

**BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF LA CENTER, WASHINGTON**

Regarding a request by Urban NW Homes, LLC) **FINAL ORDER**
for preliminary plat approval to divide 16.47 acres) **File No. 2022-022-**
into 68 single-family lots at 2313 NE Lockwood) **SUB/SEPA/CAR/LLD/VAR/TRE**
Creek Road in the City of La Center, Washington) **(Asa’s View Subdivision)**

A. SUMMARY

1. Urban NW Homes, LLC (the “applicant”) requests approval of a preliminary plat to divide 16.47 acres into 68 lots for single-family detached homes and park, open space, and stormwater tracts. The applicant also requests a variance to the minimum lot width requirement of LCMC 18.130.080(8).

a. The development is located at 2313 NE Lockwood Creek Road; also known as tax assessor parcels 209064-000 and 209121-000 (the “site”). The site is zoned LDR-7.5 (Low Density Residential, 7,500 square foot minimum lot size). Properties to the west are zoned PF (Public Facilities). Properties to the north, across NE Lockwood Creek Road, are zoned LDR-7.5 (Residential, 7,500 square foot minimum lot size).. Properties to the south and east are in unincorporated Clark County and zoned AG-20 (Agriculture, 20-acre minimum lot size).

b. The site is currently vacant, with the exception of a north-south aligned access road located within a 60-foot wide easement near the center of the site. The access road provides properties to the south of the site with access to NE Lockwood Creek Road at the north boundary of the site.

c. The site also contains a critical area: an Oregon White Oak tree measuring 40-inches in diameter at breast height (“dbh”) near the southeast corner of the site. The applicant proposed to preserve the oak tree, which qualifies as priority habitat, within proposed Tract B. Tract B also includes a proposed 0.25-acre publicly accessible park.

d. The applicant proposed to extend a new public street, proposed NE 23rd Avenue, into the site from NE Lockwood Creek Road. NE 23rd Avenue will intersect a proposed loop street within the site, proposed NE 23rd Loop and NE 23rd Avenue. The applicant will also construct an east-west street, proposed E. Asa Street, between the north-south legs of the loop street formed by NE 23rd Loop and NE 23rd Avenue. The applicant will extend another north-south street, proposed NE 23rd Avenue, between the south end of the loop street and the south boundary of the site to provide access to existing properties south of the site, replacing the existing access road through the site.

e. The applicant proposed to collect stormwater from impervious areas on the site and direct it to a stormwater facility in the southwest corner of the site, proposed Tract A, for treatment and detention. The applicant will discharge treated stormwater from the detention facility into the existing open drainage channel southwest of the site at

less than predevelopment rates. The existing open drainage channel then discharges into Lockwood Creek.

2. The City of La Center issued a Mitigated Determination of Nonsignificance ("MDNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA"). Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff and consultants recommended that the examiner approve the preliminary plat subject to conditions. See the Staff Report & Recommendations dated November 21, 2022 (the "Staff Report") as amended at the hearing. The applicant accepted those findings and conditions, as amended, without exceptions. No one else testified orally or in writing, other than affected agencies.

3. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. Hearing Examiner Joe Turner (the "examiner") received testimony at the public hearing about this application on November 28, 2022. That testimony and evidence, including a recording of the public hearing and the casefile maintained by the City, are included herein as exhibits, and they are filed at City Hall. The following is a summary by the examiner of selected testimony and evidence offered at the hearing.

2. La Center consulting city planner Ethan Spoo summarized the Staff Report and the proposed development.

a. He noted that the site is currently vacant and used for agriculture. There is an existing north-south access road through center of the site serving properties to the south. The proposed public roads on the site will replace this existing access easement. The applicant must terminate all existing access easements prior to final plat.

b. There is a 40-inch dbh Oregon white oak tree near the southeast corner of the site, which qualifies as critical area due to the size of the tree. The applicant will preserve the oak tree in proposed Tract B. In addition, the applicant will develop a 0.25-acre publicly accessible park within Tract B.

c. The applicant also requests approval of a variance to reduce the width of lots 55 through 59 and 64 through 68 by roughly 7.5-percent.

