

STAFF REPORT

Final Plat for Larkspur Subdivision

File No. FP19-04

(Related File: SUB18-03)

TO: City Council

FROM: Lauren Hollenbeck, Senior Planner
Anita Ashton, Project Manager

DATE: January 27, 2020

LOCATION: The development is located at 6215 NW Larkspur Street in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 175961000.

APPLICANT/OWNER: Gus Harb
Harb Engineering, Inc
701 Columbia Street, Suite 111
Vancouver, WA 98660

APPLICABLE LAW: The final plat application was submitted October 8, 2019, 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 is 2.09-acres
- Lots: 10 single-family residential
- Zoning: R-7.5 Single-Family Residential

The Larkspur subdivision received preliminary plat approval on July 27, 2018 for 10 residential lots. 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.

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§17.21.060.

FINAL PLAT APPROVAL CRITERIA (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.

Finding: 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 the Larkspur Subdivision (file#FP19-04) as submitted.