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VIA E-MAIL

April 17, 2015

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

Re: **Text Amendment**
Our File No. 51893-71648

Dear Sarah:

Following up on our recent meeting, thank you for sending over the staff report from File No. CMC13-01, which was the last time the lot coverage issue was reviewed by the City. Of particular interest is the staff's intention to "better match" the lot coverage standard with the setback standards.

The lot coverage is more restrictive than the setbacks, and the larger the lot, the wider the difference between the smaller footprint allowed by the lot coverage and the larger buildable area that conforms with the setbacks. As you know, when a builder contemplates placement of a house on a lot, the first step is to draw the setback lines, which delineates the buildable area within the lot. Then the footprints of various house designs are superimposed on the buildable area, to determine which houses will fit.

Figure 1 of the staff report clearly illustrates how much surplus area can result when the generic maximum size house under the lot coverage standards is superimposed on the larger lot and its buildable area. At the hearing, we will submit drawings to show specifically how the mismatch affects the three lots at Lake Hills previously presented.

And pursuant to your request, attached is a revised CMC Table 2 which shows the proposed amendments highlighted in yellow, including a new Note 6, which clarifies that outdoor living space is not included in the lot coverage calculation.

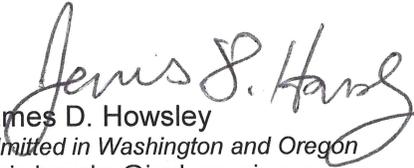
The next task is to schedule the Planning Commission hearing, which we hope can occur on May 12. Would you kindly confirm that we are on the agenda for that date, and let us know if there is any additional information that we can provide.

Sarah Fox
April 16, 2015
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Thanks again for your assistance, and we look forward working with you at the hearing to harmonize the current mismatch between these different standards.

Very truly yours,

JORDAN RAMIS PC


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Attachment

cc: Pahlisch Homes (by e-mail)