

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

November 5, 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,

The purpose of this letter is to inform you that the above application submitted on 9/12/2025, and resubmitted on 10/6/2025 and 10/23/25, has been deemed complete in accordance with Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you should we have questions/comments.

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

- CMC 17.11.030.12: The TIS/A submitted with the application and dated September 8, 2025, was prepared using the 11th Edition ITE manual.
 - The 12th Edition ITE manual was issued in August 2025.
 - The applicant will be conditioned to provide a Memo to the September 8, 2025, TIS addressing any changes based on the 12th Edition ITE manual.
- Based on the lot widths varying from 30-feet to 37-feet, which limits the location for placement of STEP/STEF tanks, the development will be conditioned to provide one or more community STEP/STEF tanks that are to be owned and maintained by the HOA.

If you have any questions, please email me: mcoulter@cityofcamas.us

Respectfully,

Madeline Coulter

Madeline Coulter, AICP
Planner