



**PLANNING COMMISSION MEETING AGENDA**  
**Tuesday, August 18, 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 June 16, 2015 Planning Commission Meeting

 [June 16, 2015 Planning Commission Meeting Minutes](#)

**IV. MEETING ITEMS**

- A. Grand Ridge Annexation Area Zoning Designation Public Hearing  
Details: The Planning Commission will hold a public hearing to consider possible zoning designations for the Grand Ridge Annexation Area.  
Presenter: Robert Maul, Planning Manager  
Recommended Action: To conduct a public hearing, take public testimony, deliberate, and provide a recommendation to the City Council.

 [Grand Ridge Annexation Zoning Designation Staff Report](#)

- B. Open Public Meetings Act Training  
Details: Members of a governing body of a public agency are subject to the Open Public Meetings Act (OPMA) and must receive open public meetings training. They include members of city councils, boards of county commissioners, school boards, fire district boards, state boards and commissions, and other public agency boards, councils and commissions.  
Presenter: Robert Maul, Planning Manager  
Recommended Action: This item is for Planning Commission's information

**V. MISCELLANEOUS UPDATES**

- A. Miscellaneous Updates

**VI. NEXT MEETING DATE**

- A. The next Planning Commission Meeting will be held on Tuesday, September 15, 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.



**PLANNING COMMISSION  
MEETING MINUTES - DRAFT  
Tuesday, June 16, 2015, 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, Troy Hull, Lloyd Goodlett and Timothy Hein

Excused: Jaima Johnson and Jim Short

Staff Present: Phil Bourquin, James Curleigh Carothers, Jan Coppola, Sarah Fox, Lauren Hollenbeck, Robert Maul, David Schultz and Eliezza Mae Soriano (Student Intern)

**III. MINUTES**

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

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

**It was moved by Commissioner Hood, seconded by Commissioner Hull to approve the minutes from the March 17, 2015 Planning Commission Meeting. The motion carried unanimously by roll call vote.**

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

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

**It was moved by Commissioner Hein, seconded by Commissioner Goodlett to approve the minutes from the May 12, 2015 Special Planning Commission Meeting. The motion carried unanimously by roll call vote.**

**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 which are an important next step in translating the Camas Vision into a roadmap for the future. Staff presented the draft map of city gateways, which was developed through the work of the Technical Advisory Committee.

Presenter: Sarah Fox, Senior Planner

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

Sarah Fox extended an invitation to the Commissioners and to the public to provide comments and to visit the [camas2035.com](http://camas2035.com) website.

B. Continued Public Hearing for Amendments to Camas Municipal Code, Chapter 18.22 Mixed Use Planned Developments (MC15-04)

Details: The proposed amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments clarified 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

 [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](#)

Chair Beel opened the public testimony portion of the hearing at 7:10 p.m.

Randy Printz, 805 Broadway Street, Vancouver, spoke in favor of the proposed amendments.

The public testimony portion of the hearing closed at 7:12 p.m., as there were no further public comments.

**It was moved by Commissioner Hein, seconded by Commissioner Hull to forward a recommendation of approval to City Council for the amendments to Camas Municipal Code, Chapter 18.22 Mixed Use Planned Developments (MC15-04). The motion carried unanimously by roll call vote.**

C. Public Hearing for Amendments to Camas Municipal Code Chapter 18.09 Density and Dimensions (MC15-03)

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

 [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](#)

[Zoning Code Amendments PowerPoint Presentation](#)

Sarah Fox briefly summarized the proposed amendments, staff report and gave a PowerPoint Presentation.

James Howsley, Jordan Ramis, 1499 SE Tech Center Place, Suite 380, Vancouver, spoke in favor of the proposal.

Mr. Howsley and Staff responded to inquiries from the Commissioners.

Chair Beel opened the public testimony portion of the hearing at 7:44 p.m.

Speaking in opposition to the proposal:  
Karen York, 516 SE 200th Place, Camas  
Rene Wade, 2316 NE 244th Way, Camas  
John Grosboll, 23011 NE 119th Street, Camas


The public testimony portion of the hearing was closed at 7:49 p.m., as there were no further comments.

**It was moved by Commissioner Hein, seconded by Commissioner Hull to forward a recommendation of denial to City Council for the Amendments to Camas Municipal Code Chapter 18.09 Density and Dimensions (MC15-03). The motion carried unanimously by roll call vote.**

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

Details: The applicant 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 development with 201 lots.

