



HEARINGS EXAMINER MEETING MINUTES - FINAL

Wednesday, September 23, 2015, 6:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Hearings Examiner called the public hearing to order at 6:00 p.m.

II. INTRODUCTION AND INSTRUCTIONS

Joe 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 hearing. 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: Phil Bourquin, James Carothers, Jan Coppola, Lauren Hollenbeck and Wes Heigh

III. AGENDA ITEMS

A. Meadows Subdivision (File #SUB15-01)

Details: The Meadows Subdivision is a 15-lot single-family residential subdivision. The applicant is requesting preliminary plat approval to subdivide approximately 3.8 acres of residentially zoned land (R-7.5) into 15 single-family residential lots ranging in size from 5,248 square feet to 9,000 square feet. The proposal includes a stormwater detention facility, a wetland and buffer, and a private road that is accessed off of NW Sierra Street.

Presenter: Lauren Hollenbeck, Senior Planner

 [Staff Report Meadows Subdivision \(SUB15-01\)](#)

[Exhibit 01 Application Form](#)

[Exhibit 02 Pre Application Notes](#)

[Exhibit 03 Applicant's narrative](#)

[Exhibit 04 Preliminary Stormwater Report](#)

[Exhibit 05 Traffic Assessment Report](#)

[Exhibit 06 Wetland Delineation and Assessment Report](#)

[Exhibit 08 DAHP to Fox letter](#)

[Exhibit 09 SEPA Checklist](#)

[Exhibit 10 Original drawings](#)

[Exhibit 11 Incompleteness review letter](#)

[Exhibit 12 Grosz to Johnson letter re City wetland comments](#)

[Exhibit 13 PLS Engineering to Hollenbeck letter](#)

[Exhibit 14 Revised project narrative](#)

[Exhibit 15 Preliminary Wetland Buffer Mitigation Plan](#)

[Exhibit 16 Revised drawings](#)

[Exhibit 17 Acheson to Wes email](#)

[Exhibit 18 Proof of sign posting](#)

[Exhibit 19 Technically Complete Letter](#)

[Exhibit 20 Maguire public comment email](#)

[Exhibit 21 Hollenbeck to Johnson letter](#)

[Exhibit 22 Notice of Application](#)

[Exhibit 23 Revised Preliminary Wetland Delineation and Assessment Report](#)

[Exhibit 24 Revised Preliminary Wetland Buffer Mitigation Plan](#)

[Exhibit 25 Hollenbeck to Johnson letter](#)

[Exhibit 26 SEPA MDNS](#)

[Exhibit 27 SEPA MDNS distribution cover letter](#)

[Exhibit 28 Kronholm SEPA public comment letter](#)

[Exhibit 29 Ecology SEPA comment letter](#)

[Exhibit 30 PLS Engineering to Hollenbeck letter](#)

[Exhibit 31 Planning Solutions to Hollenbeck letter](#)

[Exhibit 32 Revised project narrative](#)

[Exhibit 33 Revised drawings](#)

[Exhibit 34 Johnson to Hollenbeck SEPA comment letter](#)

[Exhibit 35 Notice of Public Hearing](#)

[Exhibit 36 GIS septic system and water well map](#)

[Exhibit 37 Adopted Ordinance 2691](#)

[Exhibit 38 Ecology Email to Hollenbeck - SEPA Review](#)

[Exhibit 39 Plat Alternatives](#)

[Exhibit 40 Hollenbeck to Baumann re tree survey](#)

[Exhibit 41 Notice of Public Hearing RESCHEDULED](#)
[Exhibit 42 Jones Traffic Comment Email](#)
[Exhibit 43 Johnson to Hollenbeck letter](#)
[Exhibit 44 Kronholm public comment letter](#)
[Exhibit 45 Photos submitted by Travis Johnson](#)
[Exhibit 46 Addendum to Wetland Delineation and Assessment Report](#)
[Exhibit 47 Revised Preliminary Wetland Buffer Mitigation Plan](#)
[Exhibit 48 City memo to Hearings Examiner 101415](#)
[Exhibit 49 Sarah Kronholm comment letter](#)
[Exhibit 50 Tracy Maguire comment email](#)
[Exhibit 51 Applicant's comment response letter](#)

Lauren Holenbeck briefly summarized the staff report and introduced exhibits into the record.

Speaking on behalf of the Applicant:
Andrew Gunther and Travis Johnson, PLS Engineering
Kevin Grosz, Resource Company
Tom Strassenberg

Travis Johnson submitted photos into the record.

The public testimony portion of the hearing opened at 6:30 p.m.

Testifying in Opposition to the Proposal:
Sarah Kronholm, 2016 NW 45th Avenue, Camas
Greg Veasy, 2100 NW 45th Avenue, Camas

A recess began at 6:52 p.m., for an estimated 5 minutes. The hearing reconvened at 7:00 p.m.

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

Decision:
At the end of the hearing, the Hearings Examiner held the record open until October 21, 2015, to allow the applicant an opportunity to respond to the issues concerning the wetlands. He stated that a written decision will be issued within 2 weeks after the close of the record.

At the applicant's request the examiner extended the open record period until October 23, 2015.

IV. ADJOURNMENT

The public hearing was adjourned at 7:26 p.m.

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.