



305 NW Pacific Highway
La Center, Washington 98629
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PRE-APPLICATION CONFERENCE REPORT
Ellertson Properties Zone Change (2016-026-PAC)
December 20, 2016 – 9:30 AM

PROJECT INFORMATION

Proposal: The applicant proposes to change the zoning designation from LDR 7.5, low density residential, to MDR-16, medium density residential. LDR-7.5 zoning requires 7,500 sq. ft. minimum lot sizes; creating approximately four lots an acre. MDR-16 zoning provides a range of density from eight units up to sixteen units an acre. The subject property is approximately 8.5 acres.

Location: The site is located at NE Lockwood Creek Road west of 18th Place; also known as #75 SEC 2 T4N R1E WM; Assessor's Serial Number 209094000. Surrounding properties include: MDR-16, LDR-7.5 and PF (Public Facilities).

Representative: Scott Taylor, SGA Engineering 2005 Broadway, Vancouver, WA 98663, (tel.) 360-993-0911, (fax) 360-993-0912, staylor@sgaengineering.com

Owners/Addresses: Owner/Applicant: Ellertson Properties, LLC, PO Box 1864, Battle Ground, WA 98605. Contact: Don Ellertson, 360.989.6266, gphjeff@yahoo.com

REVIEW

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 installation of such improvements within a 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 a bond be less than 110 percent of the cost to complete construction.

12.10.130 Public roads – Acceptance by city.

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General roadway and right-of-way standards, including roadways, sidewalks, street lights, street trees and stormwater improvements apply. LCMC 12.10.090.

The applicant shall provide full street improvements on interior streets according to the City of La Center Local Access standard ST-15 and Neighborhood Access standard ST-14.

Driveways must comply with maximum driveway width as shown on the city's standard detail.

Comments

The preliminary plan shows the lots being developed adjacent to Lockwood Creek Road is classified as a Major Collector and will need to be widened to half street improvement of a Rural Major Collector per standard per the attached standard detail ST-13A. The detail will need to be modified to support a 12-foot wide center turn lane adjacent to the development. The traffic study will need determine the length of the center turn lane.

Streets naming (and addressing) will be conducted by the City.

Grading & Erosion Control

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 SF must comply with the City standards. A construction stormwater permit is required from the Department of Ecology and an SWPPP is required as part of the plan submittal to the City.

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. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110. The applicant is required to connect to a city sewer system per LCMC 13.10.100. "Sunrise Terrace Subdivision" is proposing to install a new 8-inch diameter gravity sewer in Lockwood Creek to serve the development. The proposed Ellertson Zone change and future development may be able to connect to this proposed gravity sewer in Lockwood Creek Road. The original sewer basin analysis, done by Sunrise Terrace applicant, assumed the current zoning in the sewer basin that includes the Ellertson parcel. Because the applicant proposes to change the property zoning to one that has more density than the current zoning, more ERU's could result that original assumed. The applicant will need to analyze the additional impact to the downstream system, including the new pump capacity and force main that will be constructed for the Sunrise Terrace development. A

minimum 8 inch diameter public main pipe will need to be installed to serve the Ellertson development per city engineering standards 4.02. 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 applicants property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

Calculations shall be submitted to determine design compliance of the sewer system within the development, the future upstream incoming influent and the adequacy of the downstream facilities shall be submitted for approval.

The existing conditions plan shows an existing septic system serving the house. The system needs to be abandoned or removed as necessary per Clark County Environmental Health permitting. Sanitary sewer shall be placed in the Right-of-Way.

Chapter 18.10 Development Code General Provisions

Per LCMC 18.210.030, a Geotechnical Report can be required if (a) The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or (b) 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 25 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. Review of the USDA Soils Manual for this site ranges from Gee Silt Loam to Odne Silt Loam. This type of soil is classified as very limit for road construction per USDA soils information. Based on this finding, 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.

Traffic Impact Analysis. A complete application will require a traffic impact analysis and circulation plan which considers adjacent land parcels, topography, natural features, sensitive lands, existing improvements, and existing streets together with their potential alignments in relation to this site. The impact analysis should be conducted at intersections along West 4th Street and Aspen Avenue, West 4th Street and East Stonecreek and East 4th Street at Highland Road.

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

Chapter 18.320 (Stormwater and Erosion Control)

Ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. 18.320.120(1) LCMC. The creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation. 18.320.120(2)(a) LCMC

The applicant proposes to create new impervious interior streets in the subdivision. Treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume. 18.320.210 LCMC.

