

Legislation Details (With Text)

File #:	AI 15-249	Version:	1	Name:	Green Mountain Subdivision and PRD
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File created:	6/9/2015	In control:		In control:	PLANNING COMMISSION
On agenda:	6/16/2015	Final action:		Final action:	6/16/2015
Title:	<p>Green Mountain Subdivision Planned Residential Development (PRD) Re-Opened Record Public Hearing</p> <p>Details: The applicant requested that the Planning Commission re-open the public hearing for the Green Mountain Subdivision PRD to accept additional public testimony for the proposed project. The development proposes a master plan development with 1,300 residential units and commercial space as well as preliminary approval for a plat for the first phase of the residential development with 201 lots.</p> <p>Presenter: Robert Maul, Planning Manager</p>				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report Green Mountain Subdivision and PRD, 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 GeoPacific Engineering, Inc., 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 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 - WDFW Follow-up comment letter dated 050815, 82. Exhibit 80 - Revised Conditions Memo to PC from 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, 86. Exhibit 84 - Notice of Reopened Public Hearing, 87. Exhibit 85 - Citizen Comment Karmen Distant email, 88. Exhibit 86 - Citizen Comment Patrick and Heather Asbury email, 89. Exhibit 87 - Citizen Comment Tami McKee email, 90. Exhibit 88 - Citizen Comment Alena Guggemos email, 91. Exhibit 89 - McCullough Public Testimony Exhibit A at June 16, 2015 Planning Commission Meeting, 92. Exhibit 90 - Martin Public Testimony Exhibit B at June 16, 2015 Planning Commission Meeting, 93. Exhibit 91 - Hoy Public Testimony Exhibit C at June 16, 2015 Planning Commission Meeting

Date	Ver.	Action By	Action	Result
6/16/2015	1	PLANNING COMMISSION	approved with conditions	Pass

Green Mountain Subdivision Planned Residential Development (PRD) Re-Opened Record Public Hearing

Details: The applicant requested that the Planning Commission re-open the public hearing for the Green Mountain Subdivision PRD to accept additional public testimony for the proposed project. The development proposes a master plan development with 1,300 residential units and commercial space as well as preliminary approval for a plat for the first phase of the residential development with 201 lots.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that the Planning Commission re-open the public hearing, take additional testimony, close the record to deliberate and provide a recommendation to the City Council. (Exhibit List follows:)