



PLANNING COMMISSION MEETING AGENDA
Wednesday, January 27, 2016, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

SPECIAL MEETING

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

- A. Approval of the Minutes from the December 15, 2015 Planning Commission Meeting

 [December 15, 2015 Planning Commission Minutes](#)

IV. MEETING ITEMS

- A. Parklands at Camas Meadows Mixed Use Planned Development (MXPDP) Overlay Zone Details: Public Hearing to consider a zoning request of Parklands at Camas Meadows, LLC (ZC15-01) to apply a Mixed Use Planned Development Overlay Zoning of property located northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. Clark County tax #986031-650

Presenter: Phil Bourquin, Community Development Director

Recommended Action: Conduct a public hearing to accept public testimony, deliberate and make a motion to forward on a recommendation to City Council for approval to apply the MXPDP Overlay zone to the subject property based upon the Staff Report and testimony provided.

 [Staff Report Parklands at Camas Meadows \(ZC15-01\)](#)

[Exhibit List Parklands at Camas Meadows MXPDP](#)

[Exhibit 01 Application and Narrative](#)

[Exhibit 02 Parklands Neighborhood Aerial Map](#)

[Exhibit 03 MXPDP OVERLAY MAP](#)

[Exhibit 04 MXPDP OVERLAY AERIAL MAP](#)

[Exhibit 05 The Archery three boards.pdf](#)


[Exhibit 06 Workman letter](#)

[Exhibit 07 M Walker Letter](#)

[Exhibit 08 A Walker Letter](#)

[Exhibit 09 Dearborn Letter](#)

- B. Camas Municipal Code, Chapter 15.50 Clearing and Grading
Details: The City is looking to add a new section to the Camas Municipal Code (MC16-01) to help with clearing and grading activities. The new code provisions will work in concert with adopted development and engineering regulations already in the code.
Presenter: Robert Maul, Planning Manager
Recommended Action: Conduct a public hearing, take testimony and provide a recommendation to the City Council.

 [Staff Report Camas Municipal Code, Chapter 15.50 \(MC16-01\)](#)
[Camas Municipal Code, Chapter 15.50 Clearing and Grading](#)

- C. Workshop on Camas 2035 Comprehensive Plan Update
Details: Staff brought forward proposed goals and policies of the draft comprehensive plan to discuss with the Commissioners at workshop sessions on June 16, October 20, and December 15, 2015. While reviewing the Natural Environment Element on December 15th, there were questions raised about the following proposed policy, "Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines." The Commissioners requested more information on night sky policies at the next meeting. Night sky information will be provided, and the Commission will discuss whether to support a night sky policy with the comprehensive plan update.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff requests Planning Commission direction on draft night sky policy.

 [Staff Report regarding Night-Sky Policy](#)

- D. Election of Chair and Vice Chair
Details: The Planning Commission positions of chair and vice chair are one-year terms which are generally elected by a majority vote each January.
Presenter: Robert Maul, Planning Manager
Recommended Action: That the Commissioners nominate and approve a chair and vice chair of the Planning Commission for 2016.

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

VI. NEXT MEETING DATE

The next scheduled Planning Commission Meeting will be held on Wednesday, February 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.



PLANNING COMMISSION MEETING MINUTES - DRAFT

Tuesday, December 15, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

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

Excused: Bryan Beel and Jim Short

Staff Present: Jan Coppola, Sarah Fox, Robert Maul and Alicia Pacheco (Student Intern)

Council Liaison: Shannon Turk

III. MINUTES


- A. Approval of the Minutes from the October 20, 2015 Planning Commission Meeting

 [October 20, 2015 Planning Commission Meeting](#)

It was moved by Commissioner Hull, seconded by Commissioner Goodlett to approve the minutes from the October 20, 2015 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Workshop on Camas 2035 Comprehensive Plan Update
Details: This workshop provided for a status of the Camas 2035 Comprehensive Plan project. Staff presented draft maps and a selection of proposed goals and policies of the draft document.
Presenter: Sarah Fox, Senior Planner

 [Draft Zoning Map](#)
[Draft Comprehensive Plan Map](#)
[Camas 2035 Discussion Topics](#)
[Camas 2035 PowerPoint Presentation](#)

Sarah Fox briefly updated the Commissioners on the status of the Camas 2035 Comprehensive Plan project. She extended an invitation to all to attend the public forum at the Lacamas Lake Lodge on January 14, 2016.

The following members of the public commented on the draft comprehensive plan maps.
Frank Chan
Norine Gittings
Cathy Simmons

The Commissioners provided feedback on the draft maps, goals and policies.

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

Robert Maul stated that City Council will conduct a public hearing on December 21st to consider the Grand Ridge Island Annexation and commented on the recent landslides and flooding as a result of recent storms.

VI. NEXT MEETING DATE

The next scheduled Planning Commission Meeting will be held on Wednesday, January 20, 2016, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Hein adjourned the meeting at 8:13 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.



STAFF REPORT
Parklands at Camas Meadows
MXPD Overlay
(Files ZC15-01)

Staff Report Date: January 20, 2016

PROPOSAL:	To apply a Mixed-Use Planned Development Overlay Zone over approximately 15.5 acres currently zoned Business Park (BP).	
TO:	Bryan Beel, Chair and Planning Commission	HEARING DATE: January 27, 2016
LOCATION:	The site is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.	
APPLICANT:	Parklands at Camas Meadows, LLC. 20705 SE Evergreen Highway Camas, WA 98607	
Application Submitted:	Aug. 28, 2015	Application Complete: August 31, 2015 Revised application materials submitted January 7, 2016

APPLICABLE LAW

The application was originally submitted on August 28, 2015, and the applicable Camas Municipal Codes (CMC) are those codes that were in effect at the date of application*. Camas Municipal Code (CMC) Title 18, specifically (but not limited to): Chapter 18.05 Zoning Map and Districts; Chapter 18.22 Mixed Use Planned Development Overlay (MXPD) and Chapter 18.55 Administrative Procedures.

SEPA Determination: The City issued a Determination of Nonsignificance (DNS) on January 12, 2016, as file #SEPA15-14.

Notice of Application and Public Hearing: Mailed to property owners within 300 feet of the site on January 12, 2016, and published in the Post Record on January 12, 2016. Legal publication #551971.

Exhibits:
See attached Exhibit List

* Application was submitted prior to the effective date of Ordinance #15-012.

I. BACKGROUND

The subject property is located with a broader 688 acre area planned for under the North Dwyer Creek Sub-Area Plan over 15 years ago. At the request of City Council in 2012, re-examination of this area was commenced and through a collaborative planning effort resulting in amendments to the Comprehensive Plan and zoning of the area in 2013.

A portion of the larger North Dwyer Creek planning area includes a site known as the “Chinook Archery Property” (Clark County tax parcels #986031-650, #175948-000, and #175951-000) that was included in 2013 amendments to the Comprehensive Plan and Zoning Map. The specific action occurring in 2013 on the Chinook Archery Site included the dedication of right-of-way necessary to connect NW Camas Meadows Drive to NW Larkspur Road, the amendment of the Comprehensive Plan away from a Light Industrial/Business Park and the rezoning (R-15, BP, MF-18) to allow for the establishment of a mix of single-family, business park, and multi-family uses.

