



Planning Commission  
Regular Meeting  
November 17, 2009

*DRAFT Minutes pending  
Planning Commission's approval  
at the next regular meeting on  
December 15, 2009.*

**CALL TO ORDER:**

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

**ROLL CALL:**

**Present:**

Commissioner Tim Hein (left at 8:40 p.m.)  
Commissioner Bryan Beel  
Commissioner Judy Hooper  
Commissioner Troy Hull  
Commissioner Travis Monteith  
Commissioner David Shepherd

**Excused:**

Commissioner Shelly Damore

**Staff Present:**

Phil Bourquin, Community Development Director  
Jan Coppola, Administrative Support Assistant  
Sarah Fox, Planner II  
David Schultz, City Attorney

**Approval of minutes from the October 20, 2009, Planning Commission Meeting.**

Commissioner Hein requested that a notation of the discussion regarding the green space along Leadbetter Drive be included in the minutes. Discussion ensued. Phil Bourquin, Community Development Director, affirmed that the notation of the discussion will be added to the minutes.

It was moved by Commissioner Hull and seconded by Commissioner Hooper to approve the minutes from the October 20, 2009, Planning Commission meeting as amended. The motion carried unanimously by roll call vote.

**Workshop on the Plat Alteration for Lacamas Meadows Planned Residential Development (PRD).**

Mr. Bourquin summarized the November 17, 2009, Memorandum entitled, *Regarding: Amendment to the Final Development (Master Plan) and Plat Alteration for Lots 1-4 and 167-170 of Lacamas Meadows PRD*. He added that the applicant Talbitzer Construction is requesting to modify the front yard setbacks for the lots abutting Sunningdale Gardens from 20 feet to 12 feet, with the setbacks for the garages remaining at 20 feet.

Mr. Bourquin stated that this amendment would modify the *Lot Development Standards Table* for the development and require a plat alteration that is subject to a public hearing before the City Council. Camas Municipal Code (CMC) 18.23.120 (B) *PRD* provides "*Amendment of a Final Development Plan. Any change in the final development plan, other than those minor adjustments specifically authorized in writing by the city engineer at the time building permits are issued, must be reviewed by the planning commission and recorded in the minutes thereof. The recommendation of the planning commission*

regarding any change in the final development plan, together with its reasons therefore, shall be submitted to the city council for its approval. Upon approval of such changes by the city council, the final development plan shall be considered amended to that extent”.

**Tim Schauer, McKay Sposito, 1325 SE Tech Center Drive, Ste 140, Vancouver, WA 98683**

Mr. Schauer spoke on behalf of the applicant Talibitzer Construction, LLC and noted that the applicant is requesting that the minimum front yard setback to the non-garage portion of the structures on lots 1-4 and 167-170 be reduced to 12 feet. Mr. Schauer stated that this plat alteration will allow the front yard setbacks to be consistent with those on the opposite side of the street creating harmony within the general character of the neighborhood.

Chair Hein asked and Mr. Schauer responded that the plat alteration will allow for a larger home footprint and referred to the Plat Alteration (Exhibit 2). Mr. Schauer added that the rear yard setbacks from the Sunningdale Gardens Subdivision will remain consistent with the concept of beveling. Discussion ensued.

In response to Mr. Bourquin’s inquiry, Mr. Schauer responded that these homes will not have individual Step Systems.

Discussion followed on the architectural features of the homes.

In response to Commissioner Hull’s inquiry, Mr. Bourquin responded that the City Council will hold a public hearing and the public will have a chance to express their views.

Chair Hein asked if there were any further questions or comments. The Commissioners concurred that the public testimony will be an important component at the City Council public hearing and recommended approval of the application.

In response to Commissioner Beel’s inquiry, Mr. Bourquin stated that the *Lot Development Standards Table* would reflect the 20-foot minimum front yard setbacks at the garage.

In accordance with CMC18.23.120 (B), the commissioners unanimously recommended approval by head nod to the proposed amendment for the Lacamas Meadows PRD plat.

**2011 Growth Management Act (GMA) Update.**

Mr. Bourquin reported that the City’s Comprehensive Plan was adopted in 2004 and is required by the GMA to be updated by December 2011. Mr. Bourquin relayed that Staff is currently reviewing the City’s existing Comprehensive Plan for the required elements and recommended provisions. Mr. Bourquin noted that the City is in the process of applying for a grant from the State for the required 2011 GMA update.

Mr. Bourquin anticipates that the 2010 Community Development Work Program will include provisions to help integrate the 2011 Comprehensive Plan with citywide policies and practices.

Mr. Bourquin gave an overview of the 2010 Annual Review process for amendments to the Comprehensive Plan.

In response to Commissioner Hein’s inquiry, Mr. Bourquin gave a brief update on the progress of the Adult Entertainment zoning. Mr. Bourquin stated that Ken Kakuk, GIS Coordinator, has completed a

draft *Land Use Analysis* and a public hearing is scheduled for December 15<sup>th</sup> to consider the revisions to Adult Entertainment zoning.

Mr. Bourquin encouraged the Commissioners to continue to review the Adult Entertainment zoning materials that were distributed at the October 20<sup>th</sup> meeting.

**Workshop on Flex Codes.**

Sarah Fox, Planner II, briefly summarized the Memorandum entitled, *Regarding: Proposed Flex Code*. Ms. Fox expressed appreciation to McKay & Sposito for providing the drawings and calculations for the model development sites. Ms. Fox briefly explained that the purpose and the focus of this portion of the workshop is to discuss in detail the score sheet for the proposed code. Ms. Fox referred to *Exhibit 1a, Flex Code Score Sheet for Landscape* to illustrate the features offered. Discussion ensued.

Ms. Fox responded to questions from the Commissioners.

Discussion followed about the City's Design Standards Manual and the adopted planting list for right-of-ways.

Mr. Bourquin discussed the concept of cottage housing. He explained that it offers more density and affordable housing, which might be a consideration for the proposed Flex Code.

Discussion ensued on discovering the best method to score a project.

Ms. Fox asked the Commissioners to review and experiment with the "*Flex Code Score Sheet for Landscape*." Discussion ensued.

Commissioner Hull suggested that each Commissioner rank each one of the elements by priority.

Ms. Fox suggested that the Commissioners to provide feedback to Staff by December 4<sup>th</sup>. Ms. Fox will provide results of those rankings at the next scheduled workshop.

The next regular Planning Commission meeting is scheduled for December 15, 2009, at 7:00 p.m.

**ADJOURNMENT:** Vice Chair Shepherd adjourned the Planning Commission meeting at 8:55 p.m.