

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 33105 NE Ivy Ave, La Center, WA 98629
Legal Description _____
Assessor's Serial Number 209059-000, 209055-000, & 62965-242
Lot Size (square feet) 632,342
Zoning/Comprehensive Plan Designation R1-7.5, P/OS; UL, P/OS
Existing Use of Site Single-family residential with agriculture

Contact Information

APPLICANT:

Contact Name KEVIN TAPANI
Company TUM LLC.
Phone 360-687-1148 Email KEVIN.T@TAPANI.COM
Complete Address P.O. BOX 1900, BATTLE GROUND WA 98604
Signature Kevin Tapani
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Seth Halling
Company AKS Engineering & Forestry, LLC
Phone 360.882.0419 Email sethh@aks-eng.com
Complete Address 9600 NE 126th Ave, Suite 2520, Vancouver, WA 98682
Signature Seth Halling
(Original Signature Required)

PROPERTY OWNER:

Contact Name Gerald T Minihan III & Angela J Minihan
Company _____
Phone 360-606-6564 Email N/A
Complete Address 375 NE IVY AVE, LA CENTER WA 98629
Signature Angela Minihan Gerald Minihan
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application

Previous Project Name and File Number(s), if known

Pre-Application Conference Date and File Number

Description of Proposal

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

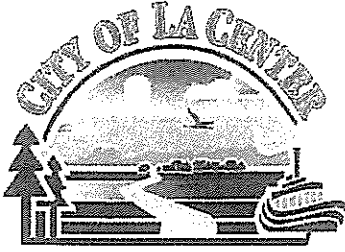
Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Pre-Application Conference Application



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Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a PDF and a word version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1. Sanitary sewer capacity at pump station and within forcemain in John Storm Avenue.

2. Applicant would like request that the proposed multi-use trail be creditable toward park impact fees.

3. Will a zone change be required to allow residential lots on the open space zoned parcels?

Office Use Only

File # _____

Planner _____

Received By _____

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Date Received: _____

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- Procedure: Type I
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 Type III
 Type IV

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Notes _____

A Pre-Application Narrative for Holley Park Subdivision

Site

The subject site is located at 33105 NE Ivy Avenue, La Center Washington. The site consists of three contiguous tax parcels (209059000, 62965242, and 209055000). Parcel number 62965242 and 209055000 are in the City of La Center and are zoned Parks/Open Space (P/OS). Parcel number 209059000 is in Clark County, but is located within the City's Urban Growth Boundary and is zoned Single Family Residential (R1-7.5). The three parcels are currently in Urban Holding 10, until the site is serviced with public utilities. According to Clark County GIS, the site is 14.37 gross acres. Approximately 2.78 acres of the subject site are constrained with critical areas, e.g. a stream, wetlands, and steep slopes. The site can be accessed via NE Ivy Avenue along the western boundary and by E. 2nd Street at the eastern boundary.

Project Description

The applicant requests a pre-application conference to address the proposed annexation of Parcel number 209059000 and a subdivision (Holley Park Subdivision). As shown on the preliminary plans included with this submittal, the subdivision will include 39 detached single-family lots and associated infrastructure. This application proposes to provide access to the development by extending E. 2nd Street into the site from the east. No access or improvements are proposed to NE Ivy Avenue. This application proposes to install through the development connecting the western property line to Holley Park in the northeast corner of the site.

Streets

This application proposes to serve the development by extending E. 2nd Street into the site from the east. The development will construct 4 internal local access streets (E 2nd Street, NE Minihan Court, NE Minihan Avenue, and NE Ivy Court). The proposed streets consist of 50-foot of right-of-way, 32-feet of pavement, and a 6-foot sidewalk on each side.

Lots

As shown on the preliminary plans included with this submittal, there are 39 proposed detached single-family residential lots. Proposed detached single-family residential lots range from 6,000 SF to 10,391 SF. The proposed minimum lot dimension is 60-feet in width and 100-feet in depth. Proposed access to Lots 1-3 and 34-39 is from proposed NE Minihan Avenue. Proposed access to Lots 4-10 is from proposed NE Minihan Court. Proposed access to Lots 11-

20 and 28-33 is from proposed E 2nd Street. Proposed access to Lots 21-27 is from proposed NE Ivy Court. Minimum density for the subject site is 50 lots, based on the net area of the site. The site is constrained by approximately 2.78 acres of critical areas (steep slopes, wetlands, and streams/drainageways). If we could remove the critical areas from our net density, we would meet the minimum density of 39 lots, otherwise we cannot physically meet the required minimum density for the subject site even though we are using density transfer to gain additional lots.