The applicant is proposing to further refine, through a master plan and development agreement, the uses allowed and development standards that would be applicable within a portion of the area (Clark County tax parcels #986031-650 and #175948-000). In order to move forward with a Master Plan and Development Agreement as proposed, a Mixed-Use Planned Development Overlay zone is requested over approximately 15.5 acres (Parcel #175948-000) that is currently zoned Business Park.

The requirements for the establishment of the Mixed-Use Planned Development Overlay zone are addressed in this Staff Report.

The Planning Commission is a fact finding and recommending body and as such will conduct a public hearing on the Overlay Zone request and forward a recommendation to the City Council for a final decision in a closed record meeting.

It is anticipated the City Council will hold a hearing on a Development Agreement to include a master plan on the same night as they consider a final decision on the Overlay Zone.

II. ANALYSIS AND FINDINGS OF FACT FOR ESTABLISHING AN OVERLAY ZONE.

<p>1. CMCS18.05.010(D)(1) The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest..</p>

City of Camas Comprehensive Plan, Chapter IV. Land Use:

- Primary Goal 3: To offer a harmonious blend of opportunity for living, working, recreating, and cultural activities by protecting natural amenities, and balancing development of services with growth.
- Primary Goal 4: To expand the existing permanent open space network and trails system throughout the City while preserving and protecting natural features, wildlife habitat, and critical areas from incompatible land uses.
- Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community;

- Policy LU-1. Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation.
- Policy LU-2. Support a diverse community in an open and natural setting comprised of stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.
- Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment.
- Strategy LU-3. Support and encourage Planned Developments which can provide “cluster housing” (to protect sensitive lands), higher density, and mixed-use residential/commercial (where appropriately zoned), and where compatibility can be demonstrated.
- Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.
- Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.
- Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility.
- Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility.
- Housing Goal 3: To encourage a variety of residential site planning alternatives that increase housing opportunities on residential or commercial land (where appropriately zoned) in a manner that compliments or enhances the character of existing development, protects sensitive environmental features, and considers transit corridors and land use patterns.
- Policy HO-6. Encourage mixed-use housing opportunities in residential/commercial settings throughout the city.
- Strategy HO-5. Ensure that a mixed-use development complements and enhances the character of the surrounding residential and commercial uses.
- Strategy HO-9. Encourage a variety of housing opportunities close to places of employment.
- Strategy EN-6. Preserve the visual integrity of the wooded hillsides that provide the backdrop for the city. This should include the preservation of natural vegetation, minimizing disruption of soils and slopes, maintaining drainage patterns, and encouraging wildlife

Findings: The Change in zoning requested is to establish a Mixed Use Planned Development Overlay Zoning over 15.50 acres (Clark County tax parcel #175948-000) currently zoned Business Park (BP).

Under Camas Municipal Code (CMC) 18.22.010 the stated purpose of the MXPDP includes: “The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development zone (MXPDP) to

provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses”.

The applicant has submitted an application and narrative addressing the Comprehensive plan, adopted herein by reference. The proposal also includes a master plan that must be considered in a public hearing before the City Council concurrent with a Development Agreement and pursuant to CMC 18.22.

Consistency with the Comprehensive Plan, Title 18 of the Camas Municipal Code and the public interest can be achieved through approval of the MXPDP Overlay, subject to considerations and mitigation of issues and concerns addressed through a Development Agreement and Master Plan.

2. CMCS 18.05.010(D)(2) The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.

Findings: The proposed zone change is to provide for the establishment of the MXPDP overlay on top of a 15.5 acres parcel (#175948-000) zoned Business Park (BP). The proposed uses within the Overlay include four or five commercial/employment buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one commercial building, and up to 18 single family lots with minimum lot sizes of 15,000 square feet.

Evaluating compatibility with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses is necessary in establishing findings of compatibility.

North: Clark County tax parcel #986031-650; 20.90 acres; Zoned R-15. One undeveloped parcel is located to the north of the subject parcel, and includes approximately 11 acres of sensitive lands. The applicant is proposing to include this parcel in a master plan and development agreement of a large area that includes the subject property. The anticipated use includes single-family residential lots and natural and passive recreational open spaces.

South:

1) Clark County tax parcel #175951-000; 19.5 acres; Zoned MF-18. Site is currently characterized as underutilized and includes older structures associated with the now defunct Chinook Archery Range. An application is currently pending with the City for a Multi-Family housing development.

2) Larkspur Estates Phase II; Zoned R-7.5: Clark County tax parcel #175933072; 0.06 acre tract. Site is currently occupied with utilities.

3) Larkspur Estates Phase I – Tract C; Zoned R-7.5; Clark County tax parcel #175933-062; 0.52 acres; Site is currently developed and utilized as a Storm Water Facility.

4) Lacamas Estates; Zoned R-10: Four single family residential lots with three single-family dwellings constructed and occupied. Clark County tax Parcels #175967-014, #175967-016, #175967-018, #175967-032. Lots ranging in size from 0.22 acres (9,654 square feet) to 0.37 (15,934 square feet).

East: Lacamas Shores, Phases 6-C and D; Zoned R-15: Five single family lots with four existing single family dwellings. Clark County tax Parcels #110187-004; #110187-002, #110186-974, #110186-972,

#110186-970. Lots ranging in size from 0.36 acres (16,195 square feet) to 0.83 acres (36, 899 square feet).

West: Clark County tax parcel #175978-000; 5.00 acres; Zoned Business Park (BP). This site include the existing Camas Meadows Golf Course Clubhouse which further includes retail sales, restaurant services, and events.

The surrounding areas are a mix of existing uses ranging from commercial to recreational and residential. The City has reconsidered the planning of the area in 2012-13 and designated additional areas for higher density residential which are now beginning to materialize. The proposed MXPDP will provide for transition uses from the existing commercial use to the west, the planned higher density residential to the south to the lower density residential use planned or developed to the south and east.

III. PUBLIC COMMENTS

As of the writing of this report, public comments were received from:

- Michael Workman MD and Carol Workman MD; Parcel#110186-970; 3327 NW Lacamas Drive.
- Mason Walker; Parcel #110186-978; 3240 NW Lacamas Drive.
- Ashley Walker; Parcel #110186-978; 3240 NW Lacamas Drive.
- Karla Dearborn; Parcel #110186-968; 3245 NW Lacamas Drive.

IV. CONCLUSIONS OF LAW

- ZC15-01 is compatible with the City of Camas Comprehensive Plan.
- ZC15-01 is generally compatible with the mix of established uses in the area.
- Development of the land under ZC15-01 can or will be more compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses as softer transitions of uses from employment to existing single family developed neighborhood will occur.

V. RECOMMENDATION

Staff requests that the Planning Commission review the application materials, together with any testimony received at the public hearing and forward on a recommendation to City Council for APPROVAL of ZC15-01 contingent upon a concurrent approval of Development Agreement and Master Plan addressing compatibility with the surrounding build environment.



