



**Breeze Creek Trails Subdivision  
Preliminary Plat, Variance,  
Tree Cut Permit  
Type III  
Technical Completeness Review  
La Center City Hall  
210 E 4<sup>th</sup> Street**

**Site Address:** No address

**Parcel:** 986044822

**Legal Description:** #49 John Timmons & Andrew Breezee HD CL 4.87A NE ¼, C03, T4N, R1E

**Project Description:**

The applicant is proposing to subdivide the site to create 15 single-family detached residential lots. The site is designated Urban Holding 10 acre minimum (UH-10) on the City's Comprehensive Plan map and is zoned Low Density Residential (LDR-7.5) on the City's adopted zoning map. The site is located on approximately 4.87 acres. The lots range in size from 6,025 square feet to 9,897 square feet. The applicant is utilizing the density transfer provision.

**Date:** August 8, 2024

**Applicant's Representative:**

Contact: Scott Taylor  
SGA Engineering  
2004 Broadway  
Vancouver, WA98663  
[staylor@sgaengineering.com](mailto:staylor@sgaengineering.com)

The City's Associate Planner Angie Merrill, [amerrill@ci.lacenter.wa.us](mailto:amerrill@ci.lacenter.wa.us) and engineering staff reviewed application materials for the proposed Type III Preliminary Plat Review. We are writing to notify you that the application is deemed **Technically Complete** as documented below.

A public hearing is required for a Type III Subdivision application. The hearing has been tentatively scheduled for October 22, 2024 at 6:00PM.

Planning Comments

The pre-application conference notes (2023-029-PAC) contains a list of required submittal items based on LCMC 3.35, Title 12, Title 13, Title 18, 18.30, 18.130, 18.190, 18.210, 18.225; 18.240, 18.245, 18.260, 18.280, 18.282, 18.300, 18.310, 18.320, 18.350 and 18.360

- *The information listed in LCMC 18.210.010{2} subdivision review, an environmental checklist is required for a technically complete application unless categorically exempt.*
  - Status: **Complete**. The applicant provided a SEPA Environmental checklist.
- *An application form with the original signature by the applicant and property owner.*
  - Status: **Complete**. The applicant provided an application form signed by the property owner for the master all applications needed for the project review.
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for*

title insurance.

- o Status: **Complete.** The applicant provided a copy of the statutory warranty deed for the property confirming ownership of Breeze Creek Trails.
- *A legal description of the site.*
  - o Status: **Complete.** The legal description is contained on the application form and an extended legal description is contained on the deed. (Note that the deed history was not submitted for the Legal Lot Determination, however I found that BLA-2017-00028 from Clark County deemed the lot legal as a 4.87-acre parcel in the current configuration. The lot is therefore a legal lot of record.
- *Site Plan. At a scale of no more than one-inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
  - o Status: **Complete.** The applicant provided preliminary plat plans including a site plan (with north arrow, date, graphic scale, lots, tracts, and rights-of-way) and an existing conditions plan. The plan is 1" = 30' and can be reduced to fit on an 8.5" x 11" sheet. The applicant provided plans showing offsite features including lots, tracts, easements, rights-of-way, preliminary park design, and structures abutting.
- *Tree Protection Plan. A tree protection plan is required and to be prepared by a certified arborist or landscape architect in accordance with LCMC 18.350.060(2). The plan shall include an inventory of all trees on-site, their health or hazard condition, and recommendations for treatment for each tree. The plan shall be drawn to scale and include the requirements listed in LCMC 18.350.060(2)(0 through j)). A mitigation plan shall be required for trees that are 10-inches in diameter or greater in accordance with LCMC 18.350.050.*
  - o Status: **Complete.** The applicant submitted a Tree Cut Permit Narrative. The applicant noted that all trees are shown on the Landscape Plan and the applicant will mitigate for the trees, 10-inches in diameter or greater, which are proposed for removal in accordance with LCMC 18.350.050.
- *A copy of the pre-application conference summary*
  - o Status: **Complete.**
- *A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.*
  - o Status: **Complete.** The applicant provided a Project Narrative discussing compliance with all selected standards.
- *Names and addresses of owners of land within a radius of 300 feet:*
  - o Status: **Complete.** The applicant provided two (2) sets of mailing labels for properties within 300 feet of the subject site.
- *A Critical Areas Report that assesses the extent of the riparian buffer in accordance with Table 18.300.090(2) and provides wetlands delineation, ratings, and buffering in accordance with LCMC 18.300.090(5).*
  - o Status: **Complete.** The applicant submitted a Critical Areas Report prepared by Cascadia Ecological Services, Inc
- *A Geotechnical Study is required per the pre-application conference report*
  - o Status: **Complete.** The applicant provided a geotechnical report completed by True North Geotechnical
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*
  - o Status: **Complete.** The applicant provided a stormwater drainage report and a separate stormwater plan provided by SGA Engineering.
- *Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.*
  - o Status: **Complete.** The applicant included a preliminary site plan identifying the location of public water lines and a water utility review letter from Clark Public Utilities and written document stating

how the applicant will connect to sewer.

Per the Preapplication Report, if a grinder pump force main is proposed by the applicant:

- *A phasing plan, if proposed.*
  - Status: **Not applicable.**
- *An archaeological predetermination report in accordance with LCMC 18.360.*
  - Status: **Complete.** The applicant has provided an archaeological predetermination report, prepared by Clark County Archaeological.
- *A traffic study scoped in coordination with the City Engineer regarding intersections to be studied.*
  - Status: **Complete.** The applicant provided a Transportation Impact Study prepared by Kelly Engineering.

Signed: \_\_\_\_\_

Tracy Coleman

Public Works Director/Community Development Director

Date: \_\_\_\_\_

8/8/24

Signed: \_\_\_\_\_

Tony Cooper, P.E., City Engineer

Date: \_\_\_\_\_

8/8/24







