

In re: Camas Valley Street Duplex

) NO. CUP23-04  
 )  
 ) AFFIDAVIT OF MAILING  
 )  
 )  
 )  
 )  
 )  
 )  
 Respondent. )

STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on July 31, 2024, I directed a true and correct copy of the Notice of Application & Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo  
 \_\_\_\_\_  
 SIGNATURE

SUBSCRIBED and SWORN to before me this 31<sup>st</sup> day of July, 2024.



Aireanna Baldwin  
 \_\_\_\_\_  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/01/2024

Jayson Fischer  
720 SW Xavier St  
Camas WA 98607

Bradley Barlow  
2259 NW 6th Pl  
Camas WA 98607

Camas View Condos LLC  
7625 NW Skyline Blvd  
Portland OR 97229

Clay Cowgill  
5303 NE 316th Ct  
Camas WA 98607

Aaron Oneil  
635 SW Trout Ct  
Camas WA 98607

Mark Silliman  
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Camas WA 98607

Gregory Foster  
PO Box 795  
Lyle WA 98635

Matthew McIvor  
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Camas WA 98607

Sylvia Kandel  
2229 NW 6th Pl  
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Nathaniel Bjur  
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Camas WA 98607

Thomas Trent  
706 SW Utah St  
Camas WA 98607

Russell Richey  
712 SW Utah  
Camas WA 98607

Patrick Fishel  
668 SW Utah St  
Camas WA 98607

Duane Thompson  
648 SW Xavier St  
Camas WA 98607

Tom Savageau  
632 SE Xavier St  
Camas WA 98607

Kris Robertson  
748 SW Valley St  
Camas WA 98607

Conex Materials Inc  
2809 W 8th Ct  
Washougal WA 98671

Steven Johnson  
2435 NW 6th Pl  
Camas WA 98607

Allison Bell  
2243 SW 6th Ave  
Camas WA 98607

Scott Pierce  
833 E St  
Washougal WA 98671

Gregg Coulter  
2219 SW 6th Ave  
Camas WA 98607

Rebecca Locke  
614 SW Utah St  
Camas WA 98607

Irene Mathews  
32111 NW 4th Ct  
Ridgefield WA 98642

Nicholas Osborn  
614 SW Valley St  
Camas WA 98607

Gregory Meyer  
618 SW Valley St  
Camas WA 98607

Lisa Wilderman  
619 SW Utah St  
Camas WA 98607

Matthew Crittenden  
15890 NE Everett Ct  
Portland OR 97230

Jason Spiller  
630 SW Utah St  
Camas WA 98607

Schwartz Utah LLC  
8913 SE Hillcrest Dr  
Vancouver WA 98664

Jesse Chartrand  
625 SW Utah St  
Camas WA 98607

West Corey  
634 & 636 SW Valley Street  
Camas WA 98607

Brian Hemmert  
646 SW Valley Street  
Camas WA 98607

Penny Rader  
3312 E Fernwood Rd  
Newberg OR 97132

Carissa Quinn  
638 SW Utah St  
Camas WA 98607

Lloyd Fry  
743 NW Norwood St  
Camas WA 98607



## Notice of Application and Public Hearing Valley Street Duplex (CUP23-04, DR23-08, MAJVAR24-02)

**NOTICE IS HEREBY GIVEN** that an application for the “Valley Street Duplex” including a proposal to develop a duplex in the R-6 – Single-Family Residential Zone, was received on November 6, 2023 and deemed technically complete on April 1, 2024.

**LOCATION:** The site is located on the easterly side of SW Valley Street, northerly of SW 6th Avenue, in the SW  $\frac{1}{4}$ , Section 10, Township 1 North, Range 3 East of the Willamette Meridian and described as tax parcel number 831030000.

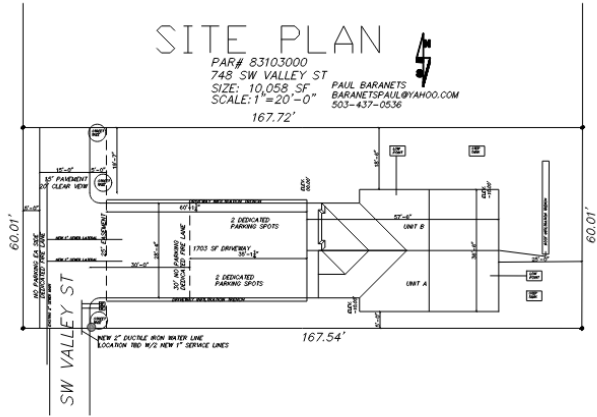
**SCHEDULED PUBLIC HEARING:** A virtual and in-person public hearing will be held before the city’s hearings examiner on **August 14, 2024 at 4:00pm**. Instructions and a link to participate will be available on the agenda page of the city’s website at least seven days prior to the meeting. The agenda is located at the following link: [www.cityofcamas.us/yourgovernment/minuteagendavideo](http://www.cityofcamas.us/yourgovernment/minuteagendavideo)

**APPLICATION MATERIALS:** The Valley Street Duplex application included the following: narrative, site plan, pre-application meeting notes, building elevations, and other required documents. The documents are available for review at the Community Development Department located at 616 NE 4<sup>th</sup> Avenue, Camas, WA during regular business hours Monday through Friday 8:00am-5:00pm.

**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 accommodation 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 five days prior to the public hearing, in order to be available with the online agenda and materials.* 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, Yvette Sennewald, 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) 817-7237. **For questions related to this application, please contact Yvette Sennewald, Senior Planner, at (360) 817-1568 or [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).**

### Excerpt from Conditional Use Permit Application Valley Street Duplex (File #CUP23-04, DR23-08, MAJVAR24-02)



Vicinity Map