Stormwater from pollution generating surfaces (impervious) shall be treated with approved BMP's. The treatment must meet City of La Center standards and the 1992 Puget Sound Manual which requires compliance with the Water Pollution Control Act and the Water Resources Act. Use of on-site infiltration will require a Geotechnical Investigation and report by a licensed Geotechnical Engineer, showing site infiltration rates and high seasonal groundwater elevation to support infiltration. If underground infiltration is used, an Underground Injection Control permit will be required by the

Department of Ecology and may be subject to the 2012 Western Washington Manual for treatment and disposal of stormwater.

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 dwellings and buildings 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

The stormwater facility shall be owned and maintained by a Home Owners Association (HOA). The city will not accept the maintenance responsibility. The HOA CC&Rs shall provide for ownership, funding, and maintenance of the stormwater facilities. Prior to Final Plat approval, the developer shall provide the city with an operations manual for city review and approval of the maintenance of the facility in all cases. 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. The final plat shall contain a note stating that has a right but not a duty to maintain the stormwater facilities in case of an emergency or public need and that the city has the right of third party enforcement to ensure adequate maintenance of stormwater facilities.

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. Meters must be on the lots they serve. Water lines must be in the street. Please connect with Russel Knutson, CPU, rknutson@clarkpud.com. Provide proof that the on-site well was properly abandoned.

Street Lighting

Street light design and installation is reviewed and approved by CPU. LED street lighting is preferred and should be pursued by the applicant prior to development approval.

Fire Comments

Coordinate with Tim Dawdy, CCF&R regarding hydrant spacing and related fire flow and fire protections issues he might have. The fire and rescue service strongly encourages the installation of sprinklers in each unit; preferably an NFP-R system.

Land Use

Legal Lot Determination:

If the property has been conveyed or encumbered since the 2005 annexation, please submit an application for legal lot determination.

Zone Change:

The subject property has an Urban Residential Comprehensive Plan designation and is zoned low density residential (LDR-7.5). The applicant proposes to change the zone from low density to medium density residential. The city will process the zone change as a Type IV legislative application. The city will require at least one public hearing at the Planning Commission and at least one public hearing before the City Council.

The city may not act upon the subdivision application until the zone change process concludes. The burden of proof for the zone change rests entirely on the applicant. A successful zone change depends upon a finding that the proposed zone change fully satisfies all of the approval criteria listed below and that the proposal is in the public interest.

A technically complete application for a zone change shall include the following materials consistent with LCMC 18.120.040(2):

- a) A map of the proposed amendment area;
- b) Proposed text amendment, if applicable;
- c) A narrative describing the potential effects the proposal will have on public services, including:
 1. Streets,
 2. Schools,
 3. Parks, and
 4. Utilities;
- d) An analysis of the potential cumulative effects of the proposal;
- e) Materials required under LCMC [18.30.050](#); and
- f) Other materials the city planner deems necessary:

The application for zone change must contain:

 1. A preliminary plat of the proposed development;
 2. Elevations of the proposed buildings consistent with the design standards identified below;
 3. Details regarding the proposed trail length, location and design; and
 4. Demonstration the proposed development can meet the beveling standards in LCMC 18.140.030(2) included below.

A technically complete application for a zone change shall demonstrate consistency with all approval criteria in LCMC 18.120.050, including:

- (1) All relevant statutory requirements under federal and state law;
- (2) All applicable goals and policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan, text or map (*At a minimum consider policies 1.1.1, 1.1.3, 1.1.5, 1.2.7, 1.1.13, 3.1.1, 3.1.2, and 3.1.12.*);
- (3) Shall not result in a decrease in the level-of-service for capital facilities and services identified in the La Center Urban Area Capital Facilities Plan;

- (4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;
- (5) Shall be in the public interest;
- (6) Shall meet any locational criteria for the proposed district as set forth in the comprehensive plan and municipal code;
- (7) Shall demonstrate that conditions have substantially changed since the current zoning was applied to the property, if appropriate; and
- (8) The proposed zoning district is allowed by the plan to zone matrix adopted by the City Council.

Chapter 18.140 Medium Density Residential Development

When the applicant proposes to subdivide the property, after changing the zone from LDR-7.5 to MDR-16 all developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of LCMC 18.140.

Chapter 18.190 Urban Holding District

The City may remove the Urban Holding 10 (UH-10) overlay 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.

Chapter 18.310 (Environmental Policy)

The project review application must include a SEPA checklist and appropriate processing fees. The city will review the SEPA checklist and application materials and will make a threshold determination. 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.

Application Fees

Land Use Fees

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

- Zone Change (\$2,125),
- Legal Lot Determination (\$425 + \$75/lot),
- SEPA (\$170 x 3)