

March 1, 2016

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Camas WA 98607
360-210-4737

Re: Public Hearing March 7, 2016: Proposed Development Agreement-Chinook Land Owners Group, LLC, Parklands at Camas Meadows

Dear Camas City Council:

Please accept this letter as public testimony in opposition to the proposed Development Agreement between the Chinook Land Owners Group, LLC, Parklands at Camas Meadows, LLC, and the City of Camas for the following reasons.

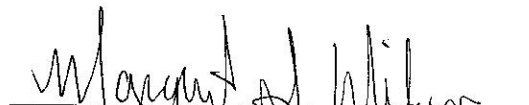
1. Current unsafe conditions that exist on NW Larkspur Street (current half-width)
 - a. With current traffic patterns, NW Larkspur is an unsafe street especially from the intersection of NW Lake Road to NW 60th Ave. With the steep hill, poor line of sight and the narrow roadway it is not uncommon to narrowly escape head-on collisions.
 - b. The increased traffic that will result with the proposed development (“will increase the existing number of PM peak hour trips on the transportation system by 191 trips”), the odds of having a serious accident or a child being struck increase dramatically.
 - i. This is especially troubling if Building 4 is indeed built as a distribution center. The idea of having trucks on NW Larkspur Street in its current condition is unthinkable.
 - c. Remedy
 - i. Complete a full width road revision for NW Larkspur Street from the intersection of NW Lake Road north to the proposed development
 1. City of Camas would stipulate prior to approval of the Developmental Agreement either the City would complete a full width revision of NW Larkspur or require Chinook Land Owners Group, LLC Parklands at Camas Meadows, LLC, to pay for full revision.
2. Potential liability due to water runoff from property south of proposed development
 - a. Pictures were presented to the Planning Commission showing significant accumulation of water on the southeastern portion of the proposed development extending northward for a considerable distance.
 - b. It is not clear what liability exists for the current property owners/Homeowners Association south of the proposed development.
 - c. Remedy
 - i. Provide current home owners/Homeowners Association with release of liability due to run off from their property on to proposed development
 1. The release of liability must remain valid as the development is transferred to the property owners, both commercial and residential.
3. Potential commercialization of all land within the MXPDP Overlay

- a. It is understood that residential lots 24-31 will be developed last with the condition that these residential lots could be developed as additional commercial space.
 - b. Remedy
 - i. These eight lots will remain residential, single family (R1-15), and that none of the single family (R1-15) lots within the MXPDP Overlay can be set aside for commercial use
4. Potential of additional residential units being constructed in all buildings
- a. Building two has been designated to have 24 mixed-use living units on upper stories. The concern is that the other buildings, 1,2, 4A and 4B could be developed with mixed-use living units on their upper stories
 - b. Remedy
 - i. Stipulate that only building #2 would be allowed to incorporate mixed-use living units and none of the other commercial buildings could incorporate similar units both now and in the future.

Thank you for your consideration of these concerns.

Respectfully,


Carl D Wilson


Margaret G Wilson