

October 19, 2022

North Shore Plan Comments

**Troy Hull, Chair
City of Camas Planning Commission
616 NE 4th Avenue
Camas, WA 98607**

Chair Hull:

Where does one begin with the issues of the North Shore plan? For starters, consider that one-third of the new homes this plan permits derive from residential entitlements the public purchased the last 7 years. Between Camas Schools and Legacy lands, tens of millions of public dollars bought land with 509 residential units of entitlements. Those units are given to private landowners.

We purchased land to buffer private development. Giving private development the benefit our entitlements, we get more traffic and other impacts. So much for a buffer.

The staff report says it all: “approximately 509 dwelling units will no longer be accommodated, as residential development is not anticipated on these parcels.”

What on earth does “not anticipated” mean? Is staff speaking for our school district? Has our school board voted to make our development rights surplus? I’ve made a request to them to consider building affordable housing on a 1+ acre existing pad across the existing Lake Road from future high-density housing. Before this plan takes this potential away.

Our Council keep saying how important affordable housing is. Everyone gets the problem. Yet the FAQ shows the lack of meaningful responsiveness from our staff, dismissing public sentiment for affordable housing saying the City cannot prevent the development of private property.

Why on earth did we spend a half-million dollars on consultants if the basic premise is we can’t do anything in the name of planning? What’s the point of all this?

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Sadly, the DNA of the North Shore plan has been made clear. Two years ago a member of the Steering Committee reminded our new mayor that affordable housing was never part of the “understanding.” Moreover, this member goes on to say affordable housing is a disparate housing type that doesn’t belong in the North Shore.

This widely circulated letter included Mayor Hogan and this Planning Commission. That statement has never been responded to or rebuked.

Sadly, Mr. Logan has prevailed. There is nothing to require affordable housing. Not even with the 509 publicly owned development rights we are poised to give them. Is he speaking for you?

As a start, let’s keep our public development rights and build some affordable housing. Let’s pretend we care whether or not our educators, public safety officials, health care workers, etc. can even live in our city.

Let’s get serious about teeth in this plan to protect our forests, the land, and even our Port. We are told if you just vote on this map, then the “good stuff” comes in the next phase. Trust us. That’s what they said about the pool bond but we were wise to that.

We can build something great on the North Shore. Or we can miss great opportunities for the greater community, not just the developer. I suggest the former.

I wish there was more time, as I wish our staff actually cared about what the public has been saying for three years. I hope you care and listen.

**Randal Friedman
Camas**