



HEARINGS EXAMINER MEETING MINUTES - FINAL
Wednesday, July 10, 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 5:00 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. 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, Curleigh Carothers, Jan Coppola, Lauren Hollenbeck, Robert Maul and Madeline Sutherland

III. HEARING ITEM

- A. Public Hearing for the Lacamas View Residential Care Facility Conditional Use Permit (CUP18-02)
Presenter: Lauren Hollenbeck, Senior Planner

-  [Staff Report for the Lacamas View Residential Care Facility](#)
- [Exhibit 1 Application](#)
 - [Exhibit 2 Applicant's Narrative](#)
 - [Exhibit 3 Vicinity Map](#)
 - [Exhibit 4 Pre Application Notes](#)
 - [Exhibit 5 Original Development Plans](#)
 - [Exhibit 6 Revised Site Plan](#)
 - [Exhibit 7 Revised Civil Plans](#)
 - [Exhibit 8 Revised Landscape Plans](#)
 - [Exhibit 9 Building Elevations and Floor Plan](#)
 - [Exhibit 10 Building Renderings and Materials](#)
 - [Exhibit 11 Exterior lighting Specifications](#)
 - [Exhibit 12 Revised Arborist Report and Tree Plan](#)
 - [Exhibit 13 Revised Traffic Report](#)
 - [Exhibit 14 Stormwater Infiltration Report](#)
 - [Exhibit 15 Revised Stormwater Report](#)
 - [Exhibit 16 Revised Geotechnical Report](#)
 - [Exhibit 17 Earth Engineers Inc Geotechnical review #1](#)
 - [Exhibit 18 EEI Geotechnical Review #2](#)
 - [Exhibit 19 City Staff TIR and Geotechnical Review](#)
 - [Exhibit 20 Rapid Soil Solutions response to EEI review #1](#)
 - [Exhibit 21 SEPA MDNS and Checklist](#)
 - [Exhibit 22 SWCAA SEPA Comment 061819](#)
 - [Exhibit 23 Development Sign](#)
 - [Exhibit 24 Incompleteness Review Letter](#)
 - [Exhibit 25 Completeness Review Letter](#)
 - [Exhibit 26 Notice of Application](#)
 - [Exhibit 27 Mailing Labels to Property Owners within 300-ft.](#)
 - [Exhibit 28 Notice of Public Hearing](#)
 - [Exhibit 31 Landscape Revision](#)
 - [Exhibit 32 Ecology SEPA Comment](#)
 - [Exhibit 33 Jerry Marlene Walters Comment](#)
 - [Exhibit 34 Presentation Lacamas View Residential Care Facility](#)
 - [Index of Exhibits CUP18-02](#)

Lauren Hollenbeck reviewed the conditional use permit application and submitted Exhibits 32 and 33 into the record. City staff responded to the Examiner's inquiries.

Testifying on behalf of the applicant:

Mildred White, Bama Architecture, 7350 SE Milwaukee Avenue, Portland, OR
John Replinger, Clemow and Associates, 1582 Feters Loop, Eugene, OR

The following members of the public spoke with questions or concerns:
Jason Stanchfield, 5826 NW Inglewood Court, Camas
Breanne Johnson, 3233 NW Hood Court, Camas
Ami Kyne, 3239 NW Hood Court, Camas

The applicant's representatives and staff responded to questions.


At the end of the hearing, the Hearings Examiner closed the record and stated he will approve the Lacamas View Residential Care Facility Conditional Use Permit Application (File No. CUP18-02) subject to the recommended conditions. A written decision will be issued in approximately two weeks.

IV. ADJOURNMENT

Mr. Turner adjourned the public hearing at 5:41 p.m.

V. LAND USE DECISION


- A. Notice of Decision and Final Order issued on July 26, 2019.

 [Notice of Decision and Final Order for the Lacamas View Residential Care Facility \(CUP18-02\)](#)

VI. HEARING ITEM

Mr. Turner opened the public hearing at 5:44 p.m.

- A. Public Hearing for the Combs Duplex Conditional Use Permit (CUP19-01)
Presenter: Lauren Hollenbeck, Senior Planner

-  [Staff Report for the Lon Combs Duplex](#)
- [Exhibit 1 Application Form](#)
- [Exhibit 2 Applicant's Narrative](#)
- [Exhibit 3 Vicinity Map](#)
- [Exhibit 4 Pre Application Notes](#)
- [Exhibit 5 Site Plan](#)
- [Exhibit 6 Landscape Plan](#)
- [Exhibit 7 Building Elevations and Floor Plan](#)
- [Exhibit 8 Neighborhood Multi-Family Buildings](#)
- [Exhibit 9 SEPA Consolidated Decision](#)
- [Exhibit 10 Recorded Boundary Line Adjustment \(BLA\)](#)
- [Exhibit 11 Development Sign](#)
- [Exhibit 12 Completeness Review Letter](#)
- [Exhibit 13 Notice of Application](#)
- [Exhibit 14 Mailing Addresses to Property Owners](#)
- [Exhibit 15 Notice of Public Hearing](#)
- [Exhibit 16 Presentation Combs Duplex](#)
- [Index of Exhibits \(CUP9-01\)](#)

Lauren Hollenbeck reviewed the conditional use permit application. City staff responded to the Examiner's inquiries.

Lon Combs, Applicant, 7905 NE 173rd Avenue, Vancouver spoke in favor of the application.

There were no other 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 Combs Duplex Conditional Use Permit Application (File No. CUP19-01) subject to the recommended conditions. A written decision will be issued in approximately two weeks.

VII. ADJOURNMENT

Mr. Turner adjourned the public hearing at 6:05 p.m.

VIII. LAND USE DECISION

- A. Notice of Decision and Final Order for the Combs Duplex Conditional Use Permit issued on July 16, 2019.

-  [Notice of Decision and Final Order \(CUP19-01\)](#)

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.

