



STAFF REPORT

Final Plat for Green Mountain PRD Phase 2C and 2E

File No. FP19-05, FP19-06

(Related File: SUB16-02)

TO:	Mayor McDonnell City Council
FROM:	Robert Maul, Planning Manager
DATE:	January 27, 2020
LOCATION:	The development is located north of NE 28 th St at NW ¼ of Section 21, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 986042356.
APPLICANT/OWNER:	Lennar Northwest, Inc. 11807 NE 99 th Street Vancouver, WA 98682

APPLICABLE LAW: The final plat application was submitted November 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:

- Site Area: 13.28 acres (Phase 2C), and 3.85 acres (Phase 2E)
- Lots: 43 lots (Phase 2C), and 24 lots (Phase 2E)
- Zoning: R-6 Single-Family Residential, and Multi-Family Residential (MF-10)

Green Mountain PRD Phase 2 subdivision received preliminary plat approval on June 15, 2017 for 230 residential lots, which included eight phases total. Phase 2B, 2D, 2F, 2G, and 2H included 118 lots and have been platted. Phase 2A, has not received final plat approval.

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents. 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 of Green Mountain PRD Phase 2C and Phase 2E (file# FP19-05 and FP19-06) as submitted.