

TO: THE PLANNING COMMISSION
FROM: ROBERT MAUL, PLANNING MANAGER
SUBJECT: GREEN MOUNTIAN PRD STAFF REPORT ADDENDUM
DATE: MAY 12, 2015
CC: RANDY PRINTZ

After issuing the staff report and recommendation, staff has since met with the applicant to discuss several elements of the conditions. The coordinated meeting between staff and the applicant resulted in the following clarifications on conditions of approval and some minor edits to the staff report findings. These will be incorporated to the staff report recommendation to the City Council for final approval.

Staff Report Findings:

- Page 1 contains a table listing applicable law. The reference to Ordinance No. 2600 should be stricken and replaced with a reference to the recorded development agreement.
- Page 1 should have an asterisk added to the 1300 unit lot count denoting that through performance standards listed in the DA would allow the applicant to go up to 1400 total units.
- Page 2, under proposed action it lists lot sizes for phase 1 topping at 9,000. The applicant has proposed some lots up to 15,200 square feet.
- Page 7 should correct "considering" to consideration in the middle of the first paragraph after the last bullet point.
- Page 9 contains an incorrect lot reference under "Strom Drainage." It should reference 201 lots, not 203.
- Page 17 references lots that are larger than the applicant's proposed maximum lot size. They should reference lost 122, 141, and 168.
- Page 20 contains a sentence that staff proposes to strike. It reads "Staff finds that there is no substantive evidence in the record that would indicate that the proposed PRD will not meet all of the City of Camas engineering Design Standards."



CORRECTED AND CLARIFIED CONDITIONS OF APPROVAL

3. ~~The Applicant shall design and construct transmission mains T-7 and N-1 within the PRD to the following standards: Prior to final engineering approval of Phase 1 the City and the Applicant will determine the sizing and location of the water facilities and any needed land dedication for a reservoir.~~
4. ~~Strike condition 4 as the City has determined that the Applicant's property is not well suited for a reservoir site.~~
5. Existing water wells shall either be properly abandoned in accordance with State and County guidelines prior to final plat approval or used exclusively for irrigation (non drinking) purposes for the golf course or environmental mitigation areas. ~~The city and the applicant shall explore the option at the cessation of operation of the golf course of transferring water rights to the city for fair market value.~~
7. The Applicant and the City have been extensively working on an agreement to create a public-private partnership to fund and construct sewer facilities that will benefit and more efficiently serve the NUGA, including the Green Mountain area. It is anticipated that the agreement will be completed and will go before City Council in June or July of this year. The agreement contemplates the Applicant funding and constructing a pump station and temporary sewer lines that will carry effluent up to approximately 300 ERUs which will connect to existing STEP system sewer lines in the Camas Meadows area. The agreement also contemplates the Applicant funding a percentage of the permanent traditional gravity sewer facilities to be constructed by the City to the east of Green Mountain which will eventually connect to Everett Street. Upon completion of the permanent City constructed facilities, the City intends to redirect all of the effluent then going to the south, to the east to Everett Street. Upon that occurrence, the Applicant shall properly decommission the then existing on site holding tanks. In the event that the City and the Applicant do not reach final consensus on the Agreement, the issue of the final sewer design for Green Mountain shall be referred to the City's hearings examiner.
17. The Applicant shall pay to the City of Vancouver a proportionate share contribution towards the construction of a northbound right turn lane on NE 192nd Ave and a Westbound right turn lane on 13th Ave. The timing of payments shall be as provided for in the Transportation Impact Analysis prepared by Kittelson and Associates which is (Exhibits 43 and 44 of the record in this case and which is also Exhibit D of the Development Agreement).

18. At the time of the development of either Pod ~~E4-E2~~ or ~~D2-D4~~ (whichever occurs first), the Applicant and the City shall identify the location of the access to Goodwin Road/28th Street. The access shall be located approximately ~~330-550~~500 feet west of the Applicant's east property line.
23. Strike condition as it is a duplicate to condition #4.
24. Strike condition as it is a duplicate to condition #5.
25. The Applicant shall comply with all conditions of approval for the Washington State Department of Archaeology Historic Preservation prior to any construction taking place in an area affected by the condition.
26. At the time of the development of any phase containing any jurisdictional wetlands, the wetlands shall be placed in separate tracts and clear signage and demarcation approved by the City shall be installed at appropriate wetland and buffer boundaries.
28. Upon ~~construction~~ construction of the last unit in a phase, the model home/sales office in that phase shall be closed.
30. The Applicant has provided a phasing plan for Phases 1A through 1I. All future subdivisions shall have phasing plans reviewed and approved by the City.
32. Final landscape plans shall include fencing along rear and side yards of residential lots, which are adjacent to critical areas. A minimum four foot, continuous, uniform fence shall be installed prior to final acceptance of each phase or other demarcation acceptable to the City.
35. ~~This condition should be stricken as any engagement with the Parks Committee will be by staff. The applicant shall construct the public park as provided for on sheet 5 of the drawings and shall work with the city on the parks impact fee update to further enhance the park consistent with the provisions of the Development Agreement.~~
37. Final trail design and approval for both regional trails and the neighborhood trails will be required prior to final engineering approval for each applicable phase substantially consistent with the trails specifications provided for in Exhibit C of the Development Agreement.
38. For oak habitats, consistent with the ELS report and concurrence by WDFW, a detailed planting, mitigation and monitoring plan will be required to be provided to the City prior to final engineering or any construction on the site, in areas where such construction would adversely impact oak trees.
40. All lots that take access off of alleyways shall ensure that the fronts ~~feof~~ of the houses face public, private, ~~and/or~~ access tracts.
41. Strike this condition.



42. Prior to final plat approval for Phase 1, the Applicant shall submit for and receive Conceptual or Schematic master Plan approval for all non A Pods not affected by Phases 1A-1I. The plan should be substantially similar to the conceptual/typical pod descriptions provided for in the Application for Pods B and C. The conceptual plan will also provide a conceptual internal transportation circulation plan. For the A Pods and commercial center, the applicant shall provide the city with a narrative description and other acceptable assurances that the conceptual plan for those pods will provide integration and compatibility of the transportation and pedestrian connectivity, land uses, and landscaping speaking to an overall theme of innovative and superior design.
- 43 Conditional uses not identified in the PRD approval would be subject to the conditional use codes and process at the time of application.