



CITY OF CAMAS STAFF REPORT

To: City Council
From: Robert Maul, Planning Manager
Date: December 5th, 2016
Proceeding Type: PRESENTATION
Subject: Lake Hills View Corridors

Legislative History:

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| • First Presentation: | October 17 th , 2016 |
| • Second presentation: | November 7 th , 2016 |
| • Action: | December 5 th , 2016 |
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Background:

During the review and hearing process of the Lake Hills Subdivision the City entered into a development agreement on May 24, 2012 with the developer to settle several issues about the project, including some related to wetlands and open space. Through the agreement the City gained ownership of seven (7) acres of wetland to be preserved for opens space and future recreational opportunities. While the City tact is to be largely untouched, there is a provision in subsection i that reads:

“Camas in its sole discretion will moderate tree removal and pruning on the City Parcel based upon the arborist’s assessment and direction for northerly view corridors and corridors for the 11 lots to be developed along Lake Road.”

The current home builder, Pahlisch Homes, has worked with staff and city legal counsel to draft the attached agreement to establish view corridors.

Council had a few questions at the last meeting regarding actual direction of view corridors and about protocols/best practices about pruning of trees. The applicant has provided some changes to that effect in the revised agreement.

Language has been modified to address the concerns/questions raised by Council.

Recommendation:

Staff recommends that council review the final draft of the agreement and approve.

Figure 1: City Open Space

