



## **HEARINGS EXAMINER MEETING MINUTES - FINAL**

**Thursday, March 8, 2018, 3:00 PM**

**City Hall, 616 NE 4th Avenue**

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### **Public Hearing**

#### **I. CALL TO ORDER**

Joe Turner, Camas Hearings Examiner called the public hearing to order at 3:03 p.m.


#### **II. INTRODUCTION 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 application. He described how the public hearing would be conducted and how interested persons could participate.

Staff Present: Anita Ashton, James Carothers, Jan Coppola, Robert Maul, Heather Rowley and Steve Wall

#### **III. HEARING ITEM**

- A. Green Mountain Planned Residential Development (PRD) Phase 3  
Details: A public hearing was held to consider preliminary plat approval for Phase 3 of the Green Mountain Planned Residential Development (File No. SUB17-03). Phase 3 is on approximately 115 acres and proposes 155 lots for single family residential dwelling units.  
Presenter: Robert Maul, Planning Manager

 [Green Mountain PRD, Phase 3 Staff Report](#)

[Exhibit 1 Cover](#)

[Exhibit 2 Table of Contents](#)

[Exhibit 3 Signed Application Form](#)

[Exhibit 4 Pre Application Notes PA17-02 Green Mtn. Phase 3 - Revised](#)

[Exhibit 5 Green Mountain North GIS Packet](#)

[Exhibit 6 Green Mountain PRD Phase 3 Preliminary Narrative](#)

[Exhibit 7 Mailing Labels](#)

[Exhibit 8 Mailing Label Certification](#)

[Exhibit 9 Existing Conditions Phase 3](#)

[Exhibit 10 Overall Plat Phase 3](#)

[Exhibit 11 Preliminary Plat Phase 3 Green Mtn North and South](#)

[Exhibit 12 Combined Plan Set Green Mtn Phase 3](#)

[Exhibit 13 Landscape Plan](#)

[Exhibit 14 Trail Plan](#)

[Exhibit 15 Transmittal Confirmation Letter Green Mtn Phase 3](#)

[Exhibit 16 MDNS Cover Letter SEPA18-01](#)

[Exhibit 17 Preliminary Grading Plan South and Tree Preservation](#)

[Exhibit 18 Preliminary Grading Plan North](#)

[Exhibit 19 Preliminary Stormwater Facility Plan](#)

[Exhibit 20 Preliminary Utility Plan South](#)

[Exhibit 21 Preliminary Utility Plan North](#)

[Exhibit 22 Combined Plan Set with Engineering](#)

[Exhibit 23 SEPA Checklist](#)

[Exhibit 24 Boundary Line Adjustment](#)

[Exhibit 25 Deeds](#)

[Exhibit 26 Easements](#)

[Exhibit 27 Transportation Compliance Letter](#)

[Exhibit 28 Critical Aquifer Recharge Area Report](#)

[Exhibit 29 Geotechnical Preliminary Report](#)

[Exhibit 30 Geotechnical Setback Summary](#)

[Exhibit 31 Revised Geo-Line Maps](#)

[Exhibit 32 Pre-Developed Catchment Plan](#)

[Exhibit 33 Developed Catchment Plan](#)

[Exhibit 34 Critical Areas Report](#)

[Exhibit 35 Oak Advance Mitigation Plan](#)

[Exhibit 36 Bank Use Plan for Green Mtn Phase 3](#)

[Exhibit 37 Prelim Wetland Buffer Mitigation Plan Green Mtn Phase 3](#)

[Exhibit 38a Development Agreements](#)

[Exhibit 38b Development Agreements](#)

[Exhibit 39 Green Mountain Phase 2 Final Order SUB16-02](#)  
[Exhibit 40 Green Mountain PRD Overall Final Order SUB14-02](#)  
[Exhibit 41 Green Mountain PRD Master Plan Approval Letter](#)  
[Exhibit 42 Email from Randy Printz](#)  
[Exhibit 43 Geotechnical Peer Review, Green Mountain Phase 3](#)  
[Exhibit 44 Returned Mail](#)  
[Exhibit 45 Stormwater and Drainage Analysis](#)  
[Exhibit 46 Green Mountain Phase 3 Notice of Hearing and SEPA](#)  
[Exhibit 47 Expanded Mailing Labels and Map](#)  
[Exhibit 48 US Army Corps of Engineers Comments](#)  
[Exhibit 49 Ecology Comments](#)  
[Exhibit 50 Revised Storm Outfall](#)  
[Exhibit 51 WSDOT Comment](#)  
[Exhibit 52 Hyvette Comment](#)  
[Exhibit 53 Printz Comment](#)  
[Exhibit 54 Master Plan TIA](#)  
[Exhibit 55 Kittelson Transportation Compliance Memo](#)  
[Exhibit 56 Staff Memorandum](#)  
[Exhibit 57 Pictures from North End](#)  
[Exhibit 58 Photos Depicting Vegetation](#)  
[Exhibit 59 Photos Showing Distances](#)  
[Exhibit 60 Olson Engineering Memo](#)  
[Exhibit 61 Trail System Plan](#)  
[Exhibit 62 Staff PowerPoint Presentation](#)  
[Index of Exhibits SUB17-03](#)

Robert Maul reviewed the Green Mountain Planned Residential Development, Phase 3 proposal with the Hearings Examiner.

Staff responded to the Hearings Examiner's inquiries.

Randy Printz, 805 Broadway Street, Vancouver, testified on behalf of the applicant.

The following members of the public spoke in opposition or with concerns:

William Huyette, 20406 NE 48th Circle, Vancouver

Joe Durbin, 19918 NE 49th Street, Vancouver

Paul Freeman, Mountain Glen area

Jeff Seifert, Mountain Glen area

Susanne Hall, 20111 NE 48th Circle, Vancouver

Ryan Seekins, 12417 NE 107th Avenue, Vancouver

Staff and Mr. Printz responded to the concerns expressed by the public.


At the conclusion of the hearing, the Hearings Examiner closed the record and stated he will approve the Green Mountain PRD, Phase 3 Preliminary Plat Application (File No. SUB17-03) subject to conditions and will issue a written decision in approximately two weeks.

#### **IV. ADJOURNMENT**

Mr. Turner adjourned the public hearing at 4:25 p.m.

#### **V. LAND USE DECISION**

- A. Notice of Decision and Final Order for the Green Mountain Planned Residential Development (PRD), Phase 3 issued on March 23, 2018.

 [Notice Decision and Final Order \(SUB17-03\)](#)  
[Request for Reconsideration of Hearings Examiner Decision](#)  
[Notice of Final Order on Reconsideration \(SUB17-03\)](#)

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1591.