HEARINGS EXAMINER MEETING MINUTES - FINAL
Thursday, April 13, 2017, 4:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the public hearing to order at 4:02 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 the 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, Sarah Fox, Robert Maul and Alicia Pacheo

III. HEARING ITEM

A. Public Hearing for Camas School District Lacamas Heights Elementary School (City File Numbers CUP16-02, DR16-09, SPRV16-05, VAR16-01 and CA16-09)
Details: The Camas School District is proposing to build a new two-story school at 1111 NE 232nd Avenue (Tax Parcel 175724-000), to replace the existing Lacamas Heights Elementary School at 4600 Garfield Street. The new building will be 73,500 square feet and will include a gymnasium, commons, administration offices, classrooms, and play fields for approximately 700 students.
Presenter: Sarah Fox, Senior Planner

Lacamas Heights Elementary School Staff Report (CUP16-02)

1 - Narrative

2 - Application Form & Fee Quote

3 - Pre-App Notes

4 - Drawings

5 - Geotechnical Report

6 - Preliminary Stormwater Report

7 - Traffic Study

8 - SEPA Checklist & Determination

9 - Wetland Study

10 - Habitat Study

11 - Preliminary Mitigation Plan

12 - Archaeological Study

13 - 30% Public Roadway Design Summary

14 - Frontage Improvements Memo

15 - Engineer's Estimate of Site Costs

16 - Materials Board

17 - Mailing Labels

18 - Prelim Habitat Mitigation Plan- 12282016

19 - Revised Narrative February 7, 2017

20 - Revised Exhibit 6 Preliminary Stormwater Report

21 - Revised Exhibit 13 Public Roadway Design

22 - Revised Exhibit 4 - Drawings February 8, 2017

23 - Revised Exhibit 20 - Preliminary Storm Report 03 13 17

24 - Alternative Location for Portable Classroom

25 - Design Review Staff Report

26 - Design Review Presentation by Camas School District

27 - CSD Exceptions Request

28 - Email from Kurt Stonex, Olson Eng

29 - CSD Site Plan submitted at Hearing (Exhibit 24)

30 - Email from Kurt Stonex

31 - Presentation by Staff

Sarah Fox reviewed the Lacamas Heights Elementary School proposal and introduced exhibits into the record.

Testifying on behalf of the Camas School District:
Cathy Carlson, PO Box 347, Camas
Jeremy Fick, 610 Esther Street, Vancouver
Frank Charbonneau, 10211 SW Barbur Blvd., Suite 210A, Portland

The applicant's representatives and staff responded to the Hearings Examiner's

inquiries.

David Jardin, Clark County Concurrency, 1300 Franklin Street, Vancouver, spoke in regards to the May 2016 Traffic Analysis Report.

At the close of the public hearing, the Hearings Examiner decided to hold the record open as follows:
Until April 20, 2017 at 5:00 p.m., to allow for additional information to be submitted to the City regarding the Traffic Analysis Report specifically to Green Mountain Estates and Green Mountain Planned Residential Development;
Until April 27, 2017 at 5:00 p.m., to allow for responses to traffic issues;
Until May 4, 2017 at 5:00 p.m., to allow the applicant to respond and submit their final argument. If the applicant submits their final argument early, the Hearings Examiner will close the record upon receipt.
Mr. Turner added that a written decision will be issued in approximately 2 weeks after the close of the record.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 4:45 p.m., with the record to remain open as noted above.

V. OPEN RECORD PERIOD

A. Continuation of the Record

- 32 - Email from David Jardin Clark County
- 33 - Email from Randy Printz_Kittelson
- 34 - Email from Heidi Rosenberg
- 34 A - Traffic Study_January 2017
- 35 - Letter from Marnie Allen, CSD Attorney
- 36 - Traffic Report Email from Jeremy Fick
- 37 - Email between Charbonneau and Jardin
- 38 - Charbonneau Memorandum dated June 17, 2016
- 39 - Charbonneau Memorandum dated April 24, 2017
- Index of Exhibits for Lacamas Heights Elementary

VI. LAND USE DECISION

A. Land Use Decision for the Camas School District's Lacamas Heights Elementary School (CUP16-02), issued on May 5, 2017

- Final Order for Lacamas Heights Elementary School

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.