



April 22, 2025

Madeline Coulter
City of Camas Community Development
616 NE 4th Avenue
Camas, WA 98607

RE: Camas Woods Subdivision Staff Report Response

Dear Madeline:

Below is a list of comments and requested revisions regarding the condition for the Staff Report for Camas Wood Subdivision (SUB24-1002) (Staff Report), dated April 18, 2025. The modifications to the conditions are identified followed by a reasoning for the request.

CONDITIONS

Condition 20 – Page 40

*The applicant, **owner, or HOA** will be responsible for maintenance of all on-site private improvements, including but not limited to the private water and fire line system, the private sanitary sewer system, the on-site stormwater facilities, the parking areas, onsite lighting, landscaping and irrigation, and any retaining walls.*

Request: Revise the condition as edited above for clarity that when the Applicant no longer owns the project, the current owner of the HOA will be responsible for maintenance of private improvements.

Condition 23 – Page 40

*~~The permitting requirements from state agencies shall be complied with.~~ **The applicant shall work with state agencies to address comments provided through SEPA review and obtain any required permits as necessary.***

Request: Replace the condition as shown above. The proposed condition is clear on the flexibility to work with the state agencies to address comments and identifies that only necessary permits will be required.

Condition 35 – Page 41

*Prior to engineering plan approval of Camas Woods Phase 4 or Camas Woods Phase 5, whichever comes first, the applicant shall submit **a revised water utility plan** that ~~relocates~~ the new section of 8-inch water main shown in the new proposed SE 8th Street ~~such that it is not located below the existing gas main~~ **in a location in SE 8th Street acceptable to the City of Camas.***

Request: Revise the condition as edited above to allow for more review of the final location of the water line. The exact depth of the existing gas line is not known at this time but is potentially too shallow to allow the water main to go over the gas main and still be below the frost depth.

Condition 39.b – Page 42

If the irrigation meter is applicant requests a smaller irrigation meter than what is shown on the approved plans, the applicant may be required to pay a restocking fee.

Request: Please clarify this condition. If it is intended to state that if the applicant requests a smaller irrigation meter than is shown on the plans, the applicant may be required to pay a restocking fee; there is no issue with the condition.

Condition 48.a – Page 43

*Right-of-way dedication on the east side of NE Everett Drive is to be **provide** a minimum of ~~10~~ **27** feet of half-width right-of-way.*

Request: Revise the condition as edited above, to require a right-of-way dedication matching the required street section. The existing full-width right-of-way for NE Everett Drive is 40 feet, with an existing half-width right-of-way of 20 feet along the site frontage. NE Everett Drive is identified as a North Shore Local Street, which requires a full-width right-of-way of 54 feet with half-width right-of-way of 27 feet along the site frontage. Therefore, this project should only be required to dedicate 7 feet of right-of-way to get to the necessary 27-foot half-width right-of-way along the site frontage. The modification above allows for dedication of additional right-of-way if there is an area where more than 7 feet is required to be dedicated.

Condition 50 – Page 43

*Prior to engineering plan approval, the applicant shall revise the engineering site plans to include the 6-foot detached sidewalk and 7-foot planter strip along the east and north side of Tract J, **or provide a road deviation request and receive approval to attach the sidewalk along Tract J.***

Request: Revise the condition as edited above, to allow for a road deviation request as the sidewalk in this location is proposed as attached sidewalk to allow for the protection of existing trees to the greatest extent practicable. Detaching the sidewalk in this location would require removal of additional existing trees. Submitting a road deviation request during final engineering review will give Staff the opportunity to formally review the request.

Condition 56 – Page 44

*Prior to engineering plan approval **of any phase of Camas Woods constituting an accumulative total of 39 or more site generated AM Peak Hour Trips**, the applicant shall be required to address all comments from Washington State Department of Transportation (WSDOT) and the City of Camas (COC) after said reviews of the ICE Report.*

Request: Revise the condition as edited above. This revision aligns this condition with the Traffic Impact Study and Conditions 28 and 89 for the intersection improvements to be constructed with the phase that generations the 39th AM Peak Hour Trip.

