

**Madeline Sutherland**

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**From:** Shannon Crouse <sjcrouse@gmail.com>  
**Sent:** Tuesday, March 15, 2022 4:03 PM  
**To:** Community Development Email  
**Subject:** Camas Heights Subdivision (File SUB21-1)

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Madeline Sutherland,

I'm writing in reference to the Camas Height Subdivision (SUB21-01), as I've received a Notice of Application and Public Hearing. I'd like to express my concerns in this email, and I am planning to attend the virtual meeting as well.

I moved to Camas in 2021 specifically because I was attracted to the vision and focus of outdoor recreation. I've viewed the PROS plan, and I was attracted to my community's opens spaces and the promise of linking trails, walking paths, etc. I enjoy the number of storm water ponds and opens spaces in my community.

Upon looking at the Preliminary Plat Application, I am astonished at the sheer number of homes proposed in such a small space. My specific concerns are:

- Very concerned and disappointed by the absences of green spaces, trails, walkways, storm drainage, etc. This was a big reason why I moved here.
- There are beautiful trees that are scheduled for removal at the north end of this project. These trees provide privacy and provide habitat for native species.
- I am concerned with drainage as we've had issues in our own community. How will storm water be managed?
- There is no easement or buffer between my home and the potential Lennar homes. With two different HOAs, how will issue potential issues be resolved (specifically rules around building structures obstructing views/privacy, or issues with slides/drainage, etc.).
- What will the setback be? Will consideration in construction and design to preserve views and privacy be maintained, since these items impact our quality of life and home values?
- Lennar has a reputation of building two story homes on very small lots, sometimes with shared driveways for multiple homes. Cement, concrete, and paved roads are the dominate features. This new Lennar project is sandwiched between Holt and private homes on the east side. Both communities have designed and maintained ample green space and natural areas. Both communities were thoughtfully designed to provide views and to preserve existing landscape. Why isn't Lennar held to the same expectations that the City of Camas proudly promotes?

While I anticipated the land behind my home to be developed, I figured the builder would also provide the **same continuity of thoughtful design** and promotion of ample green space that the City of Camas is focused on improving. I'm shocked and disappointed that the City of Camas is even considering 121 homes to be built on just over 37 acres, with no attention to preserving green space, local habitat, and the well-being of its occupants. While the City of Camas is experiencing rapid growth, I don't believe we can negotiate our core beliefs to chase property tax dollars.

Shannon Crouse