



## Staff Report – Consent Agenda

April 17, 2023, Council Regular Meeting

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

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**BACKGROUND:** Green Mountain Estates is a fifty-three (53) residential lot subdivision located north of NE 28th Street and north of Phase 4 of Green Mountain Estates. The site is bordered to the east by Phase 5B and Phase 6 to the west. Both phases have not been platted at this time.

LOCATION: Parcel Numbers 986063173

OWNER: Olson Engineering  
Attn: Andy Nuttbrock  
222 E Evergreen Blvd  
Vancouver, WA 98660

ZONING: Single Family Residential (R-10)

TOTAL SITE AREA: 12.2 acres

LOTS: 53 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.

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 53 new residential lots.

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