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 La Center, Washington 98629
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PRE-APPLICATION CONFERENCE

Advanced Builders Four-Plex (2021-023-PAC)

Meeting conducted on Monday, August 9th, 2021, – 11:00 a.m.

PROJECT INFORMATION

Site Address	None; Northeast corner of West E Avenue and West 4 th Street
Legal Description	LACENTER Lots 3 & 4, Blk 25 Assessor’s Parcel Number: 63620000
Applicant	Paul Williams, Engineering Northwest PLLC 6168 NE Hwy 99, STR 100 Vancouver, WA 98665 Contact: 360-931-3122; paulwilliamspe@gmail.com
Applicant’s Representative	Same as applicant
Property Owner	Miller Brandon and Arruda Corey 2805 E 27 th St Vancouver, WA 98661
Proposal	Applicant proposes to place one 4-plex building of multifamily homes on the property.
Date of Issue	

SUMMARY

The City conducted a pre-application conference on August 9, 2021 with the applicant, Mr. Paul Williams, who is exploring placing a 4-plex, multifamily residential building on the property. The applicant proposes that the residences would face west and access West E Street. As part of the project, the applicant would construct frontage improvements along West E Street including curb, gutter, sidewalk, street lights, and street trees. The project will extend utility services to the new units.

The property has a comprehensive plan designation and zoning of “Residential Professional” (RP). The RP comprehensive plan designation and zone is intended to allow for small-scale commercial and residential uses allowing for the expansion of La Center’s downtown core. The RP zone references to the Medium Density Residential (MDR-16) zone standards for the development of multifamily residences. The site topography is moderately sloping from northwest to the southeast and includes a mapped landslide hazard area.

PRELIMINARY 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. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

Public Works and Engineering Analysis

Chapter 12.10 -- Public and Private Road Standards

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

West E Street is classified as a Local Access Road. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC 12.10.090.

The applicant shall provide full street improvements on interior streets according to the City of La Center Local Access standard ST-15

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

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

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

The applicant shall submit final grading and erosion control location of all the hydrants must be approved by the Fire District.

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

The applicant is requesting not to construct half street improvements on 4th Street. Since 4th Street cannot be extended in the future because of the existing roundabout, it is a reasonable request to not place half street improvements. The applicant will have to submit a road modification requesting not to install street improvements in 4th Streets.

Grading

A grading and erosion control permit is required as part of the site plan approval. As part of the grading plans finished floor elevations need to be shown for the structures in addition to grading quantities

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

Per LCMC 12.10.190, the applicant will need to provide half street improvements adjacent to the site. The existing width of E Avenue pavement is approximately 20-feet of pavement and gravel.

The Local Access Standard to provide 32-feet of pavement width. The street improvements include curb and gutter and sidewalk. In order to satisfy the half street requirements and fire department access at least 20-feet width of new pavement will be provided for the half street widening.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

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

The applicant is proposing to connect the sanitary sewer lateral from each unit to the manhole at the intersection of W. E Street and 4th Street via grinder pumps. One grinder pump is designated to each unit connecting to a force main in the east edge of W. E Street right of way. The city does not maintain grinder pumps or the force main in public right of way that serves a lot. This force main is considered a sewer lateral, and the installation and maintenance of this pipe shall be borne by the property owner.

Per LCMC 13.10.350 a sewer impact fee shall be charged for commercial development based on the use of the proposed structures. The exact impact charge will be assessed at the time of building permit application or before occupancy is issued. Each equivalent ERU calculated for each structure or residential unit on the site will be multiplied by the impact fee of \$7,800 per ERU to determine the total sewer impact.

Land Use

The following comments are based on the City's initial review of the project against applicable sections of the City's development code (LCMC Title 18). Formal review after application submission may reveal additional issues that require further discussion with the applicant or submittal of additional information during formal review.

Chapter 18.30 Procedures

Review Process

Section 18.30 of the municipal code establishes procedures for the review of development applications within La Center. The applicant's proposal to place a 4-plex building of multifamily residences on the site is subject to a Type II, site plan review, critical areas, and variance permit applications which require an administrative review process with staff having the final decision (LCMC 18.30.090). The City has 14-days to conduct its completeness review once application materials are submitted (LCMC 18.30.050). Type II reviews require that the City issue a decision within 56 days after the application is deemed complete. A 14-day appeal period follows issuance of a decision. The 56-day review period does not include time when the City stops the review clock and asks the applicant for additional materials or response to questions.

