



305 NW Pacific Highway,
 La Center, Washington 98629
 T/360.263.7661 F/360.263.7666

PRE-APPLICATION CONFERENCE
LOCKWOOD MEADOWS SUBDIVISION (2019-PAC)
 Meeting conducted on Tuesday, March 19, 2019 – 2:00 PM

PROJECT INFORMATION

Site Address	2000 NE Lockwood Creek Road, La Center, WA 98620
Legal Description	#94 SEC 2 T4N R1EWM 20A; PIN 209113000
Applicant	Matthew Vissotzky, The Holt Group, Inc. PO Box 61426, Vancouver, WA 98666 Contact: 360-220-5354 matthew@hotgroupinc.com
Applicant's Representative	AKS Engineering & Forestry LLC, 9600 NE 126 th St, Ste 2520, Vancouver, WA 98682. Contact: Dave Weston 360.882.0419, davew@aks-eng.com
Property Owner	Patricia Kay Reed, 2000 NE Lockwood Creek Rd, La Center, WA 98629.
Comprehensive Plan / Zoning	Urban Low (UL) / Clark County R1-7.5; Urban Holding (UH) 10
Proposal	Annexation. Subdivide approximately 20 acres into 71 detached single-family residential lots. Access is proposed off the following streets: E 4 th Way, E Upland Ave and NE 24 th Avenue. Critical areas are present.
Applicable Regulations	La Center Municipal Code (LCMC) Titles: 3.35 Impact Fees; 12, Streets, Sidewalks & Public Ways; 13, Public Utilities; 15, Buildings and Construction, and the La Center Comprehensive Plan. Applicable Title 18 requirements include chapters: 18.30 Procedures; 18.130 Low Density Residential; 18.245 Supplemental Development Standards; 18.260 Variances; 18.275, Signs; 18.270 Off-Street Parking and Loading; 18.290, Annexations; 18.300 Critical Areas; 18.310 Environmental Policies (SEPA); 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

REVIEW

Development Standards

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria.

Public Works and Engineering

Chapter 12.10 -- Public and Private Road Standards

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a bond in an amount and with surety and conditions satisfactory to him or other secure method as the director may require, providing for and securing to the City of La Center the actual construction and the installation of such improvements within the period specified by the director and specified in the bond or other agreement, and to be enforced by the director by appropriate legal and equitable remedies. In no case shall the bond be less than 110 percent of the cost to complete construction, per LCMC 12.10.110. NE 24th Avenue is classified as a minor collector street and the applicant shall provide half street improvements per City Street Standard ST-13B.

The applicant shall provide full street improvements on interior streets according to the City of La Center Local Access standard ST-15. In addition to the interior street improvements, street lights, street trees, and stormwater improvements are required. LCMC 12.10.190.

Since part of the lot frontage of the property abuts Lockwood Creek Road, half street improvements along the frontage are required per ST-12A Minor Arterial "A" standard. This includes street lights, street trees and storm drain improvements.

The applicant proposes to use a hammerhead turnaround for lots 57, 58, 59 and 60. Section 2.12 of the Engineering Standards allows for the turn-around to be a hammerhead if the dead end is under 200-feet and a cul-de-sac for dead end streets over 200-feet. The length of the dead end exceeds 200-feet in length and a cul-de-sac is required to be built for the turnaround. The Fire Department is concerned about the access to these lots being used for parking, which would prevent emergency access to the lots. Even if signs are placed to restrict parking, enforcement might be difficult, and could create problem emergency services if access is restricted by parked cars.

Because this is a fire-life safety concern, the city will require that this will be a public street with a cul-de-sac turnaround providing adequate area for parking and emergency access.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on the standard detail attached.

Streets and Circulation

The applicant proposes to connect stubbed streets from the existing Heritage Country Estates to Lockwood Meadows Subdivision. These connections include E. 4th Way on the west side of the site, E. Upland Drive north of the site, and E. 3rd Street connecting NE. 24th Avenue west of the site.

Per LCMC 12.10.210, the maximum street spacing is 500-feet. The spacing between E 3rd Street and E. 24th Avenue is over 700-feet. In addition the street spacing between E. Upland Drive and NE 24th Avenue is over 800-feet. The code allows that in order to minimize traffic in residential neighborhoods, an overall development plan providing longer intersection intervals may be approved so long as it provides adequate vehicular circulation in the vicinity of the development; and provided further that when cross streets exceed 500-feet, pedestrian walkways connecting streets may be required. The applicant appears to have provided a pedestrian walkway north and south from E. White Oak Avenue, decreasing the spacing of White Oak Avenue pedestrian crossing to E. Upland Avenue to be approximately 570-lineal feet. Although this is an alternate to the LCMC to prevent from extending the street, the Fire Department is concerned about access for emergency services. The applicant will need to extend E. White Oak Avenue to E. 5th Street or provide a reason why this is not possible.

The street spacing between 6th Street and 3rd Street along NE 24th Avenue does not meet the spacing requirements and either a pedestrian walkway needs to be placed or another street connection needs to be made to meet the spacing requirements.

