



COMMUNITY DEVELOPMENT DEPARTMENT

616 NE 4th Avenue
Camas, WA 98607
www.ci.camass.wa.us

October 28, 2015

Gus Harb
Harb Engineering
701 Columbia Street, Suite 111
Vancouver, WA 98660

RE: The Village at Camas Meadows (SUB15-04)

Dear Mr. Harb,

Thank you for your application submittal for the Village at Camas Meadows Subdivision. 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 September 30th, 2015, 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 development notice sign shall be posted on the subject property in accordance with CMC 18.55.110.H and proof of posting shall be provided to the City.
2. The site contains slopes over 10% however, there doesn't appear to be preliminary grading plan submitted with the application materials as required by CMC 17.19.030 (B, 7a – 7d).

Other preliminary project issues noted by staff to be addressed:

3. The preliminary stormwater TIR for this project is the one created for the Parklands project. We know the idea was to co-locate the storm facilities on their site, but there have been some changes to it as a result of some wetland buffer impacts. This will have to be clarified prior to going to hearing.
4. The submitted drawings (preliminary plat) do not provide ROW dedication or half width improvements of Street "B" as identified in the NDCMP.
5. Proposed utility easements, sewer tank locations and hydrants within 500 feet of the site have not been included on the preliminary plat.
6. What will be the intent for NW Payne Street (a private street)? Further discussion will need to be had regarding access, dedication, improvements, etc.

This is not an all-inclusive list, but rather just some issues that surfaced during the TC review. I am happy to meet with you at your earliest convenience to talk more regarding your submittal and project specifics. If you have any questions, please contact me at (360) 817-7255.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Maul", written over a horizontal line.

Robert Maul
Planning Manger