Submittal Requirements

Section 18.30.050 outlines submittal requirements for all application types. For the proposed multifamily residential development, the applicant is technically complete if it includes the information required by the relevant development code section(s) outlined in this document. This information includes the following:

- A complete application form with original signatures of the owner and applicant
- A site plan containing all of the requirements of 18.215.050(2)(e)
- A landscape plan meeting the requirements of 18.245.060
- Proof of ownership such as deeds or property title
- A legal description of the site
- A copy of this pre-application conference summary
- A written description of how the applicant complies with each applicable approval criterion
- Names and addresses of landowners within a radius of 300 feet of the site
- A geotechnical study, prepared by a geotechnical engineer or geologist licensed in the state of Washington if there will be further fill on the site (see further discussion below under chapter 18.300).
- Archaeological predetermination (see further discussion below under 18.360)
- Grading, erosion control and drainage plans
- Information about proposed utilities, including water and sanitary waste

Two hardcopies and one PDF copy of all submittal materials are required.

Chapter 18.140 Medium Density Residential District (MDR-16)

The site is zoned RP which incorporates the MDR-16 code standards for development of multifamily housing. Lot dimensional and setback requirements for multifamily housing are contained in Table 18.140.030. Applicable standards include setbacks (10 feet front, 5 feet garage, 3 feet alley, 0 feet side between units or 10 feet abutting single-family, and 20 feet rear); maximum lot coverage is limited to 85%. The density range for the MDR-16 zone is 8-16 units per net acre. Based on the assessor's lot size of 10,004 square feet (0.23 acres), a minimum of 2 and maximum of 4 dwelling units are permitted on the site. This density calculation does not include any right-of-way dedications or critical areas deductions. In the pre-application meeting, staff indicated that right-of-way width and location should be verified. The original 1914 plat shows a right-of-way of 60 feet which would be sufficient if accurate. If critical areas are present these can be deducted from the net site area if they will be preserved. Critical areas which are developed or used for density transfer, cannot be deducted from the site area to calculate density.

The site is adjacent to a low density residential (LDR) district and must use a "beveling" technique at the perimeter of the project (see LCMC 18.40.030[2]). Setbacks from the property lines abutting LDR-7.5-zoned land shall be no less than 90 percent of the setback requirement of the abutting LDR district. Based on the setbacks of the abutting LDR district, the property lines abutting LDR land shall be no less than 6 feet since the side setback is 7.5 feet in the LDR-7.5 district. However, the setback in the MDR-16 zone abutting single-family is 10 feet, which is the applicable setback in this case along the northern property line. The proposed development plan shows a 3.99-foot side setback along the northern property line, which does not meet this requirement; the plan needs to be adjusted to meet the setback requirement.

Please see sections 18.140.040 and 18.140.060 which contains design standards and requirements for multifamily housing. Notable requirements include:

- Must be a unifying design theme across units
- Avoid repetitive building massing and facades

- Avoid monotonous rooflines
- Landscaping:
 - A minimum of 15 percent of the site area must be landscaped with permanent underground irrigation. Setbacks must also be landscaped and maintained
 - If required by the director of Public Works, street trees are required on all street frontages at a minimum of two feet from the curb and at no greater than 30 feet spacing
 - Outdoor trash and recycling containers must be screened by a six-foot solid fence
 - Landscaping must also meet the requirements of 18.245.060 (see below)
- The MDR-16 codes requires 1.75 parking spaces per unit; however LCMC (Off-Street Parking) says that 2 spaces plus 1 for guests (3 total) is required per unit. LCMC 18.10.100 indicates that the most restrictive provision governs so the standard of 3 spaces per unit or 12 parking spaces total applies. Recognizing the conflict in the code and the practical difficulties in constructing 3 parking spaces per unit, staff recommend applying for an administrative variance under LCMC 18.260 (see further discussion below).
- Garages must be setback a minimum of 18 feet. No more than 40 percent of the wall facing a public right-of-way may be a garage door and 25 percent of the garage wall must be windows or doors.
- Pedestrian access must be provided from the front door of the units to the public sidewalk. Public sidewalks are required and must be constructed according to the City's road standards.

