



Planning Commission  
Special Meeting  
July 29, 2008  
Minutes were approved on August 19, 2008

**CALL TO ORDER:**

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

**ROLL CALL:**

Present:

Commissioner Bryan Beel  
Commissioner Shelly Damore  
Commissioner Troy Hull  
Commissioner David Shepherd

Absent:

Commissioner Mary Kufedlt-Antle  
Commissioner Carol Page Collier

**STAFF PRESENT:**

Phil Bourquin, Community Development Director;  
Sarah Fox, Planner II;  
James Carothers, Engineering Manager;  
Jim Hodges, Engineering Project Manager;  
Randy Miller, Deputy Fire Marshal;  
Jan Coppola, Administrative Support Assistant

**Approval of minutes from the June 17, 2008, Planning Commission Meeting.**

Commissioner Hull moved to approve the minutes from the June 17, 2008 Planning Commission meeting as read. Commissioner Shepherd seconded the motion. The motion carried unanimously.

**Public Hearing to review proposed revisions to Camas Municipal Code (CMC) Chapter 18.19 – Design Review.**

Jim Hodges, representing the Design and Infrastructure Sub-Committee of the Downtown Vision Coalition (DVC), introduced the proposed revisions to the Downtown Design Manual.

Sarah Fox clarified that the proposed revisions to CMC Chapter 18.19 – Design Review provides the authority to implement the Downtown Design Manual in the downtown commercial zone. Ms. Fox noted that by adding 18.19.025 – *Scope of the Downtown Design Manual (DDM)* and 18.19.035 – *Downtown Design Manual adopted* to CMC, the Downtown Design Manual will be officially adopted.

Chair Hein opened the public hearing at 7:12 p.m.

**Cliff Duncan, 1508 NE 5<sup>th</sup> Avenue, Camas, WA**

Mr. Duncan testified in favor of the proposed revisions to the Downtown Design Manual.

Ms. Fox submitted Exhibits 1 – 4 into the record. The exhibits were letters in favor of the proposed revisions to the manual.

Chair Hein closed the public hearing at 7:16 p.m.

Discussion followed and clarifications were made regarding the proposed revisions to the Downtown Design Manual. Ms. Fox and Mr. Bourquin fielded questions pertaining to the manual.

Discussion ensued on the current zoning designations and interior remodeling in the downtown commercial zone.

### **Decision**

Commissioner Shepherd moved to approve and forward to City Council the proposed revisions to the Downtown Design Manual, changing page 4, Section 3 (b) to: *Interior remodeling*, striking the rest of the sentence; and recommended approval of the proposed revisions to CMC Chapter 18.19 – Design Review. Commissioner Damore seconded the motion. The motion carried unanimously by roll call vote.

### **Workshop on the Capital Facilities Plan (CFP) for water/sewer in the NW 38<sup>th</sup> Avenue area and miscellaneous city wide street cleanup items.**

James Carothers summarized the following handouts distributed at the workshop.

- Proposed Alterations to Water, Sewer, and Street Projects List in the CFP.
- Proposed CFP List Additions map.
- CFP List of 2008 Projects.

Mr. Bourquin gave a brief update on the activity in the North Urban Growth Area (NUGA). Mr. Bourquin further noted that Staff is continuing to work with Fisher Investments as they prepare to submit an application for site plan approval.

Discussion ensued and clarifications were made.

Mr. Carothers fielded questions from Planning Commission.

### **Workshop on Planned Residential Developments (PRD) – Camas Municipal Code (CMC) Chapter 18.23.**

Sarah Fox gave a PowerPoint presentation that illustrated the purpose of a PRD, the required minimum elements, and the standards of approval. Ms. Fox emphasized how the approval standards for a PRD differ from subdivisions.

Discussion followed on how the PRD development should serve the public, and be more superior or innovative than a conventional subdivision.

Ms. Fox fielded questions from Planning Commission.

Discussion followed on improving the process of evaluating a PRD and better defining the standards of “the greater public good.”

Mr. Bourquin explained how the NUGA activity can be incorporated into the Planning Commission workshops to develop a clear path forward in regards to making recommendations to City Council. Mr. Bourquin noted that making the best use of the land is an important tool in planning for future use.

Ms. Fox gave a brief update to the 2008 Work Program. The next regular Planning Commission meeting is scheduled for August 18, 2008, at 7:00 p.m. The meeting will include a public hearing to review the

CFP to update citywide sewer, street, and water projects and a workshop on Commute Trip Reduction (CTR). The Workshop on the Annual Comprehensive Plan Update will probably be cancelled.

At the October 21, 2008 Planning Commission meeting, a public hearing is scheduled on the National Pollution Discharge Elimination System (NPDES) and a guest speaker is scheduled for the Workshop on Sustainable Development Codes.

The meeting concluded with a quick overview of the workshops to date. There was agreement among the Commissioners that these workshops have been worthwhile and they look forward to having future workshops.

**ADJOURNMENT:**

Chair Hein adjourned the Planning Commission meeting at 8:35 p.m.