

**From:** [Randy Czikall](#)  
**To:** [Robert Maul](#)  
**Subject:** Grass Valley Project - Czikall  
**Date:** Wednesday, June 13, 2018 11:17:14 AM

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Mr. Maul,

Since Awbrey Glen residents in attendance were not allowed to speak or comment at the May 30th meeting, I would like to submit the following few items in writing for the record and consideration at the upcoming June 18th City Council meeting:

1) The applicant stated, after your questioning, that the walking trail WOULD NOT be cut through to SE 25th Street. **Please require the applicant to submit this in writing !!!!!**

2) The applicants figures and calculations for the FAR were inaccurate and need to be challenged by the City Council. From the Clark County GIS, I calculated our average home size to be 2171.5 ft2 and the average lot size to be 6493.0 ft2 resulting in a FAR of  $2171.5/6493.0$  or 0.334. He stated that our FAR was 0.50 in their May 29th memo and stated that it was 0.47-0.48 during his presentation. He also stated that our average home size was 3000 ft2 (actual 2171.5) and average lot size was 6000 ft2 (actual 6493.0). He also stated that they used the Clark County GIS, as did I. Both of their figures used to calculate the FAR were incorrect and amazingly both figures used were exaggerated to benefit his argument. **THIS IS VERY DISHONEST IN MY HUMBLE OPINION !!!!!** He also stated the the proposed development had a FAR of 0.49. **The council should require documentation and calculations used for their calculation and for ours !!**

3) **Based on our actual FAR (0.334) and the applicants claimed FAR (0.49), the apartments should only be allowed to be 2-story. This would result in the applicants FAR being reduced to 0.32 ending up very similar with our 0.334.**

4) **The applicant stated that all 10 homes backed up to the project were two-level homes. In fact, 4 of the 10 homes are single-level ranch style homes. Another dishonest statement by the applicant!!!!**

I realize that this is a large attractive project for the City of Camas, however this developer should not be allowed to be so dishonest. It was very irritating that we were not allowed to challenge his dishonest statements in the May 30th meeting, however you stated that the process would allow us to provide input prior to the approval step. I certainly hope that the City does not plan on approving this project without our concerns being dealt with.

Thank your for your consideration,

Randy Czikall  
Awbrey Glen Resident  
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