

# ASPEN HEIGHTS SUBDIVISION

## Pre-Application

Tax Parcel: 258901-000

### *Jurisdiction:*



***Owner/Applicant:*** *Muffet Properties, LLC.*  
*Attn: Win Muffet*  
*P.O. Box 301*  
*LaCenter, WA. 98629*  
*(C): (503) 807-2139*  
*(H): (360-263-3745*  
*Email: winm@hi-schoolpharmacy.com*

### ***Prepared By:***



*2005 Broadway Street*  
*Vancouver, WA 98663*  
*Phone (360) 993-0911*  
*Fax (360) 993-0912*  
*staylor@sgaengineering.com*

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(5 Paper Copies & Digital Submittal)

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Full Size Plans	Attached



# DEVELOPMENT REVIEW APPLICATION FORM

419 E. Cedar Avenue, Suite 201  
 La Center, Washington 98629  
 T/360.263.7661 F/360.263.7666

<b>File #</b>
<b>Planner</b>
<b>APPLICATION FEES</b> submitted to: date paid:
<b>PROCEDURE</b> <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input checked="" type="checkbox"/> Type III <input type="checkbox"/> Type IV

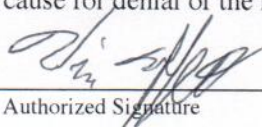
<b>PROJECT INFORMATION</b>	
Project Name: Aspen Heights Subdivision	
Type(s) of Application: (see attached) Pre-Application	
Description of Proposal: Subdivide 4.3 acres into 26 single-family residential lots in the LDR 7.5 zone. Rezone from LDR 7.5 to MDR-16.	

<b>APPLICANT INFORMATION</b>	
Name of Applicant: Win Muffett	Address: P.O Box 301 LaCenter, Wa 98629
E-mail address: winm@hi-schoolpharmacy.com	Phone: (503) 807-2139 Fax:
Name of Property Owner: (list multiple owners on a separate sheet) Same as Applicant	Address:
E-mail address:	Phone: Fax:
Contact Person Name: (list if not same as applicant) Scott Taylor, SGA Engineering	Address: 2005 Broadway Vancouver, WA 98663
E-mail address: staylor@sgaengineering.com	Phone: (360) 993-0911 Fax: (360) 993-0912

<b>PROJECT SITE INFORMATION</b>		
Site Address: 34700 NE North Fork Ave LaCenter, WA	Cross Street: NE 348TH Street	
Comp Plan Designation: UL	Base Zone & Overlay Zone: LDR-7.5	Assessor's Serial #: 258901-000
Township, Range, 1/4 of Section: SW 1/4 Sec 34 T5N R1E	Legal Description: LT 27	Acreage of Parcels: 4.3

**AUTHORIZATION**

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the City to enter the properties listed above.


4-22-16  
 Authorized Signature Date





## PRE-APPLICATION WAIVER CHECKLIST

La Center City Planner

419 East Cedar Avenue, Ste. A201, La Center, WA 98629

T/ 360.263.7665 ♦ F/ 360.263.7666

**Submit five (5) copies of the following:**

- A completed *Application for Development Review* form
- A preliminary plan at a scale of no more than one inch equals 200 feet, with:
  - North arrow
  - Date
  - Graphic scale
  - Existing and proposed lots, tracts, easements, rights-of-way,
  - Existing and proposed access
  - Existing and proposed parking
  - Existing and proposed structures and landscaping on the site
  - Existing and proposed natural features on the site, including vegetation, topography and grades
  - Existing and proposed utilities (water, sewer, drainage, fire hydrants)
  - Existing and proposed lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record.
  - Principal features of the plan shall be dimensioned
  - Proposed dedications to the city or other agency (if applicable)
- The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page.
- A legal description of the site
- A written description of the proposed use or development. The description shall identify any variances, adjustments or exceptions needed for approval of the plan.
- The applicant is encouraged to submit drawings showing the elevation(s) of a proposed primary structure;
- Additional information required: *N/A*

# **ASPEN HEIGHTS**

## **Pre-Application Narrative**

### **INTRODUCTION**

The Aspen Heights Subdivision proposes to subdivide parcel 258901-000, approximately 4.38 acres total, into 26 single-family attached lots. The parcel was annexed into the city limits of La Center in 2006. The net site area for the project is approximately 3.54 acres after public right-of-way dedications are subtracted. There is an existing home along with a detached garage and a barn on site. The project will not be phased. All future lots will access public local access roads in the project. Individual driveways will provide access to each of the new lots. The parcel is currently zoned LDR-7.5 (low density residential). We are asking for a zone change to MDR-16. Single family large lot residential homes zoned R1-6 are located to the West and the North. Property north and west of the project is under the Clark County jurisdiction. Single family residential subdivisions zoned LDR-7.5 are to the East and the South. Properties to the south and east of the project are within the city limits for La Center. An open space/park tract owned by La Center which provides a community trail system is located along the southern edge of the project.

