

Madeline Sutherland

From: Robert Maul
Sent: Tuesday, November 20, 2018 2:36 PM
To: Madeline Sutherland; Lauren Hollenbeck; Phil Bourquin
Subject: Fwd: Planning Commission Public Comment Changes to Code

Please provide copies for tonight's record

Begin forwarded message:

From: Jamie Howsley <jamie.howsley@jordanramis.com>
Date: November 20, 2018 at 2:32:47 PM PST
To: Robert Maul <RMaul@cityofcamas.us>
Cc: Phil Bourquin <PBourquin@cityofcamas.us>, "Paul Dennis, AICP" <pdennis@cascadeplanninggroup.com>, "david.apc@comcast.net" <david.apc@comcast.net>, "Avaly@BIAofClarkCounty.org" <Avaly@BIAofClarkCounty.org>, Jamie Howsley <jamie.howsley@jordanramis.com>
Subject: Planning Commission Public Comment Changes to Code

Dear Chair Beel and Planning Commission:

On behalf of the Building Industry Association of Clark County we would like to take this opportunity to support a change in the "negotiated preservation" preservation section of the code to include lot coverage as one of the standards that can be added. Below please find the section highlighted and edits in red. We believe that this will add greater flexibility to the project design, allow for more options for housing types while still providing the ability for the City to achieve its policy objectives of tree and open space retention through negotiated preservation.

We thank you for the opportunity to comment.

Best,

Jamie Howsley
Government Affairs Director
Building Industry Association of Clark County

18.09.060 - Density transfers.

- A. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
- B. Scope. This section shall apply to new development in all residential (R) zoning districts.
- C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2.
- D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, or depth, ~~or~~ setback standards, ~~or~~ lot coverage.

In no case shall the maximum density of the overall site be exceeded. The city may, also provide the landowner with:

1. A credit against park and open space impact fees per Chapter 3.88; or
2. Cash from the parks and open space impact fee fund or other public fund.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

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