



Planning Commission
Regular Meeting
March 20, 2012
Minutes were approved on April 17, 2012

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

ROLL CALL:

Present: Commissioner Bryan Beel
Commissioner Armando Herrera
Commissioner Judy Hooper
Commissioner Jim Short

Excused: Commissioner Tim Hein
Commissioner Troy Hull
Commissioner David Shepherd

Staff Present: Phil Bourquin, Community Development Director
James Carothers, Engineering Manager
Jan Coppola, Administrative Assistant
Sarah Fox, Senior Planner
David Schultz, Assistant City Attorney

Approval of Minutes from the February 22, 2012, Planning Commission Meeting:

It was moved by Commissioner Hooper and seconded by Commissioner Short to approve the minutes from the February 22, 2012, Planning Commission Meeting as written. The motion carried by roll call vote.

Airport Restriction Overlay Zone Presentation:

Sarah Fox, Senior Planner, introduced and welcomed Carter Timmerman, Washington State Department of Transportation (WSDOT) Aviation. Ms. Fox explained that the airport restriction overlay zoning information that Mr. Timmerman is providing may be helpful in amending the City's Comprehensive Plan in the areas that are north of Lacamas Lake.

Mr. Timmerman gave a PowerPoint presentation about the airport's compatible zoning uses and cited the applicable state laws. He explained that WSDOT's objective is to ensure the viability and adequacy of air transportation for the state and its citizens.

In closing, Mr. Timmerman stated that WSDOT's aviation planning program provides technical resources for local jurisdictions to assist in setting policy direction for the aviation system and airport overlay zoning. He distributed the following portfolios to the Commissioners:

(1) *Washington State Airport Guide*, (2) *Formal Consultation Process*, (3) *Recommendations of the Washington State Aviation Planning Council* and (4) *Washington Aviation System Plan*. Mr. Timmerman briefly touched upon the formal consultation process and was available to answer questions.

Discussion ensued regarding the federal regulations of air space.

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

A recess began at 7:23 p.m., for an estimated 5 minutes. The meeting reconvened at 7:28 p.m.

Transportation Impact Fee (TIF) Update Workshop:

James Carothers, Engineering Manager, gave background information about the collection of transportation impact fees (TIFs) and referenced the Revised Code of Washington (RCW) 39.92 *Local Transportation Act*. Mr. Carothers introduced consultant Chris Maciejewski from DKS Associates and affirmed that he and Mr. Maciejewski were available to answer questions.

Mr. Maciejewski gave the Commissioners a PowerPoint presentation regarding TIFs relative to Camas. The presentation included key traffic corridors north and south of Lacamas Lake and recommendations for establishing district rates.

Throughout the presentation, Mr. Maciejewski, Mr. Carothers and Phil Bourquin, Community Development Director responded to clarifying questions from the Commissioners. Discussion ensued.

Mr. Carothers concluded the presentation by identifying the next steps for the City of Camas TIF update.

Commissioner Short recommended and the Commissioners concurred that a rate for a city wide TIF be calculated and presented to City Council.

Discussion ensued about the findings and recommendations of the Economic Development Incentives Ad Hoc Committee.

Randy Printz, 805 Broadway Street, Vancouver, WA:

Mr. Printz commented on the TIF rate structure and the rate's impacts and funding options.

Mr. Maciejewski elaborated on the specifics of collecting TIFs based on the PM peak hour trip method and allowing for pass-by and diverted-link trip reductions. Discussion ensued.

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

Miscellaneous Updates:

Ms. Fox gave a brief update to the Commissioners on the progress of the Downtown Camas Commercial Zoning Open House that was held on March 13, 2012. She noted that this matter will be included on the April 17th Agenda for Planning Commission's consideration.

Mr. Bourquin briefly updated the Commissioners on the progress of the Shoreline Master Program (SMP) Update and relayed the next steps that the Department of Ecology will be taking.

In closing, Mr. Bourquin noted that the Mayor and City Council have commended the Commissioners and staff for their hard work and dedication on the SMP update.

The next Planning Commission meeting is scheduled for Tuesday, April 17, 2012, at 7:00 p.m.

ADJOURNMENT: Chair Beel adjourned the Planning Commission meeting at 8:37 p.m.