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 Sent: Friday, May 05, 2017 3:41 PM  
 To: Community Development Email  
 Subject: Comments re Title 17 amendments

Attached are my comments/suggestions regarding the proposed amendments to Title 17 of the Camas Code.

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 Camas Hearing Examiner

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17.07.040.I – allows city to request ROW dedication as a condition of boundary line adjustments – not sure that would pass constitutional muster. No nexus or proportionality, since no increase in the number of lots or other transportation impacts.

17.19.030.D.6.a “A ten foot landscaped tract is provided along the real property line to visually buffer the rear yards from public view and vehicular access.” – should this say “visually buffer the rear yards from public view and prevent vehicular access”?

17.19.030.D.6.a.ii. “ The lot must provide pedestrian access to the sidewalk including vehicular access to a rear-loaded garage is required.”

- pedestrian access to WHICH sidewalk? - only for lots with front yard abutting an arterial? Not clear from the language used.

- rear-loaded garage requirement only for lots with front yard abutting an arterial? Not clear from the language used.

17.19.030.D.6.b - Side and rear building? facades visible from an arterial or collector...?

- Avoid large blank walls on side and rear building facades.

17.19.030.E.1 “[i]ncluding the construction of the trail to the standard for the specified trail type.”?

17.19.040.B.6.a “Where appropriate, streets and pedestrian/bicycle paths shall be extended to the boundaries of the plat to ensure access to neighboring properties. The city's goal is to have an integrated system of local streets vehicular and pedestrian circulation whenever practical. Where platted streets touch, they shall connect and show extension to adjoining streets.”

- What is “appropriate”? – extension not precluded by existing development or critical areas?

- “Where platted streets touch, they shall connect and show extension to adjoining streets.” – touch what? The boundaries of the site?

- What about where existing pedestrian/bicycle paths touch, should extension also be required?