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RECEIVED
APR 03 2015
BY:

VIA E-MAIL & FIRST CLASS MAIL
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April 1, 2015

Robert Maul
Sarah Fox
City of Camas
616 NE 4th Avenue
Camas WA 98607

Re: Zone Code Text Change
Our File No. 51893-71648

Dear Rob and Sarah:

Pursuant to your request, enclosed are three sample site plans for single story houses that demonstrate the rationale for our request to increase the City's lot coverage standard. Staff has expressed concern about the proliferation of very large houses, but these plans show the code also precludes modest sized single story homes. As previously discussed, because the majority of houses are two stories, the current code is written to reflect that. However, the single story house is making a comeback as the baby boomers seek one level living.

Each of the three site plans is for the Lake Hills subdivision, where Pahlisch Homes is interested in constructing a single story house but is prevented from doing so by the current lot coverage standard. Lots 37 and 39 feature modest homes just over 2000 square feet, and Lot 46 has an average size house over 3000 square feet. The plan for Lot 37 is a 2132 sf house with a garage, a modest covered front porch, and a 202 sf covered deck off the kitchen. This plan has 38% lot coverage, despite generous setbacks on all sides.

Lot 39 is unusually deep and features a large back yard. The site plan is a 2240 sf house with a garage, a modest covered front porch, and a medium size covered deck off the kitchen. This plan has 40% lot coverage.

The example for Lot 46 is a 3227 sf house with a spacious garage, a covered front porch with space for seating, a small covered porch off the master bedroom on the right side, and an average size covered deck off the kitchen. This plan has 41% lot coverage, despite exceeding setbacks on three sides.

These plans reveal the unintended constraint on single story houses posed by the current lot coverage standard, and we again ask for your support in revising the standard to accommodate these housing types.

Very truly yours,

JORDAN RAMIS PC

James D. Howsley
Admitted in Washington and Oregon
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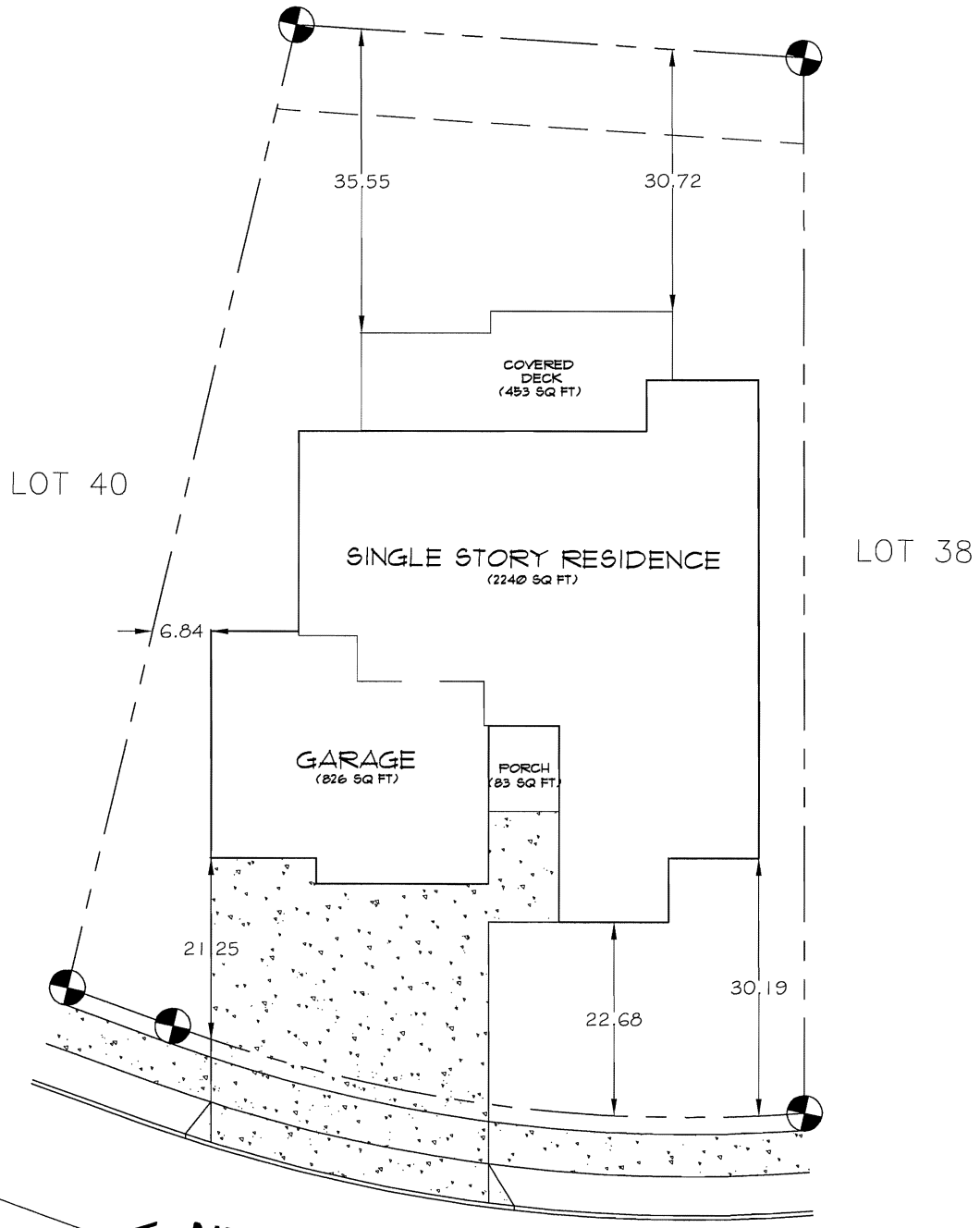
Enclosures

