



**Kay's Subdivision  
Type II Post Decision Review  
Review for Technical Completeness**  
Public Works Department  
305 NW Pacific Highway  
La Center, WA 98629

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**Site Address:** Tract C of Kay's Subdivision Phase 1, La Center, WA

**Project Type:** Type II Post decision review to allow offsite wetland mitigation for impacts to Wetland A related to the construction of W Golden Eagle Avenue.

**Applicant:** Jerry Nutter  
WARAC LLC

**Applicant's Representative:** Tayler McClellan  
Clark County Title

**Project Background/Description:** The applicant submitted a Type II Post Decision Review application to permit offsite wetland mitigation for impacts to Wetland A. The original preliminary subdivision approval (2008-016-SUB) was approved with the understanding that wetland mitigation for impacts to Wetland A would be compensated for through replacement of functions onsite through the planting off the buffer for Wetland B. Now the applicant is proposing to purchase credits at the East Fork Lewis River Mitigation Bank to compensate for the onsite wetland impacts and has received approval from the U.S. Army Corps of Engineers.

**Completeness Determination:** The City has received the following application materials for the proposed review:

- Master land use application;
- Agreement to pay professional, project review, inspection and related expenses;
- SEPA Checklist;
- Kays 2016 Revised Olson Wetland Mitigation Plan
- Mailing Labels for properties within 150 feet of the development
- Application fees.

We are writing to notify you that the application is **complete** based on our review of LCMC 18.30.050. If you have any questions regarding this determination of completeness or the review process, please contact me at [ethan.spoo@wsp.com](mailto:ethan.spoo@wsp.com) or 360-823-6138.

**Signed:**  **Date:** May 14, 2021  
Ethan Spoo, AICP, Consulting City Planner