3. La Center consulting city planner Alec Egurrola noted that the Code requires a minimum 60-foot lot width. The applicant proposed to reduce the width of lots 55 through 59 and 64 through 68 to between 55.75 and 55.87 feet. The applicant is requesting a variance to the lot width standard due to the unique shape of the site.

a. The applicant is required to install a fence or landscape buffer along the boundaries of the proposed park tract. Portions of the required fence/buffer will be located within the dripline of the oak tree. The applicant will be required to obtain a

critical areas permit if construction of the fence in the buffer requires the installation of fence posts or other excavation within the dripline of the tree.

i. The applicant's consultant recommended that the applicant provide a buffer around the oak tree coinciding with the dripline of the tree. The Washington Department of Fish and Wildlife ("WDFW") recommended that the applicant provide a larger buffer, extending ten meters beyond the dripline. The recommendation from applicant's consultant is based on on-site observations of the tree. It is not known if WDFW has visited the site and they failed to provide any support for the larger buffer. Therefore, WDFW's recommendation is not based on best available science.

b. The applicant will remove all remaining trees on the site. The applicant will mitigate for removal of these trees by planting street trees within the site.

4. City engineer Tony Cooper summarized the engineering issues for the proposed development.

a. It is not feasible to provide access to this site in compliance with the City's minimum 600 foot intersection spacing requirements. The applicant will locate the proposed NE 23rd Avenue/Lockwood Creek Road intersection as close as possible to the existing NE 24th Avenue/Lockwood Creek Road intersection.

b. There is high groundwater on the site. Therefore, as recommended in the applicant's geotechnical analysis, the applicant must slope the road subgrades to allow groundwater to flow to a collection point adjacent to the road and then convey the water to the proposed stormwater pond.

c. This development will connect to the existing sanitary sewer pump station on the school property west of the site.

d. He requested the examiner add a condition of approval requiring a 20-foot wide access easement for the shared access serving proposed lots 1 through 4. Although the Code requires a turnaround for shared accesses serving more than one lot, Clark Cowlitz Fire and Rescue will not require such a turnaround, provided the access road is 150 feet long shorter. Therefore, a turnaround is not required in this case.

e. As discussed in Exhibit C3, Clark Cowlitz Fire and Rescue requires that developments with more than 30 lots provide a second access and that developments with 60 to 90 lots provide emergency fire sprinklers. The applicant proposed to develop the site with 68 lots. Therefore, he requested the examiner add a condition of approval requiring that the applicant "Comply with the requirements of Clark Cowlitz Fire and Rescue for access and emergency sprinklers."

5. Planner David Rosenberger testified on behalf of the applicant, Urban NW Homes, LLC. He accepted the findings and conditions in the Staff Report, as amended, without exceptions. He noted that the applicant's arborist inspected the Oregon white oak

tree on the site and developed a tree protection plan. The applicant will place mulch over the ground within the dripline of the tree.

6. No one else testified at the hearing. The examiner closed the record at the end of the hearing and announced his intention to approve the application, subject to the findings and conditions in the Staff Report as amended at the hearing.

C. DISCUSSION

1. City staff recommended approval of the application based on the affirmative findings and subject to conditions of approval in the Staff Report, as amended at the hearing. The applicant accepted those findings and conditions as amended, without exception.

2. The examiner concludes the Staff Report identifies the applicable approval standards in the LCMC for the application and contains affirmative findings showing that the proposal does or can comply with those standards, provided that the applicant complies with the recommended conditions of approval as amended. The examiner adopts the affirmative findings in the Staff Report as his own.

D. CONCLUSION

The examiner concludes that the applicant sustained the burden of proof that the proposed development does or can comply with the applicable provisions of the La Center Municipal Code and Revised Code of Washington, provided it is subject to reasonable conditions of approval warranted to assure compliance in fact with those provisions.

