

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.cityofcamas.us

November 7, 2022

SGA Engineering & Design
 Attn: Scott Taylor
 Sent via email staylor@sgaengineering.com

RE: Application Completeness Review for Planning Case SUB22-04: McIntosh Subdivision

Dear Scott Taylor,

The purpose of this letter is to inform you that the above application submitted on June 24, 2022, and resubmitted on September 21, 2022, and again on November 1, 2022, has been deemed technically complete in accordance with Camas Municipal Code (CMC) Section 18.55.130.

Below are other preliminary project issues noted by staff, which are to be addressed, but are not completeness review items:

1. The submitted deviation requests, outlined in the consultant's 'Road Modification Narrative', is not supported as the referenced chapter, CMC 14.02 Stormwater Control, is not applicable to the requirements in CMC 17.19.040.
2. The right-of-way limits on the future extension of NW 5th Avenue, along future Lots 1 and 2, and existing parcels No. 127443000 and 127455000, is to be widened an additional 5-feet to the south to match the existing southern ROW alignment on NW 5th Avenue, see attachment.
 - a. This will eliminate the 'spite strip' between existing parcels No. 127443000 and 127455000 and the proposed southern right-of-way on future NW 5th Avenue.
3. The proposed right-of-way width to the north is to be widened to allow for a taper that matches the existing right-of-way width to the east. Additionally, the sidewalk, planter strip, and paved surface, at the southern end of future Lots 22 and 23, are to be tapered to match the existing end of sidewalk, planter strip, and paved surface to the east on existing NW 5th Avenue, see attachment.
4. As shown on the attached as-builts for The Ridge subdivision, there is an existing sanitary sewer easement located on the east side of the proposed development's future Lot 1 and future Utility Tract 'C' that is not shown on the preliminary plans.
 - a. A sanitary access and maintenance easement is to be shown on the revised plans.
 - b. An access road to future Utility Tract 'C' is to be provided from future NW 5th Avenue to the Tract C for access and maintenance of both the sanitary sewer main and the water main.

Staff will begin reviewing the application and contact you should we have questions/comments. If you have any questions, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,

A handwritten signature in black ink that reads "Yvette Sennewald". The signature is fluid and cursive, with a large loop at the end of the last name.

Yvette Sennewald, Senior Planner