



PLANNING COMMISSION MEETING AGENDA
Tuesday, June 16, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

- A. Approval of the Minutes from the March 17, 2015 Planning Commission Meeting

 [March 17, 2015 Planning Commission Meeting](#)

- B. Approval of the Minutes from the May 12, 2015 Planning Commission Meeting

 [May 12, 2015 Planning Commission Special Meeting](#)

IV. MEETING ITEMS

- A. 2035 Comprehensive Plan Update

Details: During the visioning process of the 2035 Comprehensive Plan Update, which began in July 2014, many residents voiced their desire that the entrances to our City be welcoming and identifiable. We are working to identify gateways and gateway elements such as signage, lighting, sidewalks, and crosswalks that will distinguish Camas from neighboring cities. These gateways will be further developed through comprehensive plan policy updates - an important next step in translating the Camas Vision into a roadmap for the future. Staff will present the draft map of city gateways, which was developed through the work of the Technical Advisory Committee.

Presenter: Sarah Fox, Senior Planner

Staff recommends that Planning Commission provide comments as to the accuracy and relevancy of the draft map in order to further refine the identification of gateway areas.

 [Draft Map of Camas Gateways and Corridors](#)

- B. Continued Public Hearing for Amendments to Camas Municipal Code, Chapter 18.22 Mixed Use Planned Developments
Details: The proposed amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments clarify that it is an overlay zone. Minor amendments associated with CMC Chapter 18.22 were also proposed to CMC Section 18.07.030-Table 1 Commercial and Industrial Land Uses.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that Planning Commission opens the continued public hearing, deliberates, and forwards a recommendation of approval to City Council.

 [CMC Chapter 18.22 Staff Report \(File No. MC15-04\)](#)

[Attachment A - Proposed Amendments to CMC 18.22 MXPDP](#)

[Exhibit 1 - Public Comment from Melanie Poe](#)

[Exhibit 2 - Comments from Lugliani Investments](#)

[Exhibit 3 - Memorandum from Staff](#)

[Exhibit 4 - Mixed Use Examples](#)

[Exhibit 5 - Comments from Randy Printz](#)

- C. Public Hearing for Amendments to Camas Municipal Code Chapter 18.09 Density and Dimensions

Details: To consider amendments to Camas Municipal Code, Section 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendment will increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment will also exempt lot coverage limits to outdoor living areas.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that Planning Commission conducts a public hearing, accepts testimony, deliberates, and forwards a recommendation to City Council. The recommendation may approve; approve with conditions; modify, with or without the applicant's concurrence; or deny.

 [Amendments to Residential Districts Staff Report \(MC15-03\)](#)

[Exhibit 1 - Intitial Application](#)

[Exhibit 2 -Letter to Robert Maul](#)

[Exhibit 3 - Letter to Applicant from Staff](#)

[Exhibit 4 - Lot Development Examples](#)

[Exhibit 5 - Letter to Sarah Fox](#)

[Exhibit 6 - Excerpt from Staff Report to Council](#)

D. Green Mountain Subdivision Planned Residential Development (PRD) Re-Opened Record Public Hearing

Details: The applicant has requested that the Planning Commission re-open the public hearing for the Green Mountain Subdivision PRD to accept additional public testimony for the proposed project. The development proposes a master plan development with 1,300 residential units and commercial space as well as preliminary approval for a plat for the first phase of the residential with 201 lots.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that the Planning Commission re-open the public hearing, take additional testimony, close the record to deliberate and provide a recommendation to the City Council. (Exhibit List follows:)

 [Staff Report Green Mountain Subdivision and PRD](#)

[Exhibit List](#)

[Exhibit 1 - Cover Page and Table of Contents](#)

[Exhibit 2 - Application Form](#)

[Exhibit 3 - Pre Application Notes](#)

[Exhibit 4 - Developer's GIS packet](#)

[Exhibit 5 - Applicant's Narrative](#)

[Exhibit 6 - Density and Dimensions chart](#)

[Exhibit 7 - Sheet 1 of 25 Cover Sheet](#)

[Exhibit 8 - Sheet 2 of 25 Master Plan](#)

[Exhibit 9 - Sheet 3 of 25 Development Standards and Phasing Plan](#)

[Exhibit 10 - Sheet 4 of 25 Conceptual Open Space, Park & Landscape Master F](#)

[Exhibit 11 - Sheet 5 of 25 Landscape Master Plan Components](#)

[Exhibit 12 - Sheet 7 of 25 Existing Conditions Survey](#)

[Exhibit 13 - Sheet 8 of 25 Existing Conditions Survey](#)

[Exhibit 14 - Sheet 9 of 25 Existing Conditions Survey](#)

[Exhibit 15 - Sheet 10 of 25 Existing Conditions Survey](#)

[Exhibit 16 - Sheet 11 of 25 Existing Conditions Survey](#)

[Exhibit 17 - Sheet 12 of 25 Existing Conditions Survey](#)

[Exhibit 18 - Sheet 13 of 25 Existing Conditions Survey](#)

[Exhibit 19 - Sheet 14 of 25 Existing Conditions Survey](#)

[Exhibit 20 - Sheet 15 of 25 Existing Conditions Survey Phase 1](#)

[Exhibit 21 - Sheet 16 of 25 Existing Conditions Survey Phase 1](#)

