



TECHNICALLY COMPLETE REVIEW:
Bellikka Townhouses
 (2020-004-SPR) – June 12, 2020

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| Owner | J2 Builders LLC, 709 NW 21st Street, Battle Ground, WA 98604, WA 98604. 360-773-7050. jack@j2buildersll.com |
| Applicant | Same as owner |
| Applicant’s Representative | Same as owner |
| Date of Receipt of Application | January 28, 2020 |
| Finding | Complete |
| La Center City Engineer La Center Planning Consultant | Anthony Cooper, P.E. Ethan Spoo, WSP USA, Inc. Sam Rubin, WSP, USA, Inc. |

PROPERTY IDENTIFICATION AND PROPOSAL

The property subject to this Review for Technical Completeness (TC) is located at the southeast corner of the intersection of East Cedar Avenue and East 7th Street (no site address). The property is described as: Lot 2 block 2 McCanns Addition to La Center, 0.23A, PIN 64455000 and is zoned “Residential Professional” (RP).

REVIEW FOR TECHNICALLY COMPLETE STATUS

Type II site plan review’s require a pre-application conference. Staff conducted a pre-application conference with the applicant on November 7, 2019. Before accepting an application subject to review, within 14 calendar days after the application is submitted, the City shall determine whether the application is technically complete. LCMC 18.30.050(1).

Finding

The applicant filed the application materials on January 28, 2020. The City made an initial completeness determination within the 14-days required by code. The application was deemed incomplete on February 6, 2020. The applicant provided supplemental information for their application over the following weeks.

LAND USE APPLICATION REQUEST

The Applicant proposes to develop four single-family attached residences on the subject property which is 0.23 acres (10,064 square feet). The attached single-family houses would be two story homes of approximately 1,400 square feet each. Each pair of units would be served by a 22-foot wide shared driveway and would face north toward East 7th Street.

Clark County Maps Online shows a riparian habitat area running southwest to northeast across the parcel and encompassing more than half the property. However, there are existing streets and residences in the riparian habitat area and staff has determined that the critical area mapping is erroneous. The Washington Department

of Fish and Wildlife does not map riparian habitat on or near the property. The site is also mapped as a Category 2 critical aquifer recharge area and as having a moderate-high, to high risk of encountering archaeological resources.

The proposal is exempt from State Environmental Policy Act (SEPA) review under WAC 197-11-800(1)(a)(ii)

STANDARDS FOR TECHNICAL COMPLETENESS

The review for technical completeness (TC) is based upon the applicant’s material provided as of this writing.

| Criteria | Complete & Location |
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| A. §18.030.050 LCMC, Review for technically complete status | -- |
| A completed form provided by the city clerk for that purpose; | Complete |
| 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; | Complete |
| An environmental checklist or EIS, if applicable under Chapter 18.310 LCMC; | Not applicable |
| 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; | Complete |
| Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor; | Complete |
| Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance; | Complete |
| A legal description of the site; | Complete |
| A copy of the pre-application conference summary, if the application was subject to pre-application review, and a description of information submitted in response to the issues, comments and concerns in the summary; | Complete |
| A written description of how the application does or can comply with each applicable approval criterion, and basic facts and other substantial evidence that supports the description; | Not applicable. Waived at the time of pre-application conference. |
| The names and addresses of owners of land within a radius of 300 feet of the site for an application subject to Type II review. Owner names and addresses shall be printed on mailing labels. The applicant shall submit a statement by the assessor’s office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted. | Complete |

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| Applications necessarily associated with the proposal, such as applications for 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 proposal; | Not applicable. Based on staff's initial review, no other land use applications are necessary which are associated with this proposal. |
| A wetlands delineation and assessment if required by Chapter 18.300 LCMC, and an application for a wetland permit and associated preliminary plan, if required; | Not applicable; there are no wetlands mapped on the site. |
| An appropriate geotechnical study if adding more than 5 feet of fill. | Deferred until Final Site Plan review or building permit submittal |
| An archaeological predetermination | Complete |
| Preliminary grading, erosion control and drainage plans | Complete |
| Information about proposed utilities, including water and sanitary waste. | Complete |

