

## Madeline Sutherland

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**From:** J or S Conn <jssmconn@yahoo.com>  
**Sent:** Monday, May 9, 2022 7:50 AM  
**To:** Anita Ashton; Madeline Sutherland  
**Subject:** Camas Heights Subdivision completed application concerns

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After reviewing the applicant responses to the community concerns and documents submitted just prior to the hearing, we do not see that the applicant is meeting City Codes.

First, the Pre-Development Basin Map (Appendix D of the Preliminary Stormwater TRC) AND testimony from adjacent lot owners show that a substantial amount of stormwater currently runs off the proposed subdivision property along the northwestern border of the property, not crossing our property at all. (Our property is on the southwestern corner of the Camas Heights subdivision at 22620 NE 28th Street, parcel #173194000). Most of the northern stormwater flows into the Green Mountain wetland. It originally ran along the western border of Camas Heights, then through an 8' wide, 5' deep, rock lined drainage ditch, and into the Green Mountain wetland. After the Green Mountain subdivision (Holt Homes) was completed, the ditch services the northwestern quarter of Camas Heights, parcel #986051-307 and the Green Mountain wetland.

Per Chapter 14 of the Camas Municipal Code the applicant is required to maintain the existing flow path for stormwater. If they redirect all of the Basin 1 stormwater to a retention pond to the east of our property, as stated by the applicant in the examiner's hearing, then a significant amount of water will be deviating from its existing flow path and will increase the amount of water flowing across our property. Both redirecting this water and increasing the amount of water flowing on our property does not meet city code.

Secondly, per City planners, "there are code requirements concerning stormwater, which the applicant will be conditioned in the decision to address." Specifically:

CMC 14.02 Stormwater Control:

14.02.010.B.2 Minimize damage to property from increased runoff rates and volumes.

CMC 17.19 Design and Improvement Standards:

17.19.040.C.3.e - All lots shall provide drainage for stormwater runoff from roof and footing drains to an approved drainage system. Rear yard low point area drains and/or storm drain lateral stubs connected to an approved drainage system shall be provided to each lot as necessary to prevent stormwater runoff impacts to adjoining parcels as determined by the city.

The geotechnical report, the development plans, and the applicants response do not address stormwater impacts or potential impacts to our property and the Green Mountain properties (Holt Homes) along the western border. It is clear that these properties will be impacted by the Camas Heights development. To meet code the impacts or potential impacts need to be identified and minimized.

Additionally, the applicant's response says there will be an impact to the groundwater table. They do not define what "negligible" impact is to the groundwater table. In fact in the current design, they reduced the size of the retention pond and moved it directly next to our property. The applicant has not met code because they have not identified the amount of impact to the existing ground water table or how they will minimize impact to the groundwater table or our property.

Potential issues:

- Currently we get water across our properties 4 months per year. If this is extended due to rerouting of stormwater and springs this will significantly impact our maintenance cost and use of our property.
- Our water drainage system and paved driveway are not designed to handle any additional water. Heavy rains and additional runoff will impact our ability to use, maintain and access our property.

Potential ways to minimize damage and reduce stormwater impact to adjacent properties:

- The applicant could pipe retention pond runoff directly to the Green Mountain wetland. It is well within the 1/4 mile allowance identified in the city code.
- The applicant could pipe water from the northwestern portion of the subdivision across Tract C to the Green Mountain wetland and use the original drainage ditch for the existing flow path.
- The applicant could work with adjacent neighbors on grading areas outside the subdivision to control the overflow instead of just letting it flow onto adjacent properties.
- The applicant could work with us and other adjacent neighbors, if needed, to find other viable solutions.

We will send supporting pictures of the ditch on the northwestern portion of the project by Wednesday. Can you please acknowledge receipt of this letter.

We want to thank the examiner, neighbors, and city staff for their time and for hearing our concerns.

Regards,  
Joe and Sharon Conn