The project is also requesting a lifting of the Urban Holding overlay from the parcel with the subdivision application. Details regarding the urban holding lift approval criteria are provided later in this narrative.

The minimum lot area allowed in the MDR-16 zone is 1,400 square feet. The minimum lot area proposed is 2,700 square feet. The average lot area proposed is 3,367 sf. The minimum lot width required is 20 feet. The minimum lot width proposed is 27 feet. The minimum lot depth requirement is 60 feet. The minimum lot depth proposed is 75 feet.

Homes on the future lots are tentatively scheduled to be constructed in 2017. The proposed homes will most likely be two story and will provide two garage parking spaces as well as two driveway parking spaces per lot.

### **ZONE CHANGE**

The site is currently zoned LDR-7.5 (Low Density Residential). We are requesting a zone change to MDR-16 (Medium Density Residential).

# **ASPEN HEIGHTS**

## **Pre-Application Narrative**

### **CRITICAL AREAS**

There are critical areas located on this site. A tributary to Bolen Creek is located on the southern edge of the site. There are some associated wetlands which are directly adjacent to the drainage. An environmental site assessment was performed on the site previously in 2005. The assessment was recently reviewed by the same consulting biologist and determined to still be accurate in 2015. The critical areas ordinance for La Center has not changed as it pertains to this project. A final critical areas report and mitigation plan will be prepared for the preliminary subdivision application. Buffer averaging is proposed for the habitat buffer along with buffer enhancement as necessary to meet the critical areas code. The stormwater facility is proposed to be located in the outer 50% of the habitat buffer. The only development proposed within the reduced buffer will be the trail connection from Aspen Heights south to the community trail system.

### **STORMWATER**

Stormwater control will conform to the requirements of the La Center Code. Stormwater from the new impervious surfaces will be treated by rain gardens, bioswales, wetponds, or other approved bmp's. On-site infiltration will be used where feasible for disposal. Also other approved LID or traditional BMP's may be used to treat or infiltrate stormwater on-site. There are currently no stormwater facilities on site. There is an existing conveyance ditch along Aspen Avenue on the eastern edge of the site. The on-site soil is predominantly Hillsboro loams (HoC), which typically have low to moderate infiltration rates.

### **ROADS AND PARKING**

Aspen Avenue is a public existing 40 foot wide asphalt road within an existing 60 foot R.O.W. fronting the eastern edge of the property. An additional 10' of R.O.W. will be dedicated with this project. We believe it is classified as a minor collector. New sidewalk, curb and gutter will be constructed along the western edge of Aspen Avenue to complete the improvements. The proposed West 19<sup>th</sup> Circle improvements run east and west through the property. The project will take access off Aspen Avenue. W. 19<sup>th</sup> Circle will need to be constructed on-site and terminate with a temporary cul-de-sac to allow for future development to the west. All on-site public roadway improvements are proposed to meet City of La Center standards for local access roadways. 50 feet of

# ASPEN HEIGHTS

## Pre-Application Narrative

public right of way will contain a 32 foot wide asphalt road with 5 foot attached sidewalks, planter strips and vertical curb and gutter. All lots will take individual driveway access internally to the project off W. 19<sup>th</sup> Circle.

Two driveway parking stalls and two garage parking stalls will be provided for each lot providing at least 4 parking spaces per lot.

### **TRAFFIC**

The existing site has little daily traffic. One p.m. peak hour trip exists from the existing home on-site. The completed project will generate approximately 25 new PM peak hour trips. Single-family detached homes are to be constructed on-site. A complete traffic study will be prepared for the preliminary subdivision application by a traffic engineer.

### **WATER & SEWER**

A 12" PVC water line exist in Aspen Avenue. Water service will be supplied by Clark Public Utilities. Public sewer service is provided by City of La Center. An 8" sewer line exists in Aspen Avenue. The point of connection for this project is at the intersection of Aspen Avenue and E 18<sup>th</sup> Street. The site will be served by traditional gravity sewer. Public gravity sewer and water will be extended through the site and stubbed to the west and north.

