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From: Max Ivanitski <jdmax911@gmail.com>
Sent: Tuesday, June 2, 2026 8:31 PM
To: Community Development Email
Subject: Public Proposal Oliver Terrace Subdivision (File No. SUB25-1010)
Attachments: Public Proposal for Oregon White Oak Protection 06.02.2026.pdf

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Dear Hearings Examiner and Community Development Staff,

I am submitting the attached Public Proposal for Oregon White Oak Protection regarding the Oliver Terrace Subdivision (File No. SUB25-1010).

The applicant has committed that the existing Oregon White Oak trees are proposed to be retained. The attached proposal outlines several measures intended to ensure that these preservation commitments remain enforceable throughout construction and are not later modified without appropriate public review.

I respectfully request that this letter and the attached proposal be included in the official record for the public hearing and considered by the Hearing Examiner when evaluating the proposed subdivision.

Thank you for your time and consideration.

Respectfully submitted,

Max Ivanitski

06/02/2026

Public Proposal for Oregon White Oak Protection

Re: Oliver Terrace Subdivision (File No. SUB25-1010)

Purpose of this Proposal

The purpose of this proposal is to ensure meaningful and enforceable protection of the existing Oregon White Oak trees identified on the project site.

Oregon White Oak trees are a valuable native species that contribute to local wildlife habitat, environmental quality, neighborhood character, and the long-term ecological health of the area. While the applicant has stated that the existing Oregon White Oak trees are intended to be preserved, the current project record does not appear to contain sufficient enforceable measures to guarantee their protection during construction and throughout the life of the development.

Accordingly, I respectfully request that the City of Camas incorporate the following conditions of approval to minimize the risk of tree removal, construction-related damage, root-zone disturbance, and future administrative changes that could result in the loss of these trees without public review.

Proposed Conditions

1. Tree Preservation Requirement

All existing Oregon White Oak trees identified within the subdivision shall be preserved and protected unless removal is specifically authorized by the City following a public review process and a finding that no reasonable alternative exists.

2. Certified Arborist Report

Prior to final engineering approval, the applicant shall submit a Tree Preservation Plan prepared by a certified arborist identifying:

- ✓ Tree locations;
- ✓ Tree condition and health;
- ✓ Critical Root Zones;
- ✓ Required protection measures;
- ✓ Long-term monitoring recommendations.

3. Construction Exclusion Zones

No grading, trenching, utility installation, stockpiling of materials, parking of equipment, soil compaction, or construction activity shall occur within the Critical Root Zone of any protected Oregon White Oak.

4. **Protective Fencing**

High-visibility protective fencing shall be installed around the entire Critical Root Zone of each protected Oregon White Oak before any land clearing or grading activities begin and shall remain in place throughout construction.

5. **Arborist Monitoring**

A certified arborist shall be present during any grading, excavation, utility work, or construction activities occurring within 50 feet of a protected Oregon White Oak.

6. **Stormwater and Utility Design Review**

The applicant shall demonstrate that stormwater facilities, utility alignments, grading plans, and construction activities have been designed to avoid impacts to Oregon White Oak trees to the maximum extent practicable.

7. **Financial Assurance**

The City shall have authority to require a tree preservation bond or other financial security sufficient to ensure compliance with approved tree protection measures.

8. **Future Public Review Requirement**

Any future amendment, redesign, utility modification, grading change, stormwater revision, construction adjustment, or other project modification that could directly or indirectly impact, damage, relocate, or result in the removal of any protected Oregon White Oak tree shall require a new public review process, public notice, and approval by the applicable reviewing body.

The proposed subdivision can move forward while still preserving important native Oregon White Oak trees. These measures will provide meaningful safeguards, ensure accountability during construction. I respectfully request that the Planning Commission and City Council adopt these protections as conditions of approval for the Oliver Terrace Subdivision.

Respectfully submitted,
Max Nicholas Ivanitski
8950 N Kale Cir
Camas WA 98607