



**Valley View Subdivision
Preliminary Plat, Critical Areas Permit, Tree Cutting
Permit, Legal Lot Determination, and SEPA
Type III
Technical Completeness Review
La Center City Hall**

Site Address: 2219 Northeast 339th Street, La Center, WA 98629

Parcel: 209062000

Legal Description: A portion of Lot 1, Short Plat 3-905; NE 1/4 of Section 2, T4N, R1E WM

Project Description:

The applicant is proposing a 34-lot subdivision on the approximate 8.64-acre site. Lot sizes would range from 7,500 square feet to 9,082 square feet. The property is located at the southwest corner of Northeast 339th Street and Northeast 24th Avenue and the eastern La Center City limits. The site is zoned LDR-7.5 and the comprehensive plan designation for the site is Urban Low Density Residential (UL). Access to the property would be from public street entrances from Northeast 339th Street and Northeast 24th Avenue. The site will also be served by multiple existing street stubs in the Heritage Country Estates development from the west and south including East 9th Street, East Upland Avenue, East Vine Maple Avenue, and East White Oak Avenue.

Date: October 11, 2022

Applicant's Representative:

Contact: Mason Wolfe
Wolfe Project Management, LLC
2410 West Main Street, Suite 210
Battle Ground, WA 98604
mason@wolfepm.com

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

Planning Comments

The pre-application conference notes (2021-014-PAC) contain a list of required submittal items based on LCMC 18.30.050, 18.30.150, and 18.210.

- *The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.*

- Status: **Incomplete.** The applicant provided a SEPA Environmental checklist, however, the applicant did not provide their signature. Please provide a SEPA Environmental checklist with applicant's signature.
- *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: **Incomplete.** The applicant provided a signed application form, along with an owner authorization. However, the provided owner authorization does not match the applicant or representative as indicated on the master application. Please update the application and/or owner authorization form for consistency. Please update on the master application to include SEPA, critical areas review, tree cutting permit, and legal lot determination in addition to Type III preliminary plat review.
 - Please provide the legal lot determination fee of \$500.
- *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 confirming ownership by The Chicken Ranch, LLC.
- *A legal description of the site.*
 - 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.*
 - Status: **Incomplete.** The applicant provided preliminary plat plans including a site plan (with north arrow, date, graphic scale, lots, tracts, and rights-of-way), an existing conditions plan with a tree inventory and survey, and a preliminary erosion control and grading plan. The plans are 1" = 40' (1" = 50' for preliminary erosion control and grading plan) and can be reduced to fit on an 8.5" x 11" sheet.
 - Street trees need to be shown on the preliminary plat or other document in compliance with 18.130.100.
 - Although a tree survey and inventory were provided, a tree protection and mitigation plan were not provided in accordance with LCMC 18.350. The applicant indicates in the narrative that all trees are to be removed on site and to be mitigated, but without providing mitigation measures. Please note that compliance with the tree cutting requirements and mitigation is considered in conjunction with the subdivision application and that street trees can serve as mitigation for removed trees provided that they meet the native species requirements of LCMC 18.340. The provided tree survey indicates that 70 trees are to be removed, where 51 of these trees are 10 inches diameter at breast height (dbh) or greater. These 51 trees require mitigation per LCMC 18.350.050. A tree protection plan also must be provided and prepared by an arborist or landscape architect in accordance with LCMC 18.350.060. Please provide a plan showing proposed grading and building envelopes as well as the existing trees on site to identify potential trees to

preserve with the proposed improvements. The applicant must also demonstrate how they are meeting the tree removal criteria in LCMC 18.350.080 including considering alternative site designs that would lessen the impact on the trees.

- Please also provide a tree removal permit fee of \$60 for the tree removal review.
- *A copy of the pre-application conference summary*
 - 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.*
 - Status: **Complete**. The applicant provided a Project Narrative discussing compliance with selected standards.
 - The applicant provided additional information to indicate compliance with LCMC 18.210.040(3) for the two proposed flag lots on the site.
- *Names and addresses of owners of land within a radius of 300 feet:*
 - Status: **Complete**. The applicant provided mailing labels for properties within 300 feet of the subject site.
- *Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.*
 - Status: **Incomplete**.
 - The applicant's geotechnical report indicates that the site is classified as Site Class D for ground shaking amplification which is a geologic hazard critical area under the City's critical areas ordinance (LCMC 18.300.090[4]). The application form should be updated to note that the applicant is applying for critical areas permit for geologic hazards. Please also provide a critical areas fee of \$340 for geologically hazardous critical areas review.
- *A wetlands delineation report **OR** letter from a certified wetland biologist stating that there are no wetlands/stream resources onsite.*
 - Status: **Complete**. The applicant submitted a letter from Cascadia Ecological Services, Inc. The report has determined that the mapped wetland resource is a roadside ditch along Northeast 339th Street with no observed indicators of wetlands, and therefore is not a critical area per LCMC 18.300.090(5)(d).
- *A geotechnical study is required if the site will contain substantial fill and contains seismic hazards.*
 - Status: **Complete**. The applicant provided a geotechnical report addressing site soil stability for proposed improvements.
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*
 - Status: **Complete**. The provided preliminary erosion control and grading plan show proposed grading and erosion control. The applicant also provided a separate preliminary Technical Information Report (TIR), which discusses storm water and drainage. The conclusions section of the provided geotechnical report also discusses drainage, grading, and erosion control.
- *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: **Complete**. The applicant's preliminary plat and utility plan shows public water and sewer throughout the site. The applicant has also provided a request for utility review for water availability from Clark Public Utilities (CPU), which indicates there is sufficient water capacity and connection for the project.
- *A phasing plan, if proposed.*
 - Status: **Not applicable**.
- *An archeological predetermination*
 - Status: **Complete**. The applicant has provided an archeological predetermination report, as required.
- *A traffic study.*
 - Status: **Complete**. The applicant provided a Transportation Impact Study.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application. (Provided during the meeting.)*
 - Status: **Complete**.
- *Topographic Map*
 - Status: **Complete**. The applicant's existing conditions plan provides existing topographic information.

Public Works and Engineering Comments

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

Signed:  Date: 10/11/22
 Bryan Kast, P.E, Public Works Director

Signed:  Date: 10/11/22
 Tony Cooper, P.E, City Engineer