

Carey Certo

From: Robert Maul
Sent: Thursday, April 3, 2025 2:20 PM
To: Scott York
Cc: Carey Certo; Madeline Coulter
Subject: RE: SUB24-1002 Public Comment Period

From: Scott York <scott.gwgs@gmail.com>
Sent: Thursday, April 3, 2025 1:51 PM
To: Robert Maul <RMaul@cityofcamas.us>
Subject: SUB24-1002 Public Comment Period

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I am drafting this email in relation to the proposed developments open comment period.

The proposed developments missing WSDOT ICE report. This is deeply concerning as the subarea plan for North LaCamas as a whole.

This property is the first to developement and will have a massive impact on traffic that will be highly concentrated directly adjacent to the proposed roundabout. The road configurations of this plan only allow one egress and ingress. This poses challenges during Camas High School high impact traffic patterns. The only means of ingress and egress for police and fire are subject to a complex configuration of adjacent roads that currently traffic stands idle for long periods of time.

The Ordinance 23-008 passed to allow this entire process to occur and was done with no searchable records pertaining to the City Council Meeting dated May 6, 2023 and City of Camas Planning Commission June 21st 2023.

The "closed door meeting" with the proponents should have been held with all affected property owners and all stakeholders in the North Lacamas Sub Area to discuss the details prior to any further proceedings.

Continuance of Forest Land Use requirements have been ignored as the property has changed hands 2 times in one year without an updated plan which is required by RCW 84.34 and 84.33. Please see Excise form 886133 and 874077 in county records. This is in violation of RCW and should trigger a halt to this proceeding and a revocation of the Ordinance 23-008 as that was adopted AFTER transfer of ownership to HSR Capital

The sole intention of the acquisition of this property was developement and not timber harvesting as stated by law.

RCW Chapter 84.34 subsection 4 specifies that the Timber Land requirements include the primary use of the land to be for production and harvesting of forest crops for commercial purposes. The department of revenue doesn't have a record of HSR Capital or the new owner Camas Woods LLC having submitted any documentation of timber operations.

Department of Revenue document 605238764 says they are listed as Real Property Investment.

In summary, there are no records of a Forest Management plan being submitted for either transaction as the property has changed hands several times in the course of one year.

Without the forest management plan, ICE Report, and the excise tax affidavit understating the assessed value at the time of Quit Claim Deed this should cause pause and be looked into more deeply prior to moving ahead with any plans.

The most egregious part of all of this is the massive tax increases levied on the individual property owners who are adjacent to this development. The largest parcel offered the least amount of revenue of all of the combined properties and is even more disparaging after the annexation and zoning changes forced by this company and its affiliates.

The closed door meetings, the Steering Committee Contribution by one of the developers owners, and the expedient review process with the minimum amount of notice leaves a lot of unanswered questions. The timing of some of these documents and the missing components of Ordinance 23-008 puts the whole process at this point in review into question.

Upon viewing the previous City Council Meetings I seem to share the feelings of other citizens. Had I been in attendance of these meetings and pointed out the discrepancies, abuse of land use in relation to taxation, and intent of future use it may have gone differently

There are several projects in the pipeline with this company and its affiliates throughout Clark County and specifically Camas in the middle of the North Shore Subarea. I have insight into a few of those projects.

I would be happy to discuss further in private. I risk retaliation from the project owners but I am willing to engage if granted some anonymity.

Regards
Concerned Citizen