



Planning Commission  
Special Meeting  
January 13, 2009

*DRAFT Minutes pending  
Planning Commission's approval  
at the next regular meeting on  
February 18, 2009.*

**CALL TO ORDER:**

Chair Hein called the meeting to order at 7:04 p.m.

**ROLL CALL:**

**Present:**

Commissioner Tim Hein  
Commissioner Mary Kufeldt-Antle  
Commissioner David Shepherd  
Commissioner David Gast

**Absent:**

Commissioner Shelly Damore  
Commissioner Bryan Beel

**Excused:**

Commissioner Troy Hull

**Staff Present:**

Anita Ashton, Engineer III  
Phil Bourquin, Community Development Director  
Jan Coppola, Administrative Support Assistant  
James Carothers, Engineering Manager  
Bob Cunningham, Interim Building Official  
Sarah Fox, Planner II  
Kathy Marlowe, Planner I  
Randy Miller, Deputy Fire Marshal

**Approval of minutes from the November 18, 2008, Planning Commission Meeting.**

Commissioner Kufeldt-Antle MOVED TO APPROVE the minutes from the November 18, 2008, Planning Commission meeting as read. Commissioner Shepherd SECONDED THE MOTION. The MOTION CARRIED unanimously by roll call vote.

The order of the Agenda items was revised as follows:

1. Approval of the minutes from November 18, 2008, Planning Commission meeting.
2. Workshop on code changes to comply with the National Pollution Discharge System (NPDES).
3. Workshop on Green Building Codes.
4. Workshop on the 2009 Planning Commission Agenda.
5. Discuss, nominate, and elect the 2009 Planning Commission Chair and Vice Chair.
6. February 18, 2009, is the next Planning Commission meeting.

**Workshop on coded changes to comply with the National Pollution Discharge System (NPDES).**

Anita Ashton, Engineer III, gave an overview of the NPDES Phase II Permit. Ms. Ashton's PowerPoint presentation illustrated the path forward to compliance with the permit mandated by the State Department of Ecology (DOE). Ms Ashton explained that new ordinances on stormwater and illicit discharges are

mandated as part of the permit. A draft copy of the Camas Municipal Code (CMC) 14.04 *Stormwater* will be emailed to Planning Commission and Staff on January 16, 2009. Ms. Ashton requested that comments on the draft from Planning Commission and Staff be received by February 16, 2009. The target release date for the draft copy of CMC 14.06 *Illicit Discharges* is March 2009. Both draft ordinances will begin the public hearing process in April 2009.

Discussion followed on the implementation of the permit and the maintenance of the stormwater retention ponds.

#### **Workshop on Green Building Codes.**

Bob Cunningham and Sarah Fox gave a PowerPoint presentation on Sustainable Low Impact Development (LID) and Green Building Development. The presentation highlighted points to consider when developing a Green Building Ordinance.

Ms. Fox illustrated the implementation comparisons of voluntary vs. mandatory programs. Ms. Fox demonstrated how Lacamas Meadows Planned Residential Development (PRD) and Grass Valley Elementary School would score on a point-based system, used by the City of Seattle called the *Seattle Green Factor*.

Discussion ensued.

#### **Workshop on the 2009 Planning Commission Work Program.**

Ms. Fox introduced the draft version of the 2009 Planning Commission Work Program. The mandated items included the following:

- Annual CMC code cleanup to include Chapters 18.15 *Sign*, and 18.37 *Adult Entertainment*. A workshop is scheduled for February 18<sup>th</sup>.
- 2009 Comprehensive Plan updates. A workshop is scheduled for February 18<sup>th</sup>.
- A limited update to the Shoreline Management Plan. A public hearing is scheduled for February 18<sup>th</sup>.
- Draft code changes to comply with NPDES Phase II Permit. A public hearing is scheduled for April 21<sup>st</sup>.
- Home Occupancy Permits. A workshop is scheduled for May 19<sup>th</sup>.

Commissioner Kufeldt-Antle inquired and Phil Bourquin responded that the City Council has asked Planning Commission to review CMC 18.39 *Home Occupations*. Mr. Bourquin noted that some of the language in the code has raised concerns in the community.

Discussion followed on ranking Planning Commission's priorities for the 2009 Work Program.

Commissioner Kufeldt-Antle inquired about scheduling a joint workshop with City Council in February and Mr. Bourquin responded that he would look into it.

Mr. Bourquin explained that City Council's Annual Planning Conference is scheduled for January 30<sup>th</sup> and 31<sup>st</sup> and the agenda items are still being finalized. Mr. Bourquin extended an invitation to Planning Commission to attend the conference. The agenda will be emailed to the Commissioners once it becomes available.

Mr. Bourquin reiterated the mandates and outlined the general parameters for the work program. Mr. Bourquin asked Planning Commission to email him or Sarah Fox a list of topics that they would like

to be included in the 2009 Work Program, and he will present these topics during the City Council's Annual Planning Conference.

Discussion ensued regarding potential work topics.

Staff responded to inquiries from Planning Commission on the differences between a PRD and a Mixed Use Zone.

**Discuss, nominate and elect 2009 Planning Commission Chair and Vice Chair.**

Commissioner Shepherd MOVED TO NOMINATE Tim Hein as Chair and Mary Kufeldt-Antle as Vice Chair. Commissioner Gast SECONDED THE MOTION. The MOTION CARRIED unanimously by roll call vote.

The next Planning Commission meeting is February 18, 2009, at 7 p.m.

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

DRAFT