HEARINGS EXAMINER MEETING MINUTES - FINAL
Tuesday, March 12, 2019, 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 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. A written decision is generally submitted to the City within two weeks after the close of the record and mailed to parties of record.

Staff Present: Anita Ashton, Jan Coppola, Lauren Hollenbeck, Robert Maul and Madeline Sutherland

III. HEARING ITEM

A. Larkspur Subdivision Preliminary Plat Application Public Hearing (File No. SUB18-03)
Presenter: Lauren Hollenbeck, Senior Planner

Larkspur Subdivision Staff Report (SUB18-03)

1_Application

2_Narrative

3_Vicinity Map

4_Pre-Application Report

5_Assessors Map

6_Original Development Plans

7_Revised Development Plans

8_Existing Tree Removal Report

9_Tree Removal and Protection Plan

10_Traffic Analysis Letter

11_Certificate of the Engineer

12_Stormwater Report

13_Preliminary Soils Investigation Memo

14_Preliminary Soils Investigation Report

15_Ownership and Maintenance Narrative

16_Development Sign

17_Reliance letter

19_SEPA Mitigated Determination of Non-Significance

20_SEPA Checklist (SEPA18-21)

21_Department of Ecology Comments (SEPA18-21)

22_Technically Complete Letter

23_Incompleteness Review Letter December 2018

24_Incompleteness Review Letter August 2018

25_Mailing Labels for Property Owners

26_Notice of Development Application

27_Notice of Public Hearing

28_Gus Harb Comment Email

29_Clark Land Design Comment Letter

30_Staff Memo to Hearings Examiner

Index of Exhibits (SUB18-03)

Lauren Hollenbeck reviewed the preliminary plat application, noted minor clarifications and responded to the Hearings Examiner's inquiries.

James Clark, Clark Land Design, 10013 NE Hazel Dell Avenue, PMB 177, Vancouver WA 98665 spoke on behalf of the applicant.

The public testimony portion of the hearing was opened and closed as no members of the public wished to speak.

At the end of the hearing, the Hearings Examiner closed the record and stated he will approve the Larkspur Subdivision Preliminary Plat

Application (File No. SUB18-03) subject to the revised recommended conditions and will issue a written decision in approximately two weeks.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 4:10 p.m.

V. LAND USE DECISION

A. Final Decision for Larkspur Subdivision (SUB18-03)

Notice of Decision and Final Order issued on March 15, 2019

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.