



## Staff Report – Consent Agenda

August 21, 2023, Council Regular Meeting

Final Plat Approval for Thrive at Green Mountain Subdivision (city file no. FP23-02)  
(Submitted by Lauren Hollenbeck, Senior Planner)

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**BACKGROUND:** Thrive at Green Mountain (formerly known as Pod B1) is a one hundred and eleven (111) lot residential subdivision located within the approved Green Mountain PRD Master Plan community north of the Green Mountain Urban Village Area, south of the Green Mountain Phase 1 subdivision, east of NE Ingle Road and west of NE Boxwood Street.

LOCATION: Parcel Numbers 986037307 and 173178000

OWNER: AE Green Mountain LLC  
2551 W 1<sup>st</sup> Street  
Washougal, WA 98671

ZONING: Multi Family Residential (MF-18)

TOTAL SITE AREA: 7.9 acres

LOTS: 111 residential lots

**SUMMARY:** A public hearing before the Hearings Examiner was held on August 6, 2019, and a land use decision with conditions of approval was issued for the subdivision on August 15, 2019.

The applicant is requesting final plat approval. The applicant has bonded for the remaining site improvements. Final acceptance will not be issued until the remaining site improvements 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 111 new residential lots.

**RECOMMENDATION:** Staff recommends that Council approve the final plat for the Thrive at Green Mountain subdivision.