Utilities

All lots will be served with public sanitary sewer and water by the City of La Center. Water and sanitary sewer are proposed to tie into the existing mains in E 2nd Street. Stormwater will be collected, treated, and discharged from the proposed stormwater facility in Tract C. Other utilities will be provided by applicable companies.

Landscaping

The site currently has pasture grass. This application proposes landscaping in accordance with LCMC Title 18. This application proposes to retain 233,746 square feet of open space and critical areas in Tracts A, B, and C.

Environmental

Clark County GIS maps a non-fish bearing seasonal stream on the northern portion of the site and continuing off-site to the west and an unmapped drainage along the southern portion of the site. Also, Clark County GIS maps wetlands along the northern stream. There are steep slopes along the northern and southern site boundaries.

Vehicular Traffic

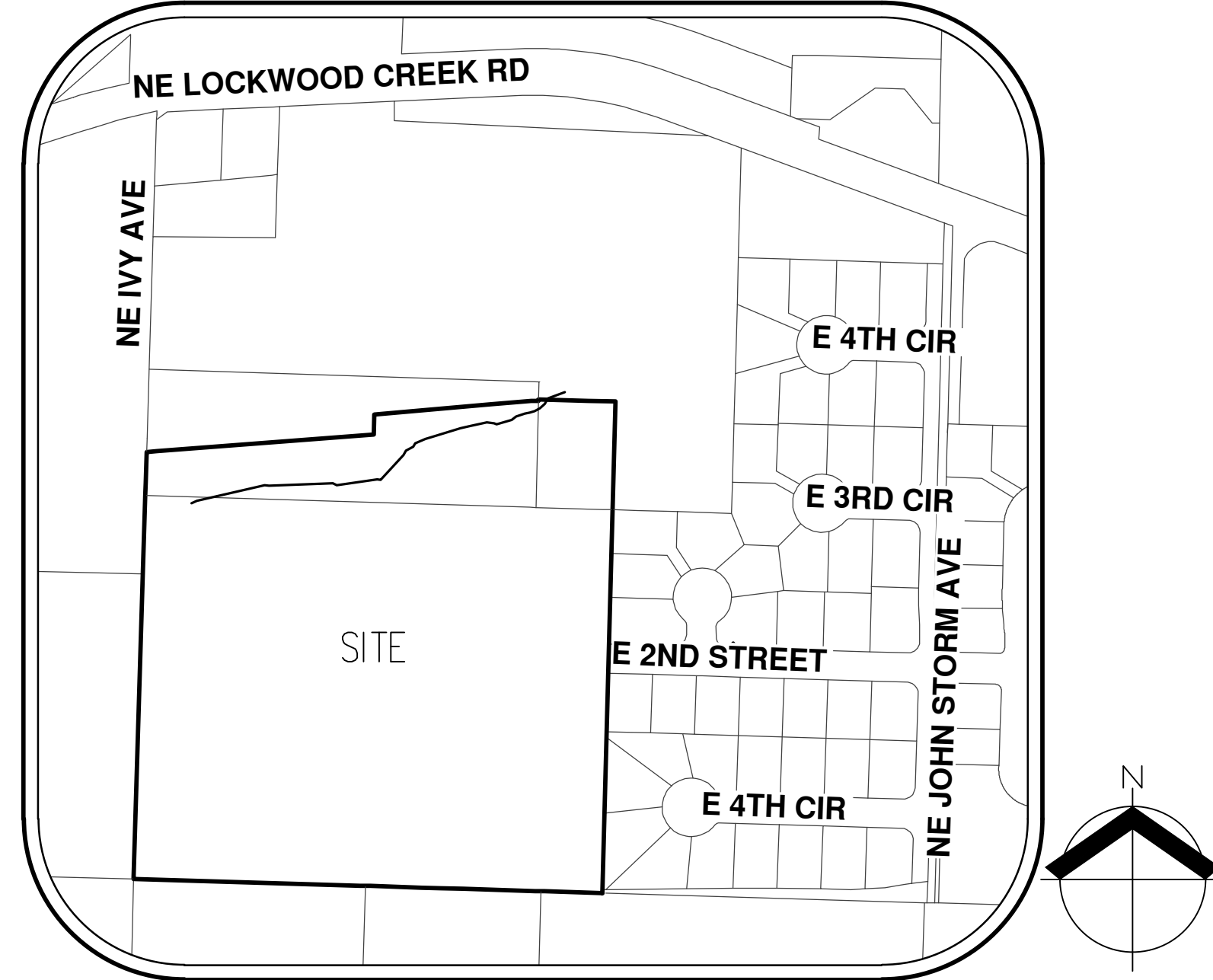
According to the ITE Manual 10th Edition, trip generation for 38 additional single-family residential homes (ITE 210) will be a total of 359 ADT. In the AM peak hour, a total of 29 trips will be generated and in the PM peak hour, a total of 38 trips will be generated.

