



Notice of Public Hearing

Camas Station

Conditional Use Permit (File No. CUP22-02)

Consolidated files: Short Plat (SP22-01), Site Plan Review (SPRV22-02); Design Review (DR22-02); State Environmental Policy Act (SEPA22-07)

A public hearing for "Camas Station" will be held remotely via Zoom and in-person at City Hall, 616 NE 4th Avenue, Camas WA, 98607 on **Tuesday, July 26, 2022, at 5:00 p.m.** The proposed Camas Station commercial development was submitted for the property owner Howard Bode with CK Designs, LP on February 24, 2022, resubmitted March 31, 2022, and was deemed technically complete on April 4, 2022. The applicant requests approval of a 3-lot commercial development for the construction of a 7,360 square foot convenience store/car wash, a 12-pump fueling island, a 3,900 square foot coffee shop drive thru/retail building a 2,800 square foot retail building including associated landscaping, parking, utilities, and other improvements such as electric vehicle charging stalls. The proposed project is located at the northwest corner of the intersection of NW 16th Avenue and NW Brady Road. [Tax Parcel: 127357-000]. The project area is zoned Community Commercial (CC).

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 at City Hall or remotely via Zoom; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at 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 Camas Station commercial development application included the following: Project Narrative; Preliminary Plat Plans; Tree Survey; SEPA checklist, Preliminary Stormwater Report; Traffic Study; Geotechnical Report, Building elevations 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 in person and 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 prior to the hearing 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

