



Staff Report – Consent Agenda

November 3, 2025, Council Regular Meeting

Final Plat Approval for Sunview Estates Subdivision Final Plat (Submitted by Madeline Coulter, Planner)

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BACKGROUND: Sunview Estates Subdivision is a 16-lot residential subdivision located at 1811 NW Hood Street. The subject site is bordered to the north and west by single-family residential subdivisions zoned Single-Family Residential R-7.5 and R-15. To the east, across NW Hood Street, is Overlook at Prune Hill Subdivision that is currently under final plat review. To the south, across NW 16th Avenue is developed and undeveloped single-family residential zoned land.

LOCATION: 1811 NW Hood St
Parcel Number(s): 127415000

OWNER: Modern Dwellings LLC
8101 NE Glisan
Portland, OR 97213

ZONING: Single-Family Residential (R-7.5)

TOTAL SITE AREA: 6.08 acres

LOTS: 16 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on July 7, 2022, and a land use decision with conditions of approval was issued for the subdivision on June 9, 2022. There was an appeal (APPEAL22-02) submitted on September 20, 2022, where the Examiner issued a reconsideration decision on October 31, 2022.

The applicant is requesting final plat approval. Except for punch list items, the site improvements have been completed. Final acceptance will not be issued until the remaining punch list items have been completed in accordance with Camas Municipal Code (CMC) section 17.21.070.

Staff has reviewed the final plat drawings, lot closures, CC&R's, and all other associated final platting documents.

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: Staff finds the submitted plat meets the requirements of CMC 17.21.060.E listed above, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

BENEFITS TO THE COMMUNITY: The development of this site implements several Comprehensive Plan goals and policies, including the Park and Open Space Comprehensive Plan and the Camas Municipal Code, as discussed in the staff report to the Hearings Examiner.

STRATEGIC PLAN: This final plat supports the strategic plan goal of Economic Prosperity by providing a supply of buildable homesites to accommodate new housing growth.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 16 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Sunview Estates Subdivision Final Plat.