



**Stephen's Hillside Farm
Variance
Type II
Technical Completeness Review**
La Center City Hall
210 E 4th St

Site Address: 617 Northwest 348th Street, La Center, WA 98629.

Parcel(s): 258919-000

Legal Description: #56 #110 #109 #59 #27 SEC 34 T5N R1E WM 42.03M/L.

Project Description:

The applicant is developing Stephens Hillside Farm Subdivision, an 85-lot single-family detached subdivision with a park, trail, open space areas, and critical areas that was approved with a preliminary plat in 2018 (File No. 2018-016-SUB) and two post decision reviews (File No. 2021-039-PDR/VAR/TRE and 2022-030-PDR). The subject site is under construction and the applicant has submitted for final plat review (File No. 2023-007-FPL) prior to submitting applications for variance. The project is located west of the intersection of Aspen Avenue and Northwest North Fork Avenue and southeast of the intersection of Northwest Bolen Street and Northwest 9th Avenue. The variance is to reduce the Low Density Residential (LDR) 7.5 minimum front setback from 20 feet to 10 feet for the front porch and living area walls for 61 out of 85 lots in the development. The front garage setback will remain 20 feet for all lots.

Staff determined that it is appropriate to review the variance concurrently or immediately prior to the final plat to ensure that any requirements of the variance are reflected on the final plat documents.

Date: March 2, 2023

Applicant's Representative: Jarret Helmes
New Tradition Homes
11815 Northeast 113th Street, Suite 110
Vancouver, WA 98662
360-448-4718, jarret.helmes@newtraditionhomes.com

The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the proposed Type II Variance. We are writing to notify you that the application is deemed **incomplete** as documented below.

Planning Comments


The applicant submitted a signed pre-application waiver form that is approved by Staff. The variance application shall be reviewed for completeness upon the required submittal items based on LCMC 18.30.050 and 18.260.030 within 14-days of the original date of submittal (February 16, 2023).


- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*
 - Status: **Complete**. The applicant provided an application form with original signatures by the applicant and owner.
- *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. This shall include a written summary of the proposed variance(s) and of facts and evidence based on which the variance(s) can be approved.*
 - Status: **Incomplete**. The applicant provided a narrative which addresses all relevant sections of code, including variances, for application review. However, the applicant has indicated in it's narrative that elevations are to be provided to support their arguments and for Staff review. Please provide these elevations for Staff review.
- *An environmental checklist or EIS, if applicable under Chapter 13.310 LCMC.*
 - Status: **Not applicable to the variance request**. It is categorically exempt from SEPA review per WAC 197-11-800(6)(e).
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Complete**. The applicant provided a copy of the statutory warranty deed for the property.
- *A legal description of the site.*
 - Status: **Complete**. The legal description is contained on the application form and an extended legal description was also provided.
- *A copy of the pre-application conference summary.*
 - Status: **Complete**. The applicant submitted a signed pre-application waiver form.
- *A preliminary 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.*
 - Status: **Complete**. The applicant provided a "plot exhibit" showing lots 4-6, 8-10, 12, 14-19, 21, 24-26, 28-31, 33-38, 40, 42-43, 45, 48, 50-53, 58-73, 75-80, and 82 for which the variance for setbacks would apply. For the purposes of the variance request, the plot exhibit provides sufficient information to complete this review.
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*
 - Status: N/A.
- *Names and addresses of owners of land within a radius of 150 feet:*
 - Status: **Complete**. The applicant provided certified mailing labels for properties within 150 feet of the subject site.
- *A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes on the site.*
 - Status: **Not applicable to the variance request**.

- 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.
 - Status: Not applicable to the variance request.
- An archeological predetermination report.
 - Status: Not applicable to the variance request.

Public Works and Engineering Comments

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

Signed:  Date: 3/1/23
Bryan Kast, P.E, Public Works Director

Signed:  Date: 3/1/23
Tony Cooper, P.E, City Engineer