

**Community Development Department****Notice of Public Hearing****Parklands at Camas Meadows Subdivision (File No. SUB15-03)**

“NOTICE IS HEREBY GIVEN” that a public hearing will be held for preliminary plat approval for “The Parklands at Camas Meadows.” The proposed action is for a land division for 42 single-family residential lots that are accessed from NW Camas Meadows Drive. A portion of the site will be preserved as critical areas open space and an extensive pedestrian soft surface trail system is planned for throughout the site. There is an approved master plan that includes commercial space, but subsequent site plan approval will be required at a later date for the commercial/apartment component. The subdivision application was deemed complete on March 21st, 2016.

LOCATION: The total site area is approximately 35+ acres. The site is zoned R-15 on roughly 20 acres and the balance is zoned Business Park with a Mixed Use Planned Development Overlay zoning designation and is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end and more specifically as Clark County Parcel ID No.’s 175948-000 & 986031-650 and adjacent right of way. (SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian).

PUBLIC HEARING:

The Parklands at Camas Meadows Subdivision will be considered at a public hearing on June 16th, 2016 at 7:00 p.m., or soon thereafter, before the Hearing Examiner in the City Council Chambers, 616 NE 4th Avenue, Camas, WA.

APPLICATION MATERIALS: The application included the following: project narrative; existing conditions plan; preliminary plan set; preliminary storm water report, traffic report, critical areas report, tree survey & landscape plan, State Environmental Policy Act (SEPA) checklist; and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

MORE INFORMATION: The meeting agenda and supporting documents will be available for review on the city's website at the "Minutes, Agenda & Videos" link within the drop-down menu that is labeled "Your Government" or at <http://www.ci.camasa.wa.us/index.php/yourgovernment/minuteagendavideo>.

Questions/Comments:

The public hearing will follow the quasi-judicial process described with Camas Municipal Code 18.55.180. Comments related to this development may be submitted as follows: (1) in person by testifying at the public hearing; (2) by regular mail to Robert Maul, Camas Planning Manager at 616 Ne 4th Avenue, Camas, WA; (3) by phone at (360) 817-1568, ext. 4255; or (4) by email at communitydevelopment@cityofcamas.us. If anyone prefers to submit written comments for staff to submit on their behalf at the hearing, those comments must be received by the City Clerk at 616 NE 4th Avenue, Camas WA 98607, **prior to 5:00 p.m.** on June 16, 2016, to be entered into the record of the hearing. For questions related to this application, please contact Robert Maul, Planning Manager, at (360) 817-1568 ext. 4255 or by email at communitydevelopment@cityofcamas.us.

Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.