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La Center, Washington 98629
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PRE-APPLICATION CONFERENCE
COUNTRY HILLS ESTATES SUBDIVISION (2018-003-PAC)
Meeting conducted on Tuesday, January 23, 2017 – 2:00 PM

PROJECT INFORMATION

Site Address	1209 West C Street, La Center, WA 98629
Legal Description	La Center, WA on tax parcel number(s) 63472172
Applicant	Joel Sterling, Sterling Design, Inc., 2208 E. Evergreen Blvd., Vancouver WA 98661 Contact: 360.759.1794 mail@sterlingdesign.biz
Applicant's Representative	Joel Sterling, Sterling Design, Inc., 2208 E. Evergreen Blvd., Vancouver WA 98661 Contact: 360.759.1794 mail@sterlingdesign.biz
Property Owner	Gerald Bell, HOA President Country Hills Estates Condo Association 1209 West C Street, La Center, WA 98629 Contact: 360.921.0514 geraldbell@comcast.net
Proposal	The applicant proposes to subdivide 4.48 acres (195,265 SF) into 15 residential single-family lots that is zoned LDR-7.5 with an Urban Holding Overlay, and construct the associated infrastructure to support the proposed development. There is 0.42 acres (18,562 SF) open space track(s) proposed along with 0.27 acres (11,877 SF) storm water facility pond. All lots will be 7,500 SF or larger. The smallest lot is 7560 SF; the largest is 12,769 SF for an average of 8,342 SF.

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

Chapter 12.10 -- Public and Private Road Standards

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a bond in an amount and with surety and conditions satisfactory to him or other secure method as the director may require, providing for and securing to the City of La Center the actual construction and the installation of such improvements within the period specified by the director and specified in the bond or other agreement, and to be enforced by the director by appropriate legal and equitable remedies. In no case shall the bond be less than 110 percent of the cost to complete construction, per LCMC 12.10.110.

General roadway and right-of-way standards shall apply and provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels; LCMC 12.10.090.

The applicant shall provide full street improvements on all streets according to the City of La Center. In addition to the interior street improvements, street lights, street trees and stormwater improvements will be done 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-3**.

Comments

Streets and Circulation

The preliminary plan shows the lots being developed adjacent to W. 16th Street. West 16th Street is classified as a Neighborhood Access which has a 36-foot wide pavement width. The proposed street width for the development proposed by the applicant is 32-foot wide pavement width which is the narrower Local Access pavement width. The applicant will need to comply with the Neighborhood Access Classification per standard detail **ST-14** as approved in the Gordon Crest Subdivision. Additionally, the future unnamed north-south street should be constructed to a Local Access standard detail **ST-15**.

Per section 2.12 of the Engineering Standards a cul-de-sac needs to be provided for roads that serve more than one lot. The proposed access is a hammerhead turn abound serving 8 lots at the turnaround. Per section 2.12, the hammerhead turn-around cannot be more than 200-feet in length without required a cul-de-sac. The length of the hammerhead appears to be longer than 200-feet in length. In addition, section 2.12 requires that if a street serves more than one lot, a hammerhead or a cul-de-sac is required. There are two road extensions from the hammerhead that serves 3 to 4 lots. Since this access road serves more than one lot, a temporary dead end is not allowed to serve these lots from the hammerhead.

During the pre-application conference, the option of constructing the access to some of the lots as flags lot was discussed. This option will only work using a cul-de-sac instead of a hammerhead. The applicant will need to revise the plans to meet the city standards.

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

The traffic study shall include traffic impacts, including level of service to all adjacent streets and intersections to the development, such as: Pacific Highway and 5th Street, Pacific Highway and 10th Street, West 4th Street and Aspen Avenue, West 4th Street and East Stonecreek and East 4th Street at Highland Road. The report shall include average daily traffic and peak hour traffic for intersections and streets as noted above. LCMC 18.215.050(n).

Chapter 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.

Any sewer system that is not in public right of way shall provide an easement of not less than 20-feet width for city access.