Phasing

This application proposes to construct the proposed project in one phase.

HOLLEY PARK SUBDIVISION

PRE-APPLICATION PLANS



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

APPLICANT

COMPASS GROUP, LLC
CONTACT: KEVIN TAPANI
1904 SE 6TH PLACE
BATTLE GROUND, WA 98604
PH: 360-687-1148
E-MAIL: KEVIN@TAPANI.COM

OWNER

GERALD T MINIHAN III & ANGELA J MINIHAN
375 NE IVY AVENUE
LA CENTER WA, 98629
PH: 360-606-6564

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: SETH HALLING, P.E.
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: SETH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON. PARCEL SERIAL
209059-000, 62965242, AND 209055-000

EXISTING LAND USE

RESIDENTIAL

PROJECT PURPOSE

RESIDENTIAL

SITE AREA

14.37 AC (626,000 SF)

SHEET INDEX

- PA1.0 COVER SHEET
- PA2.0 EXISTING CONDITIONS PLAN
- PA3.0 PROPOSED DEVELOPMENT PLAN

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE				STORM SEWER CLEAN OUT			
CONIFEROUS TREE				STORM SEWER CATCH BASIN			
FIRE HYDRANT				STORM SEWER MANHOLE			
WATER BLOWOFF				GAS METER			
WATER METER				GAS VALVE			
WATER VALVE				GUY WIRE ANCHOR			
DOUBLE CHECK VALVE				POWER POLE			
AIR RELEASE VALVE				POWER VAULT			
SANITARY SEWER CLEAN OUT				POWER JUNCTION BOX			
SANITARY SEWER MANHOLE				POWER PEDESTAL			
SIGN				COMMUNICATIONS VAULT			
STREET LIGHT				COMMUNICATIONS JUNCTION BOX			
MAILBOX				COMMUNICATIONS RISER			

EXISTING

PROPOSED

RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

HOLLEY PARK
PRE-APPLICATION PLANS
LA CENTER WASHINGTON
PARCEL SERIAL #209059-000, 62965242, 209055-000 NW 1/4 OF SEC. 02, T4N, R1E, W4E

