



STAFF REPORT

Final Plat for Green Mountain Estates Phase 3

File No. FP19-03

(Related File: SUB15-02)

TO:	Mayor McDonnell City Council
FROM:	Madeline Sutherland, Assistant Planner
DATE:	March 16, 2020
LOCATION:	22400 NE 28 th St. Parcel No. 173158000. NE 1/4,S21,T2N,R3E
APPLICANT:	Carolina Alilat The Holt Group PO Box 61426 Vancouver, WA 98666

APPLICABLE LAW: The final plat application was submitted July 3, 2019 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively); CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND:

- Site Area: 17.85 acres
- Lots: 46 single family lots
- Zoning: Single Family Residential (R-6, R-10)

Green Mountain Estates received preliminary subdivision plat approval June 24, 2016. Phase 1 and 2 have received final plat approval. Phase 3 consists of 46 single family lots with critical area, open space, stormwater facility and recreational tracts.

Staff has reviewed the final plat drawings, lot closures, CC&Rs and all other associated final platting documents. Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060.

FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

Finding: The submitted plat meets the requirements of CMC 17.21.060.E, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

RECOMMENDATION:

Staff recommends that Council **APPROVE** the final plat of Green Mountain Estates Phase 3 (FP19-03) as submitted.