E. DECISION

In recognition of the findings and conclusions contained herein, and incorporating the reports of affected agencies and exhibits received in this matter, the examiner hereby approves the remainder of the application, File No. 2022-022-SUB/SEPA/CAR/LLD/VAR/TRE (Asa's View Subdivision Subdivision) in general conformance with the applicant' preliminary plat, subject to the following conditions:

A. Planning Conditions

1. The applicant shall apply for and receive approval of a sign permit and building permit (if applicable) for a subdivision entrance sign prior to sign construction in accordance with LCMC 8.60.
2. The applicant shall demonstrate that building height requirements are met prior to issuance of a building permit for each lot.
3. The applicant shall submit engineering, construction, final plat, and building permit documents in compliance with the preliminary plat documents unless otherwise modified by conditions of approval in this staff report or as approved by the City through subsequent approvals.

4. The applicant shall demonstrate that the maximum building coverage and maximum impervious surface area requirements are met prior to issuance of a building permit for each lot.
5. Prior to engineering approval, the applicant shall provide a final landscape plan by a registered landscape architect with street trees spaced at an average of 30 feet on center throughout the subdivision along all streets with spacing not to exceed 60 feet. Planting methods shall be specified for these trees.
6. Prior to engineering plan approval, the applicant shall demonstrate that the park meets ADA accessibility regulations.
7. The applicant shall provide a final park plan designed by a registered landscape architect.
8. The applicant shall place the park in a public access easement.
9. The applicant shall verify that at least 75 percent of Tract B is usable active play area and improved open space prior to final engineering plan approval.
10. The applicant's final park plan must provide the required park amenities as shown on the provided park plan and must be designed by a registered landscape architect.
11. The applicant's final park plan shall show vegetation in the undeveloped play space and an underground irrigation system for all vegetated areas except within the dripline of the Oregon white oak as specified in the critical areas report.
12. The final park plan shall show a low fence or vegetative barrier that is not sight obscuring where the park abuts residential lots.
13. Prior to final engineering approval, the applicant shall provide a final park plan that: (1) provides lighting within the park in Tract B to deter criminal activity, including along the pathway and around the playground equipment (2) contains maintenance notes requiring that all proposed trees and street trees within and adjacent Tract B (with the exception of the Oregon white oak) must be limbed up to provide clear line of site along the pathways (3) assigns an address for the park for emergency response and (4) provide video security of the playground area, obscured away from the backyards of adjacent homes.
14. The applicant shall complete the required park improvements or provide the City with a bond or other financial security bond, in an amount of at least 125 percent of the estimated cost of construction of the Tract B improvements with surety and conditions satisfactory to the Public Work Department providing for and securing to the City the actual construction and installation of such improvements prior to final plat approval.

15. The applicant shall construct the park prior to the issuance of occupancy for the building permit of the 25th dwelling unit.
16. The applicant shall obtain building permits in compliance with LCMC 15.05 prior to construction.
17. Prior to the issuance of building permits, the applicant shall pay all system development fees, park, school, and traffic impact fees in effect at the time.
18. The preliminary plat shall expire five years from the date of approval by the hearing examiner, unless an application for final plat is submitted or an extension is approved per LCMC 18.210.050(2) and (3).
19. The applicant shall complete and provide to the City access easement relinquishments from the owners of all properties served by the existing access easement on the site prior to final plat approval.
20. The recognition of a lot of record status based on the public interest exception shall be valid concurrently with the preliminary plat for five years from the date of approval in accordance with LCMC 18.225.010(5)(b)(iii)(C)(V).
21. The applicant shall comply with all provisions regarding monumentation outlined in Chapter 18.230 prior to final plat approval.
22. As outlined in LCMC 18.230.090, the final plat shall be drawn with ink upon three-millimeter Mylar film, or equivalent; said sheets are to be 30 inches by 21 inches, with a one-inch border on each side or as otherwise directed by the Clark County recording agency.
23. The applicant shall provide a photometric plan prior to final engineering plan approval showing how the proposed lights will not cause more than a one foot-candle measure at any property line in conformance with 18.245.040 and LCMC 18.282.
24. Ground-level exterior equipment such as air condition units, must be screened from view to an F2 or L3 standard prior to issuance of final inspection for each dwelling unit.
25. The applicant shall install all landscaping prior to issuance of final inspection for each dwelling unit or no more than six months after final inspection if it will increase plant survival. Installation after occupancy requires City notification and approval.
26. The applicant's final landscape plan shall comply with the requirements of LCMC 18.245.060(11-16) for plant size and spacing prior to issuance of final inspection for each dwelling unit.

