



Notice of Public Hearing Summit Terrace Subdivision (File No. SUB16-01)

A public hearing will be held on Thursday, July 13, 2017 at 4:00 p.m., or soon thereafter, before the City's Hearings Examiner to consider the preliminary plat application for the Summit Terrace Subdivision. The public hearing will be held at City Hall, 616 NE 4th Avenue, Camas, WA 98607. The applicant proposes to develop a 55-lot single-family residential subdivision development. The 29.15-acre site is located north of NW 32nd Circle and west of NW Sierra Drive in the NW ¼ of Section 3, Township 1 North, Range 3 East; Camas, WA. Parcel Number includes 124742-000. The application was considered to be technically complete on April 28, 2016.

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: **(1)** In person by testifying at the public hearing; **(2)** by regular mail to Community Development Department staff, **Lauren Hollenbeck, Senior Planner**, at Camas City Hall, 616 Northeast Fourth Avenue, Camas, WA 98607; **(3)** by phone at **(360) 817-1568**; or **(4)** by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least five working days prior to the public hearing, in order to be available with the online agenda and materials (July 7th). After the agenda has been posted online, all other written comments must be received no later than noon (12:00 p.m.) the day of the hearing, in order for those comments to be handed to the Hearings Examiner by Staff. Written and oral comments may also be submitted in person during the hearing.

Application Materials: The application included the following: project narrative; environmental studies; engineering reports, and preliminary plat drawings, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110 and §17.11.030.B. The application materials are also available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8 a.m-5 p.m.

Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the **City Clerk at (360) 817-1591** for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

More Information: The public hearing agenda and supporting documents will be available for review on the City's website at the "Minutes, Agendas & Videos" link within the drop-down menu that is labeled "Your Government" or follow this link:
<http://www.cityofcamas.us/yourgovernment/minuteagendavideo>.

SUMMIT TERRACE SUBDIVISION

CITY OF CAMAS, WASHINGTON

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON.

SURVEYOR

MINISTER-GLAESER SURVEYING, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WASHINGTON 98661
PHONE (360) 694-3313

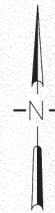


CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360) 993-0911
FAX (360) 993-0912



Scale: 1" = 100'



DEVELOPER

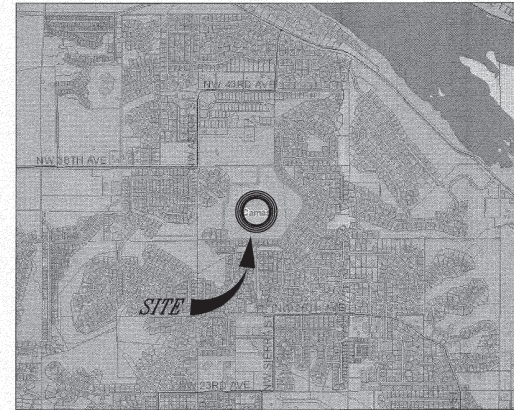
PIONEER CANYON 1, LLC
ATTENTION: PAT JEFFRIES
32927 NW PEKIN FERRY RD
RIDGEFIELD, WASHINGTON 98664
PHONE (360) 597-5363

CONTACT

SGA ENGINEERING & DESIGN
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE (360) 993-0911
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GEOTECHNICAL ENGINEER

COLUMBIA WEST ENGINEERING, INC.
11917 NE 95TH STREET
VANCOUVER WASHINGTON 98682
PHONE (360) 823-9200
FAX (360) 823-2901



VICINITY MAP
NTS

SUMMIT TERRACE SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
MARCH 2016

PROPERTY APPLICANT:
PIONEER CANYON 1, LLC
ATtn: PAT JEFFRIES
32927 NW PEKIN FERRY ROAD
RIDGEFIELD, WA 98642
Ph: 360-597-5363
Ct: pj@pioneer1.com

PROPERTY OWNER:
SCANDIUM DEVELOPMENT II, LLC
2610 KALFFMAN AVE
VANCOUVER, WA 98660

PARCEL # & PROPERTY ADDRESS:
124742-000
3423 NW SIERRA DRIVE CAMAS, WA 98607

CONTACT PERSON:
SGA ENGINEERING, PLLC
KELLY SCOTT TAYLOR & KELLY SHINNERS
2005 BROADWAY STREET
VANCOUVER, WA 98663
Ph: 360.993.0911
Ft: 360.993.0912
E: SCOTT@SGAENGINEERING.COM & KSHINNERS@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	124742-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-7.5
GROSS SITE AREA	28.15 ACRES 1,269,207 S.F.
TRAVEL ROUTES	NONE KNOWN

EXISTING WATER AND SEWER

SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. PUBLIC WATER SOURCE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC IS KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS ENVIRONMENTAL CONDITIONS SHOWN ON THE PLAN. WETLAND AND/OR HABITAT BUFFERS WILL IMPACT THE SITE. THE SITE IS LOCATED IN THE UGANDA CREEK WETLANDS. THE SITE IS MAPPED AS HAVING A MODERATE HIGH PROBABILITY FOR ARCHAEOLOGICAL. SEE CES, INC. REPORT DATED 4-28-15.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING AND PUBLIC RECORDS AVAILABLE THROUGH CLARK COUNTY GIS MAPPING AND DOCUMENTS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.



COVER SHEET

SUMMIT TERRACE SUBDIVISION

PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT/SEM
CHECKED BY: KRS
SCALE: 1" = 100'

JOB NUMBER: 1520
SHEET: 1 of 11