



Planning Commission
Regular Meeting
May 19, 2009
Minutes were approved on June 16, 2009

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

ROLL CALL:

Present: Commissioner Tim Hein
Commissioner Troy Hull
Commissioner David Shepherd
Commissioner Shelly Damore
Commissioner Travis Monteith

Excused: Commissioner Mary Kufeldt-Antle
Commissioner Bryan Beel

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

Phil Bourquin, Community Development Director, introduced Travis Monteith to Planning Commission. The Mayor appointed Commissioner Monteith to fill Commissioner Gast's unexpired term until it expires on December 31, 2009. Commissioner Monteith is a Development Engineering Supervisor for the City of Gresham.

Approval of minutes from the March 17, 2009, Planning Commission Meeting.

Commissioner Shepherd MOVED TO APPROVE the minutes from the March 17, 2009, Planning Commission meeting as written. Commissioner Hull SECONDED THE MOTION. The MOTION CARRIED unanimously by roll call vote.

Workshop on Camas Municipal Code (CMC) 18.39 Home Occupations.

Kathy Marlowe, Planner I, summarized the May 18, 2009, Chapter 18.39 Home Occupations Memorandum and referenced the table that compares the City's current code with other jurisdictions. American Planning Association's (APA) *Zoning Practice* September 2006 issue on Home Occupations and an article from the APA on Conditional Use Permits were distributed.

Ms. Marlowe noted that at the 2009 Planning Retreat, City Council identified the need to modify and revise CMC 18.39 *Home Occupation*. Ms. Marlowe further noted that the intent of the proposed revisions to the code is to ensure that home based businesses are compatible with their neighborhoods.

Questions were asked and clarifications were made.

After further discussion, Mr. Bourquin asked Planning Commissioners to review the draft proposed revisions and to email their comments to Staff. Staff will continue to review and develop the Home Occupation code.

Mr. Bourquin elaborated on the fees and types of uses allowed for Type A and Type B Home Occupations. Discussion ensued.

Commissioner Damore asked and David Schultz, City Attorney, discussed the enforcement portion of the code. Discussion followed.

Workshop on Flex Codes.

Sarah Fox, Planner II, gave a PowerPoint presentation and summarized the May 19, 2009, Draft Proposed Flex Code Memorandum. The presentation highlighted the key components of the proposed flex codes. Ms. Fox explained how flexible codes work and proposed a timeline the City would follow to develop the codes.

Chair Hein asked and Mr. Bourquin gave a brief update on the stakeholders groups who were contacted throughout the development community.

Ms. Fox discussed the scoring aspects of the proposed flex code and how such codes could provide more flexibility to the development community. Discussion ensued.

Ms. Fox commented that ideally a score sheet would be available on the City's website to enable a developer to experiment with different categories and receive immediate feedback.

Discussion followed on how flexible developments would be balanced and possibly scored.

Commissioner Hull asked and Mr. Bourquin responded that this workshop is about defining development goals that will fit into the City's vision. Mr. Bourquin noted that a joint-meeting between City Council and Planning Commission is anticipated in July and Planning Commission's input is a vital part of the process.

Mr. Bourquin elaborated on the goals of the Growth Management Act (GMA).

Discussion ensued on how flexible codes could help stimulate more affordable housing in Camas.

Commissioner Monteith commented on green building incentives and low impact developments (LIDs).

Discussion followed on future development north of Lacamas Lake. Questions were asked and clarifications were made.

Chair Hein asked and Mr. Bourquin concurred that Staff will send a summary with a clear path forward on the workshop items being discussed tonight for the benefit of the Commissioners who were excused from tonight's meeting. Mr. Bourquin asked that Planning Commissioners email their comments and Staff will continue to review and develop the codes.

Update on the 2009 Community Development Work Program.

Mr. Bourquin gave a brief update on Community Development's Work Program.

Questions were asked and clarifications were made.

The next regular Planning Commission meeting is June 16, 2009, at 7 p.m., not June 23rd as stated at the meeting.

Mr. Bourquin announced that the opening day for the Camas Farmer's Market will be on May 27, 2009, from 3 p.m. to 7 p.m., in front of the Camas Public Library.

ADJOURNMENT: Chair Hein adjourned the Planning Commission meeting at 8:50 p.m.