

July 29, 2025

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

RE: Camas Woods II Subdivision Staff Report Response

Dear Madeline:

Below is a list of comments and requested revisions regarding the findings and conditions for the Staff Report for Camas Wood II Subdivision (SUB25-1003) (Staff Report), dated July 25, 2025. The modifications to the findings and conditions are identified followed by a reasoning for the request.

FINDINGS

Page 10 – Proposed Plat Notes (First Bullet)

- ~~Lots 1 – 8 and Lots 13 – 78: A minimum 15-foot-wide~~ **If shared stormwater conveyance systems cross lots lines, a stormwater easement will be required and will be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).** ~~over the r~~ **Roof drain dry well systems and drainage swales located at rear of the lots are to be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).** Construction of permanent structures with the stormwater easements are not permitted. Permanent structures include but are not limited to retaining walls, patios, play structures, trees, shrubs, etc.

Request: Revise the finding as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales; therefore, they will be removed from the design and the design will be modified accordingly. If the final stormwater design does still require an easement, the final width of any necessary easement can be determined during final engineering. The proposed rear yard drywells are not shared and serve only the lot that they are on, therefore, they do not require an easement and will be owned and maintained by the individual property owners.

Page 10 – Proposed Plat Notes (Second Bullet)

- ~~Lot 9: A minimum 10-foot-wide~~ **If shared stormwater conveyance systems cross lots lines, a stormwater easement will be required and will** ~~over the drainage swale located along the southern property line is~~ **to be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).**

Request: Revise the finding as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales, which connect to the drainage swale on Lot 9; therefore, the swale will be removed from the design and the design will be modified accordingly. If the final stormwater design does still require an easement, the final width of any necessary easement can be determined during final engineering.

Page 16 – First Bullet

*Remove the existing gravel road at the end of SE 8th Street and the three gravel driveways on the south side of SE 8th Street, **within the existing right-of-way**.*

Request: Revise the finding as edited above. The requested modification simply adds clarity that work will not be required outside of the right-of-way as the driveways continue outside of the right-of-way.

Page 16 – Third Bullet

*The new driveways are to be perpendicular to the SE 8th Street improvements and are to be paved a minimum of 20-feet south, **or to the edge of the right-of-way, whichever is less**, from the edge of the new pavement.*

Request: Revise the finding as edited above. The requested modification simply adds clarity that work will not be required outside of the right-of-way in the event the new edge of pavement is within 20 feet of the south right-of-way line.

Page 17 – Street Trees (Second to Last Paragraph)

*CMC 17.19.030(F)(1) requires each dwelling unit to be landscaped with at least one 2-inch caliper tree in the planter strip of the right-of-way, or similar location in the front yard of each dwelling unit. As not all required street trees can be placed within the planter strip in front of each lot, staff finds that **the applicant shall provide a minimum of one street tree per lot (78 street trees) and, where feasible**, lots without a street tree in the planter strip directly adjacent to their frontage shall be required to plant one tree within the front yard.*

Request: Revise the finding as edited above. Given the nature of narrow lot development, there are many driveway and utility conflicts that occur in the planter strips that prevent tree planting. These conflicts also carry into the lots when driveways and utility services are extended to the house. The requested modification will allow flexibility to meet the required number of street trees utilizing side yard planter strips and also require planting in front yards when it is feasible.

Page 18 –ROW Dedication (Third Paragraph)

*The applicant will be required to dedicate sufficient right-of-way for construction of the following proposed public roads: 'A' Street; N Johnson Street; 'A' Drive; **SE 7th Avenue, and SE 6th Avenue;**~~and SE 8th Street.~~ ~~Additional right of way dedication may be required for construction of left and/or right turn lanes at the intersection of SE 8th Street and SE Everett Street (SR 500).~~*

Request: Revise the finding as edited above. SE 8th Street has an existing 60-foot right-of-way, which meets the requirement for the North Shore Collector Street section. The applicant is also unable to obtain additional right-of-way from other private property owners, and construction of left and/or right turn lanes were not identified as a mitigation measure on SE 8th Street in the traffic study.

Page 18 – Easements (Sixth Bullet)

- ~~Lots 1 – 8 and Lots 13 – 78: A minimum 15-foot-wide~~ **If shared stormwater conveyance systems cross lot lines, a stormwater easement will be required and will be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).** ~~over the r~~ **Roof drain dry well systems and drainage swales located at rear of the lots, noted on the preliminary stormwater plan (Exhibit 7, P10) for the benefit of Lots 1 through 78, are to be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).** Construction of permanent structures with the stormwater easements are not permitted. Permanent structures include but are not limited to retaining walls, patios, play structures, trees, shrubs, etc.

Request: Revise the finding as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales; therefore, they will be removed from the design and the design will be modified accordingly. If the final stormwater design does still require an easement, the final width of any necessary easement can be determined during final engineering. The proposed rear yard drywells are not shared and serve only the lot that they are on, therefore, they do not require an easement and will be owned and maintained by the individual property owners.

