



## DESIGN REVIEW COMMITTEE MEETING MINUTES - FINAL

Thursday, September 22, 2016, 5:00 PM

City Municipal Center, 616 NE 4th Avenue

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### I. CALL TO ORDER

The meeting was called to order at 5:02 p.m.

### II. INTRODUCTIONS

Present: Melissa Smith, Carol Page Collier, Eric Lanciault, Stephanie Ongtooguk, Jim Short and Jaima Johnson

Excused: Norman Haller

Staff Present: Jan Coppola, Sarah Fox, Lauren Hollenbeck and Robert Maul

### III. MEETING ITEMS

#### A. Design Review for NW 38th Avenue Medical and Dental Office Building (DR16-04)

Details: Proposal to construct a 2-story 16,000 square foot medical and dental office building. The Design Review Committee (DRC) provided a recommendation to the decision maker that includes consideration of the general design review standards of Camas Municipal Code (CMC) Chapter 18.19 Design Review and the Design Review Manual (DRM).

Presenter: Lauren Hollenbeck, Senior Planner

-  [Exhibit 1 - Staff Report 38th Avenue Medical and Dental Office Building](#)
- [Exhibit 2 - Design Review Checklist](#)
- [Exhibit 3 - Applicant's Narrative](#)
- [Exhibit 4 - Site Plan](#)
- [Exhibit 5 - Elevation Drawings](#)
- [Exhibit 6 - Landscape Plan](#)
- [Exhibit 7 - Materials and Colors](#)
- [Exhibit 8 - Lighting Specs](#)

Gabe Dominek, Applicant, gave an overview of the proposal and responded to inquiries from the Committee Members.

Staff and the Committee Members reviewed and thoroughly discussed the Design Review Checklist.

**It was unanimously and mutually agreed upon by the Design Review**

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**Committee Members to forward a recommendation of approval to the Director that the NW 38th Avenue Medical and Dental Office Building application (DR16-04) was generally consistent with the principles of Design Review.**

B. Design Review for Riverview Apartments (DR16-05)

Details: A 120-unit apartment for seniors, named Riverview Apartments (City file No. SPRV15-03) is proposed on a 5.03 acre site, which is located at 3009 NE 3rd Avenue, just west of North Shepherd Road. The application is for Design Review approval in accordance with the design principles and guidelines for multi-family developments of the Camas Design Review Manual (DRM) and Camas Municipal Code (CMC), Chapter 18.19 Design Review. The development received Site Plan permit approval on May 4, 2016.

Presenter: Sarah Fox, Senior Planner

 [DR16-05 Staff Report for Riverview Apartments](#)

[Exhibit 1 - Applicant Narrative](#)

[Exhibit 2 - Preliminary Site Plan](#)

[Exhibit 3 - Elevations Front and Right](#)

[Exhibit 4 - Elevations Rear and Left](#)

[Exhibit 5 - Elevation View from 3rd Ave](#)

[Exhibit 6 - Landscape Plan](#)

[Exhibit 7 - Lighting Plan](#)

[Exhibit 8 - Site Plan Review Decision](#)

[Design Review Checklist](#)

Dennis Pavlina, Applicant, gave an overview of the proposal and responded to inquiries from the Committee Members.

Staff and the Committee Members reviewed and thoroughly discussed the Design Review Checklist.

**It was unanimously and mutually agreed by the Design Review Committee Members to forward a recommendation of approval to the Director that the Riverview Apartments application (DR16-05) was generally consistent with the principles of Design Review.**

C. Design Review for the Camas 6th and Birch Downtown Mixed Use Project (DR16-06)

Details: The project is located in the Downtown Commercial area and is subject to the Downtown Design Review standards.

Presenter: Robert Maul, Planning Manager

-  [Exhibit 1 - Staff Report Mixed Use 6th and Birch](#)
- [Exhibit 2 - Downtown Design Review Checklist](#)
- [Exhibit 3 - Site Plan](#)
- [Exhibit 4a - Landscape Plan](#)
- [Exhibit 4b - Landscape Plan](#)
- [Exhibit 4c - Landscape Plans](#)
- [Exhibit 5a - 7th Ave Building Drawing](#)
- [Exhibit 5b - 7th Ave Building Drawing](#)
- [Exhibit 5c - 7th Ave Building Drawing](#)
- [Exhibit 5d - 7th Ave Building Drawing](#)
- [Exhibit 6a - 6th Ave Building Drawing](#)
- [Exhibit 6b - 6th Ave Building Drawing](#)
- [Exhibit 6c - 6th Ave Building Drawing](#)
- [Exhibit 6d - 6th Ave Building Drawing](#)
- [Exhibit 6e - 6th Ave Building Drawing](#)
- [Exhibit 6f - 6th Ave Building Drawing](#)
- [Exhibit 6g - 6th Ave Building Drawing](#)
- [Exhibit 7 - Photos and Drawings 6th and Birch](#)

Pete and Kathy Mann, Applicants, gave an overview of the proposal and responded to inquiries from the Committee Members.

Staff and the Committee Members reviewed and thoroughly discussed the Design Review Checklist.

**It was unanimously and mutually agreed by the Design Review Committee Members to forward a recommendation of approval to the Director that the Camas 6th and Birch Downtown Mixed Use application (DR16-06) was generally consistent with the principles of Design Review.**

- D. Design Review for Belz Place Pool and Amenity Building (DR16-07)  
Details: The new building and pool will be located at 2008 NW Sierra Way, Tract D of Belz Place Subdivision, Phase 1. The application is for Design Review approval in accordance with the design principles and guidelines for commercial developments of the Camas Design Review Manual (DRM) and Camas Municipal Code (CMC) Chapter 18.19 Design Review.  
Presenter: Sarah Fox, Senior Planner

-  [Staff Report for Belz Place](#)
- [Exhibit 1 - Belz Place Narrative](#)
- [Exhibit 2 - Belz Place Landscape Plan](#)
- [Exhibit 3 - Exterior Pool View](#)
- [Exhibit 4 - Belz Place Exterior Finishes](#)
- [Exhibit 5 - Exterior Street View](#)
- [Exhibit 6 - Belz Place Plat - Sheet 3](#)
- [Exhibit 7 - Final Plat Staff Report to Council](#)
- [Design Review Checklist](#)
- [Exhibit 8 - Revised Landscape Drawing dated September 16, 2016](#)

Scott Milton, Applicant, gave an overview of the proposal and responded to inquiries from the Committee Members.

Staff and the Committee Members reviewed and thoroughly discussed the Design Review Checklist.

**It was agreed by a majority of the Design Review Committee to forward a recommendation of approval to the Director that the Belz Place Pool and Amenity Building application (DR16-07) was generally consistent with the principles of Design Review with Committee Member Collier voting no.**

#### **IV. ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.