



BOARD OF ADJUSTMENT MEETING MINUTES - FINAL
Thursday, April 30, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

Special Meeting

I. CALL TO ORDER

Chair McBride called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: Robert Guetter, Matthew Larvick, Matthew McBride and Jeff Groff

Staff Present: Jan Coppola, Lauren Hollenbeck and Robert Maul

III. MINUTES

- A. Approval of the Minutes from the August 28, 2014, Board of Adjustment Meeting

 [Minutes from the August 28, 2014, Board of Adjustment](#)

It was moved and seconded to approve the minutes from the August 28, 2014 Board of Adjustment Meeting as written. The motion carried unanimously.

IV. AGENDA ITEMS

- A. Election of Chair and Vice Chair

Details: The Board of Adjustment positions of chair and vice chair are one-year terms, which are generally elected by a majority vote each year.

It was moved and seconded to nominate Matthew McBride as Chair and Matthew Larvick as Vice Chair of the 2015 Board of Adjustment. The motion carried unanimously.

- B. Public Hearing to Consider a Major Variance Request for the Lake Hills Subdivision (File No. MajVar14-03)

Details: The applicant is seeking approval for a variance to the front yard fence height development standard of CMC 17.17.050.C as conditioned in the approved Lake Hills Development minor modification decision issued on October 22, 2014 (MinMod14-09). The proposal includes the installation of a 6-foot tall wall in the front yards of lots 49-53 abutting NW Lake Road of the Lake Hills Development.

Presenter: Lauren Hollenbeck, Senior Planner

-  [Exhibit 1: Lake Hills, LLC Major Variance Staff Report \(MajVar14-03\)](#)
- [Exhibit 2: Applicant's Narrative](#)
- [Exhibit 3: Site Plan and Wall Sections](#)
- [Exhibit 4: Staff Report and Decision \(MinMod14-09\)](#)
- [Exhibit 5: Approved Landsdcape Plan Dated October 30, 2014](#)
- [Exhibit 6: Conceptual Elevation](#)
- [Exhibit 7: Martin Comment](#)
- [Exhibit 8: Brown Comment](#)
- [Exhibit 9: Walker Comment](#)
- [Exhibit 10: Applicants Exhibits](#)

Chair McBride inquired if any Board Member had a conflict of interest or any ex-parte contacts that would prohibit them from participating in the public hearing process. There were no conflicts of interest or ex-parte contacts voiced by the Board Members. There were no challenges from the members of the public.

The public hearing opened at 7:10 p.m.

Ms. Hollenbeck submitted Exhibits 7, 8, 9 and 10 into the record and summarized the staff report.

Scott Melton, Pahlisch Homes spoke in favor of the Board granting approval for the major variance application.

Chair McBride opened the public testimony portion of the hearing at 7:17 p.m.

The following members of the public offered public testimony:
Karl Martin, 3044 NW Lake Road, Camas

The public testimony portion of the hearing was closed at 7:22 p.m., as there was no further public testimony.

Mr. Melton and staff responded to clarifying questions from the Board Members.

After a brief discussion, it was moved by Board Member Groff, seconded by Board Member McBride to approve the major variance application for the Lake Hills Subdivision (File No. MajVar14-03). The motion carried unanimously.

V. ADJOURNMENT

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 (360) 834-6864.