



Memorandum

Date: June 9, 2026
 To: Hearings Examiner
 From: Lauren Hollenbeck, Senior Planner
 RE: Staff Report clarifications

Text in **red** are the proposed changes.

Scribner's Errors:

References to NE Everett Street (SR 500) and SE Everett Street (SR 500) throughout the Staff Report should actually read 'SE Everett Road (SR 500)'.

Proposed Revision to Staff Report language page 17, paragraphs 3 and 4:

There are approved plans for a future sanitary sewer force main, Camas Woods Offsite Sewer Improvements, that will be installed within the existing private road to Lot 12. A 30-foot-wide access and utility easement over and under the existing road to future Lot 12 is to be granted to the City for **access, maintenance, replacement, repair or extension over and under the sanitary sewer force main that is extended northwest from SE Everett Road (SR500), via the existing road through Phase I and Phase II to future Lot 12.**

Staff recommends a condition of approval that prior to final plat approval a note is to be added to the final plat stating a minimum 30-foot-wide public utility access easement is to be recorded over and under the sanitary sewer force main that extends northwest from NE Everett Street (SR 500), via the existing private road located in Phase 1 and Phase II to Lot 12. The existing private road will be owned and maintained by the owner of Lot 12.

Proposed Plat Note:

- A 30-foot-wide public utility and access easement is granted to the City for access, maintenance, replacement, repair, or extension over and under the sanitary sewer force main that is extended NE Everett Street (SR 500), via the existing road through Phase 1 and Phase II to Lot 12. The existing private road will be owned and maintained by the owner of Lot 12.**

Until such time as future development improvements are proposed in Phase II, Lot 12 will continue to take access to SE Everett Road (SR 500) via the existing private road. **Additionally, the existing private road**

Proposed Revision to Staff Report language page 21, 2nd to last paragraph:

The maximum allowed density is 5.8 dwelling units per net acre for the LD-NS zone. Based on the proposed net acreage of ~~3.37~~ 3.73 acres per the preliminary plat (Exhibit 15), a maximum of ~~19~~ 21 du/net acre is ~~required~~ allowed and therefore is in compliance with this requirement.

Proposed revision to Staff Report condition of approval number 33, page 27:

33. ~~Future North Shore Blvd.; the~~ The applicant shall work with Camas staff to dedicate the North Shore Blvd. right-of-way once the final horizontal alignment is determined.

Proposed revision to Plat Note 18, page 33:

18. A 30-foot-wide public utility and access easement is granted to the City for access, maintenance, replacement, repair, or extension over and under the sanitary sewer force main that is extended NE Everett Street (SR 500), via the existing road through Phase 1 and Phase II to Lot 12. ~~The existing private road will be owned and maintained by the owner of Lot 12.~~