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**Exhibit 23**  
**CPA19-03**

May 20, 2019

VIA EMAIL ONLY

Sarah Fox  
Senior Planner  
City of Camas Community Development  
616 NE 4th Avenue  
Camas, WA 98607  
E-Mail: [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)

Re: **Comprehensive Plan Amendment Request (CPA#19-03)**  
*Buildable Lands Analysis for Knopp Property*  
*Request for Continuance / Prior Public Needs Analysis on Site*

Dear Sarah Fox:

This letter provides a response to the May 15, 2019 staff report, which provided the Planning Commission staff's recommendation of the proposed 2019 comprehensive plan amendments, and requests additional time for Applicant to prepare an analysis as requested by the staff. Please include this response in the public record for the above-referenced proposal CPA#19-03 for the Knopp Property.

In the May 15, 2019 staff report, staff recommended to Planning Commission that the Knopp Property maintain its Commercial designation until an "analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections" is provided. Applicant was not aware that this analysis was requested or needed until issuance of this staff report. Applicant has not been provided sufficient time to prepare an adequate buildable lands analysis before the public hearing in front of Planning Commission for May 21, 2019.

Given this short timing, and Applicant's desire to get staff and the Planning Commission accurate and comprehensive information, the Applicant respectfully requests that the Planning Commission continue the public hearing for the Knopp Property to afford additional time for consideration of a buildable lands analysis as requested.

Separately, or in the alternative, Applicant requests that staff review the public records for the Knopp Property and adjacent site. In September 2018, a public needs analysis was completed and submitted to the City, which evaluated the feasibility of a proposed multifamily development on the Knopp Property and additional lot. This report would have been submitted as part of a follow-up to a pre-application review. The 2018 report reviewed the City's planning documents, employment growth and needs, inventory of employment and residential lands, and the "need" for any additional lands in

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this very same area. Applicant believes the information requested from staff in the current CPA #19-03 proposal can be found within that September 2018 report. Further, with a continuance, Applicant anticipates providing a similar report for staff, Planning Commission, and ultimately, City Council's review of the proposed Knopp Property conversion.

Should you have any immediate questions, please do not hesitate to contact us directly.

Very truly yours,

JORDAN RAMIS PC



James D. Howsley  
Armand Resto-Spotts

cc: Gary Knopp