



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, July 13, 2017, 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 application. He described how the public hearing would be conducted and how interested persons could participate.

Staff Present: James Carothers, Jan Coppola, Lauren Hollenbeck, Robert Maul and Heather Rowley

III. HEARING ITEM

- A. Public Hearing to Consider the Preliminary Plat Application for the Summit Terrace Subdivision (File No. SUB16-01)
Details: The applicant is proposing to develop a 55-lot single family residential subdivision on a 29.15-acre site which is located north of NW 32nd Circle and west of NW Sierra Drive (Parcel number 124742-000). The staff report dated July 7, 2017 provides an analysis of the project and proposes conditions of approval.
Presenter: Lauren Hollenbeck, Senior Planner

 [Staff Report Summit Terrace Subdivision \(SUB16-01\)](#)
[Exhibit 1- Application Form](#)
[Exhibit 2- Pre application notes](#)
[Exhibit 3- Applicant's revised narrative](#)
[Exhibit 4- Preliminary Plan Set](#)
[Exhibit 5- Preliminary Wetland and Habitat Assessment](#)
[Exhibit 6- Wetland Rating forms](#)
[Exhibit 7- Columbia West Geotechnical Investigation](#)
[Exhibit 8- Traffic Study](#)
[Exhibit 9- Revised Prelim TIR](#)
[Exhibit 10- Certified Mail Receipts](#)
[Exhibit 11- Arborist Report](#)
[Exhibit 12- incompleteness review letter](#)
[Exhibit 13- Completeness Review letter](#)
[Exhibit 14- Notice of Application](#)
[Exhibit 15- City review letter](#)
[Exhibit 16- SGA Response to City Review Letter](#)
[Exhibit 17- SGA letter to City](#)
[Exhibit 18- GeoDesign Geotech Report Analysis](#)
[Exhibit 19- GeoDesign Final Geotech Report](#)
[Exhibit 20- Earth Engineers Letter August 2016](#)
[Exhibit 21- Earth Engineers Letter May 2017](#)
[Exhibit 22- Earth Engineers Letter June 2017](#)
[Exhibit 23- Revised Preliminary Plans April 2017](#)
[Exhibit 24- Revised Preliminary Plans May 2017](#)
[Exhibit 25- Proposed Trail Plan](#)
[Exhibit 26- Map for Mailing Labels](#)
[Exhibit 27- SEPA Checklist](#)
[Exhibit 28- SEPA MDNS Notice Mailed to property owners](#)
[Exhibit 29- SEPA Distribution Copy](#)
[Exhibit 30- SEPA Ecology Comments](#)
[Exhibit 31- SEPA Clark PUD Comments](#)
[Exhibit 33- Notice of Public Hearing](#)
[Exhibit 34- Howsley Letter to MacPherson](#)
[Exhibit 35- Howsley Email to Maul](#)
[Exhibit 36- Prune Hill Park Recorded Plat](#)
[Exhibit 37- Noble Comment Letter](#)
[Exhibit 38 - Email from Jamie Howsley](#)

[Exhibit 38a - Moongate Plat](#)
[Exhibit 38b - Pleasant View Plat](#)
[Exhibit 38c - Sherwood Ridge 1 Plat](#)
[Exhibit 38d - Sherwood Ridge 2 Plat](#)
[Exhibit 38e - Conservation Covenant Example](#)
[Exhibit 38f - Howlsey Letter to MacPherson](#)
[Exhibit 39 - Maps from Chris and Karen Frank](#)
[Exhibit 40 - Photos from Scott Price](#)
[Exhibit 41 - Presentation by Staff SUB16-01](#)

Lauren Hollenbeck & Robert Maul, reviewed the Summit Terrace Subdivision proposal and introduced exhibits into the record.

Testifying on behalf of the Applicant:

Eric Golemo, SGA Engineering, 2005 Broadway Street, Vancouver
Jamie Howsley, 1499 SE Tech Center Place, Suite 380, Vancouver

The applicant's representatives and staff responded to the Hearings Examiner's inquiries.

The public testimony portion of the hearing opened at 5:00 p.m.

The following members of the public offered public testimony:

Chris & Karen Frank, 2021 NW 32nd Circle
Allan Murray, 3627 NW Sierra Drive
Todd Schoenlein, 2007 NW 32nd Circle
Joyce Stovall, 3313 NW Sierra Drive
Scott Price, 3439 NW Sierra Drive
Sandy & Keck Sklar, 1627 NW 33rd Way

The applicant's representatives and staff responded to the public's inquiries.

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


Until Monday, July 24, 2017 at 5 p.m., to allow all parties to submit additional information to the City, for issues pertaining to the SEPA;
Until Monday, July 31, 2017 at 5 p.m., to allow interested parties to respond;
Until Monday, August 7, 2017 to allow the applicant to respond and submit their final argument. If the applicant submits their final argument early, the Hearings Examiner will close the record upon receipt.
Mr. Turner added that a written decision will be issued in approximately 2 weeks after the close of the record.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 6:15 p.m., with the record to remain open as noted above.

V. OPEN RECORD PERIOD

A. Continuation of the Record for the Summit Terrace Subdivision

-  [Exhibit 42 - Email Comment from Norman Paulk](#)
- [Exhibit 43 - Comment from Jim Carsner, US Army Corps of Engineers](#)
- [Exhibit 44 - City Memo to Hearing Examiner](#)
- [Exhibit 45 - Revised Slope Proposal from Applicant](#)
- [Exhibit 46 - Slope Setback and Tract Sketch from Applicant](#)
- [Exhibit 47 - Email from Applicant and Response from City re Revised Slope Proposal](#)
- [Exhibit 48 - Email from Howsley](#)
- [Exhibit 49 - Letter from Howsley](#)
- [Index of Exhibits](#)

VI. LAND USE DECISION

A. Land Use Decision for the Summit Terrace Subdivision (SUB16-01), issued on August 11, 2017.

-  [Notice of Decision and Final Order \(SUB16-01\)](#)

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.