



STAFF REPORT

LDS Temple Development

Major Design Review (File no. SPRV24-1001)

TO Design Review Committee

FROM Madeline Coulter, Planner

LOCATION 1805 SE Bybee Rd
Parcel Number: 177451010

APPLICABLE LAW: This land use application was submitted on 08/14/24 and deemed complete 11/04/24. Applicable Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.19 Design Review and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval to construct a 43,000 square foot, 3 story church, a 3,300 square foot utility building, with associated parking, landscaping, and parking.

The site is located north of NW 38th Avenue, to the south and west of the proposed SE Bybee Road realignment, and east of vacant, city owned property and a stormwater facility. The site contains trees and vegetation.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use of 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 and Gateway Design Principles and Guidelines

The standard and specific commercial and gateway principles and guidelines for a commercial building 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.