



Notice of Public Hearing

CJ Dens Subdivision

File No. SUB20-02

A public hearing for the "CJ Dens Subdivision" will be held remotely via Zoom on **Tuesday, May 25, 2021, at 5:00 p.m.** The CJ Dens Subdivision was submitted by AKS Engineering, for the owner, CJ Dens Lacamas II LLC, on November 25, 2020 and was deemed technically complete on January 15, 2021. The applicant requests approval of a 152-lot residential subdivision. The proposed project is located at 715 SE Leadbetter Road on 49.62-acres [*Tax Parcels: 177906-000, 178172-000 & 178236-000*]. The project area is zoned single-family residential (R-7.5).

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 development 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 CJ Dens preliminary plat (subdivision) application included the following: Project Narratives; Preliminary Plans; Pre-Application meeting notes; SEPA checklist, Preliminary Stormwater Report; Traffic Study; 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.