

In re: Lacamas Village

) NO. SUB25-1007
)
)
) AFFIDAVIT OF MAILING
)
)
)
)
)
)
)
) Respondent.)

STATE OF WASHINGTON)
) ss.
CLARK COUNTY)

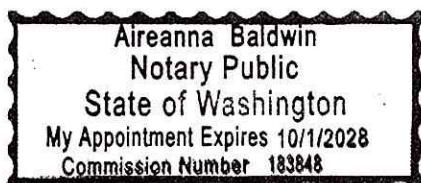
I, Carey Certo, on oath says:

I, Carey Certo, on January 21, 2026, 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

2026

SUBSCRIBED and SWORN to before me this 22nd day of January, 2025.



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

HAWRYLO ROBERT S II & HAWRYLO
LIDIA TRUSTEES
16758 LA MAIDA ST
ENCINO, CA 91436

FREESE THAD V & FREESE SALLY KAYE
TRUSTEES
2521 NE GOODWIN RD
CAMSAS, WA 98607

~~CITY OF CAMAS~~
616 NE 4TH AVE
CAMSAS, WA 98607

HAWRYLO ROBERT S II & HAWRYLO
LIDIA TRUSTEES
16758 LA MAIDA ST
ENCINO, CA 91436

TERRELL & ASSOC LLC ETAL
17933 NW EVERGREEN PL STE 300
BEAVERTON, OR 97006

STATE OF WASHINGTON
1111 WASHINGTON ST SE
OLYMPIA, WA 98504

CHADWICK STEPHANIE L &
CHADWICK SCOTT
2619 NE GOODWIN RD
CAMSAS, WA 98607

COBURN JAMES A
21715 NE 28TH ST #A
CAMSAS, WA 98607

PACIFIC POWER & LIGHT COMPANY
825 NE MULTNOMAH STE 1900
PORTLAND, OR 97232

BAHU MARWAN A
212 SOWING OAK DR
SAN MARCOS, TX 78666

COBURN JAMES A
21715 NE 28TH ST
CAMSAS, WA 98607

~~STATE OF WASHINGTON~~
1111 WASHINGTON ST SE
OLYMPIA, WA 98504

~~STATE OF WASHINGTON~~
1111 WASHINGTON ST SE
OLYMPIA, WA 98504

~~TERRELL & ASSOC LLC ETAL~~
17933 NW EVERGREEN PL STE 300
BEAVERTON, OR 97006

BUMGARNER WESTLEY ALLEN &
BUMGARNER GRETCHEN ELIZABETH
6323 N 87TH CT
CAMSAS, WA 98607

GORDON JOSEPH SCOTT
PO BOX 87178
VANCOUVER, WA 98687

KNAB WILLIAM THOMAS & KNAB
KARLEE KAY
6435 N 87TH CT
CAMSAS, WA 98607

DITTO RYDER DUNCAN & DITTO
KELLIE MARIE ROOKS
6439 N 87TH CT
CAMSAS, WA 98607

COCKS BRITTANY NICHOLE & COCKS
JACOB ROBERT
6432 N 87TH CT
CAMSAS, WA 98607

LOBDELL PATRICK JOSEPH &
LOBDELL TRISHA
6426 N 87TH CT
CAMSAS, WA 98607

SAMAKYEL LLC
19704 26TH DR SE
BOTHELL, WA 98012

LAMA YESHE YANGDON
6400 N 87TH CT
CAMSAS, WA 98607

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

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

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

GREEN MOUNTAIN MASTER
ASSOCIATION
8723 N APPLETON ST
CAMSAS, WA 98607

BROCK MATTHEW & BROCK HOLLY
AMBER WALKINGTON
8781 N OTTER CIR
CAMSAS, WA 98607

TENZIN LOBSANG
8777 N OTTER CIR
CAMSAS, WA 98607

CARDENAS SANTIAGO B &
CARDENAS MONICA C
8765 N OTTER CIR
CAMSAS, WA 98607

MONROE KATHRYN E TRUSTEE
8753 N OTTER CIR
CAMSAS, WA 98607

TESH MAGGIE JIANG
5733 NW 25TH CIR
CAMSAS, WA 98607

GREEN MOUNTAIN PH2C HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

GREEN MOUNTAIN PH2C HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

NIJIM CHAD H
600 S MARINA WAY UNIT C102
WASHOUGAL, WA 98671

ELZINGRE MARTIN DAVID &
ELZINGRE DIANE HILL
1945 NW LACAMAS DR
CAMSAS, WA 98607

WHITE JOHN SEATON & WHITE
LAUREN TERESE
6702 N 89TH LP
CAMSAS, WA 98607

GARCIA KAY ANN
6690 N 89TH LP
CAMSAS, WA 98607

KOKKI TEEMU & KOKKI MERI
6684 N 89TH LOOP
CAMSAS, WA 98607

HALSTEAD SHANE ONEIL &
HALSTEAD TERRI L
6676 N 89TH LP
CAMSAS, WA 98607

SMILEY DANIEL JOSEPH
204 ARTHUR BLVD
YAKIMA, WA 98902

RUTHERFORD JAMES HARTWELL &
RUTHERFORD LORI ANN
VANDENBOS
6658 N 89TH LP
CAMSAS, WA 98607

CHANG HANBYEOL & JUN YOUNGIN
6640 N 89TH LP
CAMSAS, WA 98607

GILL GURSHARAN
1611 NW KLICKITAT ST
CAMSAS, WA 98607

GREEN MOUNTAIN PH 2A HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

GREEN MOUNTAIN PH 2A HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

GREEN MOUNTAIN PH 2A HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

AE GREEN MOUNTAIN LLC
13001 S 48TH ST
PAPILLION, NE 68133

THRIVE AT GREEN MOUNTAIN HOA
~~13001 S 48TH ST~~
PAPILLION, NE 68113

THRIVE AT GREEN MOUNTAIN HOA
~~13001 S 48TH ST~~
PAPILLION, NE 68113

THRIVE AT GREEN MOUNTAIN HOA
~~13001 S 48TH ST~~
PAPILLION, NE 68113

THRIVE AT GREEN MOUNTAIN HOA
~~13001 S 48TH ST~~
PAPILLION, NE 68113

FREESE THAD V & FREESE SALLY KAYE
TRUSTEES
2521 NE GOODWIN RD
CAMA~~S~~, WA 98607

CITY OF CAMAS
~~616 NE 4TH AVE~~
CAMA~~S~~, WA 98607



NOTICE OF PUBLIC HEARING
Lacamas Village
(File No. SUB25-1007)

A public hearing will be held on **February 11, 2026, at 4 p.m.** or soon thereafter, before the City's Hearings Examiner to consider the Preliminary Plat application for the Lacamas Village Subdivision. The public hearing will be held remotely and in person at city hall, 616 NE 4th Avenue, Camas, WA 98607. The applicant proposes to subdivide the subject site into a 159-lot subdivision. The proposed subdivision will include approximately 113 detached single-family homes and 46 attached single-family homes. The 12.70-acre site is part of the Green Mountain Urban Village master plan with a high-density multi-family residential zoning designation. The site is located east of NE Ingle Road and north of NE Goodwin Road in the NW ¼ of Section 20 and 21 Township 2 North, Range 3 East, Camas, WA, Parcel Numbers: 986037656, 986070973 & 986070970. The application was determined technically complete on October 8, 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, Lauren Hollenbeck, 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, preliminary development plans, preliminary stormwater report, critical areas report, mailing labels, title report and traffic study, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110. The application materials are also 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>.

Conceptual Site Plan



Vicinity Map

