



December 20, 2024

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

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

Dear Madeline:

This letter is written as a response to the Completeness Review Letter issued December 11, 2024. Each item from the completeness letter will be listed below in italics, with a response following the item.

- *Signage per CMC 18.55.110.H*

Response: The development sign was posted along the site frontage on NE Everett Drive on December 6, 2024. An image of the posed sign is included with the letter.

CMC 17.11.030.B.6.d:

- *A secondary access via SE 8th Street may be required.*

Response: The Applicant requests that this be a review comment and/or potential condition of approval. A secondary access via SE 8th Street can be provided during final engineering if it is deemed necessary based on the timing of the phased construction.

- *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.*

Response: The Applicant requests that this be a review comment and/or potential condition of approval. The Applicant also requests the opportunity to discuss this with solid waste provider to come up with a solution that would not require all drive aisles to be 26-feet wide.

- *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.*

Response: The Applicant requests that this be a review comment and/or potential condition of approval. The Applicant would also like to verify that the 26-foot-wide aisle is only needed adjacent to the buildings and not every drive aisle is required to be 26 feet.

- *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.*

Response: As noted in the narrative, the Fire Marshal has agreed to allow no turnarounds at the ends of these tracts with additional mitigation required. The additional mitigation has been provided on the plans or can be conditioned for the final plat as necessary. The email correspondence is included with this letter.

- *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.*

Response: The Applicant requests that this be a review comment and/or potential condition of approval. The Applicant has no issue removing the 'bump-outs' but would like to remove them with final engineering or during plan updates if larger design modifications become required during the preliminary review.

- *All off street parking spaces are to be located behind sidewalks and out of the right-of-way.*

Response: All off-street parking spaces are located behind sidewalks and out of the right-of-way. The proposed right-of-way is at the back of the sidewalk adjacent to all of the off-street parking spaces and the spaces are located in a tract that will be owned and maintained by the HOA after platting.

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

Response: Streetlights have been added to all the proposed plan sheets that did not have them. They will continue to be shown on all plan sheets moving forward as well.

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.*

Response: Notes have been added to the utility plan sheets discussing the assumed sizes of the proposed utilities. Final sizes for the utilities will be determined during final engineering design.

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.*

Response: The Applicant requests that this be a review comment and/or potential condition of approval. The differences between the requirements of the 2019 SWMMWW and the 2024 SWMMWW as it relates to this project will be able to be accounted for during final engineering as generally designed for the preliminary review.

- *The Preliminary TIR for Ostenson Canyon was submitted with the Camas Woods application.*

Response: Looking at the documents in the online portal, it appears the correct TIR was uploaded for Camas Woods. Ostenson Canyon is not an AKS project, so we would not have that TIR. If there is any issues following the new upload, please let us know.

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

Response: As noted in the correspondence between AKS and City staff regarding the completeness items, Staff has agreed to allow submittal of the Engineer's estimate with the civil construction permit application. The correspondence is included with this letter.

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

Response: The applicant understands that additional comments will be provided for the Transportation Impact Study and will work with Staff when those comments are ready.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti, RLA, Land Use Planner
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
360-882-0419 | andreottim@aks-eng.com

Attachments:

1. Development Sign Posting Photo
2. Turnaround Correspondence
3. Completeness Correspondence



PROPOSED DEVELOPMENT

Camas Woods


36.37 Acres
208 Lot Subdivision

FOR MORE INFORMATION: Madeline Coulter, City of Camas
(360) 817-1568

PUBLIC HEARING REQUIRED:

PERMITS: Type III Subdivision, SEPA, Critical Areas

APPLICANT: Camas Woods, LLC
CONTACT NO: (360) 936-8114



NO

10' MINN
14" POLY

5' MINN 8"
H.P. Steel
CALL MINN 5-40 516

Dec 6, 2024 8:32:17 AM

From: [Curleigh \(Jim\) Carothers](#)
To: andreottim@aks-eng.com
Cc: [Anita Ashton](#); [Randy Miller](#); [Robert Maul](#); [Madeline Sutherland](#)
Subject: RE: Camas Woods - Turnarounds on 150"+ Streets (Road A, Tracts P and S)
Date: Thursday, February 1, 2024 2:12:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[8397_20240112_Camas_Woods_Updated_Plans.pdf](#)

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Michael,

Based on conversation in the Tuesday virtual meeting regarding your request to eliminate turnarounds for Road A, Tract P and Tract S, please find attached the response from the Fire Marshal's Office.

