



Legislation Text

File #: AI 17-283, **Version:** 1

Public Hearing for Dawson Ridge Subdivision (City File Number SUB17-02)

Details: An application from McIntosh Ridge PRD, LLC was received on June 2, 2017, to request approval of a 43-lot subdivision, named "Dawson Ridge", and was deemed technically complete on August 25, 2017. The development is located near the intersection of SE Brady Road and NW McIntosh Road, on 32.75 combined acres [*Tax Parcels: 127162-003, 127162-007, 127175-000, 127144-000, 127162-009, 127174-000, 127162-000*]. The project area is zoned Single-family Residential 15,000 (R-15), however the applicant is proposing to utilize density transfer provisions of Camas Municipal Code* (CMC), Section 18.09.040 (Table 2, B) to create lots that average 11,351 square feet. The City issued a SEPA Mitigated Determination of Non-significance (SEPA 17-16) on November 23, 2017, with a comment and appeal period that ended on December 7, 2017, at 5:00 p.m. The applicant submitted a timely appeal of the SEPA determination (Exhibit 66). The City may combine the appeal with the scheduled public hearing. The application materials are attached, along with a Staff Report.

[*Note: Application is vested from date of application. Code citations may differ as amendments to these titles were adopted in the interim.]

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that the Hearings Examiner conduct a public hearing, receive public testimony, deliberate and render a decision.