

**From:** [Rodney Potts](#)  
**To:** [Robert Maul](#)  
**Subject:** Re: revised site plan  
**Date:** Thursday, May 31, 2018 9:18:39 AM

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Hi Robert,

It was very informative to sit in on the design review meeting last night. There were two topics of concern not covered in the discussions (the integration of Awbrey Glen homeowner and apartment fences, and the barrier needed to prevent people from walking through the end of the wetland walking trail to SE 25th street which is the entry point for Awbrey Glen).

Can you please research and advise?

Thanks,

Rodney Potts

On Mon, May 21, 2018 at 2:00 PM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Hi Rodney.

Yes, we are confirmed for Wednesday May 30<sup>th</sup> at 5 pm. We will send out a notice shortly. We have lots of moving parts on this and we did get the SEPA notice sent out a week and a half ago. I have already heard from some of your neighbors on it, so I'm assuming everyone got a copy. Thanks for the follow up.

Regards,

Robert

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Monday, May 21, 2018 1:55 PM

**To:** Robert Maul

**Cc:** Jessica

**Subject:** Re: revised site plan

Hi,

Good to hear.

Is the design review meeting on Wednesday, 5/30 confirmed? I haven't received anything about this meeting date/time in the mail yet, and other homeowners are asking about it.

Thanks,

Rodney Potts

On Fri, May 11, 2018 at 3:12 PM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

I just spoke with Randy Printz and he seemed to think they can make something work for you so you don't have to have gaps. They can also talk about that at the meetings.

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Friday, May 11, 2018 11:36 AM

**To:** Robert Maul; Jessica

**Subject:** Re: revised site plan

Hi,

Yes, it makes sense to the Awbrey Glen homeowners that there only be one new 6ft fence, and get rid of the 4ft existing fence . However, this approach would leave a gap in side fencing for each homeowner between the current 4ft fence and where the new 6ft fence starts. We were hoping, as a good will gesture, that the developer would offer to extend the 4ft tall side fence for each homeowner when building/installing the new 6ft fence. This would ensure consistency in design and look with the integration point where the 4ft fences meets the 6ft tall fence.

Your thoughts?

Thanks,

Rodney

On Fri, May 11, 2018 at 10:53 AM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Good morning, Rodney.

He didn't specify on how far out, but I will make sure they do so. I do believe that the plan is to have the fence first, then the trees and shrubs. Would replacing the 4' fence with a new 6' fence be an option for your neighbors? I can't necessarily make them do that, but in my mind it would make sense to do so instead of creating a strange little gap.

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Friday, May 11, 2018 10:50 AM

**To:** Robert Maul; Jessica

**Subject:** Re: revised site plan

Hi Robert,

Your responses to our questions and concerns is appreciated.

Regarding the southern fence... How many feet back will it be located from the current 4ft tall fence line? Will there be anything between the two fences (shrubs, grass, etc.)? We are trying to figure out if there will be enough space for homeowners to climb over our 4ft fence to paint the back side of it.

Note: If there is no plan to replace the 4ft tall fence currently in place then there won't be a gap in side fencing.

Thanks,

Rodney

On Thu, May 10, 2018 at 3:41 PM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Hi Rodney. I will answer the best I can with what I know. I have also asked the applicant to provide additional information. See below.

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Monday, May 07, 2018 2:30 PM

**To:** Robert Maul

**Cc:** Jessica

**Subject:** Re: revised site plan

Hi,

Could you also research and advise regarding the topics below (which were discussed during yesterday's Awbrey Glen homeowner meeting)?

- What will be the type, height, and color of the new fence running along the property line of Awbrey Glen homeowners? **The fence is supposed to be a solid, vinyl fence at 6' in height.**

- Exactly how many feet back will the new fence be built from the current fence line of Awbrey Glen homes? **According to the applicant it will be just right behind the existing fence.**

- How will the developer address the gap in side fencing on the homeowner side of the new fence when it is built? Each side fence will likely need to be extended to the new fence line. **I'm not sure I follow. Isn't there an existing 4' tall fence along the entire boundary between your yards and Holland? Or is this referring to the existing side yard fenced between houses for more screening? If so, there is not a requirement for side fencing in the Camas Municipal Code. Honestly I have never heard of that before. Typically where there is a screening or buffer requirement it will be along the boundary in question, not perpendicular property lines off site.**

- What type of barrier will be in place at the end of the regional trail to keep people from walking on to SE 25th Street? **We are working with the applicant to address the**

southern end location of the trail. Because it is a regional trail it would be good to see some sort of connectivity through neighborhoods, but we also recognize the reluctance of Awbrey Glen don't want connectivity.

- What type of visual barrier will be in place to separate the parking spaces/lots located closest to several of the Awbrey Glen homes? **There is a revised landscaping plan that will have heavy landscaping planted at the south end of the parking areas in question. I will forward separately.**

- Will the design review committee be informed of our requests and concerns before the design review meeting with the developer at the end of this month? **We will certainly discuss the key issues with the committee.**

- Can we get design review committee responses to our requests and concerns before the City Council meeting takes place (so Awbrey Glen homeowners can go into this meeting understanding what changes will likely get approved/not approved)? **The design review committee does not approve any project, but rather they provide a recommendation. The recommendation will be included in the staff report that goes to City Council.**

Thanks,

Rodney Potts

On Mon, May 7, 2018 at 1:55 PM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Good afternoon, Rodney.

You are welcome. I will make sure I get more information about the fencing. I will inquire about the middle building as well.

Thank you for the follow up.

Regards,

Robert

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Thursday, May 03, 2018 2:50 PM

**To:** Robert Maul

**Cc:** Jessica

**Subject:** Re: revised site plan

Hi Robert,

The updates provided today are appreciated. Can you please have the developer provide more information about the fence to be built (include why the portion is designed to angle out between 4 homes?)

Thanks,

Rodney Potts

On Tue, May 1, 2018 at 2:31 PM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Yes, Design Review will be next after I issue a SEPA determination and notice for the project. I don't have an actual time just yet, but I anticipate it will be late May/early June. The lines and dots west of the trail are the wetlands and buffers.

**From:** Rodney Potts [mailto:[emailstorodney@gmail.com](mailto:emailstorodney@gmail.com)]

**Sent:** Tuesday, May 01, 2018 2:21 PM

**To:** Robert Maul; Jessica

**Subject:** Re: revised site plan

Hi Robert,

The update and maps are appreciated. Nice to see they made some of the changes we recommended. Is the next step the design review meeting. If so, has a target date been identified yet?

Also, can you explain what is directly west/left of the regional trail? Is it the wetland buffer zone? It's outlined by dotted lines on the right side running from the top to the bottom of the area map, and the word wet references over and over again as the left side markers.

Thanks,

Rodney Potts

[19608 SE 25th Street](#)

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(360) 624-6209

On Tue, May 1, 2018 at 11:29 AM, Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)> wrote:

Good morning, Rodney.

Here is a revised plan sheet for the landscaping plan. The site plan is really grainy, so I'm trying to see if I can get a better electronic copy of it. At any rate all buildings were moved to 35' from the property line instead of 15' and they rotated two of the three buildings in such a way to help soften the linear visual impact of the buildings. They are also proposing to add a solid fence along the property line abutting your lots. Overall it appears as though they have listened to you and your neighbors about the design concerns. I will see if I can find a better site plan version in the meantime. Please let me know if you have other questions or need any additional information.

Regards,

Robert

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