

Pedwar Development Group, LLC

**Exhibit 4
2020 CPA**

August 6, 2020

City of Camas
Attn: Sarah Fox, Senior Planner
616 NE 4th Avenue
Camas, WA 98607

RE: Rezoning of properties on Camas Meadows Drive

Dear Ms. Fox,

I am writing to express my interest and support in the rezoning of several properties to Commercial Mixed Use along the North side of NW Camas Meadows Drive. Lofts at Camas Meadows LLC, owner of four parcels along this road, has applied for a rezoning application. I, on behalf of Pedwar Development Group (owners of property 986026-906), wish to support their efforts and application to rezone insofar as the Council supports rezoning our parcel as well.

The current Light Industrial zoning combined with the location of these properties restricts potential development to unique suitors. With Light Industrial businesses across the street, and new housing construction down the road, I believe the addition of a Commercial Mixed Use zone would increase the likelihood of development and provide a positive mix of development in the area.

I am kindly asking for the Council and your support.

Thank you,



Chris Williams
Managing Member
Pedwar Development Group, LLC

cc: Lofts at Camas Meadows



Pedwar
5.0 AC

Hertrich
4.8 AC

iCap
4.0 AC

150 feet