



**Clark Public Utilities  
Site Plan Review/Critical Area Permit  
Type II  
Technical Completeness Review**

La Center City Hall  
210 E 4th St

**Site Address:** The north Right of Way of NW La Center Road and NW Timmen Road Intersection

**Parcel:** n/a

**Legal Description:** n/a; Public Right of Way

**Project Description:**

Clark Public Utilities (Utility) is proposing to reconstruct the existing potable water flow station, known as Flow Station No. 1, located within the north right-of-way of the NW La Center Road and NW Timmen Road Intersection.

The Utility constructed the initial flow station in 1997/1998 to replace the City's existing wells. The existing flow station automated valves are at ground level and prone to damage from storm surface water flowing from La Center Road. In addition, growth within the general La Center area has increased water demand. Water demand has recently increased to a point that the existing flow station now has insufficient capacity. Therefore, the purpose of the new flow station is to meet current and future water demand, while providing a more reliable water system. The new flow station would be constructed within a 10.5-foot by 16-foot pre-manufactured concrete building and would include a concrete walk adjacent to the flow station, a gravel driveway to provide onsite truck parking, and underground water mains to connect to the flow station.

**Date:** June 14, 2022

**Applicant's Representative:**

Contact: Bob Carpenter, PE  
Carpenter Engineering Inc  
4114 NW 122<sup>nd</sup> Street  
Vancouver WA, 98685  
bcarped@comcast.net

The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the proposed Type II Site Plan Review and critical areas review. We are writing to notify you that the application is deemed **Complete** as documented below.

Planning Comments

The pre-application conference notes (2021-016-PAC) contain a list of required submittal items based on LCMC 18.30.050, 18.30.150, and 18.210.

### Submittal requirements

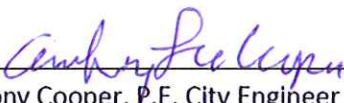
- *A completed application form that features the name, mailing address, and telephone number of the owner(s), engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application*
  - Status: **Complete**. The applicant completed a Master Land Use Application, which features the name, mailing address and telephone number of the applicant, applicant's representative and the property owner.
- *If critical areas impacts are proposed, A SEPA environmental checklist (see further discussion under LCMC 18.310) below.*
  - Status: **Not applicable**. A combined SEPA mitigated determination of non-significance (DNS) has been published for the project (see DOE file no. 202201832). The DNS covers the Flow Station Building and Site Improvements, the La Center Road 12' Water Main construction, and the City of La Center Road Paving Project.
- *An existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches.*
  - Status: **Complete**. Sheet 2 of the applicant's plan set is the existing conditions plan.
- *A preliminary plan at a scale of no more than one inch equals 200 feet, with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
  - Status: **Complete**. The applicant has provided a preliminary plan as sheet 3 of the plan set.
- *Proposed easements or dedications to the city or other agency, if applicable*
  - Status: **Not applicable**. The Project is within Public Right of Way.
- *Written authorization to file application by the owner of the property that is the subject of the application if the applicant is not the same as the owner listed by the Clark County assessor*
  - Status: **Complete**. The applicant provided an application form signed by the applicant and their representative. The City will sign as the property owner since this is public right-of-way.
- *Proof of ownership document such as deed*
  - Status: **Not applicable**. The Project is within Public Right of Way.
- *A legal description of the site*
  - Status: **Not applicable**. The site is on public right of way and is owned by Clark County Public Utilities.
- *A copy of the pre-application summary*
  - Status: **Complete**.
- *A written description of how the application does or can comply with each applicable approval criterion and basic facts and other substantial evidence supportive of the description*

- Status: Complete. The applicant provided this information in their Type II project narrative.
- *For a Type II application, the names and addresses of owners of land within a 150-foot radius of the site for a type II review (can be obtained from Clark County for \$10). A statement to the assessor's office certifying the list is complete within 30 days of completion.*
  - Status: Complete. The applicant provided the names and addresses of owners of land within a 300-foot radius.
- *Applications necessarily associated with the proposal such as applications for exceptions, adjustments, or variances.*
  - Status: Complete. The applicant also filed a critical areas permit along with the Type II site plan review.
- *A Geotechnical report, if there are seismic and/or landslide hazards on the site and they will be impacted. If a geotechnical engineer provides a letter that no such areas are located on site and/or that mapped hazard areas will not be impacted, a complete geotechnical information report is not required.*
  - Status: Complete. The geotechnical report addresses the presence of seismic, erosion and landslide hazards on site, and provides recommendations to minimize impacts.
- *An archaeological predetermination.*
  - Status: Complete. The applicant provided an archeological predetermination report.
- *Information about proposed utilities, including water and sanitary waste and hydrant locations.*
  - Status: Complete. The plans show existing utilities on site.

Public Works and Engineering Comments

No comments.

Signed:  Date: 6/15/22  
 Bryan Kast, P.E, Public Works Director

Signed:  Date: 6/15/22  
 Tony Cooper, P.E, City Engineer