Page 18 – Easements (Seventh Bullet)

- ~~Lot 9: A minimum 10-foot-wide~~ **If shared stormwater conveyance systems cross lots lines, a stormwater easement will be required and will** ~~over the drainage swale located along the southern property line is~~ **to be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).**

Request: Revise the finding as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales, which connect to the drainage swale on Lot 9; therefore, the swale will be removed from the design and the design will be modified accordingly. If the final stormwater design does still require an easement, the final width of any necessary easement can be determined during final engineering.

Page 19/20 – Landscaping (Last/First Paragraph)

*[General Landscaping]: Per CMC 18.13.055 Table 1, landscape buffering is not required for single family homes. Per CMC 17.19.030.F.6 stormwater facilities and other visible facilities shall be required to include a ten foot L2 landscaped buffering in accordance with criteria in the Camas Design Standards Manual if within thirty feet of any street or accessory structure. The storm facility is **underground and** approximately 35 feet from SE 7th Avenue. Staff finds if **the storm facility, or elements of the storm facility are above ground and** ~~is~~ within 30 feet of the street or an accessory structure, then a ten-foot L2 landscaped buffer is required.*

Request: Revise the finding as edited above. The proposed stormwater facility is underground, so if it is within 30 feet of a street or accessory structure, it will still not require screening. The adjusted finding does still require screening in the event the facility design changes, and a portion of the facility is located above ground.

CONDITIONS

Condition 23 – Page 29

If **the storm facility, or elements of the storm facility are above ground and** is within 30 feet of the street or an accessory structure, then a ten-foot L2 landscaped buffer shall be required.

Request: Revise the condition as edited above. The proposed stormwater facility is underground, so if it is within 30 feet of a street or accessory structure, it will still not require screening. The adjusted condition does still require screening in the event the facility design changes, and a portion of the facility is located above ground.

Condition 37 – Page 30

MR #5: Prior to engineering plan approval, the applicant shall submit a revised stormwater plan **to remove the rear yard drainage swales.** ~~the rear yard drainage system, locating a separate rear yard drainage system for Lots 22 through 35 and a separate system for Lots 36 through 49. Additionally, rear yard drainage systems and roof drain dry wells are to be placed in a stormwater easement across all applicable lots, with a note on the stormwater plans stating that the rear yard drainage system~~ **roof drain drywells** on Lots 1 through 78 are to be owned and maintained by the property owners of the individual Lots.

Request: Revise the condition as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales; therefore, they will be removed from the design and the design will be modified accordingly.

Condition 39 – Page 31

MR #7: Prior to engineering plan approval, the stormwater utility plans are to be submitted with specific design information for the proposed underground infiltration galleries on Tracts F and I, **and** individual downspout dry wells for Lots 1 through 78, ~~and the rear yard shallow drainage swales for Lots 9 through 74.~~

Request: Revise the condition as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales; therefore, they will be removed from the design and the design will be modified accordingly.

Condition 46.a – Page 32

Remove the existing gravel road at the end of SE 8th Street and the three gravel driveways on the south side of SE 8th Street, **within the existing right-of-way.**

Request: Revise the condition as edited above. The requested modification simply adds clarity that work will not be required outside of the right-of-way as the driveways continue outside of the right-of-way.

Condition 46.c – Page 32

The new driveways are to be perpendicular to the SE 8th Street improvements and are to be paved a minimum of 20-feet south, **or to the edge of the right-of-way, whichever is less,** from the edge of the new pavement.

Request: Revise the condition as edited above. The requested modification simply adds clarity that work will not be required outside of the right-of-way in the event the new edge of pavement is within 20 feet of the south right-of-way line.

Condition 50 – Page 32

The applicant shall provide a minimum of one street tree per lot (78 street trees) and, where feasible, ~~lots~~ without a street tree in the planter strip directly adjacent to their frontage shall be required to plant one tree within the front yard.

Request: Revise the finding as edited above. Given the nature of narrow lot development, there are many driveway and utility conflicts that occur in the planter strips that prevent tree planting. These conflicts also carry into the lots when driveways and utility services are extended to the house. The requested modification will allow flexibility to meet the required number of street trees utilizing side yard planter strips and also require planting in front yards when it is feasible.

Condition 67.f – Page 34/35

Lots 1 – 8 and Lots 13 – 78: ~~A minimum 15-foot wide~~ If shared stormwater conveyance systems cross lot lines, a stormwater easement **will be required and will be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA). ~~over the r-Roof drain dry well systems and drainage swales located at rear of the lots, noted on the preliminary stormwater plan (Exhibit 7, P10) for the benefit of Lots 1 through 78, are to be owned and maintained by the adjacent property owners and/or the Homeowners' Association (HOA).~~ Construction of permanent structures with the stormwater easements are not permitted. Permanent structures include but are not limited to retaining walls, patios, play structures, trees, shrubs, etc.**

Request: Revise the condition as edited above. As noted on Page 8, in the second to last paragraph, Staff does not support the rear yard drainage swales; therefore, they will be removed from the design and the design will be modified accordingly. If the final stormwater design does still require an easement, the final width of any necessary easement can be determined during final engineering. The proposed rear yard drywells are not shared and serve only the lot that they are on, therefore, they do not require an easement and will be owned and maintained by the individual property owners.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti, RLA, Land Use Planner

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