

Carey Certo

From: Tania Gonzalez <mymaplevalleyhome@gmail.com>
Sent: Thursday, June 25, 2026 9:32 PM
To: Community Development Email
Subject: Case No: SUB26-1011 Uhacz Subdivision

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Case No:

SUB26-1011 Uhacz Subdivision

I am writing as a concerned property owner directly impacted by the proposed 32-lot Uhacz Subdivision.

1. There is a risk of muddy runoff and localized flooding onto downhill properties during heavy rain events. Will developer install advanced perimeter silt fencing and temporary sediment ponds *prior* to any mass grading or clearing?

2. Because this is currently an open field, mass grading especially during dry months stretches will generate substantial airborne dust, impacting the health and properties of immediate neighbors. Will the developer take measures to prevent it (like to run water trucks continuously across all exposed soils during operating hours to suppress particulate matter, etc)?

3. Will the city allow a tiny residential street like NE 41st Ave to act as the "main gate" or primary artery for the construction site? It will create an intolerable acoustic environment for immediate neighbors and potentially block emergency vehicle access, endanger local residents. The construction companies frequently use these narrow residential stubs during the actual building phase. They use them to stage utility vehicles, bring in subcontractors, dig trench lines for sewers, or store materials so they don't block the faster, busier traffic on SE 15th Street near the high school.

4. I am concerned about the potential conflict with Camas High School traffic during the active construction phase. Because heavy equipment will need to turn onto and off SE 15th Street, there is a strong possibility of severe backups during morning drop-off and afternoon pickup hours. A slow-moving gravel truck or concrete mixer pulling out into a concentrated stream of student drivers, parents, and school buses could cause immediate gridlock and safety hazards. Is the city evaluating a construction traffic curfew to restrict heavy equipment transport, material deliveries, or lane closures along the SE 15th Street corridor during peak school commute hours (7:45 AM – 8:45 AM and 2:45 PM – 3:45 PM) on school days for example?

Thank you for your time and dedication to protecting the integrity of established Camas neighborhoods.

Best regards,

Tatiana Nazemnova