

TO: Hearings Examiner and City of Camas Development Dept,

Today you will hear the McIntosh subdivision application. There is one lone large tree on this lot. And it is not to be saved. It's another sad day for Camas.

A Major Zoning Variance to be granted Thursday allows the developer of this 28-lot subdivision to increase the lot coverage on the 10k sq. ft. average lots from 35% to 50%. That's an extra 1,500 sq. ft per lot. A total of 142k additional sq. ft. If you place a Camas new build value of \$300/sq ft (Including all of the air space allowed in the R-10 zone), that's an extra 12.6M as a gift to the developer from the city of Camas.

We are under no burden to grant this. The community has spoken time and time again about the detrimental effects of this McMansion Crunch. Traffic that is unable to accommodate. Trees that are clearcut. These are issues that have been brought up with City Council numerous times.

There is one large tree on this lot. One. This is the only thing the community has asked to save. We should be asking for more. We need new codes. We need a heritage tree program and a city arborist or forester.

Respectfully,
Heather Gulling
Camas resident

