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PRE-APPLICATION CONFERENCE NOTES
STEPHEN'S HILLSIDE FARM SUBDIVISION – REVISIONS (2021-033-
 PAC)

PROJECT INFORMATION

Site Address	37400 NE North Fork Road and 115, 208, 617, and 641 NE 348th Street, La Center, WA 98629
Legal Description	La Center, WA on tax parcel numbers 258919000, 25872000, 258922000, 25871000, 258901000
Applicant	Kelly Helmes, New Tradition Homes, 111815 NE 113 th St. #110, Vancouver, WA 98622; kelly.helmes@newtraditionhomes.com ; 360-787-9352
Applicant's Representative	Valerie Uskoski, Hayward Uskoski and Associates, 1101 Broadway, Suite 130, Vancouver, WA 98660; valerie@huaconsulting.com ; 360-635-5223
Property Owner	Carleen Stephens, P.O. Box 2046, Battle Ground, WA 98604; 360-606-2408
Proposal	<p>The applicant received preliminary plat approval in October 2018 for an 85-lot single-family, detached subdivision under (2018-016-SUB) in the Low-density Residential District (LDR) -7.5 zone. The applicant proposes to revise the preliminary plat approval under a post-decision review application to better conform to the site topography and require less grading. Other elements of the proposal would also change orientation of streets and utilities. The prior approved plat contained a central east–west street with north–south streets terminating in five cul-de-sacs. The applicant's revised design includes two east–west streets and a reduction to two cul-de-sacs with two streets stubbing to the north. Lots would range in size from 7,759 square feet (SF) to 24,682 SF. The applicant proposes 13 lots exceeding the maximum lot size of 11,000 SF, three of which would abut the City's urban growth area boundary and 10 that would not. Lots over 11,000 SF not bordering the urban growth area boundary will require Type II variance approval, which can be reviewed concurrently with the Type II Post-Decision Review.</p> <p>The same number of lots are proposed as the previously approved plat and the new lots would presumably result in the same level of impacts as the previous plat; however, there would be a change in the facts (subdivision design and change to conditions of some conditions of approval), so the project would qualify for Type II Post-Decision Review under CMC 18.130.150. The project is vested in the City's development standards or</p>

	regulations at the time the original application was deemed complete July 2018. All existing structures will be removed except the residence at 208 N 348 St. will be retained on a new lot.
Meeting Date	Wednesday, November 10, 2021 at 3:00 p.m.
Date of Issue	Friday, November 19, 2021

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.

- **Stephens Hillside Development Engineering Plans were originally approved in April 2019 for a previous site plan. This site plan was approved by the Hearings Examiner (HE) conditions in October 2018.**
- **All of the original HE conditions, and staff report conditions related to the Engineering approval are still in effect for the revised site plan, unless noted in this report.**

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 interior streets according to the City of La Center Local Access standard ST-15. In addition to the interior street improvements, streetlights, street trees, and stormwater improvements are required. LCMC 12.10.190.

Aspen Avenue is classified as a collector street, but the draft Capital Facilities Plan classifies it as a Major Collector between 18th Street and North Fork Avenue. A Rural Major Collector street section shall be used for the street frontage between 18th Avenue and North Fork Avenue.

The applicant proposes to use temporary cul-de-sacs at the north termini of the street stubs to the west of the site. Section 2.12 of the Engineering Standards requires a turn-around be provided for roads serving more than one lot. The turn-around may be a hammerhead if under 200-feet and a cul-de-sac for dead end streets over 200-feet. **To provide for future extension of the street stubbed to the west, a temporary cul-de-sac may be used as long as it meets Fire Department approval for fire service.** The use of this temporary cul-de-sac will need to be reviewed by Clark Cowlitz Fire and Rescue. Attached are the City standard details of a cul-de-sac (ST-29) and offset cul-de-sac (ST-30) for design of the site. The applicant can propose another cul-de-sac design as long as it meets Fire Department approval.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on the standard detail attached.

Streets and Circulation

The following requirement of right-of-way dedication is on the original HE conditions and is required for any site plan revision. The final plat will need to provide a guarantee that the owner or future Home Owners Association will ensure that this right-of-way be dedicated.

The La Center Transportation Capital Facilities Plan (TCFP), transportation project T-19, calls for improvements to NE 348th Street between Aspen Avenue North Fork Avenue and the west terminus of 348th Street and the reconstruction of NE 348th Street as a Major Collector with pedestrian and bicycle facilities. The TCFP also includes transportation project T-18, extending Bolen Street to 348th Street as a Major Collector with pedestrian and bicycle facilities.

The applicant agrees to voluntarily and irrevocably commit to a dedication of right-of-way for a future street connection from the westerly terminus of proposed Street A (348th Street) of Stephens Hillside Farm Subdivision across proposed Tract C to connect with the easterly terminus of existing NE Bolen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right-of-way of proposed street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. The commitment shall not exceed 10 years from the date of preliminary plat approval.

