



**North Fork Boundary Line Adjustment & Urban
Holding Removal
Technical Completeness Review
(2021-008-BLA)**

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

Site Address: No site address. Assessor's serial numbers: 258913000, 258968000, and 258909000.

Project Type: Type II boundary line adjustment (BLA) and urban holding-10 (UH-10) removal to prepare for the future construction of two residential structures in the Low-Density Residential (LDR-7.5) zone.

Applicant's Representative:

Seth Halling, AKS Engineering & Forestry
9600 NE 126th Avenue Suite 2520
Vancouver, WA 98662

Project Background/Description: The applicant submitted a consolidated Type II BLA and UH-10 removal application on March 2, 2021. City staff requested additional application materials on March 3, 2021 and deemed the application complete on March 15, 2021 after receiving updated land use plans and printed copies.

The applicant intends to construct a duplex on parcel 258913000 and a single-family home on parcel 258968000 in the LDR-7.5 zone and UH-10 overlay district. In order to construct the residential structures, the applicant proposes to consolidate parcels 258968000 and 258909000 to create a parcel of at least 10,000 square feet that can accommodate a duplex and move the property line between parcels 258968000 and 258913000 7.88 feet to the west. The applicant requests the UH-10 overlay designation be removed under the process outlined in LCMC 18.190 through demonstration that adequate capital facilities are available. If approved, the BLA would create two lots:

- Lot 1 - 9,021 SF (258913000); and
- Lot 2 – 10,000 SF (258968000).

The site is located within a category I critical aquifer recharge area (CARA); the applicant requests the critical areas review for the CARA occur prior to or concurrent with building permit review, rather than with the BLA and UH-10 removal. Therefore, the City will only review the merits of the proposed BLA and UH-10 removal at this time.

Completeness Determination: The City has received the following application materials for the proposed BLA and UH-10 removal:

- Master land use application and reimbursement agreement;
- Boundary line adjustment affidavit;
- Application fees;
- Pre-application meeting notes from September, 2020;

- BLA and UH-10 removal narrative;
- Deeds and legal descriptions;
- Land use plans;
- State Environmental Policy Act environmental checklist;
- Geotechnical report; and
- Certified map and mailing labels for properties within 150 feet of the development for noticing purposes.

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 or 360-823-6138.

Signed:  Date: March 16, 2021
Ethan Spoo, AICP, Consulting City Planner