



Community Development Department

Notice of Public Hearing and Special Meeting Green Mountain Subdivision and Planned Residential Development

(City File No's SUB14-02, SEPA14-21, DA14-01, CA14-04 and ARCH14-10)

NOTICE IS HEREBY GIVEN that a public hearing will be held on a preliminary approval for the Green Mountain Planned Residential Development (PRD) for 1,300 residential units and commercial, as well as preliminary approval for a plat for the first phase of the residential portion at 201 lots. The PRD is located on 9 lots totaling 282 approximate acres and includes parcel numbers 171727-000, 172341-000, 171704-000, 172555-000, 172557-000, 172533-000, 172559-000, 172165-000 and 173178-000. The site is located at the Northeast corner of the intersection of NE Goodwin Road and NE Ingle Road.

PUBLIC HEARING:

The Green Mountain PRD and first phase subdivision will be considered at a public hearing on **May 12, 2015 at 7:00 pm.**, or soon thereafter, before the Planning Commission in the City Council Chambers, 616 NE 4th Avenue, Camas, Washington. The meeting agenda and supporting materials to include a staff report will be available on the city's website generally a week prior to the meeting at <https://camas.legistar.com/Calendar.aspx>,

APPLICATION MATERIALS:

Application materials include (in part): a project narrative, environmental studies, engineering reports, and preliminary plat drawings, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110 and CMC§17.11.030(B). Contact Community Development staff to review the full application and supporting materials at the Camas Municipal Center, at 616 NE 4th Avenue, Camas.

COMMENT INFORMATION:

Parties interested in commenting on the preliminary plat application may testify in person at the hearing, or may submit written comments by regular mail (616 NE 4th Avenue, Camas), or by email to communitydevelopment@cityofcamas.us. If anyone prefers to submit written comments for staff to submit on their behalf at the hearing, those comments must be received by the City Clerk prior to 5:00 p.m., May 12, 2015.

Any questions may be directed to Robert Maul, Planning Manager, at (360) 817-7255.

GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON

GREEN MOUNTAIN LAND, LLC

TOTAL SITE AREA 283.3 AC

SITE AREA TABLE

| | |
|----------|----------|
| RM ZONE | 129.7 AC |
| RM ZONE | 94.6 AC |
| NCM ZONE | 95.5 AC |
| CC ZONE | 13.5 AC |

RESIDENTIAL UNITS CALCULATION

| | | | |
|-------|-------------------|-------------|-----------------|
| 1.5 | 10,000 - 12,000 | 10-15 | 100-200 |
| 2.0 | 12,000 - 15,000 | 15-20 | 200-300 |
| 3.0 | 15,000 - 20,000 | 20-30 | 300-400 |
| 4.0 | 20,000 - 25,000 | 30-40 | 400-500 |
| 5.0 | 25,000 - 30,000 | 40-50 | 500-600 |
| 6.0 | 30,000 - 35,000 | 50-60 | 600-700 |
| 7.0 | 35,000 - 40,000 | 60-70 | 700-800 |
| 8.0 | 40,000 - 45,000 | 70-80 | 800-900 |
| 9.0 | 45,000 - 50,000 | 80-90 | 900-1,000 |
| 10.0 | 50,000 - 55,000 | 90-100 | 1,000-1,100 |
| 11.0 | 55,000 - 60,000 | 100-110 | 1,100-1,200 |
| 12.0 | 60,000 - 65,000 | 110-120 | 1,200-1,300 |
| 13.0 | 65,000 - 70,000 | 120-130 | 1,300-1,400 |
| 14.0 | 70,000 - 75,000 | 130-140 | 1,400-1,500 |
| 15.0 | 75,000 - 80,000 | 140-150 | 1,500-1,600 |
| 16.0 | 80,000 - 85,000 | 150-160 | 1,600-1,700 |
| 17.0 | 85,000 - 90,000 | 160-170 | 1,700-1,800 |
| 18.0 | 90,000 - 95,000 | 170-180 | 1,800-1,900 |
| 19.0 | 95,000 - 100,000 | 180-190 | 1,900-2,000 |
| 20.0 | 100,000 - 105,000 | 190-200 | 2,000-2,100 |
| 21.0 | 105,000 - 110,000 | 200-210 | 2,100-2,200 |
| 22.0 | 110,000 - 115,000 | 210-220 | 2,200-2,300 |
| 23.0 | 115,000 - 120,000 | 220-230 | 2,300-2,400 |
| 24.0 | 120,000 - 125,000 | 230-240 | 2,400-2,500 |
| 25.0 | 125,000 - 130,000 | 240-250 | 2,500-2,600 |
| 26.0 | 130,000 - 135,000 | 250-260 | 2,600-2,700 |
| 27.0 | 135,000 - 140,000 | 260-270 | 2,700-2,800 |
| 28.0 | 140,000 - 145,000 | 270-280 | 2,800-2,900 |
| 29.0 | 145,000 - 150,000 | 280-290 | 2,900-3,000 |
| 30.0 | 150,000 - 155,000 | 290-300 | 3,000-3,100 |
| 31.0 | 155,000 - 160,000 | 300-310 | 3,100-3,200 |
| 32.0 | 160,000 - 165,000 | 310-320 | 3,200-3,300 |
| 33.0 | 165,000 - 170,000 | 320-330 | 3,300-3,400 |
| 34.0 | 170,000 - 175,000 | 330-340 | 3,400-3,500 |
| 35.0 | 175,000 - 180,000 | 340-350 | 3,500-3,600 |
| 36.0 | 180,000 - 185,000 | 350-360 | 3,600-3,700 |
| 37.0 | 185,000 - 190,000 | 360-370 | 3,700-3,800 |
| 38.0 | 190,000 - 195,000 | 370-380 | 3,800-3,900 |
| 39.0 | 195,000 - 200,000 | 380-390 | 3,900-4,000 |
| 40.0 | 200,000 - 205,000 | 390-400 | 4,000-4,100 |
| 41.0 | 205,000 - 210,000 | 400-410 | 4,100-4,200 |
| 42.0 | 210,000 - 215,000 | 410-420 | 4,200-4,300 |
| 43.0 | 215,000 - 220,000 | 420-430 | 4,300-4,400 |
| 44.0 | 220,000 - 225,000 | 430-440 | 4,400-4,500 |
| 45.0 | 225,000 - 230,000 | 440-450 | 4,500-4,600 |
| 46.0 | 230,000 - 235,000 | 450-460 | 4,600-4,700 |
| 47.0 | 235,000 - 240,000 | 460-470 | 4,700-4,800 |
