

## Legislation Details (With Text)

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<b>File created:</b>	6/12/2018	<b>In control:</b>		CITY COUNCIL REGULAR	
<b>On agenda:</b>	6/18/2018	<b>Final action:</b>		6/18/2018	
<b>Title:</b>	<p>Grass Valley Master Plan Public Hearing Details: A public hearing to provide citizens an opportunity to give testimony regarding a Development Agreement for the Grass Valley Master Plan and two State Environmental Policy Act (SEPA) appeals filed on this project. The proposed development includes three office buildings totaling 271,400 square feet, a 20,000 square foot commercial retail space, and 276 apartment units within 12 buildings. Presenter: Robert Maul, Planning Manager</p>				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<p>1. Exhibit 0 Staff Report, 2. Exhibit 1 Cover Page, 3. Exhibit 2 Table of Contents, 4. Exhibit 3 Application Form, 5. Exhibit 4 Pre App Notes, 6. Exhibit 5 GIS Packet, 7. Exhibit 6 Narrative, 8. Exhibit 7 SEPA Checklist, 9. Exhibit 8 Legal Descriptions, 10. Exhibit 9 Quarter Section Map and Mailing Labels, 11. Exhibit 10 Awbrey Glen Map for Labels, 12. Exhibit 11 Labels for Awbrey Glen, 13. Exhibit 12 Grass Valley Traffic Impact Study and Appendix, 14. Exhibit 13 Design Review Agenda, 15. Exhibit 14 Original Site Plan Sheet SP1.2, 16. Exhibit 15 Original Site Plan Sheet SP1.3, 17. Exhibit 16 Original Site Plan Sheet SP1.4, 18. Exhibit 17 Storm Grass Valley Preliminary.compressed, 19. Exhibit 18 Access Easement Documents, 20. Exhibit 19 Sewer Easement Agreement, 21. Exhibit 20 Preliminary Short Plat Sheet SP1.5, 22. Exhibit 21 Grass Valley Geotechnical Report.compressed, 23. Exhibit 22 Engineer's Construction Cost Estimate, 24. Exhibit 23 Technically Complete Letter to Holland, 25. Exhibit 24 Mixed Use Master Plan and Phasing Plan Sheet SP1.1, 26. Exhibit 25 Preliminary Grading and Erosion Control Plan (East) Sheet C2.1, 27. Exhibit 26 Preliminary Grading and Erosion Control Plan (East) Sheet C2.2, 28. Exhibit 27 Wetland Delineation, 29. Exhibit 28 Habitat Assessment, 30. Exhibit 29 Wetland Mitigation Plan, 31. Exhibit 30 Arborist Report, 32. Exhibit 31 Grass Valley Development Agreement, 33. Exhibit 32 Existing Conditions Survey, 34. Exhibit 33 Landscape Architecture Sheets, 35. Exhibit 34 Lighting Plans, 36. Exhibit 35 Pedestrian Plan, 37. Exhibit 36 Planning Plans Combined.compressed, 38. Exhibit 37 Pre-Annexation into Camas Development Agreement, 39. Exhibit 38 Addendum to Pre-Annexation Development Agreement, 40. Exhibit 39 Resolution No 18-001, 41. Exhibit 40 Preliminary Utility Plan (East) Sheet C1.1, 42. Exhibit 41 Architectural Sheets Office Campus and Market.compressed, 43. Exhibit 42 Apt A101 Building G1 - ELEVATIONS, 44. Exhibit 43 A107 Garage and Carport - ELEVATIONS, 45. Exhibit 44 Site Plan Review Supplemental Narrative Response, 46. Exhibit 45 Design Review Narrative - Holland Corporate Office Building, 47. Exhibit 46 Design Review Narrative - Multi-Family, 48. Exhibit 47 Design Review Narrative - Office Building #2, 49. Exhibit 48 Design Review Narrative - Office Building #3, 50. Exhibit 49 Holland HQ Combined Plan Set.compressed, 51. Exhibit 50 Multi-Family Combined Plan Set, 52. Exhibit 51 Revised Mixed Use Master Plan and Phasing Plan Sheet SP1.1, 53. Exhibit 52 Revised Site Plan Sheet SP1.compressed, 54. Exhibit 54 Public Hearing Notice Mailed to Parties, 55. Exhibit 55 SEPA18-06 Public Notice, 56. Exhibit 56 Applicant's Additional Info for SEPA Checklist, 57. Exhibit 57 SEPA18-06 Distribution Copy, 58. Exhibit 59 SEPA Notice Mailed to Parties of Record, 59. Exhibit 60 Design Review Addendum from Printz, 60. Exhibit 61 Department of Archaeology &amp; Historic Preservation Comments, 61. Exhibit 62 Ecology Comments, 62. Exhibit 63 Debbie Gross Comment After Design Review, 63. Exhibit 64 Debbie Gross Comment Supporting Appeal on SEPA, 64. Exhibit 65 Vasat Comment on SEPA Notice, 65. Exhibit 66 Mitch Copp Comment on SEPA Notice, 66. Exhibit 67 Roger Young request for New Hearing Time, 67. Exhibit 68 Randy Czikkall Comments, 68. Exhibit 69 Awbrey Glen Initial Comments, 69. Exhibit 70 Awbrey Glen Additional Comments, 70. Exhibit 71 Awbrey Glen Received Updates, 71. Exhibit 72 Awbrey Glen Fence Gap Question, 72.</p>				