The revised site plan, submitted by the applicant, shows street spacing on W. 19th Street between W. Falcon Avenue and W. Dove Avenue, to be approximately 620 feet. The City's Capital Facilities Plan and Engineering Standards shows a street spacing between a Major Collector and public street to be a maximum of 500 feet. However, since there is another east–west road connection approximately 250-feet north of W. 19th Street, there appears to be adequate circulation within the subdivision. Since this is a geometric revision to the City standard, a road modification will need to be submitted to the City for review and approval.

Chapter 13.10 – Sewer System Rules and Regulations

The revised site plan will need to retain the design and the connection of the sanitary sewer to Aspen Avenue.

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. The Applicant's Engineer proposes to add 86 homes to the existing 8-inch diameter sewer in Aspen Avenue at 18th Street 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.

Connection to the manhole, sewer main open trench installation in Aspen Avenue shall be constructed per City Engineering Standards. LCMC 13.10.180. 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. If the lots are lower than the street, 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.

For any sewer main not within public right-of-way, a minimum of a 15-foot-wide sewer easement and access drive will need to be dedicated to the City for future maintenance.

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

Chapter 18.320 (Stormwater and Erosion Control)

The revised site plan will need to meet the LCMC section 18.320. If the area of the reconfigured site has not changed, the applicant will need to submit a letter or summary showing the new impervious and pervious areas to verify that it has not changed from the original approved stormwater report. The table should be accompanied by a basin area map verify that no change has occurred for water quality and quantity requirements per the LCMC. The Engineering Plans will be reviewed to make sure the design matches the storm report.

LCMC Requirements

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 SF 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 SF of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious interior streets in the subdivision. Per LCMC 18.320.210, treatment best management practices 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 bioswales and detain stormwater in a detention pond. The bioswales are in the buffer of the stream buffer. It may be possible to incorporate stormwater treatment into the outer 25 percent of the stream buffer. The bioswale and detention pond system will need to be maintained by the developer. However, per LCMC 18.300.900 6 (e) (iii), the City may allow disturbance of Category III and IV wetland or buffers for public purposes if the disturbance directly advances the provision of infrastructure facilities and services. (There are no similar provisions for disturbing Category I and II wetlands or buffers.) Public surfaces includes streets, potable water, sanitary sewer stormwater facilities...per LCMC 18.320.240 (2) (c) For stormwater facilities for which the City of La Center will not provide long term maintenance, the applicant shall make arrangements with the existing and future occupants or owners of the subject property for assumption of maintenance in a manner subject to the approval of the City.

The applicant will demonstrate how stormwater treatment will be accomplished to meet the 1992 Puget Sound Manual and the City ordinance. In addition, water quantity will need to be managed to meet the engineering standard. The treatment will need to meet the City of La Center and 1992 Puget Sound Manual and the City of La Center standards, which requires compliance with the Water Pollution Control Act and the Water Resources Act.

Per LCMC 18.320.220, if infiltration is used for disposal of stormwater, the project must infiltrate the 100-year storm where local soil types and ground water conditions are suitable. Per the Puget Sound Manual, an emergency overflow above the 100-year storm event needs to be shown. 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 or the U.S. Department of Agriculture Soil Groups 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, the Washington State Department of Transportation

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.

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 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 a Stormwater Pollution Prevention Plan (SWPPP) will be necessary as part of the plan submittal to the City. Soil disturbance is discouraged between November and May.

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. CPU will provide a copy of the Water Availability report. An east-west water line will need to be installed within the required street between W. 12th Way and NW 9th Avenue on the north side of the subdivision. Applicant will need to provide proof that the on-site well was properly abandoned.

Street Lighting

Streetlight design and installation is reviewed and approved by CPU. The City has adopted new engineering standards to be “dark-sky” compliant. LED streetlights using acorn full cutoff lights are required along local streets, and Cobra Head style LED lights are required along Aspen Avenue (Major Collector) and W 19th Street (Arterial).

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 percent and maximum impervious surface area is 50 percent).

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 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 Mike Jackson, Clark County Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use

Chapter 18.30.050 Review for Technically Complete Status

Upon receipt of the Post Decision Review (PDR) application, staff will conduct a completeness review. Applications that have undergone pre-application reviews are subject to a 14-day completeness review under LCMC 18.30.050. Following a determination of completeness, a notice of application will be sent to property owners. Type II applications require notification to property owners within 150 feet, but because the original application was processed under a Type III review, property owners within 300 feet will be notified (see submittal requirement below to provide 300-foot mailing labels).

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. **Bold** items are required for this application.