Thank you.

James E Carothers, PE
Engineering Manager/City Engineer
Desk 360-817-7230
www.cityofcamas.us | jcarothers@cityofcamas.us

From: Randy Miller <RMiller@cityofcamas.us>
Sent: Tuesday, January 30, 2024 5:44 PM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Cc: Anita Ashton <AAshton@cityofcamas.us>
Subject: Camas Woods

Curleigh, this is in response to our discussion about the Camas Woods project and their request for a compromise on turnarounds. When the distances, as in this case, are minimally longer than 150 feet the FMO has offered mitigation options that include additions to the life safety fire sprinkler systems already being installed. These additions include adding fire sprinkler coverage in areas not normally required in 13D.... All bathrooms, All closets, All garages and any other space not normally required by 13D, (excluding attics and crawl spaces unless gas fired appliance coverage dictates otherwise). These mitigation options help reduce the occurrence of significant fires requiring fire ground operations and the use of significant amounts of equipment and personnel.

There is not an easy way to track the above potential mitigation options into the future therefore approved plat notes will be required.

This compromise also seeks more spacious width access drives to provide effective police, fire, medical services to the homes at the end of these access drives.

Regards

RM

**Randy Miller, ICC Certified, EMTP (Ret.)**

Deputy Fire Marshal, Camas- Washougal Fire Department

Desk 360-817-7077 / Office 360-834-6191

Cell 360-518-2780

rmiller@cityofcamas.us / FMO@cityofcamas.us

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LOW DENSITY RESIDENTIAL SITE
STATISTICS

GROSS AREA (GIS):	457,831 SF (10.51 AC)
OPEN SPACE:	147,750 SF (3.39 AC)
NET AREA:	310,081 SF (7.12 AC)

DENSITIES PER NORTH SHORE ZONING:	
MAXIMUM DENSITY (5.8 X 7.12):	41 UNITS
MINIMUM DENSITY (4 X 7.12):	28 UNITS
PROPOSED UNITS:	39 UNITS

HIGH DENSITY RESIDENTIAL SITE
STATISTICS

GROSS AREA (GIS):	911,455 SF (20.92 AC)
OPEN SPACE:	90,351 SF (2.07 AC)
NET AREA:	821,104 SF (18.85 AC)

DENSITY PER NORTH SHORE ZONING:	
MAXIMUM DENSITY (18 X 18.85):	339 UNITS
MINIMUM DENSITY (10 X 18.85):	189 UNITS
PROPOSED UNITS:	217 UNITS

MIXED USE SITE STATISTICS

GROSS AREA (GIS):	114,106 SF (2.62 AC)
OPEN SPACE:	119 SF SF
NET AREA:	113,987 SF (2.62 AC)

DENSITY PER NORTH SHORE ZONING:	
MAXIMUM DENSITY (24 X 2.62):	63 UNITS
MINIMUM DENSITY (10 X 2.62):	26 UNITS
PROPOSED UNITS:	40 UNITS

