


**COMMUNITY DEVELOPMENT DEPARTMENT**

 616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.ci.cammas.wa.us](http://www.ci.cammas.wa.us)

August 8, 2025

Michael Andreotti  
 AKS Engineering & Forestry, LLC  
 9600 NE 126<sup>th</sup> Ave, Suite 2520  
 Vancouver, WA 98682

RE: Lacamas Village (SUB25-1007)

Dear Mr. Andreotti,

Thank you for your application submittal for the Lacamas Village subdivision. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on July 14, 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:**

1. The following shall be submitted per the pre-application notes:
  - a. Submit three (3) full size paper copies of the site plan drawings per 18.55.110.5.
  - b. Submit a plan identifying the different housing typologies and location of the front façade of the building.
  - c. Submit a parking plan showing all off-street and on-street parking.
  - d. The application submittal proposing phasing. Therefore, submit a phasing plan per CMC 17.11.040.
  - e. Submit a plan showing the location and height of proposed retaining walls and cross-section of retaining walls over 4-feet in height per CMC 17.11.030.B.6.p.
2. A certificate with the seal of and signature of the surveyor responsible for the survey and preliminary plat in accordance with RCW 58.09.080 per CMC 17.01.050.A.6.
3. Per CMC 17.11.030.B.5, requires a survey of existing trees. Provide the existing tree survey and preservation plan for Green Mountain PRD.
4. Per CMC 17.11.030.B.6(a-p), the following shall be included on the site and development plans:
  - b. The names of property owners of adjacent land-
    - Thrive at GM information needs to be included on the preliminary plat plans.
  - d. Names, locations, widths and dimensions of existing and proposed public street ROW, easements, private access easements, parks and other open spaces, reservations and utilities-
    - Preliminary plats show public streets and ROW that have not been approved or constructed.
  - n. Description, location and size of existing and proposed utilities, storm drainage facilities and roads to serve the lots.
    - Sizes, locations, and description of existing utilities are shown on the preliminary utility plans, however these utilities have not been approved or constructed.

- Sizes of proposed utilities; water, sewer, and stormwater are not included on the preliminary utility plans.
  - o. Location of all existing fire hydrants within 500 feet of the proposal
    - Existing fire hydrants shown on the preliminary plans have not been approved or constructed.
- 5. CMC 17.11.030.B.8: Preliminary stormwater plan and preliminary stormwater technical information report (TIR).
  - The applicant's Preliminary TIR (PTIR) references the original TIR dated August 25, 2020. Stormwater is not vested.
  - Per the pre-app notes dated June 20, 2024, the applicant is to verify that the assumptions in the original TIR are applicable to the proposed development and meet the requirements for treatment and detention stormwater facilities in accordance with Ecology's latest 2024 SWMMWW.
  - Lots 1 and 2 discharge to the Tract A stormwater facility which was constructed in 2023.
  - Lot 7 discharges to Tract B stormwater facility which has not been constructed.
  - An updated PTIR is to be resubmitted addressing the 2024 SWMMWW requirements as noted in the PA24-13 pre-app notes.
  - The PTIR is to be resubmitted with the City of Camas Stormwater Sewer System O&M Manual.
- 6. Per CMC 17.11.030.B.14, provide an engineer's estimate of costs for site improvements, both public and private.

**Other preliminary project issues noted by staff to be addressed but are not completeness review items:**

- 7. Preliminary plat plans:
  - Preliminary plats show proposed private streets connecting two public roads which is not permitted per CMC 17.19.040.A.4 unless the private road is an alley.
  - The private streets labeled 'alleys' are to provide rear loaded access off the alleys only.
  - Lots 60 & 61 should have a shared driveway located as far from N Boxwood Street as feasible.
  - Lots 160 & 159 should have a shared driveway located as far from N Boxwood Street as feasible.
  - Tract G is a private street, not an alley.
  - The preliminary utility plans reference stormwater draining to a storm facility that has not been constructed.
- 8. Preliminary TIS Memo:
  - In addition to the NE 192nd Ave. & NE 13th Street proportionate share PM peak hour trips, the following intersections are to be evaluated for PM peak hour trips:

Proportionate Share Project Name	Fee Rate	Number of Trips	Proportionate Share Cost
137 <sup>th</sup> Ave – from NE 49 <sup>th</sup> St to Fourth Plain Blvd	\$3,000 per PM peak hour trip		
Fourth Plain Blvd & NE 152 <sup>nd</sup> Ave	\$333 per PM peak hour trip		
<u>Leiser</u> / St. Helens / MacArthur	\$2,000 per PM peak hour trip		
SE 176 <sup>th</sup> Ave & SE 20 <sup>th</sup> St	\$400 per PM peak hour trip		
NE 192 <sup>nd</sup> Ave & NE 13 <sup>th</sup> St	\$400 per PM peak hour trip		
SE 192 <sup>nd</sup> Ave & SE 34 <sup>th</sup> St	\$150 per PM peak hour trip		
192 <sup>nd</sup> Ave & SR-14 ramp terminals	\$2,000 per PM peak hour trip		
MacArthur Blvd & Andresen Rd Roundabout	\$2,285 per PM peak hour trip		
MacArthur Blvd & Devine Rd Roundabout	\$2,226 per PM peak hour trip		
Grove St / Columbia House Blvd / SR-14 WB off-ramp	\$600 per AM peak hour trip		
NE 172 <sup>nd</sup> Ave & NE 18 <sup>th</sup> St	\$300 per PM peak hour trip		
NE 179 <sup>th</sup> Place & NE 18 <sup>th</sup> St	\$900 per PM peak hour trip		
NE 187 <sup>th</sup> Ave & NE 18 <sup>th</sup> St	\$1,200 per PM peak hour trip		
NE 162 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$1,500 per PM peak hour trip		
NE 172 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$4,100 per PM peak hour trip		
NE 192 <sup>nd</sup> Ave & NE 9 <sup>th</sup> St	\$1,100 per PM peak hour trip		
NE 187 <sup>th</sup> Ave & SE 1 <sup>st</sup> St	\$1,100 per PM peak hour trip		
<b>Total Proportionate Share Cost</b>			<b>\$XXXX</b>

- Additional comments may be provided by Clark County after review of the TIS Memo.

**Once the application is deemed complete, the City will begin its review of the project application and provide subsequent review comments.** If you have any questions, please contact me at lhollenbeck@cityofcamas.us.

Respectfully,



Lauren Hollenbeck  
Senior Planner