

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

August 24, 2018

Joel Sterling
 Sterling Design, Inc.
 2208 E. Evergreen Blvd.
 Vancouver, WA 98661
 Sent via email Mail@SterlingDesign.biz

RE: Valley View Estates (SUB18-02)

Dear Joel Sterling,

The below comments are based on the City's review (**except Engineering which will be provided at a later date**) of the Preliminary Plat application materials submitted May 18, 2018, revised materials resubmitted May 24 and June 25, 2018 for the Valley View Estates Subdivision:

1. Per the City Parks Manager, the T-21 trail designation was used in the 2006 PROS plan and has since changed to T-24 per the current 2014 Parks, Recreation and Open Space Plan.
2. Is the segment of the trail running east/west part of Tract C?
3. Lot 1 building envelope should be reduced to comply with the required 20-ft. building setback from the tract per CMC 17.19.030.D.6.d
4. Lot 30 building envelope may be extended per the 5-foot corner lot rear yard setback requirement pursuant to CMC 18.09.040.
5. Land inventory should be corrected on sheet 2 of 9. Site area and developed acreage should be the same. The infrastructure acreage should only include the stormwater tracts.
6. The setbacks table should also include "corner lot rear yard" on sheet 2 of 9.
7. Lots 1, 19, 23, 24, 26, 27 and 32: Walls in front yards cannot exceed 42-inches in height per CMC 18.17.050.C.2.
8. Provide a cross-section for the walls surrounding lots 24-26. Retaining walls shall comply with CMC 18.17.060.
9. Lots 1 and 2: A minimum 4 or 6-ft. wall is permitted per double frontage standards CMC17.19.030.D.6.b.ii.
10. Recommend landscaping on sides of entry into Tract G.
11. Submit proof of mailing archaeological predetermination report to tribes.

Please note, additional comments will be provided during further review of your application. If you have any questions, please contact me at (360) 817-7253.

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck".

Lauren Hollenbeck
 Senior Planner