PLANNING COMMISSION MEETING MINUTES - DRAFT
Tuesday, May 12, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

Special Meeting

I. CALL TO ORDER

Chair Hein called the meeting to order at 7:03 p.m.

II. ROLL CALL

Present: Troy Hull, Jaima Johnson, Jim Short, Lloyd Goodlett and Timothy Hein

Excused: Bryan Beel and Frank Hood

Staff Present: Phil Bourquin, James Curleigh Carothers, Jan Coppola, Wes Heigh, Lauren Hollenbeck, Robert Maul, David Schultz, Steve Wall and Eliezza Mae Soriano (Student Intern)

Shannon Turk, City Council Liaison

IV. MEETING ITEMS

A. Green Mountain Subdivision Planned Residential Development Public Hearing
Details: A public hearing was held for preliminary master plan approval for the Green Mountain Planned Residential Development (PRD) and Subdivision approval for the first phase.
Presenter: Robert Maul, Planning Manager

Staff Report Green Mountain Subdivision

Exhibit List

Exhibit 1 - Cover Page and Table of Contents

Exhibit 2 - Application Form

Exhibit 3 - Pre Application Notes

Exhibit 4 - Developer's GIS packet

Exhibit 5 - Applicant's Narrative

Exhibit 6 - Density and Dimensions chart

Exhibit 7 - Sheet 1 of 25 Cover Sheet

Exhibit 8 - Sheet 2 of 25 Master Plan

Exhibit 9 - Sheet 3 of 25 Development Standards and Phasing Plan

Exhibit 10 - Sheet 4 of 25 Conceptual Open Space, Park & Landscape Master Plan

Exhibit 11 - Sheet 5 of 25 Landscape Master Plan Components

Exhibit 12 - Sheet 7 of 25 Existing Conditions Survey

Exhibit 13 - Sheet 8 of 25 Existing Conditions Survey

Exhibit 14 - Sheet 9 of 25 Existing Conditions Survey

Exhibit 15 - Sheet 10 of 25 Existing Conditions Survey

Exhibit 16 - Sheet 11 of 25 Existing Conditions Survey

Exhibit 17 - Sheet 12 of 25 Existing Conditions Survey

Exhibit 18 - Sheet 13 of 25 Existing Conditions Survey

Exhibit 19 - Sheet 14 of 25 Existing Conditions Survey

Exhibit 20 - Sheet 15 of 25 Existing Conditions Survey Phase 1

Exhibit 21 - Sheet 16 of 25 Existing Conditions Survey Phase 1

Exhibit 22 - Sheet 17 of 25 Preliminary Offsite Utility

Exhibit 23 - Sheet 18 of 25 Preliminary Utility Plan South

Exhibit 24 - Sheet 19 of 25 Preliminary Utility Plan North

Exhibit 25 - Sheet 20 of 25 Preliminary Storm Facility Plan

Exhibit 26 - Sheet 21 of 25 Preliminary Grading Plan South

Exhibit 27 - Sheet 22 of 25 Preliminary Grading Plan North

Exhibit 28 - Sheet 23 of 25 Preliminary Plat Phase 1

Exhibit 29 - Sheet 24 of 25 Preliminary Phasing Plan

Exhibit 30 - Sheet 25 of 25 Street Sections

Exhibit 31 - Revised Sheet 3 of 25 Development Standards and Phasing Plan

Exhibit 32 - Revised Sheet 4 of 25 Conceptual Landscape

Exhibit 33 - Revised Sheet 5 of 25 Landscape Master Plan

Exhibit 34 - Revised Sheet 6 of 25 Schematic Landscape Master Plans

Exhibit 35 - Revised Sheet 23 of 25 Preliminary Plat Phase 1

Exhibit 36 - Revised Density and Dimensions chart

Exhibit 37 - SEPA Checklist

Exhibit 38 - Odren to Camas Community Development Dept letter

Exhibit 39 - Current Deed

Exhibit 40 - Mailing Labels

Exhibit 41 - Draft CC&R's

Exhibit 42 - Easements

Exhibit 43 - Traffic Report prepared by Kittelson & Associates, Inc.

Exhibit 44 - Traffic Report Appendices prepared by Kittelson & Associates, Inc.

Exhibit 45 - Preliminary Drainage Report by Olson Engineering

Exhibit 46 - Preliminary Geotechnical Engineering Report prepared by Metropolitan Land Group, LLC

Exhibit 47 - Critical Areas Report, Buffer _Final_2014.12.30

Exhibit 47 - Critical Areas Report, Buffer Modification, and Tree Preservation Plan prepared by Ecological Land Service, Inc.

