

Madeline Sutherland

From: J or S Conn <jssmconn@yahoo.com>
Sent: Tuesday, March 22, 2022 8:19 PM
To: Community Development Email
Subject: Comments and questions regarding Camas Heights Subdivision

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Following are comments, questions and concerns we have with regards to the Camas Heights Subdivision application.

1. We are concerned that the subdivision’s water retention pond and overflow will cause water to flow onto parcel/s west of Tracts A and B, impacting existing homes and property (namely 22620 NE 28th St., parcel # 173194000).
2. We are concerned that the water retention pond and overflow will cause the water table and level of ground water to rise under homes and property on parcel/s below and west of Tracts A and B.
3. Where will the water runoff from the subdivision and the additional surface of NE 28th St. be routed?
4. We are concerned that the overflow of subdivision storm water systems, during severe rain conditions, will impact homes and property on parcels west of Tracts A and B, as well as homes on N 87th Avenue.

Is there a document available that we can see that addresses the mitigation of the above concerns?

5. Will Lot 8 conform to the city’s requirements for minimum size and dimensions? We feel that because existing adjacent properties had to meet these requirements, they should not be waved for lot 8.
6. We are concerned that traffic into and out of the subdivision onto NE 28th St. will cause a safety hazard to existing driveways due to the hump just west of proposed N Farrell St.
7. How will construction traffic access the subdivision? The existing 10 ft. driveway along the west side of 22620 NE 28th St., (parcel #173194000) is NOT designed to, and CANNOT handle construction traffic.
8. What are the builder's obligations with respect to fencing in order to minimize construction impact to existing homes and property?
9. What are the builder’s obligations regarding construction noise and the hours they can work?
10. What are the builder’s obligations with respect to dust control?

Respectfully submitted,
Joe and Sharon Conn