Condition 69 – Page 45

~~Prior to final plat approval, the applicant shall add a note to the final plat stating:~~

~~a. Irrigation meters for the benefit of landscaping are required in all the Open Space Tracts and are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).~~



Request: Remove this condition. This condition is essentially a repeat of Condition 71 and Condition 71 is a clearer plat note, as the irrigation meters will be approved through final engineering review and installed with site construction.

Condition 73 – Page 45 & 46

~~Prior to final plat approval, the plat is to include the following notes:~~

~~b. The stormwater treatment and detention facilities located in the multi-family and mixed-use Lots 207 and 208 are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).~~

~~c. The stormwater treatment and detention facilities located in Tract W are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).~~

Request: Remove this condition. This condition is essentially a repeat of Condition 74 and Condition 74 is more detailed and adds in the required plat note for Lots 180 through 195.

Condition 90 – Page 48

~~Prior to final acceptance the applicant should collaborate with WSDOT to identify and implement capacity mitigation at the NE 242nd Avenue & NE 28th Street intersection if required in conjunction with site development.~~

Request: Please provide additional clarity on which phase of final acceptance this condition will be tied to.

Condition 91 – Page 48

~~Prior to final acceptance of any Phase of Camas Woods, the applicant shall pay a proportionate share based on the cost of construction of a traffic signal at the intersection of NW Lake Road and NW Sierra Street. This share would be used to pay for a portion of the intersection improvements at this location.~~

Request: Remove this condition. This condition is essentially a repeat of condition 92 and Condition 92 provides specific detail as to the amount of the fee. Additionally, what the proportionate share fees is used to pay for is not a condition to the project, whereas the actual fee to be paid is.

Condition 93 – Page 48

~~Prior to final acceptance of any Phase of Camas Woods, the applicant shall pay the proportionate share amount of \$4,800.00 to the City of Vancouver for mitigation of site trip impacts to the SE 192nd Avenue & NE 12th Street intersection per City of Vancouver requirements. The applicant is to provide Camas staff with documentation of payment of said proportionate share amount.~~

Request: Revise the condition as noted above to provide additional clarity for the required trip payment.

Proposed Plat Notes – Note 2 – Page 49

~~Irrigation meters for the benefit of landscaping are required in all the Open Space Tracts and are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).~~

Request: Revise the condition as noted above to match Condition 71.



Proposed Plat Notes – Note 3 – Page 49

*The 10-foot stormwater easement located along the rear of Lots 180 through 195 is to be owned and maintained by the individual property owners of Lots 180 through 195 **or the HOA.***

Request: Revise the condition as noted above to match Plat Note 9 as the applicant is requesting the removal of Plat Note 9.

Proposed Plat Notes – Note 4 – Page 49

~~*The stormwater treatment and detention facilities located in the multi-family and mixed-use Lots 207 and 208 are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).*~~

Request: Remove this condition. This condition is essentially a repeat of Proposed Plat Note 6, and Plat Note 6 is more detailed.

Proposed Plat Notes – Note 5 – Page 49

~~*The stormwater treatment and detention facilities located in Tract 'W' are to be owned and maintained by the property owner and/or Homeowners' Association (HOA).*~~

Request: Remove this condition. This condition is essentially a repeat of Proposed Plat Note 7, and Plat Note 7 is more detailed.

Proposed Plat Notes – Note 9 – Page 49

~~*Lot 180—Lot 195: The private rear yard stormwater drainage systems are to be placed in private stormwater easements and are owned and maintained by the HOA or the applicable Lot owners upon which the private stormwater systems easements are located.*~~

Request: Remove this condition. This condition is essentially a repeat of Proposed Plat Note 3, and Plat Note 3 is a note, whereas Plat Note 9 is a condition requiring the action of placing the drainage systems in an easement.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



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