General Submittal Requirements:

- ***An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.***
- ***A legal description of the site.***
- ***Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.***
- ***Site Plan***
 - ***At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.***
- ***A copy of this pre-application conference summary.***
- ***A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description; in particular the narrative should address the following City regulations (please use the 2018 version of the code):***

- *LCMC 18.30.150 Post-decision review.*
- *LCMC 18.130 Low-density Residential District (LDR-7.5).*
- *LCMC 18.210(5) Preliminary plat application contents – as relates to large lots subject to redivision in the future.*
- *LCMC 18.260 Variances.*
- *The conditions of approval from the preliminary subdivision review approval and hearings examiner decision. Please specify which conditions of approval the applicant is proposing to change.*
- *Names and addresses of owners of land within a radius of 300 feet:*
 - *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.*
 - *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.*
- *Applications necessarily associated with the proposal, such as applications for 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 proposal.*
- *Memo from a traffic engineer documenting that estimated traffic will remain the same or be decreased with the proposed revisions and that an updated queuing analysis is not needed.*
- *Letter from the stormwater engineer verifying that the stormwater adequate facilities remain.*
- *A letter or addendum to the previously submitted geotechnical study saying the report adequately addresses the proposed redesign.*
- *Tree preservation, removal, and mitigation plan.*
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*
- *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.*
- *A phasing plan if proposed.*
- *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. For lots 15,000 square feet or over (twice the minimum lot size and subject to further subdivision in the future), the applicant needs to show how these lots could be further divided and served by public streets. During the pre-application meeting, the applicant indicated they would be willing to place a note and record a covenant on these lots preventing further subdivision of these lots, which is also an acceptable alternative, provided that the City approves a variance for all lots over 11,000 square feet as discussed above.*
- *A letter from the applicant's archaeologist that states the previously submitted archaeological report is still valid for the modified site design and that no additional evaluation is required.*
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application (provided during the meeting).*

Post-Decision Review (18.30.150)

Generally, a PDR may change decisions or conditions of approval without necessarily subjecting the change to the same procedures as the original decision. The 2018 preliminary plat approval decision was processed as a Type III review. The current application will be processed as a Type II PDR since staff’s preliminary assessment is that the redesign would not increase impacts, but facts have changed (the design of the site). See criteria listed in 18.30.150 (5)(e). After the PDR application is submitted, staff will confirm there are no additional impacts proposed from the subdivision; if additional impacts are proposed, the application may be subject to a Type III review.

Chapter 18.130 (Low-Density Residential)

The site is zoned LDR-7.5 with a minimum lot size of 7,500 feet. Single-family detached residential dwelling units are a permitted use within the zoning district. The development must meet a minimum of four units per gross acre minus right-of-way (defined as a “net acre”), in accordance with LCMC 18.130.080, However, the applicant applied for and was approved for a variance in 2018 to deduct critical areas from the site area used to calculate density. The applicant is not proposing to change the number of lots and will therefore continue to meet the approved density under the 2018 preliminary plat application.

Ninety percent of all new parcels in this district must average within 10 percent of 7,500 SF as a total development and any phase within the development. The remaining 10 percent of lots may be reduced to 6,000 SF as a result of density transfer per LCMC 18.300.130. Individual parcels may not be smaller than 6,000 SF or larger than 11,000 SF LCMC 18.130.020(1)(a). Thirteen of the 85 lots are proposed to exceed the maximum standard, however, lots abutting the Urban Growth Area(UGA) may exceed 11,000 SF (LCMC Table 18.130.080 ^{FN 4}). Ten of the 13 lots do not abut the UGA and three of the 13 lots do about the UGA.

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

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 SF 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 SF be permitted.

³ The maximum lot area of a lot abutting the urban growth area boundary may exceed 11,000 SF 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 requires 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). See discussion below about the applicants previously approved park design.

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 0.25 acres per 40 dwelling units (0.25 ac/40 du) after the first 40 dwelling units LCMC 18.147.030(1)(i). Based on the applicant’s preliminary design of 85 lots, a total of 0.28 acres of park is required.

The applicant is not proposing changes to the amount of park area and its basic design approved as part of the 2018 preliminary plat. The park would be 1.06 acres and is proposed to be located in the southeast side of the site within the riparian buffer of the creek. The applicant requested and was approved for a variance allowing a portion of the park to have frontage along a collector street [a modification to 18.147.030(1)(b)(v)] and to allow the park to have less than 40 percent street frontage [a modification to 18.147.030(1)(b)(vii)].

During the pre-application meeting, the applicant asked whether equipment in the park could be varied from what was conceptually approved in 2018. Staff are willing to consider changes to the equipment provided that the requirements of 18.147.030 continue to be met including the minimum elements that must be contained within the park (path, benches, trash receptacles, bike racks, play structure, picnic tables, etc.)

Chapter 18.190 Urban Holding District

Parcel 258901000 is located with the City's Urban Holding (UH-10) overlay, which sets a minimum lot size of 10 acres until there is a demonstration that capital facilities are adequate. 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.

Chapter 18.210 Subdivisions

Submittal Requirements (LCMC 18.210.030): A consolidated list of submittal requirements for the requested PDR is listed above under LCMC 18.30.050.

Vesting: The application was vested to the City's code at the time it was deemed complete on July 19, 2018.

Chapter 18.260 Variances

The applicant is proposing lots that exceed the maximum square footage of 11,000 SF for the LDR-7.5 zone not abutting the urban growth area boundary. A variance is required to permit lots that exceed maximum square footage thresholds.

Application materials in LCMC 18.30.050 are required as noted above and the applicant's narrative should address the variance criteria listed in LCMC 18.260.040.

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 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

The applicant has stated that the redesigned plat will not generate any additional critical areas impacts. As listed above in the submittal requirements, the applicant shall provide either a letter or an addendum to previously submitted critical area reports addressing the various critical areas on site that states that no additional impacts are being generated with the redesigned alignment. Staff will verify critical areas impacts during review of the PDR application.

