



**REVIEW FOR TECHNICALLY COMPLETE STATUS:  
Sunrise Terrace Subdivision (2015-006-SUB)  
August 25, 2015**

**APPLICANT/OWNER:** RK Land Development, LLC/John & Sandy Perrott & Lee Norden

**DATE OF RECEIPT OF APPLICATION:** July 13, 2015; supplemented on July 21, 2015 and August 18, 2015

**LA CENTER PLANNING CONSULTANT:** Eric Eisemann, E<sup>2</sup> Land Use Planning Services, LLC

**LA CENTER CITY ENGINEER:** Anthony Cooper, P.E.

**HEARING DATE:** **October 12, 2015, 3:30 PM** at La Center City Hall, 214 East 4<sup>th</sup> Street, La Center, Washington.

**DISCLAIMER**

The purpose of this checklist is solely to ascertain whether the application satisfies the minimum requirements for technical completeness pursuant to 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 La Center Municipal Code (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.

**REVIEW FOR TECHNICALLY COMPLETE STATUS**

Before accepting an application subject to review, the City shall determine that the application is technically complete. (See LCMC 18.030.050(1)):

Review Finding

The City conducted a pre-application conference for the proposed development on January 8, 2015. The Applicant filed the application materials originally on July 13, 2015; supplemented the application on July 21, 2015 and August 18, 2015.

**STANDARDS FOR TECHNICAL COMPLETENESS**

<b>Criteria</b>	<b>Complete &amp; Location</b>
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: Application form and cover page
An environmental checklist or EIS, if applicable under Chapter 18.310 LCMC;	Complete: Signed copy dated July 7, 2015
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
Proposed dedications to the city or other agency, if applicable;	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;	Owner authorization provided for Perrott & Norden
Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance;	Complete: Perrott & Norden
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: 2014-003-PAC
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;	Narrative provided but insufficient demonstration of compliance.
The names and addresses of owners of land within a radius of 300 feet of the site for an application subject to Type III 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  Complete
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;	Complete: <ul style="list-style-type: none"> <li>• Legal Lot, SEPA,</li> <li>• Boundary Line Adjustment,</li> <li>• Preliminary Subdivision</li> </ul>
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;	Complete: CES, Inc. memos: 10/14/2014 & 6/16/2015
An appropriate geotechnical study if: The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or The site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes in excess of 20 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes;	Complete: Columbia West report
An archaeological predetermination if the area proposed for development contains lands classified as having moderate-high or higher probability of containing archaeological resources.	Complete: ACS report
Preliminary grading, erosion control and drainage plans: Type III applications shall include such plans which shall be consistent with applicable provisions of Chapter 18, Section 4 – Critical Lands;	Complete: Grading Plan Drainage Plan
Information about proposed utilities, including water and sanitary waste.	Complete
<b>OTHER REQUIREMENTS PER WRITTEN PRE-APPLICATION CONFERENCE REPORT:</b> <i>Signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application and Sewer Basin Capacity Analysis</i>	Complete
<b>B. §18.210.030 LCMC, Preliminary plat application contents</b> (Not addressed in 18.30.050)	--
(5) If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel.	Complete: See Circulation Plan
(13) 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.	Complete
(14) A plan showing proposed phasing if the applicant proposes to develop the subdivision in phases.	Complete

The City Engineer provided these additional comments regarding information the applicant must address during the land use review and development stage.

**Traffic Analysis:** The traffic analysis indicates a level of service B for AM and LOS A for PM trips at Lockwood Creek Road intersection with the "Local Access Drive-Avenue A" to the development. The report also indicates a volume to capacity ratio of 0.22 for AM and 0.13 for PM at this intersection. Since left turn bay to 18<sup>th</sup> Place from Lockwood Creek Road and the left turn bay to Avenue A will share the left turn bay, the Applicant must demonstrate there is enough room in the turn bay when traffic is queuing for both of these movements. The applicant submitted a technical memorandum addressing queuing analysis for left turning movements to Avenue "A" and 18<sup>th</sup> Place simultaneously and it appears that there is an adequate length of turn bay to support peak traffic volumes. Further support information may be requested the plan review process. The applicant is requesting a road modification of intersection spacing between the new Avenue A and existing 18<sup>th</sup> Place along Lockwood Creek Road. The application states that the intersection spacing requested is 280-feet and the code minimum is 300-feet. In order for the city to approve a road modification, the applicant will have to prove that there is no back up of traffic into the travel lanes by queuing at this intersection. In addition the application will have to satisfy the criteria of the road modification as listed in the City Engineering Standards.

**Stormwater:** The preliminary technical information report used hydrologic curve numbers consistent with meadow and pasture for the pre-developed stormwater analysis. The LCMC section 18.320.220 states that if surface water leaves the site, runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The applicant proposes to use "wet ponds" for water quality and quantity treatment before release of stormwater to the existing downstream roadside ditches in Lockwood Creek Road. The applicant must use the curve numbers for the pre-developed condition per the LCMC or perform a downstream hydraulic analysis per the city code.

The Geotechnical Report test pits (TP1 relates to the location of the stormwater pond) shows that the groundwater was encountered at 12-feet below existing grade. These test pits appear to be done in the summer; during the winter the groundwater elevation will likely rise. The report also states that the groundwater depth varied from 6-feet to 12-feet below existing grade on the site. The stormwater pond at tract B is shown to have a bottom elevation at 174-feet and the existing grade of approximately 183-feet to 190-feet. This will result in the bottom of the stormwater pond being 9-feet to 14-feet below existing grade. It is reasonable to assume groundwater level could raise above the bottom the stormwater pond during the summer and winter, affecting the storage and treatment capacity of the ponds. The design must consider the effect of groundwater that could potentially reduce the capacity of the pond.

The Geotechnical Report investigated the structural section necessary for the pavement. Soil investigation must be done to recommend the pavement structural section necessary for development. As a minimum the structural sections listed in the city standard street sections must be used. In addition the report must recommend the over-excavation section for unstable soil encountered during construction. The Geotechnical Engineer is responsible for determining the over-excavation stabilization section during construction for unstable soil encountered, but a recommended over-excavation section must be provided as part of the report and site plans.

**Sanitary Sewer:** The Sanitary Sewer Capacity Analysis indicates that both pump station #2 and #3 need must be upgraded to a capacity to address additional flow from Sunrise Development (Pump station #3 must be upgraded to 110 gpm and pump station #2 must be upgraded to 177 gpm). The City Engineer interprets the term "upgraded" to mean replacement of pumps necessary to pump the flows based on the development. This also includes upgrading the force main from pump station #2 to the sewer manhole from a 4-inch diameter pipe (existing) to a 6-inch diameter pipe.

## CONCLUSION

The City finds application ✓**Technically Complete.**

For a full disclosure of an applicant's and City's rights and responsibilities as to technical completeness, please see LCMC 18.030.050.