The traffic study shall include traffic impacts, including level of service to all adjacent streets and intersections to the development; including but not limited to:

1. Pacific Highway at W 4th Street;
2. Aspen Avenue at E/W 4th Street;
3. E Stonecreek Drive at E 4th Street;
4. NE Highland Avenue at E 4th Street;
5. NE 24th Avenue at NE Lockwood Creek Road; and
6. NE Lockwood Creek Road and NE 24th Avenue.

The report shall include average daily traffic and peak hour traffic for intersections and streets as noted above. LCMC 18.215.050(n).

The applicant is also requesting a road modification regarding intersection spacing.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved per LCMC 13.10.200. The Applicant's Engineer proposes to add 71 homes to the existing 8-inch diameter sewer in in E. 4th Way. Per the Engineering Standards, the applicant shall provide calculations with a report that shows the future upstream influent and the capacity of the downstream facilities. The applicant shall verify that the downstream sewer has enough capacity for the proposed development and any upstream future development can be supported by the existing downstream system.

The applicant proposes to construct a sanitary sewer in the buffer of the wetland between E. Vine Maple Avenue and E. 4th Way. During the Pre-application hearing it was acknowledged that this might a feasible way to connect the proposed sewer to an existing gravity system. However after further review of the General Sewer Plan (GSP) method of disposal for this drainage basin, the City will not be able to allow the gravity sewer connection to Heritage Country Estates sewer system. The reason is that the General Sewer Plan was established to include all basins attributed to a pump station or existing gravity sewer. The parcel containing Lockwood Creek Meadows Subdivision is part of the drainage basin for pump station #5 shown on the GSP. Bypassing pump station #5, leaves a costly burden on the remaining property owners to construct the gravity sewer system required to connect to the pump station that will be built on school property.

Connection to the manhole in E. 4th Way, recently constructed in the Heritage Country Estates Subdivision, shall be constructed per City Engineering Standards. LCMC 13.10.180. A minimum 8-inch diameter public main pipe will be installed between the proposed development to the point of connection at the City manhole. LCMC 13.10.190. A back water valve is required, if the lots are lower than the street, on each sewer connection from the lots and will be located at the property line within the applicant's property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

Existing septic system must be abandoned or removed as necessary per Clark County Environmental Health permitting.

Chapter 18.320 (Stormwater and Erosion Control)

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 S.F. are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 S.F. of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious interior streets in the subdivision. Per LCMC 18.320.210, treatment best management practices (BMP) shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with two new wet- detention ponds. The wet-pond on the south end of the site, appears to be just outside the wetland buffer, but the applicant will need to verify this. The second wet-pond is at the southwest corner of the site adjacent to Lockwood Creek Road. The outfall of this pond appears to drain to the ditch in Lockwood Creek Road. The applicant may need to analyze the capacity of this roadside ditch as part of the stormwater report. For stormwater facilities for which the City of La Center will not provide long term maintenance, the applicant shall make arrangements with the existing and future occupants or owners of the subject property for assumption of maintenance in a manner subject to the approval of the city.

The applicant will demonstrate how stormwater treatment will be accomplished to meet the 1992 Puget Sound Manual and the City ordinance. In addition, water quantity will need to be managed to meet the engineering standard. The treatment will need to meet the City of La Center and 1992 Puget Sound Manual and the City of La Center standards, which requires compliance with the Water Pollution Control Act and the Water Resources Act.

Per LCMC 18.320.220, if infiltration is used for disposal of stormwater, the project must infiltrate the 100-year storm where local soil types and ground water conditions are suitable. Per the Puget Sound Manual, an emergency overflow above the 100-year storm event needs to be shown. If infiltration of stormwater is not feasible for quality treatment and quantity disposal, stormwater runoff must be detained meeting the requirements of Chapter 18.320 LCMC and then discharged into the existing low point on the site. Clark County Soil Groups or USDA may be used to determine the hydrology of the site. Isopluvials shall be used to determine the design storm frequency (attached). Per the City Ordinance, a forested condition must be used for the pre-developed surface condition. The HEC-1 flood hydrograph package or HEC HMS may be used for hydrologic computation of site quantity control.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method. Attached is the City rainfall intensity chart.

Per LCMC 14.10.140, a preliminary stormwater plan and preliminary stormwater report shall be submitted for review as part of the land use application. The stormwater report must also address stormwater how energy dissipation will be accomplished so that the downstream property is not impacted by stormwater.

Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot. A Technical Information Report (TIR) is required along with the development plans for approval of the stormwater system.

Maintenance of Stormwater Facility

If the stormwater treatment and disposal facility is within public right-of-way, the applicant shall maintain the facility for two years after development. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. The City is disinclined to own or maintain the stormwater facility. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat. Stormwater facilities must be located in a separate tract.

Grading

A grading and erosion control permit is required as part of the subdivision plans. As part of the grading plans, finished floor elevations need to be shown for the lots in addition to grading quantities. The plan shall show retaining walls necessary to grade the lots.

The City Erosion Control Standards require that any activity disturbance over 500 S.F. must comply with the City standards. As part of these standards a construction stormwater permit is required from the Department of Ecology and an SWPPP will be necessary as part of the plan submittal to the City. Soil disturbance is discouraged between November and May.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

Potable Water

Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval. CPU will provide a copy of the Water Availability report. An east-west water line will need to be installed within the required street between W. 12th Way and NW 9th Avenue on the north side of the subdivision. You will need to provide proof that the on-site well was properly abandoned.