TOTAL DENSITY

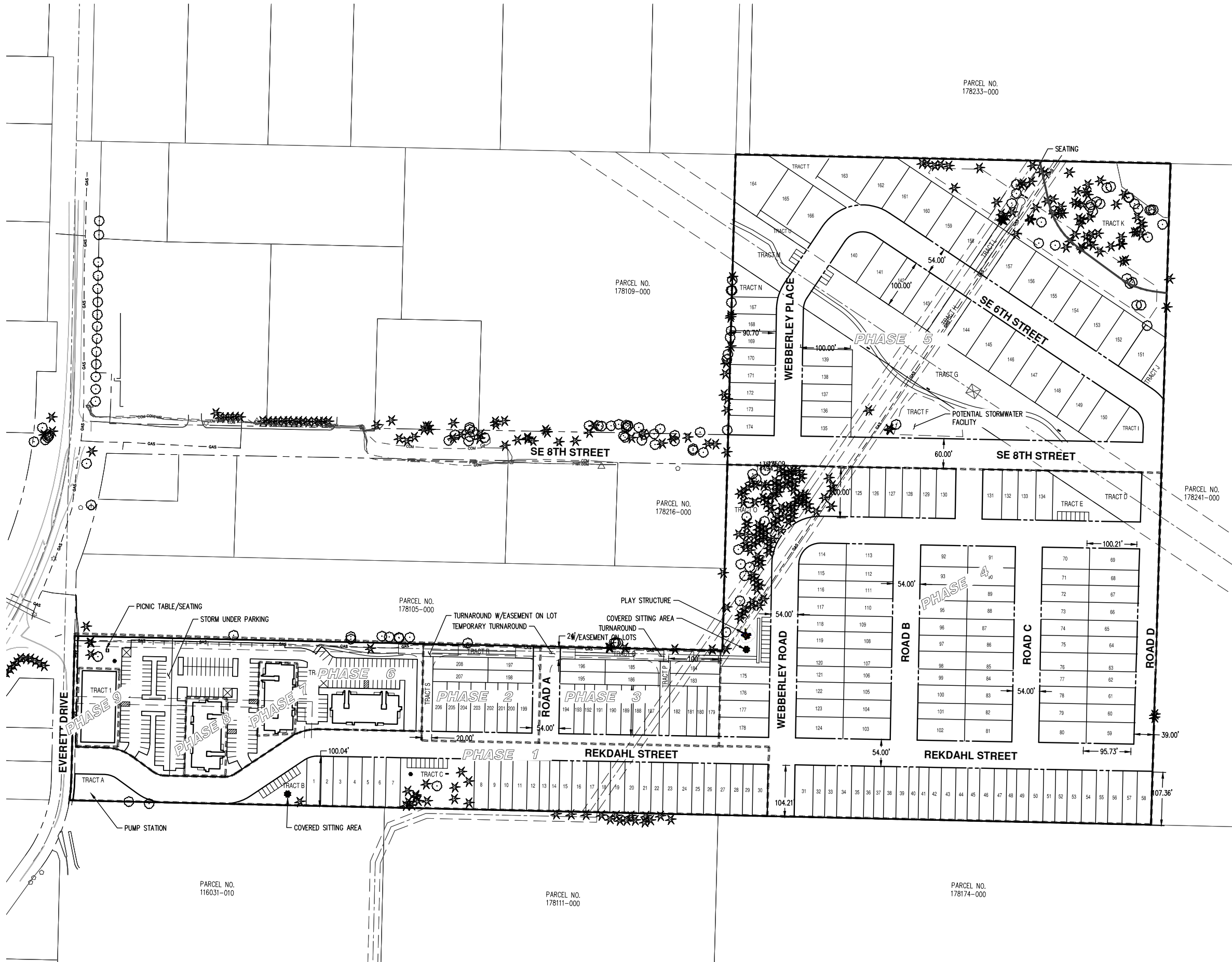
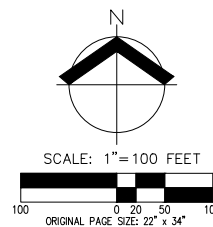
MAXIMUM DENSITY:	443 UNITS
MINIMUM DENSITY:	243 UNITS
PROPOSED UNITS:	296 UNITS

