

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
 www.ci.camass.wa.us

October 2, 2025

AKS Engineering & Forestry, LLC
 Attn: Michael Andreotti
 9600 NE 126th Ave Suite 2520
 Vancouver, WA 98682
 Sent via email andreottim@aks-eng.com

RE: Stella Ridge Subdivision (SUB25-1009) Application Completeness Review

Dear Michael Andreotti,

Thank you for your application submittal for the Stella Ridge Subdivision. There are items that need to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on 9/12/2025 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

- Proof of development Sign per CMC 18.55.110.H
- CMC 17.11.030.6.n: Description, location and size of existing and proposed utilities, storm drainage facilities and roads to service the lots.
 - Sizes of existing and proposed utilities; water main, sewer main, and storm mains have not been shown.
 - Sizes of proposed services/laterals; water, sewer, and storm have not been shown.
- CMC 17.11.030.6.o: Location of all existing fire hydrants within five hundred feet of the proposal.
 - Existing fire hydrants are not called out on the preliminary utility plans.
 - There is an existing hydrant approximately 180-ft east of proposed Lot 89 on NW 20th Avenue.

Application Review Comments (not required for a complete application, however, must be addressed)

- CMC 17.11.030.12: The TIS/A was prepared using the 11th Edition ITE manual. The 12th Edition ITE manual was issued in August 2025.
 - All TIS/A are to be prepared using the 12th Edition ITE manual.
- CMC 17.11.030.14: An engineering estimate of costs for site improvements, both public and private.
 - An engineer's estimate was not submitted with application.
 - Required by code but not considering a TC item. It is required with the Civil Construction Application.

- Narrative states that the applicant has named the proposed streets according to the COC Street Naming Manual (2010).
 - Street names are assigned by the Building Official and are to be approved prior to engineering plan approval.

If you have any questions, please contact me at mcoulter@cityofcamas.us

Respectfully,

Madeline Coulter

Madeline Coulter, AICP
Planner