



HEARINGS EXAMINER MEETING MINUTES - FINAL

Thursday, May 25, 2017, 6:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Joe Turner, Camas Hearings Examiner called the public hearing to order at 6:00 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: James Carothers, Jan Coppola, Robert Maul and Alicia Pacheco

III. HEARING ITEMS

- A. A public hearing was held to consider the Green Mountain Planned Residential Development (PRD) Phase II
Details: The developers for the Green Mountain PRD (File No. SUB16-02) are seeking preliminary plat approval for phase two, which contains 228 residential lots, and all associated infrastructure.
Presenter: Robert Maul, Planning Manager

 [Staff Report Green Mountain Subdivision PRD](#)
[Phase 2](#)
[Exhibit 1 Application Form](#)
[Exhibit 2 Application Narrative](#)
[Exhibit 3 Table of contents](#)
[Exhibit 4 Pre-app waiver](#)
[Exhibit 5 Completeness Review Letter](#)
[Exhibit 6 GIS Packet](#)
[Exhibit 7A Existing conditions survey](#)
[Exhibit 7B Existing conditions survey](#)
[Exhibit 7C Existing conditions survey](#)
[Exhibit 7D Existing conditions survey](#)
[Exhibit 8A Preliminary Phase 2 Utility West](#)
[Exhibit 8B Preliminary Phase 2 Utility West](#)
[Exhibit 8C Preliminary Phase 2 Utility West](#)
[Exhibit 9A Preliminary Phase 2 Grading West](#)
[Exhibit 9B Preliminary Phase 2 Grading West](#)
[Exhibit 9C Preliminary Phase 2 Grading West](#)
[Exhibit 10 Existing conditions note](#)
[Exhibit 11A Preliminary landscape phase 2](#)
[Exhibit 11B Preliminary landscape phase 2](#)
[Exhibit 12A Original preliminary plat phase 2](#)
[Exhibit 12B Original preliminary plat phase 2](#)
[Exhibit 12C Original preliminary plat phase 2](#)
[Exhibit 13 Original preliminary phase 2 overall site plan](#)
[Exhibit 14 Mailing Labels of property owners](#)
[Exhibit 15 SEPA Checklist phase 2](#)
[Exhibit 16 Stream crossing cross section for landscape](#)
[Exhibit 17 Boxwood street section](#)
[Exhibit 18 Revised layout and phase plan](#)
[Exhibit 19 Revised layout key to changes](#)
[Exhibit 20 Revised layout overall plat](#)
[Exhibit 21 Master plan approval letter](#)
[Exhibit 22 Sewer Development Agreement](#)
[Exhibit 23 Development Agreement](#)
[Exhibit 24 Decision Final Order SUB14-02](#)
[Exhibit 25A Overall Green Mountain PRD](#)
[Exhibit 25B Overall Green Mountain PRD](#)
[Exhibit 25C Overall Green Mountain PRD](#)

[Exhibit 26 Preliminary mailing labels](#)
[Exhibit 27A Survey and Easement](#)
[Exhibit 27B Survey and Easement](#)
[Exhibit 27C Survey and Easement](#)
[Exhibit 28A Transportation Compliance Appendices B-J](#)
[Exhibit 28B Transportation Compliance Appendices](#)
[Exhibit 28C Transportation Compliance Appendices](#)
[Exhibit 29 Green Mountain Pod B3 and E1 Critical Areas Report](#)
[Exhibit 30 Stream Buffer Plan](#)
[Exhibit 31 Advance Oak Mitigation Plan Addendum](#)
[Exhibit 32 Concurrent Oak Mitigation Plan Addendum](#)
[Exhibit 33 Critical Areas Report PRD Phase 2](#)
[Exhibit 34 Wetland Buffer Mitigation Plan](#)
[Exhibit 35 Notice of SEPA Determination \(SEPA17-04\)](#)
[Exhibit 36 SEPA Distribution Copy \(SEPA14-21\)](#)
[Exhibit 37 SEPA Distribution Copy \(SEPA17-04\)](#)
[Exhibit 38 Notice of Rescheduled Public Hearing](#)
[Exhibit 39 Ecology SEPA Comments](#)
[Exhibit 43 Proposed Architectural Standards for Double Frontage Lots](#)
[Exhibit 44 Preliminary Stormwater Facility Plan Ph 2](#)
[Exhibit 45A preliminary storm developed catchment plan](#)
[Exhibit 45B preliminary storm developed catchment plan](#)
[Exhibit 45C preliminary storm developed catchment plan](#)
[Exhibit 46 Notice of Public Hearing - canceled](#)
[Exhibit 47A Deeds \(1\)](#)
[Exhibit 47B Deeds \(2\)](#)
[Exhibit 47C Deeds \(3\)](#)
[Exhibit 48 NE Boxwood Landscape Section](#)
[Exhibit 49 Goodwin Striping Detail](#)
[Exhibit 50 Kittleson Exhibit](#)
[Exhibit 51 - Proof of mailing Archaeological Predetermination Report](#)
[Exhibit 52 Merritt Comments](#)
[Exhibit 53 Gruher Comments](#)
[Exhibit 54 City Response to Gruher Comments](#)

[Exhibit 55 Olson comments](#)

[Exhibit 56 Comment from Pacific Power](#)

[Exhibit 57 Comments from Randall Printz](#)

[Exhibit 58 Staff PowerPoint Presentation](#)

[Index of Exhibits](#)

Robert Maul reviewed the application for the Green Mountain Planned Residential Development (PRD), Phase II and introduced exhibits into the record.

Representing the applicant:

Randall Printz, 805 Broadway, Vancouver

Kurt Stonex, Olson Engineering Inc., Vancouver

Stacy Hickman, Olson Engineering Inc., Vancouver

Staff and the applicant's representatives responded to the Hearings Examiner's inquiries.

The public testimony portion of the hearing was opened and closed, as no members of the public wished to speak.

At the end of the public hearing, the Hearings Examiner closed the record and stated he will approve the application for the Green Mountain Planned Residential Development, Phase II (File No. SUB16-02) subject to modified conditions of approval and will issue a written decision in approximately two weeks.

IV. ADJOURNMENT

The Hearings Examiner adjourned the public hearing at 6:40 p.m.

V. LAND USE DECISION

- A. Decision for the Green Mountain Planned Residential Development, Phase II (City file no. SUB16-02), issued on June 15, 2017

 [Final Order for Green Mountain PRD, Phase II \(SUB16-02\)](#)

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.