

Narrative for Valley View

Introduction

This proposal is to subdivide approximately 8.64 acres into 34 single-family detached residential lots.

Site Location and Characteristics

The site is located in the Northeast quarter of Section 02, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. This site is bordered by; NE 24th Avenue to the east; NE 339th Street to the north, NE 8th Street to the South; E Upland Avenue to the west; and E Vine Maple Avenue to the southwest. The subject property tax account number is 206062000. The property is zoned LDR-7.5 with a Comprehensive Plan designation of Urban Low.

Subject parcel has the following existing improvements; a home; a barn; several outbuildings; a well; and a septic system. All improvements to be removed and or abandoned prior to final plat approval.

The site is sloping with grassy areas and some scattered trees. There are NO environmental indicators present on GIS.

Refer to preliminary plat prepared by "Wolfe Project Management, LLC" & existing conditions survey prepared by "Minister-Glaeser, Surveying Inc.", submitted with this application for more information.

TITLE 3.35 IMPACT FEES including TITLE 15.35 SCHOOL IMPACT FEES

This development is subject to impact fees under title 3.35 and 15.35 of the La Center Municipal Code (LCMC).

One lot will be exempt from impact fees as there is an existing home that is being replaced. At time of building permit, of the 34 new dwelling units (homes), Impact Fees will be collected for the 33 additional dwelling units.

- Traffic Impact fees in the amount of \$7,561.00 per dwelling unit, for a total of \$249,513.00.
- Park Impact fees in the amount of \$2,842.00 per dwelling unit, for a total of \$93,786.00.
- School Impact fees in the amount of \$3,501.00 per dwelling unit, for a total of \$115,533.00.

TITLE 8.60 SIGN REGULATIONS

This development is subject to the sign regulations under title 8.60 of the LCMC.

TITLE 12. STREETS, SIDEWALKS, AND PUBLIC WAYS

This development is subject to those street, sidewalk and public ways under title 12.0 of the LCMC.

NE 339th Street is designated "Rural Major Collector" with a 60' total Right-of-Way (ROW) and a 30' half ROW. Existing ROW is 60' so no additional ROW dedication is required or proposed. Half street improvements shall be made to the south half consisting of a 6' sidewalk (including curb) and 20 feet of driving surface minus any existing driving surface.

NE 24th Avenue is designated "Rural Minor Collector" with a 56' total Right-of-Way (ROW) and a 28' half ROW. Existing ROW is 45' total and 25' half ROW, so this proposal will dedicate and additional 3' along the west side of NE 24th Avenue. Half street improvements shall be made to the west half consisting of a 6' sidewalk (including curb) and 18 feet of driving surface minus any existing driving surface.

All internal roadways or designated "Local Access". This has a total ROW of 50' and will be constructed with 32' of driving surface and 6' sidewalks (including curb) on either side.

Street trees are required per LCMC 12.10.350. A tree plan is included on the Preliminary Plat submitted with this application.

Refer to preliminary plat prepared by "Wolfe Project Management, LLC" & existing conditions survey prepared by "Minister-Glaeser, Surveying Inc.", submitted with this application for more information.

TITLE 13. PUBLIC UTILITIES

This development is subject to title 13.0 of the LCMC.

Public water provided by Clark PUD and public sanitary sewer provided by City of La Center will be installed and serve all future houses.

Refer to preliminary plat prepared by “Wolfe Project Management, LLC”, submitted with this application for more information.

TITLE 15.05 BUILDING CODE AND SPECIALTY CODES

No buildings or structures are proposed with this land division. However, the purpose of the land division proposal is to provide lots for residential structures. All future structures within this residential development will comply with City of La Center Building Codes and will be properly reviewed through the Building Permit process

TITLE 18.130 ZONING LOW DENSITY RESIDENTIAL DISTRICT (LDR-7.5)

This residential subdivision is a permitted use and complies with these development standards under LCMC.18.130.030. The site is currently zoned LDR-7.5. All lots comply with Section LCMC.18.131.080 for lot requirements.

No duplexes or manufactured homes are proposed.

Refer to preliminary plat prepared by “Wolfe Project Management, LLC”, submitted with this application for more information.

Lot Criteria

For this proposal, the applicant is seeking approval for 34 dwelling units.

- **LCMC.18.130.030** requires all lots be at least 60’ wide and 90’ deep. All proposed lots more than 60’ in width and more than 90’ in depth meeting the minimum required lot widths and depths.
- **LCMC.18.130.030** requires all lots be at least 7,500 sf in size and no larger than 11,000 sf. The smallest proposed lot is 7,509 sf. The largest proposed is 9,082 sf, meeting the minimum and maximum lot size requirements.
- The average lot size for all 34 lots is 7,878 sf.

Refer to preliminary plat prepared by “Wolfe Project Management, LLC”, submitted with this application for more information.

TITLE 18.147 PARKS AND OPEN SPACES

This proposal does not create any adverse impacts to parks or the opportunity for recreation, nor does it convert land previously used for recreation purposes. Park impact fees totaling \$93,786.00 will be imposed as a condition of approval which provides mitigation for the impacts created by the development of this property. Requirements of title 18.147 do NOT apply to this development. Per 18.147.020.(1).(a), only developments proposing 40 or more dwelling units in the LDR-7.5 zoning are subject to this title.

