

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

October 6, 2022

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

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

Dear Scott Taylor,

Thank you for your recent resubmittal. Upon review of the additional information, there are items that are still needed 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.

Items necessary for completeness:

- Planning:
 - Upon further review, it appears we do not have an application/fee for the variances associated with this project. Please submit the Major Variance Fee in the amount of \$1,295.00. The Variances required for this project include:
 - A. A Minor Variance for 3 lots to allow a 95' lot width where the minimum lot width in the R-10 Zone requires 100-feet. (Which lots does this apply to?) None. The revised plat does not need a lot depth variance.
 - B. A Major Variance to allow a lot coverage of 50% where the maximum lot coverage in the R-10 Zone is 35%. (Which lots does this apply to?) All of the lots.
 - Although the development sign has been installed, a photo of the sign has not been submitted for our files. Photo of sign was uploaded to the dropbox for this project.
- Engineering:
 - Preliminary grading plan, sheet 5.0, and the retaining wall for the storm facility on Tract A:
 - The wall is not to exceed 8-feet without stepping the wall back 2-feet for that portion over 6-feet; or split the difference in height based on the 100-foot-high water elevation. The wall height will be reduced to 6 feet tall or stepped with the final grading and stormwater design. This can be conditioned.
 - Please provide cross sections and profiles for both retaining walls. This level of engineering detail will be provided with construction plans.
 - The preliminary grading plans need to be revised to match the preliminary plat, as the proposed private road is labeled 'NW Fremont St.' and the public road is labeled as a 'private loop'. The grading plans have been updated to reflect the correct street names.
 - Preliminary Plat:
 - NW Garden Ct. is approximately 420-feet in length. Per CMC 17.19.040.B.10.b.iii a ped/bicycle connection is required to the nearest public road, e.g. NW Halifax St. A deviation request has been submitted for relief from this requirement. All of the justification and approval criteria has been satisfied.
 - Per the Pre-App Notes:
 - Per CMC 17.19.040.B.6: The proposed public road extension from the east is to be the same or greater width of the existing road:
 - The existing road to the east consists of 60-foot ROW, 36-feet of paved

surfacing, 5-foot sidewalks and planter strips on both sides, which meets public road standard B. The project is requesting a deviation to engineering standards for the reduced width right-of-way on-site and a taper to the existing road widths to the east.

- The revised preliminary plat shows a proposed public road meeting public road standard A, which consists of a 52-foot ROW and 28-feet of paved surfacing. A deviation from public road standard B, has not been requested. The project is requesting a deviation to engineering standards for public road B.
- If a deviation is requested and supported, the plan should provide a taper that matches the existing curb, pavement surface, sidewalks, and planter strips to the east. The project will provide a taper to the existing road widths to the east.

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