



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, July 7, 2016, 3:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the meeting to order at 3:07 p.m.


II. INTRODUCTION AND INSTRUCTIONS

Joe Turner gave a brief summary of the process for each public hearing. 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 each public hearing would be conducted and how interested persons could participate.

Staff Present: James Carothers, Jan Coppola, Lauren Hollenbeck, Robert Maul, Shawn MacPherson and Wes Heigh

III. HEARING ITEMS

- A. Appeal of Feno Short Plat (File No. APPEAL16-01)
Details: An appeal was filed with the City of Camas for the Feno Short Plat (SP15-04) Type II decision, which was issued April 26, 2016. The decision approved with conditions a 4-lot short plat for single-family residential dwellings. Pursuant to Camas Municipal Code (CMC) 18.55.200.A, a Type II decision is appealed to the Hearings Examiner. Public testimony and new evidence were provided specific to the issues of the appeal only.
Presenter: Lauren Hollenbeck, Senior Planner

 [Exhibit A - Appellant's Appeal](#)
[Exhibit B - Notice of Appeal and Public Hearing](#)
[Exhibit C - Feno Short Plat Notice of Decision and Staff Report \(SP15-04\)](#)
[Exhibit D - Applicant's Response to Appeal](#)
[Exhibit E 1 - Drawing from Appellant](#)
[Exhibit E 2 - Document from Appellant](#)
[Exhibit E 3 - Map from Appellant](#)
[Exhibit E 4 - Map from Appellant](#)
[Exhibit E 5 - Photo from Appellant](#)
[Exhibit E 6 - CMC 17.23.010 from Appellant](#)
[Exhibit E 7 - Photos from Appellant](#)
[Exhibit E 8 - Drawing from Appellant](#)
[Exhibit E 9 - Photo from Appellant](#)
[Exhibit F - Corrected Map from Applicant](#)
[Index of Exhibits](#)

Mr. Turner opened the public hearing at 3:15 p.m.

Duane Davis, Appellant, 3445 NW Alpine Lane spoke in favor of the Hearings Examiner granting the appeal and expressed his concerns regarding traffic safety. He submitted Exhibits E-1 through E-9 into the record.

Mr. Davis responded to the Hearings Examiner's inquiries.

The following members of the public spoke on behalf of the Appellant and in favor of the appeal:

Eric Lanciault, 2810 NW 30th Circle, Camas
Larry Schlecht, 9407 Vancouver Mall Drive, Suite 201, Vancouver
Nan Henriksen, 2823 NW Alpine Lane, Camas
Kris Henriksen, 3510 NE 4th Avenue, Camas

LeAnne Bremer, Miller Nash Graham & Dunn, 500 Broadway Street, Suite 400, Vancouver, spoke on behalf of the applicant and responded to the concerns that were expressed. Ms. Bremer submitted Exhibit F into the record.

Speaking in support of the Applicant for the Feno Short Plat:

Cindy Halcumb, PO Box 398, Camas
Chris Feno, Applicant, 3520 NW 2nd Avenue, Camas


Ms. Bremer, Ms. Halcumb and City staff responded to inquiries made by the Hearings Examiner.

Mr. Davis gave closing arguments in support of the Appeal. He requested that the Hearings Examiner hold the record open.

Mr. Turner denied the request to hold the record open. He closed the public hearing and the record for the Appeal of the Feno Short Plat. He will issue a written decision in approximately two weeks and the City will mail the decision to all parties of record.

A recess began at 4:32 p.m., for an estimated 10 minutes. The meeting reconvened at 4:45 p.m.

