



PLANNING COMMISSION MEETING AGENDA

Tuesday, December 15, 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 October 20, 2015 Planning Commission Meeting

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

IV. MEETING ITEMS

- A. Workshop on Camas 2035 Comprehensive Plan Update
Details: This workshop will provide a status of the Camas 2035 Comprehensive Plan project. Staff will also present draft maps and a selection of proposed goals and policies of the draft document.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff requests Planning Commission direction on draft goals and policies.

 [Draft Zoning Map](#)

[Draft Comprehensive Plan Map](#)

[Camas 2035 Discussion Topics](#)

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

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

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, October 20, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:04 p.m.

II. ROLL CALL

Present: Bryan Beel, Frank Hood, Troy Hull, Jim Short, Lloyd Goodlett and Timothy Hein

Excused: Jaima Johnson

Staff Present: Phil Bourquin, Jan Coppola, Sarah Fox, David Schultz and Eliezza Soriano (Student Intern)

Council Liaison: Shannon Turk

III. MINUTES

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

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

It was moved by Commissioner Hull, seconded by Commissioner Goodlett to approve the minutes from the September 15, 2015 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Public Hearing: School District Capital Facilities Plans
Details: A public hearing was held to consider the 2015-2021 Camas, Evergreen, and Washougal School District Capital Facilities Plans.
Presenter: Phil Bourquin, Community Development Director

 [Staff Report - School Districts Capital Facilities Plan \(CFP\)](#)

[Camas School District CFP 2015-2021](#)

[Evergreen School District CFP 2015-2021](#)

[Washougal School District CFP 2015-2021](#)

[Letter from Marnie Allen June 10, 2015](#)

[Commerce 60-Day Notice \(CPA15-01\)](#)

[Notice of October 20, 2015 Public Hearing](#)

Phil Bourquin briefly explained the purpose of the School Districts' Capital Facilities Plans and relayed Staff's recommendation as outlined in the staff report. He affirmed that the representatives from the school districts were present and available to answer questions.

The public testimony portion of the hearing opened at 7:07 p.m.

Speaking on behalf of the school districts:

Helen Charneski, Camas School District
Marine Allen, Education Services District No. 12
Sue Steinbrener, Evergreen School District
Joe Steinbrener, Washougal School District

The school district's representatives and Staff responded to inquiries from the Commissioners.

The public testimony portion of the hearing closed at 8:04 p.m., as there was no further testimony.

After a lengthy discussion, it was moved by Commissioner Hull, seconded by Commissioner Goodlett to forward a recommendation to City Council to approve the school impact fees as proposed by the Camas, Evergreen and Washougal School Districts as outlined in the table on page 2 of the staff report. The motion carried unanimously by roll call vote.

- B. Workshop on Camas 2035 Comprehensive Plan Update
Details: This workshop provided for the status of the Camas 2035 Comprehensive Plan project. Staff highlighted a few proposed goals and policies of each of the draft elements of the comprehensive plan and asked for discussion and direction from the Commissioners. The draft elements discussed were on land use, housing, natural environment, and economic development.
Presenter: Sarah Fox, Senior Planner

 [Draft Natural Environment Element](#)
[Draft Economic Element](#)
[Draft Housing Element](#)
[Draft Land Use Element](#)
[2035 Comprehensive Plan PowerPoint Presentation](#)

The Commissioners provided feedback on the draft goals and policies.

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

There were no miscellaneous updates.

