



Staff Report – Consent Agenda

November 4, 2024 Council Regular Meeting

Final Plat Approval for The Nines at Camas Meadows Subdivision (Submitted by Madeline Coulter, Planner)

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BACKGROUND: The Nines at Camas Meadows (formerly known as Camas Meadows Hole 9) is a mixed use development including 77 residential lots and one commercial lot. The subject site is bordered to the north and west by the Camas Meadows Golf Course zoned Light Industrial/Business Park. To the east is the Camas Meadows Golf Course Clubhouse and restaurant zoned Light Industrial/Business Park and Business Park. To the south are commercial buildings zoned Light Industrial/Business Park and further southeast are townhomes zoned Multi-Family Residential MF-18.

LOCATION: Parcel Number(s): 175980000, 172973000, 172963000, 986035734, 986035733, 172970000, & 986026906.

OWNER: Romano Development
4660 NE 77th Ave
Vancouver, WA 98660

ZONING: Mixed Use (MX)

TOTAL SITE AREA: 13.81 acres

LOTS: 77 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on September 7, 2023, and a land use decision with conditions of approval was issued for the mixed-use development on September 21, 2023.

The applicant is requesting final plat approval. Site improvements are ongoing and remaining work will be bonded for. 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 77 new residential lots and commercial building.

RECOMMENDATION: Staff recommends that Council approve the final plat for The Nines at Camas Meadows.