Chapter 18.310 Environmental Policy

The applicant submitted a checklist and was issued a Mitigated Determination of Nonsignificance (MDNS) as part of the preliminary plat approval in 2018. Staff's preliminary review has determined that additional State Environmental Policy Act review is not required. If, during the course of project review, it is determined that project impacts have significantly changed, a new checklist will be required and the existing MDNS will be amended to reflect any additional mitigation measures. **Chapter 18.350 Tree Protection**

As part of the 2018 approval, prior to soil disturbance or removal of any trees regulated under 18.350, the applicant shall provide the City with a tree inventory and protection and mitigation plan for review. Any trees proposed for removal shall be identified on the plan and shall be flagged in the field consistent with LCMC 18.350.060. Trees regulated by Chapter 18.350 that are proposed to be removed shall be mitigated consistent with LCMC 18.350.070(3).

Applications and Fees

Forms:

- ✓ Application Form: <http://www.ci.lacenter.wa.us/forms/LandUseApplication.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:

- Post-Decision Review Type II (\$340)
- Variance (\$850)
- 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

The City is revising its fee schedule and the new fees are expected to be effective in early 2022. The listed fees above are subject to change and this letter does not constitute a final fee estimate.

November 10, 2021 – Attendees

Name	Organization Name	Email Address	Phone Number
Sarah Dollar	City of La Center	sdollar@ci.lacenter.wa.us	360-263-7665
Tony Cooper	City of La Center	acooper@ci.lacenter.wa.us	360-263-7665
Jeff Swanson	Exigy Consulting	jswanson@ci.lacenter.wa.us	360-975-9466
Ethan Spoo	WSP	ethan.spoo@wsp.com	971-219-5169
Josh Taylor	Clark Cowlitz Fire & Rescue	Josh.Taylor@clarkfr.org	360-887-4609
Thomas Ellis	Hayward Uskoski & Associates	Thomas@huaconsulting.com	360-635-5223
Valerie Uskoski	Hayward Uskoski & Associates	Valerie@huaconsulting.com	360-635-5223
Naaman Hannu	New Tradition Homes	naaman.hannu@newtraditionhomes.com	360-907-0040
David Commeree	DLC Architecture LLC	david@dlc-architecture.com	360-601-9858

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

Regarding a request by Carleen Stephens for preliminary plat approval to divide 42.3 acres into 85 single-family lots at 34700 NE North Fork Road and 115, 208, 617, and 614 NE 348th Street in the City of La Center, Washington) **FINAL ORDER**
) **File No. 2018-016-SUB**
) **(Stephens Hillside Farm)**

A. SUMMARY

1. Carleen Stephens (the “applicant”) requests approval of a preliminary plat to divide 42.3 acres into 85 lots for single-family detached homes and stormwater, a park, and open space tracts. The development is located at 34700 NE North Fork Road and 115, 208, 617, and 614 NE 348th Street; also known as Tax Assessor Parcel Nos. 258901-000, 258971-000, 258972-000, 258922-000, 258919-000, and 258906-000 (the “site”). The site and surrounding properties to the east, west, and south are zoned LDR-7.5 (Urban Residential). Properties to the north are outside of the La Center Urban Growth Boundary, in unincorporated Clark County, and zoned R-5 (Rural, 5-acre minimum lot size). The site is currently developed with three single-family residences and associated accessory structures. The applicant proposed to retain one residence on Lot 13 and remove all of the remaining existing structures. The applicant will construct a new single-family detached dwelling on each of the remaining lots. The applicant proposed to develop the site in four phases.

a. The applicant proposed to dedicate right-of-way and construct a new public street, proposed “Street A,” into the site from the intersection of NE North Fork Road and Aspen Avenue. Street A will terminate in a cul-de-sac turnaround near the west end of the site. However, the applicant will dedicate an easement to the City for the future extension of this street to connect with NW Bolen Street to the west. The applicant will extend six new streets north of Street A. Proposed Avenues C, E and G will terminate in temporary cul-de-sac turnarounds at the north boundary of the site, allowing for further extension when the abutting properties redevelop. Proposed Courts B, D, and F are cul-de-sac streets within the site. Courts B and C will also extend south of Street A. In addition, the applicant will dedicate right-of-way and construct half-width improvements on the site’s Aspen Avenue frontage. All of the proposed lots will have direct access onto the proposed interior streets. No lots will directly access Aspen Avenue.

b. The applicant proposes to collect stormwater from impervious areas on the site and direct it to one of four proposed stormwater facilities within proposed Tract B for treatment and detention. The applicant will discharge treated stormwater to the stream in the western portion of the site at less than predevelopment rates.

c. Clark Public Utilities will provide domestic water and the City of La Center will provide sanitary sewer service to each proposed lot.

