



HEARINGS EXAMINER MEETING AGENDA

Thursday, May 25, 2017, 6:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. INTRODUCTION AND INSTRUCTIONS

III. HEARING ITEMS

- A. Public Hearing for Green Mountain Planned Residential Development (PRD) Phase 2
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
Recommended Action: Conduct a public hearing, take testimony, and render a decision.

 [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](#)
[Index of Exhibits](#)

IV. ADJOURNMENT

V. LAND USE DECISION

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.

