

**Olson Engineering, Inc.**

# Memo

**To:** Madeline Sutherland, AICP, Planner, City of Camas Community Development

**From:** Gayle Gerke, Planner, Olson Engineering, Inc.

**Date:** June 30, 2022

**Re:** Hood Street Subdivision PA21-52

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## **Proposed Project Amenities**

This memo is provided to summarize the proposed project amenities and to amend the proposed building setback reduction request for the Hood Street Subdivision.

Camas Municipal Code (CMC) 18.09.060 indicates that the purpose of the city's density transfer provisions are to achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.

The project proposes to set aside a 0.53 acre tract (Tract "B") to protect the critical areas. CMC 18.09.060D indicates that when a land division sets aside a tract for the protection of critical areas the city may provide additional or negotiated flexibility to the lot sizes, lot widths and building setbacks. Please refer to the Preliminary Plat for more information on the proposed lot sizes, lot widths and setbacks for the project.

In addition to the proposed open space tract (Tract "B"), the Applicant proposes the following project amenities:

- A four foot wide wood chip pedestrian trail within Tract "B". The exact configuration will be determined based on grading during final engineering.
- A viewing deck located within Tract "B" with seating areas and partial covering. Educational signs about either the wetland area or the history of the area will be included.

The Applicant originally proposed reduced front and rear building setbacks for all lots in the project as allowed under CMC 18.09.060D. However, the Applicant is revising the original request as described in the next section.

### **Lots 5, 6, 8, and 9**

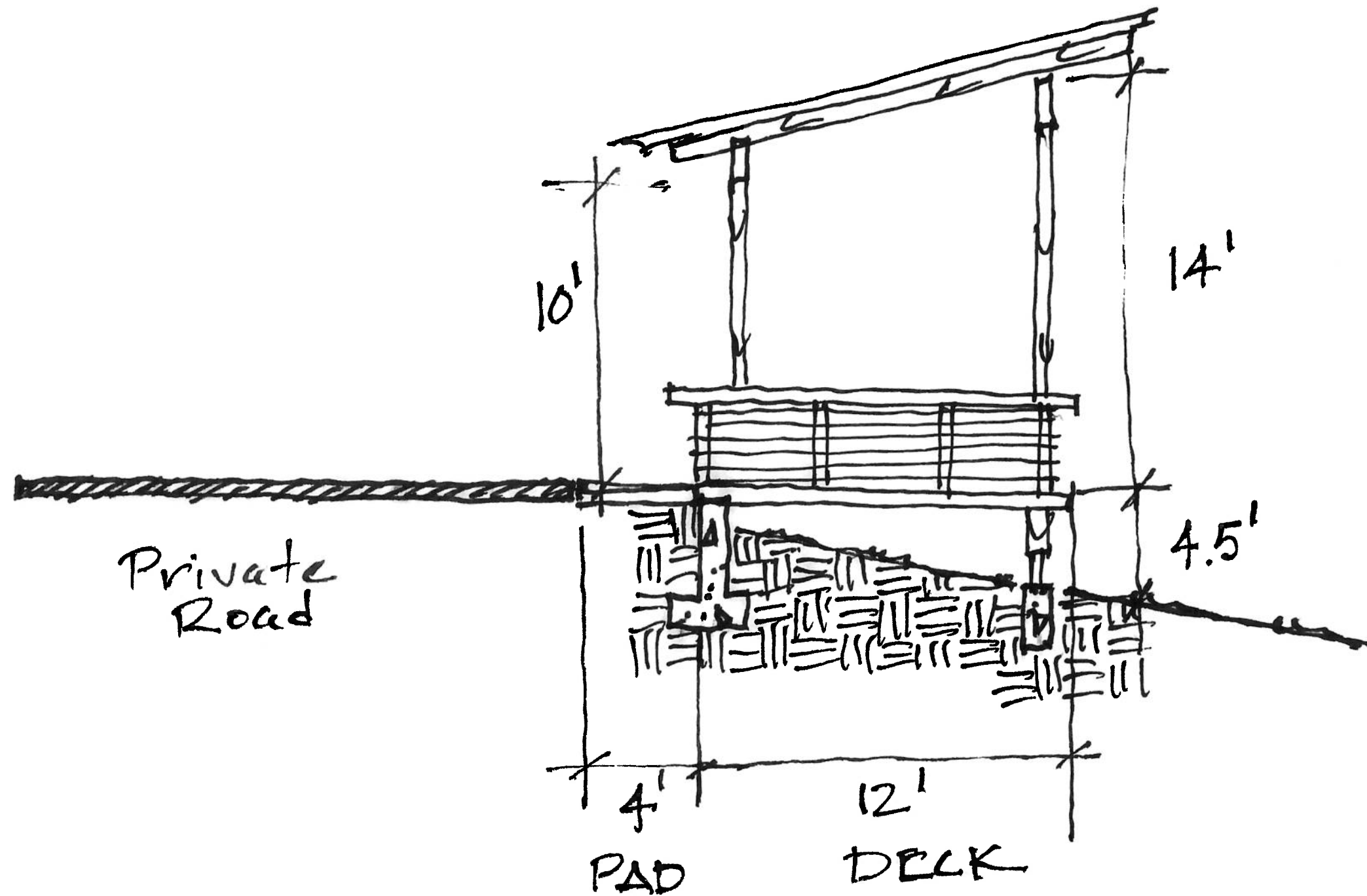
The Applicant still proposes 15 foot front yard setbacks for the following lots in the project: 5, 6, 8 and 9. No reduction in rear building setbacks is proposed for Lots 5, 6, 8 and 9. It is our understanding that Lots 5 and 6 will not be categorized as irregular lots. Therefore, Lots 5, 6, 8 and 9 will have 25 foot rear yard

