



Community Development Department

Notice of Application

New Lacamas Heights Elementary School

File No. CUP16-02

The Camas School District has proposed to build a new two-story school at 1111 NE 232nd Avenue (Tax Parcel #175724-000), to replace the existing Lacamas Heights Elementary School at 4600 Garfield Street. The new building will be 73,500 square feet and will include a gymnasium, commons, administration offices, classrooms, and play fields for approximately 700 students. The application was received on November 14th and was considered to be technically complete on December 16th. The applicant requests consolidated review of a Conditional Use Permit, Site Plan Review, Environmental Permits, Minor Variance for Building Height, and Design Review. The standards for evaluating the application are generally contained in the Camas Municipal Code, namely Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, which are available online at: https://www.municode.com/library/wa/camas/codes/code_of_ordinances. A public hearing is required for the consolidated application, and will be scheduled **at a later time**. A public notice regarding the hearing will be mailed to all property owners within 300-feet of the subject property and published in the Post Record.

Questions/Comments: Public comments and questions are encouraged, and there are several opportunities available to interested citizens. It is preferable that written comments be received at least a week prior to the public hearing, **when it is scheduled**, in order to be available with the online agenda and materials. With that said, comments can also be accepted during the public hearing. Please contact Sarah Fox, Senior Planner, at (360) 817-7269 or by email at communitydevelopment@cityofcamas.us, with any questions or to provide comments.

Application Materials: The (new) Lacamas Heights Elementary School application included the following: Project Narrative; Drawings; Wetland Study; Habitat Study; Preliminary Mitigation Plan; Preliminary Stormwater Report; Traffic Study; Geotechnical Report; Archaeological Predetermination & Survey*, and other required submittal documents. A State Environmental Policy Act (SEPA) determination was issued by the applicant prior to submittal of this application. The application documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

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

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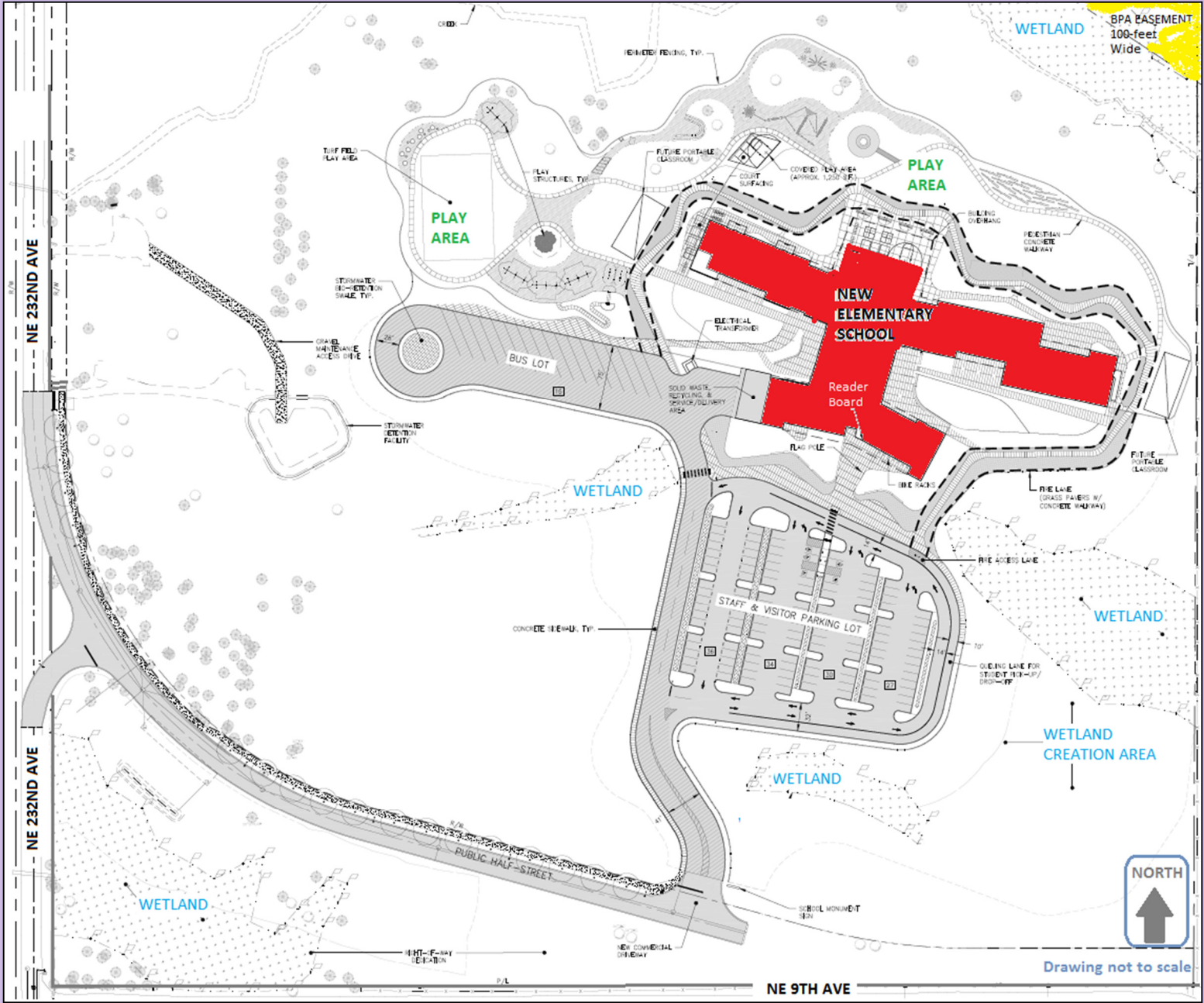


Figure 1: Excerpt from drawings. Full size renderings available for review at City Hall.