



305 NW Pacific Highway,
 La Center, Washington 98629
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**PRE-APPLICATION CONFERENCE
 Holley Subdivision (2018-023-PAC)**

Meeting conducted on Tuesday, October 9th, 2018– 3:30 PM

PROJECT INFORMATION

Site Address	33105 NE Ivy Avenue, La Center, WA
Legal Description	#51 SEC 2 T4N R1E 1.88A PIN 62965242 #28 OF SEC 2 T4NR1EWM .64A PIN 209055000 #34 OF SEC 2 T4NR1EWM 11.85A PIN 209059000
Applicant	TUM LLC, PO Box 1900 Battle Ground, WA 98604. Contact: Kevin Tapani 360.687.1148, kevin@tapani.com
Applicant's Representative	AKS Engineering & Forestry LLC, 9600 NE 126 th St, Ste 2520, Vancouver, WA 98682. Contact: Seth Halling, 360.882.0419, sethh@aks-eng.com
Property Owner	Angela and Gerald Minehan, 375 NE Ivy Avenue, La Center, WA 98629. Contact: 360.606.6564
Proposal	Annex two parcel (62965242 & 209059000). Subdivide three parcels totaling 14.37 gross acres to create 39 single family detached residential lots, open space, amenities and utilities. Access from E 2 nd Street. Critical areas are present.
Date of Issue	October 25, 2018

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 Analysis

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 completing public improvements, a performance bond in the amount not less than 110% of the construction estimate shall be provided prior to issuance of building permits. LCMC 12.10.110.

General roadway and right-of-way standards shall apply and provide for the continuation or appropriate projection of existing 2nd Street per 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

In addition to the interior street improvements, street lights, street trees and stormwater improvements per LCMC 12.10.190.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on standard detail ST-4.

All pedestrian path of travel in public right of way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District.

The Fire District must approve access to all the lots per the IFC.

The final plat shall contain street names and addresses as provided by the City.

Monumentation shall be as directed by the City and shall be inside a cast iron monument case flush with the final street grade and shall be a brass cap, in a 30-inch long pipe as set by the surveyor of record and shown on the final subdivision plat map.

Comments

Streets and Circulation

Per the Engineering Standards, 2.08 table 2.2, for a design speed of 25 mph the minimum horizontal curve radius with no super elevation, is 255' radius. Make sure this minimum is met unless that is a super elevation. See this table for the requirements.

Per the Engineering Standards section 2.15 (D), table 2.5 requires at least a 250 lineal feet line of site for a speed of 25 mph. Make sure that this minimum is met at all intersections within the subdivision.

Grading

The applicant shall submit final grading and erosion control permit as part of the subdivision plans showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF 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. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

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.

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.

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.

Per the City Engineering Standards, sanitary sewers should be designed to care for future loads that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan).

The City Engineer has discussed the existing pump station #3 with the operations staff and at a minimum, new pumps will need to be installed to accommodate the existing development and the proposed development of Holley Park Subdivision. The condition of the existing force main from pump station #3 to the manhole at the intersection of John Storm Road and Lockwood Creek Road is unknown. At a minimum, the applicant will need to Pig the force main and determine the condition of the force main. The applicant will need to provide pump system calculations to determine what size pumps and if the existing 4" force main will be adequate to serve the proposed Holley Park Subdivision

Connection shall be made to the sanitary sewer manhole at the west end of 2nd Street will be required with extension of an 8-inch gravity sewer to the site. Connection to the manhole, sewer main open trench installation in East 2nd Street 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 and 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 applicants property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

Video inspection of the existing 8-inch gravity line must be performed verifying its structural integrity and ability to accommodate the developer's preferred option. Should repairs be necessary in the existing 8-inch gravity line, the developer will perform such repairs using generally accepted methods at the developer's sole expense prior to connection or discharge from the development into the existing 8-inch gravity system.

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 square feet 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 square feet 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 BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

A final Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. 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. It appears that the applicant proposes to use a two cell wet pond to treat for water quality and a detention. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

The use of a wet pond is allowed per the City of La Center standards and 1992 Puget Sound Manual which requires compliance with the Water Pollution Control Act and the Water Resources Act.

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.

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.