Chapter 18.145 Residential/Professional District (RP)

The site is zoned in a Residential/Professional (RP) district, which is inclusive of all permitted uses in MDR-16 and subject to the applicable provisions of this title, as discussed above.

Chapter 18.215 Site Plan Review

LCMC 18.215 requires that all new construction undergo site plan review. As a new development which requires SEPA, this development is subject to a type II site plan review. Because of the intersecting landslide area, this property will also be subject to a Type II critical areas permit review. Section 18.215.050 specifies submittal requirements for site plan review applications and are also provided above in these notes. The City's site plan review process is divided into two parts: preliminary and final site plan review. During the Type II preliminary site plan review process, the City will review the application against all relevant code requirements and issue a decision approving, approving with conditions, or denying the application. If the application complies with all relevant criteria, the City will issue approval with conditions. During final site plan review, the City will ensure that all conditions of approval of the preliminary site plan review process are met.

For Type II site plan reviews, the applicant must submit all information required in 18.30.090, as well as:
a) Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if known;

(b) Current list of names and addresses of all property owners within a 300-foot radius as shown upon the Clark County assessor's records. The list shall be no older than 90 days and shall be dated and certified as being a complete list of adjacent owners by the assessor's office, surveyor, or title company. This list shall also be provided on self-adhesive mailing labels;

(c) Developer's GIS packet (can be obtained from the Clark County planning department);

(d) Ten copies of an existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The existing conditions plan shall at a minimum indicate the following:

(i) Vicinity map showing location of subject site within the city of La Center and the surrounding existing street system;

(ii) Property boundaries, dimensions and size of the subject site;

(iii) Graphic scale of the drawing and the direction of true north;

(iv) Zoning and uses of subject site and of properties within 100 feet of the subject site;

(v) Current structural or landscaped setbacks;

(vi) Location of on-site driveways and access points within 100 feet of the subject site;

(vii) Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site;

(viii) Location of existing aboveground electrical, telephone or utility poles and traffic control poles;

(ix) Location of existing fire hydrants;

(x) Location of existing structures within 100 feet of the site;

(xi) Location, centerline and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site;

(xii) Location, centerline and dimensions of existing private streets on-site and within 100 feet of the site;

(xiii) Approximate on-site slopes and grades within 100 feet of the site;

(xiv) Approximate location of significant natural conditions such as rock outcroppings, floodplain, drainage patterns and courses, slopes in excess of 25 percent, unstable ground, high seasonal water table or impermeable soils, areas of severe erosion potential, areas of weak foundation soils, areas of significant wildlife habitat, areas of known or suspected historic, cultural or archaeological resources and the location of trees or clusters of trees having a diameter of six or more inches measured four feet above grade;

(e) Five copies of a site plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The site plan shall at a minimum indicate the following:

- (i) Property boundaries, dimensions and size of the subject site;*
- (ii) Location, dimensions and height of proposed buildings;*
- (iii) Location of building accesses;*
- (iv) Proposed building and landscape setbacks;*
- (v) Proposed project-phasing boundaries, if applicable;*
- (vi) Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage amount of impervious area square footage including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated;*
- (vii) Location of proposed access points including vehicular driveways and designated pedestrian access points including the proposed depth of the vehicular driveway throats;*
- (viii) Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. Demonstrate compliance with applicable state and federal guidelines including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions;*
- (ix) Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas;*
- (x) Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed cross-aisles and circulation areas including dimensions;*
- (xi) Location, centerline and dimensions of proposed on-site public or private streets and public and private easements;*
- (xii) Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation;*
- (xiii) The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas;*

(xiv) Specialized site treatments including but not limited to pedestrian plazas, heavy duty paving, concrete score patterns, bicycle parking and outdoor seating areas;

(f) Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Stormwater information shall be provided in conformance with Chapter 18.320 LCMC and shall indicate compliance with all applicable standards of LCMC Titles 13 and 15. Public and private easements for sanitary sewer, water and stormwater shall also be indicated;

(g) Preliminary grading and erosion control plan indicating proposed on-site excavation and fill activities, and within public rights-of-way, if applicable, including demonstration of conformance with city of La Center erosion control measures;

(h) Landscape plan indicating the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated;

(i) Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights;

(j) Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted);

(k) Legal description for the parcel(s) in question;

(l) Most recent conveyance document (deed) showing current ownership;

(n) Traffic study, if applicable; (not applicable in this case)

(o) Sign plan(s) (if applicable);

(p) Copy of pre-application conference report and any other items requested in the pre-application conference report, if completed. [Ord. 2006-17 § 1, 2006.]

