



NOTICE OF PUBLIC HEARING

Oak Tree Station

(File no. CUP22-01)

A public hearing will be held on **December 14, 2022, at 5:00 p.m.** or soon thereafter, before the City's Hearings Examiner to consider the Conditional Use Permit application for the Oak Tree Station. The public hearing will be held remotely and in person at city hall. The applicant proposes to construct an indoor/outdoor eating area with food carts, a drive-thru coffee shop, and a 12,574-square-foot commercial building. The 3.95-acre site is located at the corner of NW Lake Road and NW Friberg-Strunk Street in the SE ¼ of Section 29 Township 2 North, Range 3 East, Camas, WA. Parcel Number includes 176162000. The application was determined technically complete on June 8, 2022.

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, Madeline Sutherland, 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. 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, SEPA checklist, preliminary development plans, building elevations, tree report, preliminary stormwater report, and traffic study, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110. 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>.

Site Plan for Oak Tree Station (CUP22-01)

