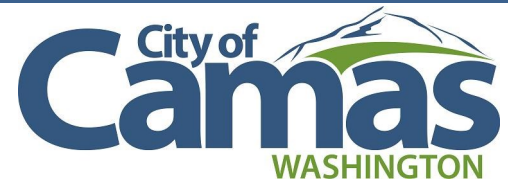


## Notice of Design Review Committee Meeting

**Tuesday, August 1, 2023**



A public meeting of the Design Review Committee will be held on Tuesday, August 1, 2023, beginning at 4:00 p.m., via Zoom. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

**The following application is included on the agenda:**

Project	Camas Meadows Hole 9 Ph 1 Mixed Use Development
File No.	DR23-03
Location	4711, 4815, 4555 & 4525 Unit A & B NW Camas Meadows Drive
Zone	MX - Mixed Use
Applicant	Stacey Shields Romano Development
Description	Mixed use development with 77 dwelling units (37 detached and 40 attached) and a commercial lot with associated roads and alleys



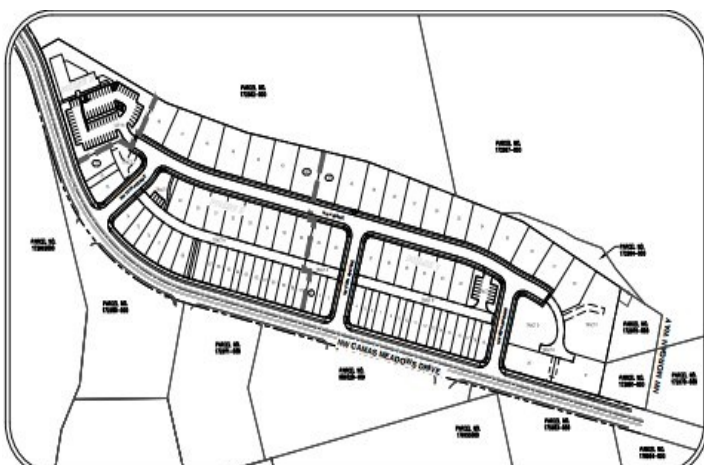
### MORE INFORMATION

The meeting agenda and supporting documents will be available for review on the city's website at the "Public Meeting" portal or follow this link: [www.cityofcamas.us/meetings](http://www.cityofcamas.us/meetings). Also, Planning Division staff can respond to questions and comments in regard to the public meeting or the projects under review. **Contact staff at (360) 817-1568** or by email at: [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).

### OPPORTUNITY FOR COMMENT

You are invited to offer comments regarding important design issues, which you believe, should be addressed in the decision for these projects. Procedures for a public meeting will be followed in accordance with RCW 42.30, which differs from a public hearing. Comments may be submitted by regular mail to the Planning Division, City of Camas, 616 Northeast Fourth Avenue, Camas, WA 98607; or by email to:

[communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).



### DESIGN REVIEW COMMITTEE ("DRC")

The DRC conducts a public meeting for the purpose of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the Design Review Manual. The DRC does not issue a decision, but issues a written recommendation, together with findings to support the recommendation.



## STAFF REPORT

### Camas Meadows Hole 9 Mixed-Use Development

#### Major Design Review (File no. DR23-03)

Consolidated File: CUP23-01, SUB23-01,  
SPRV23-02, CA23-03, SEPA23-03, ARCH23-02

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<u>TO</u>	Design Review Committee
<u>FROM</u>	Madeline Sutherland, Planner
<u>LOCATION</u>	4525 NW Camas Meadows Drive Parcel Numbers: 175980000, 172973000, 172963000, 986035734, 986035733, 172970000, & 986026906

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APPLICABLE LAW: This land use application was submitted on April 4, 2023, and resubmitted on April 24, 2023. Applicable Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 17.11 – Subdivisions, Chapter 18.43 Conditional Use Permits, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

#### **Summary**

The applicant is currently seeking design review approval to construct 77 detached and attached single-family homes with a 6,600 square foot commercial building. Other amenities include landscaping, pedestrian pathways, and parking.

The site is located along NW Camas Meadows Drive, at 4525 NW Camas Meadows Drive. To the north is Camas Meadows Golf Course, directly west is the golf course parking lot and restaurant, and to the south are Light Industrial/Business Park buildings. Further west are single-family and multifamily residences known as Village at Camas Meadows. The site contains several 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 Residential Design Principles and Guidelines**

The standard and specific commercial and residential principles and guidelines for single family residences, townhomes and 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.