### **18.190.060 REMOVAL OF UH-10 OVERLAY**

*There is currently an Urban Holding zoning overlay on this parcel. The parcel was annexed into the city limits of La Center in 2006 with a condition of approval that the urban holding overlay be placed on the parcel until the time of development. This is an additional application request and required approval for the project. La Center municipal code section 18.190.060 is quoted below with justification provided by the applicant in bold italics.*

The director may remove the UH-10 overlay district, based on certification from the public works director or city engineer that identified capital facilities deficiencies have been satisfactorily resolved.

*The deficiencies in capital facilities have been resolved since the 2006 annexation of this parcel. Supporting documentation showing*

# ASPEN HEIGHTS

## Pre-Application Narrative

*available public sewer and water service adjacent to the site are included in section E of the pre-application packet.*

(1) Removal of the Overlay. Such amendments shall occur under Type II review proceedings. The city shall not require a public hearing for such an amendment, because the public review process will have already occurred as a result of development review or an amendment to the capital facilities plan.

*The removal of the urban holding overlay for this project will happen concurrently with the subdivision application.*

(2) The UH-10 overlay may be removed if provision of adequate capital facilities is required as a condition of phased development approval.

*Adequate capital facilities are available for this project. All utilities and public improvements will be provided with the construction of the project. There is no phasing proposed for the project.*

(3) The director shall maintain a record of all administrative amendments to the UH-10 overlay district, including findings in support of the decision to modify the boundaries of the overlay district. [Ord. 2006-17 § 1, 2006.]

Thank you for your time and assistance with this project. Please contact Samuel Moss or Scott Taylor with SGA Engineering for additional information or with any questions/clarifications.



THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH 460 FEET OF THE EAST 950 FEET OF THE NORTH 46.5 RODS OF SAID SOUTHWEST QUARTER.

EXCEPT THE WEST HALF AS CONVEYED TO CHARLES D. RERICK SR. AND MARY SUE RERICK, HUSBAND AND WIFE BY CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9010260021.

ALSO EXCEPT THAT PORTION LYING WITHIN N.E. NORTH FORK AVENUE.

ALSO EXCEPT THAT PORTION CONVEYED TO JDL DEVELOPMENT, INC., A WASHINGTON CORPORATION RECORDED JULY 7, 2000 UNDER AUDITOR'S FILE NO. 3233222, RECORDS OF CLARK COUNTY, WASHINGTON

4 1564

## Kelsey Beseda

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**From:** Anthony Cooper [acooper@ci.lacenter.wa.us]  
**Sent:** Tuesday, April 19, 2016 11:14 AM  
**To:** Kelsey Beseda  
**Cc:** Naomi Hansen  
**Subject:** RE: Utility Request for parcel number 258901-000

Kelsey:

The information you included in your email is the most recent information the city has for the sanitary sewer in Aspen Avenue. Manhole E77 is the likely point of connection that would be required for the sewer connection from Aspen Heights Subdivision. We do not have survey information of this sewer system and it would be the developers responsibility to survey the sewer manhole as well as topographic survey of Aspen Avenue for extension of the sewer main to manhole E77.

There are also street and or sidewalk improvements that will likely be required adjacent to the parcel that will be required for development.

The city does not maintain or supply water. Clark Public Utilities is the water purveyor and they will need to be contacted for water service and extension to serve the property.

By Pre-Application Waiver do you mean the pre-application conference?

Let me know if you have questions.

Thanks

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**From:** Kelsey Beseda [mailto:KBeseda@SGAengineering.com]  
**Sent:** Tuesday, April 19, 2016 10:56 AM  
**To:** Anthony Cooper  
**Subject:** Utility Request for parcel number 258901-000

Hello,

We are doing a Pre-Application Waiver for Aspen Heights Subdivision, parcel number 258901-000. One of the checklist items is sewer and water service information. Could I please get updated sewer and water maps for the surrounding area, and our points of connection. I have attached the information I received back in 2013.

Thank you for your help, please contact me if you have any questions.

