COMMUNITY DEVELOPMENT DEPARTMENT
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June 24, 2026

Scott Taylor (staylor@sgaengineering.com)
Nate Horvath (nhorvath@sgaengineering.com)
SGA Engineering
2005 Broadway Street
Vancouver, WA 98683

SGA RESPONSES IN GREEN

RE: Parklands II short plat (SP26-1004) 2nd application completeness review and Plat Alteration (PlatAlt26-1001)

Dear Mr. Taylor and Mr. Horvath,

Thank you for your application resubmittal for the Parklands II short plat development. 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 April 3, 2026, and resubmitted June 10, 2026, 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:

Plat Alteration:

1. Per CMC 18.55.270.E, Plat alterations are processed pursuant to RCW 58.17.215, which requires that the application contain signatures of the majority of those persons having ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered.
    - Provide property owner signatures per this requirement. **Confirmed not necessary as private storm tracts will be maintained by private HOA.**

Short Plat:

2. Per CMC 17.09.030.B.5 (a-q), the following shall be included on the site and development plans:
    a. A plat meeting the standards identified in CMC Section 17.01.050,
        - A.4- Provide legal description of boundaries **Plans updated.**
        - B.2- Tracts to be dedicated to any public or private purpose shall be distinguished from lots intended for general development with notes stating their purpose and any limitations.
            - Label the open space and park tracts **Plans updated.**
    f. Location of existing and proposed sidewalk, street lighting and street trees.
        - Street lighting needs to be shown on the preliminary plat- please label or add to legend. **Plans updated.**
    j. Provide recorded documents that identify the nature and extent of existing easements.
3. CMC 17.09.030.7 – Preliminary stormwater plan and preliminary technical information report (TIR).
        - The storm utility layer appears to be turned off. **Plans updated.**
4. Per CMC 17.09.030.B.9 and the pre-application meeting notes, the narrative shall also address the criteria of preliminary short plat approval in CMC 17.09.030.D (1-9). **Section 4.7 of narrative has been updated to cite and describe each criterion being met.**

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

Respectfully,

Lauren Hollenbeck

Lauren Hollenbeck
Senior Planner