

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.ci.camass.wa.us

July 15, 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,

Thank you for your application submittal for the McIntosh Subdivision (SUB22-04). I am the case planner assigned to this project. The purpose of this letter is to inform you that the application submitted on June 24, 2022, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130 and there are items that need to be addressed in order to move forward with the review process. Once the items below are submitted, staff will review the information to verify whether the application can be deemed complete. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

Items necessary for completeness:

- 17.11.030.B.6: All existing conditions shall be delineated. Site development plans shall provide the following information:
 - e. Street lights are not shown on the preliminary plans.
 - j. Location, dimension and purpose of existing and proposed easements. Access and easement to Tract C is not shown. Provide recorded documents that identify the nature and extent of existing easements.
 - k. Location of any proposed dedications. Provide street cross-section detail for proposed right-of-way dedication.
 - l. Existing and proposed topography at two-foot intervals extending to five-feet beyond project boundaries. Proposed grading plan was not submitted.
 - n. Description, location, and size of existing and proposed utilities, storm drainage facilities, and road, to service the lots. Proposed utilities are called out but not shown on preliminary utility plan.
 - p. Show location and height of any proposed retaining walls.
- 17.11.030.B.7: For properties with slopes of ten percent or greater a preliminary grading plan is required to be submitted with the development application that shows:
 - Two-foot contours;
 - The proposed lots and existing topography;
 - The proposed lots with proposed topography; and
 - Total quantities of cut and fill.
- 17.11.030.B.8:
 - Preliminary TIR submitted states that stormwater utilities to be maintained by the HOA. This will apply only treatment and detention facilities, and to the collection and

- conveyance system on the private road only.
 - Preliminary stormwater plans were not submitted.
 - 17.01.050.B4: Preliminary and final plats shall include the following:
 - d. Total infrastructure acreage (includes proposed storm ponds)
 - f. Total acreage of critical areas
 - Per CMC 18.55.110:
 - H. A development sign is required for a Type III subdivision application.
 - I. A copy of a full title report is required.
- Comments related to Pre-Application Meeting Notes (PA21-51):
- Engineering:
 - Proposed public road does not meet Table 17.19.040-2 A (52-foot ROW width) with approval of city engineering;
 - Proposed private road does not meet minimum Table 17.19.040-1.D (48-foot Tract);
 - Proposed Lot 19 should take access from private street and not at the turnaround in front of the proposed gate;
 - Proposed utilities are called out, but not shown on the preliminary utility plan;
 - Easements for existing utilities, crossing the proposed development are not shown; and
 - Overhead power is shown. Overhead power to be placed underground.
 - Preliminary Plat:
 - #3: Per CMC 18.09.080.B., the lots along the western, southern, and eastern boundaries of the proposed project are adjacent to R-15 zoned properties and must be the maximum lot size allowed (14,000 square-feet) for the proposed development. As proposed, Lots 3-7 and 24-26 do not comply with this requirement.
 - #8: Each dwelling unit within a new development shall be landscaped with at least one tree per CMC 17.19.030.F. As proposed, there is no tree designated for Lot 24.
 - #13: The location and height of any retaining walls shall be shown on the grading plan. Retaining wall height requirements are included in CMC 18.17.060.
 - Archaeological Review:
 - The site is in an area of high probability for the presence of archaeological objects, as such an archaeological predetermination will be required per CMC Section 16.31.070.B. Please submit proof of mailing or emailing the tribes per CMC 16.31.160.

If you have any questions related to this project, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,



Yvette Sennewald
Senior Planner