[Exhibit 22 - Sheet 17 of 25 Preliminary Offsite Utility](#)

[Exhibit 23 - Sheet 18 of 25 Preliminary Utility Plan South](#)

[Exhibit 24 - Sheet 19 of 25 Preliminary Utility Plan North](#)

[Exhibit 25 - Sheet 20 of 25 Preliminary Storm Facility Plan](#)

[Exhibit 26 - Sheet 21 of 25 Preliminary Grading Plan South](#)

[Exhibit 27 - Sheet 22 of 25 Preliminary Grading Plan North](#)

[Exhibit 28 - Sheet 23 of 25 Preliminary Plat Phase 1](#)

[Exhibit 29 - Sheet 24 of 25 Preliminary Phasing Plan](#)

[Exhibit 30 - Sheet 25 of 25 Street Sections](#)

[Exhibit 31 - Revised Sheet 3 of 25 Development Standards and Phasing Plan](#)

[Exhibit 32 - Revised Sheet 4 of 25 Conceptual Landscape](#)

[Exhibit 33 - Revised Sheet 5 of 25 Landscape Master Plan](#)

[Exhibit 34 - Revised Sheet 6 of 25 Schematic Landscape Master Plans](#)

[Exhibit 35 - Revised Sheet 23 of 25 Preliminary Plat Phase 1](#)

[Exhibit 36 - Revised Density and Dimensions chart](#)

[Exhibit 37 - SEPA Checklist](#)

[Exhibit 38 - Odren to Camas Community Development Dept letter](#)

[Exhibit 39 - Current Deed](#)

[Exhibit 40 - Mailing Labels](#)

[Exhibit 41 - Draft CC&R's](#)

[Exhibit 42 - Easements](#)

[Exhibit 43 - Traffic Report prepared by Kittelson & Associates, Inc.](#)

[Exhibit 44 - Traffic Report Appendices prepared by Kittelson & Associates, Inc.](#)

[Exhibit 45 - Preliminary Drainage Report by Olson Engineering](#)

[Exhibit 46 - Preliminary Geotechnical Engineering Report prepared by GeoPacif](#)

[Exhibit 47 - Critical Areas Report, Buffer Final 2014.12.30](#)

[Exhibit 47 - Critical Areas Report, Buffer Modification, and Tree Preservation Pla](#)

[Exhibit 48 - Critical Areas Report Appendix A](#)

[Exhibit 49 - Critical Areas Report Appendix B](#)

[Exhibit 50 - Critical Areas Report Appendix C](#)

[Exhibit 51 - Critical Areas Report Phase I Figures](#)

[Exhibit 52 - Proof of mailing Archaeological Predetermination Report](#)

[Exhibit 53 - Impact Fee Estimate](#)

[Exhibit 54 - Resolution No 1315 approving Development Agreement](#)

[Exhibit 55 - Development Agreement recording number 5134733 AGR](#)

[Exhibit 56 - Picture of development sign](#)

[Exhibit 57 - Completeness Review letter](#)

[Exhibit 58 -Notice of Application](#)

[Exhibit 59 - SEPA DNS public notice](#)

[Exhibit 60 - SEPA comment letter Clark County Dept of Environmental Services](#)

[Exhibit 61 - SEPA comment letter Dept of Archaeology and Historic Preservation](#)

[Exhibit 62 - SEPA comment letter DAHP revised comments](#)

[Exhibit 63 - SEPA comment letter Dept of Natural Resources](#)

[Exhibit 64 - SEPA comment letter Dept of Ecology](#)

[Exhibit 65 - SEPA comment letter City of Vancouver Public Works](#)

[Exhibit 66 - SEPA comment letter Washington Dept of Fish & Wildlife](#)

[Exhibit 67 - Citizen comment Denette email](#)

[Exhibit 68 - City Parks Development Review Committee comments](#)

[Exhibit 69 - Ecological Land Services email summarizing discussions with WDF](#)

[Exhibit 70 - Applicant's supplemental response to city comments](#)

[Exhibit 71 - Septic tank locations map](#)

[Exhibit 72 - Phase I Access Assessment letter from Kittelson & Associates, Inc.](#)

[Exhibit 73 - Notice of Public Hearing and Special Meeting](#)

[Exhibit 74 - Email from Printz to Maul and PRD chart](#)

[Exhibit 75 - Ordinance No. 15-008](#)

[Exhibit 76 - Ecological Land Services letter to Maul 050515](#)

[Exhibit 77 - Initial water modeling results memo prepared by Gray & Osborne, Ir](#)

[Exhibit 78 - City staff powerpoint presentation](#)

[Exhibit 79 - WDFW Follow-up comment letter dated 050815](#)

[Exhibit 80 - Revised Conditions Memo to PC from Maul](#)

[Exhibit 81 - Bob Rodgers comment letter](#)

[Exhibit 82 - Conceptual Road site plan](#)

[Exhibit 83- Letter and road cross sections from Olson to Green Mountain Land.](#)

[Exhibit 84 - Notice of Reopened Public Hearing](#)

[Exhibit 85 - Citizen Comment Karmen Distant email](#)

[Exhibit 86 - Citizen Comment Patrick and Heather Asbury email](#)

[Exhibit 87 - Citizen Comment Tami McKee email](#)

VI. NEXT MEETING DATE

- A. The next Planning Commission Meeting will be held on Tuesday, July 21, 2015, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

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.