



HEARINGS EXAMINER MEETING AGENDA

Tuesday, April 4, 2017, 5:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. INTRODUCTION AND INSTRUCTIONS

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

Recommended Action: Staff recommends that the Hearings Examiner conducts a public hearing, deliberates and approves Franklin Duplex North as conditioned.

 [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](#)

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

Recommended Action: Staff recommends that the Hearings Examiner conducts a public hearing, deliberates and approves Franklin Duplex South as conditioned.

 [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](#)

- 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

Recommended Action: Staff recommends that the Hearings Examiner conducts a public hearing, accepts testimony, deliberates, and approves the Leadbetter Pump Station.

 [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 \(CUP16-01\)](#)

IV. ADJOURNMENT

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.