Per the Engineering Standards, the applicant shall provide calculations with a report that shows the future upstream influent and the capacity of the downstream facilities. The applicant shall verify that the downstream sewer has enough capacity for the proposed development and any upstream future development can be supported by the existing downstream system. There is an existing 10-inch diameter PVC sewer in West 16th Street right of way that will be contained in the street improvements. The applicant will need to extend a minimum 8-inch diameter public sewer and connect to this existing 10-inch public sewer and extend it to the site for service to the proposed lots. The location of the gravity sewer main in the proposed local access street shall be located within the road right-of-way 5-feet south or 5-feet west of the road centerline. The manholes shall be located such that they are out of the wheel path of vehicles. The minimum width of easements for sewer access shall be 20-feet and a paved or aggregate base width of at least 15-feet on all private streets.

LCMC 13.10.180. For portions of sewer that can be a gravity sewer, a minimum 8-inch diameter public main pipe will be installed between the proposed development to the point of connection at the City manhole. LCMC 13.10.190. A backwater 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 applicant's property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

Any existing septic system must be abandoned or removed as necessary per Clark County Environmental Health permitting.

Chapter 18.10 Development Code General Provisions

Per LCMC 18.210.030, a Geotechnical Report can be required if (a) The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or (b) the site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes between 10 to 25 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes. According to the USDA Soils Manual, soils on this site range from Hillsboro Silt Loam. This type of soil is classified as very limit for road construction per USDA soils information. Based on this finding, a complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable and subsurface drainage.

Traffic Impact Analysis. A compete application will require a traffic impact analysis and circulation plan which considers adjacent land parcels, topography, natural features, sensitive lands, existing improvements, and existing streets together with their potential alignments in relation to this site. The impact analysis should be conducted at intersections along Pacific Highway and 5th Street, West 4th Street and Aspen Avenue, West 4th Street and East Stonecreek and East 4th Street at Highland Road.

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

Chapter 18.320 (Stormwater and Erosion Control)

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 proposed to use a bio-filtration system to treat and dispose of stormwater using the Western Washington Stormwater Manual. Approval of this type of stormwater system will be approved on a case-by case basis and is considered an experimental system per the Puget Sound Manual. The city will review the TIR as part of the site plan review process, using bio-filtration as a viable option for stormwater treatment.

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

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with a stormwater pond, or other approved BMP's. The treatment must meet the City of La Center and 1992 Puget Sound Manual which requires compliance with the Water Pollution Control Act and the Water Resources Act.

The proposed stormwater pond is shown to be constructed at the northwest corner of the site, just east of Hanna's Farm Development. In order to construct the pond, it appears that berms or walls will need to be constructed to contain stormwater. A Geotechnical Engineer will need to analyze the stability of the pond walls and make recommendation of how to construct them. In addition, the report from the Geotechnical Engineer will need to address potential seepage of stormwater from the walls of the pond. The outfall of the pond is shown as open space (Riparia) that was dedicated to the City of La Center as part of Hannas Farm plat approval. The City does not maintain stormwater facilities from private development. An HOA will need to be established to access its members a fee for maintenance of this pond. The developer will need to maintain the outfall of the stormwater pond since the pond must be maintained by an HOA. A permit for outfall to this Riparian parcel will have to be approved by the city. If infiltration of stormwater is not feasible for quality treatment and quantity disposal, stormwater runoff must be detained meeting the requirements of Chapter 18.320 LCMC and then discharged into the existing low point on the site. Clark County Soil Groups or USDA may be used to determine the hydrology of the site. Isopluvials shall be used to determine the design storm frequency (attached). Per the City Ordinance, a forested condition must be used for the pre-developed surface condition. The HEC-1 flood hydrograph package or HEC HMS may be used for hydrologic computation of site quantity control.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet

capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method. Attached is the City rainfall intensity chart.

Per LCMC 14.10.140, a preliminary stormwater plan and preliminary stormwater report shall be submitted for review as part of the land use application. The stormwater report must also address stormwater how energy dissipation will be accomplished so that the downstream property is not impacted by stormwater.

The storm drain sheet as a note that all roof and low points drains shall be directed to individual private infiltration systems located on each lot. Site infiltration is only allowed as a case by case basis. Downspouts from roof drains must connect directly to underground storm piping and connect to the site stormwater pond as stated below. Infiltration of roof drains will only be allowed if the roof drains cannot drain by gravity to the underground storm system. Infiltration will only be allowed if testing and design is provided by a licensed Geotechnical Engineer in the State of Washington. An overflow system must be designed for all peak storms exceeding the capacity of the infiltration system and must drain positively away from adjacent property.