Parklands at Camas Meadows

MXPD Overlay

Exhibit List

Exhibit "01" - Application and Narrative

Exhibit "02" - Parklands Neighborhood Aerial Map

Exhibit "03" - MXPD OVERLAY MAP

Exhibit "04" - MXPD OVERLAY AERIAL MAP

Exhibit "05" - The Archery three boards

Exhibit "06" - Letter from Michael Workman MD and Carol Workman MD

Exhibit "07" - Letter from Mason Walker

Exhibit "08" - Letter from Ashley Walker

Exhibit "09" - Letter from Karla Dearborn



RECEIVED
AUG 28 2015
BY: _____

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568 | www.cityofcamas.us

General Application Form

Case Number: PA 15-22

ZC15-01

Applicant Information

Applicant/Contact: PAUL LANDS AT CAMAS MEADOWS, LLC Phone: (360) 823-6222
Address: 20705 SE EVERGREEN HWY Kevin DeFord
Camas NEDevelopment@gmail.com
City State ZIP Code

Property Information

Property Address: 6101 NW NIGHTSHADE ST. 986031650 AND 175949000
Camas WA 98607
City State ZIP Code
Zoning District: R-15 AND BP Site Size: 36.43 (- 2 PARCELS)

Description of Project

Brief description: Luxury Residential and Business Park, Trail System Throughout
TO Apply for a MIXPD Overlay Zone - with associated Master Plan, DA, SEPA

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO
Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: DeFord Kevin NEX Generation LLC Phone: (360) 823-6222
Address: PO BOX 61962
E mail Address: Vancouver WA 98666
City State Zip


Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.
Signature: Mary D. Hall Date: 6-11-15
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 8/28/15 Pre-Application Date: _____
Staff: RM Related Cases # _____ Validation of Fees: # 272930

read - 1-7-15

CHAPTER 1:
Parklands at Camas Meadows
MXPD Overlay
(Zone Change)

read 1-7-15
City of Camas 

COMPREHENSIVE PLAN POLICIES

The MXPDP overlay is treated in a similar fashion as a Comp Plan amendment without all the arduous legal requirements. The reason for viewing the overlay in a similar light is due to the fact that multiple land uses are being integrated within a single site that could not occur otherwise. It's in the City's best interest to ensure that the integration occurs seamlessly and assists in implementing the community's long-term plans. The project proponent can demonstrate the community value by addressing the applicable Comprehensive Plan policies.

Primary Goal 3: To offer a harmonious blend of opportunity for living, working, recreating, and cultural activities by protecting natural amenities, and balancing development of services with growth. The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space including a walking trail and overlook area that connects to other City trail networks to the south. The remaining portion of the site will provide at least 90,000 square feet of business space and job opportunities as well as both executive single-family housing and luxury multi-family units. The single-family area will be the first residential development in Camas that allows for accessory dwelling units (ADUs).

Primary Goal 4: To expand the existing permanent open space network and trails system throughout the City while preserving and protecting natural features, wildlife habitat, and critical areas from incompatible land uses. The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space that includes a walking trail and overlook area

Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community. The proposed Master Plan includes at least 90,000 square feet of business space that is anticipated to create 300+ jobs. The development will also include 42 executive lots that will provide the opportunity for ADUs as well as 24 luxury living units above the commercial space in Building 2.

Policy LU-1: Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation. The proposed project will provide for a mix of business, employment, and recreational opportunities. This will be the first development (outside of the downtown area) within Camas that will provide substantial employment, business, living, and recreational opportunities integrated into a single development.

Policy LU-2: Support a diverse community in an open and natural setting comprised of stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers. The proposed master plan community has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides for a buffer between existing neighborhoods and the proposed development. The project provides opportunities for large executive housing, ADUs, and smaller living units. The proposed four commercial buildings will provide opportunities for businesses and hence residents seeking local employment.

Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment. As noted above, the proposed master plan has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides a buffer between existing neighborhoods and the proposed development.

Strategy LU-3. Support and encourage Planned Developments which can provide “cluster housing” (to protect sensitive lands), higher density, and mixed-use residential/commercial (where appropriately zoned), and where compatibility can be demonstrated. The proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Four commercial buildings are proposed that will provide at least 90,000 square feet.

Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community. The mix of large executive lots, ability to include ADUs, and the 24 luxury living units provides a mix of housing choices for current and future residents.

Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations. The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood.

Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility. The proposed Master Plan will develop four commercial buildings with at least 90,000 square feet. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development.

Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility. As noted above, the proposed Master Plan has the support of the adjoining neighbors and provides for a high quality development that would not otherwise occur.

Housing Goal 3: To encourage a variety of residential site planning alternatives that increase housing opportunities on residential or commercial land (where appropriately zoned) in a manner that compliments or enhances the character of existing development, protects sensitive environmental features, and considers transit corridors and land use patterns. As noted above, the proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Four commercial buildings are proposed that will provide at least 90,000 square feet. Transition elements provide buffers between differing land uses. The extension of Camas Meadows Drive assists the city in

completing the highly prioritized minor arterial that is needed for long-term traffic flow of the community.

Policy HO-6. Encourage mixed-use housing opportunities in residential/commercial settings throughout the city. The proposed Master Plan provides a mix of housing opportunities throughout the development, especially within the business park that will have the MXPDP overlay.

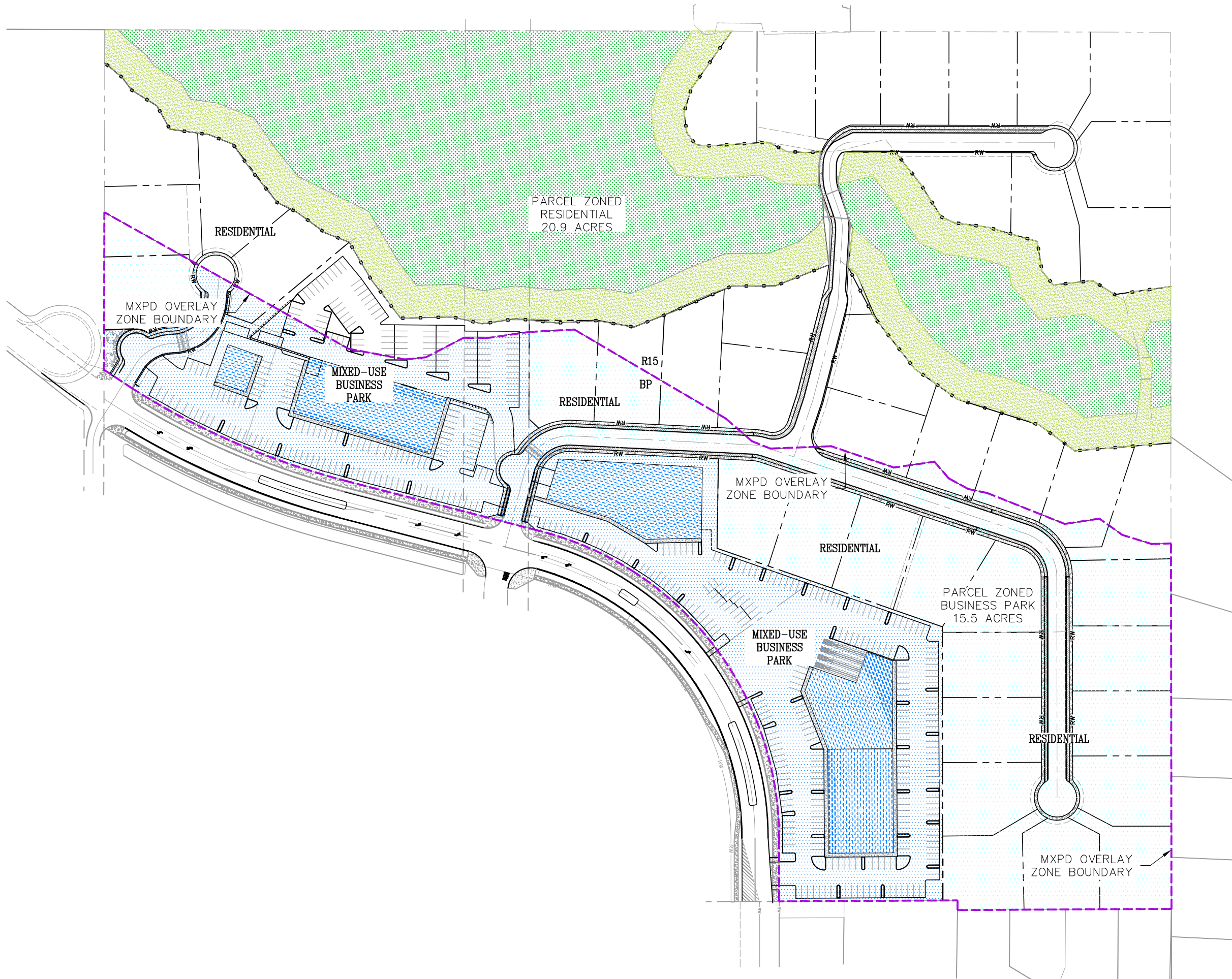
Strategy HO-5. Ensure that a mixed-use development complements and enhances the character of the surrounding residential and commercial uses. The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development

