



HEARINGS EXAMINER MEETING MINUTES - FINAL
Thursday, August 16, 2018, 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 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.


Staff Present: Leisha Copsey, Sarah Fox and Madeline Sutherland

III. HEARING ITEM

A. Public Hearing for Hubbard Dock

Details: The applicant, Brant Hubbard, requests approval of a Shoreline Substantial Development Permit and Shoreline Variance (SHOR18-01) to construct a private dock. The proposed dock will be located at 1180 SE Polk Street, on the Columbia River. The project will require a variance due to the need for 12-inch pilings, and for the length of the gangway. A staff report provides the applicable approval criteria. The Shoreline Management Review Committee referred the decision to the city's hearings examiner.

Presenter: Sarah Fox, Senior Planner

-  [Staff Report](#)
- [Presentation by staff \(SHOR18-01\)](#)
- [1-Application Materials and Biological Report](#)
- [2-Critical Areas Report for Dock](#)
- [3-Ecology Comment](#)
- [4-Carol Buck Comment](#)
- [5-Andreas and April Juretzka Comment](#)
- [6-Carol Buck Comment on June 3 2018](#)
- [7-Hubbard Dock Drawing](#)
- [8-Minutes from Public Meeting](#)
- [9-Ecology Comment July 19 2018](#)
- [10-Application Addendum 20180716](#)
- [11-Juretzka Buck Presentation](#)

Mr. Turner opened the public hearing at 4:05 p.m.

Sarah Fox reviewed the Hubbard Dock proposal and responded to the Hearings Examiner's inquiries.

Testifying on behalf of the applicant:
Brant Hubbard, 1180 SE Polk CIR, Camas
Jack Loranger, 162 Krogstad RD, Washougal

The following members of the public spoke in opposition or with concerns:
Andreas Juretzka, 1160 SE Polk CIR, Camas
Carol Buck, 1202 SE Polk CIR, Camas

Staff, the applicant and the applicant's representative responded to the Examiner's inquiries and the concerns expressed by the public.

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

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 4:51 p.m.

V. LAND USE DECISION

- A. Local Decision for the Hubbard Dock Shoreline Substantial Development Permit and Variance issued on August 29, 2018. Department of Ecology will issue a final decision on this project.

-  [Local Decision to Department of Ecology \(SHOR18-01\)](#)

VI. 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.

Staff Present: Anita Ashton, Curleigh Carothers, Leisha Copsey, Sarah Fox and Madeline Sutherland

B. Public Hearing for 43rd Avenue Subdivision

Details: The 43rd Avenue Subdivision was submitted by PBS Engineering on March 12, 2018. The applicant requests approval of a 12-lot subdivision. The proposed project is located at 2223 NW 43rd Avenue, on 3.48 acres [Tax Parcel: 177887-000]. The project area is zoned Single-family Residential 7,500 (R-7.5).

Presenter: Sarah Fox, Senior Planner

-  [Staff Report for 43rd Ave](#)
- [Presentation by Staff \(SUB18-01\)](#)
- [01-Geotech Engineering Report](#)
- [02-Title Report](#)
- [03-Application Form and Fees](#)
- [04-Preliminary Storm TIR](#)
- [05-Pre-Application Meeting Notes](#)
- [06-Sight Distance Certification](#)
- [07-Project Narrative](#)
- [08-Wetland Report](#)
- [09-43rd Critical Areas Report](#)
- [10-Preliminary-Plans 2018-03-07](#)
- [11-Revised Prelim Stormwater](#)
- [12-Sign Posting and Email Correspondence](#)
- [13-Arborist Report](#)
- [14-Existing Tree Priority Exhibit](#)
- [15-Revised Plan Set](#)
- [16-Revised Critical Areas Rpt](#)
- [17-Response Letter](#)
- [18-Revised Narrative](#)
- [19-Comment from Camerons 08-15-18](#)
- [20-Returned Mail](#)
- [21-Ecology SEPA Comments](#)
- [22-Vicinity Maps from Anne Marie Skinner](#)
- [23-Existing Tree Site Plan from Anne Marie Skinner](#)
- [24-Narrative from Anne Marie Skinner](#)

Mr. Turner opened the public hearing at 5:08 p.m.

Sarah Fox reviewed the 43rd Avenue Subdivision proposal and responded to the Hearings Examiner's inquiries.

Testifying on behalf of the applicant:

Anne Marie Skinner, 4412 SW Corbett AVE, Portland

Greg Swenson, 4412 SW Corbett AVE, Portland

Brett Simpson, 3304 NW 46th AVE, Camas

The following members of the public spoke in opposition or with concerns:

Jon Cameron, 2213 NW 42nd AVE, Camas

Alicia King, 3457 NW Endicott ST, Camas

Geru Rubano, 1216 NW 6th AVE, Camas

Michael Lane, 2030 44th AVE, Camas

Heather Kesmodel, 1506 NW 6th AVE, Camas

Greg Veasy, 2100 NW 45th AVE, Camas

Amy Sturbelle, 2220 NW 45th AVE, Camas

Staff and the applicant's representatives responded to the Examiner's inquiries and the concerns expressed by the public.

At the close of the public hearing, the Hearings Examiner decided to hold the record open as follows:

Until Thursday, August 23, 2018 at 5 p.m., to allow all parties to submit additional information to the City;

until Thursday, August 30, 2018 at 5 p.m., to allow interested parties to respond;

until Thursday, September 6, 2018 at 5 p.m., to allow the applicant to respond and submit their final argument.

Mr. Turner added that a written decision will be issued in approximately two weeks after the close of the record.

VII. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 7:13 p.m., with the record to remain open as noted above.

VIII. OPEN RECORD PERIOD

A. Continuation of the record for the 43rd Avenue Subdivision.

Hearings Examiner decided to hold the record open as follows: Until Thursday, August 23, 2018 at 5 p.m., to allow all parties to submit additional information to the City; until Thursday, August 30, 2018 at 5 p.m., to allow interested parties to respond; until Thursday, September 6, 2018 at 5 p.m., to allow the applicant to respond and submit their final argument. Mr. Turner added that a written decision will be issued in approximately two weeks after the close of the record.

-  [25 - Comment from Madeline Lyne](#)
- [26 - Emails from USACE and Ecology](#)
- [27 - Comment Karen Pickering](#)
- [28 - Applicant combined info](#)
- [29 - Comment from Lauren Wooten](#)
- [30 - Comment from Margaret Gossage](#)
- [31 - Comment from Rubano Aug 22nd](#)
- [32 - Comment from Jennifer Barnes](#)
- [33 - Comment from Laura Halko](#)
- [34 - Comment from Alicia King - Aug 23](#)
- [35 - Comment from Sarah Rubano](#)
- [36 - Memorandum from Staff](#)
- [37 - Comment from Dave Kesmodel](#)
- [38 - Comment from Heather Kesmodel](#)
- [39 - Comment - Erin Johnson](#)
- [40 - Memo from Staff - Aug. 30th](#)
- [41 - Comment - Greg Veasy](#)
- [42 - Final Summary Memo](#)
- [43 - Final Submission - Wetland](#)
- [44 - New Sheet C301](#)
- [45 - Final Submission - Tree Retention](#)

IX. LAND USE DECISION

- A. Notice of Decision and Final Order for the 43rd Avenue Subdivision issued on September 28, 2018.

 [Notice of Decision and Final Order \(SUB18-01\)](#)

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.