



## PLANNING COMMISSION MEETING MINUTES - DRAFT

Tuesday, March 15, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

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### I. CALL TO ORDER

Chair Hull called the meeting to order at 7:00 p.m.

### II. ROLL CALL

Present: Frank Hood, Troy Hull, Jim Short, Lloyd Goodlett, Jaima Johnson and Timothy Hein

Excused: Bryan Beel

Staff Present: Phil Bourquin, Jan Coppola, Sarah Fox, Lauren Hollenbeck, Robert Maul, David Schultz and John Frias (intern)

Council Liaison: Bonnie Carter

### III. MINUTES

- A. Approval of the Minutes from the February 17, 2016 Special Planning Commission Meeting

 [February 17, 2016 Planning Commission Minutes](#)

**It was moved by Commissioner Hein, seconded by Commissioner Johnson to approve the minutes from the February 17, 2016 Planning Commission Meeting. The motion carried unanimously by roll call vote.**

### IV. MEETING ITEMS

- A. Public Hearing to Consider Amendments to the Camas Zoning Map and Camas Comprehensive Plan Map (File No. CPA16-01)  
Details: A public hearing was held to consider amending the Camas Zoning Map and the Camas Comprehensive Plan Map. The proposed map amendments are part of the Camas 2035 Comprehensive Plan Update project, which must be adopted this June.  
Presenter: Sarah Fox, Senior Planner

 [Staff Report to Planning Commission - Edition 1.0](#)

[Attachment: Table of Proposed Map Amendments](#)

[Draft Camas Zoning Map](#)

[Draft Camas Comprehensive Plan Map](#)

Sarah Fox briefly summarized the staff report and highlighted the proposed changes in the draft comprehensive plan and zoning maps.

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Staff responded to inquiries from the Commissioners.  
Chair Hull opened the public testimony portion of the hearing at 7:26 p.m.

The following members of the public spoke:  
Debra McClure, 21320 NE Dole Valley Rd, Yacolt [property owner at 26605 SE 8th Street]  
Hank Midles, 710 SE Everett Road, Camas  
Steve Day, North Lake Church, 500 SE Everett Road, Camas


Chair Hull closed the public testimony portion of the hearing at 7:47 p.m.

Staff responded to the concerns expressed by the public.

Ms. Fox elaborated on the public outreach process for the Camas 2035 Comprehensive Plan Update and the proposed changes to the maps.

**After a lengthy discussion, it was moved by Commissioner Hein, seconded by Commissioner Goodlett to table the recommendation to City Council for the proposed amendments to the Camas Zoning Map and Camas Comprehensive Plan Map (File No. CPA 16-01) until after the Airport Overlay Zoning public hearing. The motion carried unanimously by roll call vote.**

- B. Public Hearing for Amendments to Camas Municipal Code (CMC), Chapter 18.19 Design Review and to Camas Design Review Manual (DRM)  
Details: The proposed amendments to the DRM, specifically the section Gateways Principles & Guidelines, include the addition of corridors and a table that identifies unique features within a gateway and corridor. Other minor edits include clarification to some of the Commercial and Multi-Family design principles. Proposed amendments associated with Chapter 18.19 of the CMC will remove the redundancy of the standards, which are identified in the DRM.  
Presenter: Sarah Fox, Senior Planner and Lauren Hollenbeck, Senior Planner

 [Design Review Staff Report \(MC16-04\)](#)  
[Draft CMC 18.19.050 Design principles](#)  
[Draft DRM amendments redlined version](#)  
[Draft DRM amendments clean version](#)  
[Draft Camas Zoning Map](#)

Ms. Fox briefly summarized the staff report and highlighted the proposed amendments to the Camas Design Review Manual and to the CMC, Chapter 18.19 Design Review.

The public testimony portion of the hearing opened and closed at 7:57 p.m., as there were no members of the public who wished to speak.

**It was moved by Commissioner Goodlett, seconded by Commissioner Short to forward a recommendation to City Council to approve the amendments to the Camas Design Review Manual and Camas Municipal Code, Chapter 18.19 (File No. MC16-04). The motion carried unanimously by roll call vote.**

- C. Public Hearing to Consider Airport Overlay Zoning  
Details: Proposed Camas Municipal Code, Chapter 18.34 Airport Overlay Zoning includes draft development regulations that would be applicable to properties within one mile of Grove

Field. The regulations would restrict certain land uses, limit building height, and provide notice of aircraft noise, in order to minimize and resolve potential land use conflicts with the airport.

Presenter: Sarah Fox, Senior Planner

 [Staff Report for Airport Overlay Zoning \(MC16-03\)](#)

[Draft CMC Chapter 18.34 Airport Overlay Zone](#)

[Draft Airport Overlay Zoning Areas](#)

[Letter from WSDOT](#)

[Email from Warren Hendrickson, AOPA](#)

[Avigation Easement - Sample](#)

[Email from Laurie Lebowsky, Clark County](#)

[Email from Lynn Johnston, Property Owner](#)

[RCW 36 70 547 General Aviation Airports](#)

Ms. Fox stated that the proposed Airport Overlay Zoning development regulations are part of the Camas 2035 Comprehensive Plan Update and elaborated on the proposed zoning.

Chair Hull opened the public testimony portion of the hearing at 8:22 p.m.

The following members of the public spoke:

David Ripp, 558 NW Viewridge Lane, Camas

Neil Cahoon, 26300 NE 3rd Street, Camas

Scott Price, 3439 NW Sierra Drive, Camas

John Spencer, 2103 SE 303rd Avenue, Washougal

Chair Hull closed the public testimony portion of the hearing at 8:33 p.m.

Staff responded to the concerns expressed by the public.

**After a lengthy discussion, it was moved by Commissioner Johnson, seconded by Commissioner Goodlett to table the public hearing for the Airport Overlay Zoning to the April 19, 2016 Planning Commission Meeting, to allow staff to obtain additional input from interested parties and to reopen the public testimony portion of the hearing. The motion carried unanimously by roll call vote.**

**It was moved by Commissioner Johnson, seconded by Commissioner Short to table the public hearing for the Amendments to the Camas Comprehensive Plan and Zoning Maps (CPA16-01) to the April 19, 2016 Planning Commission Meeting and to reopen the public testimony portion of the hearing. The motion carried unanimously by roll call vote.**

## V. MISCELLANEOUS UPDATES

### A. Miscellaneous Updates

Phil Bourquin briefly updated the Commissioners on the progress of the Parklands at Camas Meadows development applications.

## VI. NEXT MEETING DATE

- A. The next scheduled Planning Commission Meeting will be held on Tuesday, April 19, 2016, in the City Council Chambers at 7:00 p.m.

**VII. ADJOURNMENT**

Chair Hull adjourned the meeting at 8:45 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call 360.834.6864.