

May 4, 2022

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

RE: Camas Heights Subdivision Staff Report Response

Below is a list of comments and requested revisions regarding the Type III Staff Report for the Camas Heights Subdivision (SUB21-01) (Staff Report), dated April 28, 2022.

CHAPTER 17.11 SUBDIVISIONS FINDINGS

Page 16 – Roads (begins on Page 15) – Third bullet after the second paragraph on Page 16

~~An additional 7-foot of right-of-way dedication is required in order to c~~Construct the full 37-foot half-width improvements, which will include a minimum of 23-feet of new full-depth road section, curb & gutter, 7.5-foot planter strip, and 6-foot detached sidewalk.

Request: Revise the finding as edited above. The applicant is requesting a modification as the existing right-of-way half-width is 40 feet (the plans show 41 feet, but this was a note error), which exceeds the required 37-foot half-width for the roadway section. Therefore, no dedication is necessary to construct the required half-width improvements.

CONDITIONS

Page 23 – Condition 15

~~The applicant shall take appropriate measures to ensure landscaping success for a minimum of three years after issuance of Certificate of Occupancy. If plantings fail to survive, there property owner shall promptly replace them. Appropriate measures include requirements in the CC&Rs or other method approved by the director.~~

Request: Modify the condition as edited above. The applicant is requesting a modification to clarify an acceptable method of enacting and enforcing this condition.

Page 26 – Condition 45

~~Due to the significant increase in flows form the Green Mountain area, the applicant is to submit a condition assessment of the Goodwin Road Sanitary Sewer Pump station, which should include a capacity analysis of the wet well, sizing and condition of the existing pumps, potential for an additional pump or upsizing of existing pumps, and odor/H₂S analysis.~~

Request: Remove the condition. The applicant is requesting this condition be removed as they are required to pay a latecomer’s fee (Condition 46 on Page 26) for this pump station. The requirement to pay a latecomer fee shows that development of the site was anticipated and considered in construction of the pump station and therefore, a sizing analysis should not be required for this development. City staff has agreed that this condition can be removed in discussions with AKS.

Page 26 – Condition 48

~~The applicant shall submit revised plans for review and approval, with the additional 7 feet of right-of-way dedication required for the total 37 feet of half-width improvements along NE 28th Street.~~

Request: Remove the condition. The applicant is requesting this condition be removed as the existing right-of-way half-width is 40 feet (the plans show 41 feet, but this was a note error), which exceeds the required 37-foot half-width for the roadway section. Therefore, no dedication is necessary to construct the required half-width improvements.

Page 27 – Condition 56

~~The applicant shall submit a revised TIA, or supplemental memo, that provides additional information that identifies the number of project-generated PM peak hour trips that will be distributed to these two intersection, SE 34th Street at SE 192nd Avenue and 192nd Avenue at the SR-14 ramps, which are subject to proportionate share mitigation fees. Once these trips are identified, the City of Vancouver will recalculate the total proportionate share fee.~~

Request: Remove the condition. The applicant is requesting this condition be removed per the email sent from Eric Hahn with the City of Vancouver to Anita Ashton dated May 3, 2022 and included with this letter as Exhibit A.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti

Attachments:

Exhibit A: Email from Eric Hahn

John Meier

From: Hahn, Eric <Eric.Hahn@cityofvancouver.us>
Sent: Tuesday, May 3, 2022 5:16 PM
To: Anita Ashton
Cc: John Meier
Subject: Camas Heights

EXTERNAL EMAIL: This email originated from outside AKS Engineering & Forestry.

Anita,

I am hereby withdrawing the City of Vancouver's (COV) request for supplementary trip distribution analysis for this project. The traffic analysis as provided by the applicant meets COV's initial scoping requirements and is sufficient for this project. Further, COV will not pursue any additional proportionate share fees for the Camas Heights project, over and above those that have already been identified by the applicant's current analysis.

For future projects within City of Camas which send vehicular trips to the COV's street system, COV continues to maintain the right to request appropriate traffic analysis and pursue appropriate proportionate share fees. It is clear that COV has the right and obligation to maintain transportation concurrency within our jurisdictional boundary and we will continue to fulfill this obligation. We look forward to the completion of the pending ILA, recently sent to City of Camas for review, to facilitate this purpose in the future.

Let me know if you have any questions.

Eric Hahn, PE | Sr. Civil Engineer
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