



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, October 18, 2018, 5:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the public hearing to order at 5:00 p.m.

II. INTRODUCTION AND INSTRUCTIONS

Mr. Turner gave a brief summary of the public hearing process and described how the public hearing would be conducted. He stated that he believes that he is an unbiased decision maker and disclaimed any ex-parte contacts, bias or conflicts of interest regarding the subject before him. Exhibits may be submitted to City staff during the hearing.

Staff Present: Anita Ashton, James Carothers, Lauren Hollenbeck, Robert Maul and Madeline Sutherland

III. HEARING ITEM

- A. Valley View Estates Subdivision Preliminary Plat Application Public Hearing (File No. SUB18-02)
Presenter: Lauren Hollenbeck, Senior Planner

-  [1-Application](#)
- [2-Narrative](#)
- [3-Preliminary Plans May 18, 2018](#)
- [4-Updated Preliminary Development Plans June 25, 2018](#)
- [5-GIS Packet with Vicinity Map](#)
- [6-Notice of Development Sign](#)
- [7-SEPA Checklist](#)
- [8-300 Foot Assessors Map, Mailing List and Labels](#)
- [9-Pre-Application Report](#)
- [10-Breckenridge Trail](#)
- [11-Stormwater Plan](#)
- [12-Stormwater Report](#)
- [13-Geotechnical Report](#)
- [14-Revised Geotechnical Report](#)
- [15-EEI Geotechnical Peer Review #1](#)
- [16-EEI Geotechnical Peer Review #2](#)
- [17-Traffic Study](#)
- [18-Environmental Report](#)
- [19-Tribal Certified Mailings](#)
- [20-Notice of Application](#)
- [21-Incompleteness Review Letter](#)
- [22-Completeness Review Letter](#)
- [23-City Review Letter](#)
- [24-Notice of Public Hearing](#)
- [25-MDNS Cover Letter SEPA18-15](#)
- [26-MDNS Determination SEPA18-15](#)
- [27-Wetland Determination Report October 18, 2007](#)
- [28-Revised Preliminary Plat October 9, 2018](#)
- [29-Valley View Estates Subdivision Staff Report SUB18-02](#)
- [30-Kris Good Comment Letter](#)
- [31- Department of Ecology Comment Letter](#)

Mr. Turner opened the public hearing at 5:05 p.m.

Lauren Hollenbeck reviewed the Valley View Estates Subdivision preliminary plat application. Carothers and Hollenbeck responded to the Hearings Examiner's inquiries.

Testifying on behalf of the applicant:

Joel Stirling, 2208 E Evergreen BLVD, Vancouver WA 98661

The following members of the public spoke in opposition or with concerns:

Karen Wales, 1420 NW Goodwin ST, Camas
John Woodward, 5354 NW 18th AVE, Camas
Kris Good, 4025 SE 201st AVE, Camas
Nena Cavel, 5313 NW Goodwin ST, Camas
Steve Torve 1215 NW Goodwin ST, Camas

Staff and the applicant's representatives responded to the Examiner's inquiries and the concerns expressed by the public.

At the close of the public hearing, the Hearings Examiner decided to hold the record open until Friday, October 19, 2018 at 5 p.m., to allow City staff to provide additional information.

Mr. Turner added that a written decision will be issued in approximately two weeks after the close of the record.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 6:25 p.m., with the record to remain open as noted above.

V. OPEN RECORD PERIOD

- A. Continuation of the record for the Valley View Estates Subdivision Preliminary Plat Application.

 [33- Breckenridge Wetland Mitigation and Delineation Report](#)
[32- Breckenridge Wetland Mitigation Plan](#)
[Index of Exhibits](#)

VI. LAND USE DECISION

- A. Land Use Decision for the Valley View Subdivision (SUB18-02)

 [Notice of Decision and Final Order \(SUB18-02\)](#)

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.