Review Criteria

LCMC provides review criteria for site plan applications that this project must comply with. The criteria are provided here for the applicant's reference.

(a) The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code; the following are enumerated to indicate the various requirements under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval.

(b) The proposed use is permitted within the district in which it is located.

(c) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.

(d) The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC 18.245.060.

(e) Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.

(f) All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.

(g) Improvement requirements are provided in accordance with the applicable sections of the La Center development code.

(h) All conditions of any applicable previous approvals (i.e., CUP) have been met.

(i) Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.

(j) Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the city engineer that such extensions are impractical, infeasible or inappropriate.

(k) Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

Chapter 18.245 Supplementary Development Standards

Landscaping

Section 18.245.060 contains landscaping standards that apply to all development projects. Table 18.245.060 specifies that sites located in the RP zone (MDR-16 by reference) are required to provide an L1 buffer, 5 feet wide abutting low density residential zones (east of property) or other MDR-16 zones (north, west, south). The L1 buffer standards require groundcover, trees, and shrubs be placed in the 5-foot area bordering all property lines. A minimum of one tree per 30 lineal feet of property line is required.

The applicant should review all landscaping standards in 18.245.060. Other standards in this section pertain to installing landscaping before occupancy, size of landscaping materials including trees and shrubs and requirement for irrigation.

Chapter 18.260 Variances. The MDR-16 standards require 1.75 parking spaces per unit whereas the City's off-street parking standards in LCMC 18.280 requires three spaces per unit for residential projects of four or more units. The requirement for three parking spaces per unit for residential projects of four or more units are not met (see discussion of LCMC 18.140), so staff recommend applying for an administrative variance subject to a Type II review. The Type II variance application would be reviewed concurrently with the Type II site plan and critical areas permit. As shown below, the first variance criterion addresses conflicts in code requirements. The applicant's code compliance narrative should address all of the variance criteria below:

(1) Unusual circumstances or conditions, such as size, shape or topography of a site, or the location of an existing legal development apply to the property and/or the intended use that do not generally apply to other properties in the vicinity or zone. An unusual circumstance could also include another obligation under a different municipal code section or a state or federal requirement;

(2) The unusual circumstance cannot be a result of actions taken by the applicant;

(3) The variance request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the vicinity or zone;

(4) The variance request is the least necessary to relieve the unusual circumstances or conditions identified in subsection (1) of this section;

(5) Any impacts resulting from the variance are mitigated to the extent practical; and

(6) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

Chapter 18.282 Outdoor Lighting (site lighting)

The City adopted new outdoor lighting requirements in 2019 to reduce light pollution and in compliance with dark sky guidelines. The code contains specifications for lighting spectrum and luminance limits. These standards apply to exterior residential lights such as front and rear porch lighting. Please review these requirements before selecting lighting fixtures.

Chapter 18.300 Critical Areas Geologically Hazardous Areas

The southern portion of the site is mapped as a landslide hazard area and is therefore subject to a critical area report (18.300.040). Alterations may only occur if it will not increase the threat of landslide to adjacent properties or impact other critical areas, and if it is designed so the hazard is eliminated or mitigated. Modification of the topography and vegetation must be limited in order to mitigate impacts to the steep slopes. Development within the hazard area must meet the design requirements of 18.300.090(4) unless it can be demonstrated by a geotechnical professional that an alternative design provides equal or greater protection to the critical area.