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. A Technical Information Report (TIR) is required along with the development plans for approval of the stormwater system.

Maintenance of Stormwater Facility

If the stormwater treatment and disposal facility is within public Right of Way, the applicant shall maintain the facility for two years after development. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. The City is disinclined to own or maintain the stormwater facility. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat. Stormwater facilities must be located in a separate tract.

Grading

A grading and erosion control permit is required as part of the subdivision plans. As part of the grading plans finished floor elevations need to be shown for the lots in addition to grading quantities, the plan shall show retaining walls necessary to grade the lots.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards. 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.

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.

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. You were provided with a copy of the CPU Water Availability report at the meeting. Provide proof that the on-site well was properly abandoned.

Street Lighting

Street light shall be LED as required per section 2.27 of the Engineering Standards. Street light design and installation is reviewed and approved by CPU. LID for street lighting is preferred.

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, there 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 Michael J. Jackson, Clark County Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues. See CCFR document *1-2 Family Residential Pre-Application Notes: La Center,* version dated November 14, 2017.

Land Use

Municipal Code: http://www.codepublishing.com/WA/LaCenter/#!/LaCenter18/LaCenter18.html

Legal Lot Determination:

An application package should include an application for legal lot determination.

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 SF and the development must meet a minimum of 4 units per gross acre, minus right-of-way. A technical complete application must calculate and demonstrate compliance with the city' lot size and density standards. Densities shall be calculated based on the gross area of the site minus any public rights-of-way.

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). All of the 15 lots are proposed to be larger 7,500 SF. Lot 12 (12,769 SF) currently exceeds the maximum standard of 11,000 SF. Only lots abutting the UGA may exceed 11,000 S.F. LCMC Table 18.130.080 [FN 3].

The applicant confirmed during the pre-application conference that Lot 12 was oversized as a precaution in case extra space was needed for the stormwater pond. This lot will be resized to meet the code. Additionally, the City recommended that lots 10 and 11 meet the minimum lot depth standard.

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

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. A technically complete application must calculate building lot coverage per lot and total amount of impervious surface area to be created.

Street trees must be planted at a minimum of 30-feet on center. The City will require LED street lighting. The new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces). (LCMC 18.130.100)

Chapter 18.147 Parks and Open Space

Any development in an LDR-7.5 zoning district that includes 40 or more dwelling units must provide a park consistent with LCMC 18.147.020. Each development in an LDR-7.5 zoning district shall provide one or more family parks at a ratio of one-quarter acre per 40 dwelling units (0.25 ac/40 du). LCMC 18.147.030(1)(i).

A 15-unit LDR subdivision is not required to provide park land, as there are fewer lots proposed than the 40-lot threshold. There are no active park spaces proposed as part of this proposal. The applicant is encouraged to provide recreational amenities such as a park or trail connection.

The proposal does include 0.42 acres or 18,562 SF of open space south of lots 5 through 9 as a buffer to the manufactured home park to the south.

During the pre-application conference the applicant confirmed that this open space would remain with the manufactured home park and not the new subdivision. Additionally, public comment asked the applicant if it was possible for the developer to add a pedestrian trail through Lot 7 to allow north south access to the trails up north (Hanna's Farm and Gordon Crest). This would also likely allow the existing underground utilities to stay in place.

A complete preliminary land use application shall include a preliminary site plan and landscape plan. LCMC 18.147.040. The applicant retains maintenance and liability responsibilities for the parks, open space and trails developed pursuant to this chapter unless these responsibilities are accepted by the city. LCMC 18.147.050.

Within a Critical Area or buffer, open space, and parks and recreational facilities may be allowed where there is no other reasonable alternative, based on topographic and environmental conditions, as determined by the director. LCMC 18.300.050(4)(b). The burden of proof rests on the applicant.

Chapter 18.190 Urban Holding District

When 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.

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.
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 report
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.)

* The City requires the applicant document the process by which the condo association has approved the sale and development of this tax lot.

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 58.17.110 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.

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.