Strategy HO-9. Encourage a variety of housing opportunities close to places of employment. The proposed Master Plan provides a variety of housing opportunities within the proposed business park as well as in close proximity to existing employment areas such as Camas Meadows, Camas' high tech center, and Columbia Tech Center in East Vancouver.



NEIGHBORHOOD AERIAL MAP





PROPOSED MXP OVERLAY MAP



PROPOSED MXPD OVERLAY MAP - AERIAL



the Archery
at Camas Meadows

NEX GENERATION LLC
BARRCORP LLC

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LSW
ARCHITECTS

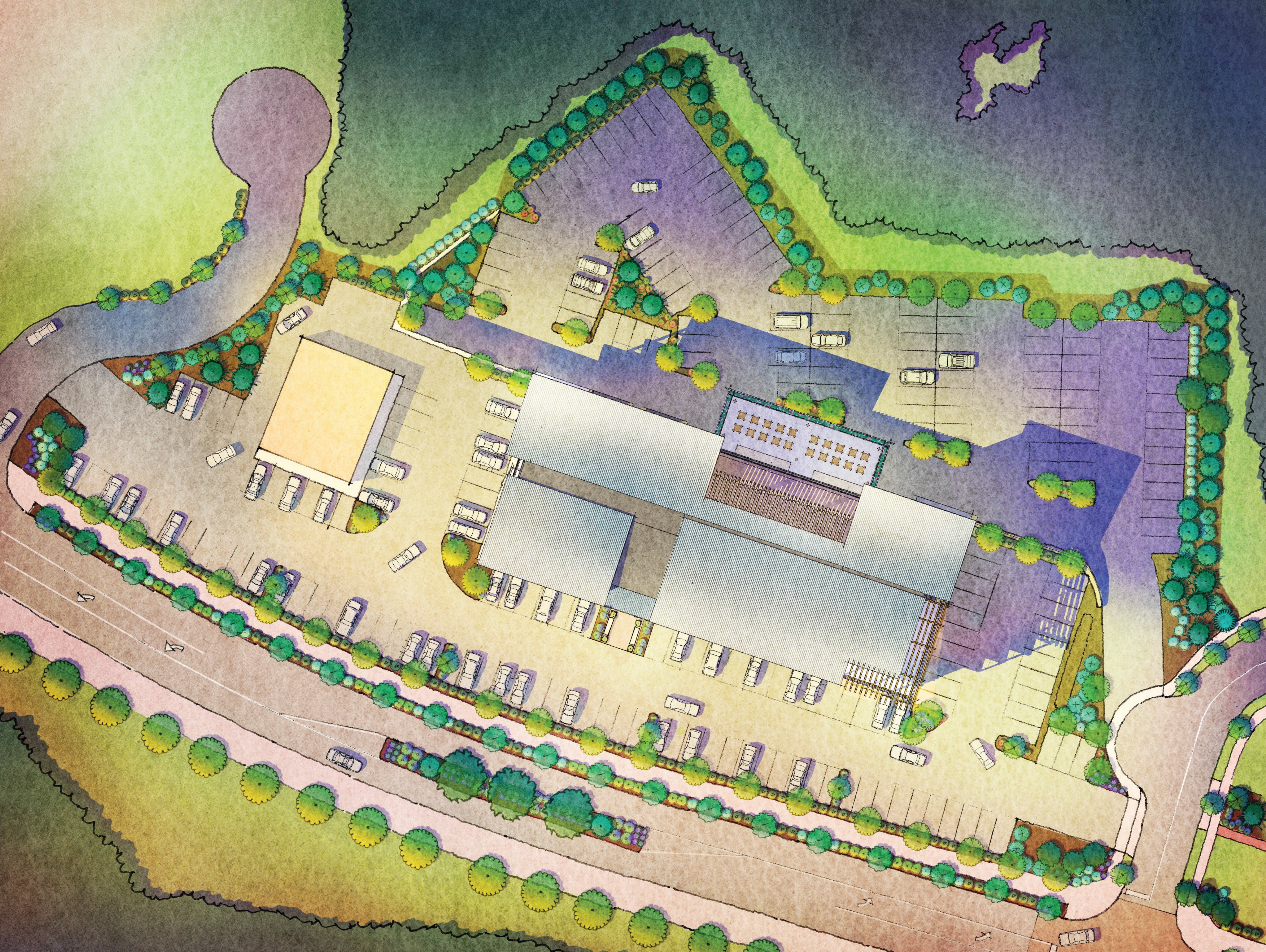


the Archery
at Camas Meadows

NEX GENERATION LLC
BARRCORP LLC

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ARCHITECTS



Michael Workman, M.D.
Plastic Surgeon

Camas planning commission,

My wife Carol Workman and I have reviewed the most recent Development plan from November 2015 for the land abutting the 16th Fairway at Camas Meadows.

We fully support the current rendition and look forward to its approval.

Regards,

Michael Workman MD

Carol Workman MD



Camas planning committee,

I, Mason Walker have reviewed the most recent November 2015 action plan for the Parklands Development Project.

I completely support the current rendition and look forward to its approval.

Regards,

Mason Walker

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'MW'.

Camas planning committee,

I, Ashley Walker have reviewed the most recent November 2015 action plan for the Parklands Development Project.

I completely support the current rendition and look forward to its approval.

Regards,

Ashley Walker

A handwritten signature in black ink that reads "Ashley Walker". The signature is written in a cursive style with a long, sweeping underline.

December 5, 2015

To whom it may concern:

My name is Karla Dearborn residing at 3245 NW Lacamas Drive, Camas, WA 98607.