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 application and preliminary plat subject to conditions. See the Revised Staff Report to the Hearing Examiner dated September 11, 2018 (the "Staff Report"). The applicant accepted those findings and conditions, as amended at the hearing, without exceptions. Four persons testified orally with questions and concerns about the proposed development. Disputed issues or concerns in the case include the following:

- a. Whether the proposed development will impact the stream and associated wildlife habitat in the western portion of the site;
 - b. Whether traffic from the development will exceed the capacity of area streets or create a hazard; and
 - c. Whether the development will provide access for future development of the "outparcel," tax lot 258906-000, near the northwest corner of the site.
3. Based on the findings provided or incorporated herein, the examiner approves the subdivision subject to the conditions at the conclusion 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 September 18, 2018. 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 city planner Eric Eisemann summarized the Staff Report and corrected several typographical errors: the development name is "Stephens Hillside Farm," not "Farms." p. 14 of the Staff Report should refer to the HOA, not HOW. The reference to the site zoning on p. 18 should be amended to LDR 7.5 rather than 77.5.

a. He noted that the applicant proposed to voluntarily provide an easement for the future extension of proposed Street A to connect with existing NW Bolen Street west of the site.

b. The applicant will develop a 1.06-acre family park in the southeast corner of the site, abutting Aspen Avenue. The applicant requested variances to allow the park adjacent to a collector street and to allow less than 40-percent of the park perimeter abutting a public street. The proposed park location is adjacent to the existing Heritage Trail south of the site and provides convenient access for all residents, including surrounding developments.

c. The applicant also requested a variance to include the critical areas in the density calculation, which is consistent with the comprehensive plan.

d. The applicant should be required to provide a minimum 50-foot right-of-way to the “outparcel,” tax lot 258906-000, located near the northwest corner of the site to allow for further development of this lot in the future.

e. Mr. Eisemann and the City agreed with Mr. Greer’s request to modify condition 6 to require two parking spaces per residence.

3. La Center city engineer Tony Cooper summarized the engineering issues for this development.

a. NE 348th Street (proposed Street A) and Aspen Avenue are both designated rural major collectors. The applicant is required to improve these streets consistent with that street classification.

b. The City denied the applicant’s request to construct streets with grades in excess of 15-percent.

c. The applicant requested a modification to the 275-foot intersection spacing requirement for the proposed intersection of Street A and Court B. However this standard is inapplicable to this application. This standard was added to the capital facilities plan after this application was deemed technically complete. Therefore the applicant is only required to demonstrate adequate sight distance is available at this intersection.

d. The City supports the proposed temporary turnarounds at the northern termini of proposed Avenues C, E and G.

e. All utilities within the site will be located underground.

f. The applicant will be required to locate street lights to provide light levels consistent with Code requirements. The applicant can meet this standard with a few brighter lights or multiple lights with lower light levels.

4. Planner Ed Greer, engineer Jeff Whitten, and the applicant Carleen Stephens testified in support of the application.

a. Mr. Greer accepted the findings and conditions in the Staff Report, with one exception. Condition of approval 6 should be modified to require two parking spaces for each residence, which is consistent with the Code.

i. He noted that the applicant does not own the “outparcel” in the northwest corner of the site and the owner of that parcel has no plans to develop. However, the applicant is willing to dedicate right-of-way between the western terminus of Street A and the outparcel to allow for public street access when this parcel is redeveloped in the future.

ii. The applicant proposed to develop the site in four phases, with approximately 25 lots per phase. The applicant intends to begin construction of Phase 1 in 2019.

b. Mr. Whitten noted that the centerline of proposed Court B is located 212 feet from the centerline of Aspen Avenue, which provides adequate queuing space.

i. This development will provide access to the “outparcel,” extending a 20-foot wide access strip from proposed Avenue G.

c. Ms. Stephens testified that the property owners recorded a boundary line adjustment with Clark County, which created the “outparcel” in the northwest portion of the site, before the site was annexed into the City.

5. Larry Boehm expressed concern that the future connection of Street A and NW Bolen Street will impact the stream and associated wildlife habitat in the western portion of the site.

6. Mark Stephens noted that Mr. Regis’ owns property north of the site and his residence currently takes access from NW 348th Street via an easement over the site. The proposed development will maintain access to Mr. Regis’ property. Proposed Avenue E will replace Mr. Regis’ existing driveway.

7. Mary Lowe questioned whether the utilities serving the site will be located underground. She also expressed concerns with additional traffic on Aspen Avenue.

8. Richard Beardsley requested clarification of the applicant’s phasing plan and construction schedule.

9. The examiner closed the record at the end of the hearing and announced his intention to approve the application subject to the conditions in the Staff Report.

C. DISCUSSION

1. City staff recommended that the examiner approve the preliminary plat, based on the affirmative findings and subject to conditions of approval in the Staff Report, as modified at the hearing. The applicant accepted those findings and conditions as modified.

2. The examiner finds that the Staff Report, as modified at the hearing, accurately identifies the applicable approval criteria for the preliminary plat and contains affirmative findings that the proposed preliminary plat does or can comply with the applicable standards of the LCMC (including cited plans and codes) and the Revised Code of Washington, provided the applicant complies with recommended conditions of approval as amended herein. The examiner adopts the affirmative findings in the Staff Report as his own, except to the extent that those findings are inconsistent with the findings in this Final Order.