Maintenance of Stormwater Facility

The applicant shall be responsible for maintenance of the stormwater facility until an HOA is established to maintain the facility. When the HOA assumes responsibility of the facility, they will establish monetary funding of a reserve fund, for maintenance of the stormwater facility, when at least 50% of development of the housing units has occurred or at minimum 2-years after completion and acceptance of the subdivision by the City, whichever is more. The applicant and future owners will be responsible for maintaining the stormwater facility. An operations manual must be submitted for City review approval for 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. The minimum bond amount shall be 10% of the construction cost of the stormwater facility. Stormwater facilities must be located in a separate tract.

Prior to initiation of any construction or final plat approval, the developer shall demonstrate to the City's satisfaction that:

1. The developer shall establish a homeowners association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility and it shall be recorded and incorporated in the CC&Rs.
2. The HOA shall be empowered to access its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities, if enforcement becomes necessary.
3. The City shall have the right of a third party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.

Street Lighting

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street light design to verify compliance with the Engineering Standards.

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.

Clark Public Utilities must approve the water pipe system and service to all lots. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

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, their 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 Fire & Rescue regarding hydrant spacing and related fire flow and fire protection issues.

Land Use

Legal Lot Determination:

Please submit a land use application for legal lot determination and identify all ROW and utility easements.

Chapter 18.130 (Low Density Residential)

The site is zoned LDR-7.5, low density residential, with 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. (See LCMC Table 18.210.080 – Density Requirements.) The applicant proposes 3.2 units per net acre.

The La Center 2016 Comprehensive Plan clearly states that, *“The minimum density for an LDR housing development is 4 dwelling units per gross acre.”*¹ The LCMC 18.130.080 standard requiring density calculations based on minimum net density (gross minus rights-of-way) is in conflict with the Comprehensive Plan standard requiring density calculations based on gross acre. LCMC 18.10.070(1) states that the highest local land use authority is the La Center Comprehensive Plan.

If the project cannot meet the code requirement of 4 units per gross acre, minus right-of-way, the application should calculate density based on the comprehensive plan definition of 4 units per gross acre. If the project cannot meet either the code or comprehensive plan requirement for minimum density the preliminary plat must be adjusted to meet one of the two standards.

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). Seven of the 39 lots are proposed to be less than 7,500 S.F. Please adjust the preliminary plat to conform with the lot size requirement.

The preliminary plat identify the ownership of all tracts including the void spaces between the proposed lots and tracts A, B and C.

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

¹ La Center 2016 Comprehensive Plan, Chapter 2, Land Use, Low Density Residential, page 20.

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.

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. Your proposed plat should calculate building lot coverage per lot and total amount of impervious surface area to be created.

Chapter 18.190 Urban Holding District

The property currently has an Urban Holding 10 (UH-10) overlay. If the Public Works Director or City engineer certifies that the capital facility deficiencies associated with the property 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.

Chapter 18.210 Subdivisions

Submittal Requirements (LCMC 18.210.030): A completed application form and the following materials will be required, if applicable, prior to a determination of technical completeness (ten copies and an electronic version of all materials), please):

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.
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.
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. A wetland mitigation report is required.
 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
 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 RCW.

Subdivision General Issues:

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 and be consistent with the lot number sequencing.

Chapter 18.245 Supplementary Development Standards

The applicant did not include specific information regarding the fencing, hedging, solid waste, lighting, noise, and landscaping requirements regulated by Chapter 18.245. The subsequent application must address these specific issues.

Chapter 18.260 Variances

No variances have been requested. If requested, please fully address the variance approval criteria in LCMC 18.260.

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

Uses:

- 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 wetlands or wetland 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.

Chapter 18.300.090(2)(a) Oregon White Oak

Oregon white oak is classified as a Nonriparian Priority Habitat and Species critical area. LCMC Table 18.300.090.(2)(a). The required buffer around the oregon white oak is 300 feet or threshold based upon consultation with WDFW or through the city's peer review process.²

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 any tree greater than 5" DHA is 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.

Chapter 18.147 Parks and Open Space

The applicant currently proposes a trail within the critical areas buffer along the south side of tract A. This trail connection has been identified as trail 12 on the 20-year parks, trails and open space plan. The plan calls for a type-4 semi-primitive trail. During the pre-application conference it was discussed that the trail surface would be crushed aggregate.

² For example, the city may allow a reduced buffer around a single Oregon white oak tree as a result of consultation with the regulatory agency or as a result of the city peer review process if the important functions and values of the resource will not be significantly diminished as a result of the buffer reduction.