We have reviewed the November zoning plan for the planned community adjacent to Lacamas Shores and the Camas Meadows Golf Course and are in full agreement with the plan moving forward.

Should you have any questions, please feel free to call 360-210-4710.



Regards,
Karla Dearborn



CITY OF CAMAS STAFF REPORT

To: Planning Commission
From: Robert Maul, Planning Manager
Date: January 27th, 2016
Proceeding Type: Public Hearing
Subject: Clearing and Grading Ordinance

Legislative History:

- Public Hearing: January 27th, 2016
-

Background:

The Camas Municipal Code (CMC) currently has general provisions regarding ground disturbing activities tied to grading and construction. However, those provisions are scattered throughout the code in several different chapters and are tied to those respective sections and subsections. For example, Title 14 has a chapter for Erosion and Sediment Control, which is applicable to all site development within the city and does a good job on providing specific parameters on implementing erosion control measures. Titles 15 (Building and Construction), 16 (Environment), 17 (Land Development), and 18 (Zoning) all have various elements that touch on ground disturbing activities and mitigation, but there isn't anything that deals with specific grading only requests with great clarity. Staff's effort with this draft code section will be to centralize and consolidate regulatory framework and provisions in one chapter for all grading and clearing activities.

It is a relatively common practice in the development community to seek grading only permits to prep a site for anticipated construction activities. Those grading and clearing activities are still subject to all provisions of the CMC, but there is less clarity on how to best process and address those activities independent of the development review process. Many communities have a whole chapter dedicated to clearing and grading activities, which is what staff is proposing. It helps centralize and consolidate all development triggers, mitigation measures, and review criteria to not only help staff, but provide certainty for the development community as well.

The proposed code section would be added as a new chapter to Title 15 and would be administered by engineering and community development staff.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take testimony, deliberate and provide a recommendation to the Camas City Council.

Chapter 15.50 Clearing and Grading

15.50.010 Purpose

15.50.020 Applicability

15.50.030 Review Threshold Established

15.50.040 Clearing and Grading Activity Requiring Approval – Permit Required

15.50.050 Exemptions

15.50.060 Authority

15.50.070 Relationship to Other Codes, Regulations and Practices

15.50.080 Submittal Requirements

15.50.090 Clearing and Grading Standards

15.50.100 Cut and Fill slopes

15.50.110 Rockeries

15.50.120 Control of Other Pollutants

15.50.130 Conditions of Approval/Project Denial

15.50.140 Expiration of Applications and Permits

15.50.150 Inspections

15.50.160 Appeal

15.50.170 Permit Required

15.50.180 As-Built Plans

15.50.190 Final Approval

15.50.010 Purpose

- A. To promote the public health, safety, and general welfare of the citizens and protect public and private resources of the City of Camas without preventing the reasonable use, development, and maintenance of land.
- B. To avoid or minimize impacts of clearing and grading, as a component of land disturbance activities to, and downstream public or private property.
- C. To encourage site development on private property, including clearing, excavation, and filling in such a manner as to minimize hazards to life, health, and property.
- D. To preserve and enhance the physical and aesthetic character of Camas by preventing untimely and indiscriminate removal or destruction of trees and ground cover.
- E. To preserve, replace, or enhance the natural qualities of lands, watercourses, and aquatic resources; preserve and protect priority fish and wildlife habitats; minimize water quality degradation and the sedimentation of creeks, streams, ponds, lakes, wetlands, marine waters, and other water bodies; and preserve and enhance beneficial uses.
- F. To minimize surface runoff and diversion which may contribute to flooding.

- G. To reduce siltation in streams, lakes, storm sewer systems, and public roadside improvements.
- H. To reduce the risk of slides and the creation of unstable building sites.
- I. To promote building and site planning practices that are consistent with the natural topography, soils, and vegetation features while at the same time recognizing that certain factors such as disease, danger or fallings, proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, and the realization of a reasonable enjoyment of property may require the removal of certain trees and ground cover.
- J. To ensure prompt development, restoration, and replanting and effective erosion control of property after tree removal and/or land clearing and grading.
- K. To implement the goals and policies of the City of Camas Comprehensive Plan.
- L. To promote low impact development, site planning, and building practices that provide for managing surface water runoff on-site and are consistent with the natural topography, vegetation cover, and hydrology.
- M. It is also the purpose of this code to establish a review process for larger, potentially more impactful land disturbing projects to ensure these regulations are met.

15.50.020 Applicability

All clearing and grading activities within the City of Camas shall be subject to the provisions of this chapter. No clearing and grading approval shall be issued by the City of Camas prior to the applicant's meeting the submittal requirements as set forth in these regulations and only when in compliance with federal, state, and local regulations.

15.50.030 Review Threshold Established

The City of Camas has determined that there is a threshold of clearing and grading activity where the likelihood of impact to land and resources is sufficiently high to require permit review and approval of the activity by the City Engineer or designee. Threshold criteria contained in CMC 15.50.040 and CMC 15.50.050 shall be applied.

15.50.040 Clearing and Grading Activity Requiring Approval – Permit Required

Clearing and grading approval is required for any project involving any of the following:

- A. Any clearing, filling, excavation, or grading in a protected area, critical area, or critical area buffer.

- B. Clearing and grading of an area of 7,000 square feet or greater.
- C. Fill and/or excavation of one-hundred (100) cubic yards or more, even if excavated material is used as fill on the same site. [Quantities of fill and excavation are separately calculated and then added together, even if excavated material is used as fill in the same site.]
- D. Clearing and grading that will likely penetrate the ground water table, including construction of ponds and reservoirs.
- E. An excavation or fill which is more than four (4) feet in depth or which creates cut slope greater than four (4) feet in height and steeper than two units horizontal in one unit vertical (2:1).
- F. Any regrading or paving of an area used for stormwater retention or detention or as an existing drainage course.
- G. Rockeries over four (4) feet in height as measured from the bottom of the base rock or block.

15.50.050 Exemptions

- A. Forest practices regulated under RCW 79.09 are not governed by this ordinance. Activities involving conversion of land to uses other than commercial timber production are subject to the clearing and grading or land disturbance regulations of this chapter.
- B. Clearing and grading approval is not required for any of the following activities, provided that such clearing and grading activities are conducted in accordance with the minimum requirements contained in this chapter:
 - 1. Activities needed to place building foundations and retaining walls requiring an approval when in compliance with the Washington State Building Code. The state Building code is the International Building Code with amendments adopted by Washington State.
 - 2. Land clearing, grading, filling, sandbagging, diking, ditching or similar work during or after periods of extreme weather or other emergency conditions which have created situations such as toxic releases, flooding, or high fire danger that present an immediate danger to life or property.
 - 3. Digging of individual graves in a permitted graveyard.
 - 4. Refuse disposal sites controlled by other regulations.

