



Staff Report – Consent Agenda

October 16, 2023, Council Regular Meeting

Final Plat Approval for Green Mountain Estates Phase 5B Subdivision (Submitted by Madeline Sutherland, Planner)

| Phone | Email |
|--------------|----------------------------|
| 360.817.1568 | msutherland@cityofcamas.us |

BACKGROUND: Green Mountain Estates Phase 5B is a forty-four (44) residential lot subdivision located north of NE 28th Street and Phase 4 of Green Mountain Estates. The site is bordered to the west by Phase 5A and Clark County land to the north and east. Both Phase 4 and Phase 5A have been platted at this time.

LOCATION: Parcel Number 986058218

OWNER: GME Development LLC
Attn: John Marquardt
PO Box 61426
Vancouver, WA 98666

ZONING: Single Family Residential (R-10)

TOTAL SITE AREA: 9.34 acres

LOTS: 44 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on March 30, 2016, and a land use decision with conditions of approval was issued for the subdivision on June 24, 2016, for the Green Mountain Estates Subdivision.

The applicant is requesting final plat approval for Phase 5B. 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.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 44 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Green Mountain Estates Phase 5B subdivision.