PARKLANDS II SHORT PLAT

DEVIATION TO ENGINEERING STANDARDS NARRATIVE

Request for:

- Relief from Camas Design Standards Manual (CDSM) Table 3 – Access Spacing Standards, intersections accessing an Arterial must maintain a minimum spacing of 300 feet. The proposed private road will take access from the existing NW Pittock Place and will remain fully behind the private gate. The proposed alignment is approximately offset 180 feet, which will not meet the requirement of CDSM Table 3.

This request meets the following justification criteria:
City code listed below with applicant responses in ***Bold Italics.***

14.02.110 - Deviations.

The approval authority may authorize deviations from the minimum requirements of this chapter pursuant to a Type II decision or as part of a consolidated review process . Any decision to approve a deviation shall include affirmative findings addressing the following:
This is part of a type II short plat review process.

A.The deviation provides for the use of low impact development practices for stormwater management; or
This deviation request will limit the amount of access points needed to access this short plat.

B.The deviation shall be limited and shall provide equivalent environmental protection.
The deviation reduces pollution generating road surfaces which provides increased environmental protection.

1.The deviation shall be based on sound engineering practices, with the objectives of safety, function, environmental protection, and facility maintenance considered.
This deviation request supports all of the criteria by utilizing the existing gated entrance on NW Pittock Place.

2.The deviation requested does not necessitate the need for additional deviations, exceptions, or variances from the Camas Municipal Code.
These deviations are the minimum necessary to provide this development with the same safe environment and high functioning neighborhood design as the adjacent subdivisions. No additional deviations, exceptions or variances are being requested. The proposed private road alignment is in the ideal location that works with the existing conditions of the private gate and the neighboring lots. The proposed alignment is approximately 180 feet from Camas Meadows Drive and is behind an existing private gate and road.

Any authorization for deviation may prescribe conditions deemed necessary or desirable for the public interest. (Ord. No. 16-019 , § I(Exh. A), 11-21-2016)
Conditions of approval may be warranted for the reduced intersection spacing along NW Pittock Place. Sight distance has been verified by the traffic engineer. Additional safety signage may be required by city staff.

Thank you for your consideration of this request. Please contact Scott Taylor or Joe Intermill of SGA Engineering with any questions or concerns at 360-993-0911.

Sincerely,

Joe A. Intermill, P.E.



04/02/2026