| 48.0 | 240,000 - 245,000 | 470-480 | 4,800-4,900 |
| 49.0 | 245,000 - 250,000 | 480-490 | 4,900-5,000 |
| 50.0 | 250,000 - 255,000 | 490-500 | 5,000-5,100 |
| 51.0 | 255,000 - 260,000 | 500-510 | 5,100-5,200 |
| 52.0 | 260,000 - 265,000 | 510-520 | 5,200-5,300 |
| 53.0 | 265,000 - 270,000 | 520-530 | 5,300-5,400 |
| 54.0 | 270,000 - 275,000 | 530-540 | 5,400-5,500 |
| 55.0 | 275,000 - 280,000 | 540-550 | 5,500-5,600 |
| 56.0 | 280,000 - 285,000 | 550-560 | 5,600-5,700 |
| 57.0 | 285,000 - 290,000 | 560-570 | 5,700-5,800 |
| 58.0 | 290,000 - 295,000 | 570-580 | 5,800-5,900 |
| 59.0 | 295,000 - 300,000 | 580-590 | 5,900-6,000 |
| 60.0 | 300,000 - 305,000 | 590-600 | 6,000-6,100 |
| 61.0 | 305,000 - 310,000 | 600-610 | 6,100-6,200 |
| 62.0 | 310,000 - 315,000 | 610-620 | 6,200-6,300 |
| 63.0 | 315,000 - 320,000 | 620-630 | 6,300-6,400 |
| 64.0 | 320,000 - 325,000 | 630-640 | 6,400-6,500 |
| 65.0 | 325,000 - 330,000 | 640-650 | 6,500-6,600 |
| 66.0 | 330,000 - 335,000 | 650-660 | 6,600-6,700 |
| 67.0 | 335,000 - 340,000 | 660-670 | 6,700-6,800 |
| 68.0 | 340,000 - 345,000 | 670-680 | 6,800-6,900 |
| 69.0 | 345,000 - 350,000 | 680-690 | 6,900-7,000 |
| 70.0 | 350,000 - 355,000 | 690-700 | 7,000-7,100 |
| 71.0 | 355,000 - 360,000 | 700-710 | 7,100-7,200 |
| 72.0 | 360,000 - 365,000 | 710-720 | 7,200-7,300 |
| 73.0 | 365,000 - 370,000 | 720-730 | 7,300-7,400 |
| 74.0 | 370,000 - 375,000 | 730-740 | 7,400-7,500 |
| 75.0 | 375,000 - 380,000 | 740-750 | 7,500-7,600 |
| 76.0 | 380,000 - 385,000 | 750-760 | 7,600-7,700 |
| 77.0 | 385,000 - 390,000 | 760-770 | 7,700-7,800 |
| 78.0 | 390,000 - 395,000 | 770-780 | 7,800-7,900 |
| 79.0 | 395,000 - 400,000 | 780-790 | 7,900-8,000 |
| 80.0 | 400,000 - 405,000 | 790-800 | 8,000-8,100 |
| 81.0 | 405,000 - 410,000 | 800-810 | 8,100-8,200 |
| 82.0 | 410,000 - 415,000 | 810-820 | 8,200-8,300 |
| 83.0 | 415,000 - 420,000 | 820-830 | 8,300-8,400 |
| 84.0 | 420,000 - 425,000 | 830-840 | 8,400-8,500 |
| 85.0 | 425,000 - 430,000 | 840-850 | 8,500-8,600 |
| 86.0 | 430,000 - 435,000 | 850-860 | 8,600-8,700 |
| 87.0 | 435,000 - 440,000 | 860-870 | 8,700-8,800 |
| 88.0 | 440,000 - 445,000 | 870-880 | 8,800-8,900 |
| 89.0 | 445,000 - 450,000 | 880-890 | 8,900-9,000 |
| 90.0 | 450,000 - 455,000 | 890-900 | 9,000-9,100 |
| 91.0 | 455,000 - 460,000 | 900-910 | 9,100-9,200 |
| 92.0 | 460,000 - 465,000 | 910-920 | 9,200-9,300 |
| 93.0 | 465,000 - 470,000 | 920-930 | 9,300-9,400 |
| 94.0 | 470,000 - 475,000 | 930-940 | 9,400-9,500 |
| 95.0 | 475,000 - 480,000 | 940-950 | 9,500-9,600 |
| 96.0 | 480,000 - 485,000 | 950-960 | 9,600-9,700 |
| 97.0 | 485,000 - 490,000 | 960-970 | 9,700-9,800 |
| 98.0 | 490,000 - 495,000 | 970-980 | 9,800-9,900 |
| 99.0 | 495,000 - 500,000 | 980-990 | 9,900-10,000 |