5. Mining, quarrying, excavation, processing, or stockpiling of rock, sand gravel, aggregate, or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
 6. Agricultural crop management of existing and ongoing farmed areas as defined per RCW 84.34.020.
 7. Routine drainage maintenance of existing, constructed stormwater drainage facilities located outside of a protected area, including, but not limited to, detention/retention ponds, wetponds, sediment ponds, constructed drainage swales, road side ditches, water quality treatment facilities, such as filtration systems, and regional storm facilities that are necessary to preserve the water quality treatment and flow control function of the facility. The exemption does not apply to any expansion and/or modification to already excavated and constructed stormwater drainage facilities.
 8. Roadway repairs and overlay within public street rights-of-way for the purpose of maintaining the pavement on existing paved roadways.
 9. Utility line installation or maintenance completed in accordance with other provisions of the Camas Municipal Code and Engineering Design Standards.
 10. The removal dead, diseased or damaged trees which constitute a hazard to life or property.
 11. Routine maintenance of golf courses.
- C. An exemption from a Clearing and Grading Permit does not exempt the person doing the work from meeting all the applicable codes of the City of Camas.

15.50.060 Authority

- A. As provided herein, the Public Works Director (director) is given the authority to interpret and apply, and the responsibility to enforce this chapter to accomplish the stated purpose.
- B. The director may withhold, condition, or deny permits or activity approvals to ensure that the proposed action is consistent with this chapter.

15.50.070 Relationship to Other Codes, Regulations and Practices

- A. These clearing and grading regulations shall apply in addition to zoning and other regulations adopted by the City of Camas.

- B. In order to be in compliance with the provisions of this chapter, the applicant shall comply with the applicable engineering standards approved by the director. In addition, the applicant shall comply with those minimum requirements as set forth in the latest edition of the Department of Ecology's *Stormwater Management Manual for western Washington*, or an approved, equivalent manual.
- C. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required. The responsibility for determining the existence and application of these requirements rests solely with the applicant.

15.50.080 Submittal Requirements

- A. An application for a Clearing and Grading Permit shall be submitted on a form provided by the City. Accompanying such form shall be a general plot plan, which shall minimally include the following information:
 - 1. General vicinity map.
 - 2. A site plan, drawn to scale that includes streets, proposed access, existing and proposed structures, existing and proposed topography, extent and location of proposed clearing and grading activities, major physical features of the property (e.g., streams, ravines, etc.) and sensitive or critical areas on or near the site (within 300 feet), drainage channels, surface water flows from offsite, sewer and water lines (if possible), and existing and proposed easements.
 - 3. Location and dimensions of buffer areas to be maintained or established, and location and description of proposed erosion-control devices or structures.
 - 4. Location of all significant trees (as defined by the Camas Municipal Code) and identification of type and size. Designation of those trees to be removed and those to be protected.
 - 5. Identification of areas to be revegetated and/or restored. Provide plant types and methods.
 - 6. Address the Clearing and Grading Standards of CMC 15.50.090.
 - 7. As determined at the discretion of the Director, other information as deemed appropriate to this chapter may be required in instances related to geological hazard, shoreline protection, stream protection, tree protection and replacement, or project scope.
 - 8. If the grading involves 500 or more cubic yards, a SEPA (State Environmental Policy Act) review shall be required as per CMC 1607.020(A)(5)..

9. Grading in excess of 100 cubic yards shall be performed in accordance with an approved erosion control and drainage plan prepared by a licensed professional engineer or certified erosion control specialist in the State of Washington. An erosion control plan shall address erosion and sedimentation.
- B. Upon receipt of a clearing and grading application, the director or his/her designee will confer with other city personnel as may be appropriate, and make a decision generally within 45 days of submission of an application, fee and all necessary information.
- C. Approved plans shall not be amended without authorization of the director or his/her designee. The permit may be suspended or revoked by the director because of incorrect information supplied or any violation of the provisions of this chapter.
- D. An application penalty fee triple that of the adopted Clearing and Grading permit fee shall be assessed for any clearing or grading conducted prior to issuance of a Clearing and Grading Permit, or for clearing and grading activities outside of areas previously approved, for such activities.

15.50.090 Clearing and Grading Standards

The purpose of this section is to provide general standards for all clearing and grading activities undertaken within the City of Camas. This section is intended to apply to all clearing and grading activities including both activities that do and do not require formal approval by the City.

- A. Minimize Potential Impacts: All clearing and grading activities shall be conducted so as to minimize potential adverse effects of these activities on surface water quality and quantity, groundwater recharge, fish and wildlife habitat, adjacent properties, and downstream drainage channels. Whenever possible, the permittee shall attempt to prevent impacts and minimize the clearing of naturally occurring vegetation, retain existing soils, and maintain the existing natural hydrological functions of the site.
 - a. If working on a phased project, clearing and grading activities must be confined to the particular phase of the project in which full civil improvements are being constructed. Future phases may not be cleared or graded to assist the contractor in balancing the overall site.
- B. Mark Clearing and Grading and Land Disturbance Limits: Prior to commencing activity, the applicant shall establish and mark on-site clearing and grading limits and other critical site features as appropriate with orange construction fence or other means approved by the City.

- C. Natural features and Vegetation Retention: Wherever possible, vegetation, drainage, and other natural features of the site shall be preserved, and the grading and clearing shall be performed in a manner that minimizes impacts resulting from building, road, and utility footprints. Groundcover and tree disturbance shall be minimized, and root zones shall be protected.
- D. No ground cover or trees located within a required critical area or its established buffer shall be removed, nor shall any mechanical equipment operate in such areas, provided that conditions deemed by the director to be a public nuisance may be removed.
- E. Aesthetics: Land disturbance activity undertaken in such a manner so as to preserve and enhance the City of Camas aesthetic character. Important landscape characteristics that define the aesthetic character, such as large trees (over 8 inches dbh), important vegetative species, and unique landforms or other natural features shall be preserved to the extent practicable.
- F. Site Containment: Erosion, sediment, and other impacts resulting from any clearing and grading activity shall be contained on site. Containment of such impacts may require temporary erosion/sedimentation control measures during and immediately following clearing and grading activities. The faces of slopes shall be prepared and maintained to control erosion. Check dams, riprap, plantings, terraces, diversion ditches, sedimentation ponds, straw wattles, or other devices or methods shall be employed where necessary to control erosion and provide safety. Devices or procedures for erosion protection shall be initiated or installed as soon as possible during grading operations and shall be maintained in operable condition by the owner.
- G. Protection of Adjacent Properties: Adjacent properties, storm drain inlets, and the downstream natural and built drainage system shall be protected from sediment deposition and erosion by appropriate use of BMPs such as vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of soil stabilization measures. If protection is inadequate and deposition occurs on the adjacent property, public right-of-way, or drainage system, the permittee shall immediately remove the deposited sediment and restore the effected area to its original condition. Downstream properties and waterways shall be protected from erosion and sedimentation during construction due to temporary increases in the volume, velocity, and peak flow rate of runoff from the site by use and implementation of sediment ponds, or other acceptable methods to the City Engineer.
- H. Construction Access: Construction vehicle access shall be, whenever feasible, limited to one route. A temporary access road shall be provided at all sites. Access surfaces shall be stabilized to minimize the tracking of sediment onto adjacent roads by utilizing appropriate BMPs. Other measures may be required at the discretion of the director in order to ensue that sedimentation is not tracked onto public streets by construction vehicles, or washed into storm drains. Sediment deposited on the paved

right-of-way shall be removed in a manner that prevents it from entering the drainage system.

