

Members of the City Council,

This project violates The Camas Multi-Family Principles and Guidelines.

Page 16 "Stacked houses abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences".

Page 17 "Green belts should be used to separate different uses **whenever possible**", and refers to exhibit 3.

"Whenever possible" are the key words here.

This is bare land so this is **definitely** possible.

Current proposal includes no green belt, just a set back of 14 feet to 40 feet.

Exhibit 14 written by the developer's attorney is a red flag that this project is non-compliant. If you have to write 5 pages justifying violating the multi-family guidelines, then maybe something isn't quite right.

What's not included in the five-page memo is the line in the guidelines that states that **greenbelts should be used whenever possible**.

We are not asking for any special favors tonight, we just want the developer to comply with the City's guidelines.

I also want you all to try to think of any 3 story apartment complexes in Camas that are directly next to single family. There aren't any.

At this point we are simply asking for the 3 story units on the southern edge to be reduced to two story units to comply with the guidelines on page 16 of the design

manual, and a 50 feet Green belt between our property line and the multi-family structures and apartment parking lots of the developer to comply with the guideline on page 17.

The developer would lose 18-24 units but would still have the option of building a structure in the middle of the complex which is now open space if he wished to compensate for the loss of units.

When the developer purchased the property he was aware of the Camas Design Guidelines. We are merely asking for compliance of the guidelines.

We respectfully request that if you decide on approval you condition the approval with a modification that the structures on the southern edge are modified to two story units, and that a 50- feet Green belt be established. We also request that construction work hours be limited to 8am to 5pm due to the close proximity of our dwellings to the proposed development.

Thank you for your consideration.

Mitch & Judi Copp

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