TITLE 18.210 SUBDIVISIONS

This development is subject to the procedures and timelines under title 18.210 of the LCMC.

- **18.210.010 Pre-application review.**
The applicant filed for a Pre-application review and a Pre-application conference was held on April 27, 2022. The City issued a final report on May 6, 2022. A copy of the report was submitted with this application.
- **18.210.030 Preliminary plat application contents.**
Refer to Coversheet/Table of contents for list of required and submitted items.
- **18.210.040 Approval criteria for a preliminary plat.**
 - o **18.210.040.(1)(i-vii)** This development complies or can comply with all applicable codes and standards in this title section of the LCMC and have been addressed elsewhere herein.
 - o **18.210.040.(2)** N/A. No phasing is proposed with this development.
 - o **18.210.040.(3)** Two flag lots are proposed, and both comply with code.
 - **18.210.040.(3).(a)** The flag “pole” for both proposed lots are 20’ in width.
 - **18.210.040.(3).(b)** The flag “pole” can be constructed to this standard.
 - **18.210.040.(3).(c)** The flag lots are both over the minimum lot size NOT including the flag “pole”. They are both 9,082 SF WITHOUT counting the flag “pole”.
 - **18.210.040.(3).(d)** The flag “pole” for both lots are less than 150’ in length. They are both 104’ in length.
 - **18.210.040.(3).(e)** N/A

TITLE 18.225 LEGAL LOTS

The parcel being developed is adjusted lot 1 of Short Plat 3-905 records of Clark County Washington that was the result of being the remainder left after developing that subdivision known as Heritage Country Estates recorded in book 311 of plats at page 951, records of Clark County Washington. The legal lot status of the subject parcel by default was established as legal when Heritage Country Estates was approved. Refer to current Warranty Deed submitted with this application for more information.

TITLE 18.245 SUPPLEMENTARY DEVELOPMENT STANDARDS

This development is subject to the development standards under title 18.245 of the LCMC. This development can and shall conform to the standards in this title;

- **18.245.020 Height of fences and hedges.**
- **18.245.030 Solid Waste.**
- **18.245.040 Lighting.**
- **18.245.050 Noise.**
- **18.245.060 Landscaping.** N/A Per **Table 18.245.060 – Landscaping**, there is NO required landscaping for this development as all property to the south and west is zone LDR-7.5 and all property to the north and east is separated by streets.

TITLE 18.280 OFF-STREET PARKING AND LOADING REQUIREMENTS

This development is subject to the development standards under title 18.280 of the LCMC. This development can and shall conform to the standards in this title;

- **Table 18.280.010 – Off-Street Parking Requirements.** This table establishes that four or more dwelling units requires 2 off-street parking spaces per dwelling plus 1 space per dwelling for guest parking. Each lot will provide at least 2 outside of garage spaces and two in garage parking spaces for a total of 4 parking spaces per lot (dwelling unit) which exceeds the minimum requirement. Most if not all of the lots will actually provide 3 outside and 3 inside parking spaces.

TITEL 18.282 OUTDOOR LIGHTING

This development is subject to the development standards under title 18.282 of the LCMC. Only required street lighting is proposed. Street lighting will be decided during final engineering with an electrical/lighting plan using photometrics and approved by City of La Center. No lighting is shown on preliminary plat.

TITLE 18.300 CRITICAL AREAS

This site has no critical areas and therefore this title does NOT apply to this development. Critical areas that may be offsite would all be across the existing streets, NE 339th Street and NE 24th Avenue and would not be regulated by this development.

Refer to Technical Memorandum prepared by “Cascadia Ecological Services, Inc.”, submitted with this application for mor information.

TITLE 18.310 ENVIRONMENTAL POLICY

This development is subject to the development standards under title 18.310 of the LCMC. Applicant has submitted a **SEPA Checklist** with this application.

TITLE 18.320 STORMWATER AND EROSION CONTROL

This development is subject to the development standards under title 18.320 of the LCMC.

This project complies with the requirements this title and will pay the associated fees. Once the site is fully developed, stormwater quality treatment and quantity control will be provided by drainage facilities as indicated on the plans. The facilities are proposed to be publicly owned but maintained by an HOA. Facilities have been designed to accommodate the stormwater runoff from the site when fully developed.

For calculations and information regarding the drainage facilities refer to the Stormwater Report and Plan prepared by “The Wolfe Group, LLC” that was submitted with this application.

TITLE 18.340 NATIVE PLANT LIST

This development is subject to the development standards under title 18.340 of the LCMC. All street trees and/or trees for replacement/mitigation for tree removal will comply with this title.

TITLE 18.350 TREE PROTECTION

This development is subject to the development standards under title 18.350 of the LCMC. A tree survey of existing trees was completed and submitted with this application. It is anticipated that most if not all trees will be removed for this development for grading, streets, utilities and future buildings. A full tree mitigation plan is included on the Preliminary Plat submitted with this application.

