



Memorandum

Date: May 17, 2022
To: Planning Commission
From: Lauren Hollenbeck, Senior Planner
RE: Staff Report recommended revisions

For clarification, staff recommends the following proposed revisions to the staff report:

1. **Condition 29-** The applicant shall submit to the City for review and approval a revised *Mitigation Bank Use and Conceptual Mitigation Plan* that addresses the updated site development changes to include placing the critical areas in a separate tract **or protective easement** per CMC 16.51.240.A. The plan shall also address the mitigation strategy and goals for the Wetland buffer addition areas.
2. **Condition 36-** Proposed retaining walls shall not exceed a height of 6-feet, **unless otherwise approved by the director** per CMC 18.17.060.~~C.1~~ and specifications for the retaining wall shall be submitted to City for review prior to engineering plan approval. If fencing or walls are proposed for screening, specifications shall be submitted ~~to the~~ consistent with CMC 18.21.060.F.
3. **Condition 40-** The applicant shall revise the site plan and road section plans for Future Road A to provide for the following:
 - a. ~~A centerline radius of 300 feet from NW Lake Road onto future Road A with a minimum curb radii of 35 feet and ADA accessible curb ramps on both sides of future Road A. A~~ minimum curb radii of 35-feet and ADA accessible curb ramps on both sides of future Road A onto NW Lake Road.
 - b. ~~A centerline radius of 200 feet from future Road A onto future Road B with a minimum curb radii of 35 feet and ADA accessible curb ramps on both sides of the intersection onto Road B.~~ A minimum curb radii of 35-feet and ADA accessible curb ramps on both sides of future Road B.
 - c. ~~A left turn pocket from future Road A at the access to Building C, in accordance with the CDSM Table 2. Additionally, both sides of the access road to Building C is to consist of a minimum curb radii of 35 feet with ADA accessible curb ramps on both sides of the access road.~~ Both sides of the access road to Building C is to consist of a minimum curb radii of 35-feet with ADA accessible curb ramps on both sides of the access road.

- d. Per the applicant, the final engineering plans will be revised to show the currently shown Building C to be "Building B".
 - e. The curb radii on both sides of the intersection of future Road A and the existing NW Camas Meadows Drive is to be as close to a 35-foot radius as physically possible with ADA accessible curb ramps on both sides.
4. **Condition 51-** The applicant is to submit revised stormwater and grading plans that have the storm facility placed ~~in its own~~ **within an easement**, tract or open space. Additionally, a note is to be included on the engineering plans indicating that all the components of the onsite private stormwater system shall be owned and maintained by the property owners with right-of entry granted to the City for inspection purposes.
5. **Page 21, Section B-** The use of retaining walls is ~~limited~~ **proposed** at the eastern property line for the construction of Road A and the landscape buffer.