

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
Camas, WA 98607
www.ci.camass.wa.us

Memorandum

To: Hearings Examiner

From: Madeline Sutherland, Planner

Date: July 7, 2022

RE: Hood Street Subdivision: Updated Negotiated Preservation and Plat Note Request

Dear Mr. Hearings Examiner,

This memo is in response to the updated negotiated preservation proposal (Exhibit 49) and the updated plat note request (Exhibit 48) from the applicant. Staff is in support of the updated negotiated preservation request to reduce the setbacks as shown on the revised plat (Exhibit 51). In return the applicant will provide a four-foot wide wood chip trail and a covered viewing deck with educational signs within the wetland buffer of Tract B. An updated mitigation plan for the trail and deck impacts should be submitted prior to final plat approval. Staff recommends a condition of approval be added.

Staff also supports the request to update plat note #3 (Exhibit 48) to allow 45% lot coverage for single-story residences per CMC 18.09.040 Table 1 Footnote 5. Staff recommends plat note #3 should be revised to read: "Maximum building lot coverage for this subdivision is 40%. A maximum building lot coverage of 45% is allowed for single-story residences."

Respectfully,

A handwritten signature in black ink, appearing to read "Madeline Sutherland", is written over a horizontal line.

Madeline Sutherland, AICP
Planner