



Community Development Department

## Notice of Public Hearing

### 43<sup>rd</sup> Avenue Subdivision

File No. SUB18-01

A public hearing for the “43<sup>rd</sup> Avenue Subdivision” will be held on **August 16, 2018, at 5:00 p.m.** or soon thereafter, at City Hall, 616 NE 4<sup>th</sup> Avenue, Camas, WA.

The 43<sup>rd</sup> Avenue Subdivision was submitted by PBS Engineering for the owner, Brett Simpson, on March 12, 2018 and was deemed technically complete on May 23, 2018. The applicant requests approval of a 12-lot subdivision. The proposed project is located at 2223 NW 43<sup>rd</sup> Avenue, on 3.48 acres [*Tax Parcel: 177887-000*]. The project area is zoned Single-family Residential 7,500 (R-7.5).

**APPLICATION MATERIALS:** The 43<sup>rd</sup> Avenue preliminary plat (subdivision) application included the following: Project Narrative; Drawings [Existing conditions, Existing Tree Survey, Preliminary Site Plan, Preliminary Grading Plans, Preliminary Street & Storm Drainage Plans, Preliminary Sanitary Sewer & Water Plans, Preliminary Striping Plan, Preliminary Landscape Plan]; Environmental Policy Act (SEPA) checklist; Wetland Delineation Report; Critical Areas Report; Preliminary Stormwater Report; Geotech Report; Sight Distance Certification; Arborist Report; and Archaeological Predetermination & Survey\*. These documents are available for viewing at the Community Development Department (616 NE 4<sup>th</sup> Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

**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) 834-6864 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.

Public comments and questions are encouraged, and there are several opportunities available to interested citizens. *It is preferable that written comments be received two days prior to the public hearing, in order to be available with the online agenda and materials.* With that said, comments can also be accepted during the public hearing. 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 Planning Division staff, Sarah Fox, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by email to: [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us); or (4) by phone [\(360\) 817-7269](tel:(360)817-7269). **For questions related to this application, please contact Sarah Fox, Senior Planner, at (360) 817-7269 or [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).**

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\*Consistent with RCW 42.56.300, Archaeological information is exempt from public disclosure.

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Posted at Camas City Hall, Camas Library, City of Camas web site at: <http://www.cityofcamas.us>

Mailed to property owners within 300-feet on July 25, 2018

# Excerpt from Preliminary Plat Application 43<sup>rd</sup> Avenue Subdivision (File #SUB18-01)