cc: Client



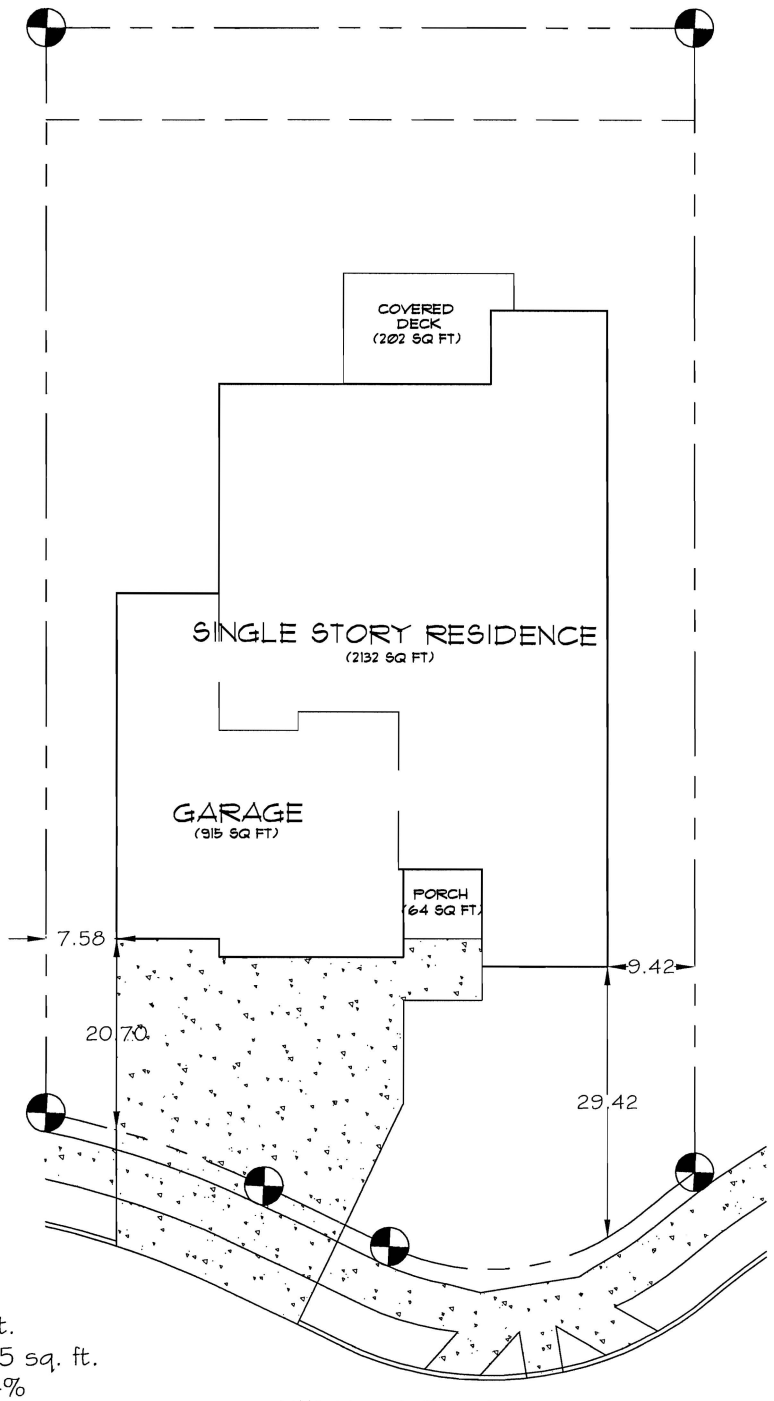
Lot Sq. Ft. = 9,017 sq. ft.
Foot Print Sq. Ft. = 3,601 sq. ft.
% Lot Coverage = 40%
Total Impervious Surface = 3,992 sq. ft.

PahlischHomes
63088 NE 18TH STREET, SUITE 100
BEND, OREGON 97701
PH: (541) 385-6762 FAX: (541) 385-6742

Lot #	Lot 39 Lake Hills (Example)
Address:	TBD NW Hood Loop
Plan Name:	Single Story
Date:	3.19.15

Scale:1"=20'

* DRIVEWAY, WALK, AND PATIO LAYOUTS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE THE EXACT DEPICTION OF THE FINAL PRODUCT
* EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION



Lot Sq. Ft. = 8931 sq. ft.
Foot Print Sq. Ft. = 3415 sq. ft.
% Lot Coverage = 38.24%
Total Impervious Surface = sq. ft.

