

From: Randall B. Printz <randy.printz@landerholm.com>
Sent: Friday, January 16, 2015 5:39 PM
To: Sarah Fox
Cc: Phil Bourquin
Subject: Fwd: Attached Draft Language for PRD code
Attachments: image001.jpg

Follow Up Flag: Follow up
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Here are the cements I sent to Phil on the text amendment. Let me know if you have any questions.

Sent from my iPhone

Begin forwarded message:

From: "Randall B. Printz" <randy.printz@landerholm.com>
Date: January 15, 2015 at 4:30:31 PM PST
To: Phil Bourquin <PBourquin@cityofcamas.us>
Subject: RE: Attached Draft Language for PRD code

Phil, sorry to not get back to you sooner, been in meetings all day. I am fine with the language that you are proposing. One question or clarification, the PRD code as currently written doesn't expressly provide for a use in one zone within the PRD to be placed on another portion of the PRD that may have different zoning. For example, in a normal PRD situation, where you had MF and single family zoning, or even different single family zones within the PRD, we move those collectively permitted uses all over the PRD regardless of the underlying zoning. That is one of primary mechanisms to achieve the desired design result. There is nothing in the current code that expressly allows that, but that certainly is the intent of the PRD code and certainly the practice in Camas and other jurisdictions. I don't know if we want/need to add anything to the proposed amendments that expressly provides for that, but I would not want to have the issue come up with respect to any of our zones during the PRD hearing. In any event, just food for thought.

One other small point, fire, police and library have at one time or another indicated a desire to at least explore the possibility of locating a public facility on the GM property. I know those uses are typically considered commercial uses, but it might be a good idea in section 020 to add the term public facilities to the list of secondary uses.

Thanks.

From: Phil Bourquin [<mailto:PBourquin@cityofcamas.us>]
Sent: Thursday, January 15, 2015 10:12 AM
To: Randall B. Printz
Subject: Attached Draft Language for PRD code

Randy – See attached. I will try to call to discuss shortly.

Phil Bourquin
Community Development Director
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