



Technical Completeness Review

Final Long Plat

Type I

Community Development & Public Works Dept.

210 East 4th Street

La Center, WA 98629

Date: July 2, 2024

File No: 2024-014-FPL

Site Address: 2219 NE 339th Street
La Center, WA 98629

Applicant: Chris Avery
Minister-Glaeser Surveying
2200 E Evergreen Blvd
Vancouver, WA 98661
csa@mgsurvey.com

Applicant's Representative: Same as applicant

Project Description:

The City's Associate Planner (Angie Merrill) and the City Engineer (Anthony Cooper) completed their first technical completeness review of the Valley View final plat submittal. Final plats are subject to the approval criteria of LCMC 18.210.070 and must comply with the decision approving the preliminary plat and must fulfill all conditions of approval. The City reviewed the final plat documents submitted by the applicant for compliance with the final plat application contents per LCMC 18.210.060, preliminary plat (File No. 2022-034-SUB/SEPA/CAR/LLD/ TRE). The final plat submittal is **Not Complete** as described in this letter.

Planning Comments

The following comments are organized according to LCMC 18.210.060 for items that are required to be submitted by the applicant for final plat approval.

- (1) *A form provided by the city containing the following information:*
 - (a) *Subdivision name;*
 - (b) *Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;*
 - (c) *Date;*

- (d) Acreage;
- (e) Number of lots;
- (f) Zoning designation.

Findings: Complete. A completed master application was submitted by the applicant with signatures from the applicant/representative and owner.

(2) *Two mylars and four paper copies of the final plat map shall be provided, and shall include the following:*

- (a) *Subdivision name;*
- (b) *Legend;*
- (c) *Location, including one-quarter section, section, township, range, and, as applicable, donation land claim and/or subdivision;*
- (d) *Boundary survey;*
- (e) *Lot, block, and street right-of-way and centerline dimensions;*
- (f) *Street names;*
- (g) *Scale, including graphic scale, north arrow, and basis of bearings;*
- (h) *Identification of areas to be dedicated;*
- (i) *Surveyor's certificate, stamp, date, and signature;*
- (j) *Signature blocks for the following:*
 - (i) *Public works director*
 - (ii) *City engineer;*
 - (iii) *Mayor;*
 - (iv) *City clerk or director;*
 - (v) *County auditor;*
 - (vi) *County assessor.*

Findings: Incomplete. The legend does not show all of the line types shown on the plat. Lot, block, and centerlines are shown. The street right of way widths for all streets are not called out. Street names may change after the addressing is complete. Mylars and paper copies are to be provided after required changes are made on the final plat and immediately prior to the applicant receiving final plat approval. The surveyor shall stamp, date, and sign the surveyor's certificate along with any revisions to the final plat to receive final approval.

(3) *Special setbacks (if any).*

Findings: Not applicable. The applicant is not requesting any special setbacks.

(4) *Public and private easements (if any) and the purpose of each.*

Findings: Incomplete. Plat Note 1 establishes an easement under and upon all tracts and the exterior 6 feet on all boundary lines of adjacent lots to public roads and tracts for private and public utilities including electric, telephone, TV, cable, water and sanitary sewer.

(5) *Tracts (if any) and the purpose of each.*

Findings: Incomplete.

Note on the face of the plat that Tract "A" is a stormwater and access easement

(6) *Walkways (if any).*

Findings: Not applicable.

(7) *Legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of the lands actually surveyed.*

The lot comps submitted are not complete. Please see the attached lot comps for corrections.

Findings: Complete. A legal description of the subdivision's boundary has been provided, however it is not sealed and signed by the surveyor.

(8) *A plat certificate shall be provided, including dedications, if any.*

(9) *A certificate of title shall be provided.*

Findings: Incomplete. The applicant has not provided a certificate of plat or certificate of title.

(10) *Restrictions and covenants shall be provided if proposed to fulfill conditions of approval or applicable provisions of law.*

Findings: Incomplete. A stormwater covenant shall be submitted stating who will maintain the private stormwater facilities

18.210.070 Approval Criteria for Final Plat

In addition to the above required items needed to deem the application complete, condition of approval 38 of the Final Order (File No. 2022-022-SUB/SEPA/CAR/LLD/VAR/TRE) requires that the the developer shall establish a homeowner's association and articles of incorporation, by-laws and CC&R's. The HOA shall reflect the operation and maintenance costs for the stormwater facilities.

Submit a reimbursement agreement for LGI and authorization to sign for LGI

Public Works and Engineering Comments

Construction of all the public infrastructure and lot grading must be completed and accepted by the city prior to plat approval.

Signed: *Tony Cooper* Date: *7/2/24*
Tony Cooper, Community Development and Public Works Assistant Director
for Tracy Coleman

