



Planning Commission  
Regular Meeting  
December 20, 2011  
Minutes were approved on January 18, 2012

**CALL TO ORDER:** Chair Shepherd called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Commissioner Bryan Beel  
Commissioner Judy Hooper  
Commissioner Troy Hull  
Commissioner David Shepherd

Excused: Commissioner Shelly Damore  
Commissioner Armando Herrera  
Commissioner Tim Hein

Staff Present: Sarah Fox, Senior Planner  
Jan Coppola, Administrative Assistant  
David Schultz, Assistant City Attorney

**Approval of Minutes from the November 15, 2011, Planning Commission Meeting:**

It was moved by Commissioner Hooper and seconded by Commissioner Beel to approve the minutes from the November 15, 2011, Planning Commission Meeting as written. The motion carried by roll call vote.

**Continued Public Hearing to consider draft amendments to the City of Camas Shoreline Master Program (SMP) and implementing regulations:**

Chair Shepherd opened the public hearing at 7:02 p.m.

Sarah Fox, Senior Planner, introduced Kim Van Zwalenburg, Department of Ecology (Ecology); Derek Chisholm, Parametrix; and City staff. She affirmed that the consultants and staff were available to answer questions.

Ms. Fox gave a brief overview of the *Shoreline Master Program Staff Report* and informed the Commissioners of the progress made thus far.

The Planning Commission considered the following exhibits that have been submitted into the record:

- Printout of the entire Camas SMP PowerPoint Presentation from the November 15<sup>th</sup> meeting as “Amended Exhibit 14”.
- The Lacamas Northshore Development Agreement as “Exhibit 15”.

- Information that was presented by Manoj Kripalani on the overhead viewer at the November 15<sup>th</sup> meeting as “Exhibit 16”. This exhibit was submitted into the record after the November 15<sup>th</sup> meeting.
- An email from Kim Van Zwalenburg, Ecology to Sarah Fox, dated December 16, 2011, as “Exhibit 17”.
- An email from Don Hardy, Clark Public Utilities representative, to Sarah Fox, dated December 19, 2011, as “Exhibit 18”.
- Memorandum written by Teresa Vanderburg, ESA Consultant, and Chapter 11 from Ecology’s Shoreline Master Program Handbook, as “Exhibit 19”.
- *SMP Example of an Existing Commercial Development in a Commercial Zoning District* as “Exhibit 20”.
- *SMP Example of a New Single Family Residence with Dock in an R-10 Zoning District* as “Exhibit 21”.

Derek Chisholm gave a PowerPoint Presentation regarding the draft Camas SMP that touched upon the following highlights entitled: 1) The Inventory and Characterization; 2) Designations and Policy; 3) Cumulative Effects; 4) No Net Loss Determination; and 5) Adoption. Mr. Chisholm concluded by stating that the proposed Camas SMP does demonstrate no net loss of ecological functions.

Ms. Fox continued the PowerPoint Presentation by summarizing the proposed changes to Chapters 4, 5, and 6 of the draft SMP and the draft Shoreline Designations Map. She referred to the Camas Shoreline Designations Map and described the recommended shoreline designations in detail for each of the five focus areas.

Ms. Fox referred to the December 12, 2011, Memorandum from Parametrix noting that Parametrix has evaluated the Camas SMP, the Shoreline Designations Map, all appendices and the proposed amendments and has concluded that there would likely be no net loss of ecological functions as a result of implementing the proposed Camas SMP.

At the conclusion of the presentation, Ms. Fox relayed Staff’s recommendation for the Planning Commission to continue to gather public testimony, to recommend changes to the draft Camas SMP and map as necessary and to provide separate recommendations to forward to City Council as outlined in the Staff Report.

In response to Commissioner Hooper’s inquiry, Ms. Fox explained how the proposed Medium Intensity Shoreline Designation could allow for more opportunities for a business to expand.

Chair Shepherd asked and there were no further questions or comments.

The public testimony portion of the hearing was opened at 7:30 p.m.

