



MEMORANDUM

Date: February 9, 2026

To: Hearings Examiner

From: Lauren Hollenbeck, Senior Planner and Anita Ashton, Engineering

RE: Lacamas Village Subdivision – staff report clarifications

City staff has provided clarification to the SUB25-1007 Staff Report, published February 5, 2026. The Discussion and Conditions of Approval are revised as follows:

➤ **Location description, Page 1:**

Correction: The old parcel numbers were listed from prior to the final short plat recording. The new numbers should read as follows: **986037656, 986071335, 986070973, 986070970**

➤ **At criteria 6, Page 29, add new section:**

CMC Chapter 18.34 Airport Overlay Zoning

New Discussion: Current zoning shows the property within the Airport Overlay Zone C and therefore construction remodeling techniques that decrease noise associated with airport operation and heavy air traffic areas should be considered.

New Condition: Staff recommends a condition of approval that an aviation easement shall be recorded on the title that provides notice that the property is located within an air traffic area and included as a note on the final plat.

➤ **Neighborhood Traffic Management Plan, Page 5, Paragraph 5:**

Original Discussion:

Based on the projected ADTs and the layout of the development, the city engineering recommends that the applicant be conditioned to work with engineering staff to determine the design features for traffic calming devices at the following locations:

- Traffic circle at N 89th Avenue (renamed N 88th Avenue).
- Crosswalk, bump outs, and related signage between Lots 71 and 72, on and across N 88th Place.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant is to work with engineering staff to determine the design features for traffic calming devices at the following locations:

- Traffic circle at N 89th Avenue (renamed N 88th Avenue).
- Crosswalk, bump outs, and related signage between Lots 71 and 72, on and across N 88th Place.

Revised to Read:

Based on the projected ADTs and the layout of the development (Exhibit 19), the city engineering recommends that the applicant be conditioned to work with engineering staff to determine the design features for traffic calming devices at the following locations:

- A traffic circle at the intersection of N Eaglet Street and N 89th Avenue (renamed N 88th Avenue).
- A crosswalk, bump outs, and related signage on the west and east sides of Tract M (Lots 70 and 71), and on and across N 88th Place.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant is to work with engineering staff to determine the design features for traffic calming devices at the following locations:

- A traffic circle at the intersection of N Eaglet Street and N 89th Avenue (renamed N 88th Avenue).
- A crosswalk, bump outs, and related signage on the west and east sides of Tract M (Lots 70 and 71), and on and across N 88th Place.

➤ **Water:**

Proposed Fawn Loop (Tract H), Page 7:

Original Discussion:

There is a proposed 8-inch DI water main shown to serve Lots 1-36 in N Fawn Loop (Tract H) and Private Street (Tract G). The new 8-inch water main is shown to dead-end at a blow off at Lot 31. ***The dead-end blow off at Lot 31 is not supported by Staff.***

Staff recommends a condition of approval that prior to engineering plan approval, the water utility plans are to be revised to provide a looped water main from the intersection of proposed N Fawn Loop (Tract H) and N Eaglet Street through proposed Tract J (Alley 1) to the future N Eaglet Street.

Revised to Read:

Proposed N Fawn Loop (Tract H):

Per the September 2025 Preliminary Composite Utility plans (Exhibit 37), the applicant has proposed 8-inch DI water main shown to serve Lots 1-36 that abut N Fawn Loop (Tract H) and Alley 1 (Tract J). The new 8-inch water main is shown to dead-end at a blow off at Lot 31. ***The dead-end blow off at Lot 31 is not supported by Staff.***

Staff recommends a condition of approval that prior to engineering plan approval, the water utility plans are to be revised to provide a looped water main from the intersection of proposed N Fawn Loop (Tract H) and N Eaglet Street through proposed Tract J (Alley 1) to the future intersection of Tract J and N Eaglet Street.

➤ **Special Conditions of Approval:**

Prior to Engineering Plan Approval:

Engineering:

[Water]

Original Condition 49:

49. N Fawn Loop (Tract H): Prior to engineering plan approval, the water utility plans are to be revised to provide a looped water main from the intersection of proposed N Fawn Loop (Tract H) and N Eaglet Street through proposed Tract J (Alley 1) to the future N Eaglet Street.

Revise to read as follows:

49. Prior to engineering plan approval, the water utility plans are to be revised to provide a looped water main from the intersection of proposed N Fawn Loop (Tract H) and N Eaglet Street through proposed Tract J (Alley 1) to the future intersection of Tract J and N Eaglet Street.
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Original Condition 63:**Roads**

[Interior Public Roads]

63. Prior to engineering plan approval, the applicant is to work with engineering staff to determine the design features for traffic calming devices at the following locations:
 - a. Traffic circle at N 89th Avenue (renamed N 88th Avenue).
 - b. Crosswalk, bump outs, and related signage between Lots 71 and 72, on and across N 88th Place.

Revise to read as follows:

63. Prior to engineering plan approval, the applicant is to work with engineering staff to determine the design features for traffic calming devices at the following locations:
 - a. A traffic circle at the intersection of N Eaglet Street and N 89th Avenue (renamed N 88th Avenue).
 - b. A crosswalk, bump outs, and related signage on the west and east sides of Tract M (Lots 70 and 71), and on and across N 88th Place.