



Planning Commission
Regular Meeting
November 20, 2007
Minutes approved on February 20, 2008

Chairman David Shepherd called the regular meeting of the Planning Commission to order at 7:03 p.m. Planning Commission members present were Bryan Beel, Shelly Damore, Tim Hein, and Troy Hull. Mary Kufelt-Antle and Carol Page Collier were excused. Staff present were Phil Bourquin, Community Development Director; Monte Brachmann, Public Works Director; James Carothers, Engineering Manager; Randy Miller, Deputy Fire Marshall; David Shultz, City Attorney; and Jan Coppola, Administrative Support Assistant II.

Approval of minutes from the October 16, 2007, Planning Commission Meeting.

Hein moved to approve the minutes from the October 16, 2007 Planning Commission Meeting as read. Beel seconded the motion. The motion carried unanimously.

Approval of minutes from the October 23, 2007, Special Planning Commission Meeting.

Hull moved to approve the minutes from the October 23, 2007 Planning Commission Special Meeting as read. Damore seconded the motion. The motion carried unanimously.

Chairman Shepherd opened the public hearing at 7:05 p.m.

Public Hearing to consider amendments to the City of Camas Water, Sewer, and Transportation Capital Facility Plans.

Bourquin briefly summarized the amendments to the City of Camas Water, Sewer, and Transportation Capital Facility Plans. These facility plans are necessary to serve the community for the next 20 years. Bourquin proposed that the Planning Commission take public testimony and make a recommendation to the City Council. The City Council will hold a public hearing on December 3, 2007 at 7 p.m. The purpose of the City Council Hearing will be to accept public testimony and deliberate on the Water, Sewer, and Transportation Capital Facility Plans.

Randy McCourt, DKS Associates, 1400 SW Fifth Avenue, Suite 500, Portland, OR 97201

McCourt reviewed the expansion of the Urban Growth Area (UGA) north of Lacamas Lake and the need to add several major transportation projects to the City's Capital Facility Plan. McCourt further noted that the total cost of the framework for the transportation network would amount to approximately \$147 million.

Discussion followed between Planning Commission and McCourt regarding the traffic analysis study and the projected costs of the plan.

Chairman Shepherd opened the public testimony portion of the hearing at 7:40 p.m.

Kris Travis, 2725 NW 12th Avenue, Camas, WA 98607

Travis expressed concern that the proposed extension of Cascade Street is not needed and the extension will cost the taxpayers of Camas in excess of \$1.3 million dollars. Travis further noted that Camas has several arterial and collector roads in this area to accommodate the traffic flow. Travis stated that Haight Reservoir is a beautiful green space that should be protected as it provides the community with unique recreational opportunities. Travis further noted that Haight Reservoir is a wildlife refuge that deserves to be preserved in its entirety. Travis further noted that a petition signed by approximately 300 residents has been submitted to the City of Camas to stop the extension of Cascade Street.

Joseph McAlonen, 1314 E 1st Avenue, Camas, WA 98607

McAlonen stated he has lived in Camas for 20 years and believes the extension of Cascade Street is not necessary.

Rick Davidson, 2810 NW 12th Avenue, Camas, WA 98607

Davidson loves the area and reiterated Kris Travis's statements that Haight Reservoir is a beautiful green space that is abundant with wildlife. Davidson believes that the proposed extension of Cascade Street would be a shame if implemented, as the extension is unnecessary.

Ralph Householder, 2743 NW 12th Avenue, Camas, WA 98607

Householder believes that the proposed extension of Cascade Street is unnecessary, and reiterated Kris Travis's sentiments that the area is beautiful and full of wildlife.

Adam Kluka, 7021 NW Friberg Street, Camas, WA 98607

Kluka expressed concern regarding the lack of sewer in the area of Goodwin Road and Camas Meadows Drive. Kluka believes bringing sewer into the area would help promote job growth for the City of Camas.

Mary Jensen, 2449 NW 15th Circle, Camas, WA 98607

Jensen agrees that the proposed extension of Cascade Street is unnecessary, and reiterated the sentiments that the area is beautiful and full of wildlife. Jensen believes there are serious safety issues regarding the traffic on NW McIntosh Road.

Branden Jensen, 1337 NW Eagle Street, Camas, WA 98607

Jensen reiterated the safety concerns previously expressed by Mary Jensen regarding the traffic on NW McIntosh Road.

Rebecca Barrett, 2520 NW 12th Circle, Camas, WA 98607

Barrett reiterated the safety concerns previously expressed by Mary Jensen regarding the traffic on NW McIntosh Road, and echoed the sentiments that the area is beautiful and full of wildlife. Barrett does not believe there is a need for the proposed extension of Cascade Street.

Planning Commission and Kluka discussed the properties along Friberg Street north of Union High School that are not serviced by the sewer system. Kluka further noted there are Light

Industrial Business Park (LI/BP) zoned properties that are available for development that are not being developed because the properties are not accessible to the sewer system.

Brachmann noted that the sewer lines are development driven and the City is aware of the need.

Planning Commission and Staff discussed the Transportation Capital Facility Plan and the possibility of removing the extension of Cascade Street from the Plan.

Brachmann recommended removing the extension of the Cascade Street from the Capital Facility Plan, with the City retaining a permanent easement to provide access for emergency vehicles and the right-of-way for a future trail system. Brachmann further noted that the reason for the recommendation is that a roadway would spoil the pristine and beautiful nature of the site.

Chairman Shepherd closed the public testimony portion of the hearing at 8:20 p.m.

Decision

Hein moved to recommend approval and forward to City Council the amendments to the City of Camas Water, Sewer, and Transportation Capital Facility Plans, with the removal of the extension of Cascade Street to include a permanent easement to Haight Reservoir as per Brachmann's recommendation. Hull seconded the motion. The motion passed unanimously.

Bourquin thanked the Planning Commission and Staff for all their hard work during the year, and further noted that he is preparing several Planning Commission 2008 Workshops. The key topics for discussion are Flexible Zoning, Planned Residential Developments (PRD's), Master Planning, and Planned Actions.

The next regular Planning Commission meeting is December 18, 2007 at 7 p.m. Bourquin noted that the December 18, 2007 Planning Commission meeting is likely to be canceled due to lack of business.

Chairman Shepherd closed the public hearing at 8:25 p.m.

Chairman Shepherd adjourned the Planning Commission meeting at 8:25 p.m.