

In re: The Landing at Green Mountain 2

) NO. SUB25-1006
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) AFFIDAVIT OF MAILING
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) Respondent.)

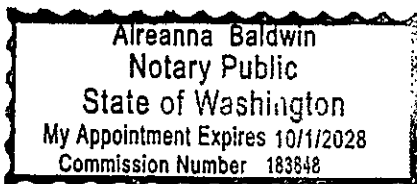
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on November 19, 2025, I directed a true and correct copy of the Notice of Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo
 SIGNATURE

SUBSCRIBED and SWORN to before me this 20th day of November, 2025.



Alreanna Baldwin
 Notary Public in and for the State of
 Washington, residing at Clark County
 My appointment expires: 10/1/2028

CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665

ELZINGA DANIEL L & JACOBS
ALEXANDRA
22007 NE 28TH ST
CAMAS, WA 98607

HENDERSON TYNAN & HENDERSON
HOPE
22217 NE 28TH ST
CAMAS, WA 98607

EMMERT FAMILY III LLC
10470 SE HILLCREST DR
HAPPY VALLEY, OR 97086

CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665

MIDDAGH LINDA
22015 NE 28TH STREET
CAMAS, WA 98607

HERTENSTEIN SKIP & HERTENSTEIN
MELISSA
21919 NE 28TH ST
CAMAS, WA 98607

MERRITT ROCQUE & MERRITT SUE
3602 NE 222ND AVE
CAMAS, WA 98607

MERRITT GWENNA E
3602 NE 222ND AVE
CAMAS, WA 98607

EMMERT TERRY W
11811 SE HWY 212
CLACKAMAS, OR 97015

MURPHY JOAN FRANCES TRUSTEE
8649 N APPLETON ST
CAMAS, WA 98607

HO TUNG THANH & TRUONG LANH
THI
8637 N APPLETON ST
CAMAS, WA 98607

MADDOX NICK VANCE & MADDOX
JENNIFER RACHELLE
8625 N APPLETON ST
CAMAS, WA 98607

SMITH CHRISTOPHER CALVIN &
SMITH MONIQUE MICHELLE
8613 N APPLETON ST
CAMAS, WA 98607

SIMMONS KIESHA M & SIMMONS
CHRISTOPHER R
17014 NE 6TH ST
VANCOUVER, WA 98684

BONIFE ANDREW W & BONIFE
ANDREA FAITH
6252 N 86TH AVE
CAMAS, WA 98607

LUMLEY CORBEN & LUMLEY
JENNIFER
6238 N 86TH AVE
CAMAS, WA 98607

NEUDORFER KELSEY & BOCKELMAN
EVAN
6226 N 86TH AVE
CAMAS, WA 98607

STUDEMAN TYLER KASEY &
STUDEMAN KELLY MARIE
6214 N 86TH AVE
CAMAS, WA 98607

MITTELSTAEDT PAUL E JR &
MITTELSTAEDT ELIZABETH
6202 N 86TH AVE
CAMAS, WA 98607

KUMMERMAN MICHAEL J &
KUMMERMAN PAULINE VERONICA
6150 N 86TH AVE
CAMAS, WA 98607

RUTTER TROY EUGENE & RUTTER
STEPHANIE DENISE
6138 N 86TH AVE
CAMAS, WA 98607

HOANG ALEXANDER TUNG &
HIROMOTO KELBY AKEMI
6124 N 86TH AVE
CAMAS, WA 98607

DAHAL BIDHYA GURUNG & DAHAL
LAXMI RAMAN
8602 N WRIGHT ST
CAMAS, WA 98607

BARROW ANSON DAVID & BARROW
LAUNIE RAE
4331 SE 179TH CT
VANCOUVER, WA 98683

AXMAKER ANDREW & AXMAKER
HOLLY
8616 N WRIGHT ST
CAMAS, WA 98607

RILER DANIEL JOSEPH & RILER
MELINDA CATHERINE
8624 N WRIGHT ST
CAMAS, WA 98607

DOAN KHOA DANG & SAING
STEPHANY SANPHILAY
8638 N WRIGHT ST
CAMAS, WA 98607

DVERSDAL BETTY J TRUSTEE
8643 N WRIGHT ST
CAMAS, WA 98607

XU JIAN & LIANG YUEHAI TRUSTEES
12462 NW WAKER DR
PORTLAND, OR 97229

VACA DANIEL
6221 N 86TH AVE
CAMAS, WA 98607

BUTTON SAUNDRA J & BUTTON
COLTON L
6233 N 86TH AVE
CAMAS, WA 98607

PETERS TRACY LYNN
8638 N APPLETON ST
CAMAS, WA 98607

DEVERSDAL JENNIFER JEAN
8652 N APPLETON ST
CAMAS, WA 98607

GREEN MOUNTAIN PH2 SOUTH HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

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11807 NE 99TH ST STE 1170
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MOY JOHN C JR
1811 NW FOREST HOME LN
CAMAS, WA 98607

BOUCHER RICHARD & BOUCHER
KAREN TRUSTEES
8522 N HARGRAVE ST
CAMAS, WA 98607

PRINS BRANDON O & PRINS LINDSEY
N
8510 N HARGRAVE ST
CAMAS, WA 98607

GME DEVELOPMENT LLC
1301 SE TECH CENTER DR STE 150
VANCOUVER, WA 98683

GREEN MOUNTAIN ESTATES HOA
604 EVERGREEN BLVD
VANCOUVER, WA 98660

HENDERSON TYNAN & HENDERSON
HOPE
22217 NE 28TH ST
CAMAS, WA 98607

PACIFIC LIFESTYLE HOMES INC
11815 NE 99TH ST STE 1200
VANCOUVER, WA 98682

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RADABAUGH CAROL L KVINGE
8024 N HARGRAVE ST
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Community Development Department

Notice of Public Hearing

The Landing at Green Mountain 2 Subdivision

Planning Case SUB25-1006

A public hearing will be held on **Tuesday, December 9, 2025, at 5:00 p.m.**, or soon thereafter, before the City's Hearings Examiner to consider the preliminary plat application for The Landing at Green Mountain 2 Subdivision. The public hearing will be held remotely and in person at city hall. The applicant proposes to subdivide two existing lots totaling approximately 9.6-acres into 34-single-family residential lots. The site is situated in the R-7.5 – Single Family Residential Zone and is located at 22015 & 22111 NE 28th Street in the SW ¼ of Section 21, Township 2 North, Range 3 East; Camas, WA. Parcel Numbers 611175000, 173177000, and 173210000. The application was determined technically complete on September 24, 2025.

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) in person by testifying at the public hearing; (2) by regular mail to Community Development Department staff, Yvette Sennewald, Senior Planner, at Camas City Hall, 616 Northeast Fourth Avenue, Camas, WA 98607; (3) by phone at (360) 817-1568; or (4) by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least five working days prior to the public hearing, in order to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00 p.m.) the day of the hearing, in order for those comments to be handed to the Hearings Examiner by Staff. Written and oral comments may also be submitted in person during the hearing.

Application Materials: The application included the following: project narrative, development plans and environmental reports, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110. The application materials are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8 a.m-5 p.m.

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.

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>.

Proposed Preliminary Plat **The Landing at Green Mountain 2 Subdivision (Planning Case SUB25-1006)**

