

Carey Certo

From: Anita Ashton
Sent: Wednesday, September 2, 2026 3:35 PM
To: Curleigh (Jim) Carothers
Subject: Fwd: 12533 Uhacz Subdivision Staff Report Review

From: Colin Shackelford <shackelfordc@aks-eng.com>
Date: September 2, 2026 at 3:15:33 PM PDT
To: Anita Ashton <AAshton@cityofcamas.us>
Cc: Michael Andreotti <andreottim@aks-eng.com>, Madeline Coulter <mcoulter@cityofcamas.us>
Subject: RE: 12533 Uhacz Subdivision Staff Report Review

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Anita,

Below is a brief summary of the conditions we have some additional questions on:

1. **Page 32, Condition 44 & 45:** Requesting the condition be flexible to allow that the final design maintain what is shown on the preliminary plans, or provide a final design that is equal to, or superior to what is shown on the preliminary plans.
2. **Page 33, Condition 50 & 51:** Requesting the condition keep “if necessary” language for a cleanout in place of a manhole. If the stormwater main meets requirements for a cleanout, the developer would prefer the installation of a cleanout.
3. **Page 33, Condition 54 & 55:** Tract B and C both connect a single inlet, at or near the PUE, which is approximately the same location of the requested manhole. These inlets will act in the same way as the requested manhole at the private/public interface; therefore, an additional manhole seems unnecessary in this instance.
4. **Page 34, Condition 63 & 64:** Requesting the condition be flexible to allow that the final design maintain what is shown on the preliminary plans, or provide a final design that is equal to, or superior to what is shown on the preliminary plans.
5. **Page 35, Condition 68:** A brief design exercise was performed to move to crown to the roadway centerline following the standard detail, which would raise the elevation of the crown enough to meet the 6” standard asphalt depth. Reconstructing roadway half width is unnecessary in this instance. Requesting flexibility in the language of the condition to determine alternative options and provide road deviation request if needed.
6. **Page 35, Condition 71:** As this road will not be extended to NE Woodburn in the future, would staff support the public road ending on the north side of the Tract C? Then the turnaround and parking would be in private tracts and not be public roadways. The condition could read “**Prior to engineering plan approval, the preliminary street plans are to be revised to show NE 275th Avenue constructed with a full-width right-of-way (staff would support a curb tight sidewalk and not planter strip along the frontage to**

Tract F) or the public street is to be terminated north of Tract C, with the remaining roadway with turnaround incorporated into Tract C.”

7. **Page 37, Condition 88:** It is standard practice to decommission wells and septic systems with site demolition, occurring at the same time as ground disturbing activity. Additionally, to remove the well and septic system you have to disturb the ground. The Applicant will be decommissioning the well and septic system, and professionals will be hired to ensure that the chance of contamination of ground water is lessened. The Applicant is not trying to wait to remove them, we just need to be able to disturb the ground to do it.
8. **Page 37, Condition 92:** Requesting flexibility of language if design changes exclude public water within Tract B & C.
9. **Page 39, Condition 110:** Requesting this condition be consistent with other conditions regarding the 40% of frontage, to include “unless otherwise approved by the City Engineer.”.
10. **Page 41, Plat Note 11 & 16:** Requesting flexibility of language if design changes exclude public water within Tract B & C.

Let me know if you have any questions or would like to discuss further.

Thank you,

Colin Shackelford, P.E.

Certified Arborist

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From: Anita Ashton <AAshton@cityofcamas.us>

Sent: Wednesday, September 2, 2026 1:58 PM

To: Colin Shackelford <shackelfordc@aks-eng.com>

Cc: Michael Andreotti <andreottim@aks-eng.com>; Madeline Coulter <mcoulter@cityofcamas.us>

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Hey Colin,

I'm not available. Send me an email on the specific ones.

Thanks

Anita Ashton

Engineering Project Manager

Community Development Dept.

Office Hours: 8:00-5:00, Closed 12:00-1:00

Desk 360-817-7231

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From: Colin Shackelford <shackelfordc@aks-eng.com>

Sent: Wednesday, September 2, 2026 1:50 PM

To: Anita Ashton <AAshton@cityofcamas.us>

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Hi Anita,

I was hoping you had some time to go through the staff responses on our staff report review for the Uhacz Subdivision (SUB26-1011). I wanted to get some clarification on the justifications provided by staff. Please advise if you are available.

Thank you,

Colin Shackelford, P.E.
Certified Arborist



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