

Exhibit 14
Camas Crossing Proposal (CPA19-04)

From: John Visser <john@investigativesolutions.us>
Sent: Sunday, April 28, 2019 9:07 PM
To: Community Development Email <communitydevelopment@cityofcamas.us>
Subject: Camas Crossing (File #CPA19-04)

Dear Sarah Fox,

I live at 1800 SE 202nd Ave Camas, WA and have been hearing rumblings about development almost since I moved in here 15 years ago. The one thing Clark County told me is that the neighborhood I live in has 6 Parcels that are all from the same Agreement of the Association.

I see two of the lots on SE 202nd Avenue are brown in color while the 3rd lot is green. These 6 parcels on SE 202nd Ave are all zoned single family per the CC&R's in this development at the time the lots were purchased. I have spoken to the remaining neighbors North of my lot 1800, and neither have heard those lots were changed as far as the ability to build anything other than Single Family dwellings.

What can you tell me about these properties being Commercial and not single family dwellings? As per the Neighborhood Association for these 6 Parcels. Nobody agreed to have these lots changed or agreed to any Multi-Family zoning. We were only made aware they were annexed into the city of Camas.

JOHN D. VISSER
INVESTIGATIVE SOLUTIONS
360.910.1190
10000 NE 7TH AVE SUITE 360 VANCOUVER WA 98685

From: Sarah Fox
Sent: Monday, May 06, 2019 1:06 PM
To: 'john@investigativesolutions.us' <john@investigativesolutions.us>
Cc: Robert Maul <RMaul@cityofcamas.us>; Jan Coppola <JCoppola@cityofcamas.us>
Subject: RE: Camas Crossing (File #CPA19-04)

Dear John,

The zoning and comprehensive plan designations have not changed. The city must consider and evaluate a request by the property owner to change the land use designations and zoning. The subject properties that are within the city limits of Camas are designated Commercial (red color) and the properties that are outside city limits, but within the city's urban growth area are designated to be single-family low (yellowish-brown).

There is a public hearing scheduled before Planning Commission for May 21st at 7:00 p.m. If you cannot attend in person, please send comments on the proposed change in advance of the meeting by email (to me) or by mail to City Hall (616 NE 4th Ave. Camas, WA 98607). Please state whether or not you support the proposal.

Sarah Fox, Senior Planner, AICP
City of Camas Community Development Department
Phone: 360.817.7269 Email: sfox@cityofcamas.us



From: John Visser
Sent: Monday, May 06, 2019 1:19 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Camas Crossing (File #CPA19-04)

Okay I see the first two properties on 202nd Avenue are in red. These are also properties that are in our 6 unit 6 partial neighborhood Covenant allowing single-dwelling homes only on those lots all six of these lots are in this covenanted neighborhood. I guess my question is where the two lots that are in red no longer required to adhere to the neighborhood Covenant? That being a single family dwelling? We believe the entire reason there was a set of neighborhood cc&r as was to avoid someone buying one of these lots and turning it into something other than a single family dwelling. I guess I just need some clarification.

I appreciate your response. I know the Lots on the other side of Bybee that are owned by the same developer so were not part of any neighborhood association.

John Visser

From: Sarah Fox
Sent: Monday, May 06, 2019 2:30 PM
To: 'john@investigativesolutions.us' <john@investigativesolutions.us>
Subject: FW: Camas Crossing (File #CPA19-04)

Mr. Visser,
The city doesn't enforce private CC&R's. That is entirely a civil issue. However, you may testify at the hearing before the city Planning Commission and/or City Council and state that you intend to enforce your CC&R's.

From: John Visser
Sent: Monday, May 06, 2019 5:36 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

And I believe that's the hearing on the 21st?

From: Sarah Fox
Sent: Tuesday, May 07, 2019 8:26 AM
To: 'John Visser' <john@investigativesolutions.us>
Subject: RE: FW: Camas Crossing (File #CPA19-04)

Yes, on the 21st

From: John Visser
Sent: Tuesday, May 07, 2019 9:16 AM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

I am actually surprised that the City would re-zone those lots without considering the Conditions of the neighborhood restrictions until those were resolved. I know that is not your issue but we as a neighborhood have been discussing this issue since development was encroaching. We felt safe due to the restrictive Association conditions.

See you on the 21st and thank you for chatting here.

From: Sarah Fox
Sent: Tuesday, May 07, 2019 12:49 PM
To: 'John Visser' <john@investigativesolutions.us>
Subject: RE: FW: Camas Crossing (File #CPA19-04)

Hi John,
I feel as if there is some confusion in your last email, which I hope to clarify.

The landowner for Camas Crossing submitted an application---not the city. The city must review the proposal, analyze it in accordance with our comprehensive plan and codes. The application will be reviewed by the Planning Commission, who will make a recommendation to Council. All of the materials submitted and testimony are part of their deliberations. City Council will make the final decision as to whether or not to change anything.

From: John Visser
Sent: Tuesday, May 07, 2019 1:12 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: FW: Camas Crossing (File #CPA19-04)

That actually was said very well now that I understand the protocol and process of how this is going to happen thank you so much for the clarification and sorry for the cryptic questions I guess I just don't know the processes here.