3. The examiner understands Mr. Boehm's concerns that the future extension of Street A to connect with NW Bolen Street may impact the stream and associated wildlife habitat on the western portion of the site. However, that street connection is not proposed with this application. The applicant will terminate proposed Street A at the eastern edge of the ravine where the stream is located. The applicant will dedicate an easement to allow the City to extend this street to NW Bolen Street in the future. If and when the City extends this street it will be required to comply with all applicable laws in effect at that time, including City, state and federal regulations protecting surface water, wetland, and habitat.

4. The proposed development will generate increased traffic on area streets. That increased traffic will be perceptible to area residents. However the City engineer determined that it will not exceed the capacity of those streets or create a hazard, based on the applicant's traffic impact study, Exhibit N. With one exception, all affected intersections will operate at Level Of Service ("LOS") D or better with the additional traffic from this development. The intersection of E 4th Street/NE Lockwood Creek Road at NE Highland Avenue/E Ivy Avenue is projected to operate at LOS E during the morning peak hour and at LOS D during the evening peak hour, regardless of the addition of development site trips.

a. The examiner acknowledges that more traffic on area streets creates a proportionally higher risk for drivers, pedestrians and bicyclists. In response reasonably prudent people exercise more care personally and with family members. Those risks are consistent with the location of the site in the urban area where City plans call for the sort of development being proposed. Reasonably prudent drivers will observe the posted speed limit and if necessary, further reduce their speed to accommodate ice, steep grades, narrow pavement, and other road conditions. Unfortunately not all drivers are prudent enough to observe posted speed limits and road conditions. However there is no evidence that the development proposed in this application will contribute a disproportionate share of imprudent drivers. If speeding problems occur, the examiner encourages area residents to contact the City to request enhanced enforcement of traffic laws in this area to reduce speeds on these streets.

5. The applicant proposed to dedicate a minimum 50-foot right-of-way between the western terminus of Street A and the "outparcel," tax lot 258906-000, to allow for construction of public street access to this parcel in the future. A condition of approval is warranted to that effect.

D. CONCLUSION

The examiner concludes that the applicant sustained the burden of proof that the proposed subdivision 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 File No. 2018-016-SUB (Stephens Hillside Farm Subdivision) in general conformance with the applicant's preliminary plat, subject to the following conditions:

A. Planning Conditions

1. The applicant, at time of engineering approval, shall comply with all applicable City of La Center Engineering Standards for Construction, unless modified by the Public Works Department (LCMC 12.10.040), all engineering recommendations contained in the October 12, 2015 Staff Report and applicable La Center land use regulations, goals and policies.
2. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' 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; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and,
 - c. Take reasonable steps to restrict access to the site of discovery.
3. The project proponent will notify the concerned Tribes and all appropriate county, state, and federal agencies, including the Department of Archaeology and Historic Preservation. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent 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.
4. The preliminary plat shall expire within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015. LCMC 18.210.050(1) and RCW 58.17.140(3)(a).
5. Prior to final plat approval, the Developer shall identify the setbacks for all lots on the face of the final plat. To minimize impacts to pedestrian safety and mobility, garage doors shall be setback a minimum of 20 feet from the interior edge of a sidewalk. The application for final plat approval must provide information regarding any proposed fencing, hedging, landscaping or solid waste, lighting, and noise impacts to the extent as regulated by Chapter 18.245.

6. The Developer shall provide each dwelling unit, at the time of construction, with at least two (2) off-street parking spaces (per LCMC Table 18.280.010).
7. The Developer shall coordinate with the Public Works Department regarding the City's future street naming procedure prior to final plat approval.
8. New residential developments shall provide street or front yard trees at a minimum of 30-foot intervals near the street frontage of each lot. Prior to final plat approval, the Developer shall provide the Public Works Department with a scaled plan showing the type, location, and planting method of street or front yard trees. A Street Tree bond shall be provided to the City guaranteeing the performance and maintenance of planted trees for two years. LCMC 18.130.100.
9. The Applicant shall provide a detailed planting list per LCMC 18.340 prior to final plat approval.
10. Oregon white oak tree - The Applicant shall provide a detailed plan that demonstrates compliance with the code section LCMC 18.300.120(2) and secondarily modifies the grading plan to stay outside the dripline and establish such a tract and or conservation easement before any work starts. The plan should consider how to integrate this regulated tree into park planning for the tracts reserved for future development.
11. The application for final plat approval must provide information regarding and proposed fencing, hedging, and landscaping and solid waste, lighting, and noise impacts to the extent as regulated by Chapter 18.245 – Supplementary Development Standards.
12. Parks.
 - a. Consistent with LCMC 18.147.030(2) the Tract A park and trail shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit in the subdivision.
 - b. Prior to final plat approval for the first phase of development the Developer shall:
 - i. Provide the Public Works Department with a final park plan that demonstrates how the Tract A and trail park will comply with applicable the design requirements of chapter 18.147.030, Family Parks, and applicable ADA requirements.
 - ii. Provide the Public Works Department with a final park plan that demonstrates how the Tract A park and trail meet the CPTED guidelines, street access, and lighting per LCMC 18.147.030(1)(b)(xi)(A) thru (C).

