

July 5, 2022

Mr. Robert Maul & Ms. Madeline Sutherland
From Gordon and Cathy Fogg – Comments on the Hood St.
Subdivision Setback Reductions

My wife and I live in Columbia Summit Estates near the northwestern corner of the Hood St. Subdivision. We moved to Washington in 2017 to be close to our son and his family in Camas. We were lucky to find a home in the Columbia Summit area that we could afford and enjoy as Cathy and I started our retirement.

When we bought this home in 2017, we confirmed that the development plan for the land south of this house called for single family residential lots zoned to have 25' setbacks from our property.

We are now surprised to find that the proposed Hood Street Subdivision would dramatically reduce the planned setbacks. Our home – which shares property lines with Lots 6 and 8 of the Subdivision and is within a few feet of Lot 9 – would have the originally planned 25' setbacks reduced to between 5 and 15 feet.

New 35' high two-story houses behind our home would be very close to our property line if the 5' and 15' setbacks are allowed. These lots would have only 20% to 60% of the 25' setback originally specified by Camas city planners.

My neighbors and I have gathered legal advice, input from real estate professionals, and opinions from homeowners association managers. All of this supports the claim that these greatly reduced setbacks in

the current Hood St Development plan are not appropriate for a new development that borders an established lower density neighborhood.

One definition of the purpose of zoning: To establish areas with uniform restrictions relating to improvements such as structural height, area, and density. The uniform restrictions exert a positive influence on property values.

If these 5' and 15' setbacks are allowed, they'll be essentially permanent – there's no going back after the new homes are built. The reduced setbacks pose a threat to our homes' privacy and equity.

On behalf of myself, my wife, and my neighbors, I ask that you uphold the 25' setbacks for Lots 5, 6, 8, and 9 in the Hood St. Development. Please find a solution that works for the city, the developer, potential homebuyers, and for those of us at risk with the current version of the Hood St Development plan.