Exhibit 29 APPEAL24-1001

COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.cityofcamas.us

November 30, 2023

Travis Johnson
pm@plsengineering.com

Taz Khan
tkhanusa@gmail.com

RE: Application Review for 20101 NE 13th Street – Planning Cases SPRV23-06, ARCH23-07, CA23-08, DR23-09 and SEPA23-12

Dear Travis,

Thank you for your application submittal for the 13th Street Gas Station. I am the case planner assigned to this project. The purpose of this letter is to inform you that the application submitted on November 9, 2023, has been deemed incomplete and there are items that need to be addressed before we move forward with the review process.

Once the items below are submitted, staff will review the information to verify whether the application can be deemed complete. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

The items necessary for completeness are as follows:

ENGINEERING

The items noted below were submitted with the initial application and require revisions and/or resubmittals as noted below.

CMC 18.18.040.D:
- The civil plans were submitted at a scale of 1" = 20' instead of the required scale of 1" = 50'.

CMC 18.18.040.E:
- A circulation plan was not submitted. It stated in the narrative that drive aisles are wide enough, but a plan sheet showing the circulation of fuel delivery trucks and deliveries to the market is required.
- The TIA traffic impact analysis has been sent to the City of Vancouver for review and comments.

CMC 18.18.040.F:

Exhibit 29 APPEAL24-1001

- A preliminary TIR was submitted however, the report refers to a 35-lot subdivision project in Section A.1, first paragraph. Revise and resubmit the PTIR.
- The preliminary stormwater plans are included on the preliminary utility plans.

If you have any questions related to this project, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,

_____

Yvette Sennewald, Senior Planner