



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, April 20, 2017, 6:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the public hearing to order at 6:01 p.m.


II. INTRODUCTION AND INSTRUCTIONS

Mr. Turner gave a brief summary of the public hearing process. He explained that the role of the hearings examiner is to apply the City's existing laws and that state law requires applications be judged by the law at the time they were submitted. A written decision is generally submitted to the City within two weeks after the close of the record. Parties of record will be any party that submits comments into the record and those already on the parties of record list. Exhibits may be submitted to City staff at the hearing. Mr. Turner stated that he believes that he is an unbiased decision maker and disclaimed any ex-parte contacts, bias or conflicts of interest regarding the application. He described how the public hearing would be conducted and how interested persons could participate.

Staff Present: James Carothers, Jan Coppola, Robert Maul and Alicia Pacheco

III. HEARING ITEM

- A. Camas School District Project Based Learning High School (SPRV17-01)
Details: The Camas School District (CSD) is proposing to build a new 89,000 square foot building for a new project based learning high school located at 5780 NW Pacific Rim Boulevard.
Presenter: Robert Maul, Planning Manager

 [Project Base Learning High School Staff Report \(SPRV17-01\)](#)

[Exhibit 1 Cover Letter from Applicant](#)

[Exhibit 2 Project Contacts](#)

[Exhibit 3 Permits Approval List](#)

[Exhibit 4 Applications](#)

[Exhibit 5 Applicant's Narrative](#)

[Exhibit 6 Applicant's Code Narrative](#)

[Exhibit 7 Pre Application Notes](#)

[Exhibit 8 Appendix 1](#)

[Exhibit 9 Site Plan Review drawings](#)

[Exhibit 10 Design Review drawings](#)

[Exhibit 11 Design Review Lighting Specifications](#)

[Exhibit 12 Preliminary Wetland and Habitat Assessment](#)

[Exhibit 13 Mailing labels](#)

[Exhibit 14 Additional mailing labels](#)

[Exhibit 15 CSD Additional Enclosure Mailing](#)

[Exhibit 16 Design Review Staff Report](#)

[Exhibit 17 Notice of Hearing](#)

[Exhibit 18 SEPA Notice](#)

[Exhibit 19 Camas School District presentation to Design Review Committee](#)

[Exhibit 20 SEPA checklist](#)

[Exhibit 21 SEPA checklist signed form](#)

[Exhibit 22 Technical Completeness Review Letter](#)

[Exhibit 23 Traffic Report](#)

[Exhibit 24 Revised Geotechnical Report](#)

[Exhibit 25 Public comment email- Jennifer Hanton](#)

[Exhibit 26 Rosenberg email to Jennifer Hanton](#)

[Exhibit 27 Public Comment email- Jill Fuller](#)

[Exhibit 28 Rosenberg email to Jill Fuller](#)

[Exhibit 29 Public comment email- Mike Hanton](#)

[Exhibit 30 Rosenberg email to Mike Hanton](#)

[Exhibit 31 Public comment email- MacKay](#)

[Exhibit 32 Rosenberg email to MacKay](#)

[Exhibit 33 Public comment email- Angelo](#)

[Exhibit 34 Public comment email- KC Fuller](#)

[Exhibit 35 Public comment email- Kwon](#)

[Exhibit 36 Public comment email- Jamison](#)

[Exhibit 37 Grand Ridge and Knight's Pointe public comment letter](#)

[Exhibit 38 Jacobs email to Maul](#)

[Exhibit 39 Public comment email- Swettman](#)

[Exhibit 40 SEPA email to Ecology](#)
[Exhibit 41 SEPA email to Agencies](#)
[Exhibit 42 Public comment email- Schroeder](#)
[Exhibit 43 Ecology comment letter](#)
[Exhibit 44 Public comment email- Woodward](#)
[Exhibit 45 Public comment email- Erickson](#)
[Exhibit 46 Public comment email- Pousche](#)
[Exhibit 47 Public comment email- Weithas](#)
[Exhibit 48 Public comment email- Tom Pousche](#)
[Exhibit 49 Public comment email - Holly Jacobs](#)
[Exhibit 50 Public comment email - Coleen Swettman](#)
[Exhibit 51 Public comment email - Coleen Swettman](#)
[Exhibit 52 SEPA comment - Schroeder](#)
[Exhibit 53 Staff's PowerPoint Presentation](#)
[Exhibit 54 Traffic Presentation by Charbonneau](#)
[Exhibit 55 Public comment - Albert Angelo](#)
[Index of Exhibits for the Project Based Learning High School](#)

Robert Maul reviewed the Camas School District's (CSD) application and submitted additional exhibits into the record.

Staff responded to the Hearings Examiner's inquiries and to the concerns expressed by the public thus far.

Chuck Stiller, Frank Charbannou and Alan Hendy testified on behalf of the Applicant, the Camas School District.

The public testimony portion of the hearing opened at 6:38 p.m.

The following members of the public spoke with concerns or questions about the School District's proposal:

Seppo Saariwen, 5215 NW 14th Circle
Jin Xu, 1328 NW Deerfern Street
Dale Erickson, 836 NW Deerfern Loop
Mahsa Eshghi, 729 NW Grand Ridge Drive
John MacKay, 4345 NW 16th Avenue
Rebekah Wong, 5204 NW 17th Circle
Albert Angelo III, 1722 NW Deerfern Street
John Woodward, 5354 NW 18th Avenue
Bill Davidson, No address given
Susan Manuel, 1671 NW Whitman Street
Rick Weithas, 4626 NW 11th Circle
Holly Jacobs, 1241 NW Deerfern Street
Jill Fuller, 1434 NW Beech Court

Staff and the applicant's representatives responded to the concerns expressed by the public and to inquiries made by the Hearings Examiner.

At the close of the hearing, the Hearings Examiner closed the record and stated he will approve the CSD's Project Based Learning High School application (File No. SPRV17-01) if the application meets the City's standards and will issue a written decision in approximately three weeks.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 8:15 p.m.

V. LAND USE DECISION

- A. Decision for the Camas School District Project Based Learning High School (SPRV17-01), issued on May 16, 2017

 [Final Order for the Project Based Learning High School \(SPRV17-01\)](#)

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1591.