



Highland Terrace Technical Completeness Review

Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: 34305 NW Pacific Highway, La Center, WA 98629. Assessor's serial numbers: 258636000, 258704000, 258702000, 258727000, 258644000, 258763000

Project Type: Type II Post-Decision Review (PDR) to review changes made to the Highland Terrace subdivision preliminary plat, originally approved in 2006 (Final Order: 2006-019-SUB)

Applicant: Chris Sundstrom, Evergreen Homes
13217 NW 30th Court
Vancouver, WA. 98663

Project Background/Description: The Highland Terrace subdivision received preliminary plat approval on December 18, 2006. Due to the economic conditions brought on by the recession beginning in December 2007, the applicant was unable to move forward with developing the then-proposed infrastructure improvements for the subdivision, which are required prior to final plat approval. Under Revised Code of Washington (RCW) 58.17.170, preliminary plats approved prior to or on December 31, 2007 were automatically vested for ten years under the development standards that they were originally reviewed under. In December 2016, the applicant applied and received a one-year extension, allowed under La Center Municipal Code (LCMC) 18.210.050. In November 2017, the applicant and the City recorded a development agreement (DA) that vested the terms of the preliminary plat approval until December 2020.

On February 7, 2020, the applicant submitted engineering plans for approval to begin building the subdivision's infrastructure improvements. There were several changes to the proposed subdivision design from what was originally approved for the preliminary plat. Some of these changes are tied to conditions of approval from the preliminary plat, while others are non-conditioned redesigns. As such, the applicant will need to receive PDR approval to ensure that the proposed subdivision meets the code standards that the preliminary plat is vested under and to ensure new environmental impacts are properly mitigated. The changes made to the preliminary plat will result in greater impacts to wetlands on-site than what was originally approved. To address these impacts, the applicant has voluntarily chosen to comply with the current critical areas code, which is more stringent than the past critical areas code that the preliminary plat was reviewed under. Mitigation for wetland impacts will occur at an approved off-site mitigation bank. Along with the PDR review, the applicant is requesting a variance to decrease the side-yard setback standards of the vested code and is requesting an additional one-year extension of the preliminary plat approval, which would then expire in December 2021.

Completeness Determination: The City has received the following application materials for the proposed PDR and variance:

- Signed master land use application and reimbursement agreement;
- Application fees;
- Signed pre-application conference waiver;
- Revised preliminary plat document showing all building envelopes, lot sizes and lot dimensions, and easements;
- Certified mailing labels for properties within 150 feet of the development for noticing purposes;
- Critical areas report and bank use mitigation plan;
- Variance narrative
- Deeds and legal descriptions.

We are writing to notify you that the application is **complete**. If you have any questions regarding this determination of completeness or the review process, please contact me at ethan.spoo@wsp.com or 360-823-6138.

Signed:  _____ Date: March 20, 2020
Ethan Spoo, AICP, Consulting City Planner