



Notice of Application and Public Hearing

Parklands at Camas Meadows (File #ZC15-01)

NOTICE IS HEREBY GIVEN that a public hearing to accept public testimony on and consider an application to establish a Mixed-Use Planned Development Overlay Zone over 15.5 acre portion of property currently zoned Business Park (BP) will be held on **Wednesday, January 27, 2016, at 7:00 p.m.**, or soon thereafter in Council Chambers of City Hall, located at 616 NE Fourth Avenue, Camas, Washington, before the Planning Commission during a special public meeting.

The Planning Commission is the hearing body in reviewing this Zoning Overlay request and will forward on a recommendation to the City Council for final action. Council action will be based upon the record of the Planning Commission and be the final decision of the City. The city's final decision in this matter may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed within twenty-one days after issuance of the decision, as provided in Chapter 36.70C RCW.

LOCATION: The subject property is generally located between the east end of NW Camas Meadows Drive and north of the NW Larskpur Road dead end and more specifically described as Clark County tax parcel number: 175948000.

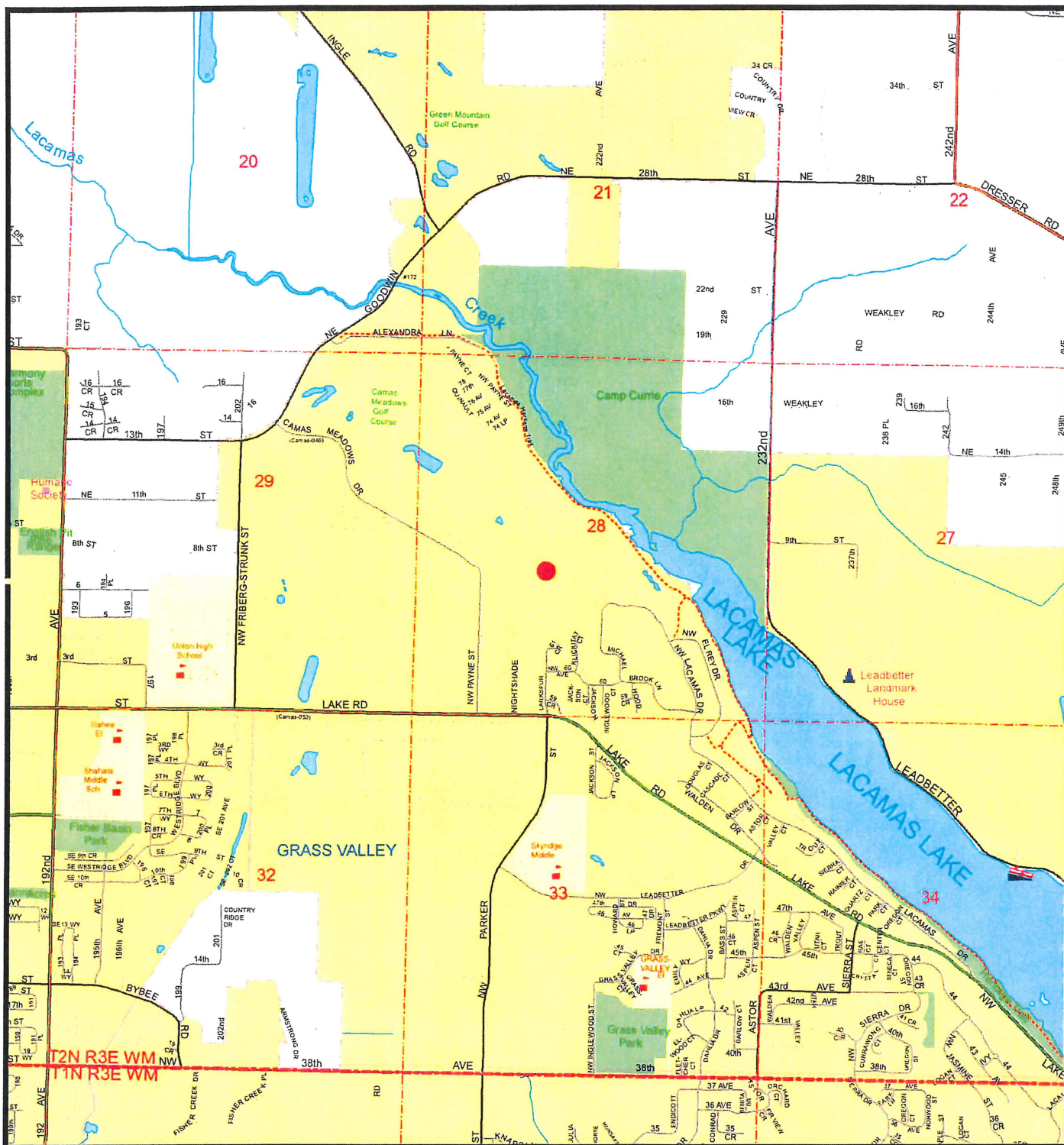
Development under an MXPD overlay is subject to the following additional land use permits and processes: 1) Development Agreement and Master Plan; 2) Subdivision and Critical Areas, 3) Site Plan Review, 4) Design Review. A State Environmental Policy Act (SEPA) determination is being processed concurrent with this proposal.

APPLICATION MATERIALS: The application to establish a Mixed-Use Planned Development Overlay Zone was received by the City of Camas on August 28, 2015 and deemed complete on August 31, 2015. The submittal documents are available for viewing at the Community Development Department (616 NE 4th Ave.) during regular business hours 8AM-5PM, Monday through Friday. Copies may be purchased following the request for public information procedure at a cost.

Generally, three (3) business days before the meeting, a staff report and associated application materials are available to review on the city's website at the "Minutes & Agendas" page <http://www.cityofcamas.us/index.php/yourgovernment/minuteagendavideo> .

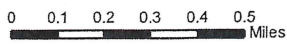
COMMENT: Any interested party may comment on this application, request a copy of the final decision when one is made. Public testimony may be submitted either in person or in writing at the hearing. Written comments may also be submitted to the Community Development Department at 616 NE Fourth Avenue, Camas, WA 98607, or via email at communitydevelopment@cityofcamas.us prior to 5:00 p.m. on Wednesday, January 27, 2016.

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.



Geographic Information System

1:24,000



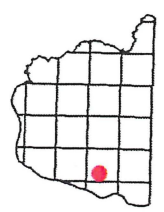
Developer's GIS Packet: Page 1 of 15

General Location Map

Account No: 175948000, 986031650
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/S/Z: VANCOUVER, WA 98663

● Subject Property Location

Printed on: February 04, 2015



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.