| 100.0 | 500,000 - 505,000 | 990-1,000 | 10,000-10,100 |
| 101.0 | 505,000 - 510,000 | 1,000-1,010 | 10,100-10,200 |
| 102.0 | 510,000 - 515,000 | 1,010-1,020 | 10,200-10,300 |
| 103.0 | 515,000 - 520,000 | 1,020-1,030 | 10,300-10,400 |
| 104.0 | 520,000 - 525,000 | 1,030-1,040 | 10,400-10,500 |
| 105.0 | 525,000 - 530,000 | 1,040-1,050 | 10,500-10,600 |
| 106.0 | 530,000 - 535,000 | 1,050-1,060 | 10,600-10,700 |
| 107.0 | 535,000 - 540,000 | 1,060-1,070 | 10,700-10,800 |
| 108.0 | 540,000 - 545,000 | 1,070-1,080 | 10,800-10,900 |
| 109.0 | 545,000 - 550,000 | 1,080-1,090 | 10,900-11,000 |
| 110.0 | 550,000 - 555,000 | 1,090-1,100 | 11,000-11,100 |
| 111.0 | 555,000 - 560,000 | 1,100-1,110 | 11,100-11,200 |
| 112.0 | 560,000 - 565,000 | 1,110-1,120 | 11,200-11,300 |
| 113.0 | 565,000 - 570,000 | 1,120-1,130 | 11,300-11,400 |
| 114.0 | 570,000 - 575,000 | 1,130-1,140 | 11,400-11,500 |
| 115.0 | 575,000 - 580,000 | 1,140-1,150 | 11,500-11,600 |
| 116.0 | 580,000 - 585,000 | 1,150-1,160 | 11,600-11,700 |
| 117.0 | 585,000 - 590,000 | 1,160-1,170 | 11,700-11,800 |
| 118.0 | 590,000 - 595,000 | 1,170-1,180 | 11,800-11,900 |
| 119.0 | 595,000 - 600,000 | 1,180-1,190 | 11,900-12,000 |
| 120.0 | 600,000 - 605,000 | 1,190-1,200 | 12,000-12,100 |
| 121.0 | 605,000 - 610,000 | 1,200-1,210 | 12,100-12,200 |
| 122.0 | 610,000 - 615,000 | 1,210-1,220 | 12,200-12,300 |
| 123.0 | 615,000 - 620,000 | 1,220-1,230 | 12,300-12,400 |
| 124.0 | 620,000 - 625,000 | 1,230-1,240 | 12,400-12,500 |
| 125.0 | 625,000 - 630,000 | 1,240-1,250 | 12,500-12,600 |
| 126.0 | 630,000 - 635,000 | 1,250-1,260 | 12,600-12,700 |
| 127.0 | 635,000 - 640,000 | 1,260-1,270 | 12,700-12,800 |
| 128.0 | 640,000 - 645,000 | 1,270-1,280 | 12,800-12,900 |
| 129.0 | 645,000 - 650,000 | 1,280-1,290 | 12,900-13,000 |
| 130.0 | 650,000 - 655,000 | 1,290-1,300 | 13,000-13,100 |
| 131.0 | 655,000 - 660,000 | 1,300-1,310 | 13,100-13,200 |
| 132.0 | 660,000 - 665,000 | 1,310-1,320 | 13,200-13,300 |
| 133.0 | 665,000 - 670,000 | 1,320-1,330 | 13,300-13,400 |
| 134.0 | 670,000 - 675,000 | 1,330-1,340 | 13,400-13,500 |
| 135.0 | 675,000 - 680,000 | 1,340-1,350 | 13,500-13,600 |
| 136.0 | 680,000 - 685,000 | 1,350-1,360 | 13,600-13,700 |
| 137.0 | 685,000 - 690,000 | 1,360-1,370 | 13,700-13,800 |
| 138.0 | 690,000 - 695,000 | 1,370-1,380 | 13,800-13,900 |
| 139.0 | 695,000 - 700,000 | 1,380-1,390 | 13,900-14,000 |
| 140.0 | 700,000 - 705,000 | 1,390-1,400 | 14,000-14,100 |
| 141.0 | 705,000 - 710,000 | 1,400-1,410 | 14,100-14,200 |
| 142.0 | 710,000 - 715,000 | 1,410-1,420 | 14,200-14,300 |
| 143.0 | 715,000 - 720,000 | 1,420-1,430 | 14,300-14,400 |
| 144.0 | 720,000 - 725,000 | 1,430-1,440 | 14,400-14,500 |
| 145.0 | 725,000 - 730,000 | 1,440-1,450 | 14,500-14,600 |