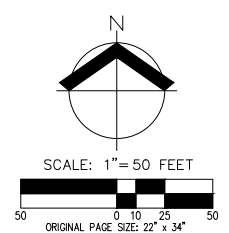
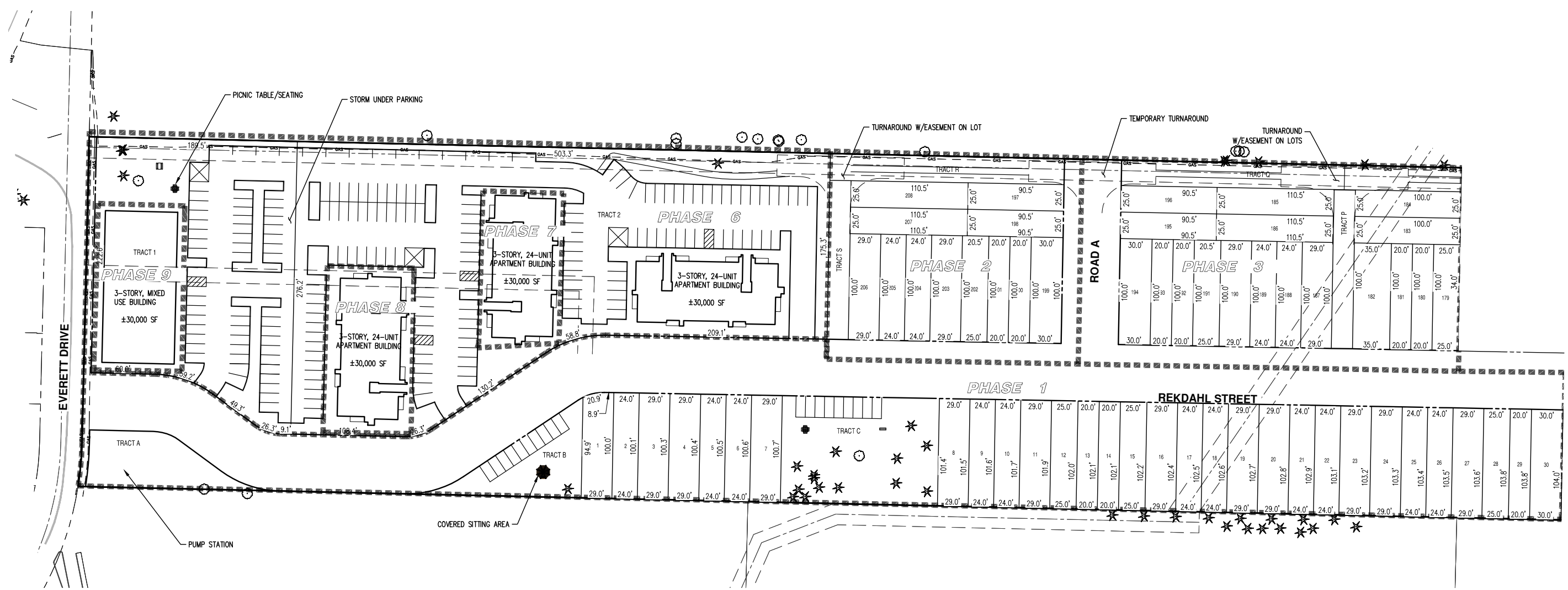
PROPOSED PHASING PLAN

- PHASE 1: 30 TOWN HOMES, SEWER PUMP STATION, STORMWATER
PHASE 2: 12 TOWN HOMES
PHASE 3: 18 TOWN HOMES
PHASE 4: 28 TOWN HOMES, 80 DETACHED SFR
PHASE 5: 40 DETACHED SFR, STORMWATER
PHASE 6: 24 APARTMENT UNITS, PARKING LOT
PHASE 7: 24 APARTMENT UNITS
PHASE 8: 24 APARTMENT UNITS
PHASE 9: 16 APARTMENT UNITS, +/- 10,000 SF COMMERCIAL