Chapter 18.275 Sign Requirements

If proposed, monument signs must comply with this chapter.

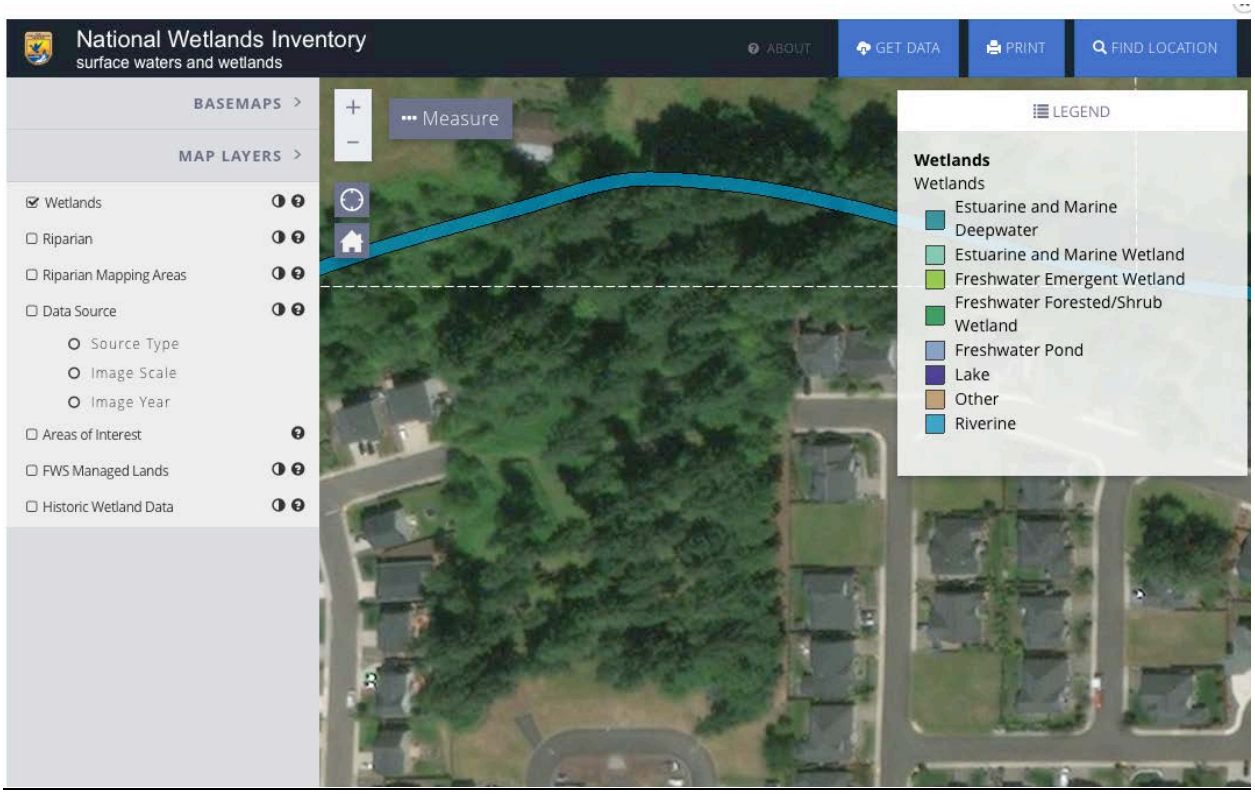
Chapter 18.280 Off-Street Parking and Loading Requirements

Each dwelling unit shall be provided with two (2) 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

Potential Critical Areas:

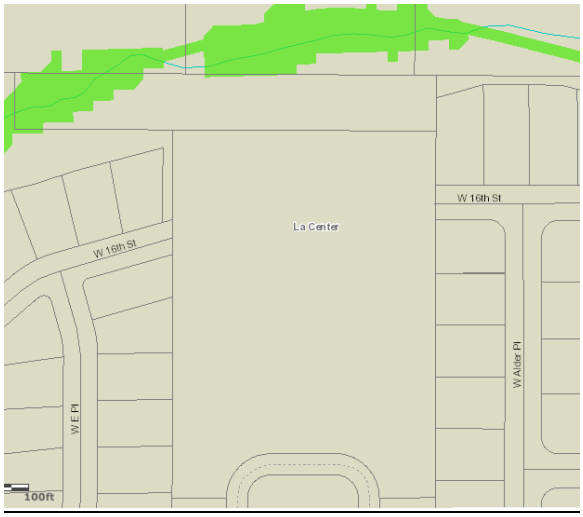
- **Environmental Constraint Area**
- **Habitat Conservation Area**



