nLIGHT

April 23, 2026

City of Camas Planning Division
Madeline Sutherland
Camas City Hall
616 NE 4th Avenue
Camas, WA 98607

Re: Stella Ridge Subdivision – Comments from Adjacent Industrial User

Dear Chair and Members of the Planning Division:

On behalf of **nLIGHT, Inc.**, an active and growing industrial/manufacturing operation located adjacent to the proposed **Stella Ridge Subdivision**, we respectfully submit the following comments for the public hearing.

Our facility operates under existing zoning allowances and involves regular manufacturing activity, including employee shifts, freight deliveries, truck traffic, equipment operation, and exterior lighting for safety and security. While we recognize the community's interest in residential development, we have several concerns regarding long-term land-use compatibility, operational impacts, and public-safety considerations associated with the proposed subdivision.

1. Land Use Compatibility and Right to Operate

The proposed subdivision introduces residential use directly adjacent to an established industrial/manufacturing facility. As the Planning Division is aware, such adjacency often results in long-term land-use conflicts, particularly when residential expectations are inconsistent with lawfully permitted industrial operations.

We are concerned that:

- Normal industrial activities (equipment noise, loading and unloading, early morning or evening operations) may generate future complaints.
- Over time, residential proximity may place **implicit pressure on the business** to curtail lawful operations.
- The development may set a precedent that compromises long-term industrial viability in this area.

We respectfully request that the Planning Division ensure adequate conditions are imposed to preserve the continued right-to-operate for existing industrial uses.

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2. Traffic, Access, and Freight Movement

As shown on the Stella Ridge site plan, the proposed development introduces additional local traffic circulation in close proximity to an active industrial access area and school zone. Our operations rely on predictable, unobstructed access for:

- Employees commuting across multiple shifts
- Commercial deliveries and freight vehicles
- Large truck turning movements and maneuvering

Increased residential traffic, limited crosswalk access, on-street parking, pedestrian activity, and potential future traffic-calming measures raise concerns regarding:

- Congestion during peak business hours
- Conflicts between passenger vehicles and freight traffic
- Reduced safety for students, residents, industrial drivers, and employees

We recommend a thorough evaluation of how residential traffic patterns will interact with existing access points.

3. Residential Density and Site Design Compatibility

We also ask the Planning Division to consider whether the proposed number of homes is appropriate given the immediate adjacency to an active industrial/manufacturing operation. Higher residential density increases the number of households potentially exposed to noise, lighting, truck activity, and other routine industrial impacts, which in turn increases the likelihood of future complaints and pressure to restrict lawful operations. Reducing the overall density—particularly along the shared boundary—would help create a more compatible transition between residential and industrial uses and provide space for meaningful buffers, setbacks, and landscaping.

We ask the Planning Division and applicant to:

- Decrease the number of lots or units, or increase minimum lot sizes.
- Provide a lower-density edge (e.g., fewer homes, deeper rear yards) to accommodate buffering and reduce direct backyard adjacency.
- If density is maintained elsewhere, require enhanced disclosure and enforceable compatibility measures for lots nearest industrial operations.

4. Noise Sensitivity and Operational Impacts

Manufacturing operations inherently generate intermittent noise associated with equipment, material handling, and commercial vehicle activity. Even with standard mitigation measures, proximity to residential homes can create unrealistic noise expectations.

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We are concerned that residents may not fully appreciate the ongoing nature of industrial activity adjacent to the site, potentially resulting in:

- Noise complaints
- Requests for operational limitations
- Enforcement pressure that did not exist prior to residential development

Clear disclosure requirements and enforceable compatibility standards are strongly encouraged.

5. Buffers, Setbacks, and Screening

As buffers and landscaping are not indicated on the site plan, we request careful consideration of impacts between residential and industrial uses.

Specifically, we ask that the applicant:

- Provide buffers to meaningfully reduce noise, light, and visual exposure to the subdivision.
- Acknowledge applicant/resident responsibility for long-term buffer maintenance.
- Construct sufficient fencing or physical barriers to prevent trespassing on nLIGHT property.
- Acknowledge the intensity of an adjacent industrial/manufacturing facility rather than a lower-impact commercial use.
- Protect existing on-site stormwater facilities (including bioswales) from construction-related impacts such as sedimentation, debris, or inadvertent discharge.
- Ensure grading and stormwater design do not redirect or concentrate runoff toward our property or overwhelm existing bioswale capacity.
- Maintain adequate separation from the shared boundary so subdivision utilities, fencing, or earthwork do not damage bioswale features.

6. Lighting, Security, and Safety

Our facility requires exterior lighting and video surveillance for safety, security, and operational reasons. We are concerned that residential adjacency may create future conflicts resulting in complaints, despite the necessity of such systems for workplace safety.

Additionally, increased pedestrian activity near an industrial site raises concerns related to:

- Trespassing
- Child safety
- Liability exposure for incidents beyond our reasonable control

We encourage clear planning conditions that recognize these realities.

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7. Long-Term Operational Viability

Finally, we request that the Planning Division consider the cumulative, long-term impacts of siting a residential development adjacent to an active and growing manufacturing operation. Once established, residential uses are difficult to relocate, while industrial limitations can permanently affect employment, economic contribution, and operational flexibility.

In addition, the introduction of new homes along our shared boundary could constrain our ability to expand within company-owned property in the future, as subsequent building or site improvements may be subject to more stringent compatibility expectations, including increased setbacks, enhanced buffering and screening, and additional permitting conditions related to noise, lighting, traffic, and stormwater mitigation.

Conclusion

We respectfully ask that the Planning Division carefully consider these compatibility concerns and ensure that any approval of the Stella Ridge Subdivision includes conditions that:

- Protect existing industrial operations.
- Minimize foreseeable land use conflicts.
- Clearly allocate responsibility for mitigation measures.
- Preserve public safety for residents, students, and employees.

Thank you for the opportunity to provide input. We welcome continued dialogue with the City and the project applicant as this review proceeds.

Sincerely,

Chris Schechter
Chief Operating Officer
nLIGHT, Inc.
(360) 566-4460
Chris.Schechter@nlight.net

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