Presenter: Robert Maul, Planning Manager

-  [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 Plan](#)
- [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 GeoPacific Engineering, Inc.](#)

[Exhibit 47 - Critical Areas Report, Buffer\\_Final\\_2014.12.30](#)

[Exhibit 47 - Critical Areas Report, Buffer Modification, and Tree Preservation Plan prepared by Ecological Land Service, Inc.](#)

[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 WDFW concerns](#)

[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, Inc.](#)  
[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, LLC](#)  
[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](#)  
[Exhibit 88 - Citizen Comment Alena Guggemos email](#)  
[Exhibit 89 - McCullough Public Testimony Exhibit A at June 16, 2015 Planning Commission Meeting](#)  
[Exhibit 90 - Martin Public Testimony Exhibit B at June 16, 2015 Planning Commission Meeting](#)  
[Exhibit 91 - Hoy Public Testimony Exhibit C at June 16, 2015 Planning Commission Meeting](#)

Chair Hein opened the public hearing at 7:54 p.m., and explained that Planning Commission is reopening the public hearing regarding the Green Mountain Subdivision and PRD. The initial public hearing was held on May 12, 2015 and all of the initial legal notices for that hearing were provided. However, due to an incorrect date error regarding the date for the City Council public meeting that was posted on the development sign on the property, the City has decided to reopen the public hearing to allow for additional public testimony. All information and testimony previously entered into the record will remain and need not be introduced. He then briefly summarized the quasi-judicial process that will apply for this proceeding.

Chair Hein inquired if any Commissioner had a conflict of interest or any ex-parte contacts that would prohibit them from participating in the public hearing process. There were no conflicts of interest or ex-parte contacts voiced by the Commissioners. There were no challenges from the members of the public.

Randy Printz, Landerholm Law Firm, 805 Broadway Street, Suite 1000, Vancouver, spoke on behalf of the applicant.

The public testimony portion of the hearing was opened at 8:07 p.m.

Speaking in support of the application:  
Kimberly Hudson, 22413 NE 28th Street, Camas

Speaking in opposition of the application:  
Wendy McCullough, 29400 70th Circle, Camas - requested to submit Exhibit "A" into the



record

Michelle Gregory, 2513 NE 232nd Avenue, Camas

Bill Cantrell, 27202 NE Bradford Road, Camas

Russell Wegner, 19910 NE 16th Street, Camas

Mark Martin, 26520 NE 52nd Way, Camas - requested to submit Exhibit "B" into the record

Dave Hill, 27511 NE 46th Street, Camas

John Grosboll, 23011 NE 19th Street, Camas

Donna Retchless, 22417 NE 58th Street, Vancouver

Ann Hoy, 22812 NE 16th Street, Camas - requested to submit Exhibit "C" into the record

A recess began at 9:15 p.m., for an estimated 5 minutes. The meeting reconvened at 9:25 p.m.

Kristine Kelly, 3714 NE 265th Court, Camas

Tracy Kasten Heil, 24920 NE 14th Street, Camas

Alana Grosboll, 23011 NE 19th Street, Camas

Karen York, 516 SE 200th Place, Camas

Greg Wilson, 20166 NE 49th Street, Vancouver

Tyler McCullough, 29400 NE 70th Circle, Camas

Monica Geuher, 21917 49th Street, Vancouver

Teresa Grosboll, 23011 NE 19th Street, Camas

Tina Ford, 29203 NE 7th Street, Washougal

Richende Fairhurst, 3702 NE 288th Avenue, Camas

Randy Printz, Landerholm Law Firm and Kurt Stonex, Olson Engineering responded to the public comments and inquiries from the Commissioners.

Chair Hein closed the public testimony portion of the hearing at 10:40 p.m.

**It was moved by Commissioner Hull, seconded by Commissioner Goodlett to forward a recommendation of approval to City Council for the Green Mountain Subdivision Planned Residential Development (SUB14-01) with the following conditions:**

- 1. Label the last sentence on page 30 of 33 of the May 5, 2015 Staff Report as item "d";**
- 2. That City Council consider negotiating with the applicant for a larger size park for the project.**

**The motion carried unanimously by roll call vote.**

Chair Hein explained that this agenda item will be forwarded to City Council for their consideration in a closed record meeting on July 20, 2015.

## **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**

Chair Beel adjourned the meeting at 11:45 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.

## STAFF REPORT

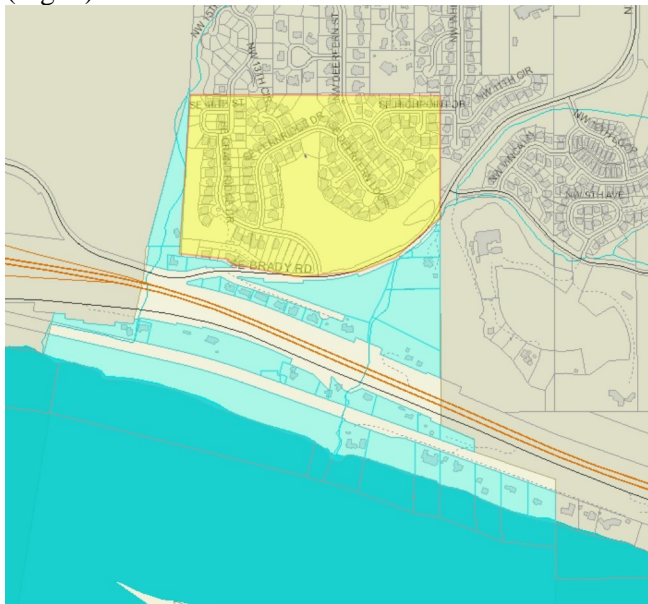
### Zoning Designation for Grand Ridge Annexation Region

TO: Camas Planning Commission  
FROM: Robert Maul, Planning Manager  
Public Hearing Date: August 18<sup>th</sup>, 2015

#### Background

On May 4<sup>th</sup>, 2015 the Camas City Council accepted a 10% notice of intent to annex land located in the Camas Urban Growth Boundary generally described as the Grand Ridge Annexation Area, Option 2 (See Fig. 1). The method of annexation being used is the 60% petition method. Before a public hearing can be held with the city council to entertain the 60% petition, the city must first affix a zoning designation for the area in question. The current comprehensive plan designation is Single Family Low, which is the lowest density the city has for residential development. There are two zoning designations that can be used to implement the Single Family-Low comprehensive plan designation, R-12 and R-20.

