

July 7, 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

Subject: Vartanian Oral Comments on Hood Street Subdivision

My name is Ken Vartanian and my wife Karen and I have lived at 1821 NW Columbia Summit Drive for 23 years. When we purchased our home in 1999, we knew that the land behind our home would be developed one day, but believed our investment would be protected through the enforcement of Camas building ordinances. Needless to say, we were shocked when we saw the preliminary plat plan for the Hood St. Subdivision. If this plat is approved, two 35' tall homes can be built on lots 5 & 6 located 5' back from our property line effectively walling -in 90' of our 100' wide back yard. These homes, located just 5' from our property line, will severely infringe upon our privacy which cannot be mitigated with fencing or planting trees. Further, the long shadows cast by structures so close to our property line will reduce sunlight during critical mid-day periods when plants absorb sunlight. Without adequate sunlight, photosynthesis cannot take place and ~ 3,000 sq. feet of our backyard vegetation will die creating an environmental impact. If this 5' set-back variance is approved, these hardships to my family will be compounded by a significant devaluation of our property. I was encouraged to read in the Staff Report that the 5' rear yard setbacks on lots 5 & 6 must be corrected to 25' as defined in chapter 18.09 of the Camas City Building Ordinance prior to final plat approval. We encourage the Examiner to agree with this recommendation.

Also, on a separate note, it was impossible to perform a meaningful review of the 837-page Staff report prior to this meeting since the report was released late Friday afternoon of the long Fourth of July weekend. Clearly engineering expertise is needed to evaluate the overall and water management impact of the proposed development on abutting properties and the Columbia Summit Estates community at large. We request a 60-day period to acquire needed expertise and perform this evaluation.

Thank you,

Handwritten signatures of Ken and Karen Vartanian in cursive script.

Ken and Karen Vartanian
1821 NW Columbia Summit Drive
Camas, WA 98607