


COMMUNITY DEVELOPMENT DEPARTMENT

 616 NE 4th Avenue
 Camas, WA 98607
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October 8, 2025

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

RE: Lacamas Village (SUB25-1007) technically complete letter

Dear Mr. Andreotti,

The purpose of this letter is to inform you that the above application submitted on July 14, 2025, and resubmitted September 26, 2025, has been **deemed complete** in accordance with the Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you with review comments and/or questions. Meanwhile, below are some preliminary review comments:

4. CMC 17.11.030.B.6.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 plat has a note stating that the Stage 2 and Stage 3 plans are either under construction or approved. These references are to be revised:
 - o Stage 2 plans are under construction.
 - o Stage 3 plans have not been approved. The Stage 3 plans will not be reviewed or approved prior to the decision issued for SUB25-1007.
- N Fawn Loop does not meet the minimum design standards for a private road.
 - o Planter strips and detached sidewalks are required on both sides of the road.
 - o Full height curb and gutter are required on both sides of the road.
 - o Staff is not in support of the rolled curb on the N Fawn Loop.

CMC 17.11.030.B.6.n: Description, location and size of existing and proposed utilities, storm drainage facilities and roads to serve the lots.

- References to all the Stage 3 improvements are to be revised to state that these improvements are not under construction or existing.

CMC 17.11.030.B.6.o: Location of all existing fire hydrants within five hundred feet of the proposal.

- Revise references to existing fire hydrants in Stage 3 on the preliminary plans as these plans have not been approved nor constructed.

5. CMC 17.11.030.B.8: Preliminary stormwater plan and preliminary stormwater technical information report (TIR).

- The Existing Stormwater Facility Summary on page 1 states that the Tract B storm facility is existing. However, at the time of the land-use application, the Tract B storm facility did not have approved plans. Tract B aka Stage 2 plans were approved, and the pre-con was held in September 2025.

- o Lot 7 discharges to Tract B stormwater facility which has not been constructed.

- The Conclusion on page 3 of the revised Preliminary TIR (PTIR) dated September 26, 2025, states that the storm facility on Tract A and the future Storm Facility on Tract B have been verified to meet Ecology's 2024 SWMMWW requirements for treatment and detention.

Do not hesitate to reach out should you have any questions.

Respectfully,



Lauren Hollenbeck, Senior Planner