NOTES

1. DENSITY CALCULATIONS AREA APPROXIMATE.
2. LAYOUT ASSUMES FLEXIBILITY IN ZONING STANDARDS THROUGH OUT THE SITE.

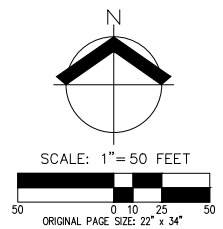




LAYOUT 11
CAMAS WOODS
HSR CAPITAL
CITY OF CAMAS, WASHINGTON

JOB NUMBER:	8397
DATE:	1/12/2024
DESIGNED BY:	BDH/MA
DRAWN BY:	BDH/MA
CHECKED BY:	BDH

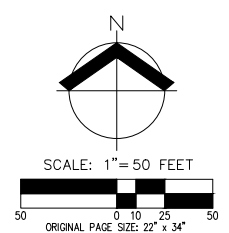
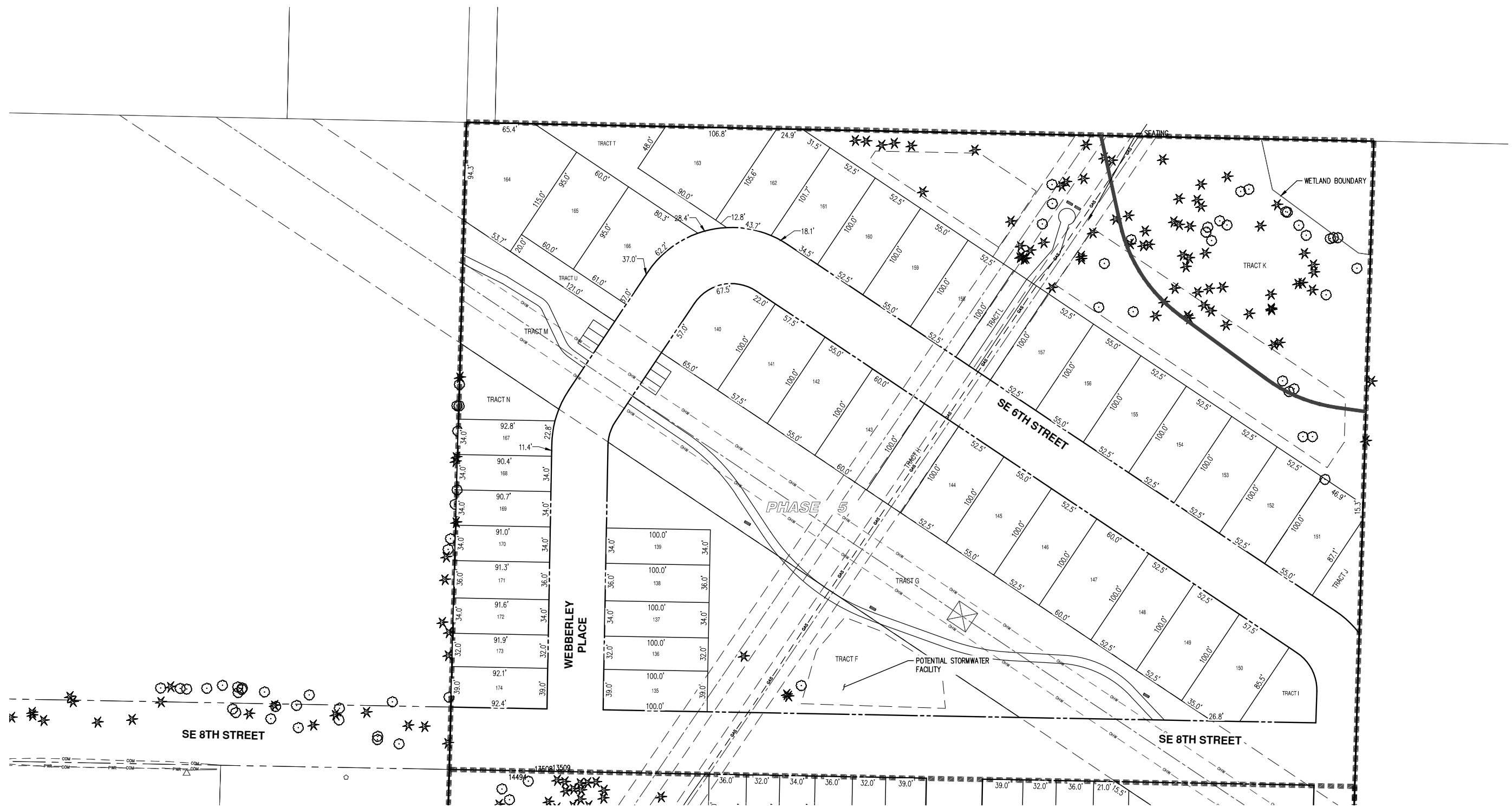
L-11.1