In addition, applications for Type II site plan review require the following items:

| Criteria | Complete & Location |
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| A. §18.215.050 LCMC, Site Plan Review Submittal Requirements | -- |
| Developer's GIS Packet | Complete |
| Two copies of 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 and including one reduced 11-inch by 17-inch copy. The existing conditions plan shall at a minimum indicate the following: <ul style="list-style-type: none"> • Property boundaries, dimensions and size of the subject site; • Graphic scale of the drawing and the direction of true north; • Location of existing aboveground electrical, telephone or utility poles and traffic control poles; • Location of existing fire hydrants; • Location, centerline and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site; • Approximate location of unstable ground, high seasonal water table or impermeable soils, areas of severe erosion potential, areas of weak foundation soils as discussed in the geotechnical report. | Complete |

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| <ul style="list-style-type: none"> • Two copies of a site plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The site plan shall at a minimum indicate the following: <ul style="list-style-type: none"> • Property boundaries, dimensions and size of the subject site; • Location, dimensions and height of proposed buildings; • Location of building accesses; • Proposed building and landscape setbacks; • Proposed project-phasing boundaries, if applicable; • Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage amount of impervious area square footage including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated; • Location of proposed access points including vehicular driveways and designated pedestrian access points including the proposed depth of the vehicular driveway throats; • Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. Demonstrate compliance with applicable state and federal guidelines including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions; • Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas; • Location, centerline and dimensions of proposed on-site public or private streets and public and private easements; • Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation; • The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance | <ul style="list-style-type: none"> • Complete |
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| from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas; | |
| Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Stormwater information shall be provided in conformance with Chapter 18.320 LCMC and shall indicate compliance with all applicable standards of LCMC Titles 13 and 15. Public and private easements for sanitary sewer, water and stormwater shall also be indicated; | Complete |
| Preliminary grading and erosion control plan indicating proposed on-site excavation and fill activities, and within public rights-of-way, if applicable, including demonstration of conformance with city of La Center erosion control measures; | Complete |
| Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights; | Complete |
| Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted). | Deferred to Final Site Plan review or building permit submittal. |
| Landscape plan meeting the requirements of LCMC 18.245.060 | <p>The location of exterior mechanical equipment needs to be shown and screened by landscaping unless screened by a proposed fence.</p> <p>The plant and tree species are not specified. Plants should be hardy and drought-resistant. If the type is not provided now, this will be a condition of approval prior to final site plan approval.</p> <p>Installation and maintenance standards are not shown and will be a condition of approval.</p> <p>The City will apply a condition of approval to ensure permanent irrigation is installed prior to occupancy.</p> |

CITY'S NEW OUTDOOR LIGHTING CODE

The City recently adopted a new outdoor lighting code (see attached). The outdoor lighting code sets lighting spectrum requirements, lighting levels, and shielding requirements. As part of this new code, applicants are required to submit information demonstrating compliance with the lighting code at the time of land use (site plan review) or building permit submittal. The information must include:

- Plans demonstrating compliance with the requirements of this Chapter including the total number and location on the premises of all outdoor luminaries, both proposed and any already existing on the site;
- Description of all outdoor luminaires, both proposed and existing. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required); lamp types, BUG rating, wattages, and initial lumen outputs;

The above is not a completeness requirement. The applicant can choose whether to provide this information during site plan review or at the time of building permit submittal.

CONCLUSION

The City finds application **Technically Complete**. The City, by finding the application complete, does not warrant the information presented by the applicant is accurate.

DISCLAIMER

The purpose of this checklist is solely to ascertain whether the application satisfies the minimum requirements for technical completeness consistent with La Center Municipal Code (LCMC) 18.030.050. Representations as to completeness or incompleteness of the application material refer solely to the presence or absence of materials and do not reflect the City's evaluation of the substance of the documents. The City, by finding the application complete, does not warrant the information presented by the applicant is accurate. The City does not imply or warrant the information the applicant submitted complies with all or any part of the LCMC, La Center plans, maps or standards; or state or federal statute, rule or regulation, beyond the completeness check. The City reserves the right to request additional information from the applicant.