

Notice of Public Hearing

Green Mountain PRD B1 - POD Subdivision

File No. SUB18-04

A public hearing for the “Green Mountain PRD B1 - POD” will be held on **Tuesday, August 6, 2019, at 5:00 p.m.** or soon thereafter, at City Hall, 616 NE 4th Avenue, Camas, WA. The Green Mountain PRD B1 - POD Subdivision was submitted by Sterling Design, Inc. for the owner, AE Green Mountain LLC, on November 1, 2018 and was deemed technically complete on April 1, 2019. The applicant requests approval of a 111-lot subdivision. The proposed project is located east of NE Ingle Road on 7.98 acres [*Tax Parcel: 173178000 & 986037307*]. The project area is zoned multi-family residential (MF-18).

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: communitydevelopment@cityofcamas.us.

Application Materials: The Green Mountain PRD B1-POD preliminary plat (subdivision) application included the following: Project Narrative; Preliminary Plans; Pre-Application meeting notes; SEPA checklist, Preliminary Stormwater Report; Traffic Study; Environmental Reports; and Archaeological Predetermination* and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

More Information: The public hearing agenda and supporting documents will be available for review on the City’s website at the “Minutes, Agendas & Videos” link within the drop-down menu that is labeled “Your Government” or follow this link: <http://www.cityofcamas.us/yourgovernment/minuteagendavideo>.

*Consistent with RCW 42.56.300, Archaeological information is exempt from public disclosure.

Published in the Post Record on July 18, 2019 [Legal Publication #235270]

Posted at Camas City Hall, Camas Library, City of Camas web site at: <http://www.cityofcamas.us>

Mailed to property owners within 300-feet on July 17, 2019

The site plan illustrates a residential development layout. Key features include:

- Lot Numbers:** 1 through 111, arranged in a grid-like fashion with some variations in the right side.
- Streets:** N DOGWOOD ST., N 904th AVENUE, N BOXWOOD STREET, SE ALLEY, and SOUTHERN PRIVATE AVENUE.
- Open Space:** Two large green areas labeled "OPEN SPACE / PARK".
- Trail:** A trail is shown along the left edge of the development.
- Utilities and Easements:** Various lines representing utilities and easements are shown throughout the plan.
- Signatures:** The plan is signed "T.L. 100 SHIP GREENSBORO GREEN MOUNTAIN LAND, LLC" in two locations.