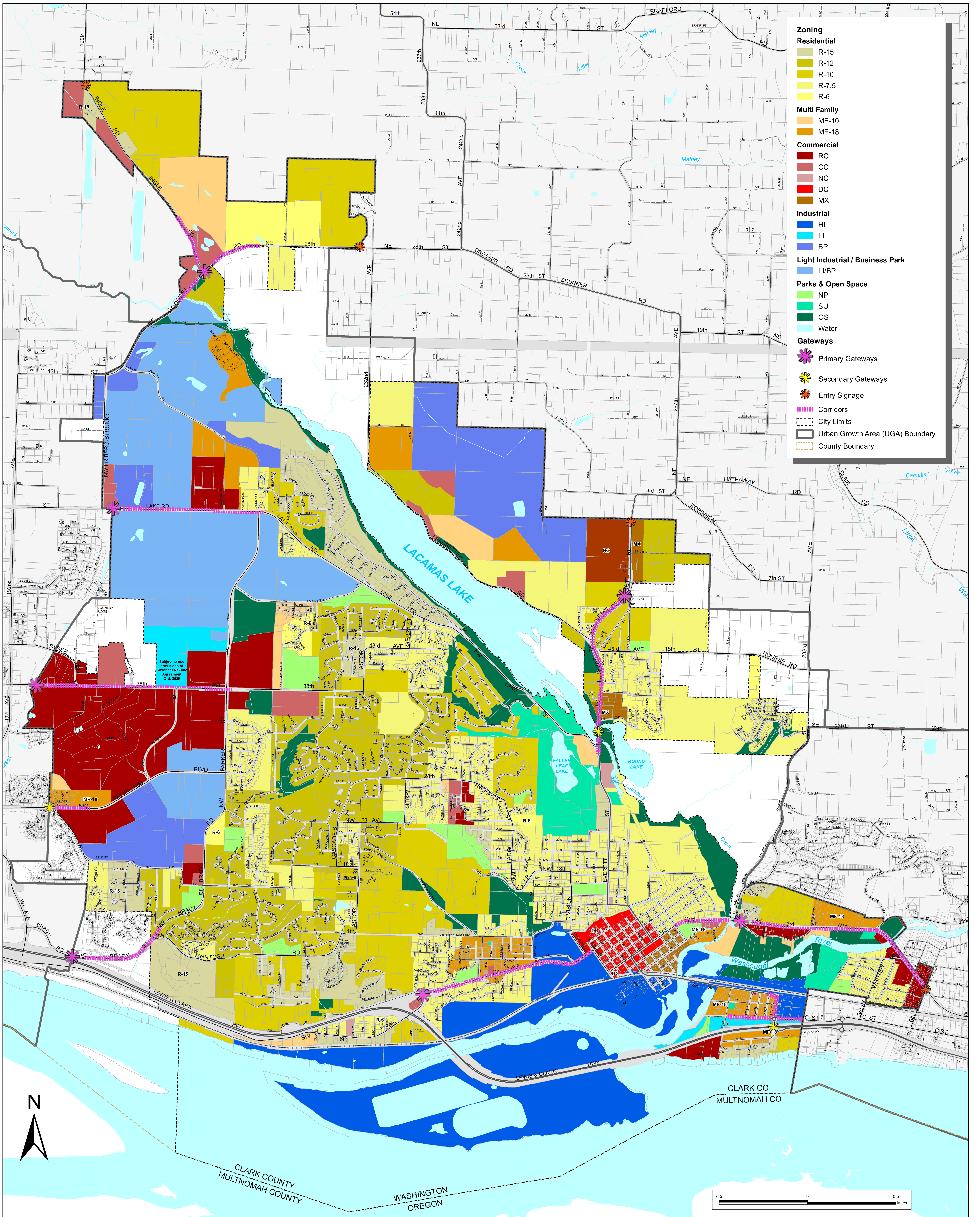
VI. NEXT MEETING DATE

The next regularly scheduled Planning Commission Meeting will be held on Tuesday, November 17, 2015, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 9:15 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.



CAMAS ZONING

(Ordinance # _____ Adopted on _____)



This map was prepared by Clark County GIS with data reviewed by and at the request of the City of Camas

Date: 11/9/2015
Path: Q:\Projects\conSrvs\Other\Agencies\1989\Z\LandUse\2015\CityDraftZoning2015.mxd

Note: Information on this map was collected from several sources. The City of Camas expressly disclaims liability for any inaccuracies that may be present. Users of this information should themselves check any details for accuracies.

1 ☐ **TOPICS**

1. Update on the Update
2. Draft Maps
3. Draft Policies & Goals

2 ☐ **LAND USE ELEMENT**

Draft Comprehensive Plan Map

- Proposed commercial designations
- Neighborhood outreach

Draft Zoning Map

- Overlays: Airports, ~~North Dwyer Creek, PID~~
- Single Family: ~~R-5~~, R-6, R-7.5, R-10, R-12, R-15, ~~R-20~~
- Multifamily: MF-10, MF-18, ~~MF-24~~

3 ☐ **HOUSING ELEMENT**

- 1 Proposed Goals:
- 2 H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.
- 3 Proposed Policies:
- 4 H-3.1: Encourage special needs and senior housing to be dispersed throughout the community and close to public transportation, shopping, medical clinics, and other essential services.
- H-3.4: Support and encourage the development of smaller (less than 1,000-square foot), single-story houses through the Multifamily Cottage Overlay or other tools.

4 ☐ **NATURAL ENVIRONMENT ELEMENT**

- 1 Proposed Policy:
- 2 NE-1.6: Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines.

5 ☐ **NATURAL ENVIRONMENT ELEMENT**

- 1 Proposed Policies to replace 4.3:
- 2 NE-4.4: Develop a program to compensate for the loss of tree canopy coverage, when retention of mature trees within development sites is impractical.
- NE-4.5: Develop a program to provide community education regarding healthy tree management and support the management of urban forest areas.
- 3 Previous Version:
- 4 NE-4.3: Conduct an analysis of the tree canopy citywide, and encourage no net loss of significant tree cover, or provide a goal for improvement, in order to address air quality and low-impact development goals.