Exhibit 73 Awbrey Glen-Potts Follow Up on Design Review, 73. Exhibit 74 Copp Request for Information 3-5, 74. Exhibit 75 Copp - City Correspondence for Meeting Time 3-7, 75. Exhibit 76 Copp Comment on Site Plan 3-12, 76. Exhibit 77 Copp Request on SEPA Appeal Cost 5-15, 77. Exhibit 78 Copp SEPA Comment Letter, 78. Exhibit 79 Copp Request for New Hearing Time 5-25, 79. Exhibit 80 Copp Response to SEPA Appeal Timing, 80. Exhibit 81 Applicant's Response Regarding SEPA Appeal for Record, 81. Exhibit 82 SEPA Appeal 18-03 Copp, 82. Exhibit 83 SEPA Appeal 18-04 Vasat and Young, 83. Exhibit 84 Letter of Concurrence with SEPA Appeal, 84. Exhibit 85 Notice to Vasat of New Hearing Time, 85. Exhibit 86 Notice to Copp of New Hearing Time, 86. Exhibit 87 2nd Public Hearing Notice Mailed to Parties, 87. Exhibit 88 Staff Response to Appellant SEPA Appeal 18-03, 88. Exhibit 89 Staff Response to Appellant SEPA Appeal 18-04, 89. Exhibit 90 Email to Copp About Consolidated Appeal, 90. Exhibit 91 Vasat Comments, 91. Exhibit 92 Vasat Comments on Project, 92. Exhibit 93 Vasat Comments to Holland for Record, 93. Exhibit 94 Vasat Comments on Updated Site Plan, 94. Exhibit 95 Vasat SEPA Comments, 95. Exhibit 96 Vasat SEPA Comments 5-24, 96. Exhibit 97 Vasat Comments on SEPA hearing timeline, 97. Exhibit 98 Vasat Comments on Design Review Meeting, 98. Exhibit 99 Vasat Comments on Response to Updated SEPA Information, 99. Exhibit 100 Czikkall Comments for Hearing, 100. Exhibit 101 Applicant's Hearing Briefing on SEPA Appeals, 101. Exhibit 102 Jerry Gagliardi Comment for Public Hearing, 102. Exhibit 103 Applicant's Presentation for Public Hearing, 103. Exhibit 104 City Staff Presentation for Public Hearing, 104. Exhibit 105 Jiri Vasat Comments Public Hearing, 105. Exhibit 106 Roger Young Comments Public Hearing, 106. Exhibit 107 Mitch Copp Comments for Public Hearing, 107. Exhibit 108 Rodney Potts Comments for Public Hearing, 108. Exhibit 109 Proposed Findings of Fact, Conclusions, and Final Order, 109. Exhibit 110 Resolution No. 18-006 Approving the Holland and Fisher Creek Development...

Date	Ver.	Action By	Action	Result
6/18/2018	1	CITY COUNCIL REGULAR	denied	Pass
6/18/2018	1	CITY COUNCIL REGULAR	read by title only	Pass
6/18/2018	1	CITY COUNCIL REGULAR	adopted	Pass

#### Grass Valley Master Plan Public Hearing

Details: A public hearing to provide citizens an opportunity to give testimony regarding a Development Agreement for the Grass Valley Master Plan and two State Environmental Policy Act (SEPA) appeals filed on this project. The proposed development includes three office buildings totaling 271,400 square feet, a 20,000 square foot commercial retail space, and 276 apartment units within 12 buildings.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that Council conduct a public hearing, deliberate, and issue a decision regarding the Grass Valley Master Plan Development Agreement and the SEPA appeals.