

September 2, 2026

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

RE: Uhacz Subdivision (SUB26-1011) Public Comment Response

Dear Madeline:

This letter is in response to the public comment letters received to this point including Exhibits 21, 22, 25, and 31. Each comment is responded to individually, with the general topics of the comments including appropriate studies, stormwater management, erosion control and construction access, transportation, and intensity of the development.

Exhibit 21 – Email from Chopra

Response: This public comment was more of a request for public records for the project. The SEPA process has been used to provide public agencies, including the Washington Department of Ecology and Washington Department of Fish and Wildlife, with the opportunity to comment on potential environmental impacts. The project record also includes studies completed by the appropriate licensed professional, including a Traffic Impact Analysis, Stormwater Technical Information Report, and Geotechnical Report. The reports meet the requirements of the City of Camas to ensure that all impacts created by the project are mitigated as required. There are no existing critical areas on site.

Exhibit 22 – Email from Gonzalez

Response: Stormwater and Erosion Control Plans will be prepared for review and approval by the City of Camas. Erosion control measures, which will address site runoff and dust control, along with other applicable best management practices (BMPs), will meet the requirements of the City of Camas Municipal Code (CMC) and the Washington State Department of Ecology (ECY). All applicable erosion control BMPs will be in place prior to construction and will remain in place until construction is completed.

The most adequate site access will be at the termination of NE 41st Avenue both for the ability of construction vehicles to access the site and for maintaining adequate erosion control for vehicles entering and leaving the site. Long term construction staging should not occur on existing public street, and should any construction vehicles block access to existing properties, this can be reported to the City. Accessing the site from NE 41st Avenue will also alleviate the concern for construction vehicles impacting traffic for Camas High School.

Exhibit 25 – Email from Trainor

Response: The majority of the stormwater generated by the proposed site improvements will be collected and conveyed to an on-site stormwater facility for mechanical treatment and detention. Treated stormwater will then be discharged to the existing stormwater system in NE Woodburn Drive. As existing drainage patterns must be maintained some surface water draining from non-pollution generation surfaces from planned Tract A will be discharged to the existing ditch on the south side of SE 15th Street. The project will meet City of Camas requirements for discharge rates and volumes.

Exhibit 31 – Email from Myles

Response: A Transportation Impact Study (TIS) was prepared for the project by Kittleson & Associates. Kittleson analyzed site conditions and adjacent land uses, transportation facilities, traffic safety, and traffic volumes and peak hour operations. 2028 background traffic conditions were also analyzed. Trip generation estimates, trip distribution and assignment, turn lane considerations and intersection sight distance were also analyzed. The TIS also analyzed cumulative project impacts by accounting for existing conditions and off-site projects currently being processed and constructed. The TIS was prepared by a licensed traffic engineer in the state of Washington. The Applicant will follow the recommendations of the TIS to ensure transportation impacts are mitigated for.

The Applicant is also installing sidewalks and multi-use trails throughout the development for safe pedestrian travel, and the Camas School District provides bus services to this area based on the My Ride K-12 website used by the Camas School District for transportation services.

Open space tracts with public trails will be provided with the subdivision, with one trail being a portion of the mapped T-27 trail from the City of Camas Parks Recreation and Open Space plan. These facilities will provide pedestrian connection opportunities through the subdivision and provide recreation opportunities for the public.

The majority of the stormwater generated by the proposed site improvements will be collected and conveyed to an on-site stormwater facility for mechanical treatment and detention. Treated stormwater will then be discharged to the existing stormwater system in NE Woodburn Drive. As existing drainage patterns must be maintained some surface water draining from non-pollution generation surfaces from planned Tract A will be discharged to the existing ditch on the south side of SE 15th Street. The project will meet City of Camas requirements for discharge rates and volumes.

A Geotechnical Engineering Report was prepared for the project by Columbia West Engineering. The Geotechnical Engineering Report analyzed site conditions and the anticipated impacts that would occur from site development. The Geotechnical Engineering Report was prepared by a licensed professional engineer in the state of Washington. The Applicant will follow the recommendations of the Geotechnical Engineering Report to ensure site stability is maintained with development. No grading will occur off-site.

The site is zoned R-6 (Single-family High) and the site's intended use is for single-family dwellings. The proposed project meets all applicable requirements of the City of Camas code, including lot sizes and density. By meeting code requirements, this project is using the site in a manner an intensity intended by the City of Camas.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to read 'Michael Andreotti', with a stylized flourish at the end.

Michael Andreotti, RLA, Land Use Planner
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