The new parks and recreation standards, Chapter 18.147, apply to single family lots of 40 or more lots. The developer proposes only 39 lots however two of the parcels are currently zoned for parks and open space.

Parcel number 209055-000 is currently zoned parks and open space. Development of these lots will require a comprehensive plan amendment pursuant to LCMC 18.120. A technically complete application must include an application to amend the comprehensive plan and rezone these two lots.

The north end of the lot projecting into Holley Park contains two Oregon white oak trees. This area has been identified as a low maintenance park area that could accommodate new amenities to the existing Holley Park. It was discussed that the applicant could propose a developer's agreement to rezone the south side of the parcel for development in consideration for the recreational opportunities proposed on the north side of the lot and tract A. See LCMC 18.60 regarding applications for a Development agreement.

Application Fees

An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

- Legal Lot Determination (\$425 + \$75/lot);
- Preliminary subdivision plat (\$3,400 + \$135/lot);
- SEPA (\$170 x 3);
- Critical Area review (\$340);
- Variances (if requested) (ranges from \$425-\$2,125/variance request)
- Comprehensive Plan amendment & zone change (\$2,125).

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372) A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

1-2 Family Residential Pre-Application Notes: *La Center*

Fire Department Access:

- **Roadways to Structures:** The perimeter of all structures must be within 150' an approved access road with a minimum clear width of 20' (26' where a hydrant is located). IFC 503.1.1 / D102 / D103
- **Dead end Streets:** Any dead-end road longer than 150' must be provided with an approved cul-de-sac or hammer-head turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28'R corners) IFC D103.4
- **Parking Restrictions:** Roadways must have signage for parking restrictions as follows: Signs for no-parking must be provided on both sides of all streets that are less than 26' wide in accordance with local standards for future enforcement. Signs for no-parking must be provided on one side of all streets that are between 26' and 32' wide in accordance with local standards for future enforcement. IFC D103.6
- **Remote Access Points:** One and Two Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads. Multiple Family Residential Developments with more than 100 dwelling units must be provided with two separate and remote fire apparatus access roads. (remote = min. ½ the overall diagonal of the land area being served) IFC D106/107
- **Access During Construction:** Access roadways must be completed and unobstructed prior to combustible construction.
- **Gates:** Where required access is restricted with a gate, an approved key box or key switch must be provided to allow Fire Department Access. (IFC 506)

Fire Department Water Supply and Suppression Systems:

*Hydrant spacing is assessed based on structures that are non-sprinklered, type V-B Construction and no larger than 4,800 combined square feet. Additional hydrants may be required for streets providing access to structures greater than 4,800 SF. (IFC Table B105.1(2) / C102.1)

- **Fire Hydrants:** Hydrants must be provided on fire access roadways so that average spacing does not exceed 500' and the maximum distance from any point on the street frontage to a hydrant is no more than 250'. (400' and 200' for Dead end roads) IFC C102
- **Water Supply During Construction:** Required hydrants must be serviceable and unobstructed prior to combustible construction.
- **FIRE SPRINKLERS May be Considered as an alternate method to increase hydrant spacing or to address access issues.**

Please feel free to contact me with any questions or concerns:

Michael J. Jackson
Fire Marshal
Mike.jackson@clarkfr.org
360.887.4609

October 9, 2018 – 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
Naomi Hansen, Associate Planner	305 NW Pacific Highway La Center, WA 98629	360-263-7665	ahansen@ci.lacenter.wa.us
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Mike Jackson, CCFR Division Chief/Fire Marshal	911 N 65th Avenue Ridgefield, WA 98642	360-887-4609	Mike.Jackson@clarkfr.org
Matt Jenkins WWTP Supervisor	101 Aspen Ave La Center, WA 98629	360-263-3335	mjenkins@ci.lacenter.wa.us
Gary Rademacher Tapani, Inc.	PO Box 1900 Battle Ground, WA 98604	360-903-1353	garyr@tapani.com
Seth Halling AKS Engineering	9600 NE 126 th Ave, 2520 Vancouver, WA 98682	360-882-0419	sethh@aks-eng.com
Dave Weston	9600 NE 126 th Ave, 2520 Vancouver, WA 98682	360-882-0419	davew@aks-eng.com
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