

Madeline Sutherland

From: Matthew McCarthy <nw1320@gmail.com>
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To: Community Development Email
Subject: public hearing comment: Camas Heights Subdivision

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To the Hearing Examiner:

I am writing to register my strong opposition to the proposed construction of the Camas Heights Subdivision, about which there is a public hearing today, May 4, 2022, at 5pm.

There are a number of serious problems with this proposal.

The Garry oaks need to be protected as a critical area as per the state management guidelines. There is a legal precedent in the February hearing examiner's decision in Lakewood. The **Growth Management Act** requires that municipalities protect their critical areas and respect mitigation sequencing, which requires that harm to the critical areas be avoided first. Mitigation is not possible when there are rare Garry oaks and wetlands involved. The Growth Management Act also requires that there be **no net loss** of critical areas. Because Garry oaks take 150 years to grow to their full size, no mitigation can make up for this kind of ecosystem loss.

The destruction of wetlands similarly cannot be mitigated in any meaningful way. Wetlands need to be protected and are not a suitable place to build housing developments.

Furthermore, houses that are being proposed are not in all likelihood affordable housing at all, even though it is in the name of "affordable housing" that all this destruction is supposed to occur. These will not be affordable houses, since they require cars, have higher heating costs compared to multi-family housing and their undoubtedly cheaper building materials will mean higher costs to the residents in the long term, as well as the costs and problems associated with having covered up a wetland.

I urge you to reject this completely inappropriate proposal, and request that more reasonable housing be developed elsewhere, where the environment would not suffer this kind of irreparable destruction.

Sincerely,
Matthew McCarthy