- H. Stabilization of Disturbed Areas: All exposed soil shall be stabilized by application of suitable BMPs and soil stabilization measures, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved. All BMPs shall be selected, designed and maintained consistent with the Camas Design Standards Manual. From October 1 through July 5th, no unworked soils shall remain exposed for more than two days. From July 6th through September 30, no unworked soil shall remain exposed for more than seven days. The City may permit extension of these times or require reduction of these times, including shutting down all clearing and grading activities based on current or projected weather conditions with prior approval of the director.
- J. Dust Suppression: Dust from clearing, grading, and other construction activities shall be minimized at all times. Impervious surfaces on or near the construction area shall be swept, vacuumed, or otherwise maintained to suppress dust entrainment. Any dust suppressants used shall be approved by the director. Petrochemical dust suppressants are prohibited. Watering the site to suppress dust may be prohibited, unless it can be done in a way that keeps sediment out of the drainage system.
- K. Erosion and Sediment Control: The property owner shall design and implement erosion and sediment control BMPs appropriate to the scale of the project and necessary to prevent sediment from leaving the project site.
 - 1. In addition to the measures in this title and other referenced ordinances and manuals, the director may impose the following additional measures, as appropriate for the project.
 - a. Performance monitoring to determine compliance with water quality standards.
 - b. Funding additional city inspection time, up to a full-time inspector.
 - c. Stopping work to control erosion and sedimentation.
 - d. Construction of additional siltation/sedimentation ponds.
 - e. Establishment a series of sediment tanks or temporary filter vaults.
 - f. Installation of high quality catch basin inserts to filter runoff.
 - g. Use of erosion control blankets, nets, or mats in addition to or in conjunction with straw mulch.
 - h. Temporary on-site stormwater conveyance systems designed, constructed, and stabilized to prevent erosion from leaving the site and impacting properties, streams, wetlands downstream of the clearing and grading activity. Stabilization measures shall be provided that comply with local BMPs at stormwater conveyance system outlets to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches or properties.
 - i. If the initially implemented erosion and sediment BMPs do not adequately control erosion and sedimentation, additional BPMs shall be installed,

including but not limited to the extraordinary BMPs described in subsection (1) of this section. It is the permittee's responsibility to ensure sediment does not leave the site in an amount that would violate applicable state, or local water quality standard(s).

2. The timing/sequencing requirements for implementing/removing erosion and sediment control measures are as follows:
 - a. The permittee must install the temporary erosion control prior to all other clearing, grading, or construction.
 - b. The permittee must remove all temporary erosion and sediment control within thirty (30) days after final site stabilization or after control is no longer needed, per agreement with the director. Before removing such controls, the permittee must remove trapped sediment or stabilize on site. Any soils disturbed during sediment removal must be permanently stabilized by the permittee.

15.50.100 Cut and Fill slopes

Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. In addition, slopes shall be stabilized in accordance with the requirements of this section. The applicant/permittee shall:

- A. Submit a geotechnical report, when required pursuant to CMC 16.90 or otherwise under the Camas Municipal Code.
- B. Minimize clearing and grading on slopes fifteen (15) percent or greater.
- C. Comply with any required critical areas report approval pursuant to CMC 16.90.
- D. Limit the maximum gradient of artificial slopes to no steeper than 2:1 [two (2) feet of horizontal run to one (1) foot of vertical fall].
- E. Do no clearing, excavation, stockpiling, or filling on the potential slide block of an unstable or potentially unstable slope unless it is demonstrated by a geotechnical engineer of record and approved by the director, that the activity would not increase the load, drainage, or erosion on the slope.
- F. Do no clearing, excavation, stockpiling, or filling on any unstable or potentially unstable areas (such as landslide deposits) unless it is demonstrated that the activity would not increase the risk of damage to adjacent property or natural resources or injury to persons.
- G. Intercept any groundwater, subsurface water, or surface water drainage encountered on a cut slope and discharge it at a location approved by the City Engineer.

- H. Follow the procedures and standards in the clearing and grading development standards related to slopes.
- I. Design and protect cut and fill slopes to minimize erosion.

15.50.110 Rockeries

Rockeries may be used for erosion protection of cut or fill slopes for both larger land developments such as land divisions or for construction on individual lots. The primary function of a rockery is to protect the slope face from soil erosion and sloughing.

- A. Rockeries used to protect uncontrolled fill slopes may be no higher than four (4) feet, as measured from the bottom of the base rock.
- B. Rockeries used to protect cut slopes or reinforced or engineered fill slopes may be up to a maximum height of twelve (12) feet, as measured from the bottom of the base rock, with the approval of the City. Any rockery that is over four (4) feet high, as measured from the bottom of the base rock (cut slopes and reinforced and engineered fill slopes only) shall be designed and stamped by a geotechnical engineer.
- C. A wall drain must be provided for all rockeries greater than four (4) feet in height as measured from the bottom of the base rock. The drains shall be installed in accordance with City building and engineering standards.
- D. If a rockery is within a required yard setback, the height and location requirements of CMC 18.17.060 shall be applicable.
- E. The geotechnical engineer shall provide construction monitoring and/or testing as required by the permit conditions, and submit construction inspection reports to the city for all rockeries that require design by a geotechnical engineer. For each project, or phase of a project, the geotechnical engineer must provide a final letter or report summarizing the results of the construction monitoring for each rockery, verifying that the rockery construction meets the geotechnical recommendations and design guideline. The final letter or report must be submitted to the city prior to final clearing and grading inspection.
- F. Rockeries reviewed and approved concurrent and associated with a building permit for new home construction shall not be subject to a separate permit but shall comply with the requirements of this section.

15.50.120 Control of Other Pollutants

The permittee must properly handle and dispose of other pollutants that are on-site during construction so as to avoid possible health risks or environment contamination. Direct

and indirect discharge of pollutants to the drainage system, critical areas, wetlands, streams, or to any adjacent property is prohibited.

15.50.130 Conditions of Approval/Project Denial

A. The director may impose conditions on permit approval as needed to mitigate identified project impacts and shall deny permit applications that are inconsistent with the provisions of this chapter.

B. All clearing and grading projects shall be subject to the following conditions and applicable fees:

1. All clearing and grading, as a component of land disturbing projects, shall be subject to inspection by the City of Camas.
2. Prior written permission from the director shall be provided for modification of any plan.
3. The applicant shall maintain an up-to-date, approved copy of the plans on-site.
4. All materials or spoils removed from the site and deposited within the City of Camas shall be subject to a separate permit under this chapter for the receiving site. Failure to exported material to an approved/permitted location shall constitute a violation of the underlying permit (sending site).

C. When a SEPA environmental checklist is required:

1. A determination of non-significance (DNS), a mitigated determination of non-significance (MDNS), or a determination of significance (DS) shall be issued by the City of Camas prior to the issuance of a clearing and grading approval by the director.
2. Provisions contained in the DNS, MDNS, or DS shall be considered when approving the clearing and grading activity and conditions of the approval shall not be less restrictive than those in the environmental determination.

15.50.140 Expiration of Applications and Permits

A. When a permit is ready to be issued, the applicant shall be notified and must pick up the permit within sixty (60) days of notification or it will be void.

B. Clearing and grading permits expire when:

1. The authorized work is not begun within six (months) from the date of approval issuance or other timeframe as specified in the permit.
2. Work is abandoned for over one-hundred-eighty (180) days.
3. If authorized work is completed in a consistent and progressive manner, the approval shall expire one (1) year from the date of issuance unless an alternate time frame is specified on the permit or an extension is granted.
4. Upon a showing of good cause, up to two (2), six (6) month extensions may be granted, provided that conditions relevant to the issuance of the permit have not substantially changed and no material detriment to the public welfare will result from the extension.