There is a booster station on the west side of NE. 24th Avenue that may be in the new sidewalk along NE 24th Avenue that may impact the new sidewalk elevation. The applicant will need to survey this pump station and determine impacts to the proposed half street improvements.

Street Lighting

Street light design and installation is reviewed and approved by CPU. LED Street lights are required per the City Engineering Standards. The new LED standards require "Full Cutoff" Acorn style lights for in local streets and Cobra Head for Collector and Arterial Streets.

Building

The plat is reviewed and approved by Public Works Building Services. Proposed setbacks for each lot will be required on the plat. The plat notes should stipulate amount of impervious/saturation development allowed (maximum building lot coverage is 35% and maximum impervious surface area is 50%).

Development of the lots shall not create hazards or conditions for any adjacent lot. A geotechnical report will be required analyzing the development design and for lot infill. The report should propose plat development conditions for the builders, by lot if required. Plat conditions for individual lot build out should include provision of adequate foundation drainage, in particular on the high side of each lot. An adequate absorption/dissipater design that cannot flow by gravity to the storm lateral should be included in the plat conditions for stormwater. Stormwater collected from newly created impervious sources or surfaces (roof, slabs, flatworks, etc.) shall be terminated in an approved manner. A plat note and detail shall be provided for a concrete truck washout area which builders and contractors shall be required to use and maintain until final build out.

If retaining walls are to be constructed, there design details will need to be included in the plat conditions for the builder(s). Any required walls shall be installed and approved before final occupancy approval. Other walls built shall be built to a plat standard detail. Fence detail will need to be provided. Fencing should be uniform.

Coordinate with Chief Mike Jackson, Clark County Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use

Municipal Code: <http://www.codepublishing.com/WA/LaCenter/#!/LaCenter18/LaCenter18.html>

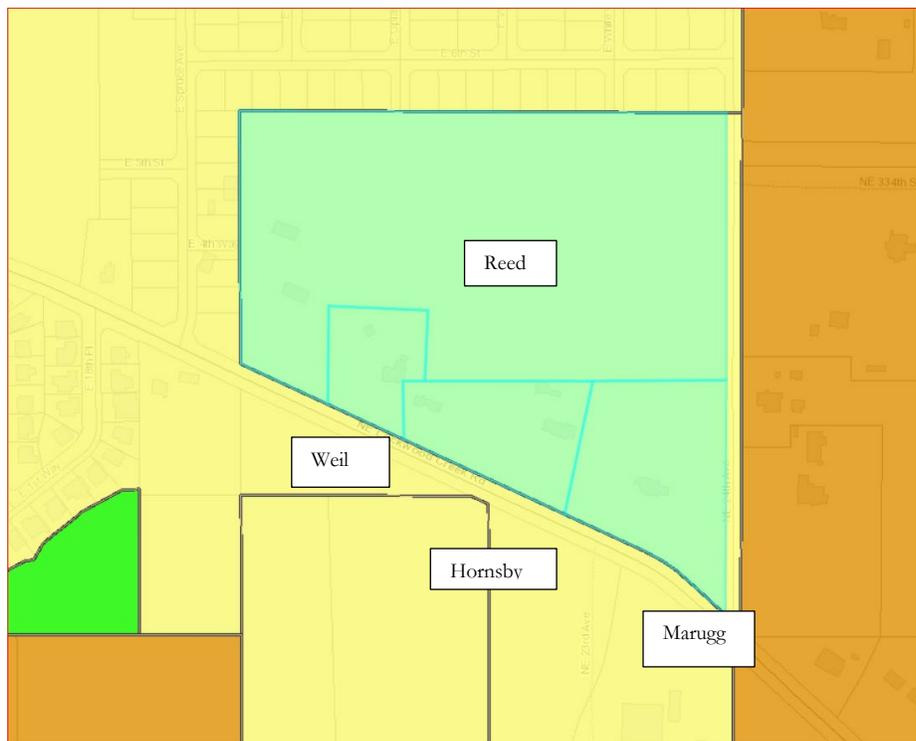
Legal Lot Determination:

An application package should include an application for legal lot determination.

Chapter 18.290 (Annexation)

The property is located within the La Center Urban Growth Area (UGA) and is contiguous to the La Center City Limits. Consequently, the property is eligible for annexation. (LCMC 18.290.010) Until the subject property is annexed into the city limits it remains under Clark County land use jurisdiction. The owners of property representing not less than 10% of the area proposed for annexation may initiate the annexation process. (LCMC 18.290.020) Additional information regarding the annexation process is available at http://www.ci.lacenter.wa.us/city_departments/pdfs/Annexations.pdf

Four properties are located within the La Center UGA at the intersection of Lockwood Creek Road and NE 24th Ave. The city will consider annexation of all four properties concurrently rather than one at a time.



UN-ANNEXED AREA

Owner	PIN#	Acres	Assessed Value
Reed	209113000	20.00	323,570
Weil	209065000	1.50	378,086
Hornsby	209102000	3.44	304,788
Marugg	209072000	4.85	492,219
<i>Total</i>		<i>29.79</i>	<i>\$1,498,663</i>

Annexation requires an analysis of capital facilities (Sanitary sewer, water, transportation, schools, and parks) necessary to serve the subject land and a finding that facilities are available or are planned and funded with the intent to be available within 6 years. Because of the need for an integrated approach to capital facilities in this area which is constrained by topography, critical areas and existing and planned infrastructure, the city will consider annexation of the remaining 29.79 acres of the UGA at one time. The city will not consider piecemeal annexation requests.

