

Carey Certo

From: Catherine <mespapotages@gmail.com>
Sent: Thursday, April 3, 2025 6:00 PM
To: Community Development Email
Subject: Proposed Subdivision Development CASE sub24-1002 Camas Wood

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April 3rd, 2025

Building Department

Camas

616 NE 7th Ave

Camas, WA 98607

Subject: Concerns Regarding Proposed Subdivision Development CASE sub24-1002 Camas Wood

Dear Madeline Sutherland, Planner,

I am writing to express my concerns regarding the proposed subdivision development planned across from our home AND adjacent to a wetland parcel that we own. While we recognize the need for growth, this transition from a rural setting to a high-density development of approximately 206 homes and 72 multifamily units with an estimated 556 additional vehicles and 800 people will have significant and lasting impacts on the environment, local wildlife, and the surrounding infrastructure.

One of our primary concerns is light pollution. Our home and the adjacent wetlands have long enjoyed naturally dark skies that support nocturnal wildlife such as bats and owls—species that help keep mosquito and rodent populations in check. Excessive artificial lighting is proven to disrupt these habitats, leading to unintended ecological consequences. **We strongly urge the implementation of downward-shielded lighting to minimize unnecessary sky glow and preserve the natural balance of the area.**

Additionally, noise pollution from construction, increased traffic, and the influx of new residents will significantly alter the character of the area. Rural landscapes do not have the same noise buffering as urban settings, and we have already experienced amplified train noise and stronger winds after the clear-cutting of a neighboring parcel. To mitigate this, **we urge that a buffer of mature trees be preserved or planted along the subdivision boundary to help reduce noise, wind impact, and excessive light intrusion.**

We are also deeply concerned about the effects on the wetlands. These ecosystems play a critical role in flood control, water filtration, and wildlife support. Increased stormwater runoff from paved surfaces and rooftops may introduce pollutants and alter the hydrology of the area. We request assurances that proper stormwater management practices will be implemented to prevent erosion, contamination, and flooding of these sensitive areas.

It is important to recognize that the rural character, open spaces, and wetlands in this area are precisely what make these developments desirable, yet they come at a direct cost to those of us who have long maintained and lived in this environment. The natural beauty and balanced ecosystem that currently exist will add significant value to the new homes, yet the increased density and urbanization will negatively impact our quality of life and potentially our property values. Given this, our requests for reasonable mitigation—such as maintaining tree buffers, implementing responsible lighting practices, and ensuring infrastructure improvements—should carry even greater weight in the planning process. If the new development stands to benefit from the natural assets we have stewarded, **it is only fair that steps be taken to minimize the negative impacts on those of us already here.**

Beyond the immediate environmental concerns, this development is not happening in a vacuum. It is one of several large projects planned along Everett and 3rd Street and off Crown Road. The cumulative impact of these projects—including the Toll Brothers development off SE 23rd and the Camas Round Lake subdivision—will place an enormous strain on local infrastructure. Crown Street, Leadbetter and Everett (500) are getting overburdened, and the addition of hundreds more homes and vehicles will exacerbate congestion, increase emergency response times, and put additional pressure on schools and public services. We ask whether impact studies have been conducted to address these issues including the project at hand and whether any improvements to roads and essential services are planned in a timely manner to accommodate this rapid growth.

We appreciate your attention to these concerns and urge that appropriate mitigation measures be put in place to protect the character, environment, and livability of our community. We look forward to your response and any opportunities to engage in the planning process.

Sincerely,

Catherine Tchen