A buffer must be established from at a minimum of 50 feet from the edge of the landslide hazard area. It may be reduced to a minimum of 25 feet if a qualified geotechnical professional can demonstrate that the reduction will provide adequate protection. Development encroachment within the buffer area may be allowed if a qualified professional demonstrates the site alterations will not impact the potential landslide area. The buffer may be increased where the City or qualified professional determines a larger buffer is necessary to prevent the risk of damage. All portions of the critical area and buffers must be designated as “landslide protection areas” and recorded as such on the approved site plan.

City approval of a mitigation plan is required for approval of any development activities in a critical area. The mitigation plan in compliance with 18.300.120 must be included with the application along with including a written request describing the extent and nature of the proposed development on critical areas and buffers. The mitigation plan should include:

- Methods and techniques to mitigate impacts to critical areas and explanation of methods and techniques
- Methods and techniques for monitoring mitigation

If a geotechnical engineer determines a landslide hazard area does not exist, then the above requirements and a critical areas permit are not required. The geotechnical engineer needs to submit a stamped letter documenting why the landslide hazard is not present onsite.

Chapter 18.310 Environmental Policy

LCMC 18.310.230 and WAC 197-11-800(1)(b)(ii) exempt four multifamily residential units from SEPA review. However, LCMC 18.310.235 says that SEPA exemptions do not apply in mapped critical areas or buffers including geologically hazardous areas, critical aquifer recharge areas and buffers. The site is mapped as located within geologically hazardous areas and critical aquifer recharge areas and, thus, must undergo SEPA review. Please submit a SEPA checklist along with your Type II site plan review, critical areas permit and variance application. 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.

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 area for the street widening and the driveways along W. E. Avenue. Per LCMC 18.320.210, treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

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

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

There is no storm system in W. E Street adjacent to the site. Direct connection to the storm drain is required for impervious area draining from the street improvements, driveways and roof downspouts.

Infiltration of stormwater from impervious area will only be allowed unless Geotechnical Testing is done justifying infiltration, including the impact to adjacent properties from subsurface drainage.

The only storm drain system within City right of way close to W. E Street, is at the intersection of West 3rd Street. There is a storm manhole in W. 3rd Street directly across from W. E Street. There is also an existing catch basin at southwest corner of 4th Street and W. D Street. However, it is unknown if this catch basin

is in city right of way or on private property. A survey will need to be done to verify the location of this catch basin. Connection to a public or private storm system will be the preferred option of stormwater runoff from impervious area.

The applicant is proposing CAFVS to drain the storm runoff from the half street improvements. CAFVS rely on subsurface soil infiltration dispose of stormwater. Although the filter strip portion of the CAFVS may treat the stormwater for water quality, the soil will likely not infiltrate the stormwater quantity. Catch basins and storm piping will need to be installed to dispose of storm following treatment.

The collection system in public right of way 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.

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

Potable Water

Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval.

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

Chapter 18.350 Tree Protection

The applicant is proposing to remove trees onsite. Removal of any tree over five caliper inches requires the applicant to get a Type II tree cutting permit in compliance with LCMC 18.350. A tree removal permit application must include:

- Number, size, species and location of the trees proposed to be cut on the site plan
- Anticipated date of removal
- Statement of the reason for removal
- Information concerning any proposed landscaping or planting of any new trees to replace the trees to be removed
- Any other information reasonable required by the city

Any trees over 10-inches in diameter that will be removed are required to meet the mitigation requirements in LCMC 18.350.050. Mitigation could involve re-planting on-site meeting specifications in LCMC 18.340, re-planting off-site if the city determines there is insufficient available space, or payment in lieu of planting if the city determines no feasible alternative.

A tree protection plan prepared by an arborist or accredited landscape architect is required prior to conducting any development activities including clearing, grading, or excavation. The plan should include an inventory of all trees on-site, their health or hazard condition, and recommendations for treatment of each tree. The plan must include:

- Location, species, and diameter of each tree on-site and within 15 feet of the site
- Location of the dripline of each tree
- Location of existing and proposed roads, water, sanitary, and storm sewer, irrigation, and other utility lines/facilities and easements
- Location of dry wells and soakage trenches
- Location of proposed and existing structures
- Grade change or cut and fill during and/or after construction
- Existing and proposed impervious surfaces
- Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan
- Location and type of tree protection measures to be installed

Chapter 18.360 Archaeological Resource Protection

LCMC 18.360 requires that archaeological resources be identified and protected before and during development. The project site is located in an area of high risk of encountering archaeological resources according to Clark County’s archaeological predictive model. The code requires that development projects requiring grading in these areas complete an archaeological predetermination report as outlined in Table 18.360.020-1. The City will rely on the predetermination report to determine whether a full archaeological survey is required.