*Kelsey Beseda-Cody*

SGA Engineering, PLLC  
EJ Ventures & Yeti Properties Rentals  
[kbeseda@sgaengineering.com](mailto:kbeseda@sgaengineering.com)  
Office: 360-993-0911  
Fax: 360-993-0912  
Cell: 360-904-6261





## REQUEST FOR UTILITY REVIEW – WATER AVAILABILITY

Clark Public Utilities - Water  
 P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668  
 TEL (360) 992-8022 FAX (360) 992-8027

### APPLICANT INFORMATION

DATE: 4/19/2016

NAME SGA Engineering  
 ADDRESS 2005 Broadway  
 CITY Vancouver STATE WA ZIP 98663  
 TELEPHONE 360-993-0911 FAX \_\_\_\_\_  
 EMAIL lharker@sgaengineering.com

Preferred means of notification:  Mail  Phone  FAX  Email  
 Proposed type of development:  Short Plat  Subdivision  Apartment  Commercial  
 Number of Lots/Units: 26

**Property Location**

Tax Lot/Serial Acct. No 258901000  
 SEC 34 TWP 5 RANGE 1 1/4 SW  
 Property Address 34700 NE North Fork Ave (or nearest cross street)  
 Property Size \_\_\_\_\_ Ac Required Fire Flow \_\_\_\_\_ GPM

PLEASE SUBMIT PLAT MAP WITH REQUEST

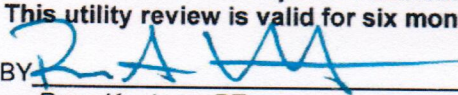
### GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)

**Connect to the existing 12" water main and extend a 12" water main in NE 348th Street along the project frontage. Construct minimum 8" water mains within all the proposed subdivision roads. Extend both water mains to the west property boundary for future extension. Install fire hydrants where required by the Fire Marshall/Fire District. Available fire flow in North Fork Avenue's water main will provide a minimum fire flow of 2,000 gpm @ 20 psi. Static water pressure varies from 78 to 103 psi, depending on property elevation and reservoir level.**

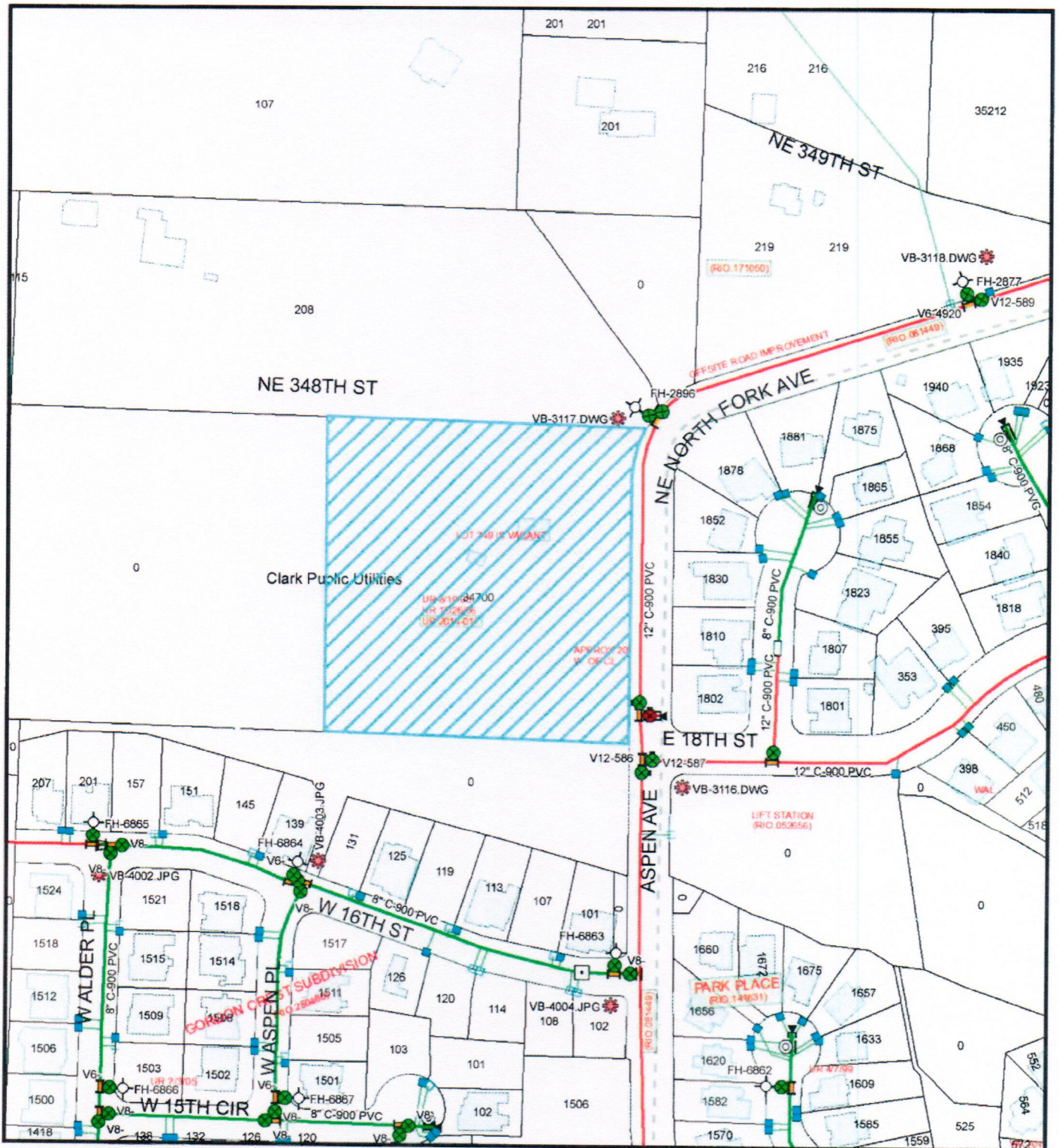
- Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction
- Easement Required
- Clark Public Utilities has the capacity to serve, if the above conditions are met
- Developer/Owner shall pay County Right-of-Way fees based on off-site improvements

