



TECHNICALLY COMPLETE REVIEW:
Holley Park Subdivision
 (2019-SUB/SEPA) – April 18, 2019

Owner	Gerald T and Angela A Minihan, 375 NE Ivy Avenue, La Center, WA 98629
Applicant/Representative	Compass Group, LLC, 1904 SE 6 th Place, Battle Group, WA 98604. Contact: Kevin Tapani, 360.687.1148, kevint@taqpani.com
Applicant's Representative	AKS Engineering and Forestry, 9600 NE 126 th Ave., Suite 2520, Vancouver, WA 98682. Contact: Seth Halling, 360.882.0419, sethh@aks-eng.com
Date of Receipt of Application	March 15, 2019; supplemented April 17, 2019
Finding	Technically Complete, April 18, 2019
La Center City Engineer La Center Planning Consultant	Anthony Cooper, P.E. Eric Eisemann, E ² Land Use Planning Services, LLC

PROPERTY IDENTIFICATION

The properties subject to this Review for Technical Completeness (TC) are located at 33015 NE Ivy Avenue, La Center, WA 98629. Described as: #51 SEC 2 T4N R1E 1.88A PIN 62965242; #28 OF SEC 2 T4NR1EWM .64A PIN 209055000; and #34 OF SEC 2 T4NR1EWM 11.85A PIN 209059000. The zoning is Zoned LDR-7.5 and Urban Park/Open Space.

Prior city of La Center land use reviews relating to the subject properties include 2018-PAC, October 09, 2018.

REVIEW FOR TECHNICALLY COMPLETE STATUS

Post decision review does not require a pre-application conference. LCMC 18.30.050(4). Before accepting an application subject to review, within 14 calendar days after the application is submitted, the City shall determine whether the application is technically complete. LCMC 18.30.050(1).

Finding

The applicant provided information on March 14, 2019. The City did not meet its burden of providing TC comments within the 14-day time period allocated by Section 18. 30.050(1).

LAND USE APPLICATION REQUEST

The Applicant proposes to develop 39 single family lots. The Applicant proposes a road modification to allow modified cul-de-sacs and lengthened block ends; a variance to subtract critical areas from the net density calculation consistent with the city's Comprehensive plan; and to deed parcels 62965242 and 20905500 to the city and construct a public trail in exchange for park impact fees (PIFs).

The Applicant requests the following land use reviews:

Holley Subdivision 2019-SUB
 April 18, 2019 - **Complete**

TC review
 p. 1

Preliminary Subdivision, Variance, Critical Area review, Legal Lot Determination, Road Modification, and SEPA.

Finding

All application for review will be packaged into one Type III review before the La Center Hearing Office at a date TBD.

STANDARDS FOR TECHNICAL COMPLETENESS

The review for technical completeness (TC) is based upon the applicant’s material provided as of this writing and referenced by the applicant’s table of contents (TOC).

Criteria	Complete & Location
A. §18.030.050 LCMC, Review for technically complete status	--
A completed form provided by the city clerk for that purpose;	Complete: TOC 1
The name, mailing address, and telephone number of the owner/s, engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application;	Complete: Included separately
An environmental checklist or EIS, if applicable under Chapter 18.310 LCMC;	Complete: TOC 8
A preliminary plan at a scale of no more than one inch equals 200 feet	Complete: TOC 9
Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor;	Complete: TOC 2
Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance;	Complete: TOC 4
A legal description of the site;	Complete: TOC 5
A copy of the pre-application conference summary, if the application was subject to pre-application review, and a description of information submitted in response to the issues, comments and concerns in the summary;	Complete: TOC 6
A written description of how the application does or can comply with each applicable approval criterion, and basic facts and other substantial evidence that supports the description;	Complete: TOC 7
The names and addresses of owners of land within a radius of 300 feet of the site for an application subject to Type III review. Owner names and addresses shall be printed on mailing labels. The applicant shall submit a statement by the assessor’s office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.	Complete: Provided separately Complete: Provided separately
Applications necessarily associated with the proposal, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the proposal;	Complete: Variance: to remove the critical areas from the net acreage as permitted in the City’s Comprehensive Plan; Narrative p 13 and Road Modification: – TOC 10

A wetlands delineation and assessment if required by Chapter 18.300 LCMC, and an application for a wetland permit and associated preliminary plan, if required;	Complete: TOC 11
An appropriate geotechnical study if:	Complete: TOC 12
An archaeological predetermination	Complete: TOC 14
Preliminary grading, erosion control and drainage plans	Complete: Plan Set Sheets
Information about proposed utilities, including water and sanitary waste.	Complete: Plan Sets Sheets

During the pre-application conference the city also requested the following Materials:

Photometric analysis along with the street light design to verify compliance with the Engineering Standards	TOC 9, Sheet 7.0. Photometric information included in lighting plan
Landscaping plan	TOC 9, Sheet 6.0
Traffic Impact Analysis	TOC 15
Stormwater Technical Information Report (TIR)	Provided separately
Evidence of potable water	TOC 13
Tree protection and mitigation plan is required in accordance with LCMC 18.350.060	Updated April 17, 2019

CONCLUSION

The City finds application **Technically Complete**. Please submit the information identified as incomplete within 30 days of this notice. The Applicant may apply to extend the deadline for filing the required information by sending a request for extension via email to city staff identified in this report. LCMC 18.30.050.

The City may request supplemental information the applicant must address prior to scheduling the public hearing.

DISCLAIMER

The purpose of this checklist is solely to ascertain whether the application satisfies the minimum requirements for technical completeness consistent with La Center Municipal Code (LCMC) 18.030.050. Representations as to completeness or incompleteness of the application material refer solely to the presence or absence of materials and do not reflect the City's evaluation of the substance of the documents. The City, by finding the application complete, does not warrant the information presented by the applicant is accurate. The City does not imply or warrant the information the applicant submitted complies with all or any part of the LCMC, La Center plans, maps or standards; or state or federal statute, rule or regulation, beyond the completeness check. The City reserves the right to request additional information from the applicant.