



**TECHNICALLY COMPLETE REVIEW:
La Center New Middle School**
(2018-020 CUP) – November 14, 2018

Owner	La Center School District, PO Box, 1840, La Center, WA 98629 Contact Mr. Dave Holmes, 360.263.2131, dave.holmes@lacenterschools.org	
Applicant/Representative	NAC Architecture, 2025 First Ave., Ste 300, Seattle, WA Contact: Ben Hill, 206.441.4522, bhill@nacarchitecture.com	PBS Engineering & Environmental 4412 SW Corbett Ave. Portland, OR 97239 Contact: Anne Marie Skinner, 50-3.417.7684, Annemarie.skinner@pbsusa.com
Date of Receipt of Application	October 25, 2018 (partial), November 9, 2018 (TIA), November 13, 2018 (Road modification)	
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 Post Decision review are located at 2001 NE Lockwood Creek Road, La Center, WA. Described as portions of the SW ¼ NE ¼ and NW ¼ SE ¼, Section 2, T4N, R1E, WM, Clark County, WA. Assessor’s PIN: 209118000 and 209120000 and the triangular portion of 209064000. Approximately 17.32 m/l acres. Zoned LDR-7.5 and a Urban Residential comprehensive plan designation

Prior city of La Center land use reviews relating to the subject properties include 2018-202-PAC, August 23, 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 in three segments, on October 25, 2018, November 9, 2018 and November 13, 2018. For purposes of this review for technical completeness the city shall use the latter date of November 13, 2018 and shall make a determination of whether the application is technically complete no later than November 27, 2018.

LAND USE APPLICATION REQUEST

The La Center School District has applied for the following land use review applications: Conditional Use, Site Plan, Variance, Critical Area, 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: TOC 1
An environmental checklist or EIS, if applicable under Chapter 18.310 LCMC;	Complete: TOC 5
A preliminary plan at a scale of no more than one inch equals 200 feet	Complete: TOC 16
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 1
Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance;	Complete: TOC 3A and 3B
A legal description of the site;	Complete: TOC 3A and 3B and Plan Set L1.00
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 2
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 1
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: TOC4 Complete: TOC 4
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: Height Variance, TOC 1; Critical Area Variance: TOC 1; and Road Modification – Provided 11/13/18
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 7, 8A and 8B
An appropriate geotechnical study if:	Complete: TOC 11

An archaeological predetermination	Complete: TOC 6A, 6B and 6C
Preliminary grading, erosion control and drainage plans	Complete: Plan Set Sheets C201 - C205, C301 - C306 and C401 - C406
Information about proposed utilities, including water and sanitary waste.	Complete: Plan Sets Sheets C501 – C505

CONCLUSION

The City finds application **Technically Complete**. 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.