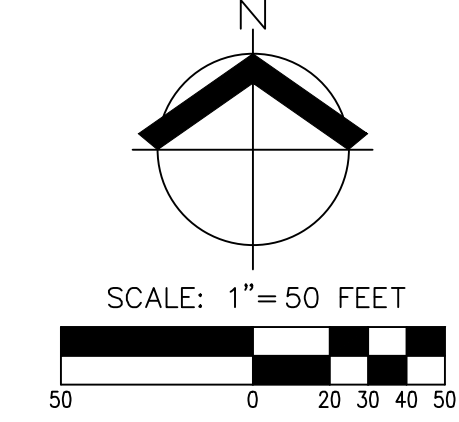
EXISTING CONDITIONS PLAN

DESIGNED BY: JRS
 DRAWN BY: CP
 CHECKED BY: SMH
 SCALE: AS NOTED
 DATE: 9/6/2018

REVISIONS

JOB NUMBER
6962

SHEET
PA2.0



- NOTES**
1. THE SITE IS COMPRISED OF PARCELS 209059-000, 62965242, AND 209055-000.
 2. TOPOGRAPHY INFORMATION IS PER CLARK COUNTY GIS.
 3. CONTOUR INTERVAL IS 1 FOOT, PER CLARK COUNTY GIS.
 4. THERE ARE NO BICYCLE FACILITIES ON SITE OR WITHIN 100 FEET OF THE SITE.
 5. THE EXISTING SURFACE MATERIAL OF E 2ND ST, E PARKSIDE CT, AND E IVY AVE IS ASPHALT.
 6. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO KNOWN ROADS WITHIN 500 FEET PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15%.
 7. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO AREAS WITHIN THE 100-YEAR FLOODPLAIN AND NO KNOWN HISTORIC RESOURCES ON SITE.
 8. ACCORDING TO CLARK COUNTY GIS, THERE ARE KNOWN UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS ON SITE.
 9. THERE IS HABITAT AREA ASSOCIATED WITH THE SEASONAL STREAM ON SITE.
 10. GROSS SITE AREA IS 626,000 SF (14.37 AC)
 11. THERE ARE SEVEN STRUCTURES ON SITE.

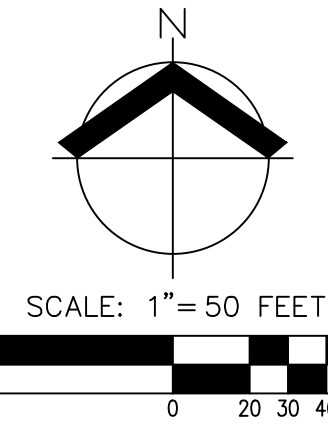
**PROPOSED
 DEVELOPMENT
 PLAN**

DESIGNED BY: JRS
 DRAWN BY: CP
 CHECKED BY: SMH
 SCALE: AS NOTED
 DATE: 9/6/2018

REVISIONS

JOB NUMBER
6962
 SHEET

PA3.0



SITE STATISTICS
 GROSS AREA: 625,900 SF (14.37 AC)
 ROW AREA: 81,500 SF (1.87 AC)
 NET SITE AREA: 544,400 SF (12.50 AC)
 IMPERVIOUS AREA: 186,000 SF (4.27 AC) (29.7%)
 LANDSCAPE AREA: 170,084 SF (3.90 AC) (27.2%)
 STORMWATER POND: 20,967 SF (0.48 AC)
 MIN LOT DIMENSIONS: 100FT X 60FT
 NUMBER OF PROPOSED LOTS: 39
 MIN LOT AREA: 6,000 SF
 MAX LOT AREA: 10,391 SF

GENERAL NOTES

1. THE PROPOSED BUILDINGS WILL BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER PROVIDED BY CITY OF LA CENTER.
2. THE PROPOSED BUILDINGS WILL BE RESIDENTIAL. THE HEIGHT AND CONCEPTUAL APPEARANCE OF BUILDING STRUCTURES WILL BE SHOWN AT TIME OF BUILDING PERMIT APPLICATION.
3. SITE WILL CONTAIN ACCESS, INSPECTION AND MAINTENANCE EASEMENTS TO CITY OF LA CENTER TO ALL STORMWATER FACILITIES.
4. NO WALLS OR FENCES ARE PROPOSED WITH THIS APPLICATION.
5. PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY; FINAL LANDSCAPING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENTS.
6. PROPOSED EXTERIOR LIGHTING NOT SHOWN FOR CLARITY; FINAL LIGHTING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENTS.
7. THERE IS NO OFF STREET PARKING OR LOADING FACILITIES PROPOSED WITH THIS DEVELOPMENT.
8. THERE ARE NO BICYCLE FACILITIES PROPOSED WITH THIS DEVELOPMENT.
9. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE USE OF A STORMWATER POND FACILITY CONSTRUCTED WITH IMPROVEMENTS. STORMWATER WILL DISCHARGE BELOW HISTORIC RATE.
10. EROSION CONTROL WILL BE ADDRESSED IN THE FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.

AKS DRAWING FILE: 6962_PA3.0_SIT.DWG | LAYOUT: PROPOSED DEVELOPMENT PLAN