



Staff Report

Final Plat for Green Mountain PRD Phase 1 A/B, 1D, and 1F

File No. FP16-12, FP-13, and FP16-14

(Related Files: SUB14-02)

TO: Mayor Higgins
City Council

FROM: Robert Maul, Planning Manager

LOCATION: NE Ingle Road and Goodwin

OWNER: CLB Washington Solutions, LLC
2817 NE Ingle Road
Vancouver, WA 98607

APPLICABLE LAW: The application was submitted November 15, 2016, 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

Lots: 108 residential lots.

Total Area: 10.27 acres

The original subdivision application was deemed complete back on January 29th, 2015 as a Planned Residential Development (PRD), and Subdivision (SUB14-02). The proposed development as it was originally approved was for a 289 acres site to be developed into 1,300 units for multiple densities and a commercial center at the southwest corner of the property. The City issued a land use approval with a formal decision on August 4th, 2016.

The applicant has submitted for a final plat approval three sub-phases of Phase 1. Most of the on-site and offsite improvements are done, but the applicant is proposing to bond for the remaining items as contained in the improvement agreement contained in council's packet, as per Camas Municipal Code section 17.21.040

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

Final Plat Criteria for Approval (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval;
Complies
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; **Complies**
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; **Bonding Complies**

4. That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies**
5. That the plat is in substantial conformance with the approved preliminary plat; and **Complies**
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. **Complies**

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

Recommendation

Staff recommends that Council approve the final plats for Green Mountain PRD phases 1 A/B, 1D, and 1F.