The City Council has digression to approve or deny an annexation request. The City may not issue a final decision on a land use decision until after the effective date of annexation.

Chapter 18.130 (Low Density Residential)

The site is zoned Clark County R1-7.5, low density residential. The city equivalent is LDR 7.5, a minimum lot size of 7,500 feet. Single-family detached residential dwelling units are a permitted use within the zoning district. The minimum average lot size in the district is 7,500 S.F. and the development must meet a minimum of 4 units per gross acre, minus right-of-way. A technical complete application must calculate and demonstrate compliance with the city’ lot size and density standards. Densities shall be calculated based on the gross area of the site minus any public rights-of-way.

Ninety percent (90%) of all new parcels in this district must average within 10 percent of 7,500 S.F. as a total development and any phase within the development. The remaining 10 percent of lots may be reduced to 6,000 S.F. as a result of density transfer per LCMC 18.300.130. Individual parcels may not be smaller than 6,000 S.F. or larger than 11,000 S.F. LCMC 18.130.020(1)(a).

- The proposal is for 71 lots. Lot #24 is 11,927 SF and exceeds 11,00 SF.
- Lots 20, 21, 22, 23, 69 & 70 range between 6,000 SF and 6,815 SF which represents 8.45% of 71 lots – within the allowable 10% allowance for lots less than 7,500 SF.

Each lot shall comply with the dimensional standards within Table 18.130.090.

Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) ^{1,2}	Minimum Side Yard Setback (feet) ²	Minimum Street Side Yard Setback (feet) ²	Minimum Rear Yard (feet) ^{2,3}
60	90	20	7.5	10	20

² The City may permit a minimum lot area of 6,000 S.F. when critical areas are present and a transfer of density is proposed per LCMC 18.300.130. Under no circumstances may lots of less than 6,000 S.F. be permitted.

³ The maximum lot area of a lot abutting the urban growth area boundary may exceed 11,000 S.F. pursuant to this section. A border lot also is subject to different setbacks. The maximum lot area also can be exceeded for multifamily development.

Lot 15 has a proposed frontage of 55.80 feet, less than 60-foot requirement. Lot 14 has proposed frontage of 55.5 feet, less than the 60-foot requirement. The applicant has requested a variance to the 60-foot lot width standard. See variance section below.

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. A technically complete application must calculate building lot coverage per lot and total amount of impervious surface area to be created.

Street trees must be planted at a minimum of 30-feet on center. The City will require LED street lighting. The new development shall provide parks and open space pursuant to the applicable requirements of Chapter [18.147](#) LCMC (Parks and Open Spaces). (LCMC 18.130.100)

Chapter 18.147 Parks and Open Space

Any development in an LDR-7.5 zoning district that includes 40 or more dwelling units must provide a park consistent with LCMC 18.147.020. Each development in an LDR-7.5 zoning district shall provide one or more family parks at a ratio of one-quarter acre per 40 dwelling units (0.25 ac/40 du). LCMC 18.147.030(1)(i). A 71-unit LDR subdivision is required to provide 1.775 units of park land ($71/40 = 1.775$) which is equivalent to 19,330 S.F. of park land. The proposal is for 0.61 acres or 26,571 SF of park. The smallest park allowed is 0.25 acres. The proposal includes a 24,000 SF park area in Tract A which also includes a wetland and wetland buffer, stormwater facility and utility easement. Tract A abuts proposed E. Vine Maple Avenue.

Park Standards:

The proposal does not include any details regarding park amenities. Therefore, the following comments are general:

- The park should be centrally located, and it may not abut a minor collector or higher classification street.
- All parks shall be fronted by a public road for at least 40 percent of their perimeter. If it is not feasible or practical to meet this standard because of location and/or physical site constraints, a pedestrian pathway or other design element approved by the review authority to assure free and open public accessibility shall be established through a dedication or perpetual easement with a minimum width of 20 feet. This pedestrian pathway connection shall be made from the public street to the park.
- All parks shall have at least 75 percent of their area (14,497 SF of 19,330 SF) improved with usable active play areas and open space. A stormwater pond and wetland are not active play areas. LCMC 18.147.030.
- A complete application must respond fully to the park design standards in LCMC 18.147.030(1)(b).
- The park must be fully functional by the time of the 25th occupancy permit.
- A technical complete application must include a preliminary facilities plan consistent with LCMC 18.147.040.

A technically complete preliminary land use application shall include a preliminary park site plan and landscape plan. LCMC 18.147.040. The applicant retains maintenance and liability responsibilities for the parks and trails developed pursuant to this chapter unless these responsibilities are accepted by the city. LCMC 18.147.050.

Within a Critical Area or buffer, open space, and parks and recreational facilities may be allowed where there is no other reasonable alternative, based on topographic and environmental conditions, as determined by the director. LCMC 18.300.050(4)(b). The burden of proof rests on the applicant.