27. All required landscape areas, including within the park in Tract B and planter strip along public roadways, must meet the City's irrigation requirements in LCMC 18.245.060(18). The applicant shall provide irrigation plans prior to final engineering approval.
28. The applicant shall coordinate and approve fencing with the La Center School District for lots adjacent to the school property prior to building permit approval.
29. The applicant shall demonstrate that each dwelling unit has at least two (2) off-street parking spaces per LCMC Table 18.280.010 prior to building permit approval.
30. The applicant shall adhere to all of the management practices contained in the critical areas letter dated August 24, 2022 (Exhibit A.13, A.14, A.15) including:
 - a. There should be no development within the dripline of the Oak. The Oak on the property is older in age and therefore the dripline should be the root extent.
 - b. Excavation for fence posts or landscape plantings is prohibited within the dripline of the Oregon white oak tree in Tract B without prior approval of a critical areas permit.
 - c. Porous materials (grasses, bark) should be used above nonporous (turf) around the tree and in the dripline.
 - d. Manage invasive weeds preferably hand pulling, or spot herbicide spraying if necessary.
 - e. Do not overwater the oak. Managing water around the oak tree as it has historically been watered.In the case that the applicant later proposes fence posts or plantings within the drip line, the applicant shall obtain a critical areas permit prior to the impact.
31. The applicant shall record a conservation covenant around the dripline of the Oregon white oak prior to final plat approval. This shall be in a form approved by the city attorney in accordance with LCMC 18.300.090(2)(n)(iii).
32. The applicant shall include the boundary of Oregon white oak's dripline and a reference to the recorded conservation covenant on the face of the final plat.
33. The applicant shall adhere to all recommendations contained in the geotechnical report by Soil and Water Technologies, Inc. dated May 2022 (Exhibit A.9).
34. The final Landscape Plan, once submitted, shall avoid the use of plants from the nuisance plant list and the prohibited plants list per Table 18.340.040(3) and Table 18.340.040(4).
35. Any trees proposed for removal shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3). Prior to undertaking any grading or construction activity on the site, the applicant shall install construction fencing around the

Oregon white oak's dripline, so it is not inadvertently removed, and grading does not occur within its root zones.

36. Trees regulated by chapter 18.350 that are proposed to be removed shall be mitigated consistent with LCMC 18.350.

B. Public Works and Engineering Conditions

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. Lockwood Creek Road is classified as a Minor Arterial per the updated Capital Facilities Plan.

The city has designated Lockwood Creek Road as a Minor Collector "A" per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements. The streets within the development shall be either a Neighborhood or Local Street Standard per the Engineering Standards depending on the ADT.

1. The applicant will implement all recommendations from the Traffic Report from Kelly Engineering, dated February 2022. The applicant shall submit final grading and erosion control plan as part of the subdivision plans showing the proposed contours on the plans.
2. The City Erosion Control Standards require that any activity disturbance over 500 square feet 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. **The city reserves the right to determine the appropriate time grading needs to be stopped to prevent grading from extending past the October 1st deadline.**

The applicant shall follow all recommendations in the report prepared by Soil and Water Technologies, Inc. dated May 2nd, 2022. These are as follows:

3. Over-excavation and stabilization of pipe trenches or other excavations with imported crushed aggregate or gabion rock may also be necessary to provide adequate subgrade support.
4. Foundation footing drains installed around the perimeter of all buildings. The drain should consist of a four-inch diameter perforated pipe installed in an envelope of clean drain rock or pea gravel wrapped with free draining filter fabric.
5. Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements have the potential to saturate the

subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded to provide positive drainage within the granular base section. The subgrade and the pavement surface should have a minimum ¼ inch per foot slope to promote drainage. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the base layer.

The report recommends that the subgrade of the pavement area be sloped toward an outlet. **A perforated subsurface drainage pipe will need to be placed in the subgrade with drainage rock and connecting it to the storm system draining to the detention pond. The location of the perforated or subsurface drainpipe within the roads, will need to be determined during Engineering design.**

The report recommends that a minimum road section consist of four-inches of HMA over 12-inches of crushed rock. This will need to be included in the Engineering design.

