



**Hearings Examiner Meeting Minutes**  
**Thursday, April 30, 2026, 4:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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**CALL TO ORDER**

Joe Turner, Camas Hearings Examiner, called the public hearing to order at 4:00 p.m.

**INTRODUCTIONS AND INSTRUCTIONS**

Mr. Turner gave a brief summary of the public hearing process. He explained that the role of the hearings examiner is to apply the City's existing laws and that state law requires applications be judged by the law at the time they were submitted. A written decision is generally submitted to the City within two weeks after the close of the record. Parties of record will be any party that submits comments into the record and those already on the parties of record list. Exhibits may be submitted to City staff at the hearing. Mr. Turner stated that he believes that he is an unbiased decision maker and disclaimed any ex-parte contacts, bias or conflicts of interest regarding the subject before him. He described how the public hearing would be conducted and how interested persons could participate.

Present: Madeline Coulter, Anita Ashton, Robert Maul, James Carothers, and Carey Certo

**HEARING ITEM**

1. Stella Ridge Subdivision (File No. SUB25-1009)

Madeline Coulter provided an overview of the application. The applicant followed up with additional information.

The following offered public testimony:  
Chris Schechter 4637 NW 18<sup>th</sup> Ave  
Renee Bernazzani 4246 NW Sage Loop  
Spring Wright 4217 NW Ivy St  
Lacey Werden 855 NW Ivy St

**CLOSE OF MEETING**

Mr. Turner closed the meeting at 4:53 p.m.

**LAND USE DECISION**

The Hearings Examiner closed the record and stated he will approve Stella Ridge Subdivision (File No. SUB25-1009) subject to conditions in the staff report as modified by the memo from the city and applicant and will issue a written decision in approximately two weeks.