

**AKS ENGINEERING & FORESTRY, LLC**

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VANCOUVER, WA 98682

(360) 882-0419

October 11, 2026

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

RE: Village at North Shore Staff Report Response

Dear Madeline:

Below is a list of clarifications with the findings and requested revisions to the conditions for the Staff Report for Village at North Shore (SUB25-1008) (Staff Report), dated October 8, 2026. The clarifications or modifications to the findings and conditions are identified followed by reasoning for the request. All requested condition modifications also apply to the associated findings in the staff report.

PROJECT INFORMATION AND SUMMARY**Page 1 – PROPOSAL**

To construct ~~102- 104~~ attached and detached single-family residential lots and six mixed-use lots containing buildings with apartment units and commercial space.

Request: Revise the project proposal as edited above. One hundred four (104) attached and detached single-family residential lots are planned with this project following changes made for the Development Agreement (DA).

Page 2 – SUMMARY (First Paragraph)

An application has been made to the City of Camas for Preliminary Plat approval to construct ~~102- 104~~ attached and detached single-family residential lots and six mixed-use lots containing buildings with apartment units and commercial spaces.

Request: Revise the project summary as edited above. One hundred four (104) attached and detached single-family residential lots are planned with this project following changes made for the DA).

CONDITIONS**Condition 10 – Page 54**

*If any item of archaeological interest is uncovered during a permitted land-disturbing action or activity, all ground disturbing activities **in the immediate vicinity** shall immediately cease, and the applicant shall notify the City and the Department of Archaeology and Historic Preservation (DAHP).*

Request: The Applicant requests the condition be revised as noted above. The modification will allow site improvements to continue elsewhere on-site while any discovered items are investigated.

Condition 12 – Page 54

At the time of building permit approval, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88. Traffic impact fees (TIF) are to be paid as described in the Development Agreement Section 4.8.1.

Request: The Applicant requests the condition be revised as noted above. The modification will align the condition with the approved DA.

Condition 20 – Page 54

Unless construction of this site commences within ~~five (5)~~ ten (10) years of issuance of this decision, as described in Section 3 of the Development Agreement, this permit will expire.

Request: The Applicant requests the condition be revised as noted above. The modification will align the condition with the approved DA.

Condition 21 – Page 54

If potential artifacts are discovered during construction, work must immediately cease in the immediate vicinity, and both the State Department of Archaeological and Historic Preservation and the City shall be notified.

Request: The Applicant requests the condition be revised as noted above. The modification will allow site improvements to continue elsewhere on-site while any discovered items are investigated.

Condition 37 – Page 55

Lots ~~97-99~~ 98-101 are considered double frontage lots and require a landscape tract.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 38 – Page 55

The applicant shall dedicate Tract A, with the final plat, to the City for the future installation of public art as identified in Section 4.4.4 of the Development Agreement. ~~submit drawings or renderings of the proposed public art prior to engineering plan approval for the phase in which the art will be located.~~

Request: The Applicant requests the condition be revised as noted above. The modification will align the condition with the approved DA.

Condition 41 – Page 56

The applicant shall submit revised water utility plans that include the locations of all water services and water meter boxes on both the public streets and the private streets located in Tracts P and G. Additionally, the revised utility plans are to show the water utility easement over and under the 8-inch water main, the water meters, and meter boxes located in Tract P for Lots 1 through 22; and Tract G for Lots ~~96 through 102~~ 98 through 104.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 63 – Page 58 and 59

Prior to engineering plan approval, the applicant should submit revised street plans showing construction of the full width of the approved Section 3 of the North Shore Development Agreement Master Plan for North Shore Blvd. from Sta 10+04 to approximate Sta 20+51.24 that is referenced as Phase 2A, Phase 1, which includes the future roundabout, and Phase 3A (Exhibit 37, Sheet MP-02 and MP-04). ~~that abuts the Enclave at North Shore subdivision (Parcel No. 178171000), to approximate Sta 20+51.24.~~

Request: The Applicant requests the condition be revised as noted above. This is to match stationing that starts at NW corner of site and ends at the Enclave in the southeast corner of the site.

Condition 65 – Page 59

Prior to engineering plan approval, the applicant should submit revised street plans showing construction of the full width of the approved Section 3 of the North Shore Development Agreement Master Plan for North Shore Blvd. from approximate Sta 26+77.72 to Sta 32+06.30 that is referenced as ~~Phase 6A Phase 3A, Phase 1, which includes the future roundabout, and Phase 2A.~~ (Exhibit 37, Sheet MP-02 and MP-04).