setbacks as required by the base zone. It is also noted that the building setback for Lot 9 along the northerly lot line is considered a side setback which is 5 feet per the base zone. A retaining wall will be needed to be constructed along the northerly lot line of Lot 9. Due to the retaining wall, buildings will be setback a minimum of 10 feet from the northerly lot line of Lot 9 which is greater than the minimum setback required by the base zone.

**Lots 1-4, 7, 10-18**

The Applicant proposes 15 foot front yard setbacks and 15 foot rear yard setbacks for the following lots in the project: 1-4, 7, 10-18 as shown on the Preliminary Plat.

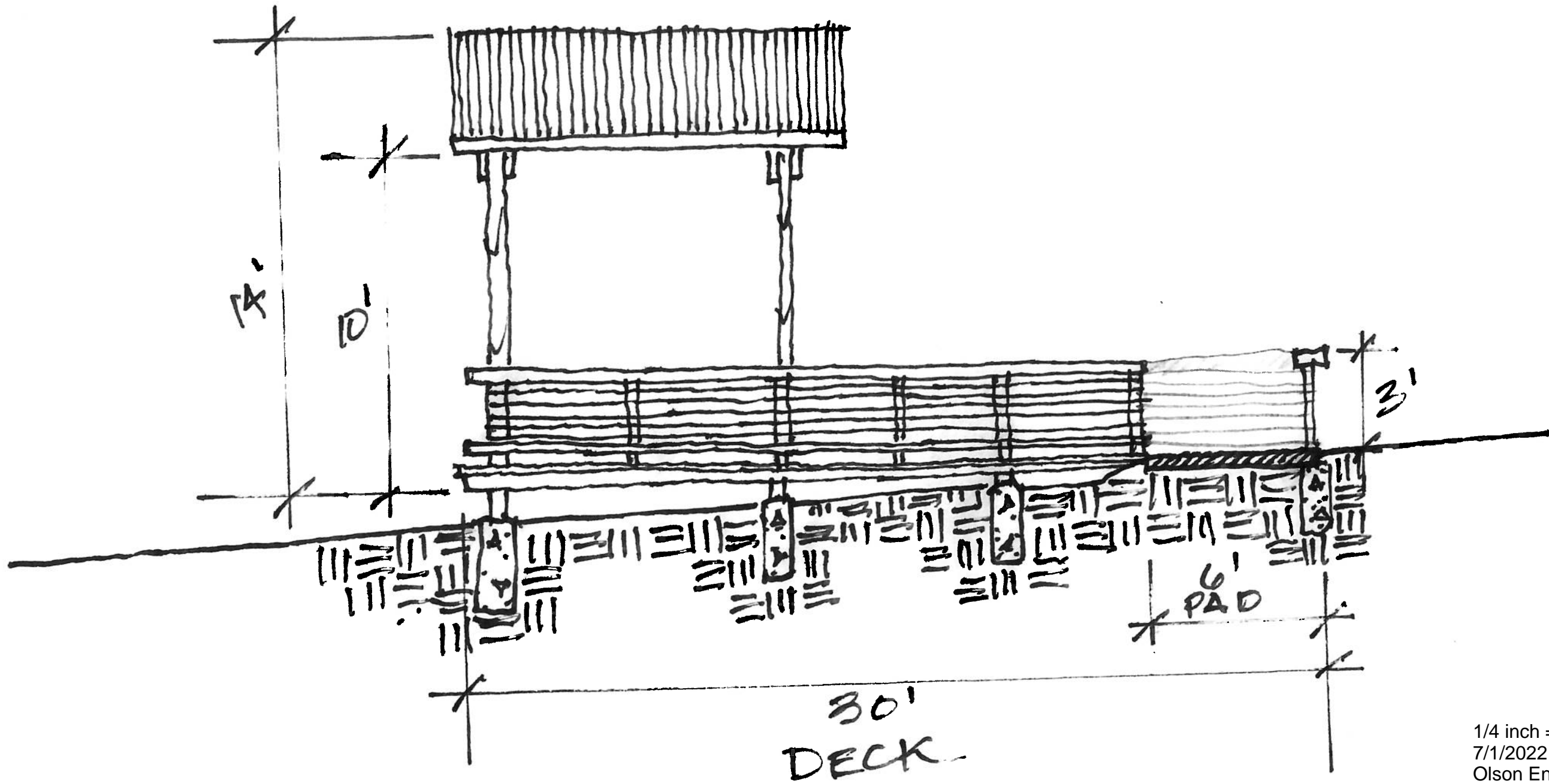
EXHIBIT "A"



1/4 inch = 1 foot-0 inches  
7/1/2022  
Olson Engineering, Inc.



# EXHIBIT "B"



1/4 inch = 1 foot-0 inches  
7/1/2022  
Olson Engineering, Inc.