

June 21, 2022

Ms. Madeline Sutherland
Assistant Planner
City of Camas Building Dept.
616 NE 4th Avenue
Camas, WA 98607

Cc: Robert Maul
Planning Manager
City of Camas Building Dept.
Camas, WA 98607

RE: Hood St. Subdivision; 1811 NW Hood St., Camas, WA

Dear Ms. Sutherland,

We are the Columbia Summit Estates Homeowners' Association (CSE HOA) representing a residential community of 177 homeowners immediately north of the Hood St. Subdivision (HSE) and share a common property boundary with HSE. The CSE HOA is providing comments on the preliminary plat plan as prepared by Olson Engineering.

Specifically, CSE HOA vehemently objects to granting the applicant a variance to reduce the minimum rear yard set-back to 5' for HSE lots that boarder the CSE community because:

- Homes, 35' in height located within 5' of existing CSE homeowners' property lines, will infringe upon their rights to privacy which cannot be mitigated with fencing, especially the upper story of these new homes.
- The building setback of 5' is not sufficient to allow space for planting trees to screen the upper-level story of these new homes.
- The height of new HSE structures in such close proximity to CSE rear yard living spaces will block solar access reducing light needed for existing vegetation to grow, bloom and produce seed. Without adequate light, vegetation will die creating an environmental impact.
- The value of homes in the CSE development will be vastly diminished creating financial hardships for our property owners.
- CSE understands the Camas "Density Transfer" provision allows the city flexibility to reduce building setbacks, however flexibility this should not be at the expense of existing homeowners.

We request the Camas City Building Planning Board to enforce its rear yard setback requirements of 25' to protect current CSE homeowners. Looking forward to testifying at the July 7th meeting and hope we can resolve this matter without litigation.

Regards,

Ron McKnight
President CSE HOA