

Madeline Sutherland

From: Christina Manetti <manetti.christina@gmail.com>
Sent: Wednesday, May 4, 2022 3:42 PM
To: Community Development Email
Subject: public comment: for hearing on Camas Heights subdivision today

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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/Oregon white oaks on the property have not been considered a critical area, as they should have been according to the state management guidelines (WDFW, 1998).

The Lakewood hearing examiner issued a decision this February with far-ranging implications for all large Garry oaks, which he said needed to be treated as critical areas. This is a legal precedent.

"Mitigation" is virtually meaningless. The ecosystem and other functions (such as carbon sequestration and water infiltration -- so important in an area with wetlands) cannot be replaced. These trees are extremely slow-growing, creating a deficit in functions for 150 years while they grow to full size. Their habitat is considered critically imperiled.

The Growth Management Act requires that municipalities protect their critical areas and mitigation sequencing in which harm to the critical areas first be avoided. Designers have not striven to avoid these impacts. The documents simply repeat that these are "necessary" for the good of Camas.

The extensive wetlands on the site will also be destroyed and covered by a high percentage of impermeable surfaces.

This is all being done in the name of "affordable housing". What evidence is there that these dwellings will be affordable? By what measure? What about those who are living in cheaply built dwellings in ten years? Mandatory cars already disqualify this as "affordable" housing, considering the costs of cars, gasoline and insurance.

The spring(s) that feed the wetland won't stop because there are houses on top of it. This flowing water will also incur costs and headache to all those living in the area, especially with increased flooding due to climate change.

Clearly, wetlands and Garry oak habitat are not suitable places to build large housing developments.

Camas must think creatively towards the future. Instead of spreading out (after all, GMA is to contain urban sprawl), it should concentrate growth, thereby preserving its critical areas and wetlands, and providing a better life for its residents, instead of profits for outside "developers", who clearly do not have Camas' best interests at heart.

Sincerely,

Christina Manetti, Ph.D.
The Garry Oak Coalition, Lakewood