- B. The Village at Camas Meadows (File No. SUB15-04)
Details: A public hearing was held to consider a 77-lot single-family attached and detached residential subdivision including a future development tract for 138 multi-family apartment units. The 19.5 acre site is located east of NW Payne Street between NW Lake Road and NW Camas Meadows Drive, Camas. The property is zoned Multi-Family (MF-18). The proposal includes an open space area, a trail and public roads that are accessed off of NW Camas Meadows Drive and NW Payne Street.
Presenter: Lauren Hollenbeck, Senior Planner

 [SUB15-04 Staff Report](#)

[Exhibit 1 - Application Form](#)

[Exhibit 2 - SEPA Checklist](#)

[Exhibit 3 - Exemption Requests](#)

[Exhibit 4 - Vicinity Map](#)

[Exhibit 5 - Arborist Tree Report](#)

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

[Exhibit 7 - Pre-Application Meeting Report](#)

[Exhibit 8 - Proposed Development Plans](#)

[Exhibit 9 - Stormwater TIR](#)

[Exhibit 10 - Preliminary Soils Investigation Report](#)

[Exhibit 11 - Certificate of the Engineer](#)

[Exhibit 12 - Assessors Map](#)

[Exhibit 13 - Traffic Report](#)

[Exhibit 14 - Revised Preliminary Stormwater Plan](#)

[Exhibit 15 - Appendix A TIR](#)

[Exhibit 16 - Appendix B TIR](#)

[Exhibit 17 - Appendix D TIR](#)

[Exhibit 18 - Appendix E TIR](#)

[Exhibit 19 - Appendix F Geotechnical Report](#)

[Exhibit 20 - Incomplete letter](#)

[Exhibit 21 - Completeness Review letter](#)

[Exhibit 22 - Notice of Application](#)

[Exhibit 23 - Camas Meadows Drive Corridor Concept Drawing](#)

[Exhibit 24 - Phasing Plan](#)

[Exhibit 25 - Revised Phase 1 plan](#)

[Exhibit 26 - Revised Phase 2 plan](#)

[Exhibit 27 - Revised Phase 3 plan](#)

[Exhibit 28 - Certified Mailing Receipts to Tribes](#)

[Exhibit 29 - Notice of Public Hearing](#)

[Exhibit 30 - MDNS SEPA Determination](#)

[Exhibit 31 - Revised Overall Phasing Plan](#)

[Exhibit 32 - Modified MDNS Determination](#)

[Exhibit 33 - Clark County Engineering SEPA Comment](#)

[Exhibit 34 - Ecology SEPA Comments](#)

[Exhibit 35 - Revised Traffic Study](#)

[Exhibit 36 - Notice of Rescheduled Public Hearing](#)

[Exhibit 37 - Staff Report with Applicant's Suggested Revisions](#)

[Exhibit 38 - Rescheduled Public Hearing Notice](#)

[Exhibit 39 - Memo to Hearings Examiner from Staff](#)

[Exhibit 40 - Email from Applicant to Lauren Hollenbeck](#)

[Exhibit 41 - Staff PowerPoint Presentation](#)

[Exhibit 42 Revised Traffic Study reduced size](#)

[Exhibit 43 - 2004 Transportation Goal from Applicant](#)

Mr. Turner opened the public hearing at 4:45 p.m.

Lauren Hollenbeck gave a presentation that summarized the staff report and the development application.

Gus Harb, Applicant, 701 Columbia Street, Vancouver spoke in favor of the proposal and submitted a revised traffic study and an excerpt from the 2004 Camas Comprehensive Plan into the record.

Hann Lee, H. Lee & Associates, PLLC, PO Box 1849, Vancouver spoke on behalf of the applicant and commented about the revised traffic study.

Staff, Mr. Harb and Mr. Lee responded to the Hearings Examiner inquiries.

The public testimony portion of the hearing opened at 5:39 p.m.

The following members of the public spoke:
Adam Kluka, 7021 NW Friberg/Strunk Street

The public testimony portion of the hearing closed at 5:42 p.m.

Mr. Turner closed the public hearing and the record for the Village at Camas Meadows. He will issue a written decision in approximately two weeks and the City will mail the decision to all parties of record.

IV. ADJOURNMENT

The public meeting was adjourned at 5:44 p.m.

V. DECISIONS

- A. Decision for the Appeal of Feno Short Plat (APPEAL16-01), issued on August 2, 2016.

 [Final Order for the Appeal Feno Short Plat \(APPEAL16-01\)](#)

- B. Decision for the Village at Camas Meadows (SUB15-04), issued on July 27, 2016.

 [Final Order for the Village at Camas Meadows \(SUB15-04\)](#)

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 (360) 817-1591.