

Madeline Sutherland

From: Michael Andreotti <andreottim@aks-eng.com>
Sent: Tuesday, July 9, 2024 1:44 PM
To: Madeline Sutherland
Cc: Steve C. Morasch; Vancouver Project Coordinators
Subject: RE: MAJVAR24-01 Staff Report Comments

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Thanks, Madeline. That condition looks good.

Michael Andreotti, RLA

Land Use Planner

AKS ENGINEERING & FORESTRY, LLC

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From: Madeline Sutherland <MSutherland@cityofcamas.us>
Sent: Tuesday, July 9, 2024 1:38 PM
To: Michael Andreotti <andreottim@aks-eng.com>
Cc: Steve C. Morasch <stevem@landerholm.com>; Vancouver Project Coordinators <vancouverpcs@aks-eng.com>
Subject: RE: MAJVAR24-01 Staff Report Comments

Thanks for the explanation. I was not aware that there was a discussion to change the rear loaded to front loaded. Staff is in agreement with the proposed changes as long as it only applies to garages at the front of the lots. The 25-foot rear yard setback along the alleys remains the same whether or not the garage is at the rear.

To clarify this, staff will recommend the revision below to the examiner:

*Page 5, Condition 5: The **front yard** garage setback for the single-family detached lots (lots 20-~~56 21, 30-48~~) must be a minimum of 18- feet to the face of the garage.*

Thanks,

Madeline Sutherland, AICP

Planner

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Cell 360-326-5524

www.cityofcamas.us | msutherland@cityofcamas.us

The City of Camas has gone digital! Apply for permits online through our new Civic Access Portal at www.cityofcamas.us/permits.

From: Michael Andreotti <andreottim@aks-eng.com>
Sent: Tuesday, July 9, 2024 1:06 PM
To: Madeline Sutherland <MSutherland@cityofcamas.us>
Cc: Steve C. Morasch <stevem@landerholm.com>; Vancouver Project Coordinators <vancouverpcs@aks-eng.com>
Subject: RE: MAJVAR24-01 Staff Report Comments

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Madeline –

These were initially anticipated to be rear loaded, but during the final engineering process and in discussion with potential buyers it was determined these may be better as front load lots due to the grades necessary for the townhome lots and the alley. If the condition includes all these lots, then they have the option to be either front load or rear load and the City would have the requirement to set a garage back 18-feet from the front.

Thanks,

Michael Andreotti, RLA
Land Use Planner
AKS ENGINEERING & FORESTRY, LLC
P: 360.882.0419 Ext. 316 | www.aks-eng.com | andreottim@aks-eng.com

From: Madeline Sutherland <MSutherland@cityofcamas.us>
Sent: Tuesday, July 9, 2024 8:57 AM
To: Michael Andreotti <andreottim@aks-eng.com>
Cc: Steve C. Morasch <stevem@landerholm.com>; Vancouver Project Coordinators <vancouverpcs@aks-eng.com>
Subject: RE: MAJVAR24-01 Staff Report Comments

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Micheal,

Staff did not include lots 22-29 and 49-56 because they are rear alley-loaded, therefore the garage will comply with the rear yard setback of 25 ft. The condition only relates to the front yard because the request is to change the front yard setback from 10 ft to 15 ft. I did not see a request in the narrative requesting the reduction of the rear yard setbacks. Let me know if I am not understanding the letter correctly.

Regards,

Madeline Sutherland, AICP
Planner
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Cell 360-326-5524

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From: Michael Andreotti <andreottim@aks-eng.com>

Sent: Tuesday, July 9, 2024 8:37 AM

To: Madeline Sutherland <MSutherland@cityofcamas.us>

Cc: Steve C. Morasch <stevem@landerholm.com>; Vancouver Project Coordinators <vancouverpcs@aks-eng.com>

Subject: MAJVAR24-01 Staff Report Comments

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Madeline –

We have reviewed the staff report and I have attached a letter with a couple of requested changes for clarity.

Please let me know if you have any questions or concerns with the requested changes.

Thanks,

Michael Andreotti, RLA
Land Use Planner



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