

Exhibit 3
CUP17-02

From: [Matthew Huang](#)
To: [Community Development Email](#)
Subject: CUP17-01 and CUP17-02 Franklin Duplex North and South
Date: Saturday, April 01, 2017 2:23:59 PM

Dear Ms. Fox,

I am writing in regards to the Notice of Application for the Franklin Duplex North and South (CUP17-01 and CUP17-02).

I am a property owner and resident at 4202 NE Everett Ct., Camas. While I am willing to accept duplexes in our neighborhood, I am not in support of in approving this CUP.

The said properties are zones R-7.5 Residential-7,500. According to Section 18.05.040.E of the Camas Municipal Code, the zone is intended for densities of five to six dwelling units per acre. Timber Grove, LLC owns two properties, which I calculated to have a total land area of 0.47 acres. Based on this property size and the land use, I am willing to accept three residential units on this property, but four residential units are too much. Increasing the housing density beyond the land use places too much strain on our roads, public facilities and environment. We want to maintain our lifestyle, and urge the City not to start a precedent by allowing residential densities higher than the approved land use.

Thank you.

Matthew Huang