For additional details and information, refer to; Arborist Report prepared by “Arborscape Ltd. Inc.”; preliminary plat/Tree Mitigation Plan prepared by “Wolfe Project Management, LLC” ; and Tree Survey Map & Inventory prepared by “Wolfe Project Management, LLC”.

TITLE 18.360 ARCHAEOLOGICAL RESOURCE PROTECTION

This development is subject to the development standards under title 18.360 of the LCMC. An archaeological predetermination was performed by “Applied Archaeological Research, Inc.”. It indicates historic structures that will need to be mitigated when removed. All existing structures are going to be removed. A mitigation plan will be submitted with engineering. No other items were discovered during their investigation. A copy of the report was submitted to the “Washington State Department of Archaeological and Historical Preservation”.

Refer to Archaeological Predetermination and email from DAHP for more information.

FIRE PREVENTION

This development is subject to review and approval by “**CLARK COWLITZ FIRE RESCUE**”.

- There are NO private roads or shared driveways.
- There are NO dead end streets or stub streets.
- Two flag lots are proposed.
- All streets shall be constructed to “Fire Apparatus” standards.
- Fire hydrants shall be shown on final engineering for review and approval.
- Proper fire flow shall be provided.

LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

The development site is within the City’s Urban Growth Boundary. The purposes of the proposed LDR-7.5 zoning district, per LCMC 18.130, is to provide for lower single and duplex densities where a full range of community services and facilities are present or will be present at the time of development. This proposal is consistent with the goals and policies of the Comprehensive Plan

TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN

This project is consistent with the transportation element because improvements constructed in conjunction with this application will improve road, pedestrian and bicycle networks. The applicant will dedicate right-of-way and improve the street network as shown on the proposed development plan. Future circulation of the surrounding parcels is enhanced with this proposal of half streets that will serve parcels to the east and north as shown on the proposed development plan. All of the proposed internal street sections meet the required transportation standards as directed by City Engineering staff per the preapplication conference. Moreover, the internal road network will provide safe and efficient circulation for traffic and sidewalks for pedestrians.

HOUSING ELEMENT OF THE COMPREHENSIVE PLAN

This proposal is for the division of urban residential land and the development of this project will create 34 new homes in the middle and high-middle price ranges of housing in the area.

CAPITAL FACILITIES & UTILITIES ELEMENT OF THE COMPREHENSIVE PLAN

The development of this project will include the construction of transportation, stormwater, water, sanitary sewer and other utilities complying with the City’s development regulations. The applicant proposes to extend public water and sewer throughout the site. Completed utility review from the Clark PUD is included with this application and indicate that these services are available to this project. Transportation, Park and School impact fees will be imposed as a condition of approval which also provides mitigation for the impacts created by the development of this property.

ECONOMIC DEVELOPMENT ELEMENT OF THE COMPREHENSIVE PLAN

The development of the site will create jobs in the construction industry. Future development of the site will provide housing to the area and will provide employment opportunities and additional contributions to the tax base.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL PRESERVATION ELEMENT OF THE COMPREHENSIVE PLAN

An archaeological predetermination study was completed and submitted to the Washington State Department of Archaeology and Historic Preservation. No further archaeological studies were recommended. Please refer to the letter response from the State submitted with this application.

RCW 58.17.110 (Platting)

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following address this requirement.

- This project implements existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow will be adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshal.
- The applicant proposes to extend public water to the site. Clark PUD has completed a utility review and indicates that water service is available to the site.
- The applicant proposes to extend public sewer to the site. City of La Center has commented in the Pre-application Report and indicates that sewer service is available to the site
- This project manages stormwater runoff from the site. A preliminary stormwater design has been prepared by The Wolfe Group, LLC.
- Improvements will be constructed in compliance with City of La Center’s development regulations.
- This project will generate park, school and traffic impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of the City of La Center by complying with all applicable statues, regulations and ordinances.

Public Health, Safety and General Welfare

The proposed land division is compatible with the surrounding uses and is not detrimental to the public health, safety or general welfare of adjacent uses or properties. Roads and access ways will be constructed, connected to the existing roadways and will be stubbed to adjacent parcels, thus improving the overall road infrastructure. Public water and sewer will be extended to the lots and stubbed to adjacent parcels, thus improving the overall utility infrastructure. Water runoff will be collected and treated, thereby protecting ground water supply and integrity. Safe walking paths (sidewalks) will be constructed throughout the site.

Proposal Summary

The development of this 8.64 acres site into 34 single-family residential lots will aid in meeting both the LDR7.5 zoning and Urban Low Density Residential comprehensive plan goals for the area. The development of this site will extend public utilities to the individual lots and provide improved emergency vehicle access to the area with the extension of all existing streets stubbed to the property, half street improvements of NE 339th Street and NE 24th Avenue and construction of the proposed internal streets. The full build-out of this development will aid in the creation of jobs, provide housing consistent with the housing planned for the area, add to the tax base and discourage urban sprawl by building on land designated for residential development.