April 22, 2025

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

**RE: Camas Wood Subdivision Public Comment Response (SUB24-1002)**

Dear Madeline:

This letter is in response to the public comments received to this point. This response will only address public comments related to land use items governed by the City of Camas Municipal Code (CMC). Comments provided by state agencies have been addressed separately or through conditions in the Staff Report. In reviewing these letters, it appears that the following topics are of concern; site lighting, wetlands, trees, stormwater, and impacts on existing infrastructure.

The proposed development is located within the North Shore Subarea in the City of Camas and is zoned for urban development. The development is an urban subdivision with a mix of low- to medium-density single-family lots, medium-density multifamily, and one mixed-use building. The development meets the standards and requirements of the North Shore Subarea Design Manual and the CMC and is proposed at a density meeting the applicable requirements. The Applicant understands the concerns noted; however, as stated above, the site is within the North Shore Subarea in the City of Camas and the development will meet the applicable requirements, including zoning, critical areas, stormwater, etc.

**Lighting** – This project is subject to and complies with the CMC. Lighting will be further reviewed during the final engineering review phase to ensure that the lighting meets the requirements of the CMC.

**Wetlands –** There is an existing wetland in the northeast corner of the site. The applicant will protect this wetland and its buffer. Buffer averaging will occur as allowed by code to provide for the construction of stormwater management facilities. Additional plantings of native plant material will also occur within the buffer as part of the Oregon white oak mitigation plan.

**Trees** – The application is protecting trees in the northeast corner and central portion of the site. The CMC requires that the project provide 30 tree units per net acre for the project, with 50 percent of the of the tree units met through tree retention. The application has met this requirement and has protected the areas with the largest groves of trees, while meeting other requirements for density, lot sizes, transportation and utility infrastructure, and circulation. The project will also install 259 new trees through the site that will help replace tree canopy that will be removed.

**Stormwater** – Stormwater runoff facilities have been designed to meet the requirements of the CMC and the Washington Department of Ecology Stormwater Management Manual for Western Washington. With the development, runoff within the site will be collected, treated, and discharged towards the existing wetland in the northeast corner of the site or an existing roadside ditch in NE Everett Drive. It is not anticipated that the development will have any adverse effects on neighboring properties due to stormwater runoff.

**Impacts on existing infrastructure** – The Applicant has submitted all applicable reports and studies require by the CMC, including a Traffic Impact Study, Critical Areas Report, Buffer Modification and Oak Mitigation Plan, Tree Report, Geotechnical Report, and Archaeological Pre-determination. These reports and studies show that the project meets all applicable code requirements and identifies mitigation measures that will be required for the project. The project is also required to pay Traffic and School Impact Fees to mitigate the development's impacts on these public services.

Sincerely,

***AKS ENGINEERING & FORESTRY, LLC***

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