



Staff Report – Consent Agenda

November 4, 2024, Council Regular Meeting

Final Plat Approval for The Landing at Green Mountain, aka Monte Verde Subdivision
(Submitted by Yvette Sennewald, Senior Planner)

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SUMMARY: The Landing at Green Mountain (Monte Verde Subdivision) is located at 22205 NE 28th Street and involved the subdivision of approximately 8.6 acres into 34 single-family residential lots. The agenda item includes a request to approve the Final Plat for the platted subdivision.

BACKGROUND INFORMATION:

LOCATION: 22205 NE 28th St, Parcel Number 173184000

OWNER: Pacific Lifestyle Homes
11815 NE 99th Street
Vancouver, WA 98682

LOTS: 34 residential lots.

TOTAL AREA: 8.84 acres

The City issued a land use approval with a formal decision on March 8, 2023.

The applicant has submitted for a final plat approval with most of the on-site and off-site improvements done and the applicant is proposing to bond for the remaining items, as per Camas Municipal Code 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 CRITERIA FOR APPROVAL (CMC 17.21.060-C)

1. *That the proposed final plat bears the required certificates and statements of approval; **Complies***
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; **Complies***
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; **Complies***

4. *That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies***
5. *That the plat is in substantial conformance with the approved preliminary plat; and **Complies***
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. **Complies***

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To record a plat that was approved by the Hearing Examiner.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? Yes, there was a public hearing for the subdivision which was noticed legally.

Who will benefit from, or be burdened by this agenda item? The property owner will benefit by having legal lots of record to develop, which is their legal right.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? Public infrastructure built meets ADA standards.

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The development of this site fell under the review of the Camas Municipal Code and adopted comprehensive plan policies.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 34 new single-family residential lots.

RECOMMENDATION: Staff recommends that council approve the final plat for The Landing at Green Mountain.