



**Juniper Ridge Subdivision & Rezone
PLD/LLD/CARA/SEPA/TRE Type III**

Technically Completeness

**Review
La Center City Hall
210 E 4th Street**

Site Address: 334011 & 34017 NW 9th Ave La Center, WA 98629

Parcel Numbers: 258944-000 & 258945-000

Legal Description: #82 Sec 34 T5N R1 EWM 12.34A & #83 SEC 34 T5N R1 EWM 12.34A

Project Description:

The applicant is proposing to rezone the current LDR-7.5 (Low Density Residential) zone district to MDR-16 (Medium Density Residential) and divide the lots into 67 attached and detached single-family residential lots.

Date: June 9, 2025

Applicant's Representative:

Contact: Scott Taylor
SGA Engineering
2005 Broadway
Vancouver, WA 98663
staylor@sqaengineering.com

The City's planning and engineering staff reviewed application materials for the proposed Type III Preliminary Plat Review & rezone. The City's consultant WSP reviewed the application for environmental constraints. We are writing to notify you that the application is deemed **Complete** as documented below.

Planning Comments

The pre-application conference notes (2024-034-PAC) contain a list of required submittal items based on LCMC 18.30.050, 18.210, 18.220, and 18.350.

- *The information listed in LCMC 18.210.010{2}, provided 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 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 signed by the property owners for all applications.
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory*

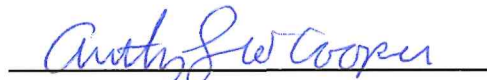
- o Status: **Complete**. The applicant provided a copy of the statutory warranty deed for the property confirming ownership.
- *A legal description of the site.*
 - o Status: **Complete**. The legal description is contained on the application form and an extended legal description is contained on the deed.
- *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" = 40' 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 has indicated in the Tree Cut Permit Narrative that trees within the perimeter buffer and along the new public roadways as shown on the Landscape Plan will mitigate for the three 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 300feet:*
 - o Status: **Complete**. The applicant provided 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 Loowit Consulting Group, LLC
- *A geotechnical study is required since the site slopes are as steep as 25 percent and may meet the definition of a "landslide hazard areas" in LCMC 18.300.030 and will contain substantial fill.*
 - o Status: **Complete**. The applicant provided a geotechnical report that addressed whether the site would contain substantial fill and if any steep and/or unstable slopes are present on site.
- *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 and a separate

stormwater report and geotechnical report, which discuss storm water, drainage, grading, erosion control, and erosion control measures.

- *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.
- *A phasing plan, if proposed.*
 - o Status: **Not applicable.**
- *An archaeological predetermination report in accordance with LCMC 18.360.*
 - o Status: **Complete.** The applicant has provided an archaeological predetermination report.
- *A traffic study scoped in coordination with the City Engineer regarding intersections to be studied.*
 - o Status: **Complete.** The applicant provided a Transportation Impact Study
- *A completed SEPA environmental review checklist*
 - o Status: **Complete.** The applicant included a completed and signed SEPA environmental review checklist.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application,*
 - o Status: **Complete.** Provided during the pre-application conference meeting.
- *A preliminary stormwater report in conformance with LCMC 18.320.*
 - o Status: **Complete.** The applicant included a preliminary stormwater report.
- *Information regarding the rezoning of the property shall be submitted as part of the application packet and according to 18.120*
 - o Status: **Complete.** The applicant has submitted a rezone narrative and meets the requirements to submit the preliminary application.



Angie Merrill, Associate Planner



Tony Cooper, Engineer

