



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, April 18, 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 4:00 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, Robert Maul and Madeline Sutherland

III. HEARING ITEM

- A. Hancock Springs Subdivision (File No. SUB18-05)
Presenter: Robert Maul, Planning Manager

 [Hancock Springs Subdivision Staff Report \(SUB18-05\)](#)

[1 Application Form](#)

[2 Project Narrative](#)

[3 State Environmental Review \(SEPA\)](#)

[4 Proposed Development Plans](#)

[5 Critical Area Report](#)

[6 Tree Report](#)

[7 Traffic Study](#)

[8 Geotechnical Report](#)

[9 Preliminary Stormwater Report](#)

[10 Stormwater Early Issues Memorandum](#)

[11 Incompleteness Review Letter](#)

[12 Completeness Review Letter](#)

[13 Proof of Mailing to Tribes](#)

[14 Waiver of New Pre-Application Meeting](#)

[15 Boundary Line Adjustment Narrative](#)

[16 Boundary Line Adjustment Plot Plan](#)

[17 Proof of Sign Posting on Site](#)

[18 Revised Plan Sets](#)

[19 Right of Way Dedication Letter](#)

[20 Notice of Application and Public Hearing](#)

[21 Environmental Determination of Non-Significance](#)

[22 Comment from Cowlitz Tribe](#)

[23 Comment from Southwest Clean Air Agency](#)

[24 Comment from David and Margaret Griffith](#)

[25 Ecology's SEPA Comments](#)

[26 Staff's Presentation](#)

[Index of Exhibits \(SUB18-05\)](#)

Robert Maul reviewed the Hancock Springs Subdivision application and responded to the Examiner's inquiries. Exhibits 22 through 24 were submitted into the record.

Michael Andreotti, AKS Engineering and Forestry, 9600 NW 126th Avenue, Suite 2520, Vancouver 98682 spoke on behalf of the applicant.

The public testimony portion of the hearing was opened at 4:31 p.m.

The following members of the public offered testimony:

Shaunene Edwards, 2850 NW 18th Avenue, Camas

Jeanne Jolivette, 3018 NW 16th Avenue, Camas

Larry Browning, 3018 NW 16th Avenue, Camas

The applicant's representative and staff responded to the concerns expressed.

At the end of the hearing, the Hearings Examiner closed the record and stated he will will issue a written decision in approximately two weeks.

IV. ADJOURNMENT

Mr. Turner adjourned the public hearing at 4:45 p.m.

V. LAND USE DECISION

- A. Notice of Decision and Final Order for the Hancock Springs Subdivision (issued on May 3, 2019)

 [Notice of Decision and Final Order \(SUB18-05\)](#)

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.