

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
Camas, WA 98607
www.cityofcamas.us

Memorandum

To: Hearings Examiner

From: Yvette Sennewald, Senior Planner

Date: February 17, 2023

RE: Monte Verde Subdivision - Lot Coverage Plat Note Request

Dear Mr. Hearings Examiner,

This memo is in response to the applicant's request during the public hearing on February 16, 2023, to update Plat Note #3 to allow up to 50% lot coverage for single-story residences per CMC 18.09.040 Table 1 Footnote 5. Staff recommends Plat Note #3 should be revised to read: "Maximum building lot coverage can be up to 40% in the R-7.5 Single-Family Residential Zone for two-story dwelling units. Lot coverage for single-story dwelling units within this subdivision may have a maximum lot coverage of up 50% using density bonus/flexibility."

Respectfully,

A handwritten signature in black ink that reads "Yvette Sennewald". The signature is written in a cursive style with a large, looping initial "Y".

Yvette Sennewald, Senior Planner