



STAFF REPORT

Final Plat for Green Mountain Estates

Phase Two Subdivision

File No. FP18-09

(Relate File: SUB15-02)

TO: City Council

FROM: Madeline Sutherland, Assistant Planner
Anita Ashton, Project Manager

DATE: June 11, 2019

LOCATION: The development is located at 22400 NE 28th Street in the NW ¼ of Section 21, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 173158-000.

**APPLICANT/
OWNER:** Carolina Alilat
1400 Washington St. Suite 100
Vancouver, WA 98660

APPLICABLE LAW: The final plat application was submitted September 12, 2018, 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 INFORMATION:

- Total site area: 11.35 acres
- Lots: 30 detached residential dwellings
- Zoning: R-6/R-10 Single-Family Residential

Green Mountain Estates Phase Two is a single-family residential subdivision, which received preliminary plat approval on June 24, 2016, and two minor modification approvals on March 26 and April 8, 2019 for 30 lots and associated tracts for stormwater, community recreation, private roads, wetlands and open spaces. At the time of writing this staff report the applicant has either completed the improvements on site, or has provided acceptable financial security to complete the improvements pursuant to the Camas Municipal Code (CMC).

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

Final Plat Criteria for Approval (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.

Findings: 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 for the Green Mountain Estates Phase Two Subdivision (file#FP18-09) as submitted.