

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

March 9, 2021

Carl Lawson  
CJ Dens Lacamas II LLC  
PO Box 2239  
Kalama, WA 98625  
Sent via email [carl@lawsoninvestments.com](mailto:carl@lawsoninvestments.com)

RE: CJ Dens subdivision review comments (SUB20-02)

Dear Mr. Lawson,

The below comments are based on the City's review of the application materials submitted November 25, 2020, and revised application materials submitted January 8, 2021 for the CJ Dens subdivision:

Trees:

1. Hazard trees were identified as noted on page 11 of the applicant's staff report yet not identified on the tree survey. The tree survey must include a hazardous tree evaluation per CMC 18.13.045.B.2.e. Numerical value based on the following: 1) failure potential, 2) size of part most likely to fail, 3) distance to target (i.e. residence).
2. Several trees were identified for removal within open space and buffer tracts. Why do the trees within those tracts that are not proposed for development need to be removed (i.e. Tract A)? What is the quality of habitat for the trees proposed for removal in those areas?
3. Show building envelopes in relation to the trees. Is there a potential for tree to be preserved within the rear yard setbacks in lots (for instance, lots 92-101)?
4. How many "dead" trees are proposed for removal?

Critical Areas:

5. A preliminary mitigation plan is required per CMC 16.53.050.E.1, including the applicable contents listed in 2 (a) and (b) (i-xi).
6. The tree survey denotes tree removal within the wetland buffer. Per CMC 16.51.125, a 2 to 1 replacement ratio for tree removal in wetland buffers is required including a replanting plan for the replacement trees. The mitigation for tree removal in the wetland buffer is not counted towards the tree unit count required in CMC 18.13.051.A.
7. See enclosed Geotechnical review comments from 3<sup>rd</sup> party reviewer, Earth Engineers, dated March 9, 2021.

Trail:

8. T-3 Regional Trail requires a 12-ft wide paved trail per the City's Parks Recreation and Open Space (PROS) plan. However, staff finds a 6-ft. wide paved trail, consistent with the local trail requirements in the PROS plan, is acceptable to help reduce tree removal and grading impacts. Keep in mind the Parks Department will have the final input on trail requirements.

Negotiated Flexibility:

9. Lots 31 thru 33 shall require larger front yard setback due to driveway access.
10. Staff finds the proposed negotiated flexibility acceptable with the following conditions:
  - a. Provide a robust replanting plan in Tract A (this includes a mitigation ratio of 2:1 for the trees

- removed for the trail),
- b. Provide an active tot lot amenity to be centrally located within the plat and
- c. Garages shall be setback a minimum 5-feet from the front wall of the house per code. The garage setback from the right-of-way will be a minimum of 20-feet.

Landscaping:

- 11. Final landscape plan shall show the driveway approaches to ensure street tree compliance.
- 12. 10-ft. L2 landscape buffer should surround stormwater facility at the property lines and include a paved access driveway.

Engineering:

- 13. A pedestrian connection is required from Tract L to N 50th Avenue consistent with CMC 17.19.040.B.10.b.ii.
- 14. Provide grading profiles and cross sections for retaining walls.
- 15. Dead-end turnarounds required on private roads located in Tract K (Lots 85-89), Tract L (Lots 98-103), and Tract M (Lots 109-112). For Tract M, the applicant is encouraged to work with staff on other mitigation measures.
- 16. Dead-end turnaround required at the end of N 50<sup>th</sup> Avenue at Lot 152.
- 17. Private access roads, to three or four dwelling units, with a minimum of 12-foot paved and 20-foot clear may require additional mitigation due to potential difficulties for fire and EMS vehicles.
- 18. The curb radii at the intersection of all private and public roads, to be 25-foot on both sides of the road.
- 19. A dedicated location for address monuments at the intersection of public and private roads is to be shown on the plans.
- 20. All road sections shall be per the City's Design Standards Manual, use the signed and approved Street details, including for the applicable private road section.
- 21. All mechanical stormwater treatment vaults to be located in their own tract, which will be owned and maintained by homeowners/Homeowners Association.
- 22. Address site distances at for trail crossing and driveways proposed for lots 31 thru 33 on N Elk Drive.

Stormwater:

- 23. Treatment for phosphorous is required prior to discharge into Lacamas Lake but is not addressed in preliminary TIR. Required to be addressed in final TIR.
- 24. Use of mechanical treatment catch basins, located within the City's ROW, is not approved. All treatment vaults are to be located on private tracts.
- 25. Collection of rear yard stormwater runoff and discharged/dispersed onto adjacent property is not approved. Per CMC 14.02.010.B.2 and CMC 17.19.040.C.3 and C.3.e stormwater is not to impact the neighboring properties. Specifically, the stormwater discharge from Lots 92-103 as stated on the preliminary stormwater plan.
- 26. Justification of the existing culvert crossings, that discharge to Lacamas Lake, located on NE Leadbetter to handle the existing runoff verses the increased runoff from CJ Dens.

Please note, additional comments may be provided during further review of your application.

Respectfully,



Lauren Hollenbeck  
Senior Planner