Request: The Applicant requests the condition be revised as noted above. This is to match stationing that starts at NW corner of site and ends at the Enclave in the southeast corner of the site.

Condition 66 – Page 59

Prior to engineering plan approval for the Phase 1 improvements that the plans should be revised to include a dead-end turnaround at the eastern end of N 54th Avenue at future Lots 96 and 97 ~~94 and 95~~ until such time as Phase 2 is constructed.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 68 – Page 59

Prior to engineering plan approval for the Phase 1 improvements, which includes N 55th Avenue, that the plans shall ~~be revised to~~ include a dead-end turnaround in the form of either a hammerhead or a cul-de-sac at future Lots 43 and 63 ~~35 and 36 and Lots 60 and 61 and the pass-through access easement to Tract L is to be as an access between N 55th Avenue and N 54th Avenue removed.~~

Request: The Applicant requests the condition be revised as noted above. The modification is to match the Developers Agreement Master Plan, that now shows a turnaround and no access easement between N 55th Avenue and N 54th Avenue.

Condition 71 – Page 59

~~The preliminary plat and the street plans should be revised to eliminate Tract R off-street parking spaces.~~

Request: The Applicant requests the condition be removed as Tract R does not exist on the Developers Agreement Master Plan. Tract R was removed as part of the site adjustments for the DA.

Condition 74 – Page 60

The preliminary plat and the street plans shall be revised with private road N 57th Place extended to the east property line of Lot 15 and the east property line of Lot 18, which will eliminate the need for an access and utility easement across Lots 16 and 17 respectively.

Request: The Applicant requests the condition be removed as this situation no longer exists in the Developers Agreement Master Plan. The layout was modified to remove this as part of the site adjustments for the DA.

Condition 75 – Page 60

The applicant shall obtain approval of a road deviation to allow N 54th Place to be construction of Private Street Section A and N Bear Lane to be constructed to Private Street Section C; or the preliminary plat and the street plans are to be revised providing the required tract width and paved surface in accordance with Private Street Section D. The city engineer would be in support of a deviation from the standard requiring a sidewalk on both sides of the streets if Private Street Section D is used.

Request: The Applicant requests the condition be revised as noted above. The Applicant understands that the total length of both N Bear Lane and N 54th Place is greater than 300 feet and together both private streets serve seven lots. However, N 54th Place only serves four lots and N Bear Lane only has three lots fronting the street. N Bear Lane and N 54th Place are also each less than 300 feet individually. The Applicant believes this meets the intent of Private Street Sections A and C and would like the opportunity to submit a road deviation request for approval during final engineering review.

Condition Heading above Condition 79 – Page 60

Lots ~~103, 104,~~ 105, 106, 107, ~~and 108,~~ 109, and 110

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 79 – Page 60

The preliminary plat and street plans are to be revised with the curb return radius on both sides of the drive access to Lots 106 and 107 ~~104 and 105~~ to be a minimum 35-feet.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 81 – Page 61

The street plans are to be submitted with the following revisions:

- a. A sign is to be installed on both the gates stating, Emergency Vehicle Access Only’.*
- b. A note is to be added to the final plat and street plans stating that ‘All vehicular access is prohibit except for emergency and maintenance vehicles.’*
- c. An Opticom activated gate is to be installed at the north end of the emergency access road to Tract K south of the parking stalls, and on the south end of the emergency access road north of the existing boat launch parking lot. The applicant is to work with staff to determine the best location for the south gate.*
- d. The applicant is responsible for providing and installing the gates at both locations and for obtaining the gate permits in accordance with CMC 12.36.*

- e. The HOA and/or homeowners are ~~applicant is~~ responsible for ownership and maintenance of the gate located on Tract K, ~~for parking and access to N 54th Avenue of the proposed development.~~
- f. The city will be responsible for ownership and maintenance of the gate located adjacent to the boat launch parking lot on the city's park open space.

Request: The Applicant requests the condition be revised as noted above. For condition 81.b, the modification will allow for utility maintenance vehicle access. For condition 81.e, the HOA or future homeowners will own and maintain the gate on Tract K following platting.

Condition 83 – Page 61

The applicant shall be required to submit with the civil construction application all ~~block~~-retaining walls that are not part of a building foundation, for review and approval. The ~~block~~-retaining wall plans are to include the retaining wall locations, plans, profiles, and wall sections, as well as the structural calculations.

Request: The Applicant requests the condition be revised as noted above. As the final construction type and material for the retaining wall could change during final engineering design, the modification requires any retaining wall to be reviewed.

