

April 15, 2026

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

RE: Uhacz Subdivision (SUB26-1011) Technically Incomplete Response

This letter serves as a response to the Completeness Review comments for the Uhacz Subdivision. Comments were received in a letter dated April 8, 2025. All items identified as missing in the Not Technically Complete Determination notice have been addressed in the updated plan set and narrative, this letter, or uploaded to the application portal.

Items necessary for completeness:

- *A copy of the Archaeological Predetermination Report.*
Incomplete – Only the proof of mailing to tribes was submitted.

Response: The complete Archaeological Study for the site has been uploaded to the portal.

- *CMC 17.11.030.6.d: Names, locations, widths and dimensions of existing and proposed public street rights-of-way and easements and private access easements, parks and other open spaces, reservations and utilities.*
Incomplete –
 - *Narrative states that no half street improvements are required for Woodburn Drive, but preliminary circulation plan shows half street improvements called out.*
 - *The narrative and preliminary street plans are to be revised, with narrative stating that half street improvements are required and preliminary street plans showing widths of proposed half street improvements along Woodburn Drive.*

Response: The Narrative and Preliminary Plans have been updated. The updated Narrative describes the planned half-width improvements to NE Woodburn Drive, and the updated Preliminary Plans depict the planned improvements to NE Woodburn Drive. Planned improvements to NE Woodburn Drive include the installation of a 6-foot-wide planter strip, 6-foot-wide sidewalk, and 12-foot-wide paved surface along the north side of NE Woodburn Drive. The planned improvements to NE Woodburn Drive will end ±8 feet short of the site's west boundary to protect an off-site tree that is ±7 feet to the west. Upon completion of this project, NE Woodburn Drive will be improved to City of Camas Street Detail ST4 standards with a 60-foot-wide right-of-way, 36-foot-wide paved surface, and 6-foot-wide sidewalks on both sides of the road. The planter strip along the

south side of NE Woodburn Drive will be five feet wide and the planter strip along the north side of NE Woodburn Drive will be six feet wide. Refer to the updated Narrative and updated Preliminary Plans for additional information.

- *CMC 17.11.030.6.e: Location of sidewalks, street lighting and street trees.*
Incomplete –
 - *Show location of required pedestrian access between proposed NE 275th Avenue and Woodburn Drive.*

Response: A pedestrian connection between proposed NE 275th Avenue and NE Woodburn Drive has been added to the updated Preliminary Plans. The pedestrian connection is located within Tract G. The pedestrian connection in Tract G will be five feet wide, be constructed of concrete or asphalt pavement, and have a grade between five percent and 8.33 percent for less than 200 feet, which meets the United States Access Boards Accessible Standard for Federal Outdoor Developed Areas (USABA Standards). Refer to the updated Preliminary Plans for additional information.

- *CMC 17.11.030.6.j: Location, dimension and purpose of existing and proposed easements.*
Provide recorded documents that identify the nature and extent of existing easements.
 - *Utility easement in tract D is to be shown in a separate tract as mentioned in the pre-app notes.*

Response: The Preliminary Plans have been updated and the utility easement area that was in Tract D is now located within its own tract (Tract G). Tract G will be covered in its entirety by a blanket sanitary sewer, water, and access easement to the City of Camas. Refer to the updated Preliminary Plans for additional information.

Uhacz Subdivision T-27 Trail Segments

Response: Two pedestrian access trails are planned with this project, located within Tract A and Tract G in the updated Preliminary Plans. The pedestrian access trail within Tract G is ±100 feet in length and will be between five percent and 8.33 percent , meeting the USABA standards. The pedestrian access trail in Tract A is ±550 feet in total length, with ±422 feet of the pedestrian access trail being between five percent and 8.33 percent slope. The remaining ±128 feet of the pedestrian access trail will have a slope less than five percent. Cross slope for the entirety of the pedestrian access trails will be less than two percent. As noted in the correspondence with City staff, the segment of trail between five percent and 8.33 percent will require an appropriate resting interval to break up the length of the segment, which can be provided with the final engineering plans. The Applicant requests a condition of approval that prior to final engineering approval appropriate resting interval locations are provided to meet the standards of the

United States Access Boards Accessible Standard for Federal Outdoor Developed Areas.
Refer to the email from Chris Witkowski with the City of Camas included with this
response letter for additional information.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti, RLA – Land Use Planner
9600 NE 126th Avenue, Suite 100
Vancouver, WA 98682
360-882-8419 | andreottim@aks-eng.com

Attachments:

Email from Chris Witkowski with the City of Camas

From: [Anita Ashton](#)
To: [Michael Andreotti](#)
Cc: [Chris Witkowski](#); [Curleigh \(Jim\) Carothers](#); [Ahmed Yanka](#); [Jaegen Grimes](#); [Colin Shackelford](#); [Madeline Coulter](#)
Subject: RE: Uhacz Subdivision T27 Trail Segment
Date: Thursday, April 9, 2026 12:22:25 PM

Hey Michael,
 Thanks for your patience on staff's response.
 See the email below and let us know if you have other questions.
 Enjoy the sunshine...

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: Chris Witkowski <CWitkowski@cityofcamas.us>
Sent: Wednesday, April 8, 2026 11:45 AM
To: Anita Ashton <AAshton@cityofcamas.us>; Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>; Ahmed Yanka <AYanka@cityofcamas.us>
Subject: RE: Uhacz Subdivision T27 Trail Segment

Hi All,

I had a chance to dig into this further.

