

**Madeline Sutherland**

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**From:** J or S Conn <jssmconn@yahoo.com>  
**Sent:** Tuesday, April 5, 2022 2:37 PM  
**To:** Anita Ashton  
**Cc:** Madeline Sutherland  
**Subject:** Camas Heights Subdivision - comments & concerns

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Hi Anita,

Per our conversation yesterday, here are our concerns with regard to the impact of Camas Heights Subdivision to our property.

Our property is on the southwest corner of the subdivision at 22620 NE 28th Street, parcel #173194000. It is the property most impacted by Camas Heights.

Currently, much of the Camas Heights property drains to its northwest border and into the adjacent subdivision. The builder there had to add large French drains behind those adjacent houses/lots to handle runoff from the Camas Heights property.

As proposed, the water runoff from the 37+ acres of the subdivision (including all springs) will be redirected and concentrated in a retaining pond located directly adjacent to the property line northeast of our house. The Camas Heights retaining pond will sit very close to our house and at a higher elevation. The water table is already high (18-36 inches) around our house and in the fields around it.

Concerns:

— We do not see that the proposed subdivision meets the City of Camas's code for Stormwater control: "14.02.010.B.2 Minimize damage to property from increased runoff rates and volumes."

— The water from the subdivision's proposed retention pond will contribute to the water table which may impact the ground water level under our slab floor, causing serious issues with moisture under the foundation, radon prevention/exhaust system, septic system, French drains, and our ability to maintain our landscaping.

— The stormwater from the pond will overflow to wetlands directly adjacent to our property which will then overflow onto our pasture. (We noticed that retention ponds in the subdivision west of our property overflowed thousands of gallons at least two times this recent rainy season alone.) There is no stream or path "engineered" for this additional overflow. Our existing grading, drainage system and the driveway on the west of our property are not designed and cannot handle any additional water.

— From the documentation supplied, we cannot determine where the storm water runoff from widening NE 28th Street will be directed. If it adds water to Camas Heights wetland, it will come onto our property.

— The Stormwater Technical Report addresses only adjacent properties north and east of the subdivision. It does NOT address any impact on properties south and west.

— Depending on how they grade the lots just north of us, they could add a lot more surface water to our property.

— The Geotechnical Report does not mention potential seepage or water impacts to adjacent properties.

— The number of lots mentioned in the Geotechnical Report does not match the number of lots proposed in the subdivision proposal.

## Additional Impacts:

— There is a hump in NE 28th Street, just east of our driveway that limits visibility. New traffic exiting the subdivision at N Farrell Street will be very hard to see until they start up the hump. We have already had a few close calls with vehicles coming from the east on NE 28th Street. Trees and berry bushes in the city right of way also make it difficult to see oncoming traffic along NE 28th Street.

— Our existing driveway cannot support construction equipment and traffic for the subdivision development/construction.

— We would like to request that the city require fencing along our property boundaries before construction starts in order to minimize noise, dust and other impacts to our property.

— Subdivision lot #8 (the southwestern most lot to the north of our property) does not conform to minimum city lot dimension.

Additionally, please note that overflow out of the sides of retaining ponds in the subdivision just west of us is already seeping through the sides of the ponds.

## Suggestions or potential mitigation:

— Locating the retention pond east of N. Farrell St. or further south, next to NE 28th Street, would lessen the impact on our home and property.

— Requiring the grading and downspouts of lots 4-8 to drain to N 87th Avenue would mitigate their direct impact to our north property line.

— Due to the potential impacts to our property, we would request the city to get a third party review of the stormwater and geo data to insure minimal impact to our property.

Regard,  
Joe Conn (408-763-9015)