

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.cityofcamas.us

August 13, 2025

Lisa Harker, PLS Engineering
pm@plsengineering.com

Nick Edwards
nicke@buildplh.com

RE: SUB25-1006: Proposed 34-lot subdivision - "The Landing at Green Mountain 2"

Dear Applicant,

Thank you for your submittal for the proposed 34-lot subdivision (The Landing at Green Mountain 2). I am the case planner assigned to this project. The purpose of this letter is to inform you that the application submitted on July 14, 2025, has been deemed incomplete and there are items that need to be addressed before we 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. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

The items necessary for completeness are as follows:

PLANNING

- Table of contents notes Preliminary Plans as item #16, but the item has not been uploaded. Please ensure that the plans include a Preliminary Landscape Plan and a detailed Tree Survey.
- Please submit photo of Development Sign once installed on project site.

Engineering

CMC 17.11.030.B.6.n: Description, location and size of existing and proposed utilities, storm drainage facilities and roads to serve the lots.

- The preliminary utility plans did not include sizes of the existing or proposed utility mains or proposed stormwater system.

CMC 17.11.030.B.8: Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The PTIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW).

- The proposed project is located in the City of Camas and is subject to the city's wetland requirements, not Clark County's wetland requirements, as noted and discussed throughout pages 8 through 16, Section H – Wetland Protection.

- The PTIR is to be revised and resubmitted in accordance with Ecology's 2024 SWMMWW for Wetland Protection and City of Camas Critical Areas Municipal Code.
- Section I – Other Permits references that are not applicable to a Subdivision Land-Use Application, such as preliminary site plan and final site plan approval and building permit approval.
 - Required: Final Decision issued by Hearing Examiner, civil engineering plan approval, and NPDES Permit.
- Section J – Conveyance Systems Analysis and Design states that conveyance design will be provided with the Final TIR.
 - Preliminary stormwater plans are to be submitted with the application.

Non-technically complete comments:

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

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