



**La Center High School Green Shed
Type I Preliminary Site Plan Review
Technical Completeness Review**

La Center City Hall
210 E 4th St
La Center, WA 98629

Site Address: 725 N.E. Highland Road, La Center, WA 98629

Parcel: 62965252

Legal Description: #10 Sec 2 T4N R1EWM 8.13A

Project Description:

The applicant is proposes to construct a 12-foot by 24-foot garden storage shed. In addition to a storage function, the shed will serve as an exterior site for teaching La Center students, community members, and visitors about environmental sustainability.

Date: July 20, 2022

Applicant's Representative:

Contact: Rebecca Morris, teacher
La Center High School
725 NE Highland
P.O. Box 1780
La Center, WA 98629
360-263-1700 ext. 5154
Rebecca.morris@lacenterschools.org

The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the proposed Type I preliminary site plan review application. We are writing to notify you that the application is deemed complete as documented below.

Planning Comments

Following are items required by the pre-application conference notes:

- 1. A completed and signed application form that features the name, mailing address, and telephone number of the owner(s), engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application*
 - Status: Complete. The applicant provided a signed application form on page 10 of their application packet.
- 2. If critical areas impacts are proposed, A SEPA environmental checklist (see further discussion under LCMC 18.310) below.*

- Status: Not applicable. The applicant provided a geotechnical report showing that the hillside is stable for development. Therefore, there are no critical areas and a SEPA checklist is not required.
3. *An existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger*
 - Status: Complete. The applicant provided a scaled existing conditions plan on page than 24 inches by 36 inches.
 4. *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 on pages 5 and 32 of their application packet.
 5. *Proposed easements or dedications to the city or other agency, if applicable.*
 - Status: Not applicable. No easements or dedications to the City are proposed or required.
 6. *Proof of ownership document such as deed.*
 - Status: Not applicable. The La Center School District is the longstanding property owner and proof of ownership is not required.
 7. *A legal description of the site which can be obtained from Clark County Maps Online*
 - Status: Complete. The legal description is contained on the application form on page 10 of the application packet.
 8. *A copy of the pre-application summary*
 - Status: Complete. The City has the pre-application conference summary on file.
 9. *For a Type II application, the names and addresses of owners of land within a 150-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: Not applicable. The application is a Type I site plan review which does not require noticing.
 10. *A Geotechnical report, if there are seismic and/or 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 hazard areas will not be impacted, a complete geotechnical information report is not required.*
 - Status: Complete. The applicant provided a geotechnical services slope assessment beginning on page 13 of the application packet which shows that the site is stable for development.
 11. *Information about proposed utilities, including water and sanitary waste and hydrant locations.*
 - Status: Complete. The applicant provided a utility plan on page 83 of the application packet. On page 84, the applicant indicates that there is no intended utility use for the GreenShed structure.

Public Works and Engineering Comments

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

Signed:  Date: 7/20/22
Bryan Kast, P.E, Public Works Director

Signed:  Date: 7/20/22
Tony Cooper, P.E, City Engineer