



### **Staff Report**

## **Final Plat for the Green Mountain Planned Residential Development Amenity Lot**

File No. FP18-03

(Related Files: SUB14-02)

TO: Mayor Higgins  
City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is internal to Phase 1 of the Green Mountain Planned Residential Development. It is at the intersection of N 93<sup>rd</sup> Lane and N Boxwood Lane. Clark County Parcel ID 986041-987.

OWNER: CLB Washington Solutions I, LLC  
26895 Aliso Creek Road  
Suite B-522  
Aliso Viejo, CA 92656

APPLICABLE LAW: The application was submitted April 13<sup>th</sup>, 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**

**Lots:** Once parcel for the pool house and swimming pool.

**Total Area:** 15,246 square feet, or .36 acres.

The overall master plan development did anticipate the creation of a local amenity site to house a swimming pool and pool house. The applicant is looking to now legally create the lot in question. The site has all public improvements abutting or stubbed to it. Frontage improvements are also in place.

### **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 plat for the Green Mountain Amenity Lot.