



Planning Commission
Special Meeting
February 18, 2009
Minutes were approved on March 17, 2009

CALL TO ORDER:

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

ROLL CALL:

Present:

Commissioner Tim Hein
Commissioner David Shepherd
Commissioner Troy Hull
Commissioner David Gast
Commissioner Shelly Damore (arrived at 7:20 p.m.)
Commissioner Bryan Beel

Excused:

Commissioner Mary Kufeldt-Antle

Staff Present:

Phil Bourquin, Community Development Director
Jan Coppola, Administrative Support Assistant
Jim Hodges, Public Works Project Manager
Kathy Marlowe, Planner I

Approval of minutes from the January 13, 2009, Planning Commission Meeting.

Commissioner Shepherd MOVED TO APPROVE the minutes from the January 13, 2009, Planning Commission meeting as read. Commissioner Gast SECONDED THE MOTION. The MOTION CARRIED unanimously by roll call vote.

Chair Hein opened the public hearing at 7:05 p.m.

Public Hearing to consider two limited amendments to the 1998 Shoreline Master Program (SMP).

Phil Bourquin, Community Development Director, briefly summarized the February 9, 2009, *Camas Shoreline Limited Amendment Staff Report*. The *Washougal River Greenway* will allow for the design and construction of trails in areas with Shoreline Natural Designations in conformance with the City's Parks and Open Space Comprehensive Plan. The *Washougal River Bowling Alley* will modify the geographic boundaries of the Conservancy and Urban Medium Designations.

Mr. Bourquin recommended that Planning Commission accept public testimony and forward a recommendation to City Council to approve the two proposed limited amendments as prepared by Parametrix, Inc.

Mr. Bourquin announced that Kent Snyder, PhD, Natural Resources Manager, from Normandeau Associates, Inc., and Derek Chisholm from Parametrix, Inc., were available to answer questions.

Mr. Bourquin responded to questions from the Planning Commissioners regarding the Conservancy and Urban Medium/Low Designations. For clarification purposes, Mr. Bourquin referred to the large size maps prepared by Parametrix, Inc.; *Figure 1 b: Existing Shoreline Designations* and *Figure 1c: Proposed Shoreline Designations*.

Discussion ensued.

Mr. Bourquin explained that modifying the Shoreline Natural Designation to allow for trails will require a Substantial Development Permit which will need to be considered by the City's Shoreline Management Review Committee.

Chair Hein opened and closed the public testimony portion of the hearing at 7:17 p.m., as there was no public testimony.

The public hearing concluded with a motion.

Decision

Commissioner Hull MOVED TO RECOMMEND APPROVAL and FORWARD to City Council the proposed recommendations in the February 9, 2009, *Camas Shoreline Limited Amendment Staff Report*, for *Washougal River Greenway (SHORE09-01)* and *Washougal River Bowling Alley (SHORE09-02)*.

Commissioner Shepherd SECONDED THE MOTION. The MOTION PASSED unanimously by roll call vote.

Planning Commission's proposed recommendations of approval for Washougal River Greenway (SHORE09-01) and Washougal River Bowling Alley (SHORE09-02).

- 1) Amend the Natural shoreline designation to provide for trails, consistent with the "*Washougal River Bowling Alley Site Shoreline Inventory and Characterization Report*" and "*Camas Shoreline Management Recommended Policy and Code Amendments – Limited Amendment*" prepared by Parametrix, December 2008.

- 2) Modify the geographic boundaries of the Conservancy and Urban Medium designations in the area of the bowling alley site at NE 3rd Avenue at the Washougal River to be consistent with the "*Washougal River Bowling Alley Site Shoreline Inventory and Characterization Report*" and "*Camas Shoreline Management Recommended Policy and Code Amendments – Limited Amendment*" prepared by Parametrix, December 2008.

Workshop on noise associated with residential home construction.

Mr. Bourquin summarized his February 4, 2009, letter to Planning Commission. Mr. Bourquin explained that City Council has requested that Staff research applicable City Ordinances pertaining to excessive noise associated with home construction and to prepare amendments with the goal of bringing uniformity throughout the Camas Municipal Code (CMC). City Council is requesting that Planning Commission pay specific attention to the 7 a.m. to 10 p.m. timeframe under CMC 9.32.050 (D).

Mr. Bourquin recommended that a public hearing be scheduled for March 17, 2009, to consider two distinct chapters of the CMC, specifically CMC 9.32.050 *Public Disturbance Noises* and CMC 18.39 *Home Occupations*.

Commissioner Damore inquired and Mr. Bourquin responded that the Building Industry Association was consulted regarding the proposed revised hours for home construction.

Mr. Bourquin clarified that consistent language is needed throughout the public nuisance code.

Discussion followed regarding home construction hours.

In reference to Mr. Bourquin's February 4th letter, Commissioner Gast suggested adding the subtitle *New Home Construction* to CMC 9.32.050 *Public Disturbance Noises* before (E) *Land Development and Home Construction*.

Discussion ensued.

Mr. Bourquin requested that the Commissioners email their recommendations to him by March 6, 2009.

Schedule a public hearing on March 17, 2009, to consider submitted individual requests to the 2009 Comprehensive Plan.

Mr. Bourquin summarized the comprehensive plan request from Parkside Church and Family Bible Church to change the Comprehensive Plan Designations from Multi-Family High to Commercial. A public hearing is being scheduled for March 17th.

Mr. Bourquin explained that a public hearing to consider the annual development code clean up is also being scheduled for March 17th.

The next Planning Commission meeting is March 17, 2009, at 7 p.m.

ADJOURNMENT: Chair Hein adjourned the Planning Commission meeting at 8:05 p.m.