| 146.0 | 730,000 - 735,000 | 1,450-1,460 | 14,600-14,700 |
| 147.0 | 735,000 - 740,000 | 1,460-1,470 | 14,700-14,800 |
| 148.0 | 740,000 - 745,000 | 1,470-1,480 | 14,800-14,900 |
| 149.0 | 745,000 - 750,000 | 1,480-1,490 | 14,900-15,000 |
| 150.0 | 750,000 - 755,000 | 1,490-1,500 | 15,000-15,100 |
| 151.0 | 755,000 - 760,000 | 1,500-1,510 | 15,100-15,200 |
| 152.0 | 760,000 - 765,000 | 1,510-1,520 | 15,200-15,300 |
| 153.0 | 765,000 - 770,000 | 1,520-1,530 | 15,300-15,400 |
| 154.0 | 770,000 - 775,000 | 1,530-1,540 | 15,400-15,500 |
| 155.0 | 775,000 - 780,000 | 1,540-1,550 | 15,500-15,600 |
| 156.0 | 780,000 - 785,000 | 1,550-1,560 | 15,600-15,700 |
| 157.0 | 785,000 - 790,000 | 1,560-1,570 | 15,700-15,800 |
| 158.0 | 790,000 - 795,000 | 1,570-1,580 | 15,800-15,900 |
| 159.0 | 795,000 - 800,000 | 1,580-1,590 | 15,900-16,000 |
| 160.0 | 800,000 - 805,000 | 1,590-1,600 | 16,000-16,100 |
| 161.0 | 805,000 - 810,000 | 1,600-1,610 | 16,100-16,200 |
| 162.0 | 810,000 - 815,000 | 1,610-1,620 | 16,200-16,300 |
| 163.0 | 815,000 - 820,000 | 1,620-1,630 | 16,300-16,400 |
| 164.0 | 820,000 - 825,000 | 1,630-1,640 | 16,400-16,500 |
| 165.0 | 825,000 - 830,000 | 1,640-1,650 | 16,500-16,600 |
| 166.0 | 830,000 - 835,000 | 1,650-1,660 | 16,600-16,700 |
| 167.0 | 835,000 - 840,000 | 1,660-1,670 | 16,700-16,800 |
| 168.0 | 840,000 - 845,000 | 1,670-1,680 | 16,800-16,900 |
| 169.0 | 845,000 - 850,000 | 1,680-1,690 | 16,900-17,000 |
| 170.0 | 850,000 - 855,000 | 1,690-1,700 | 17,000-17,100 |
| 171.0 | 855,000 - 860,000 | 1,700-1,710 | 17,100-17,200 |
| 172.0 | 860,000 - 865,000 | 1,710-1,720 | 17,200-17,300 |
| 173.0 | 865,000 - 870,000 | 1,720-1,730 | 17,300-17,400 |
| 174.0 | 870,000 - 875,000 | 1,730-1,740 | 17,400-17,500 |
| 175.0 | 875,000 - 880,000 | 1,740-1,750 | 17,500-17,600 |
| 176.0 | 880,000 - 885,000 | 1,750-1,760 | 17,600-17,700 |
| 177.0 | 885,000 - 890,000 | 1,760-1,770 | 17,700-17,800 |
| 178.0 | 890,000 - 895,000 | 1,770-1,780 | 17,800-17,900 |
| 179.0 | 895,000 - 900,000 | 1,780-1,790 | 17,900-18,000 |
| 180.0 | 900,000 - 905,000 | 1,790-1,800 | 18,000-18,100 |
| 181.0 | 905,000 - 910,000 | 1,800-1,810 | 18,100-18,200 |
| 182.0 | 910,000 - 915,000 | 1,810-1,820 | 18,200-18,300 |
| 183.0 | 915,000 - 920,000 | 1,820-1,830 | 18,300-18,400 |
| 184.0 | 920,000 - 925,000 | 1,830-1,840 | 18,400-18,500 |
| 185.0 | 925,000 - 930,000 | 1,840-1,850 | 18,500-18,600 |
| 186.0 | 930,000 - 935,000 | 1,850-1,860 | 18,600-18,700 |
| 187.0 | 935,000 - 940,000 | 1,860-1,870 | 18,700-18,800 |
| 188.0 | 940,000 - 945,000 | 1,870-1,880 | 18,800-18,900 |
| 189.0 | 945,000 - 950,000 | 1,880-1,890 | 18,900-19,000 |
| 190.0 | 950,000 - 955,000 | 1,890-1,900 | 19,000-19,100 |
| 191.0 | 955,000 - 960,000 | 1,900-1,910 | 19,100-19,200</ |