



Staff Report – Consent Agenda

March 20, 2023, Council Regular Meeting

Final Plat Approval for Firestone Ridge Subdivision (Submitted by Lauren Hollenbeck, Senior Planner)

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BACKGROUND: Firestone Ridge (formerly known as Valley View) is a thirty-six (36) residential lot subdivision located south of SE 40th Street, east of the Winchester Hills subdivision, west of the Knight Pointe subdivision and north of the Breckenridge subdivision.

LOCATION: 20109 SE 40th Street
Parcel Numbers 125646-000, 125365-000

OWNER: Stan Firestone
PO Box 51928
Vancouver, WA 98668

ZONING: Single Family Residential (R-7.5)

TOTAL SITE AREA: 9.2 acres

LOTS: 36 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on October 18, 2018, and a land use decision with conditions of approval was issued for the subdivision on October 31, 2018.

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.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 36 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Firestone Ridge subdivision.