

HEARINGS EXAMINER MEETING MINUTES - FINAL Wednesday, December 13, 2017, 4:00 PM City Hall, 616 NE 4th Avenue

Public Hearings

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the meeting to order at 4:00 p.m.

Staff Present: Anita Ashton, James Carothers, Jan Coppola, Sarah Fox, Robert Maul & Heather Rowley

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 application. He described how the public hearing would be conducted and how interested persons could participate.

III. HEARING ITEM

A. Public Hearing for Union Self Storage Facility (City File Number CUP17-03) Details: The proposal includes construction of a 60,100 square foot multi-story mini self-storage facility to be located at 6250 NW Friberg-Strunk Street (Parcel 176190-000). The proposed development will include an RV storage and office/caretaker's residence in addition to associated landscaping and other site improvements.

Presenter: Lauren Hollenbeck, Senior Planner

Exhibit 1 Application Form Exhibit 2 Pre Application Notes Exhibit 3 Applicant's Narrative Exhibit 4 Site Development Plans Exhibit 5 Building Elevations Exhibit 6 SEPA Checklist Exhibit 7 Legal Description Exhibit 8 Mailing Label Map and List Exhibit 9 Traffic Study Exhibit 10 Preliminary Stormwater Design Report Exhibit 11 Wetland Delineation and Assessment Report Exhibit 12 Critical Areas Report **Exhibit 14 Construction Cost Estimate** Exhibit 15 Prior Approval Final Order Exhibit 16 Completeness Review Letter Exhibit 17 Notice of Application Exhibit 18 City Review Comment Letter Exhibit 19 Olson Engineering email with exhibits Exhibit 20 Revised landscape plan Exhibit 21 Critical Areas Report Revision Exhibit 22 Notice of Public Hearing Exhibit 23 SEPA MDNS notice Exhibit 24 City Staff SEPA comment Exhibit 25 Olson Engineering email to City Engineering Exhibit 26 Street B Road Realignment Exhibit 27 Barnes email to Hollenbeck Exhibit 28 Barnes email to agencies Exhibit 30 Ecology Comment under SEPA Exhibit 31 Revised Traffic Report Exhibit 33 Union High School email Exhibit 34 Revised Traffic Study 121307 Exhibit 35 Staffs Presentation to Examiner Exhibit 36 Hertrich email to Olson Engineering Index of Exhibits CUP17-03

Union Self Storage Staff Report CUP17-03

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

Lauren Hollenbeck reviewed the conditional use permit application and introduced exhibits into the record.

Kurt Stonex, Olson Engineering testified on behalf of the applicant and

responded to the Hearings Examiner's inquiries.

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

IV. ADJOURNMENT

At the close of the public hearing, the Hearings Examiner stated that he will approve the Union Self Storage Conditional Use Permit subject to conditions of approval. A written decision will be issued in approximately 2 weeks and mailed to parties of record.

V. LAND USE DECISION

A. Land Use Decision for Union Self Storage Conditional Use Permit (CUP17-03), issued on December 18, 2017.

Notice of Decision and Final Order (CUP17-03)

VI. HEARING ITEM

Public Hearing for Dawson Ridge Subdivision (City File Number SUB17-02) Α. Details: An application from McIntosh Ridge PRD, LLC was received on June 2, 2017, to request approval of a 43-lot subdivision, named "Dawson Ridge", and was deemed technically complete on August 25, 2017. The development is located near the intersection of SE Brady Road and NW McIntosh Road, on 32.75 combined acres [Tax Parcels: 127162-003, 127162-007, 127175-000, 127144-000, 127162-009, 127174-000, 127162-000]. The project area is zoned Single-family Residential 15,000 (R-15), however the applicant is proposing to utilize density transfer provisions of Camas Municipal Code* (CMC), Section 18.09.040 (Table 2, B) to create lots that average 11,351 square feet. The City issued a SEPA Mitigated Determination of Non-significance (SEPA 17-16) on November 23, 2017, with a comment and appeal period that ended on December 7, 2017, at 5:00 p.m. The applicant submitted a timely appeal of the SEPA determination (Exhibit 66). The City may combine the appeal with the scheduled public hearing. The application materials are attached, along with a Staff Report. [*Note: Application is vested from date of application. Code citations may differ as amendments to these titles were adopted in the interim.]

