



HEARINGS EXAMINER MEETING MINUTES - FINAL

Tuesday, April 4, 2017, 5:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the public hearing to order at 5:00 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: Sam Adams, James Carothers, Jan Coppola, Sarah Fox and Alicia Pacheco

III. HEARING ITEMS

- A. Public Hearing for Franklin Duplex North (File No. CUP17-01)
Details: The applicant, Timber Grove LLC, has proposed to develop a duplex at 4055 NE Franklin Street (Tax parcel #178211-000). The property is in a single family zone, Residential 7,500 (R-7.5), where duplex developments must obtain conditional use approval per Camas Municipal Code (CMC) 18.07.040-Table 2. A staff report dated March 22, 2017, provides an analysis of the project and proposes conditions of approval.
Presenter: Sarah Fox, Senior Planner

 [Staff Report for Franklin Duplex North \(CUP17-01\)](#)
[Exhibit 1 Application Narrative \(CUP17-01\)](#)
[Exhibit 2 Application Drawings \(CUP17-01\)](#)
[Exhibit 3 Comment from Matthew Huang](#)
[Franklin Duplex North Presentation given by Staff](#)


Sarah Fox reviewed the Franklin Duplex North proposal and responded to the Hearings Examiner's inquiries.

Joel Stirling, spoke on behalf of the applicant, Timber Grove LLC. He accepted the findings and conditions as recommended in the staff report.

The public testimony portion of the hearing was opened and closed, as there was no members of the public who wished to speak.

At the close of the hearing, the Hearings Examiner closed the record and stated he will approve the Franklin Duplex North application (File No. CUP17-01) subject to the recommended conditions and will issue a written decision in approximately two weeks.

- B. Public Hearing for Franklin Duplex South (File No. CUP17-02)
Details: The applicant, Timber Grove LLC, has proposed to develop a duplex at 4033 NE Franklin Street (Tax parcel #178207-000). The property is in a single family zone, Residential 7,500 (R-7.5), where duplex developments must obtain conditional use approval per Camas Municipal Code (CMC) 18.07.040-Table 2. A staff report dated March 22, 2017, provides an analysis of the project and proposes conditions of approval.
Presenter: Sarah Fox, Senior Planner

 [Staff Report for Franklin South \(CUP17-02\)](#)
[Exhibit 1 Franklin Duplex South \(CUP17-02\)](#)
[Exhibit 2 Application Drawings \(CUP17-02\)](#)
[Exhibit 3 Comment from Matthew Huang](#)
[Franklin Duplex South Presentation given by Staff](#)

Sarah Fox reviewed the specifics of the Franklin Duplex South proposal and responded to the Hearings Examiner's inquiries.

Joel Stirling, spoke on behalf of the applicant and stated acceptance of the conditions as recommended in the staff report.

The public testimony portion of the hearing was opened and closed, as there was no members of the public who wished to speak.


At the close of the hearing, the Hearings Examiner closed the record and stated he will approve the Franklin Duplex South application (File No. CUP17-02) subject to the recommended conditions and will issue a written decision in approximately two weeks.

A recess began at 5:25 p.m., for an estimated 30 minutes. The next hearing reconvened at 6:00 p.m.

- C. Public Hearing for Leadbetter Road Pump Station (City File No.'s CUP16-01, DR16-13, SPRV16-08, SHOR16-04, SEPA16-16)
Details: The pump station is one of three new pump stations planned within the North Shore Sewer Transmission System. The Leadbetter Road Pump Station will

be located in a tract of a future residential subdivision and is subject to Conditional Use Permit along with Design Review approval. The site will be landscaped and fenced and include a 250 square foot structure. The Design Review Committee reviewed the proposal for compliance with the City's adopted design principles and provided a recommendation to staff, which is incorporated with the attached Staff Report.

Presenter: Sarah Fox, Senior Planner

-  [Leadbetter Pump Station Staff Report \(CUP16-01\)](#)
- [Exhibit 1 Narrative \(CUP16-01\)](#)
- [Exhibit 2 Drawings for CUP16-01](#)
- [Exhibit 3 Elevation Drawings \(CUP16-01\)](#)
- [Exhibit 4 Photo of Pump Station Area](#)
- [Exhibit 5 Design Review Staff Report \(CUP16-01\)](#)
- [Leadbetter Road Presentation given by Staff](#)

Sarah Fox reviewed the specifics of the conditional use permit for the Leadbetter Road Pump Station and responded to the Hearings Examiner's inquiries.

Sam Adams, Camas Utility Manager spoke on behalf of the City and stated acceptance of the proposed conditions as recommended in the staff report.

The public testimony portion of the hearing was opened and closed, as there was no members of the public who wished to speak.

At the close of the hearing, the Hearings Examiner closed the record and stated he will approve the Leadbetter Road Pump Station (File No. CUP16-01) subject to the recommended conditions and will issue a written decision in approximately two weeks.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 6:30 p.m.

V. LAND USE DECISIONS

- A. Decision for the Franklin Duplex North (File No. CUP17-01), issued on April 28, 2017

 [Final Order for Franklin Duplex North \(CUP17-01\)](#)

- B. Decision for Franklin Duplex South (File No. CUP17-02), issued on April 28, 2017

 [Final Order for Franklin Duplex South \(CUP17-02\)](#)

- C. Decision for Leadbetter Road Pump Station (File No. CUP16-01), issued on April 28, 2017

 [Final Order Leadbetter Pump Station \(CUP16-01\)](#)

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.