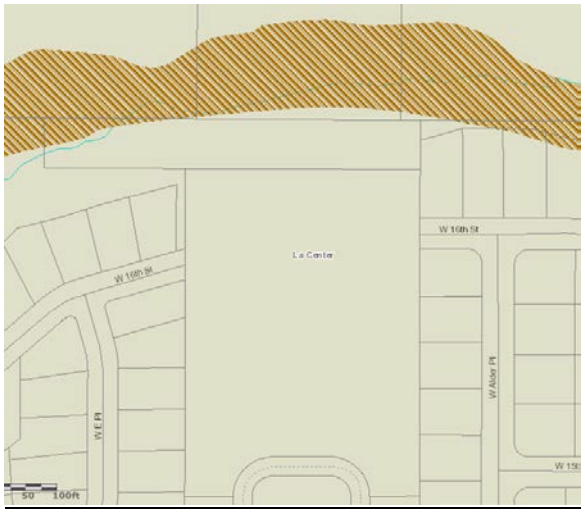
National Wetlands Inventory Map of Project Area

Potential Hazards:

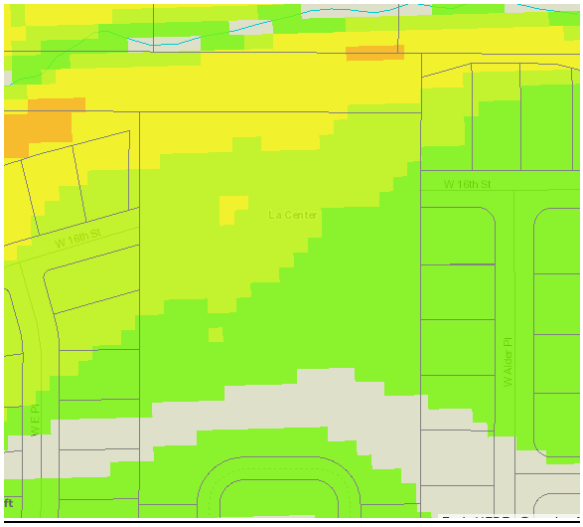
- **Slopes > 15% (up to 25%)**
- **Landslide hazard area**



Map of Riparian Areas in Project Area



Map of Landslide Hazards Near Project



Map of Slopes in Project Area

Infrared Map of Vegetation in Area

- 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 critical areas or critical area 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 – base buffer width. LCMC 18.300.090(6)(h)

(ii) New urban residential lots shall not be platted within wetland buffers.

(iii) Stormwater facilities and public utilities, if approved by the city, may be located within the outer 25 percent of Category III or IV wetland provided no other location is feasible and that it will not degrade the functions of the wetland or its buffer. Stormwater facilities may not be allowed in wetland buffers that have been reduced through the buffer reduction or buffer averaging provisions of this chapter.

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.
(There are no similar buffer reduction provisions for Category I or II wetlands and buffers.)

Fish and Wildlife Habitat Conservation Areas. LCMC 18.300.090(2)

The WA Department of Fish and Wildlife currently classifies Bolen Creek as a fish-bearing stream. The creek to the north of the project site is a tributary to Bolen Creek. Table 18.300.090(2)(f) requires a 150-foot riparian buffer on either side of the ordinary high-water mark (OHWM) if it is a Type Np stream (low mass wasting potential / >3 feet wide); or a 200-foot riparian buffer on either side of the ordinary high-water mark (OHWM) if it is a Type F stream (fish bearing / perennial) – depending on the findings of the critical area report. Water types are defined and mapped based on WAC 222-16-030 or 222-16-031, whichever is in effect on the date of application. While the WAC definitions control the Critical Area code allows an applicant the opportunity to prove that state or county designations are inaccurate by applying Best Available Science. See, LCMC 18.300.090(2)(e). Only buffer reductions are allowed on Type Np and Np streams. See LCMC 18.300.090(2)(l).