Presenter: Sarah Fox, Senior Planner

- 1 -General Application Form (SUB17-02)
- 2 Narrative
- 3 Narrative revised
- 4 Development sign
- 5 Preliminary Plat 1 of 2
- 6 Preliminary Plat 2 of 2
- 7 Preliminary Plat PL10 revised
- 8 Preliminary Plat PL11 revised
- 9 Preliminary Plat Phasing Revised Page 1
- 10 Preliminary Plat Phasing Revised Page 2
- 11 Existing Conditions Plan
- 12 Conceptual Landscape Plan 1 of 3
- 13 Conceptual Landscape Plan 2 of 3
- 14 Conceptual Landscape Plan 3 of 3
- 15 Preliminary Utility and Grading Plan 1 of 4
- 16 Preliminary Utility and Grading Plan 2 of 4
- 17 Preliminary Utility and Grading Plan 3 of 4
- 18 Preliminary Utility and Grading Plan 4 of 4
- 19 Revised Utility Plan North
- 20 Revised Utility Plan South
- 21 Revised Grading Plan North
- 22 Revised Grading Plan South
- 23 Pre-Application Notes
- 24 Circulation plan drawing
- 25 Exception Request
- 26 Deviation Request to Cross Circulation Standards
- 27 Public Comment from Martin Lougen
- 28 McIntosh Road Drawing
- 29 Exhibit Turn Movements
- 30 Exception Requests
- 31 Legal Descriptions & Existing Easements
- 32 BLA Deed Recorded
- 33- Covenant Regarding Roadways
- 34 Mailing List
- 35 Certified Mailing Labels and Map
- 36 Revised Certified Mailing Labels
- 37 Revised Mailing Labels
- 38 SEPA Checklist
- 39 Appendix D Revised SEPA

- 40 and 41 Not for Public Disclosure
- 42 Appendix F Traffic Impact Study (Kittelson)
- 43 Appendix G Geotechnical Report (PBS)
- 44 Geotech Addendum 1 (PBS)
- 45 Geotech Addendum 2
- 46 Appendix H Wetland Delineation Report (TRC)
- 47 Appendix I Habitat Mitigation
- 48 Appendix I Preliminary Wetland Mitigation
- 49 Appendix J Habitat Report
- 50 Revised Habitat Mitigation (Aug 2017)
- 51 Tree Plan
- 52 Appendix K Tree Report
- 53 PrelimDrainage Analysis
- 54 Appendix L -Revisions to Storm Report
- 55 Appendix M- Draft Homeowners' Association Document
- 56 Draft Development Agreement
- 57 Appendix O Covenant
- 58 Incomplete Letter to Applicant
- 59 Technically Complete Letter to Applicant
- 60 Email from Kurt Stonex with Meeting Summary
- 61 Email from Rich Prouse
- 62 -Email from Stonex Regarding Frontage Improv
- 63 Email from Melanie Poe Regarding Parcels
- 64 -Consultant review of Geotechnical SUB17-02
- 65 Ecology SEPA Comments
- 66 SEPA Appeal from Applicant
- 67 SEPA Comment from Depart. of Natural Resources
- 68 Copy of SEPA Determination (SEPA17-16)
- 69 Kates Woods Settlement
- 70 Memo from Morasch
- 71 Staff"s Presentation
- 72 Dawson Ridge Drawing Existing Lots from Poe
- 73 Memo from Steve Morasch
- 74 Tract B Photos from Steve Morasch
- 75 Southern Property Line Photos from Morasch
- 76 Comments from View Ridge Estates HOA
- 77 Recorded Covenant
- Mr. Turner opened the public hearing at 4:30 p.m.

Sarah Fox reviewed the preliminary plat application and submitted exhibits into

the record.

Melanie Poe, Steve Morasch, Kurt Stonex and Ryan White testified on behalf of the applicant.

The following members of the public offered testimony: Sam Onofrei, 812 NW Sacajawea Street
Nancy Hasey, 2638 NW 11th Avenue
Colleen McDonald, 826 NW Sacajawea Street

Richard Robertson, 3210 NW McIntosh Road

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

At the close of the hearing, Mr. Turner decided to hold the record open as follows:

Until Wednesday, December 27, 2017 at 5:00 p.m., to allow all parties to submit additional information to the City;

Until Wednesday, January 3, 2018 at 5:00 p.m., to allow interested parties to respond;

A written decision will be issued in approximately 2 weeks after the close of the record.

VII. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 6:35 p.m., with the record to remain open as noted above.

VIII. OPEN RECORD PERIOD

- A. Continuation of the record for the Dawson Ridge Subdivision (SUB17-02)
 - - 79 Email from Morasch to Maul about City's Letter at Exhibit 78
 - 80 Email from Stonex to Maul about Cul-de-Sac Lots
 - 81 Email from Morasch to Maul about Lot 39
 - 82 City responses to Morasch
 - 83 Applicant Final Response
 - 84 Letter from Olson Environmental

Index of Exhibits SUB17-02

IX. LAND USE DECISION

- A. Land Use Decision for Dawson Ridge Subdivision (SUB17-02), issued on January 19, 2018.

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.	