Exhibit 48 - Critical Areas Report Appendix A

Exhibit 49 - Critical Areas Report Appendix B

Exhibit 50 - Critical Areas Report Appendix C

Exhibit 51 - Critical Areas Report Phase I Figures

Exhibit 52 - Proof of mailing Archaeological Predetermination Report

Exhibit 53 - Impact Fee Estimate

Exhibit 54 - Resolution No 1315 approving Development Agreement

Exhibit 55 - Development Agreement recording number 5134733 AGR

Exhibit 56 - Picture of Development Sign

Exhibit 57 - Completeness Review letter

Exhibit 58 -Notice of Application

Exhibit 59 - SEPA DNS public notice

Exhibit 60 - SEPA comment letter Clark County Dept of Environmental Services

Exhibit 61 - SEPA comment letter Dept of Archaeology and Historic Preservation

Exhibit 62 - SEPA comment letter DAHP revised comments

Exhibit 63 - SEPA comment letter Dept of Natural Resources

Exhibit 64 - SEPA comment letter Dept of Ecology

Exhibit 65 - SEPA comment letter City of Vancouver Public Works

Exhibit 66 - SEPA comment letter Washington Dept of Fish & Wildlife

Exhibit 67 - Citizen comment Denette email

Exhibit 68 - City Parks Development Review Committee comments

Exhibit 69 - Ecological Land Services email summarizing discussions with WDFW concerns

Exhibit 70 - Applicant's supplemental response to city comments

Exhibit 71 - Septic tank locations map

Exhibit 72 - Phase I Access Assessment letter from Kittelson & Associates, Inc.

Exhibit 73 - Notice of Public Hearing and Special Meeting

Exhibit 74 - Email from Printz to Maul and PRD chart

Exhibit 75 - Ordinance No. 15-008

Exhibit 76 - Ecological Land Services letter to Maul 050515

Exhibit 77 - Initial Water Modeling Results Memo Prepared by Gray & Osborne, Inc.

Exhibit 78 - City Staff PowerPoint Presentation

Exhibit 79 - Letter Washington Department of Fish and Wildlife to Robert Maul

Exhibit 80 - Memorandum to Commissioners from Robert Maul

Exhibit 81 - Bob Rodgers Comment Letter

Exhibit 82 - Conceptual Road Site Plan

Exhibit 83- Letter and Road Cross Sections from Olson to Green Mountain Land, LLC

Chair Hein briefly summarized the quasi-judicial public hearing process. He inquired if any Planning Commissioner had a conflict of interest or any ex-parte contacts that would prohibit them from participating in the public hearing process. Commissioner Johnson stated that she had a working relationship with one of the applicant's consultants and recused herself from the public hearing. The remaining Commissioners concurred that they could make an impartial recommendation and have not had any ex-parte contacts. Chair Hein asked if any member of the public would like to challenge the impartiality of any member of the Planning Commission. There were no challenges from the members of the public.

The public hearing opened at 7:05 p.m.

Mr. Maul summarized the staff report and relayed staff's recommendation of approval for the preliminary plat for Phase I of the Green Mountain Subdivision and Planned Residential Development.

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

Mr. Maul noted that Exhibit 80 is an addendum to the the May 5, 2015 Staff Report and outlines additional conditions of approval.

Staff and Mr. Printz responded to clarifying questions from the Commissioners.

A recess began at 8:50 p.m., for an estimated 6 minutes. The meeting reconvened at 8:57 p.m.

Chair Hein opened the public testimony portion of the hearing at 8:57 p.m.

Speaking in support of the application:
Bill Huyette, 20406 NE 48th Circle, Vancouver

Speaking in opposition of the application:
Wendy McCullough, 29400 NE 70th Circle, Camas
John Breuer, 25618 NW 53rd Street, Vancouver
Dave Hill, 27511 NE 46th Street, Camas
Von Freese, 2521 NW Goodwin Road, Camas

Karen Pickering, 25909 NE 52nd Way, Vancouver
Richende Fairhurst, 3702 NE 288th Avenue, Camas

Chair Hein closed the public testimony portion of the hearing at 9:45 p.m.

Staff and Mr. Printz responded to clarifying questions from the Commissioners.

It was moved by Commissioner Hull, seconded by Commissioner Goodlett to forward a recommendation of approval for the Green Mountain Subdivision Planned Residential Development (SUB14-02) with the following conditions:
1. Label the last sentence on page 30 of 33 of the May 5, 2015 Staff Report as item "d";
2. Correct the name reference for Exhibit 46 on the Exhibit List to GeoPacific Engineering, Inc.;
3. Include the May 12, 2015 Staff Report Addendum with the May 5, 2015 Staff Report and;
4. That City Council consider a larger size park for the project.
The motion carried by roll call vote.

B. Rules of Procedure for Quasi-Judicial Hearings

Rules Procedure Quasi Judicial Hearings

VI. NEXT MEETING DATE

A. The next Planning Commission Meeting will be held on Tuesday, June 16, 2015, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Hein adjourned the meeting at 9:56 p.m.

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.