

From: [Jiri Vasat](#)  
To: [Robert Maul](#)  
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Subject: Grass Valley Development - errors presented by Developer at Design Review Committee on 5/30/2018  
Date: Monday, June 4, 2018 1:26:59 PM

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Mr. Maul,

Corrections for misleading data and errors presented by Developer during DR 18-04 meeting on 5/30/2018.

Similar errors are also part of Memorandum prepared by Holland Partner Group on 5/29/2018

**1) Number of stories at homes in Awbrey Gren (AG) vs. multifamily buildings proposed for development. Is new proposal complying with camas Design Manual provision of "mitigating size and scale differences"?**

- Homes at AG subdivision facing new development: 4 houses are ranch style, single story + roof, 6 houses are two story + roof
- Proposed apartment buildings on south side: 3 story apartments + roof

**2) Density comparison. Avg. home size at AG is 2171.t ft<sup>2</sup>, average lot size is 6,493 ft<sup>2</sup>**

- Calculated RAF density AG is 33.4%, not "over 50%" as stated by developer. To match density of AG subdivision, all multifamily structures at proposed development need to be reduced to two story + roof

**3) Developed stated there is 40 ft green buffer between existing fence and new development. Developer made claim that total buffer is actually 60 ft (40 ft + 20ft) , using avg. size of backyard at AG houses as a buffer. Is new proposal complying with camas Design Manual provision for "green buffer" ?**

- On current proposal there are two parking lots with garages located 14 ft from AG property line. This violates definition of green buffer as stated in Camas Design Manual
- Camas Design Manual clearly shows that green buffer is a space between fenced property line and edge of new structures (apartments, streets, parking lots)

Very revealing was first question from Mr. Jim Stuart (member of committee) and answer by representative from Developer

- Mr. Stuart asked if there was any consideration to limit apartments on south side to only two stories. No viable data, or justification, were provided by developer why this option was not included in new proposal

- Mr. Stuart also asked why developer didn't supply landscaping plan before the meeting. Design needs to be same as an image presented during meeting (40 ft green buffer, 12 ft mature trees planted, 6 ft solid fence). Developer had no answer why design was not prepared

Regards,  
Jiri Vasat