Chapter 18.190 Urban Holding District

The property currently is subject to an annexation petition. The city will require concurrent annexation of the four remaining properties in this area of the UGA.

When the Public Works Director or City engineer certifies that the capital facility deficiencies associated with the 29.79 acre annexation area have been resolved, the City may remove the UH-10 overlay. The overlay can be removed concurrently with the approval of the Final Plat for development or as a separate Type II application and land use review not associated with subdivision approval. LCMC 18.190.060.

18.210 Subdivisions

Submittal Requirements (LCMC 18.210.030): A technically complete application form and the following materials will be required, if applicable. Please provide four (4) copies and an electronic version of all materials:

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application. **Include a WORD.doc version.**
2. 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.
3. Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
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 into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments and concerns in the summary.
7. 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. **Include a WORD.doc version.**
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.
 - a. 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.
 - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.
9. 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.
10. A wetland delineation and assessment is required by Chapter 18.300 LCMC and an application for a critical area permit. The wetlands on site must be reclassified using the 2015 Ecology wetland rating system.
11. A geotechnical study is required for public road sections analyzing the strength of the existing soil with the proposed roadway section. If infiltration is proposed for the site stormwater disposal, the report will need to analyze existing infiltration rates. The report may also need to address building code design requirements per the building code.
12. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.
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.
14. A phasing plan, if proposed.

15. An archaeological predetermination report.
16. Additional information:
 - a. A traffic study (please consult with the City Engineer regarding intersections to be studied.)
 - b. A signed *Agreement to Pay Outside Professional Review Expenses Related to Land Use Application*. (Provided during the meeting.)

Vesting: Applications are vested on the date the City deems the application to be technically complete.

Subdivision Review Process: All correspondence must be submitted to the La Center City Clerk. Subdivision applications are processed as a Type III land use review requiring a public hearing before the La Center Hearing Examiner. Within 14 days after the City finds the application technically complete, the Clerk shall mail a Notice of Application to you and adjacent property owners. The comment period shall remain open for a minimum of 14 days. The City will schedule a hearing within 78 days after the City finds the application to be technically complete. The City shall issue a staff report a minimum of seven calendar days prior to the hearing date. An appeal of the Hearing Examiner's decision must be made to the City Council within 14 days after the date of issuance of the decision.

Subdivision Approval criteria (LCMC 18.210.040): The applicant carries the burden of proof to demonstrate that the proposal complies with the following City regulations and standards:

- Chapter 12.05 LCMC, Sidewalks;
- Chapter 12.10 LCMC, Public and Private Road Standards;
- Chapter 15.05 LCMC, Building Code and Specialty Codes;
- Chapter 15.35 LCMC, Impact Fees;
- Chapter 18.245 LCMC, Supplemental Development Standards;
- Chapter 18.300 LCMC, Critical Areas;
- Chapter 18.310 LCMC, Environmental Policy;
- Chapter 18.320 LCMC, Stormwater and Erosion Control;
- Title 18, Development Code;
- The subdivision must make appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and
- The subdivision complies with Chapter 58.17.110 RCW. A technically complete application must include a written narrative responding to the approval criteria in 58.17.110(2)(a) and (b) RCW.

Subdivision General Issues:

A technically complete application must provide evidence and a written narrative demonstrating that the subdivision makes appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes. LCMC 18.210.040(1)(c). **Include a WORD.doc version.**

Please note:

1. To approve the preliminary plat, the Hearing Examiner must make an affirmative finding that "appropriate provision for potable water supplies and for the disposal of sanitary wastes".
2. All existing wells and septic systems must be properly decommissioned prior to final plat.
3. The City may refuse bonds in lieu of improvements at the time of final platting if such bonding has not been previously discussed and documented.
4. Flag lots are discouraged.
5. The preliminary plat shall expire five years from the date of the Final Order. RCW 17.58.140(3)(a).
6. Phasing is permitted. All phases must be identified on the preliminary plat.
7. Flag lots are discourage. LCMC 18.210.040(3).

Phasing:

The applicant proposes to construct the project in two phases Phase 1 will include 24 lots (Lots 44-67) and Phase 2 will include the remaining lots, road extensions wetlands and buffers, and a park.

Consistent with LCMC 18.210.040(2), a technically complete application must include a phasing plan that demonstrates:

- (a) The preliminary plat identifies the boundaries of each phase and sequence of phases;
- (b) Each phase includes open space and other required public and/or private infrastructure at least in proportion to the number of lots in the phase;
- (c) The sequence and timing of phases maintains compliance with applicable standards throughout the development of the subdivision; and
- (d) The applicant completes or assures completion of public improvements consistent with LCMC [18.210.090](#).

Chapter 18.245 Supplementary Development Standards

The applicant states they are not proposing fences or walls. A technically complete application must address the supplemental development standards regarding the fencing, hedging, solid waste, lighting, noise, and landscaping regulated by Chapter 18.245, to the extent applicable.

Chapter 18.260 Variances

The proposal includes a request to reduce the required lot frontage requirements for Lots 14 and 15 from 60 feet to 55.5 feet (lot 15) and 55.8 feet (lot 14). The proposed lot reduction is less than 10%. A technically complete application must address the variance approval criteria in LCMC 18.260.040:

- (1) Unusual circumstances or conditions, such as size, shape, topography and location of an existing legal development on the site, apply to the property and/or the intended use such that the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone; and
- (2) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

Chapter 18.275 Sign Requirements

If proposed, monument signs must comply with this chapter.

