

From: Randall B. Printz [<mailto:randy.printz@landerholm.com>]
Sent: Tuesday, May 12, 2015 2:51 PM
To: Phil Bourquin; Melanie Poe
Cc: David Lugliani; Peter Capell; Robert Maul; Stacey A. Shields
Subject: RE: MXoverlay

Thanks Phil, consistent with our earlier discussions, that was the date I was anticipating. I believe you have had discussions with David that would have the ordinance adopted as currently proposed, but with some ancillary process that would allow for the most recent version of his site design to be approved in conjunction with the ordinance and those processes. I have spoken with MacKay and Sharp; and they can support the ordinance as currently proposed. I have shared the proposed ordinance with Fisher as well, but have not heard back from them on this issue. I will follow up with them. Perhaps we could meet next week to discuss. Thanks

From: Phil Bourquin [<mailto:PBourquin@cityofcamas.us>]
Sent: Tuesday, May 12, 2015 2:44 PM
To: Melanie Poe; Randall B. Printz
Cc: David Lugliani; Peter Capell; Robert Maul
Subject: RE: MXoverlay

All – Staff would like to bring the code back to the Planning Commission at the regular meeting of June 16, 2015. Randy, as you had requested the continuance; I would like to have confirmation from you that you are ready to continue. Staff intends to continue to recommend the amendments as previously presented to the Planning Commission and it is my understanding that everyone at this point concurs with that recommendation.

Phil Bourquin
Community Development Director
Ph. 360.817.1562 ext. 4254
Email: pbourquin@cityofcamas.us



Live, Work, Recreate and Educate

From: Melanie Poe [<mailto:melanie.apc@comcast.net>]
Sent: Tuesday, May 12, 2015 9:12 AM
To: Phil Bourquin
Cc: David Lugliani; Peter Capell; Robert Maul
Subject: Re: MXoverlay

Hello Phil,
Can you please let us know the schedule for the approval of the MXP Overlay zone?
Last month's meeting was cancelled, and I do not see an agenda item on tonight's agenda.
Thank you.
-Melanie

Melanie Poe, RLA
Land Use Project Manager
American Pacific Communities
melanie.apc@comcast.net
360-947-0347

On Wed, Apr 15, 2015 at 10:57 AM, David Lugliani <david.apc@me.com> wrote:
To: City of Camas Planning Commission, Pete Cappell, Phil Bourquin and Robert Maul
RE: MXPDP Overlay Zone Review

Thank you very much for taking the time to meet with us on March 27, 2015, to review the status of the proposed MXPDP Overlay Zone, and how it would apply to the proposed Kate's Crossing project, as well as other future projects.

We appreciate the time you spent, as it was especially helpful in clarifying terminology and the applicability of provisions.

As a review, we discussed the following in relation to applying the MXPDP Overlay zone to the Kate's Crossing project:

- Use Mix: As the MXPDP Overlay code states, the residential portion of the project should be limited to 50% of the net acreage. We discussed that net acreage may include the storm pond portion of the site, as this area can be developed (unlike critical areas). The percentage of the storm pond that serves commercial can be designated as commercial in terms of use mix. Also, any property that can be used by the public, such as dog park or public path, may be designated as commercial in terms of use mix.

- Density: As per the code, the project may have a maximum density of 24 units per net acre. The density calculation will use the net acreage of the entire MXPDP Overlay site.

We appreciate staff's willingness to address our questions and to clarify code intent. We now feel confident that we have a clear path forward in implementing the new MXPDP Overlay code.

Best,

David Lugliani