6. 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 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).
7. The applicant is proposing to connect the sanitary sewer piping to the existing Middle School pump station. An eight-inch pipe stub was provided to the east school property line from the pump station wet well for future connection to the parcels east of the school property. A public sewer main is shown on the preliminary plans for Asa's that traverses through the development lots. A minimum of a 15-foot wide public easement has been shown on the plans on private property with vehicle access to the easement. The easement will have to be accessible the city and no structure or fence can be placed within this easement preventing the city access to the public sewer.
8. The applicant will need to extend the public sewer from the site, on NE 23rd Avenue, onto Lockwood Creek Road with a manhole, for future extension north.
9. The applicant will need to verify the condition of existing eight-inch downstream sewer with video prior to connecting to the system.

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. The applicant proposes a three-cell stormwater pond to treat and detain stormwater. 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. A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320.

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.

10. Downspout 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-percent of development of the housing units has occurred or at minimum two-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. 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 homeowner's 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. 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.
11. 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 and the frontage improvements will need to have Cobra Head LED light per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street light design to verify compliance with the Engineering Standards.
12. The applicant shall revise the plat to include a minimum 20-foot wide easement over the shared access road serving proposed lots 1 through 4.

C. SEPA (MDNS) Documentation and Mitigation Conditions

Earth:

1. The applicant must comply with the design recommendations of the geotechnical site investigation by Soil and Water Technologies, Inc. dated May 2022.
2. All grading and filling of land must utilize only clean fill, i.e., dirt or gravel from an approved source;
3. All debris removed offsite must be disposed of at an approved location.

Air:

4. The applicant is required to sprinkle the site with water during construction to reduce dust.
5. The applicant shall use vehicles fitted with standard manufacturer's emission's control equipment to reduce construction-period emissions. Construction vehicles shall not be permitted to idle when not in use.

Water:

6. The applicant must comply with the recommendations of the Preliminary Technical Information Report dated July 2022.
7. The applicant must use approved erosion control best management practices during construction.
8. A City stormwater permit and Stormwater Pollution Prevention Plan (SWPPP) shall be required for the proposed project and shall be approved prior to construction.

Plants:

9. The applicant shall retain the on-site priority habitat Oregon white oak with protection measures as provided by Environmental Technology Consultants dated August 24, 2022, per LCMC 18.300.

Environmental Health (Noise):

10. All construction equipment shall have muffled exhaust and construction activities are only permitted during City-approved construction hours. Contractors are required to comply with the maximum noise level provisions of WAC 173-60 during construction.

Light and Glare:

11. The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).

Recreation:

12. The applicant shall comply with LCMC 18.147 (Parks and Open Space).

13. The applicant is required to pay park impact fees prior to issuance of building permits.

Historic and cultural preservation:

14. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - b. Take reasonable steps to ensure confidentiality of the discovery site; and,
 - c. Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Director	Phone: 360-263-2889; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

Transportation:

15. The applicant shall comply with the recommendations of the Traffic Analysis Report (Kelly Engineering, February 2022).
16. The applicant is required to pay transportation impact fees prior to issuance of building permits.

Utilities:

17. The applicant shall pay the applicable sewer system development charge for each residential unit. Applicable fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.

Public Services:

18. The applicant shall pay school, and park impact fees prior to the issuance of building permits for the onsite units. Applicable impact fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.

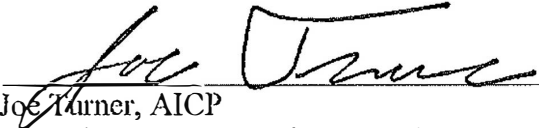
D. CCFR Fire Conditions

1. Applicant must comply with all applicable requirements and receive approval through Clark Cowlitz Fire & Rescue.
2. Applicant shall comply with the requirements of Clark Cowlitz Fire and Rescue for access and emergency sprinklers.

E. CPU Conditions

1. Applicant must comply with all applicable requirements and receive approval through Clark Public Utilities.

DATED this 12th day of December 2022.



Joe Turner, AICP
City of La Center Hearing Examiner