Chapter 18.280 Off-Street Parking and Loading Requirements

Each dwelling unit shall be provided with two off-street parking spaces per Table 18.280.010. This may be accommodated with a note on the plat requiring each lot to provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement. The front plane of the garage must be setback a minimum of 18 feet from the interior edge of the sidewalk.

Chapter 18.300 Critical Areas

The applicant states GIS indicates a perennial, non-fish-bearing stream and three (3) wetlands on site. The large wetland in Tract A appears to be part of a stream system. The applicant proposes to fill approximately 0.34 acres of wetland and to reduce the buffer of Tract A wetland.

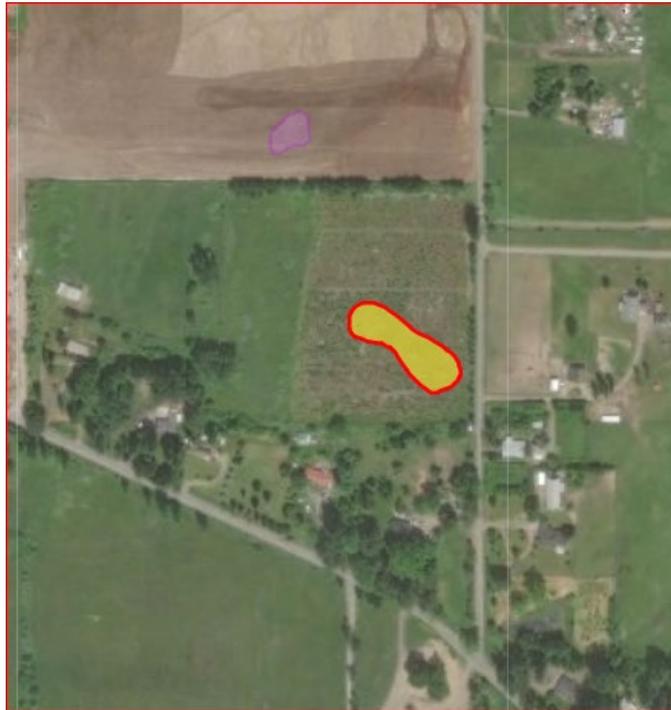
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Potential Streams



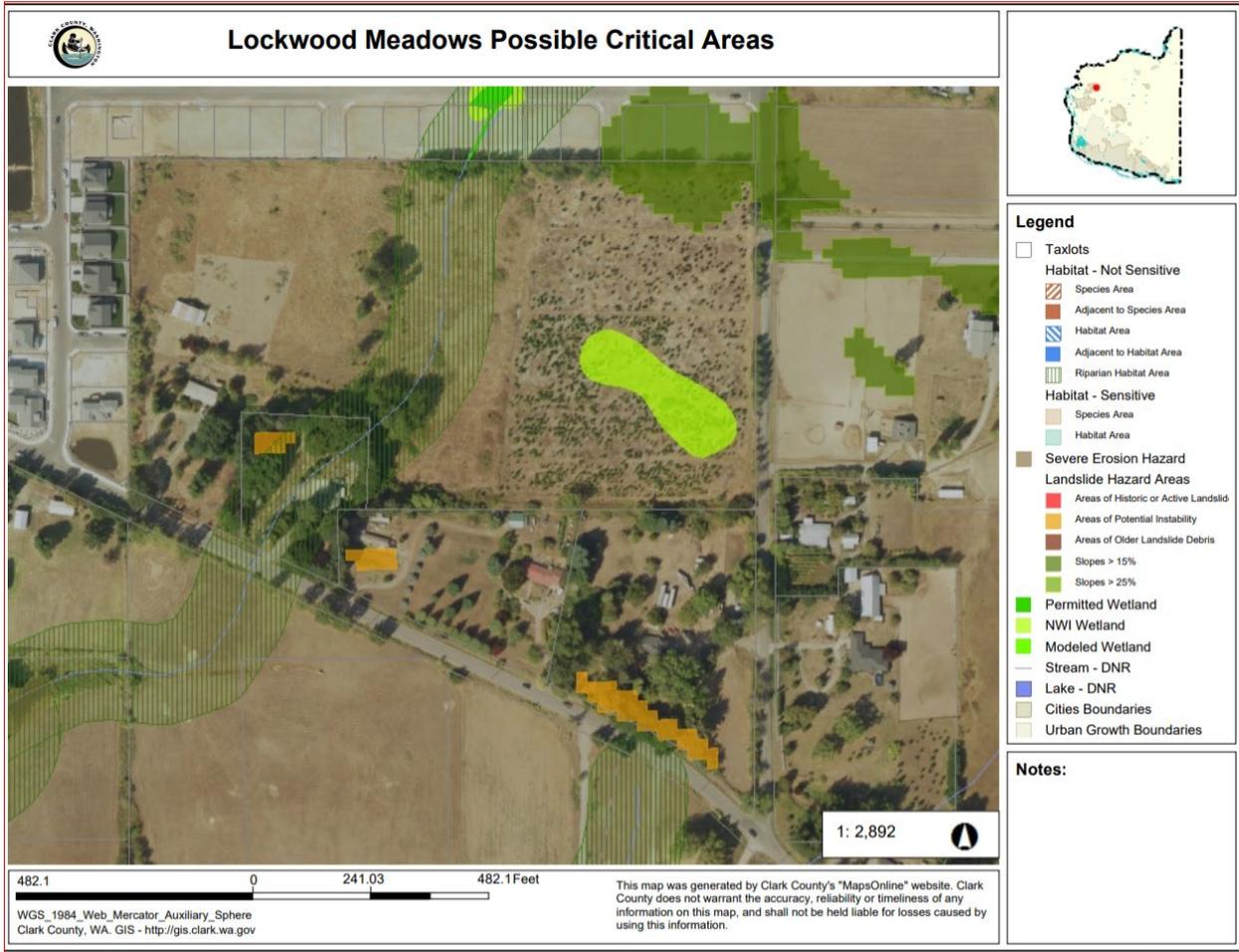
FOREST PRACTICES APPLICATION MAPPING TOOL: <https://fpamt.dnr.wa.gov/default.aspx#>

