



Tapani Rockery
Temporary Use Permit Type II
Technical Completeness Review
Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: 31313 NW Paradise Park Road; Parcel: 211226000

Project Description: Establish commercial “rockery” business selling landscaping product (rock, bark, soil etc.) under a one-year temporary use permit. Products would be stored in bins constructed of eco blocks. Approximately 50 trips per day are anticipated. Sanitary sewer service would be from portable toilet facilities. A temporary mobile office would also be established onsite. Water service would be extended from the existing water line in Paradise Park Road. A total of 2-4 employees are anticipated.

Date: February 1, 2022

Applicant’s Representative: Shane Tapani (Tapani Materials)
1904 SE 6th Place
Battle Ground, WA 98604

The City’s planning and engineering staff received application materials for the proposed Type II Temporary Use Permit. We are writing to notify you that the application is deemed **complete**. Below is a list of application requirements (*italicized*) and responses to the application materials submitted with the proposed application.

Planning Comments

The pre-application conference notes (PAC 2021-034-PAC) contain a list of required submittal items based on LCMC 18.30.050, 18.30.090, and 18.265.

- *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 provided the property owner signs the application form by 2/4/2022. If the application is not signed by this time, the project will go on hold.** The property owner has not signed the application form.
- *A SEPA environmental checklist based on the site location in archaeologically sensitive areas.*
 - Status: **Incomplete. Complete**
- *An existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches.*
 - Status: **Complete as long as the applicant submits an aerial photograph with topography from Clark County Maps online by 2/4/2022.**
- *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 scaled site plan, as required.
- • A preliminary grading and erosion control plan containing the items in 18.215.050.
 - Status: **Not applicable.** No grading will be performed.
- • Proposed easements or dedications to the city or other agency, if applicable
 - Status: **Not applicable.** The applicant isn't proposing any easements or dedications.
- Proof of ownership document such as deed
 - Status: **Complete.** The applicant provided deed documents.
- A legal description of the site
 - Status: **Complete.** The applicant provided a legal description of the site on the application form.
- A copy of the pre-application summary
 - Status: **Complete.** The applicant provided a copy of the pre-application conference notes.
- The names and addresses of owners of land within a 300 foot radius of the site for a type II review (can be obtained from Clark County for \$10). A statement to the assessor's office certifying the list is complete within 30 days of completion.
 - Status: **Complete.** The applicant provided certified mailing labels from Chicago Title for properties within 300 feet.
- A Geotechnical report, if there are landslide hazards on the site and they will be impacted. If a geotechnical engineer provides a letter that no such areas are located on site and/or that mapped landslide hazard areas will not be impacted, a complete geotechnical information report is not required.
 - Status: **Complete.** The applicant provided a letter from a geotechnical consultant (NV5) that the proposed use would not destabilize the existing cut slope on the site.
- Preliminary grading and erosion control plans showing how block walls will be placed for materials and the drive aisle.
- Information about proposed utilities, including water and sanitary waste and hydrant locations.
 - Status: **Not applicable.** No grading is proposed.

Public Works Engineering comments

No comments other than a traffic impact fee will be required prior to issuance of building permits as highlighted in the pre-application notes.

Signed:  Date: 2/1/2022
Tony Cooper, P.E, City Engineer