Review comments are subject to modification during detailed plan check and review.

**This utility review is valid for six months after the date of signature below.**

REVIEWED BY  DATE 4/26/16  
 Russ Knutson, PE





1 inch = 200 feet

Legend			
	Unknown		8"
	2"		10"
	3"		12"
	4"		14"
	6"		16"
	Water Service		Butterfly, Closed
	Butterfly, Open		Gate, Closed
	Gate, Open		Abandoned Valve
	Water Meter		Valve Book
	Air Release		Check
	Double Check		Blow Off
	Pressure Regulating Valve		Cross
	Tee		Cap and Thrust Block
	Reducer		Coupling
	Tapping Sleeve		Reservoir
	Fire Flow at 20psi		Not Tested
	1 - 499		500 - 999
	1000 - 1499		1500 - 7981
	Booster Pumping Station		Satellite Well
	Production Well		

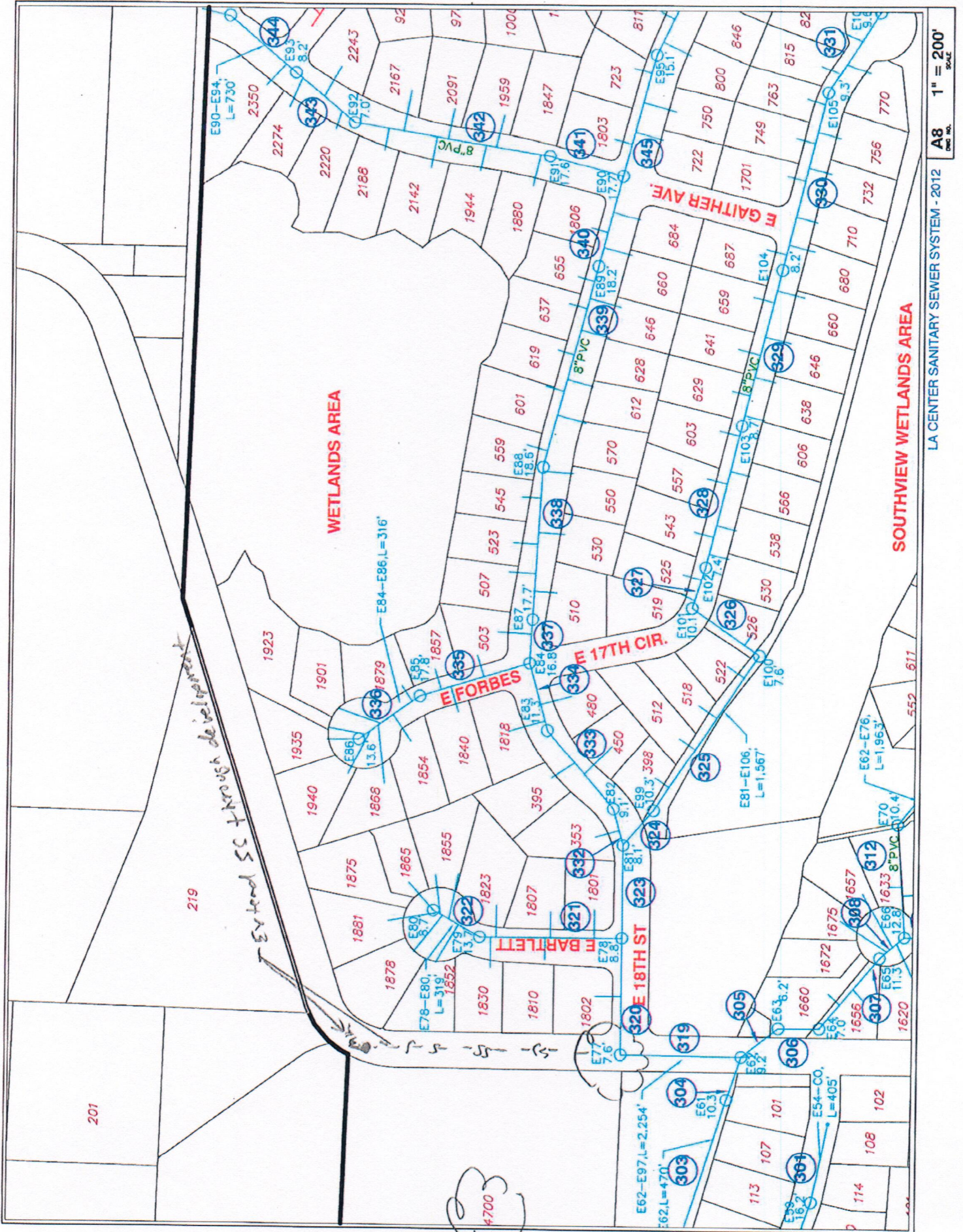
**Clark Public Utilities**  
Customer-owned, customer-focused