(Fig. 1)



The annexation area is highlighted in Blue, also located south of SE Brady Road and extending south to the Columbia River. The annexation area contains approximately 92 acres of land comprised of 35 parcels and a population of 53 people.

#### Analysis

The annexation area contains a mixture of platted and un-platted lots. There are seven smaller lots located within the Vista Del Rio subdivision which average 15,000 square feet in size and are located just south of SE Brady Road. The remaining lots in the annexation area located along the Columbia River and SE Evergreen Boulevard are larger acreage sized lots, some of which contain single family dwelling units.

While some of the larger tracts have development potential, there are constraints such as critical areas, shorelines, and topography, which may limit densities if developed in the future.

Those factors were taken into consideration when the comprehensive plan designation was set for the area. Using either the R-15 or R-20 zoning designations will be consistent with the adopted comp plan map. However, to allow for more efficient use of land and densities, staff would recommend that the Planning Commission consider the R-15 zoning designation to provide for some additional densities anticipated in the adopted comprehensive plan.

The subdivision located north of the annexation area, the Grand Ridge Subdivision, is the only other land between the annexation area and the city limits. All of the lots within the Grand Ridge Subdivision are within the 15,000 square foot range. Staff would recommend including this subdivision in the zoning effort.

## **Recommendations**

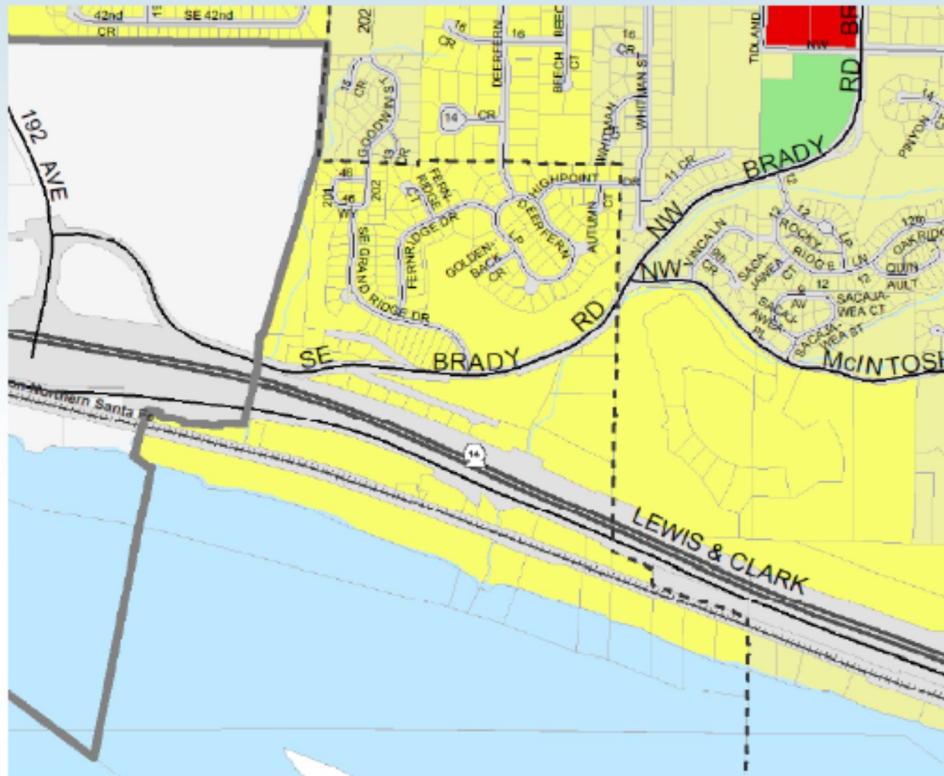
Staff recommends that the Planning Commission conduct a public hearing, take testimony and provide a recommendation to the City Council.

## **Exhibits**

1. Comprehensive Plan Map
2. Zoning Map

Exhibit 1.

## Grand Ridge Area Comprehensive Plan Designation



### Comprehensive Plan

-  Single-Family\_Low
-  Single-Family\_Medium
-  Single-Family\_High
-  Multi-Family\_Low
-  Multi-Family\_High
-  Commercial
-  Light industrial/Business park
-  Industrial
-  Park
-  Open space/Green space
-  Water
-  City Limits
-  Urban Growth Area (UGA) Boundary

Exhibit 2.

## Current Zoning Designation Abutting the Grand Ridge Annexation Area

