



## Technical Completeness Review

Public Works Department  
305 NW Pacific Highway  
La Center, WA 98629

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**Subject** Highland Terrace Technical Completeness Review

**Project Description:** Plat Review (**File No. 2022-036-FPL**)

**Applicant:** Chris Sundstrom

Felida Rose, LLC

2122 South Victory Court

Ridgefield, WA 98642

The City's consulting planner (WSP Inc.) and the City Engineer completed their first review of the Highland Terrace Phase II final plat submittal. Final plats are subject to the approval criteria of LCMC 18.2140.070 where it must comply with the decision approving the preliminary plat and fulfills all conditions of approval. We reviewed the final plat documents submitted by WFG National Title for compliance with the final plat application contents per LCMC 18.210.060 and conditions of approval of the preliminary plat (File No. 2006-019-SUB), Post Decision Reviews (File No. 2022-001-PDR and 2020-011-PDR/VAR/SEPA), and the development agreement (File No. 5464098 AGR) and its first amendment. 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 master application was submitted by the applicant with all the required information and meets this requirement.

- (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 or engineer;
  - (ii) Mayor;
  - (iii) City clerk or director;
  - (iv) County auditor;
  - (v) County assessor.

**Findings: Complete.** Mylars and paper copies are to be provided after required changes are made on the final plat and the applicant receives final plat approval. The final plat map includes nearly all required provisions. However, the surveyor shall stamp, date, and sign the surveyor's certificate on the mylars along with any revisions to the final plat to receive final approval.

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

**Findings:** Not applicable. There are no special setbacks with the final plat. However, note 6 includes a special rear setback for Lot 51, which is not applicable for this phase of the development. Please revise accordingly.

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

**Findings: Incomplete.** Plat note 2 states there is a 6-foot public utility easement for lots adjacent to public roads. The 10-foot private storm easement, as shown in plat note 7, shall not be shown as indicated by the engineering comments in the Highland Terrace Plan View and Corrections Letter. A 10-foot private storm easement will be granted to the City and the subdivision's HOA for ingress, egress, and inspection as shown in plat note 7. The final plat calls out private ingress, egress, and utilities easements for Lots 74, 87, and 90. The survey plat comments, describes an easement that is needed for a temporary hammerhead turnaround on lots 57 and 58. The easement will need to be granted to the City of La Center for access. Prior to final plat approval, the applicant needs to provide draft easement language for the City to review.

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

*(6) Walkways (if any).*

**Findings:** Items 5 and 6 are not applicable. There are no tracts or walkways in this phase of development.

*(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.*

**Findings: Complete.** A surveyor sealed and signed legal description of the subdivision's boundary has been provided and meets this requirement.

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

(9) A certificate shall be provided.


**Findings: Complete.** The applicant provided a plat certificate and dedication of the streets for public use within Phase 2 of the development. The applicant also provided a certificate from Clark County indicating that all 2022 property taxes are paid in full. Please note that the taxes paid certification must be signed before final plat issuance.

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

**Findings: Complete.** An amendment to the originally recorded CCR's was provided by the applicant to include and annex Phase 2 into the Highland Terrace CCR's.

**Public Works and Engineering Comments**

Public Works and Engineering do not have any comments at this time.

Signed:  Date: 11/22/22  
Bryan Kast, P.E, Public Works Director

Signed:  Date: 11/22/22  
Tony Cooper, P.E, City Engineer