**OPERATIONS MAP**

Printed on: 4/26/2016      Printed by: RussK

**MAP NUMBER**  
**5134**







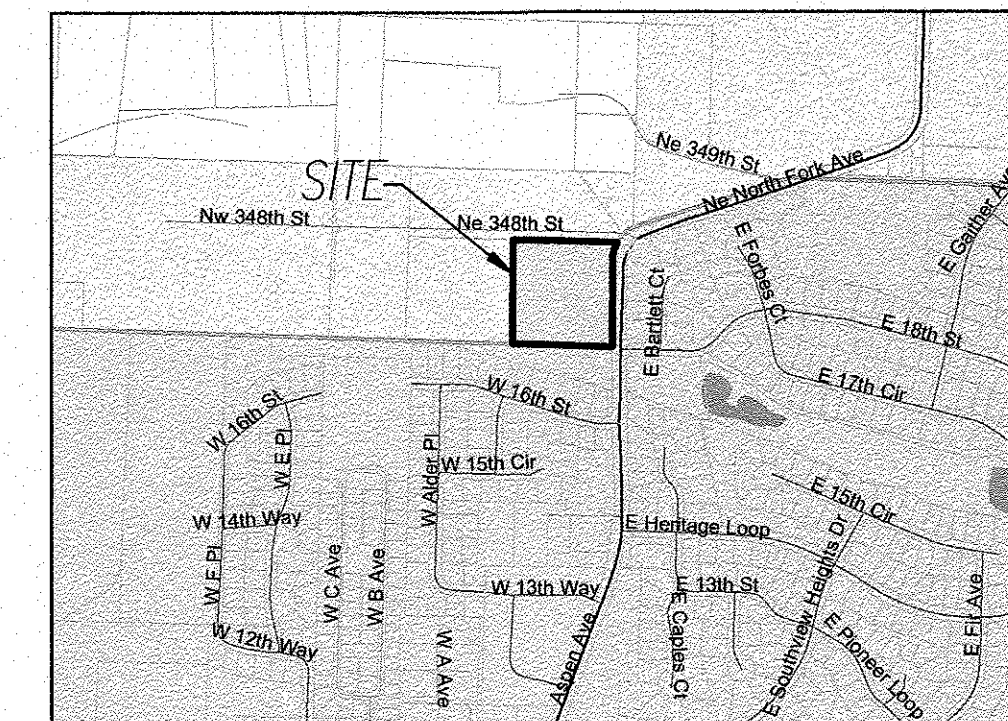
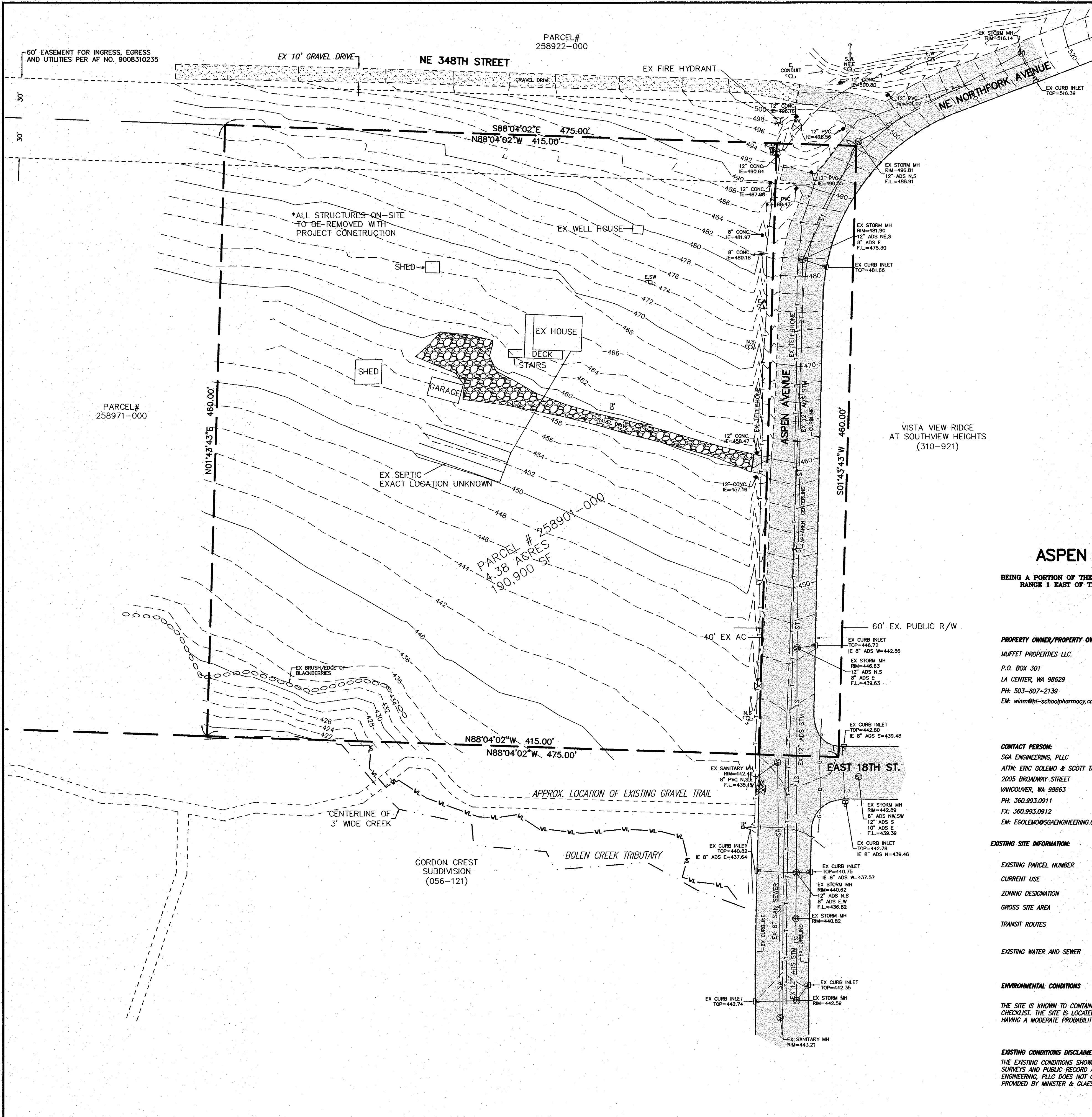








© SGA ENGINEERING PLLC - DATE PLOTTED: Apr. 28, 2016 - 2:22 PM SGA DRAWING FILE: W:\DWG\0502-STEPHENS PROPERTY\DWG\PRE-APP\1 SHEET SET\EXISTING CONDITIONS PLANNING



VICINITY MAP  
N.T.S.

- LEGEND:
- INDICATES WATER VALVE
  - INDICATES FIRE HYDRANT
  - INDICATES TELEPHONE PEDESTAL
  - INDICATES POWER POLE
  - INDICATES GUY WIRE
  - INDICATES CURB INLET
  - INDICATES WETLAND FLAG
  - INDICATES STORM MANHOLE
  - INDICATES SANITARY MANHOLE
  - INDICATES EDGE OF PAVEMENT
  - INDICATES EDGE OF GRAVEL
  - INDICATES TELEPHONE LOCATE
  - INDICATES GAS LOCATE
  - INDICATES CENTERLINE OF CREEK
  - INDICATES EDGE OF WETLAND
  - INDICATES 10 FOOT CONTOUR INTERVAL
  - INDICATES 2 FOOT CONTOUR INTERVAL

