



Legislation Details (With Text)

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File created:	5/5/2015	In control:		In control:	PLANNING COMMISSION
On agenda:	5/12/2015	Final action:		Final action:	5/12/2015
Title:	<p>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</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	<p>1. Staff Report Green Mountain Subdivision, 2. Exhibit List, 3. Exhibit 1 - Cover Page and Table of Contents, 4. Exhibit 2 - Application Form, 5. Exhibit 3 - Pre Application Notes, 6. Exhibit 4 - Developer's GIS packet, 7. Exhibit 5 - Applicant's Narrative, 8. Exhibit 6 - Density and Dimensions chart, 9. Exhibit 7 - Sheet 1 of 25 Cover Sheet, 10. Exhibit 8 - Sheet 2 of 25 Master Plan, 11. Exhibit 9 - Sheet 3 of 25 Development Standards and Phasing Plan, 12. Exhibit 10 - Sheet 4 of 25 Conceptual Open Space, Park & Landscape Master Plan, 13. Exhibit 11 - Sheet 5 of 25 Landscape Master Plan Components, 14. Exhibit 12 - Sheet 7 of 25 Existing Conditions Survey, 15. Exhibit 13 - Sheet 8 of 25 Existing Conditions Survey, 16. Exhibit 14 - Sheet 9 of 25 Existing Conditions Survey, 17. Exhibit 15 - Sheet 10 of 25 Existing Conditions Survey, 18. Exhibit 16 - Sheet 11 of 25 Existing Conditions Survey, 19. Exhibit 17 - Sheet 12 of 25 Existing Conditions Survey, 20. Exhibit 18 - Sheet 13 of 25 Existing Conditions Survey, 21. Exhibit 19 - Sheet 14 of 25 Existing Conditions Survey, 22. Exhibit 20 - Sheet 15 of 25 Existing Conditions Survey Phase 1, 23. Exhibit 21 - Sheet 16 of 25 Existing Conditions Survey Phase 1, 24. Exhibit 22 - Sheet 17 of 25 Preliminary Offsite Utility, 25. Exhibit 23 - Sheet 18 of 25 Preliminary Utility Plan South, 26. Exhibit 24 - Sheet 19 of 25 Preliminary Utility Plan North, 27. Exhibit 25 - Sheet 20 of 25 Preliminary Storm Facility Plan, 28. Exhibit 26 - Sheet 21 of 25 Preliminary Grading Plan South, 29. Exhibit 27 - Sheet 22 of 25 Preliminary Grading Plan North, 30. Exhibit 28 - Sheet 23 of 25 Preliminary Plat Phase 1, 31. Exhibit 29 - Sheet 24 of 25 Preliminary Phasing Plan, 32. Exhibit 30 - Sheet 25 of 25 Street Sections, 33. Exhibit 31 - Revised Sheet 3 of 25 Development Standards and Phasing Plan, 34. Exhibit 32 - Revised Sheet 4 of 25 Conceptual Landscape, 35. Exhibit 33 - Revised Sheet 5 of 25 Landscape Master Plan, 36. Exhibit 34 - Revised Sheet 6 of 25 Schematic Landscape Master Plans, 37. Exhibit 35 - Revised Sheet 23 of 25 Preliminary Plat Phase 1, 38. Exhibit 36 - Revised Density and Dimensions chart, 39. Exhibit 37 - SEPA Checklist, 40. Exhibit 38 - Odren to Camas Community Development Dept letter, 41. Exhibit 39 - Current Deed, 42. Exhibit 40 - Mailing Labels, 43. Exhibit 41 - Draft CC&R's, 44. Exhibit 42 - Easements, 45. Exhibit 43 - Traffic Report prepared by Kittelson & Associates, Inc., 46. Exhibit 44 - Traffic Report Appendices prepared by Kittelson & Associates, Inc., 47. Exhibit 45 - Preliminary Drainage Report by Olson Engineering, 48. Exhibit 46 - Preliminary Geotechnical Engineering Report prepared by Metropolitan Land Group, LLC, 49. Exhibit 47 - Critical Areas Report, Buffer_Final_2014.12.30, 50. Exhibit 47 - Critical Areas Report, Buffer Modification, and Tree Preservation Plan prepared by Ecological Land Service, Inc., 51. Exhibit 48 - Critical Areas Report Appendix A, 52. Exhibit 49 - Critical Areas Report Appendix B, 53. Exhibit 50 - Critical Areas Report Appendix C, 54. Exhibit 51 - Critical Areas Report Phase I Figures, 55. Exhibit 52 - Proof of mailing Archaeological Predetermination Report, 56. Exhibit 53 - Impact Fee Estimate, 57. Exhibit 54 - Resolution No 1315 approving Development Agreement, 58. Exhibit 55 - Development Agreement recording number 5134733 AGR, 59. Exhibit 56 - Picture of Development Sign, 60. Exhibit 57 - Completeness Review letter, 61. Exhibit 58 - Notice of Application, 62. Exhibit 59 - SEPA DNS public notice, 63. Exhibit 60 - SEPA comment letter Clark County Dept of Environmental Services, 64. Exhibit 62 - SEPA comment letter DAHP revised comments, 65. Exhibit 63 - SEPA comment letter Dept of Natural Resources, 66. Exhibit 64 - SEPA comment letter Dept of</p>				

Ecology, 67. Exhibit 65 - SEPA comment letter City of Vancouver Public Works, 68. Exhibit 66 - SEPA comment letter Washington Dept of Fish & Wildlife, 69. Exhibit 67 - Citizen comment Denette email, 70. Exhibit 68 - City Parks Development Review Committee comments, 71. Exhibit 69 - Ecological Land Services email summarizing discussions with WDFW concerns, 72. Exhibit 70 - Applicant's supplemental response to city comments, 73. Exhibit 71 - Septic tank locations map, 74. Exhibit 72 - Phase I Access Assessment letter from Kittelson & Associates, Inc., 75. Exhibit 73 - Notice of Public Hearing and Special Meeting, 76. Exhibit 74 - Email from Printz to Maul and PRD chart, 77. Exhibit 75 - Ordinance No. 15-008, 78. Exhibit 76 - Ecological Land Services letter to Maul 050515, 79. Exhibit 77 - Initial Water Modeling Results Memo Prepared by Gray & Osborne, Inc., 80. Exhibit 78 - City Staff PowerPoint Presentation, 81. Exhibit 79 - Letter Washington Department of Fish and Wildlife to Robert Maul, 82. Exhibit 80 - Memorandum to Commissioners from Robert Maul, 83. Exhibit 81 - Bob Rodgers Comment Letter, 84. Exhibit 82 - Conceptual Road Site Plan, 85. Exhibit 83- Letter and Road Cross Sections from Olson to Green Mountain Land, LLC

Date	Ver.	Action By	Action	Result
5/12/2015	1	PLANNING COMMISSION	approved with conditions	Pass

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

Recommended Action: Conduct a public hearing, take public testimony, deliberate and render a decision on the preliminary plat and to provide a master plan recommendation for the City Council.
(Exhibit List follows:)