

Lauren Hollenbeck

From: Robert Maul
Sent: Tuesday, June 16, 2015 11:10 AM
To: Lauren Hollenbeck
Subject: FW: Green Mountain

Here is another for the record. Thx.

From: Karmen Distant [mailto:esserk@hotmail.com]
Sent: Tuesday, June 16, 2015 10:54 AM
To: Robert Maul
Cc: Phil Bourquin; Steve Wall
Subject: RE: Green Mountain

Hi Robert,

I did get your voice message. Thank you. I appreciated you getting back to me even though you were on the road. It's nice to see follow through. I realize things cannot be stopped like a light switch. And I know that having such a great community makes more people want to come here. My frustration is, and maybe I missed the communication in the first place, that the citizens don't get to be more a part of the approval process. I saw a deer today on the way to work who was delirious...it was on the side of the road and had obviously been hurt. The deer have no home anymore and he didn't know where to go to get out of the way. And the coyote problem is out of control...many of my neighbors have lost their cats and small dogs, again because we have infringed on the wildlife habitat. If we keep building and building, we won't have any of the wonderful things that make Camas special (wide open spaces, green trees and meadows, wildlife, etc.) I realize that this is somewhat hypocritical because my home was built on land that used to be wild. However, this Green Mountain development is HUGE...and I think it will have SUCH an impact on more things than just infrastructure. That's all that I wanted to have considered.

Thank you for your time,
Karmen Distant

From: RMaul@cityofcamas.us
To: esserk@hotmail.com
CC: PBourquin@cityofcamas.us; SWall@cityofcamas.us
Subject: RE: Green Mountain
Date: Tue, 16 Jun 2015 17:38:56 +0000

Good morning, Karmen.

I hope you received my voice mail yesterday. I don't know if you had a chance to talk to Steve Wall as I suggested, but I told you I would get back to you this morning, so I apologize if any of this is redundant. I will answer your questions below.

First, I agree that Camas is a wonderful place to live. My wife and I moved our family here five years ago and we absolutely love it. We too have seen some change in the city during our brief time in the community. Because Camas is such a desirable place to live there are development pressures that come with that distinction, but it's not something that can be turned on or off like a light switch. Many of the developments moving forward today, including Green Mountain, have been either approved or under some form of development for years now. Despite those pressures staff works hard to make sure that the developments meet the visioning goals set in our comprehensive plan, which helps guide community development. That includes requirements for infrastructure, urban design for connectivity, parks, impact fees, etc.

Thank you for reaching out and we will make sure that your comments are part of the record.

Regards,

Robert Maul

Planning Manager

City of Camas

616 NE 4th Ave.

Camas, WA 98607

rmaul@cityofcamas.us

(360) 817-1568 Ext. 4255



From: Community Development Email
Sent: Monday, June 15, 2015 9:51 AM
To: Robert Maul
Cc: Phil Bourquin
Subject: FW: Green Mountain

From: esserk@hotmail.com [mailto:esserk@hotmail.com]
Sent: Sunday, June 14, 2015 11:14 PM
To: Community Development Email
Subject: Green Mountain

Hello,

I am writing because I am a Camas citizen who loves where she lives. Partly because Camas is so small and is a tightknit community. However, the proposed development you have slated for Green Mountain will obliterate that small town feeling and I vehemently oppose it!

Aside from that, I have a few questions that I would like answered:

- *How much will the new sewer gravity system cost? The applicant will sewer the first phase of the development with a connection to the existing step system to the west. The goal is to bring gravity to the entire basin and if we are successful in working out an agreement we could build the whole line starting in 18-24 months. The estimated cost for that is about \$15 million and will be partly funded by the developer.
- *How much will taxes increase to Camas citizens as a result? Property taxes are not anticipated to be impacted by the sewer line.
- *How much will the developers contribute? We are still working on their pro-rata share through an agreement.
- *What have the developers actually agreed to in writing? While we haven't finalized an agreement yet, they have been working with the city in good faith on this for over a year now.
- *What is the location of this new reservoir? The current water system plan envisioned the reservoir somewhere on Green Mountain. However, the steep slopes may prevent the placement on site. I will defer to Steve Wall, Public Works Director, on this issue.
- *How much will THAT cost? Typically they can run 2-3 million.
- *Who will pay for it? That depends. Often they are city capital projects, but depending on the development we may require partial or total build-out to be done by the developer.
- *How is a two-lane road going to absorb more than 20,000 new trucks and cars a day if both the 1300 PRD and Green Mountain Estates of 400 homes next door to the PRD is approved? The conditions required that they dedicate and improve additional right of way when triggered by phases/new trip counts. The Development Agreement and the application both contained a detailed traffic analysis on traffic impacts to the area that also prescribes mitigation. This has been shared with Vancouver, WSDOT and the County.
- *Why are the 75 serious Conditions of Approval just for the PRD project considered ready for prime time? The number of conditions isn't a benchmark for if the project is ready for "prime time." Rather, due to the scale of the project there are many items to consider and to make sure are memorialized in conditions. This project will take 10-15 years to build out and with any change in staff or developers we want to make sure the key issues are addressed in the record.

Unless you can answer all of these questions with reasonable, truthful and thorough answers, you MUST stop this development. You will drive away good, tax-paying citizens like myself. This is NOT what I signed up for when I bought my home here.

Sincerely,

Karmen Distant

1410 NW 44th Ave.

Camas, WA 98607

360-210-4536

Sent by [Outlook](#) for Android

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