



PLANNING COMMISSION MEETING MINUTES - DRAFT

Tuesday, April 19, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

Present: Bryan Beel, Frank Hood, Jim Short and Lloyd Goodlett

Excused: Troy Hull and Timothy Hein

Absent: Jaima Johnson

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

Council Liaison: Bonnie Carter

III. MINUTES

- A. Approval of the Minutes from the March 15, 2016 Planning Commission Meeting

 [March 15, 2016 Planning Commission Minutes](#)

It was moved by Commissioner Hood, seconded by Commissioner Short to approve the minutes from the March 15, 2016 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Continued Public Hearing to Consider Airport Overlay Zoning
Details: Proposed Camas Municipal Code, Chapter 18.34 Airport Overlay Zoning included 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. The public hearing was continued from March 15, 2016.
Presenter: Sarah Fox, Senior Planner

 [Staff Report for Airport Overlay Zoning \(MC16-03\)](#)
[Draft Chapter 18-34 Airport Zoning - Version 2](#)
[Attachment A Letter from WSDOT](#)
[Attachment B Flight Patterns](#)
[Attachment C Letter from Building Dept](#)
[Attachment D Noise Levels](#)
[Attachment E Response from WSDOT to Port](#)
[Attachment F Appendix E WSDOT Airports and Compatible Land Use](#)
[Attachment G Staff Report from March 8, 2016](#)
[Draft Camas Zoning Map Revised from Previous Public Hearing](#)

Sarah Fox briefly summarized the April 14, 2016 Staff Report and highlighted the concerns expressed at the March public hearing. She further clarified and elaborated on how the concerns were resolved.

Chair Beel opened the public testimony portion of the hearing at 7:13 p.m.


The following members of the public spoke:

David Ripp, Camas-Washougal Port Director, 558 NW Viewridge Lane, Camas
Scott Price, Immelman Hangers at Grove Field LLC, 3439 NW Sierra Drive, Camas

The public testimony portion of the hearing was closed at 7:16 p.m.

It was moved by Commissioner Goodlett, seconded by Commissioner Short to forward a recommendation to City Council to approve the proposed amendments to Camas Municipal Code, Chapter 18.34 Airport Overlay Zoning (File No. MC16-03). The motion carried unanimously by roll call vote.

- B. Continued Public Hearing to Consider Amendments to the Camas Zoning Map and Camas Comprehensive Plan Map (File No. CPA16-01)
Details: A public hearing was continued from March 15, 2016, 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 2.0](#)
[Draft Camas Zoning Map](#)
[Draft Comprehensive Plan Map](#)
[Staff Report to Planning Commission - Edition 1.0](#)
[Attachment: Table of Proposed Map Amendments](#)

Ms. Fox briefly summarized the April 14, 2016 Staff Report and addressed the concerns expressed at the March public hearing. She further elaborated on the progress of the public outreach process thus far for the Camas 2035 Comprehensive Plan Update.

Chair Beel opened and closed the public testimony portion of the hearing at 7:27 p.m., as there were not any members of the public who wished to speak.

Staff responded to the Commissioner's inquiries.

After discussion, it was moved by Commissioner Hood, seconded by Commissioner Goodlett to forward a recommendation to City Council to approve the proposed amendments to the Camas Comprehensive Plan and Zoning Maps (File No. CPA16-01).

V. MISCELLANEOUS UPDATES

A. Miscellaneous Updates

Ms. Fox noted that the draft 2035 Comprehensive Plan will be on the May 17, 2016 Planning Commission Agenda.

Robert Maul briefly updated the Commissioners on the progress of several development applications.

VI. NEXT MEETING DATE

The next regularly scheduled Planning Commission Meeting will be held on Tuesday, May 17, 2016, 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.