Our 2022 PROS plan states that hard surface trails should meet ADAAG guidelines. However, those guidelines aren't clear on trails and only refer to accessible routes, of which the max slope is 5%. From my experience, this is not always achievable over a longer trail segment, so some flexibility is warranted if we want a trail connection. Another guiding document is the United States Access Boards Accessible Standard for Federal Outdoor Developed Areas, which goes into greater depth on outdoor recreational facilities than ADA.

Per below, the developer's rep states that the "proposed trail layout does/can meet the United States Access Boards Accessible Standard for Federal Outdoor Developed Areas." This is true up to a point. 7% slopes are allowed but only for a maximum segment of 200 feet, then a properly designed resting interval is required. Also, per the standard – and in alignment with the 2014 PROS table – no more than 30% of the total trail length can exceed 8.33%. Also, aside from running slope, cross slope cannot exceed 2%. Consequently, these are the standards the proposed trail should follow.

Based on the information provided in the exhibit, we cannot comment on whether the trail meets the standards. To do so, we will need the following information:

- Total length of the trail
- Segment lengths with grades between 5% & 8.33%
- Segment lengths between 8.33% & 10%
- Segment lengths between 10% and 12%
- Segment lengths over 12%
- Proposed resting interval locations and distance between each
- Cross slopes

For information, a link to the standards document is here: [Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas](#). The above information can be found on pages 24-27.

If you have any questions, please let me know. Similarly, if the developer would like to discuss further, I'm available to meet.

Thanks,
Chris

From: Anita Ashton <AAshton@cityofcamas.us>
Sent: Monday, March 30, 2026 11:13 AM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>; Chris Witkowski <CWitkowski@cityofcamas.us>
Subject: FW: Uhacz Subdivision T27 Trail Segment

See 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

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From: Michael Andreotti <andreottim@aks-eng.com>
Sent: Thursday, March 19, 2026 4:53 PM
To: Anita Ashton <AAshton@cityofcamas.us>
Cc: Jaegen Grimes <grimesj@aks-eng.com>; Colin Shackelford <shackelfordc@aks-eng.com>; Madeline Coulter <mcoulter@cityofcamas.us>; Ahmed Yanka <AYanka@cityofcamas.us>
Subject: RE: Uhacz Subdivision T27 Trail Segment

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Anita –

I just wanted to follow up since I will be out of the office Friday and I believe you have been out this week. To keep the project moving, the Applicant asked us to submit with our proposed trial designs. We would like to continue with the conversation on the trail during the technically complete review process so that we are able to update the plans, if needed, at the end of the technically complete review process going into the review.

Have a great weekend.

Thanks,

Michael Andreotti, RLA

Land Use Planner

AKS ENGINEERING & FORESTRY, LLC

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

From: Anita Ashton <AAshton@cityofcamas.us>

Sent: Wednesday, March 11, 2026 1:23 PM

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

Cc: Jaegen Grimes <grimesj@aks-eng.com>; Colin Shackelford <shackelfordc@aks-eng.com>; Madeline Coulter <mcoulter@cityofcamas.us>; Ahmed Yanka <AYanka@cityofcamas.us>

Subject: RE: Uhacz Subdivision T27 Trail Segment

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Michael,
Staff has not had a chance to review your email or the exhibit.
We'll review and get back to you with comments by the end of next week.
Thanks

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, March 11, 2026 1:18 PM

To: Anita Ashton <AAshton@cityofcamas.us>

Cc: Jaegen Grimes <grimesj@aks-eng.com>; Colin Shackelford <shackelfordc@aks-eng.com>;
Madeline Coulter <mcoulter@cityofcamas.us>; Ahmed Yanka <AYanka@cityofcamas.us>

Subject: RE: Uhacz Subdivision T27 Trail Segment

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Anita –

I just wanted to follow up on my email below.

Thanks,

Michael Andreotti, RLA

Land Use Planner

AKS ENGINEERING & FORESTRY, LLC

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

From: Michael Andreotti

Sent: Friday, March 6, 2026 3:17 PM

To: Anita Ashton <aashton@cityofcamas.us>

Cc: Jaegen Grimes <grimesj@aks-eng.com>; Colin Shackelford <ShackelfordC@aks-eng.com>;
Madeline Coulter <mcoulter@cityofcamas.us>; Ahmed Yanka <ayanka@cityofcamas.us>

Subject: Uhacz Subdivision T27 Trail Segment

Anita –

Good afternoon. We are working on the trail design and wanted to run an exhibit by you.

We were hoping to use the existing driveway, however, there is a section of the driveway that has a 15% slope, so that does not work.

The existing driveway has a slope less than 8% running from SE 15th Street to the south until it reaches the 15% slope. Retaining this section of driveway allows us to retain four existing trees that are on the boundary line through this section. These trees along the boundary are also fairly near structures or outdoor space that appears to be utilized by the neighbors. This makes protecting their root zones that much more important.

We have regraded the 15% to be 7% as the trail continues south towards the subdivision, and we are able to grade the trail under 5% for the last section as it enters the subdivision. Due to the existing grades and narrower width of the area where the 15% section of driveway is, we are unable to go less than 7% and still catch existing grad within the site area.

It should be noted that this proposed trail layout does/can meet the United States Access Boards Accessible Standard for Federal Outdoor Developed Areas.

Also, for the trail connection from the south end of the project to Woodburn, due to existing grades we won't be able to provide an ADA path, we could provide a steeper path, but wanted to start the conversation on this as well.

Thanks,

Michael Andreotti, RLA

Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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