### ASPEN HEIGHTS SUBDIVISION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON  
PRE-APPLICATION SUBMITTAL  
APRIL 2016

**PROPERTY OWNER/PROPERTY OWNER:**  
MUFFET PROPERTIES LLC.  
P.O. BOX 301  
LA CENTER, WA 98629  
PH: 503-807-2139  
EM: winm@hi-schoolpharmacy.com

**PARCEL # & PROPERTY ADDRESS:**  
258901-000 34700 NE NORTH FORK AVENUE (ASPEN AVENUE)

**CONTACT PERSON:**  
SGA ENGINEERING, PLLC  
ATTN: ERIC COLEMO & SCOTT TAYLOR  
2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PH: 360.993.0911  
FX: 360.993.0912  
EM: EGOLEMO@SGAENGINEERING.COM & STAYLOR@SGAENGINEERING.COM

**EXISTING SITE INFORMATION:**

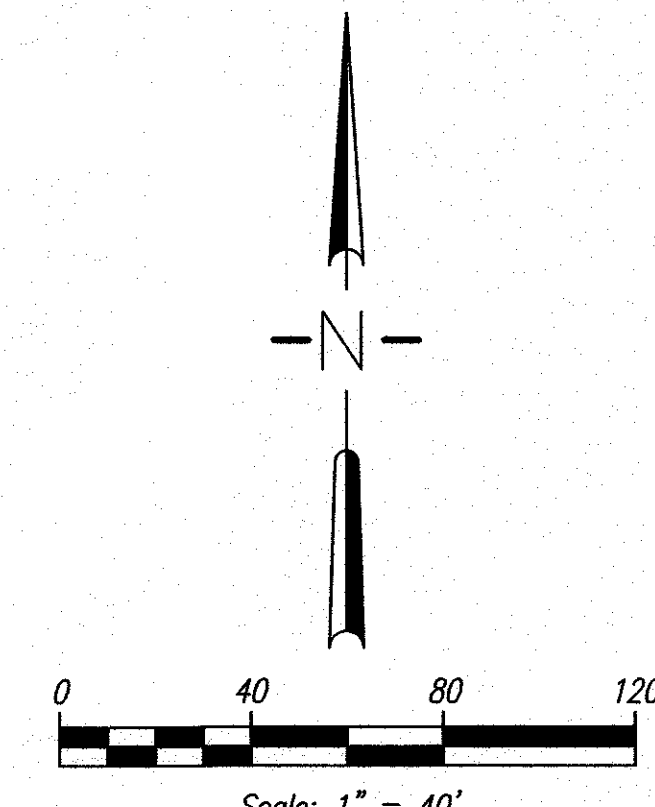
**EXISTING PARCEL NUMBER:** 258901-000  
**CURRENT USE:** ONE EXISTING SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE.  
**ZONING DESIGNATION:** CURRENTLY LDR-7.5; MDR-16 (AFTER ZONE CHANGE)  
**GROSS SITE AREA:** 4.38 ACRES 190,900 S.F.  
**TRANSIT ROUTES:** THERE ARE NO PUBLIC TRANSIT ROUTES IN THIS AREA  
**EXISTING WATER AND SEWER:** SEWER SERVICE WILL BE PROVIDED BY CITY OF LACENTER, PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. ONE SEPTIC SYSTEM IS KNOWN TO EXIST ON-SITE. ONE WELL IS KNOWN TO EXIST ON-SITE.

**ENVIRONMENTAL CONDITIONS**

THE SITE IS KNOWN TO CONTAIN SOME SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE EAST FORK LEWIS RIVER WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE PROBABILITY FOR ARCHAEOLOGICAL.

**EXISTING CONDITIONS DISCLAIMER**

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY EXISTING SURVEYS AND PUBLIC RECORD AVAILABLE THROUGH CLARK COUNTY GIS MAPPING AND DOCUMENTS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. TOPOGRAPHIC SURVEY PROVIDED BY MINISTER & GLAESER SURVEYING.



**SGA ENGINEERING & DESIGN**  
CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

2005 BROADWAY  
VANCOUVER, WA 98663  
PHONE (360)993-0911  
FAX (360)993-0912

EXISTING CONDITIONS PLAN

# ASPEN HEIGHTS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRE-APPLICATION	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, LJH
CHECKED BY:	EEG
SCALE:	1" = 40'
JOB NUMBER	SHEET
0502	2 of 3



