



HEARINGS EXAMINER MEETING MINUTES - FINAL

Tuesday, August 6, 2019, 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 5:30 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 subject before him. He described how the public hearing would be conducted and how interested persons could participate.

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

III. HEARING ITEM

- A. Public Hearing for the Green Mountain Planned Residential Development (PRD) B1-POD Subdivision (File No. SUB18-04)
Presenter: Lauren Hollenbeck, Senior Planner

-  [Staff Report for Green Mountain PRD, POD-B-1 Subdivision \(SUB18-04\)](#)
- [1 Application Form and Fees](#)
 - [2 Narrative for B1 POD](#)
 - [3 PRD Narrative](#)
 - [4 GIS Packet with Vicinity Map](#)
 - [5 Preliminary Plans \(1st submittal\)](#)
 - [6 Preliminary Plans \(2nd submittal\)](#)
 - [7 PRD Master Plan Decision](#)
 - [8 Conceptual Open Space, Park and Landscape Master Plan](#)
 - [9 Pre-Application Site Plan](#)
 - [10 Pre-Application Report](#)
 - [12 Geotechnical Report for Phase 1](#)
 - [13 Critical Areas Report for PRD Phase 2](#)
 - [14 ELS Oak Mitigation Plan Memo](#)
 - [15 Advanced Oak Mitigation Plan](#)
 - [16 Tree Survey](#)
 - [17 Stormwater Plan](#)
 - [18 Stormwater Report](#)
 - [19 B1-POD South Phase Transportation Impact Analysis \(TIA\)](#)
 - [21 PRD Master Plan TIA](#)
 - [22 199th & 58th Pro Rata Payment Requirement Memo](#)
 - [23 Development Sign](#)
 - [24 300-ft Mailing labels](#)
 - [25 Completeness Review Letter](#)
 - [26 Incompleteness Review Letter](#)
 - [27 Notice of Application](#)
 - [35 Southwest Clean Air Agency \(SWCAA\) SEPA Comment](#)
 - [28 Notice of Public Hearing](#)
 - [29 SEPA Determination](#)
 - [30 SEPA Checklist](#)
 - [31 SEPA Cover Letter](#)
 - [32 SEPA Distribution List](#)
 - [34 Ecology SEPA Comment](#)
 - [35 Southwest Clean Air Agency \(SWCAA\) SEPA Comment](#)
 - [36 Alternative Site Plan](#)
 - [37 Memorandum from Staff regarding Traffic Signal](#)
 - [38 Email from Olson Engineering](#)
 - [39 Email from Joel Stirling](#)
 - [40 Memorandum from Staff regarding Right of Way Dedication](#)
 - [41 Presentation given by Staff](#)

Lauren Hollenbeck provided an overview of the application and noted corrections to the staff report. Exhibits 37 - 40 were submitted into the record.

Testifying on behalf of the applicant:

Joel Stirling, Sterling Design, Inc., 2208 E. Evergreen Blvd, Vancouver

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

At the end of the hearing, the Hearings Examiner closed the record and stated he will approve the Green Mountain Planned Residential Development (PRD) B-1 POD Subdivision Application (File No. SUB18-04) subject to the recommended conditions of approval and will issue a written decision in approximately two weeks.

IV. ADJOURNMENT

Mr. Turner adjourned the hearing at 5:55 p.m.

V. LAND USE DECISION

- A. Notice of Decision and Final Order for the Green Mountain PRD, B-1 POD Subdivision issued on August 15, 2019.

 [Notice of Decision and Final Order \(SUB18-04\)](#)

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.