

June 30, 2022

Mr. Robert Maul & Ms. Madeline Sutherland  
 City of Camas Planning Division  
 616 NE 4th Avenue  
 Camas, WA 98607

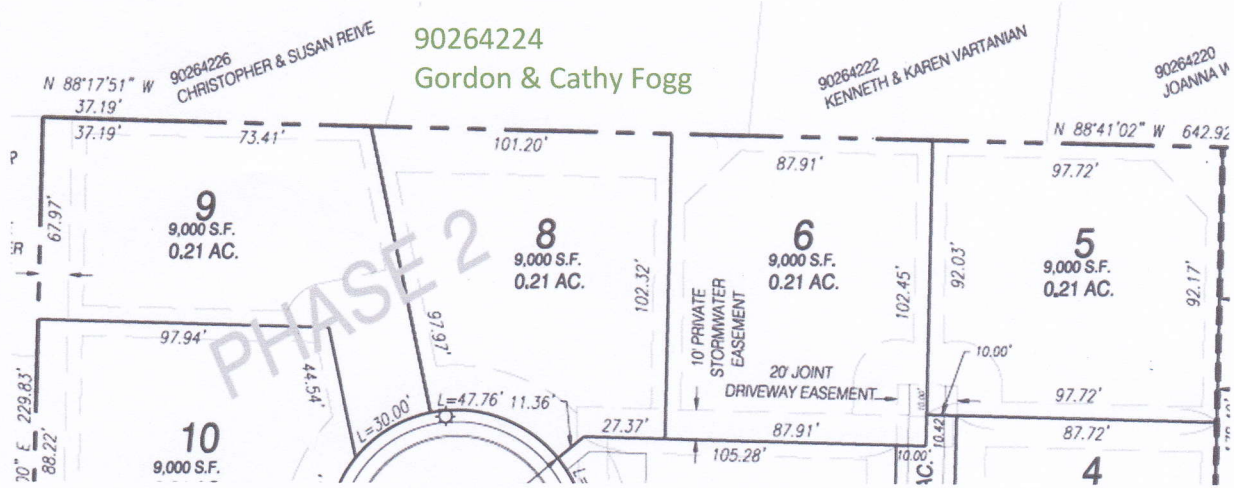
Re: Comments on Hood St. Subdivision Setback Reductions

Dear Mr. Maul and Ms. Sutherland,

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 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 5' to 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.

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.

Thanks,  
 Gordon & Cathy Fogg  
 gordonf@aol.com