

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

December 11, 2024

AKS Engineering & Forestry, LLC
 Attn: Michael Andreotti
 9600 NE 126th Ave Suite 2520
 Vancouver, WA 98682
 Sent via email andreottim@aks-eng.com

RE: Camas Woods Development (SUB24-1002) Application Completeness Review

Dear Michael Andreotti,

Thank you for your application submittal for the Camas Woods Development. There are items that need to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on 11/14/2024 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

- Signage per CMC 18.55.110.H

CMC 17.11.030.B.6.d:

- A secondary access via SE 8th Street may be required.
- Drive aisles widths on the multi-family lots/phases are to be increased to 26-feet-wide to allow for garbage and recycling providers access to the trash enclosures.
- Drive aisles widths on the multi-family lots/phases are to be increased to 26-feet-wide to allow for stabilizers to be extended on fire apparatuses.
- Dead-end turnarounds are required on private streets that exceed 150-feet in length as measure from the centerline of the adjacent intersection. This applies to Tracts E and H.
- The 'bump-outs' shown on N 49th Avenue and N Rekdahl Street, which reduce the street width in these locations to 20-feet of paved width at intersections, requires a deviation request to the city engineer. Currently this the deviation is not supported.
- All off street parking spaces are to be located behind sidewalks and out of the right-of-way.

CMC 17.11.030.B.6.e - Street lights are not shown on the preliminary plans

CMC 17.11.030.B.6.n:

- Proposed utilities are shown; however, the sizes of water, sewer, and storm are not called out on all the preliminary utility plan sheets.

CMC 17.11.030.B.8:

- The Preliminary TIR (PTIR) was prepared in accordance with Ecology's 2019 SWMMWW. Stormwater is not vested. The PTIR is to be revised and resubmitted in accordance with Ecology's 2024 SWMMWW.
- The Preliminary TIR for Ostenson Canyon was submitted with the Camas Woods application.

CMC 17.11.030.B.14 – Engineer's estimate was not submitted.

Items not required for technical complete application, however, will need to be addressed:

- Additional comments will be provided by Staff, City of Vancouver, WSDOT, and Clark County after review of the Transportation Impact Study.

If you have any questions, please contact me at msutherland@cityofcamas.us

Respectfully,

A handwritten signature in black ink, appearing to read "Madeline Sutherland", written over a horizontal line.

Madeline Sutherland, AICP
Planner