

# HEARINGS EXAMINER MEETING MINUTES - FINAL Wednesday, March 30, 2016, 5:00 PM City Municipal Center, 616 NE 4th Avenue

#### I. CALL TO ORDER

Joe Turner, Hearings Examiner called the public hearing to order at 5:00 p.m.

#### II. INTRODUCTION AND INSTRUCTIONS

Joe 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 hearing. 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: Sam Adams, James Carothers, Jan Coppola, Sarah Fox and Wes Heigh

### III. MEETING ITEMS

A. Public Hearing for Green Mountain Estates Subdivision (City File #SUB15-02) Details: A public hearing was held to consider a 346-lot residential development. The 98.37 acre site is located at the NE section of the City, north of NE 28th Street, and east of (private road) NE 222nd Avenue, Camas. The property includes both R-6 and R-10 zoning. A consolidated decision could include approval for preliminary plat, critical areas, archaeological resources, and State Environmental Policy Act measures.

Presenter: Sarah Fox, Senior Planner

| g | Staff Report Green Mountain Estates Subdivision       |
|---|---|
|   | (SUB15-03)  |
|   | Staff's Power Point Presentation (SUB15-02)           |
|   | Exhibit 1 - Application Form                          |
|   | Exhibit 2 - Revised Narrative                         |
|   | Exhibit 3 - Revised Preliminary Plat Drawings         |
|   | Exhibit 4 - Revised Preliminary Plat Drawings Offsite |
|   | <u>Imp</u>  |
|   | Exhibit 5 - Geotechnical Report                       |
|   | Exhibit 6 - Clark County letter 040714                |
|   | Exhibit 7 - Prelim Fish & Wildlife Habitat Report     |
|   | Exhibit 8 - Fish and Habitat Biodiversity Memo        |
|   | Exhibit 9 -Traffic Study-updated 5-15                 |
|   | Exhibit 10 -Tree Evaluation Report                    |
|   | Exhibit 11 - Preliminary Stormwater Report            |
|   | Exhibit 12 - Prelim Stormwater Appendices             |
|   | Exhibit 13 - Prelim Wetland Mitigation 12.15          |
|   | Exhibit 14 - Wetland Delineation Report 12 15         |
|   | Exhibit 15 - SEPA Checklist                           |
|   | Exhibit 16 - Phasing sheet for city-Layout1           |
|   | Exhibit 17 - Pre-Application Notes PA13-26            |
|   | Exhibit 18 Waiver of Expired Pre-App Meeting          |
|   | Exhibit 19 - February 2015 Submittal Drawing          |
|   | Exhibit 20 July 2015 Submittal Drawing                |
|   | Exhibit 21 Technically Complete Letter                |
|   | Exhibit 22 - Incomplete Letter                        |
|   | Exhibit 23 - Public Comment Lisa Tobey                |
|   | Exhibit 24 - Email from Tyler Clark County            |
|   | Exhibit 25 - Public Comment Steve Gilmore             |
|   | Exhibit 26 Letter & Drawings from Applicant           |
|   | Exhibit 27 Letter from Neil Cahoon                    |
|   | Exhibit 28 Staff response to Ken Miles 3-29-16        |
|   | Exhibit 29 Email from Tamara Sullivan                 |
|   | Exhibit 30 Email from Randy Printz                    |
|   | Exhibit 31 Memo from Randy Printz 033016              |
|   | Exhibit 32 Randy Printz DA Green Mtn Sewer            |
|   | Exhibit 33 Randy Printz DA Green Mtn PRD              |
|   | Exhibit 34 Email from Travis Griggs                   |
|   | Exhibit 35 Email from John Spencer                    |

Exhibit 36 Email from Ken Miles on 3-30-16

Exhibit 37 Emails fowarded from Ken Miles on

3-30-16

Exhibit 38 SEPA Comments WDFW (SEPA15-05)

Exhibit 39 SEPA Comments Ecology (SEPA15-05)

Sarah Fox briefly summarized the staff report and introduced Exhibits 26 through 39 into the record.

Staff responded to the Hearings Examiner's inquiries.

Speaking on behalf of the Applicant:

Andrew Gunther, PLS Engineering, 2008 C Street, Vancouver

Mr. Gunther asked for a brief recess to review the exhibits that were recently submitted.

A recess began at 5:58 p.m., for an estimated 10 minutes. The hearing reconvened at 6:08 p.m.

Also speaking on behalf of the Applicant:

Jamie Howsley, Jordan Ramis Law Firm, 1499 SE Tech Center Place, Vancouver Dean Kirkland, 2300 E 3rd Loop, Vancouver

The public testimony portion of the hearing opened at 6:47 p.m.

The following members of the public spoke: Ken Miles, 3404 NE County Drive, Camas Randy Printz, 805 Broadway, Vancouver

The applicant's representatives and staff responded to inquiries.

At the end of the hearing, Mr. Turner decided to hold the record open as follows: Until April 8, 2016 at 5 p.m., will be an open record period to allow for additional information to be submitted to the City, primarily on traffic issues;

Until April 15, 2016 at 5 p.m., to allow for time to review responses from interested parties;

Until April 22, 2016 at 5 p.m., to allow the applicant to respond to all comments.

Mr. Turner noted that a written decision will be issued in approximately 2 weeks after the close of the record and will be mailed to all parties of record.

#### IV. ADJOURNMENT

The public hearing was adjourned at 7:20 p.m., with the record to remain open as noted above.

#### V. OPEN RECORD PERIOD

## A. Continuation of the Record

# Exhibit 40 City of Vancouver

Exhibit 41 Staff memo regarding additional

conditions from public hearing

Exhibit 42 Revised Staff memo

Exhibit 43 Letter from Jamie Howsley

**Exhibit 44 Transportation Impact Study** 

Exhibit 45 Email from Ken Miles with attachments

Exhibit 45a CRESA summary 2011-2014

Exhibit 45a CRESA summary 2011-2014

Exhibit 45b CRESA NE 232nd Ave

Exhibit 45c CRESA NE 28TH Report

Exhibit 46 Email from Lopossa 4-13-16

Exhibit 47 Email from David Jardin, Clark County

Exhibit 48 Letter from Applicant re Exhibit 45

Exhibit 49 Letter from City regarding traffic

Order Reopening the Record

Exhibit 50 Letter from applicant April 29

Exhibit 51 Letter from the City on May 6, 2016

Exhibit 52 Letter from Printz on May 6, 2016

Exhibit 53 Letter to Hearing Examiner

Exhibit 53a Response to Staff Recommendations

Exhibit 53b Letter to Applicant

Second Order to Re-Open the Record, dated May 9,

<u>2016</u>

Exhibit 54 Letter from Applicant, Jamie Howsley

Regarding Covenant

Exhibit 54a Proposed Covenant from Jamie Howsley

Exhibit 54b Proposed Covenant Legal Description

from Jamie Howsley

Exhibit 55 Email from Printz regarding covenant

Exhibit 56 Email from Howsley Regarding Conditions

Exhibit 57 City Staff Response - May 23, 2016

Exhibit 58 Email from Applicant with New Draft

Covenant attached

Exhibit 58a Draft Covenant from Applicant

Exhibit 59 Email from hearings examiner

Exhibit 60 Email from Applicant, Kristin French

Exhibit 60a Attachment to email from French

Index of Exhibits at close of record 5-31-16

# VI. DECISION

A. Decision for Green Mountain Estates Subdivision (SUB15-02)

# Notice of Decision for Green Mountain Estates (SUB15-02)

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 (360) 834-6864.