

**Lauren Hollenbeck**

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**From:** Gus <guss@harbengineering.com>  
**Sent:** Tuesday, July 05, 2016 9:40 AM  
**To:** Lauren Hollenbeck  
**Cc:** Robert Maul  
**Subject:** Village at Camas Meadows Staff Report Comments

Good morning Robert/ Lauren,

We prepared the comments last week but for some reason did not forward you the email. Below please find couple comments that we discussed during our meeting. I will call you later today to discuss arranging a meeting with all of the staff, Kevin and his team and Matt Olson. I met with Matt last week and I have a firm response from him regarding Payne Road, but would like to all get together this week and make final determination regarding that street and any other pending issue. I believe it would be great to have everyone inane room now that we are all ready to move forward with the projects.

\* *The first comment on the memo states that the staff supports the changes suggested by Harb Engineering regarding the water main. However, on the last page of the memo, addressing conditions # 13 & 14, it contradicts the first comment. During our meeting, the staff agreed that these 2 conditions would be modified to loosely state that the water main shall be designed to City standards during the final engineering stage.*

\* *Regarding paragraph 4 on page 7 of the staff report, the memo states that the city will work on clarifying the intent of the SEPA conditions with modified language for the two paragraphs addressing the improvements on Payne Street. Harb Engineering would like the chance to review the clarifications before the staff report is submitted for public record. We also would like to suggest the following language be incorporated in the clarification:*

*o As part of phase 2 or phase 3 development, applicant shall dedicate up to 30 feet of right-of-way along the frontage of NW Payne Rd to meet City requirements.*

*o If, at the time of development of phase 2 or phase 3, the private road has not yet been dedicated to the public, the city may require a fee in lieu of development of NW Payne Rd.*

Regards

Gus Harb,P.E.

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