The Washington Department of Fish and Wildlife (WDFW) indicates the presence of an emergent wetland on site.



WDFW PHS ON THE WEB: <http://apps.wdfw.wa.gov/phsontheweb/>

Clark County GIS indicates the site may contain potential wetlands, streams, priority habitat species areas, areas on potential instability, and steep slopes.



CLARK COUNTY GIS MAPSONLINE:

<https://gis.clark.wa.gov/Geocortex/Essentials/REST/TempFiles/11%20x%208.5%20Landscape.pdf?guid=b1ef785b-35f8-47e7-b4e1-e2b523cb0e53&contentType=application%2Fpdf>

Please note:

- Wetlands on the site must be reclassified using the 2015 Ecology Rating System (Hruby).
- Pervious trails and public facilities and utilities are allowed in wetland buffers, where there is no other reasonable alternative, based on topographic and environmental conditions.
- New lots shall not be platted in critical areas or critical area buffers. (LCMC 18.300.050(4)(f) and 18.300.090(6)(e).
- Applications for development within critical areas or buffers shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas and buffers. LCMC 18.300.050(5).
- Any new building or structure affecting critical areas or buffers shall be subject to site plan review, unless otherwise exempted in this chapter. LCMC 18.300.050(5)(b).
- Stormwater Facilities. LCMC 18.300.050(5)(c). Stormwater facilities may be allowed in buffers of Class III and IV wetlands with low habitat function (less than 4 points on the habitat section of the rating system form); provided, the facilities shall be built on the outer 25 percent of the buffer and

not degrade the existing buffer function and are designed to blend with the natural landscape. Unless determined otherwise by the responsible official, the following activities shall be considered to degrade a wetland buffer when they are associated with the construction of a stormwater facility:

- (i) Removal of trees greater than four inches diameter at four and one-half feet above the ground or greater than 20 feet in height;
- (ii) Disturbance of plant species that are listed as rare, threatened or endangered by the county or any state or federal management agency;
- (iii) The construction of concrete structures other than manholes, inlets, and outlets that are exposed above the normal water surface elevation of the facility;
- (iv) The construction of maintenance and access roads;
- (v) Slope grading steeper than four to one (4:1) horizontal to vertical above the normal water surface elevation of the stormwater facility;
- (vi) The construction of pretreatment facilities such as fore bays, sediment traps, and pollution control manholes;
- (vii) The construction of trench drain collection and conveyance facilities;
- (viii) The placement of fencing; and
- (ix) The placement of rock and/or riprap, except for the construction of flow spreaders, or the protection of pipe outfalls and overflow spillways; provided, that buffer functions for areas covered in rock and/or riprap are replaced;
- (x) Stormwater facilities may not be placed in a buffer area that has been reduced through approved buffer averaging or buffer reduction measures.

Wetlands. LCMC 18.300.090(6)(f)

- (iv) Buffers. All buffers shall be measured perpendicularly outward from the delineated wetland boundary.
- (v) Marking Buffer during Construction. The location of the outer extent of the wetland buffer shall be marked in the field and such markings shall be maintained throughout the duration of the permit.
- (vi) Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, fencing, or other prominent physical marking approved by the hearings examiner. In addition, small signs shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer worded substantially as follows: "Wetland and Buffer – Please Retain in a Natural State."
- (vii) A conservation covenant shall be recorded in a form approved by the City attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a wetland permit prior to engaging in regulated activities within a wetland or its buffer.
- (viii) In the cases of plats, short plats, and recorded site plans, include on the face of such instrument the boundary of the wetland and its buffer and a reference to the separately recorded conservation covenant provided for in subsection (6)(f)(vii) of this section.

Wetland buffer reduction. LCMC 18.300.090(6)(I)

- (iv) A buffer for a Category III or IV wetland may be reduced by no more than 50 percent of the area of the buffer if:
 - (A) The buffer proposed for reduction has a habitat rating of 5 points or less;
 - (B) The proposed reduction will not create a net loss of buffer function;
 - (C) Buffer width shall not be less than 50 percent of the base buffer width at any point; and
 - (D) Mitigation and enhancement measures, consistent with the provisions of this chapter, are approved by the City and implemented by the developer.

