



Melanie Poe
 McIntosh Ridge, LLC
 16420 SE McGillivray Blvd. Unit #103-197
 Vancouver, WA 98683
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August 25, 2017

RE: Dawson's Ridge Subdivision (SUB17-02)

Dear Ms. Poe,

This letter is to inform you that the above application, which was submitted on June 2, 2017, is technically complete. The intent of this letter is to inform the applicant that the information necessary for processing this application has been submitted, and that the city will generally make a final decision within 120 days of this letter in accordance with CMC§18.55.130 (D).

Materials submitted in response to the city's letter dated June 29, 2017:

1. The application included mailing labels generated from a title company. The application must include a list of current property owners within three-hundred feet of the subject parcel, certified as based on the records of the Clark County Assessor per CMC§18.55.110 (C), or provide a waiver of this requirement from the director.	Certified labels were received and dated July 21, 2017.
2. The applicant must install a development sign on the subject property in accordance with CMC§18.55.110(H). The sign must be visible from McIntosh Road, in a location that is safe for the public to read.	A sign meeting the requirements was installed and photographic proof emailed to the city on August 18, 2017.
3. The application did not include a circulation plan per CMC§17.19.040(B)(10)(a).	A circulation plan was submitted for review on August 11, 2017
4. The application did not include a wetland mitigation report. The application binder noted that the report was submitted separately, however, no report was submitted. When impacts to a critical area are proposed, then a preliminary wetland mitigation report is required in order to determine feasibility. The requirements for a preliminary report are detailed at CMC§16.53.050(E) Mitigation Plans.	A mitigation plan was submitted for review on August 11, 2017, and is dated August 2, 2017
5. The preliminary grading plan did not include total quantities of cut and fill per CMC§17.11.030(B)(7)(d).	A revised grading plan was submitted on August 11, 2017

<p>6. The archaeological report is not current and does not include current information, as it is dated August 7, 2006. A report must be prepared based on the best available technology and techniques per CMC Chapter 16.31 Archaeological. “For projects subject to Title 18, Chapter 18.55 of the Camas Municipal Code, a determination that an application is complete shall not be made until any required predetermination has been completed and a predetermination report has been submitted.” CMC§18.31.030 (D) Development Review</p>	<p>An archaeological report that is dated August 9, 2017 was submitted.</p>
<p>7. A current predetermination report must be sent to the Department of Archaeology and Historic Preservation and to the tribes. Proof of mailing or emailing must be provided to the city per CMC§16.31.160 Notification to Tribes, in order for the timeframe for comment to commence.</p>	<p>An email that is dated August 10, 2017 was sent to the agencies and tribes to notify them of the revised report.</p>

Staff will continue to review the revised documents and will contact you to schedule a meeting. It would appear that many of the issues of concern that were raised in the city’s letter dated June 29th are unchanged, and/or are the subjects of additional deviation requests.

You may also check on the status of city’s review of this project at the following online resource:

<https://app.smartsheet.com/b/publish?EQBCT=2704d839e114d36b2a4a157d05e34a6>.

Best,

Sarah Fox, Senior Planner

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