- iii. Complete the required park and trail 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 A park, trail and amenities 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 the issuance of the 25th occupancy permit, and to be enforced by the engineer by appropriate legal and equitable remedies.
 - iv. Provide the City with a final copy of the CC&Rs for a homeowners association (HOA) that ensure that the HOA assumes full responsibility for the liability and maintenance of the Tract A park trail and other amenities comparable to what the city provides for City-owned parks and trails. The CC&Rs shall indemnify the City against loss or injury sustained by any person that occurs while using the Tract A private park or trail system. The CC&Rs shall also permit the City the right of third-party enforcement.
- c. If the Development cannot meet the Family Park standards for each phase or for all phases, then the Applicant shall redesign the plat to meet the requirements of Chapter 18.147.
13. Critical Areas. Stormwater facilities may be constructed in Tract B in the outer 25% (50 feet) of the Type F stream 200-foot riparian buffer and the Tract A park may be constructed in the 200-foot riparian buffer and 120-foot wetland buffer, PROVIDED, prior to final plat approval of any phase:
- a. The Tract B stormwater facilities are designed consistent with consistent with LCMC 18.300.050(5)(c)(i) through (x);
 - b. The CES Critical Areas Mitigation Plan (CES Plan) is updated to reflect actual impacts to critical areas and buffers and the mitigation ratios are adjusted accordingly;
 - c. The CES Plan is updated to demonstrate no-net loss of buffer function and value;
 - d. The monitoring and mitigation Goals, Objectives, and Performance Criteria of the CES Plan (Chapters 6 and 7) are updated and implemented; and
 - e. All mitigation of critical area and buffer impacts shall take place within the Stephens Hillside Farms subdivision.
14. Impact Fees. Each builder shall be assessed and shall pay the impact fees for schools, parks and transportation in effect at the time of building permit issuance.
15. The applicant shall modify the final plat to include a minimum 50-foot wide right-of-way dedication between the western terminus of Street A and the “outparcel,”

tax lot 258906-000, to allow for construction of public street access to this parcel in the future.

B. Public Works Engineering Conditions

1. The Applicant, at time of engineering approval, shall demonstrate compliance with all applicable La Center regulations, goals and policies contained herein including the requirements and condition in Section III.H., Public Works and Engineering Analysis in the Final Staff Report.
2. As-constructed drawing(s) will be provided in ‘*.dwg’ electronic format as well as Mylar and paper.
3. Construction plans shall identify staging areas for all equipment, contractors, deliveries, and supplies prior to construction plan approval.
4. Construction plans shall identify and show all utilities with trench and location details.
5. Streets:
 - a. The development shall construct the street improvements noted in section III.H. Public Works and Engineering Analysis of this Staff Report.
 - b. Minimum sight distance requirements shall be met at all site intersections and driveways. The City Public Works Department prior to final site plan approval shall approve sight distances on the internal street system.
 - c. The development shall pay a proportionate share contribution towards improvements at the La Center Road/ Timmen Road intersection.
 - d. Street lighting installed shall be installed consistent with City and Clark Public Utility standards.
6. Site development earthwork for site grading and construction of sewer, storm drain, water, and street systems should occur during the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 31st.
7. The Developer shall inspect and confirm any property markers before grading and add new markers as may be necessary.
8. Site improvements shall not proceed without an approved erosion control plan. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and City Engineering

Standards. The applicant is required to have a construction stormwater permit in place with a SWPPP per D.O.E. before construction begins. Where these standards differ, the more stringent shall apply. All erosion control measures shall be in place prior to removal of vegetation or any construction activity and shall be maintained during all phases of construction.

9. Prior to site disturbance, the applicant shall consult with the Public Works Department or and City Engineer to incorporate the design recommendations in Section 6.0 of the Geotechnical Site Investigation prepared by Columbia West Engineering dated October 20, 2018.
10. The Developer is responsible for all costs associated with the service installation, hydrant installations, and any other needed water improvements.
11. The design and construction of storm drainage shall be in accordance with the LCMC and applicable city engineering standards for public works.
12. The Developer shall confirm functionality of existing wastewater facilities and capacity to treat proposed loads from all phases of proposed development and make design modifications to the proposal if such is found deficient.
13. The Developer shall add utility stubs to allow future connection of adjoining developments to the public sanitary sewer service and water service.
14. The Developer shall provide a sanitary sewer stub for the property with higher elevations to the north to be served by the proposed pump station. The cost of any future hook-up will be the responsibility of the property owner.
15. The Developer shall extend the sanitary sewer system to the appropriate extremities of the project. Future sewer service to these properties will need to be connected by the owner of said property and at their cost. The developer shall dispose of stormwater on-site per LCMC. The applicant is required to treat stormwater and detain on-site meeting the city ordinance.

C. Transportation Conditions

1. The development shall construct "Street A" from NE North Fork Avenue to the western site boundary as a Major Collector per city standard detail ST-13. T-19 Improve 348th Street between Aspen Avenue / NE North Fork Avenue and the west terminus. Reconstruct as a Major Collector with pedestrian and bicycle facilities.]
2. The development shall dedicate right-of-way and construct frontage half-street improvements on Aspen Ave as a Major Collector per city standard detail ST-13.

