

Carey Certo

From: Robert Maul
Sent: Wednesday, January 11, 2023 11:09 AM
To: Carey Certo
Cc: Jim Hodges; Yvette Sennewald
Subject: Fwd: LPH BPS Staff Report Comments

Begin forwarded message:

From: Jim Hodges <JHodges@cityofcamas.us>
Date: January 11, 2023 at 10:55:50 AM PST
To: Robert Maul <RMaul@cityofcamas.us>, Yvette Sennewald <YSennewald@cityofcamas.us>
Subject: FW: LPH BPS Staff Report Comments

Robert/Yvette:

Forwarding comments from my planning Consultant for LPH Reservoir/Booster Staff Report. I'm not sure if the FINAL has been issued. If it has, we will ask if the conditions can be modified as described herein. Ethan will attend the hearing in-person.

Thanks Much, Jim

James Hodges

Project Manager – Capital Improvements
 Desk: 360-817-7234
jhodges@cityofcamas.us

From: Spoo, Ethan <ethan.spoo@wsp.com>
Sent: Wednesday, January 11, 2023 9:59 AM
To: Jim Hodges <JHodges@cityofcamas.us>
Cc: Nathan Rostad <Nathan.Rostad@consoreng.com>; Rubin, Sam <sam.rubin@wsp.com>
Subject: LPH BPS Staff Report Comments

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Hi Jim,

Following are my comments on the staff report for your coordination with Robert and Yvette.

1. Planning condition #3: This condition requires a tree survey prior to land disturbing activities to document that the tree density requirements are met. Given that there are many trees on the site, I would suggest this condition be revised to: (1) allow an aerial survey method or (2) allow the survey to count 29 tree units and then stop and document that there are many more trees

beyond that. Suggested revised condition language is below for the two alternatives depending on what staff is comfortable with:

1. Prior to any land disturbing activities, the applicant must submit a tree survey documenting that there are a minimum of 29 tree units on site. Because there is a large grove of trees on the north and east side of the site, an aerial county method establishing an approximate number of trees is acceptable.
2. Prior to any land disturbing activities, the applicant must submit a tree survey documenting that there are a minimum of 29 tree units on site. Once it has been established that there are a minimum of 29 tree units on site, a full count of all onsite trees is unnecessary.
2. Planning condition #4: This condition requires “residential-like fencing” and does not specify that this be on the south side of the site versus south, west, and north. Public Works desires that there be wooden fencing only on the south side of the site. Proposed revised condition language is below.
 1. The proposed fencing on the south side of the site shall be six feet tall, sight-obscuring and made of wood. Fencing along the western and northern site boundaries is required to be chain link to preserve the views of adjacent residences.
3. Planning condition #7. This condition requires that irrigation and landscaping be installed or bonded for prior to final acceptance. We are not proposing irrigation for the landscaping since we do not want to saturate the slope. CMC 18.13.050.H says that “appropriate measures shall be taken, e.g. installation of irrigation system, to assure landscaping success.” It does not absolutely require irrigation only that the landscaping survive. Therefore, the condition should be revised as follows:
 1. Landscaping shall be installed or bonded for prior to final acceptance.

Thanks and let me know if you have questions.



Ethan Spoo, AICP

Sr. Lead Consultant, Land/Urban Planner

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