

PLS

ENGINEERING

**PUBLIC FACILITIES
ANALYSIS**

For

HUNG ANNEXATION

**60% PETITION FOR
ANNEXATION
APPLICATION**

Submitted to

CITY OF LA CENTER

FOR

SUSANNA HUNG

January 2021

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General Information

Applicant:

Susanna S. Hung Trust

710 Columbia Street #414
Vancouver, WA 98660
sshung_2000@yahoo.com

Owner:

Susanna S. Hung Trust

710 Columbia Street #414
Vancouver, WA 98660
sshung_2000@yahoo.com

Project Contacts:

PLS Engineering

Travis Johnson, PE
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Vancouver, WA 98660
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Location:

NE ¼ Section 2, T4N, R1E, WM

Site Address:

2000 NW Lockwood Creek Road

Project Size:

20 acres

Jurisdiction:

Clark County

Zoning:

R1-7.5 – Single Family Residential

Comprehensive Plan:

Urban Low Density Residential

Comprehensive Plan Overlay:

Urban Holding

Current Use:

Manufactured Home

Tax Lot Information:

209113000

School District:

La Center

Water District:

Clark Public Utilities

Sewer District:

Rural/Resource

Fire District:

Clark Co Fire

Project Description

The applicant is petitioning to annex the subject site into the City of La Center jurisdiction under the LDR-7.5 zone. The site is 20 acres in size and identified as parcel 209113000.

The site address is 2000 NW Lockwood Creek Road, La Center, WA 98629, located in the Northeast ¼ of Section 2, Township 4 North, Range 1 East of the Willamette Meridian. The site has been used as a single-family residence in the past and currently has a mobile home and an barn on site. The residence is vacant.

To the south of the site is NE Lockwood Creek Road and 3 parcels that are currently in Clark County jurisdiction under the Urban Hold overlay. These parcels did not wish to be included in the annexation. North and west of the site is the Heritage Country Estates Subdivision which is zoned LDR-7.5 and currently being constructed. To the east are rural residential parcels in Clark County jurisdiction.

The City of La Center Municipal Code 18.290.030(1)(g) requires, “Evidence demonstrating that all public facilities and services necessary to serve the annexation territory, at full build-out, are either constructed or planned for and funded at a level of service sufficient to meet the demands of the most intense development allowed on the property in question.” The following narrative summarizes the public facilities needed and how they will be provided to serve any future development on this site.

Transportation

NE Lockwood Creek Road provides access to the site along its southern boundary. NE 24th Avenue borders the site to the east. The Heritage Country Estates subdivision to the north and east has provided street stubs to the subject property E. 4th Way, E. Upland Avenue and E. White Oak Avenue. There are no known capacity issues with these roadways.

Sanitary Sewer

There is an existing sanitary 8” sewer main stubbed to the west property line located in E. 4th Way, roughly 7.2’ deep. The main has the depth required to serve the entirety of the site.

Domestic Water

Clark Public Utilities (CPU’s) is the water purveyor for this site. There are existing water mains stubbed at the north property in E. Upland Ave, and E White Oak Ave. There is an existing water main stubbed at the west property line in E 4th Way. There is an existing water main running along the entirety of the east property line. There is an existing water main to the south of the site running along the frontage of the site in NE Lockwood Creek Road. Depending on development layout, public water to the site is available by connecting to the existing water mains within E 4th Way, E. Upland Ave, and E White Oak Ave, or by extending a main off of the main in NE Lockwood Creek Rd, or the main running along the eastern property line.

Stormwater

Stormwater runoff (quantity and quality) from the future development will be maintained and treated on-site at the pre-developed site conditions within a detention pond near the southwest corner of the site. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).

Fire & Police Protection

Future homes on this site will be protected by City of La Center Police Department and Clark County Fire District. Police and Fire levy property taxes will be collected from the future residences to pay for the additional services generated by the additional future homes.

Parks

Park impact fees will be collected at the time of building permit issuance for the future homes.

Schools

School impact fees will be collected at the time of building permit issuance for the future homes.