

Notice of Public Hearing

Washougal River Oaks Cottage Development

File No. Subdivision SUB20-01

(consolidated files: Zone Change (ZC20-01), Design Review (DR20-07), Critical Areas Review (CA20-07), State Environmental Policy Act (SEPA 20-13) and Archaeological Review (ARCH20-07))

A public hearing for the “Washougal River Oaks Cottage Development” will be held remotely via Zoom on **Thursday, December 16, 2021, at 5:00 p.m.** The Washougal River Oaks Cottage Development was submitted by Degrosellier Development, Inc., on November 16, 2020 and resubmitted and deemed technically complete on August 23, 2021. The applicant requests approval of a 22-lot residential subdivision with cottage homes including a zone change request from multi-family (MF-18) zone to a multi-family cottage (MF-C) overlay zone. The proposed project is located at 2515, 2523, 2527 & 2531 NE 3rd Avenue on 3.16-acres [Tax Parcels: 89884000, 89883000, 89881000 and 898975000]. The project area is zoned multi-family residential (MF-18).

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this proposal may be submitted as follows: (1) In person by testifying at the public hearing held remotely via Zoom; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: communitydevelopment@cityofcamas.us.

It is preferable that written comments be received at least five (5) working days prior to the public hearing, to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00pm) the day of the hearing to be included in deliberations. During the hearing, oral comments may also be submitted as well as written comments via email to communitydevelopment@cityofcamas.us.

Application Materials: The Washougal River Oaks cottage development application included the following: Project Narratives; Preliminary Plans; Pre-Application meeting notes; SEPA checklist, Preliminary Stormwater Report; Traffic Study; Tree Survey; Environmental Reports; and Archaeological Predetermination* and other required submittal documents. These documents are available upon request to the City by phone (360) 817-7253 or by email communitydevelopment@cityofcamas.us.

Participate: The public hearing will be held remotely via Zoom. 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 Public Meeting Portal “Agenda, Minutes & Videos” link within the drop-down menu that is labeled “Community” or follow this link: www.cityofcamas.us/meetings

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