LAYOUT 11
CAMAS WOODS
HSR CAPITAL
CITY OF CAMAS, WASHINGTON

JOB NUMBER:	8397
DATE:	1/12/2024
DESIGNED BY:	BDH/MA
DRAWN BY:	BDH/MA
CHECKED BY:	BDH

L-11.3



From: [Anita Ashton](#)
To: [Michael Andreotti](#); [Madeline Sutherland](#)
Cc: [Bryce Hanson](#); [Cortney Taylor](#)
Subject: RE: Camas Woods (SUB24-1002) Technically Incomplete Questions
Date: Wednesday, December 18, 2024 2:09:39 PM

One additional comment added below.

Anita Ashton

Engineering Project Manager
 Community Development Dept.
 Office Hours: 8:00-5:00, Closed 12:00-1:00
 Desk 360-817-7231
www.cityofcamas.us | aashton@cityofcamas.us

The City of Camas has gone digital! Apply for permits online through our new Civic Access Portal at www.cityofcamas.us/permits.

From: Anita Ashton
Sent: Wednesday, December 18, 2024 2:07 PM
To: Michael Andreotti <andreottim@aks-eng.com>; Madeline Sutherland <MSutherland@cityofcamas.us>
Cc: Bryce Hanson <BryceH@aks-eng.com>; Cortney Taylor <taylorc@aks-eng.com>
Subject: RE: Camas Woods (SUB24-1002) Technically Incomplete Questions

Michael,
 See my responses below in red.

Anita Ashton

Engineering Project Manager
 Community Development Dept.
 Office Hours: 8:00-5:00, Closed 12:00-1:00
 Desk 360-817-7231
www.cityofcamas.us | aashton@cityofcamas.us

The City of Camas has gone digital! Apply for permits online through our new Civic Access Portal at www.cityofcamas.us/permits.

From: Michael Andreotti <andreottim@aks-eng.com>
Sent: Wednesday, December 18, 2024 1:20 PM
To: Madeline Sutherland <MSutherland@cityofcamas.us>; Anita Ashton <AAshnton@cityofcamas.us>
Cc: Bryce Hanson <BryceH@aks-eng.com>; Cortney Taylor <taylorc@aks-eng.com>
Subject: RE: Camas Woods (SUB24-1002) Technically Incomplete Questions

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Madeline –

I just wanted to follow up on this and see if you have had a change to meet internally or an anticipated timeline.

I am out the 24th through the 1st, so I was hoping to be able to provide any necessary information prior to going on vacation.

Thanks,

Michael Andreotti, RLA

Land Use Planner

AKS ENGINEERING & FORESTRY, LLC

P: 360.882.0419 Ext. 316 | www.aks-eng.com | andreottim@aks-eng.com

From: Madeline Sutherland <MSutherland@cityofcamas.us>

Sent: Monday, December 16, 2024 9:17 AM

To: Michael Andreotti <andreottim@aks-eng.com>; Anita Ashton <AAshton@cityofcamas.us>

Cc: Bryce Hanson <BryceH@aks-eng.com>; Cortney Taylor <taylorc@aks-eng.com>

Subject: RE: Camas Woods (SUB24-1002) Technically Incomplete Questions

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Michael,

Comments received. Staff will respond after discussing these items internally.

Madeline Coulter, AICP

Planner

Desk 360-817-7237

Cell 360-326-5524

www.cityofcamas.us | msutherland@cityofcamas.us

The City of Camas has gone digital! Apply for permits online through our new Civic Access Portal at www.cityofcamas.us/permits.