15.50.150 Inspections

- A. Each site shall be inspected as necessary to ensure that required sediment control measures are installed and effectively maintained in compliance with the permit requirements. Where applicable, the applicant must obtain inspection by the city at the following stages:
 - Stage 1 - Following the installation of sediment control measures or practices and prior to any other clearing or grading activity, including during the construction of sediment traps and ponds.
 - Stage 2- During rough grading, including hauling imported or waste materials.
 - Stage 3- Upon completion of final grading, including the establishment of ground covers and planting, and installation of all landscaping.
- B. The director shall specify inspection, testing, and monitoring requirements applicable to a given project prior to permit issuance. However, the director may require additional inspection, testing, monitoring, or professional analysis and recommendations when conditions exist that were not covered in the permit application document or were not sufficiently known at the time of permit issuance.
- C. The permittee must give the City of Camas at least 48 hours of advanced notice prior to needed inspections.
- D. Where applicable, the City may accept inspections conducted by a certified erosion control specialist or licensed professional engineer who must file an inspection report with the director.

15.50.160 Appeal

Any person or persons aggrieved by any action of the director may, within fourteen (14) calendar days of such action, file a notice of appeal with the hearings officer setting forth the reasons for such an appeal. The hearings officer shall hear and determine the matter

and may affirm, modify, or disaffirm the administrative decision within ninety (90) calendar days of the filing of notice of appeal.

15.50.170 Permit Required

Every person working or directing work that requires a permit under this chapter must:

- A. Have a copy of the permit before starting and during all phases of work. The permit, approved plans, and applicable terms and conditions of approval shall be kept on site at all times.
- B. Be familiar with and comply with the terms and conditions of the permit.
- C. Applicant shall pay all applicable fees as listed in the adopted fee schedule.

15.50.180 As-Built Plans

For clearing and grading undertaken to develop a plat or short plat infrastructure, the permittee shall submit a copy of the as-built plans to the director. Such plans shall be submitted prior to final approval and shall be included in the overall civil engineering as-built set for public infrastructure

15.50.190 Final Acceptance

The director shall give final approval that clearing has been carried out in compliance with the permit once all work is completed per the permit and is consistent with provisions listed in CMC17.21.070.

STAFF REPORT

TO: Bryan Beel, Chair
Planning Commission

BY: Sarah Fox, Senior Planner

DATE: January 20, 2016

SUMMARY OF COMPREHENSIVE PLAN UPDATE

The City of Camas is preparing a complete update of its comprehensive plan. The comprehensive plan is a long-range plan that guides Camas' future growth and development.

This process has included two phases, visioning and implementation. Throughout 2014, citizens and leaders worked on developing a new vision. In 2015, we focused on developing draft policies and goals to make the vision a reality. The City is required by the state to adopt a new plan by June 2016.

In an effort to meet the mandated deadline, staff brought forward proposed goals and policies to discuss with the Commission at workshop sessions on June 16, October 20, and December 15, 2015. While reviewing the proposed goals and policies of Environmental Stewardship, there were questions raised about the meaning of the following policy, "***Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines.***" Staff requested that the Commission table that topic in order for staff to research and return with more details. Staff also asked members of the technical committees to better understand the origin of the policy.

In summary, the night sky policy is supported in the community. Staff has also found that many of the current design and development guidelines already lay the ground work for more specific standards, if deemed necessary.

NIGHT SKY POLICY

Night sky regulations are adopted in cities to reduce or eliminate light pollution. Light pollution is defined as misdirected light, stray light, unavoidable reflected light, light during hours when it is not needed, and light levels in excess of what is necessary for the task.

The Municipal Research and Services Center (MRSC) noted that the SEPA Checklist includes a question (11) regarding light and glare impacts. They recommend a model ordinance that has been prepared by the International Dark-Sky Association and the Illuminating Engineering Society of North America. According to MRSC the following cities have adopted night-sky ordinances or policies:

- Bainbridge Island Municipal Code Sec.18.15.040 - Outdoor lighting - Provides regulations that preserve and enhance the view of the dark sky; promote health, safety, security, and productivity; and help protect natural resources
- Benton City Municipal Code Ch. 12.08 - Outdoor Lighting
- Bothell Municipal Code Sec. 8.64.030 - Performance Standards - Exterior Lighting and Sec. 12.14.2405 - Exterior Lighting

- Burlington Municipal Code Sec. 17.48.020 - Light and Glare (Performance Standards) - Provisions on high light-reflective building materials and artificial lighting
- Goldendale Municipal Code Ch. 15.52 - Outdoor Lighting Fixtures - The purpose and intent of this chapter is to prevent excessive illumination, glare, and reflection in areas adjacent to astronomical research facilities, such as observatories, where such light intrusion would hinder use of sensitive optical devices.
- Island County Working Together to Preserve Rural Character and the Night Sky - Island County Planning Brochure
- Kennewick Municipal Code Ch. 18.39 - Outdoor Lighting - From Code: This Chapter is intended to reduce the problems created by improperly designed and installed outdoor lighting. It is intended to eliminate problems of glare, minimize light trespass into public spaces and private property, promote energy conservation, protect the nighttime character of the desert sky, and help reduce the energy and financial costs of outdoor lighting by establishing regulations which limit the area that certain kinds of outdoor lighting fixtures can illuminate.
- Lynnwood Municipal Code Sec. 17.05.110 - Light and Glare - It is the policy of the city that any activity shall not produce light or glare so as to create a nuisance beyond the parcel within which the use is located.
- Mountlake Terrace Municipal Code Sec. 19.120.030 - Artificial Light and Glare - Addresses uses producing artificial light, utilizing light for night operation, or causing glare
- Oak Harbor Municipal Code Sec. 20.14.060 - Light and Glare - Outlines policy and policy intent
- Pasco Municipal Code Ch. 12.32 - Outdoor Lighting - Defines "outdoor lighting fixtures" as includes but is not limited to lighting for billboards, street lights, shopping center or parking area lights, externally or internally illuminated on -site or business advertising signs and yard type lighting - Covers shielding, unlawful acts temporary exemptions, exclusions, enforcement, and penalties for violation
- Tumwater - Outdoor Lighting standards

Currently, the City has standards regarding outdoor lighting within the engineering details of the Camas Design Standard Manual, and within the Design Review Manual.

Design Review Standards for commercial and mixed uses *“Outdoor lighting shall not be directed off-site”* and for Gateways, *“A consistent streetscape lighting shall be used.”* The Camas Design Standard Manual, requires street lighting to be LED, cobra style on collectors and arterials, and be no higher than 30 feet.

RECOMMENDATIONS

Staff supports the proposed night sky policy as it is generally consistent with the current development standards. The more specific requirement of the policy to develop “dark sky” standards would likely require a few additions to the current standards, such as those recommended within the Model Lighting Ordinance.

Staff recommends support for the night sky policy.

Please note that specific design or development standard amendments would be brought forward at a later date, as the comprehensive plan includes the city’s future goals and policies, and typically does not include engineering details.