

**Carey Certo**

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**From:** Robert Maul  
**Sent:** Tuesday, October 13, 2026 3:59 PM  
**To:** Joe Turner; Carey Certo  
**Subject:** Fwd: SUB25-1008 Village at North Shore Public Comment Response

Begin forwarded message:

**From:** Michael Andreotti <andreottim@aks-eng.com>  
**Date:** October 13, 2026 at 3:47:33 PM PDT  
**To:** Robert Maul <RMaul@cityofcamas.us>, Madeline Coulter <mcoulter@cityofcamas.us>  
**Cc:** Carey Certo <CCerto@cityofcamas.us>, Theresa McGuire-Cook <theresa.mcguire-cook@aks-eng.com>, Bryce Hanson <BryceH@aks-eng.com>, Anita Ashton <AAshton@cityofcamas.us>, Alan Peters <APeters@cityofcamas.us>, stevem <stevem@landerholm.com>, Andy Swanson <andy@hsr-capital.com>  
**Subject: RE: SUB25-1008 Village at North Shore Public Comment Response**

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Robert –

Thank you for the response and clarification.

Based on that, we would request that Condition 38 be changed prior to final plat to give a little more time to work out the details on the public art.

If this is acceptable, please include this email in the record for the examiner.

Thanks,

**Michael Andreotti, RLA**  
**Land Use Planner**  
**AKS ENGINEERING & FORESTRY, LLC**  
 P: 360.882.0419 | [www.aks-eng.com](http://www.aks-eng.com) | [andreottim@aks-eng.com](mailto:andreottim@aks-eng.com)

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**From:** Robert Maul <RMaul@cityofcamas.us>  
**Sent:** Tuesday, October 13, 2026 2:48 PM  
**To:** Michael Andreotti <andreottim@aks-eng.com>; Madeline Coulter <mcoulter@cityofcamas.us>

**Cc:** Carey Certo <CCerto@cityofcamas.us>; Theresa McGuire-Cook <theresa.mcguire-cook@aks-eng.com>; Bryce Hanson <BryceH@aks-eng.com>; Anita Ashton <AAshton@cityofcamas.us>; Alan Peters <APeters@cityofcamas.us>; stevem <stevem@landerholm.com>; Andy Swanson <andy@hsr-capital.com>

**Subject:** RE: SUB25-1008 Village at North Shore Public Comment Response

Hi Michael.

Alan and I have discussed further today. The intent with the DA was clearly to get some public art space out there, which I believe you heard council support. And yes, the language does specify the dedication for the space to do so, but I do also believe there is some expectation from council that something would happen with the development.

That said we have not specified anything specific about possible art, nor have we conditioned that you build it. We would like to have the discussion about what could go out there and if there is an opportunity to have some sort of entrance to the development at that location, which is why the condition focuses on design opportunities. Just about every subdivision installs some sort of monument signage and/or entrance feature with landscaping, etc., which can be considered artful if done right. We are not looking for bronze statues or expensive water features. I think this is being made out to be a bigger deal than it really is.

Best,

Robert

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**From:** Michael Andreotti <[andreottim@aks-eng.com](mailto:andreottim@aks-eng.com)>

**Sent:** Tuesday, October 13, 2026 12:38 PM

**To:** Madeline Coulter <[mcoulter@cityofcamas.us](mailto:mcoulter@cityofcamas.us)>

**Cc:** Carey Certo <[CCerto@cityofcamas.us](mailto:CCerto@cityofcamas.us)>; Theresa McGuire-Cook <[theresa.mcguire-cook@aks-eng.com](mailto:theresa.mcguire-cook@aks-eng.com)>; Bryce Hanson <[BryceH@aks-eng.com](mailto:BryceH@aks-eng.com)>; Anita Ashton <[AAshton@cityofcamas.us](mailto:AAshton@cityofcamas.us)>; Robert Maul <[RMaul@cityofcamas.us](mailto:RMaul@cityofcamas.us)>; Alan Peters <[APeters@cityofcamas.us](mailto:APeters@cityofcamas.us)>; stevem <[stevem@landerholm.com](mailto:stevem@landerholm.com)>; Andy Swanson <[andy@hsr-capital.com](mailto:andy@hsr-capital.com)>

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Madeline –

Thanks for sending this over.

The only issue we still have is with Condition 38. Given that this is related to the DA, I have added Alan and Robert as well as Andy and Steve Morasch. I have also included a snippet of the section of the DA in question for reference.

The DA only identifies the dedication of land and that the tract to be dedicated for public art, be visible and accessible to the public, and be as generally depicted and described in the Master Plan. The Master plan only identifies the tract that is to be dedicated for public art. The DA does not require the Applicant to provide the public art. Also, I don't believe

code requires public art for the development, but if I am incorrect, please direct me to the code requirement.

Please confirm that Condition 38 can be modified as requested based on the language in the DA.

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**4.4.4 Public Art.** North Shore Developer agrees to dedicate land for public art installation in the general location depicted in the Master Plan. The art shall be visible and accessible and shall be generally as described in the Master Plan.

Thanks,

**Michael Andreotti, RLA**  
**Land Use Planner**  
**AKS ENGINEERING & FORESTRY, LLC**  
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**From:** Madeline Coulter <[mcoulter@cityofcamas.us](mailto:mcoulter@cityofcamas.us)>  
**Sent:** Tuesday, October 13, 2026 8:53 AM  
**To:** Michael Andreotti <[andreottim@aks-eng.com](mailto:andreottim@aks-eng.com)>  
**Cc:** Carey Certo <[CCerto@cityofcamas.us](mailto:CCerto@cityofcamas.us)>; Theresa McGuire-Cook <[theresa.mcguire-cook@aks-eng.com](mailto:theresa.mcguire-cook@aks-eng.com)>; Bryce Hanson <[BryceH@aks-eng.com](mailto:BryceH@aks-eng.com)>  
**Subject:** RE: SUB25-1008 Village at North Shore Public Comment Response

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Thanks, Michael. Attached are the responses from staff to your staff report response letter.

There are a few conditions staff had edits to that we can discuss further at the hearing if there are concerns.

Thanks,

**Madeline Coulter, AICP**

Planner

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**From:** Michael Andreotti <[andreottim@aks-eng.com](mailto:andreottim@aks-eng.com)>

**Sent:** Tuesday, October 13, 2026 8:41 AM

**To:** Madeline Coulter <[mcoulter@cityofcamas.us](mailto:mcoulter@cityofcamas.us)>

**Cc:** Carey Certo <[CCerto@cityofcamas.us](mailto:CCerto@cityofcamas.us)>; Theresa McGuire-Cook <[theresa.mcguire-cook@aks-eng.com](mailto:theresa.mcguire-cook@aks-eng.com)>; Bryce Hanson <[BryceH@aks-eng.com](mailto:BryceH@aks-eng.com)>

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Madeline –

Our response to the public comments is attached for the record.

Thanks,

**Michael Andreotti, RLA**

**Land Use Planner**



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