**Manoj Kripalani, P.O. Box 451, Camas, WA 98607:**

Mr. Kripalani spoke in favor of the Medium Intensity Shoreline Designation in relation to his property and commented on the Camas SMP. He presented the Commissioners with information to consider on the overhead viewer. This information was cataloged as “Exhibits 22 – 27”.

The public testimony portion of the hearing was closed at 7:55 p.m., as there was no further public testimony.

In response to Mr. Kripalani's concerns, Kim VanZwalenburg explained that Ecology does consider Mill Pond and Round Lake as one body of water.

Commissioner Hull asked and Ms. Fox confirmed that the ordinary high water mark determines which bodies of water are connected and continuous. She explained that Mill Pond and Round Lake are regulated in the current Camas SMP.

Discussion followed regarding the ordinary high water mark and the statutory requirements concerning docks.

In response to the Commissioner's inquiries, Ms. VanZwalenburg elaborated on how dams are affected by the ordinary high water mark.

Ms. Fox referred to "Exhibit 18" an email from Don Hardy, Clark Public Utilities representative, and stated that staff does support the proposed change to the use table concerning electrical transmission lines. Discussion ensued.

After further discussion, Planning Commission provided the following separate recommendations to forward to City Council:

1. It was moved by Commissioner Hull and seconded by Commissioner Beel to forward a recommendation of approval to City Council for the draft Camas SMP and the draft Camas Shoreline Designations Map to include amendments to the Camas Municipal Code § 18.55 and § 18.88 as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.
2. It was moved by Commissioner Hull and seconded by Commissioner Hooper to forward a recommendation of approval to City Council, for the area specified as Note 1<sup>1</sup> on the draft Camas Shoreline Designations Map, to modify the shoreline designation of Urban Conservancy to Medium Intensity, which includes adding supporting text at pages 3-9 and 4-7, as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.
3. It was moved by Commissioner Hull and seconded by Commissioner Beel to forward a recommendation of approval to City Council, for the area specified as Note 2<sup>1</sup> on the draft Camas Shoreline Designations Map, to modify the shoreline designation to a parallel designation with Urban Conservancy between the ordinary high water mark and Leadbetter Road, and to Medium Intensity from Leadbetter Road and upland, as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.

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<sup>1</sup> Notes 1, 2, 3, 4 and 5 on the draft Camas Shoreline Designations Map were discussed during the PowerPoint Presentation.

4. It was moved by Commissioner Hull and seconded by Commissioner Hooper to forward a recommendation of approval to City Council, for the area specified as Note 3<sup>1</sup> on the draft Camas Shoreline Designation Map, to retain the shoreline designation of Medium Intensity, as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.
5. It was moved by Commissioner Hull and seconded by Commissioner Hooper to forward a recommendation of approval to City Council, for the area specified as Note 4<sup>1</sup> on the draft Camas Shoreline Designation Map, to modify the shoreline designation of Urban Conservancy to Medium Intensity, as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.
6. It was moved by Commissioner Hull and seconded by Commissioner Beel to forward a recommendation of approval to City Council, for the area specified as Note 5<sup>1</sup> on the draft Camas Shoreline Designation Map, to retain the shoreline designation of Medium Intensity, as recommended in the *Shoreline Master Program Staff Report*.  
The motion carried unanimously by roll call vote.
7. It was moved by Commissioner Hull and seconded by Commissioner Beel to forward a recommendation of approval to City Council, to allow electrical transmission lines be added to the use table as recommended in “Exhibit 18”.  
The motion carried unanimously by roll call vote.

Chair Shepherd asked and there were no further questions or comments regarding the motions.

Chair Shepherd closed the public hearing at 8:19 p.m.

The next regularly scheduled Planning Commission meeting on Tuesday, January 17, 2012, has been changed. A Special Public Meeting will be held on Wednesday, January 18<sup>th</sup> at 7 p.m. The change in the meeting schedule is due to the holiday on Monday, January 16<sup>th</sup>.

**ADJOURNMENT:** Chair Shepherd adjourned the Planning Commission meeting at 8:20 p.m.