 36.70.547 was Attachment 2 of the Staff Report dated March 8<sup>th</sup>. At the public hearing, it was brought to the city's attention that the Camas-Washougal Port was not included in the contact list. Attachment A of this report confirms the city's efforts to comply and the inadvertent exclusion of the Port.

Staff remedied this oversight by meeting with the Port and with general aviation pilots connected with Grove Field on March 24, 2016. The amendments to the map and to draft Chapter 18.34 are intended to capture the edits suggested at that meeting.

#### Attendees at meeting with Staff on March 24, 2016:

David Ripp, Port Director  
Neil Cahoon, Grove Field Manager

Mark Paras  
Scott Price, V.P. Immelman Hangers at Grove Field  
Jim Gray, Captain (Ret.)  
John Spencer, Port Commissioner  
Michael Hampel, CWAA  
Aggie Blackmer, CWAA

**2. There was discussion in regard to the proposed development standard at Section 18.34.06 to provide additional noise attenuation for residential and commercial construction.**

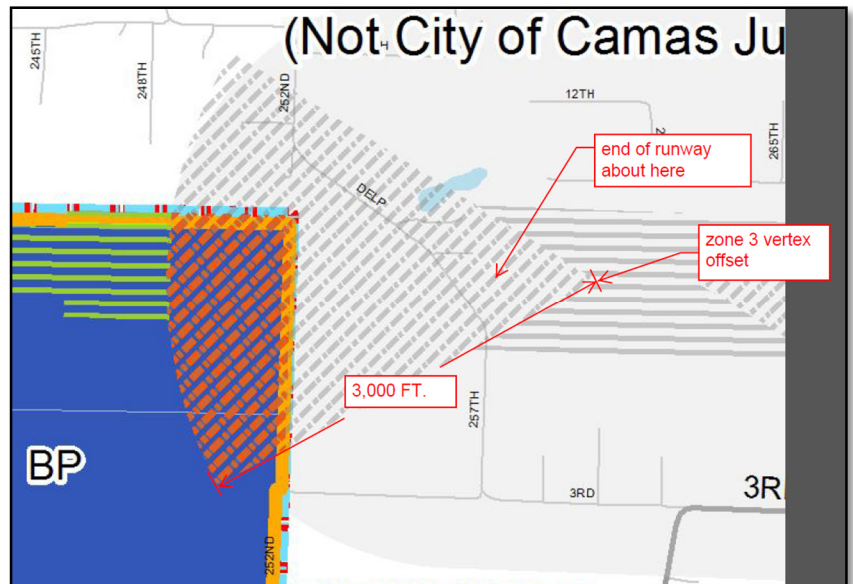
**Response:** After consultation with the city's Building Official, Bob Cunningham, it was suggested that the development standard at Section 18.34.06, which would require a "five decibel noise reduction" be removed from the draft code. Mr. Cunningham found that 50 decibels (dBA) is the industry accepted standard for noise levels within a building. For that reason an amendment was included in the current draft to reflect that information.

Further, Attachment D provides the relative decibel levels for common sources of noise. A five decibel sound would be quieter than the sound of breathing. Lawn mowers and trucks are provided as points of reference for noise in the 90 dBA range. Attachment D indicates that exposure to noise over 110 dBA is damaging after one minute and 29 seconds. Without more details of the noise level of aircraft, staff proposes to eliminate that regulation or change the decibel level.

**3. Questions were raised in regard to the extent of the Airport Overlay Zoning, to include location and purpose of the three overlay zones.**

**Response:** To better describe the extent of the overlay areas, Section 18.34.05 Airport Overlay Zones was amended to add more location details. Only Zone C was modified on the map from the version presented at the March 15<sup>th</sup> hearing. Zone C was expanded to the north on the recommendation of the general aviation pilots who identified that area as a heavily used air traffic corridor for several airports. Attachment B was provided by the pilots to better illustrate these high traffic corridors.

The extent of Airport Overlay Zone A was not modified from the map presented at the first public hearing, however the graphic (right) is an effort to better illustrate the pie-shaped overlay zone. The city's Zone A is considered by WSDOT to be the area with the highest risk for collisions. Appendix E of the WSDOT Airports and Compatible Land Use Guidebook is attached to this report to provide more details to support their safety zone model. The city's Zone A corresponds to WSDOT's Zones 1 and 3.



### Conclusion:

- Staff met with the Port and general aviation pilots to discuss the proposed zoning and land use regulations. The proposed amendments to the map and the draft code are in response to the meeting.
- Staff consulted with the city's Building Official in regard to standard noise level attenuation for structures. An amendment to the draft code was a result of this consultation.

### Recommendation:

Staff recommends that Planning Commission forward a recommendation of approval for the proposed Chapter Airport 18.34 Overlay Zoning, based on the findings within the Staff Report dated March 8, 2016.

### Attachments:

- A. Letter from WSDOT to confirm that the city met the consultation requirements of RCW 36.70.547 (March 2, 2016)
- B. Aeronautical Information Manual
- C. Email from Bob Cunningham, Building Official (April 14, 2016)
- D. Common Environmental Noise Levels, handout
- E. Email from WSDOT in response to consultation concerns (March 16, 2016)
- F. Appendix E, WSDOT Airports and Compatible Land Use Guidebook
- G. Staff Report to Planning Commission (March 8, 2016)