



## **HEARINGS EXAMINER MEETING MINUTES - FINAL**

**Tuesday, March 12, 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 4:02 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, Jan Coppola, Lauren Hollenbeck, Robert Maul and Madeline Sutherland

### **III. HEARING ITEM**

- A. Larkspur Subdivision Preliminary Plat Application Public Hearing (File No. SUB18-03)  
Presenter: Lauren Hollenbeck, Senior Planner

 [Larkspur Subdivision Staff Report \(SUB18-03\)](#)

- [1 Application](#)
- [2 Narrative](#)
- [3 Vicinity Map](#)
- [4 Pre-Application Report](#)
- [5 Assessors Map](#)
- [6 Original Development Plans](#)
- [7 Revised Development Plans](#)
- [8 Existing Tree Removal Report](#)
- [9 Tree Removal and Protection Plan](#)
- [10 Traffic Analysis Letter](#)
- [11 Certificate of the Engineer](#)
- [12 Stormwater Report](#)
- [13 Preliminary Soils Investigation Memo](#)
- [14 Preliminary Soils Investigation Report](#)
- [15 Ownership and Maintenance Narrative](#)
- [16 Development Sign](#)
- [17 Reliance letter](#)
- [19 SEPA Mitigated Determination of Non-Significance](#)
- [20 SEPA Checklist \(SEPA18-21\)](#)
- [21 Department of Ecology Comments \(SEPA18-21\)](#)
- [22 Technically Complete Letter](#)
- [23 Incompleteness Review Letter December 2018](#)
- [24 Incompleteness Review Letter August 2018](#)
- [25 Mailing Labels for Property Owners](#)
- [26 Notice of Development Application](#)
- [27 Notice of Public Hearing](#)
- [28 Gus Harb Comment Email](#)
- [29 Clark Land Design Comment Letter](#)
- [30 Staff Memo to Hearings Examiner](#)
- [Index of Exhibits \(SUB18-03\)](#)

Lauren Hollenbeck reviewed the preliminary plat application, noted minor clarifications and responded to the Hearings Examiner's inquiries.

James Clark, Clark Land Design, 10013 NE Hazel Dell Avenue, PMB 177, Vancouver WA 98665 spoke on behalf of the applicant.

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

**At the end of the hearing, the Hearings Examiner closed the record and stated he will approve the Larkspur Subdivision Preliminary Plat**

**Application (File No. SUB18-03) subject to the revised recommended conditions and will issue a written decision in approximately two weeks.**

**IV. ADJOURNMENT**

The Hearings Examiner adjourned the public hearing at 4:10 p.m.

**V. LAND USE DECISION**

A. Final Decision for Larkspur Subdivision (SUB18-03)

 [Notice of Decision and Final Order issued on March 15, 2019](#)

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.