



STAFF REPORT

Camas RV Park

Major Design Review (DR21-07)

Related File: SPRV21-05

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION NW 38th Avenue, west of NW Parker Street
Parcel No. 986028-434

APPLICANT David Lugliani
Camas Resort, LLC
(360) 607-4035

APPLICABLE LAW: This land use application submitted October 5, 2021 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, and Chapter 18.19 Design Review. The recorded Amendment to Covenant Rezone Agreement (recording number 5884778) is also applicable.

Summary

The applicant is currently seeking design review approval for the construction of a Recreational Vehicle campground with 98 RV pads, 24 cabins, a recreation center, offices, pool, a restroom/laundry facility, a family park, and a dog park. The site is north of NW 38th Avenue and west of NW Parker Street, behind Camas-Washougal fire station no. 42. Access is provided from NW Parker Street.

The subject property is zoned Light Industrial (LI) including the properties immediately to the north. Property to the south is zoned Regional Commercial (RC), to the east is zoned Open Space (OS) and to the west is zoned Business Park (BP) located in Clark County with an Urban Holding-20 overlay zone.

The site has rolling topography and is heavily vegetated to include several trees. A stream runs north-south at the western end of the project site and is encompassed by wetlands at the north and south ends.

Purpose

Design Review is required per Exhibit B, footnote 6 of the Amendment to Covenant Rezone Agreement. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Commercial & Mixed Use Design Principles and Guidelines

The standard and specific commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.