Predetermination reports must meet the following requirements (18.360.080):

(a) Predeterminations shall be performed by a professional archaeologist. Documentation shall be sufficient to allow another archaeologist to repeat the investigation and reach a similar conclusion. Adequacy shall be determined by the city planner.

(b) Predeterminations shall be performed in accordance with the best available technology and techniques commonly accepted as standards in the profession of archaeology.

(c) No artifacts shall be collected during a predetermination.

(d) A thorough review of records, documentation, maps, and other pertinent literature shall be performed.

(e) A visual inspection of the ground surface shall be completed when conditions yield at least 50 percent visibility of the soil. When conditions yield less than 50 percent visibility of the soil, subsurface investigation shall be required in accordance with subsection (4)(f) of this section.

(f) Subsurface investigation shall be conducted as follows:

(i) Subsurface investigation shall be performed:

(A) When conditions yield less than 50 percent visibility of the soil; or

(B) When otherwise considered necessary by the archaeologist.

(ii) When performed, the following standards shall apply:

(A) Subsurface probes shall be no less than eight inches in diameter (12 inches or more preferred) at the ground surface, no less than eight inches in diameter at the base, and shall delve no less than 20 inches deep into natural soil deposits whenever possible.

(B) The most appropriate number of and locations for subsurface probes shall be determined by the archaeologist.

(C) All material excavated by subsurface probes shall be screened using both one-quarter-inch and one-eighth-inch hardware mesh cloths or equivalent.

During the pre-application conference, the applicant inquired about noticing the archaeological pre-determination report to affected tribes. The City will notice the Confederated Tribes of the Grand Ronde and the Cowlitz Tribe when the notice of application and SEPA is issued. In addition, the City's archaeological resource protection code requires the City to send surveys to tribes which have registered with the City to receive notification.

Building

Building permit review will occur in compliance with the 2018 International Building Code (IBC) and International Residential Code (IRC). The applicant will be required to apply for separate building, plumbing and mechanical permits. The applicant asked about concurrent building plan and engineering review; concurrent review is possible, but the applicant assumes all risk with regard to changes required on the building plans generated by engineering plan comments. A hold harmless agreement will be necessary for concurrent review.

Application Fees

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

- Site Plan Type II: \$1,275 + \$85/1,000 SF
- Critical areas review: \$340
- Type II variance: \$850
- Right-of-permit:
- Reimbursement for staff time (time and materials): The City's fee schedule requires that staff time for engineering review and some types of planning review be reimbursed. Please complete a reimbursement agreement.

August 9, 2021 – Attendees

Name	Address	Phone	Email
Paul Williams, Engineering Northwest PLLC	6168 NE Highway 99, Suite 100, Vancouver, 98665	360-931-3122	PaulWilliamspe@gmail.com
Antonia Lantz, Advanced Pro Builders	303 NE Tomahawk Island Drive, Suite 3, Portland, OR 97217	971-803-7138	antonio.boccaforno89@icloud.com
Sarah Dollar, Permit Technician, City of La Center	305 Northwest Pacific Highway, La Center 98629	360-263-7665	sdollar@ci.lacenter.wa.us
Tony Cooper, City Engineer, City of La Center	305 Northwest Pacific Highway, La Center 98629	360-263-2889	acooper@ci.lacenter.wa.us
Ethan Spoo, Consulting Planner for City of La Center, WSP USA Inc.	210 East 13 th Street, Suite 300 Vancouver, WA 98660	360-823-6138	ethan.spoo@wsp.com
Jim Perry, Building Official, City of La Center	305 Northwest Pacific Highway, La Center 98629	360-263-7665	jperry@wsp.com
Josh Taylor, Deputy Fire Marshal, Clark Cowlitz Fire Rescue	911 N 65th Avenue Ridgefield, WA 98642	360-887-4609	josh.taylor@clarkfr.org