



Technical Completeness Review

Type I Final Plat

Public Works Department

305 NW Pacific Highway

La Center, WA 98629

Subject Stephens Hillside Farm Technical Completeness Review

Project Description: Plat Review (**File No. 2023-007-FPL**)

Applicant: Naaman Hannu

New Tradition Homes

1815 Northeast 113th Street #100

Vancouver, WA 98662

The City's consulting planner (WSP Inc.) and the City Engineer completed their third review of the Highland Terrace Phase II final plat submittal. Final plats are subject to the approval criteria of LCMC 18.2140.070 and must comply with the decision approving the preliminary plat and must fulfill all conditions of approval. The City reviewed the final plat documents submitted by Chicago Title for compliance with the final plat application contents per LCMC 18.210.060 and conditions of approval of the preliminary plat (File No. 2018-016-SUB) and Post Decision Reviews (PDRs) (File No. 2021-039-PDR/VAR/TRE and 2022-030-PDR). The final plat submittal is **not complete** as described in this letter.

Please also see the Plan Review Conditions & Corrections Letter provided with this Technical Completeness Review. These items will have to be provided, addressed, and approved prior to final plat approval.

Additionally, a DA application was submitted by the applicant. The development agreement was approved on July 13, 2023, by the La Center City Council.

Planning Comments

The following comments are organized according to LCMC 18.210.060 for items that are required to be submitted by the applicant for final plat approval.

(1) *A form provided by the city containing the following information:*

(a) *Subdivision name;*

(b) *Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;*

(c) *Date;*

(d) *Acreage;*

(e) *Number of lots;*

(f) *Zoning designation.*

Findings: Complete. A completed master application was submitted by the applicant with the owner's signature.

- (2) *Two mylars and four paper copies of the final plat map shall be provided, and shall include the following:*
- (a) *Subdivision name;*
 - (b) *Legend;*
 - (c) *Location, including one-quarter section, section, township, range, and, as applicable, donation land claim and/or subdivision;*
 - (d) *Boundary survey;*
 - (e) *Lot, block, and street right-of-way and centerline dimensions;*
 - (f) *Street names;*
 - (g) *Scale, including graphic scale, north arrow, and basis of bearings;*
 - (h) *Identification of areas to be dedicated;*
 - (i) *Surveyor's certificate, stamp, date, and signature;*
 - (j) *Signature blocks for the following:*
 - (i) *Public works director*
 - (ii) *City engineer;*
 - (iii) *Mayor;*
 - (iv) *City clerk or director;*
 - (v) *County auditor;*
 - (vi) *County assessor.*

Findings: Complete. Mylars and paper copies are to be provided after required changes are made on the final plat and immediately prior to the applicant receiving final plat approval. The final plat map includes nearly all required provisions. However, the surveyor shall stamp, date, and sign the surveyor's certificate along with any revisions to the final plat prior to final approval.

- (3) *Special setbacks (if any).*

Findings: Complete. All lots will comply with the 20-foot front garage setback requirement; however, some lots will have a front living area setback less than 20 feet. The City is currently updating the LDR-7.5 zoning code (LCMC 18.130) to allow reduced front living area setbacks when additional architectural and design features are applied to the front façade of the dwelling. If special setbacks are approved and incorporated into code and the applicant proposes to reduce living area setbacks to less than 20 feet, these will be reviewed at the time of building permit.

- (4) *Public and private easements (if any) and the purpose of each.*

- (5) *Tracts (if any) and the purpose of each*

Findings: Incomplete. Note 11 on the face of the plat indicates that a 20-foot pedestrian access trail is to be dedicated to the City. Note 10 states that Tract A, where the trail and the stormwater facility is located, is dedicated to the City with the plat. Note 8 states the trail is to be maintained by the HOA with a sanitary sewer and storm sewer easement granted to the City for ingress, egress, and inspection with the plat. Please revise Note 10, as requested with the Plan Review Conditions and Corrections letter, that a public access easement is to be granted with the plat for Tract A only for the trails. The stormwater facility shall be owned and maintained by the HOA and grant the City ingress, egress, and inspection with the plat and not directly dedicated to the City.

Notes 20 and 21 indicate that Tracts E and F are common areas to be owned and maintained by the HOA with a public access easement. These are open spaces that are being provided as part of the DA and as a greater community benefit.

Note 5 shall be modified to state that “the Public Right of Way limits as shown shall be dedicated to the City of La Center for a future road”.

(6) *Walkways (if any).*

Findings: Complete.

(7) *Legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of the lands actually surveyed.*

Findings: Complete. A surveyor sealed and signed legal description of the subdivision’s boundary has been provided and meets this requirement.

(8) *A plat certificate shall be provided, including dedications, if any.*

(9) *A certificate shall be provided.*

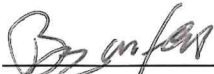
Findings: Incomplete. The applicant did not provide a plat certificate. Please provide the required plat certificate for review and final plat approval. City dedication of the streets (Plat notes 15 and 16), stormwater facilities maintenance and dedication (Plat note 10), trail easements (Plat notes 8, 10, and 11), and sanitary sewer and storm sewer easement (Plat notes 7 and 8) were provided. Please revise note 10 regarding dedications for the trail and stormwater facility as the stormwater facility is not to be dedicated to the City. The stormwater facility is to be owned and maintained by the HOA but shall grant the City emergency access.

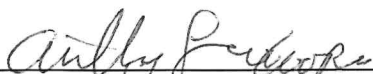
(10) *Restrictions and covenants shall be provided if proposed to fulfill conditions of approval or applicable provisions of law.*

Findings: Incomplete. The subdivision’s CC&Rs have been provided. The CC&Rs shall include the requirements as listed in the planning condition of approval 12a.iv. (File No. 2018-016-SUB) for the park, trail, and other amenities. Also, LCMC 18.300.090(5)(q)(vi) requires that plats shall include the boundary of the wetland and stream buffers and a reference to the separately recorded conservation covenants in conformance with 18.300.090(5)(q)(v). The draft conservation covenant was provided and is under legal review. Please revise the final plat amend the wetland and riparian buffer to not include the footprint of the existing shop located in Tract D. Please add a plat note to reference this recorded conservation covenant.

Public Works and Engineering Comments

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

Signed:  Date: 5/14/23
Bryan Kast, P.E, Public Works Director

Signed:  Date: 5/14/23
Tony Cooper, P.E, City Engineer