Condition 89 – Page 62

Proof of the purchased mitigation credits ~~of 1.063~~ shall be submitted to the city.

Request: The Applicant requests the condition be revised as noted above. The amount of mitigation credits may change with the final mitigation plan; therefore, stating a specific amount of credits may result in too many or too few credits being required for final plat.

Condition 90 – Page 62

The applicant shall include the following notes on the final plat:

- a. *The grinder pumps for the single-family residences are owned and maintained by the individual homeowners.*
- b. *The grinder pumps for the multi-family residential units are owned and maintained by the property owners of the multi-family residential units on Lots 105 and 110 ~~103 and 108.~~*
- c. *The grinder pumps for the mixed-use commercial development are to be owned and maintained by the property owners of the mixed-use commercial developments on Lots 106 and 109 ~~104-107.~~*

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Condition 91 – Page 62

An access and utility easement is to be recorded of the private streets located in Tract P, ~~Tract L~~, and Tract G, stating that the HOA/Homeowners taking access off the private streets will be responsible for ownership and maintenance of said private streets. The following plat notes to this effect is warranted:

- a. *Tract P, a private street, shall be owned and maintained by the Homeowners Association (HOA) and/or individual homeowners.*
- b. *Tract G, a private street, shall be owned and maintained by the Homeowners Association (HOA) and/or individual homeowners.*

- c. Tract L, a private street, shall be owned and maintained by the Homeowners Association (HOA) and/or individual homeowners.

Request: The Applicant requests the condition be revised as noted above. This is to include Tract L, which is a planned private street within the project area.

Condition 92 – Page 62 and 63

Prior to final plat approval, the following easements are to be shown on the final plat for the proposed development:

- a. *The 6-foot public utility easement (PUE) is to be located outside of the right-of-way along all the future public roads, except along Tract B, as identified in Section 4.4.1.(4) of the Development Agreement.*
- b. *A utility access and maintenance easement to the city, for the water mains and sanitary sewer system in private street Tract L, Tract P, and Tract G.*
- c. *A utility access and maintenance easement to the city for the water transmission main, the sanitary sewer main, and the stormwater main located within the emergency access road from SE Leadbetter Road to N 54th Avenue.*
- d. *A right-of-entry is to be granted to the city for stormwater inspection purposes of the stormwater facilities located in Tracts C, D, and E.*
- e. *A public pedestrian access easement over the emergency access road from SE Leadbetter Road to N 56th Avenue.*
- f. *The storm facilities located in Tracts C, D, and E, are to be owned and maintained by the property owners, individual homeowners and/or Homeowners' Association (HOA) with a right-of-entry easement granted to the city for the purpose of inspection.*

Request: The Applicant requests the condition be revised as noted above. The modification to 92.a is to align the condition with the approved DA. The modification to Condition 92.b is to address Tract L, which is a planned private street within the project area that was added as part of the site updates for the DA.

Condition 101 – Page 64

~~*The applicant shall collaborate with WSDOT to identify and implement (if construction is required) capacity mitigation at the SR 500 (NE 242nd Avenue)/NE 28th Street intersection in conjunction with site development.*~~

- ~~*a. Potential options identified to explore with WSDOT include but are not limited to payment of a proportional share financial contribution to a future intersection capacity improvement.*~~

Request: The Applicant requests the condition be removed as it is a repeat of condition 100.

Condition 108 – Page 64

~~*Apartment units are not permitted in the Commercial—North Shore zone and the application shall be updated to reflect this.*~~

Request: The Applicant requests the condition be removed. As noted in the finding, the Developers Agreement allows apartments over commercial in the commercial zoning district.

Proposed Plat Notes**Plat Note 2 – Page 64**

The grinder pumps for the multi-family residential units are owned and maintained by the property owners of the multi-family residential units on Lots ~~105 and 110 103 and 108~~.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Plat Note 3 – Page 64

The grinder pumps for the multi-family residential units are owned and maintained by the property owners of the multi-family residential units on Lots ~~106-109 104-107~~.

Request: The Applicant requests the condition be revised as noted above. The modification request is to match the lot numbering in the Developers Agreement Master Plan.

Plat Note 6

Tract L, a private street, shall be owned and maintained by the Homeowners Association (HOA) and/or individual homeowners.

Request: The Applicant requests a plat note be added. This is to address Tract L, which is a planned private street within the project area that was added as part of the site updates for the DA.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Michael Andreotti, RLA, Land Use Planner