

**From:** [Jiri Vasat](#)  
**To:** [Robert Maul](#); [Jiri Vasat](#)  
**Subject:** Re: RE: Grass Valley Development - notes from CamasComm. Meeting, 12/06/2017, concerned residents  
**Date:** Thursday, February 15, 2018 4:49:07 PM  
**Attachments:** [image001.png](#)  
[Clark County Map SE 20th Str Rev1 020218.pdf](#)

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Mr. Maul,

Thank you for your fast response.

Please keep us in loop on schedule for public hearing regarding this development. Residents and board will participate in the meetings. I will copy Awbrey Glenn Subdivision residents on this email.

Review attached map from Clark County Maps online. Notice there are two separate tax lots currently own by Fisher Creek West LLC, both zoned as a "Regional Commercial". Pre-application drawing by Holland Partner Group for tax lot 12604300 contains outline with total of 12 buildings designated as a 3-story apartments. Lot 12625500 has outline of 4 story commercial building and parking spaces, one building designated as a market.

Correct me if I am wrong, but I assume that each lot should be treated as and separate entity. Both tax lots should contain mix of 51% commercial and 49% residential development.

It should be surprise that big concern for Awbrey Glenn residents is future development on tax lot 12604300, especily south side of property. This side of tax lot is next to Awbrey Glenn subdivision and directly facing backyards of 10 single family homes. Lot has area of 17.6 acres, but smaller for development purposes because of 80 ft wetland buffer and pound on west side of property.

Below I pasted sections of Camas Municipal Code (7.19.030 - Tract, block and lot standards)

C. Compatibility with Existing Land Use and Plans.

1. Buffer Between Uses. Where single-family residential lots are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for purposes of buffering sound, restricting access, pedestrian safety and privacy shall be provided.

Regards,  
Jiri Vasat

On Thursday, February 15, 2018, 8:34:58 AM PST, Robert Maul <RMaul@cityofcamas.us> wrote:

Good morning, Dr. Vasat.

The meeting held on December 6<sup>th</sup>, 2017 was a pre-application meeting held with staff, no the city council or planning commission. The pre-apps are not public hearings, nor are any decisions made. Because of this there isn't an agenda or video on our website. Pre-application conferences are a required first step for most all development proposals in the City of Camas, so the city and applicant can discuss a project as it relates to the municipal code. I will attach the meeting notes for your review. It is important to note that the design for the pre-app was preliminary and I have been told it has changed some.

In terms of process the applicant will need to go through a master plan effort with the city where there will be several opportunities for you and your neighbors to participate both in writing and at public hearings. Because you neighborhood directly abuts the project site you all will be included in the public noticing.

As for the municipal code there is a provision listed in Camas Municipal Code table 18.07.030 footnote #10 that reads:

10. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.

The applicant is looking at developing close to 16 acres for three, 100,000 square foot office buildings, and one 25,000 square foot restaurant space for the commercial component. The residential will be on less than 15 acres of net developable area for the apartments. We will be verifying these numbers when the formally submit the application, which hasn't happened yet. Because we don't have a formal application at this time we are unable to say if they can comply with the code or not. That said, at the pre-app stage they did appear to meet the basic intent of the footnote provision I listed above.

We do expect the formal application to be submitted before the end of this month. Once it is submitted all of the information will be available to the public.

Thank you for reaching out and we do look forward to your participation in this process.

Regards,

**Robert Maul**

**Planning Manager**

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**From:** Jiri Vasat [mailto:jvasat@yahoo.com]  
**Sent:** Wednesday, February 14, 2018 5:03 PM  
**To:** Robert Maul  
**Subject:** Fw: Grass Valley Development - notes from CamasComm. Meeting, 12/06/2017, concerned residents

**Subject:** Grass Valley Development - notes from CamasComm. Meeting, 12/06/2017, concerned residents

Hi,

Can you forward all documentation related to this development project that was discussed during 12/6/2016 City Commission meeting?

I did check City of Camas website. Attached meeting minutes from 12/6/2017 do not mention this project (Fisher/Holland Mixed Use Project PA17-45, Pre-application stage)

I do live in house located in Awbrey Glenn subdivision, address 19616 SE 25th Str. This subdivision is somehow unique for Camas. It was build next to high quality wetland, and is described as an "nature preserve". Proposed new development is located on the tax lot 12604300, and is situated next to subdivision. Residents in this community are concerned about design for new development. Subdivision board was notified and plans to actively participate in all future City of Camas meetings dealing with development.

Post-Record article from 12/4/2017 newspaper was describing mix use development for this tax lot. Lot is zone as Regional Commercial, it should contain mix use building. Copy of preliminary proposal from Holland Partner Group shows plans for 12 building of 3-story apartments (Highr density residential zoning). What makes thinks even worse, ten (10) houses have backyards facing this tax lot. Preliminary proposal violates several sections of City of Camas Municipal Code

In summary, preliminary proposal violates Regional Commercial zoning requirement for this tax lot. Development will have big negative impact on values of existing houses in Awbrey Glenn subdivision. High density appartments will be build next to high quality wetland, changing quality of living in area and for Camas residents.

Regards,

Dr. Jiri Vasat

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