



Staff Report – Consent Agenda

February 21, 2023, Council Regular Meeting

Final Plat Approval for CJ Dens Subdivision Phase 1 (Submitted by Lauren Hollenbeck, Senior Planner)

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BACKGROUND: CJ Dens is a three phased subdivision located north of Leadbetter Road and east of the Deerhaven subdivision. The agenda item includes Phase 1 of the development.

LOCATION: 715 SE Leadbetter Road
Parcel Numbers 177906000, 178172000, 178236000

OWNER: Arroyo Cap II-1, LLC
18575 Jamboree Road, Suite 350
Irvine, California 92612

ZONING: Single Family Residential (R-7.5)

TOTAL SITE AREA: 49.62 acres

LOTS: 71 residential lots in Phase 1

SUMMARY: A public hearing before the Hearings Examiner was held on May 25, 2021, and a land use decision with conditions of approval was issued for the CJ Dens subdivision on July 16, 2021.

The applicant is requesting final plat approval as most of the site improvements have been completed and is proposing to bond for the remaining site improvements per Camas Municipal Code (CMC) section 17.21.040.

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

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.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 71 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for CJ Dens Phase 1.