



Staff Report

Final Plat for Estates at the Archery (also known as Parklands PRD)

File No. FP17-04

(Related Files: SUB15-03)

TO: Mayor Higgins
City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.

OWNER: ARCHERY HOLDINGS LLC
1903 SE 12TH AVE
CAMAS 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: 42 residential lots.

Total Area: 36.43 acres

The original development application for a Mixed Use Planned Development was approved on July 13th, 2016. The 36+ acre site included the development of 42-single family residential lots as well as five parcels for commercial development along Camas Meadows Drive. The site development also carries a Development Agreement that was recorded on March 28th, 2016. The entire site is well underway in construction and the applicant has already completed site plan approval for the first commercial building pad. Included with this final plat application is a security bond in an amount acceptable to Engineering staff and has been accepted.

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 Estates at the Archery.