COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
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April 30, 2026

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

RE: Parklands II Short Plat (SP26-1005) application completeness review letter

Dear Mr. Taylor and Mr. Horvath,

Thank you for your application submittal for the Parklands II Short Plat. 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, 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. A plat alteration application shall be submitted and fees paid. Please see email correspondence below from the Community Development Director-

From: Alan Peters <APeters@cityofcamas.us>
Sent: Friday, August 22, 2025 8:41 AM
To: Eric Golemo <egolemo@sgaengineering.com>; 'Jon Ellsworth' <jonellsworthre@gmail.com>
Cc: 'Scott Taylor' <staylor@sgaengineering.com>
Subject: RE: Pre-application follow up (Short Plat on Camas Meadows Dr.)

Hi all,
Sorry for the late response to this. I had a vacation and then this got lost in the mix of thigs to reply to. I've discussed with engineering and planning staff and we are okay to accept this as a consolidated review, making the plat alteration and new short plat a single Type III process. The new short plat would not record until the storm reconfiguration is constructed.

Alan Peters, AICP
Community Development Director
Cell 360-409-1475
Desk 360-817-7254
www.cityofcamas.us | apeters@cityofcamas.us

2. Per the pre application meeting notes and CMC 18.55.110.C, provide certified mailing labels from the Clark County assessor.
3. Per the pre application meeting notes, a development sign must be posted per CMC 18.55.110.H(1-5). Provide proof of posting the development sign.
4. Per CMC 18.55.110.I, provide a copy of a full title report.
5. 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

- 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- i.e. what is the purpose of the open space tract?
- B.3- The plat shall also include identification of required setbacks.
    - A 15-foot front yard setback shall be shown on Lot 6 at the cul-de-sac.
    - Show rear yard setback at 15-feet per the Master Plan. Lots 1-5 are double frontage. Submit deviation requirement to vary from the double frontage setback requirements in CMC 17.19.030.D.6. Refer to Section 4.2 of DA.

b. The names of property owners of adjacent land and adjacent subdivisions shall be shown on the plat.

c. Lines marking the boundaries of the existing lots(s) (any existing lot to be eliminated should be a dashed line and so noted.
- Lot 43 needs to reflect this.

f. Location of existing and proposed sidewalk, street lighting and street trees.
- Street lighting needs to be shown on the preliminary plat.
- Per the pre application meeting notes and Section 4.2 of the DA, street trees shall be shown in the backyards of Lots 1-5.

j. Provided recorded documents that identify the nature and extent of existing easements.

m. Location of any critical areas and critical area buffers to indicate compliance with all applicable provisions of the critical areas legislation
- Show location of steep slopes if applicable.

o. Show location of all fire hydrants within five hundred feet of the proposal.
- There appears to be an existing hydrant on NW Camas Meadows Drive but not called out on the existing conditions sheet.
- An onsite hydrant will be required.

6. Per CMC 17.09.030.B.7, Preliminary stormwater plan and preliminary stormwater technical information (TIR).
    - The preliminary stormwater report does not reference which version of Ecology's SWMMWW Manual. It does reference that prepared using the Camas Stormwater Design Standards Manual, which was removed from the city website in 2018. The preliminary TIR is to be revised and prepared in accordance with the 2024 SWMMWW
7. Per CMC 17.09.030.B.8 and the pre-application meeting notes, a preliminary geotechnical report shall be submitted. The submitted preliminary geotechnical report is dated 2015. Geotechnical reports are valid for five years per CMC 16.59.060.D. Therefore, either an updated geotechnical report or memo shall be provided (prepared by a geotechnical engineer) to also include an assessment of potential geologically hazardous areas.
8. 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).

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

Lauren Hollenbeck
Senior Planner