- (E) The City may elect to submit the mitigation and enhancement plans to one or more qualified experts for peer review.
(There are no similar buffer reduction provisions for Category I or II wetlands and buffers.)

Fish and Wildlife Habitat Conservation Areas. LCMC 18.300.090(2)

The WA Department of Fish and Wildlife indicates there is a non-fish-bearing stream on site. LCMC Table 18.300.090(2)(f) requires the following buffers for non-fish-bearing streams:

Stream Type	Characteristics	Buffer width, in feet
Type Np streams, low mass wasting potential	Less than 3 feet in width on average	150
Type Ns stream, high mass wasting potential	Seasonal streams with a defined channel	75

Water types are defined and mapped based on WAC [222-16-030](#) or [222-16-031](#), whichever is in effect on the date of application. While the WAC definitions control the Critical Area code allows an applicant the opportunity to prove that state or county designations are inaccurate by applying Best Available Science. See, LCMC 18.300.090(2)(e). Only buffer reductions are allowed on Type Np and Np streams. See LCMC 18.300.090(2)(l).

A Species and Habitat Assessment Report is required consistent with LCMC 18.300.090(2)(d). The buffer standards in LCMC 18.300.090(2)(g) and (h) apply. If impacts to habitat conservation areas or their buffers is proposed a technically complete application shall include a mitigation plan (see LCMC 18.300.090(2)(i) and (k)) which demonstrates there will be no net loss of function. LCMC 18.300.090(2)(j). The standard requirements regarding buffer marking and conservation easements must be addressed in a technically complete application. See LCMC 18.300.090(2)(n).

The city has a strong preference for on-site mitigation.

Local Habitat Areas: Oregon white oak trees are protected and regulated per LCMC 18.300.090(2) Fish and Wildlife Habitat Conservation Areas. The critical areas report must identify Oregon white oak trees on site and avoid impacts within the dripline of such trees.

Chapter 18.310 Environmental Policy

The project review application must include a SEPA checklist and appropriate processing fees.

The City will run the SEPA comment and land use comment period concurrently and will not make a decision on the land use application until after the close of the SEPA comment period. An archeological predetermination is required.

Chapter 18.350 Tree Protection

If trees on-site are proposed to be removed, a tree cutting permit and mitigation will be required. A tree protection plan will also be required in accordance with LCMC 18.350.060. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050.

Applications and Fees:

Forms:

- ✓ Application Form: <http://www.ci.lacenter.wa.us/forms/LandUseApplication.pdf>
- ✓ SEPA Checklist: http://www.ci.lacenter.wa.us/city_departments/pdfs/Environmental%20Checklist.pdf

- ✓ Application Fee Schedule: <http://www.ci.lacenter.wa.us/pdfs/FeeSchedule072716.pdf>
- ✓ Agreement to Pay Outside Services:
http://www.ci.lacenter.wa.us/city_departments/pdfs/AgreementPayOutsideProfessionalReview.pdf

Fees:

Based upon the information provided to date, we estimate that the land use application fees will include:

- Annexation:
 - Notice of Intent: (\$250)
 - Petition to Annex: (\$2,040 + \$85/parcel)
 - Rezone as part of annexation request: (\$150)
- Critical Area review (\$340);
- Legal Lot Determination (\$425 + \$75/lot);
- Preliminary subdivision plat (\$3,400 + \$135/lot);
- SEPA (\$170 x 3);
- Variances (Estimated as a Type II Variance – when considered with a development) (\$825); AND
- The applicant is responsible for payment of fees related to development/engineering review costs as contained in La Center Resolution No. 13-372.
- Impact fees shall be assessed against each lot at time of building permit.

March 19, 2019 – Attendees

Name	Address	Phone	Email
Tony Cooper, P.E., City Engineer	305 NW Pacific Highway La Center, WA 98629	360.263.2889	acooper@ci.lacenter.wa.us
Eric Eisemann, E ² Land Use Planning	215 W 4 th St., #201 Vancouver, WA 98662	360.750.0038	e.eisemann@e2landuse.com
Barry Lovingood, P.E. Clark Public Utilities	8600 NE 117 th Ave Vancouver, WA 98668	360.992.8021	blovingood@clarkpud.com
Josh Taylor CCCCF&R	911 N 65 th Ridgefield, WA 98649	360.887.4609	Josh.taylor@clarkfr.org
Patricia Kay Reed, Owner	2000 NE Lockwood Creek Rd., La Center, WA 98629		
Matthew Vissotzky, The Holt Group, Inc.	PO Box 61426 Vancouver, WA 98666	360-220-5354	matthew@holtgroupinc.com
Dave Weston, AKS Engineering & Forestry LLC	9600 NE 126 th St, Ste 2520 Vancouver, WA 98682	360.882.0419	davew@aks-eng.com
Joe Schiewe Holt Homes	PO Box 61426 Vancouver, WA	Joe@theholtgroup.inc	joe@holtgroupinc.com
Kent Metcalf Holt Group	PO Box 61426 Vancouver, WA		kent@holtgroupinc.com
Seth Halling AKS	9600 NE 126 th Ave. Ste 2520, Vancouver, WA	360.882.0419	