From: Michael Andreotti <andreottim@aks-eng.com>

Sent: Friday, December 13, 2024 12:42 PM

To: Madeline Sutherland <MSutherland@cityofcamas.us>; Anita Ashton <AAshton@cityofcamas.us>

Cc: Bryce Hanson <BryceH@aks-eng.com>; Cortney Taylor <taylorc@aks-eng.com>

Subject: Camas Woods (SUB24-1002) Technically Incomplete Questions

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Madeline and Anita –

We have reviewed the technically incomplete letter and had a few questions regarding some of the item.

The first question is that many of the items necessary for completeness appear to be more review comments than completeness items. Bryce had a call with Curleigh yesterday for a different project, but this came up as part of the discussion and Curleigh mentioned that these may have been provided as informational comments and not actually completeness items. While we do appreciate the notice, when things are provided as completeness items, we are required to address all of them. In the case of review items that the City would like to see addressed, we are more than willing to have an early issues type meeting with Staff to discuss any updates that would be helpful to completing a project review. Additionally, if they are not actual completeness items, they could be located under the Items not required for technically complete, as the Transportation Impact Study was for this letter.

Specific questions we have related to the completeness letter are below:

1. Under CMC 17.11.030.B.6.d, which of these items will actually be required for completeness? These items generally appear to be items that can be updated during and early issues period or are addressed in the application material to be reviewed.
 - Four of the six bullet items can be changed to review comments. The other two bullet items are address below in item #2.
2. Is the 26-foot drive aisle for access to trash enclosure a requirement of Waste Connections? As far as I know, this is not a requirement in Camas Code, and this is not a requirement for trash collection in other jurisdictions in Clark County that are served by Waste Connections. If this is coming from Waste Connections, can we please be provided with a contact person to discuss their concerns to see if we can provide a solution that does not require 26-foot drive aisles for access to the trash enclosures. However, as noted above, this appears to be more of a design review item and not a technically compliant item; so we would prefer to address this later in the review period than at this point in time.
 - This can be changed to a review comment. Camas' garbage providers require 26-foot-wide drive aisles. Camas FMO requires 26-foot-wide drive aisles for deployment of

stabilizer bars.

3. For CMC 17.11.030.B.6.e, we have streetlights shown on the lighting plan and utility plan, are there other sheets these need to be shown on for completeness?
 - This can be changed to a review comment. However, the streetlights are to be shown on all sheets.
4. For CMC 17.11.030.B.6.n, many of the proposed utility sizes have not been determined yet and will be determined during final engineering design. We understand we are required to provide sizes for the utilities; therefore, we propose to provide sizes via general notes, with final sizes to be determined during final engineering design. Labeling all pipes in plan view at this stage would provide minimal value to supporting the feasibility of the design. Will the City support this approach?
 - This is still a TC comment, the preliminary utility sizes are to be noted on all the utility plan sheets, either via labeling the pipe sizes in plan view or in applicable notes on all sheets. The staff report is based on what is shown on the preliminary plans.
5. For CMC 17.11.030.B.8, when we completed the preliminary TIR, the 2019 SWMMWW was still in place, however, due to transportation concerns that came up during the preliminary design process that required coordination with the City and WSDOT, the submittal of the application extended to when the 2019 SWMMWW was not in place. The changes between the 2019 and 2024 manuals will not affect the feasibility of the stormwater design for this project. It would be desirable that this revision not be required for TC compliance, but rather can be accommodated during early issue revisions. Would the City support this?
 - This can be changed to a review comment. However, TIR to be revised per 2024 SWMMWW.
6. For CMC 17.11.030.B.14, we do understand that the fee estimate is required and will provide an estimate that is based on the current level of design with contingencies that would be apparent for hard costs at this point in the project. Will the City support this with the understanding that a cost estimate is also required prior to final engineering review and one will be further refined at that point in time. Any cost estimate provided at this stage will be drastically different than the one provided for final engineering submittal and therefore provide little value at this stage in our opinion.
 - Per CMC it's a TC item, but staff is in support of submittal with civil construction permit application.

Please let me know if you would like to have a call to discuss of these.

Thanks,

Michael Andreotti, RLA
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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