



## **HEARINGS EXAMINER MEETING MINUTES - FINAL**

**Thursday, June 16, 2016, 7:00 PM**

**City Municipal Center, 616 NE 4th Avenue**

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### **I. CALL TO ORDER**

Joe Turner, Hearings Examiner called the hearing to order at 7:00 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 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, Lauren Hollenbeck, Robert Maul and Wes Heigh

### **III. HEARING ITEM**

#### **A. Parklands at Camas Meadows Subdivision (SUB15-03)**

Details: A public hearing was held before the Hearing Examiner to consider a proposal to develop 36 acres into 42 single family lots and four parcels for future commercial development.

Presenter: Robert Maul, Planning Manager

 [Parklands at Camas Meadows Staff Report \(SUB15-03\)](#)  
[Exhibit 1 - General Application Form](#)  
[Exhibit 2 - Pre-Application Notes](#)  
[Exhibit 3 - Project Narrative](#)  
[Exhibit 4 - MXPDP Overlay Map](#)  
[Exhibit 5 - Recorded Development Agreement](#)  
[Exhibit 6 - Developer's GIS Packet](#)  
[Exhibit 7 - SEPA Checklist](#)  
[Exhibit 8 - SEPA DNS Determination](#)  
[Exhibit 9 - Completeness Review Letter](#)  
[Exhibit 10 - Notice of Application](#)  
[Exhibit 11 - Notice of Public Hearing](#)  
[Exhibit 12 - Certified Mailing Labels](#)  
[Exhibit 13 - Traffic Report](#)  
[Exhibit 14 - Revised Stormwater TIR](#)  
[Exhibit 15 - Appendix A](#)  
[Exhibit 16 - Appendix B](#)  
[Exhibit 17 - Appendix D](#)  
[Exhibit 18 - Appendix E](#)  
[Exhibit 19 - Appendix F Geotechnical Report](#)  
[Exhibit 20 - Preliminary Site Plan and Plat](#)  
[Exhibit 21 - Parklands Residential Subdivision Map](#)  
[Exhibit 22 - Preliminary Storm Plan](#)  
[Exhibit 23 - Existing Conditions without Trees](#)  
[Exhibit 24 - Existing Conditions with Trees](#)  
[Exhibit 25A - Landscaping Plans](#)  
[Exhibit 25B - Landscaping Plans](#)  
[Exhibit 25C - Landscaping Plans](#)  
[Exhibit 25D - Landscaping Plans](#)  
[Exhibit 25E - Landscaping Plans](#)  
[Exhibit 26 - Tree MapSurvey](#)  
[Exhibit 27 - Deed and Legal](#)  
[Exhibit 28 - Deviation Request](#)  
[Exhibit 29 - Engineering Plan Correspondence](#)  
[Exhibit 30 - 1996 100 Year Flood Infrared Aerial](#)  
[Exhibit 31 - Phasing Plan](#)  
[Exhibit 32 - Parklands Storm & Composite Engineering](#)  
[Exhibit 33 - Grading Plan](#)  
[Exhibit 34 - Wetland Delineation Report](#)

[Exhibit 35 - Certified Mailing to Tribes](#)  
[Exhibit 36 - DAHP Letter](#)  
[Exhibit 37 - TIR and Plan Review](#)  
[Exhibit 38 - Email for Road Standard Deviation Request](#)  
[Exhibit 39 - DNR Email](#)  
[Exhibit 40 - Public Comment Letter Lofstead](#)  
[Exhibit 41 - Parklands Oak Tree Mitigation](#)  
[Exhibit 42 - Applicant's Comments to Staff Report](#)  
[Exhibit 43 - Staff's PowerPoint Presentation](#)

Robert Maul gave a PowerPoint Presentation that summarized the staff report and development proposal. He introduced Exhibit 42 into the record.

Staff responded to the Hearings Examiner's inquiries.

Speaking on behalf of the Applicant:  
Paul Dennis, PO Box 372, Camas  
James Kessi, 6400 NE Hwy 99, G169, Vancouver

The public testimony portion of the hearing opened at 7:34 p.m.

The following members of the public spoke in opposition to the proposal:  
Robert Miner, 6234 NW Klickitat Court, Camas  
James Petrone, 6229 NW Klickitat Court, Camas  
Shannon Petrone, 6229 NW Klickitat Court, Camas

City staff and the applicant's representatives responded to the concerns expressed by the public.

At the end of the hearing Mr. Turner decided to hold the record open until Thursday, June 23, 2016 at 5 p.m., to allow the applicant to submit additional information related to the traffic study and for James and Shannon Petrone to submit photos.

Mr. Turner added that a written decision will be issued around July 14, 2016, and the decision will be mailed to all parties of record.

#### **IV. ADJOURNMENT**

The public hearing was adjourned at 8:05 p.m., with the record to remain open as noted above.

#### **V. OPEN RECORD PERIOD**

A. Continuation of the Record

-  [Exhibit 44 - Photo from James & Shannon Petrone](#)
- [Exhibit 45 - Photo from James & Shannon Petrone](#)
- [Exhibit 46 - Photo from James & Shannon Petrone](#)
- [Exhibit 47 - Photo from James & Shannon Petrone](#)
- [Exhibit 48 - Response from Lee Regarding Traffic](#)
- [Exhibit 49 - Memo from Lee Regarding Traffic](#)

## **VI. DECISION**

### **A. Decision for Parklands at Camas Meadows (SUB15-03)**

-  [Parklands at Camas Meadows \(SUB15-03\) Final Order](#)

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) 834-6864.