A Species and Habitat Assessment Report is required consistent with LCMC 18.300.090(2)(d). The buffer standards in LCMC 18.300.090(2)(g) and (h) apply. If impacts to habitat conservation areas or their buffers is proposed a technically complete application shall include a mitigation plan (see LCMC 18.300.090(2)(i) and (k)) which demonstrates there will be no net loss of function. LCMC 18.300.0990(2)(j). The standard requirements regarding buffer marking and conservation easements must be addressed in a technically complete application. See LCMC 18.300.090(2)(n).

Local Habitat Areas: Oregon white oak trees are protected and regulated per LCMC 18.300.090(2) Fish and Wildlife Habitat Conservation Areas. The critical areas report must identify any Oregon white oak trees on site and avoid impacts within the dripline of such trees.

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

Any trees with trunk greater than 10 inches in dimeter will require a tree cutting permit before cutting 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.

Applications and Fees:

Forms:

- ✓ Application Form: http://www.ci.lacenter.wa.us/forms/LandUseApplication.pdf
- ✓ SEPA Checklist: http://www.ci.lacenter.wa.us/city_departments/pdfs/Environmental%20Checklist.pdf
- ✓ Application Fee Schedule: http://www.ci.lacenter.wa.us/pdfs/FeeSchedule072716.pdf
- ✓ Agreement to Pay Outside Services: http://www.ci.lacenter.wa.us/city_departments/pdfs/AgreementPayOutsideProfessionalReview.pdf

Fees:

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

- Critical Area review ($340);
- Legal Lot Determination ($425 + $75/lot);
- Preliminary subdivision plat ($3,400 +$135/lot);
- SEPA ($170 x 3);
- The applicant is responsible for payment of fees related to development/engineering review costs as contained in La Center Resolution No. 13-372.
- Impact fees shall be assessed against each lot at time of building permit.

Exhibits:

Clark County Fire & Rescue, *1-2 Family Residential Pre-Application Notes: La Center,* version dated November 14, 2017.

January 23, 2018 – Attendees

Name	Address	Phone	Email
Jeff Sarvis, Public Works Director	305 NW Pacific Highway La Center, WA 98629	360.263.7661	jsarvis@ci.lacenter.wa.us
Tony Cooper, P.E., City Engineer	305 NW Pacific Highway La Center, WA 98629	360.263.2889	acooper@ci.lacenter.wa.us
Naomi Hansen, Permit Specialist	305 NW Pacific Highway La Center, WA 98629	360.263.7665	nhansen@ci.lacenter.wa.us
Eric Eisemann, E² Land Use Planning	215 W 4th St., #201 Vancouver, WA 98662	360.750.0038	e.eisemann@e2landuse.com
Todd Boulanger, Consulting Planner	215 W 4th St., #206 Vancouver, WA 98662	360.852.9177	urbane.streets@gmail.com
Nick Flagg, Clark Public Utilities	8600 NE 117th Ave Vancouver, WA 98668	360.992.8021	nflagg@clarkpud.com
Joel Sterling, Sterling Design, Applicant	2208 E. Evergreen Blvd., Vancouver WA 98661	360.759.1794	mail@sterlingdesign.biz
Gerald Bell, HOA President Country Hills Estate Condo Association Property Owners Representative	1209 West C Street, La Center, WA 98629	360.921.0514	geraldbell@comcast.net
Jeannie Sirianni			siriannijeannie@yahoo.com
Paul Cole	1512 W B Ave La Center, WA 98629		
Paul Warren	1312 W B Ave La Center, WA 98629		
Larry Lewton			lrlewton63@gmail.com
Bill Hwyette			huyette@premierinv.biz
M.H. (eligible) Resident	1301 W B Ave La Center, WA 98629		
Doug Boff			d.boff@comcast.net
Charlaina May	1506 W Alder Place La Center, WA 98629		
Ken Stevenson	1524 W Alder Place La Center, WA 98629		
Edward May	1506 W Alder Place La Center, WA 98629		
Rosemary & Jack Davis	1524 W Alder Place La Center, WA 98629		

1-2 Family Residential Pre-Application Notes:

La Center

Clark County FIRE & RESCUE

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'. (450' 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