



## Notice of Consolidated Hearing Grass Valley Master Plan Development

(City File No. DA18-01, SPRV18-01, SEPA18-06, SP18-01, APPEAL18-03, APPEAL18-04)

**“NOTICE IS HEREBY GIVEN”** that a **Rescheduled** public hearing will be held for a consolidated hearing for a proposed Mixed-Use Master Plan development known as the Grass Valley Development and two SEPA appeals. Pursuant to Camas Municipal Code 18.55.165, the SEPA appeals shall be consolidated with the open record hearing, or appeal, if any, on the underlying project application. The applicant proposes to develop approximately 35 acres into a Mixed Use Development that includes 3 office buildings, one commercial retail/restaurant space, and 276 residential apartment units. The applicant also proposes to short plat the property into four lots. The site is zoned Regional Commercial (RC). The site is located at the 5700 Block of NW 38<sup>th</sup> Avenue (parcel numbers 126043-000 and 126255-000). The proposal requires a Development Agreement between the City and the applicant, which will be heard through the public hearing. The appeals on SEPA are regarding the issued Determination of Non-significance (DNS). Pursuant to CMC 18.55.200(F) the SEPA hearing shall be closed record hearing.

**PUBLIC HEARING:** Grass Valley Master Plan, SEPA appeals, and all underlying site plan, design review and development agreement approvals will be considered at a public hearing on **June 18<sup>th</sup>, 2018, at 7:00 p.m.**, or soon thereafter, before the Camas City Council held in the Council Chambers at City Hall, 616 NE 4<sup>th</sup> Avenue, Camas, WA 98607. A staff report and recommendation will generally be available one week prior to the hearing.

**APPLICATION MATERIALS:** The application included the following materials: project narrative, environmental studies, engineering reports, preliminary short plat drawings, site and landscaping plans, preliminary civil drawings, and all other materials as required for a complete application pursuant to Camas Municipal Code (CMC) 18.55.110 and 17.09.030. These documents are available for viewing at the Community Development Department (616 NE 4<sup>th</sup> Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

**COMMENT INFORMATION:** Parties interested in commenting on the master plan application may testify in person at the hearing, or may submit written comments by regular mail (616 NE 4<sup>th</sup> Ave., Camas, WA), or by email

to [communitydevelopment@cityofcamas.us](mailto: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 at 616 NE 4<sup>th</sup> Ave., Camas, WA 98607, **prior to 4:00pm.**, on June 18<sup>th</sup>, 2018, to be included in the record. Any questions regarding the application may be directed to Robert Maul, Planning Manager, at (360) 817-1568.

**Appeals:** The city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed within twenty-one days after issuance of the decision, as provided in Chapter 36.70C RCW.

**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 or hearing.