



Staff Report

Final Plat for the Green Mountain Planned Residential Development Phase 2 South

File No. FP18-07

(Related Files: SUB16-02)

TO: Mayor Turk
City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is located at the southern end of the PRD abutting NE 28th Street (Goodwin Rd.). Parcel number 986042-356

OWNER: Lennar NW, Inc.
11807 NE 99th Street, Suite #1170
Vancouver, WA 98682

APPLICABLE LAW: The application was submitted August 30th, 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: 99 lots in Phase 2 South (2B, 2D, 2F). **Total Area:** 19.65 Acres.

This final plat is for three pods from the Phase 2 approval that was granted preliminary plat approval on June 15th, 2017.

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 Green Mountain Phase 2 South.