<-NW Hood Court->

PahlischHomes
63088 NE 18TH STREET, SUITE 100
BEND, OREGON 97701
PH: (541) 385-6762 FAX: (541) 385-6742

Lot #	Lot 27 Lake Hills (Example)
Address:	TBD NW Hood Court
Plan Name:	Single Story
Date:	3.18.15

Scale:1"=20'

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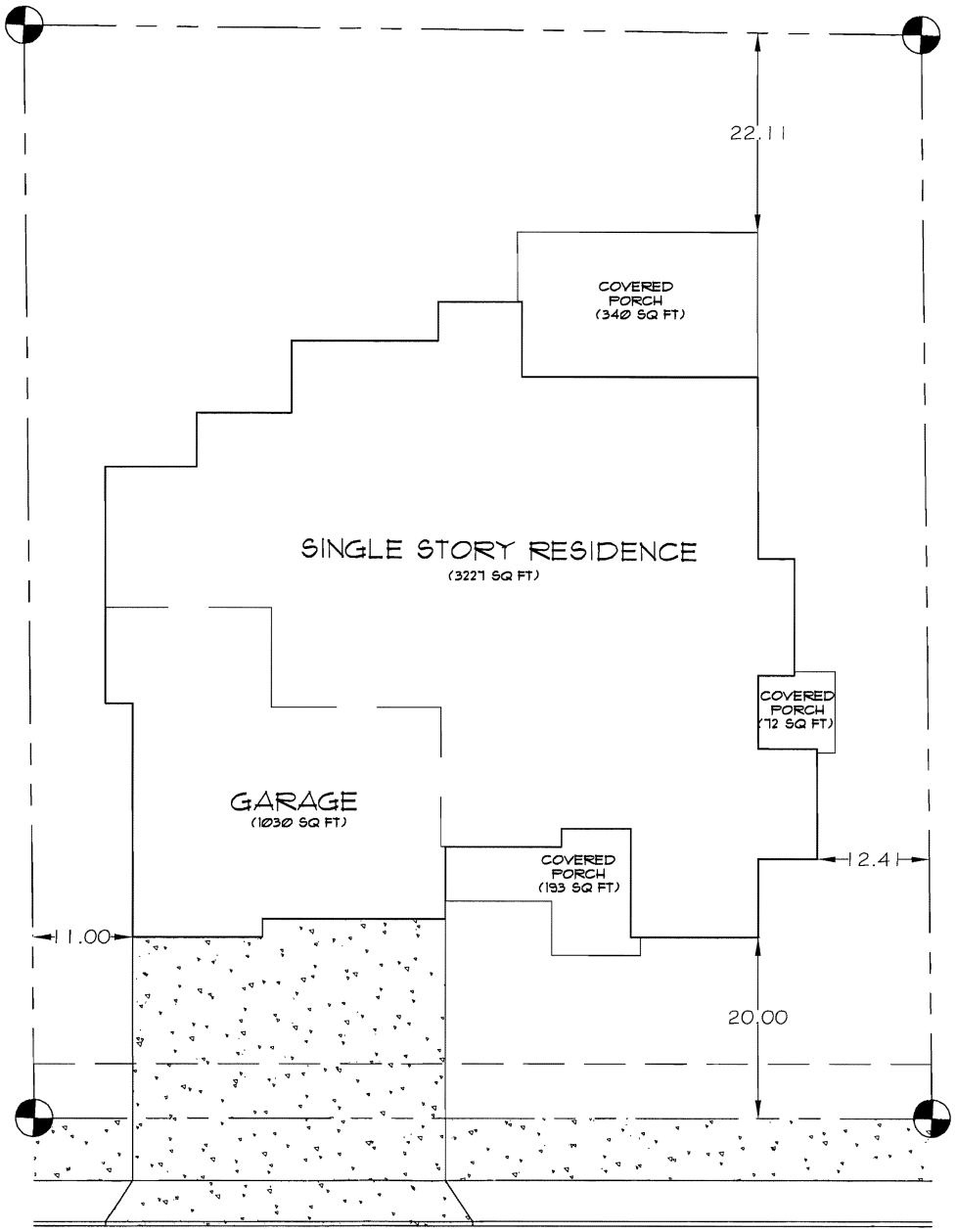
* EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION



<-NW Lake Place->

Lot Sq. Ft. = 11,923 sq. ft.
Foot Print Sq. Ft. = 4,941 sq. ft.
% Lot Coverage = 41.5%

PahlischHomes
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Lot #	Lot 46 Lake Hills (Example)
Address:	TBD NW Lake Place
Plan Name:	Single Story
Date:	3.18.15

Scale:1"=20'

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