



Community Development Department

Notice of Application and Public Hearing Franklin Duplex South (File No. CUP17-02)

A public hearing will be held on Tuesday, April 4, 2017 at 5:00 p.m., or soon thereafter, before the city's Hearings Examiner for Franklin Duplex South. The hearing will be located at City Hall at 616 NE 4th Avenue, Camas, WA 98607. The applicant, Timber Grove, LLC proposes to construct a duplex at 4033 NE Franklin Street, within a single family zone, Residential 7,500 (R-7.5). The development of a duplex in a single family zone requires approval of a Conditional Use Permit. The application was considered to be technically complete on February 27, 2017. The standards for evaluating the application can be found within the Camas Municipal Code, at **Conditional Use Permits**, Section 18.43.050: https://www.municode.com/library/wa/camas/codes/code_of_ordinances.

Application Materials: The application included the following: Project Narrative; Drawings; Archaeological Predetermination*, and other required submittal documents. 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.

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 https://www.municode.com/library/wa/camas/codes/code_of_ordinances.

Comment: 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, Sarah Fox, Senior Planner, at the Municipal Building, 616 Northeast Fourth Avenue, Camas, WA 98607; (3) by phone **(360) 817-7269**; or (4) by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least a week prior to the public hearing, in order to be available with the online agenda and materials. With that said, comments can also be accepted during the public hearing.

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 accommodations if needed. The City will provide

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

translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

Franklin Duplex South

(File #CUP17-02)



FRONT ELEVATION B

MOORE
178110020
ZONE: R-7.5

TIMBER GROVE LLC
178211-000
ZONE: R-7.5

STEELE
178181000
ZONE: R7.5

YAM
178110018
ZONE: R-7.5

LACAMAS POINTE
BK 311 PG 499

FORBES
178110016
ZONE R-7.5

BRUMBAUGH
178176000
ZONE: R-7.5

NILES
178162000
ZONE: R-7.5

TOTH
178177000
ZONE: R-7.5

