

Subject: Case No: SEPA15-14 Parklands at Camas Meadows

From:

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Comments:

I am a retired professional civil engineer (licensed in Wa) and was the Public Works Business Manager for the Submarine Base in Bangor, Wa. prior to my retirement in 2007. I currently reside on the property immediately adjacent to the south of the proposed "Mixed-Use Business Park" of the subject proposed development. I want to thank the City of Camas and specifically the Community Development Department for the opportunity to comment on the subject proposed development. One of the reasons for selecting the City of Camas when we relocated to S.W. Wa in 2008 was the value that the City of Camas uses in balancing development with the existing community in an environmentally friendly and aesthetically pleasing way. Camas has kept the "small town flavor" while encouraging growth and development.

After review of the subject proposal, I have several concerns, specifically:

1. There are no apparent buffers between the "Mixed-Use Business Park and the Larkspur properties immediately to the South. Propose a mixture of additional distance, vegetation (trees), berms, and aesthetic architectural walls, etc.

Note; The proposed development does not appear to be consistent in these regards with the other existing "light Industrial" properties in Camas.

2. The lack of buffers discussed in comment #1 is also applicable to the new road extension associated with the subject proposed development. It is proposed that road / development buffers, as a minimum, be used similar to the creative use of buffers used between Costco and First St (Lake Rd).
3. It does not appear that the impact of potential overflow of the existing Larkspur storm water retention pond on the proposed development been addressed?

I appreciate the opportunity to comment and welcome the opportunity to be a constructive part of the development. I regret that I will be out of town and will not be able to attend the public hearing on January 27.

Respectfully;

Timothy W. Johnson P.E.