3. The development shall provide a paved pedestrian/bicycle connection between lots 82 and 83 to access the planned private park in Tract A.
4. The development shall construct a multi-use trail within Tract A to connect to Heritage Trail on city-owned lot 258894122 to the south.
5. Minimum sight distance requirements shall be met at all site intersections and driveways. Sight distances on the internal street system shall be approved by the City Public Works Department prior to final site plan approval.
6. The La Center Transportation Capital Facilities Plan (TCFP), transportation project T-19, calls for improvements to NE 348th Street between Aspen Avenue-North Fork Avenue and the west terminus of 348th Street and the reconstruction of NE 348th St. as a Major Collector with pedestrian and bicycle facilities. The TCFP also includes transportation project T-18, extending Bolen Street to 348th Street as a Major Collector with pedestrian and bicycle facilities.

The applicant agrees to voluntarily and irrevocably commit to a dedication of right-of-way for a future street connection from the westerly terminus of proposed Street A (348th St.) of Stephens Hillside Farm Subdivision across proposed Tract C to connect with the easterly terminus of existing NE Bolen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right-of-way of proposed street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. The commitment shall not exceed ten (10) years from the date of preliminary plat approval.

D. SEPA (MDNS) Documentation and Mitigation Conditions


1. Oregon white oak (if the Oak on site is an Oregon white oak):
 - a. Any Oregon white oak (*Quercus Garryana*) trees shall be included in any updated analysis and proposed mitigation or must be preserved in a separate tract.
 - b. The Applicant shall complete the required notice for development permit that would require or result in any tree removals and shall include a site plan indicating the location of any trees proposed for removal and an approved mitigation plan. The dripline shall be fenced and flagged with yellow tape and inspected by the City so that no compaction of the soil and root zone within the drip line occurs. Such flagging shall be maintained until a final decision on the proposal is rendered and inspected by the City. Trees remaining on site

must be protected and such approved by the City before construction activities begin. (LCMC 18.350.)

E. CCFR Fire Conditions

1. Fire 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' per IFC C102.¹ The Fire District must approve the location of all the hydrants.
2. The perimeter of all structures must be within 150' of an approved access road with a minimum clear width of 20' per IFC 503.1.1 / D102. The Fire District must approve access to all the lots per the IFC.
3. Combustible construction above ground should not occur until the required, paved access roadways and fire hydrants are in place and functional.
4. 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 per IFC D103.4.
5. 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 ft. wide. Signs for no-parking must be provided on one side of all streets that are between 26 ft. and 32 ft. wide in accordance with local standards for future enforcement. Roadways that are 32 ft. or greater in width do not require parking restrictions or related signage. IFC D103.6
6. One and Two Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads.
7. Residential (NFPA 13D) may not be required but are recommended for any dwelling units and may be considered as an alternate method to increase hydrant spacing or to address access issues.

DATED this 3rd day of October 2018.



Joe Turner, AICP
City of La Center Hearing Examiner

¹ Hydrant spacing was 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 per (IFC Table B105.1(2) / C102.1).

City of La Center
Rational Method Rainfall Intensity Design Values

Tc minutes	Intensity (in./hr)			
	2-year	10-year	25-year	100-year
5	1.88	2.84	3.33	4.13
10	1.32	2.00	2.32	2.86
15	1.08	1.63	1.87	2.31
20	0.93	1.40	1.61	1.98
25	0.83	1.25	1.43	1.76
30	0.76	1.14	1.30	1.60
35	0.70	1.06	1.20	1.47
40	0.65	0.99	1.12	1.37
45	0.62	0.93	1.05	1.29
50	0.58	0.88	1.00	1.22
55	0.56	0.84	0.95	1.16
60	0.53	0.80	0.91	1.11
120	0.38	0.56	0.63	0.77
180	0.31	0.46	0.51	0.62
240	0.26	0.40	0.44	0.53
300	0.24	0.35	0.39	0.47
360	0.21	0.32	0.35	0.43
420	0.20	0.30	0.33	0.40
480	0.19	0.28	0.30	0.37
540	0.18	0.26	0.29	0.35
600	0.17	0.25	0.27	0.33
660	0.16	0.24	0.26	0.31
720	0.15	0.23	0.25	0.30
780	0.15	0.22	0.24	0.29
840	0.14	0.21	0.23	0.27
900	0.14	0.20	0.22	0.26
960	0.13	0.20	0.21	0.26
1020	0.13	0.19	0.21	0.25
1080	0.12	0.18	0.20	0.24
1140	0.12	0.18	0.19	0.23
1200	0.12	0.17	0.19	0.23
1260	0.11	0.17	0.18	0.22
1320	0.11	0.17	0.18	0.22
1380	0.11	0.16	0.18	0.21
1440	0.11	0.16	0.17	0.21

Exhibit C
Isopluvial Maps for Design Storms in Clark County.

2-Year, 24-Hour Isopluvials

Use no less than 2" for design storms

LA CENTER 2.25"

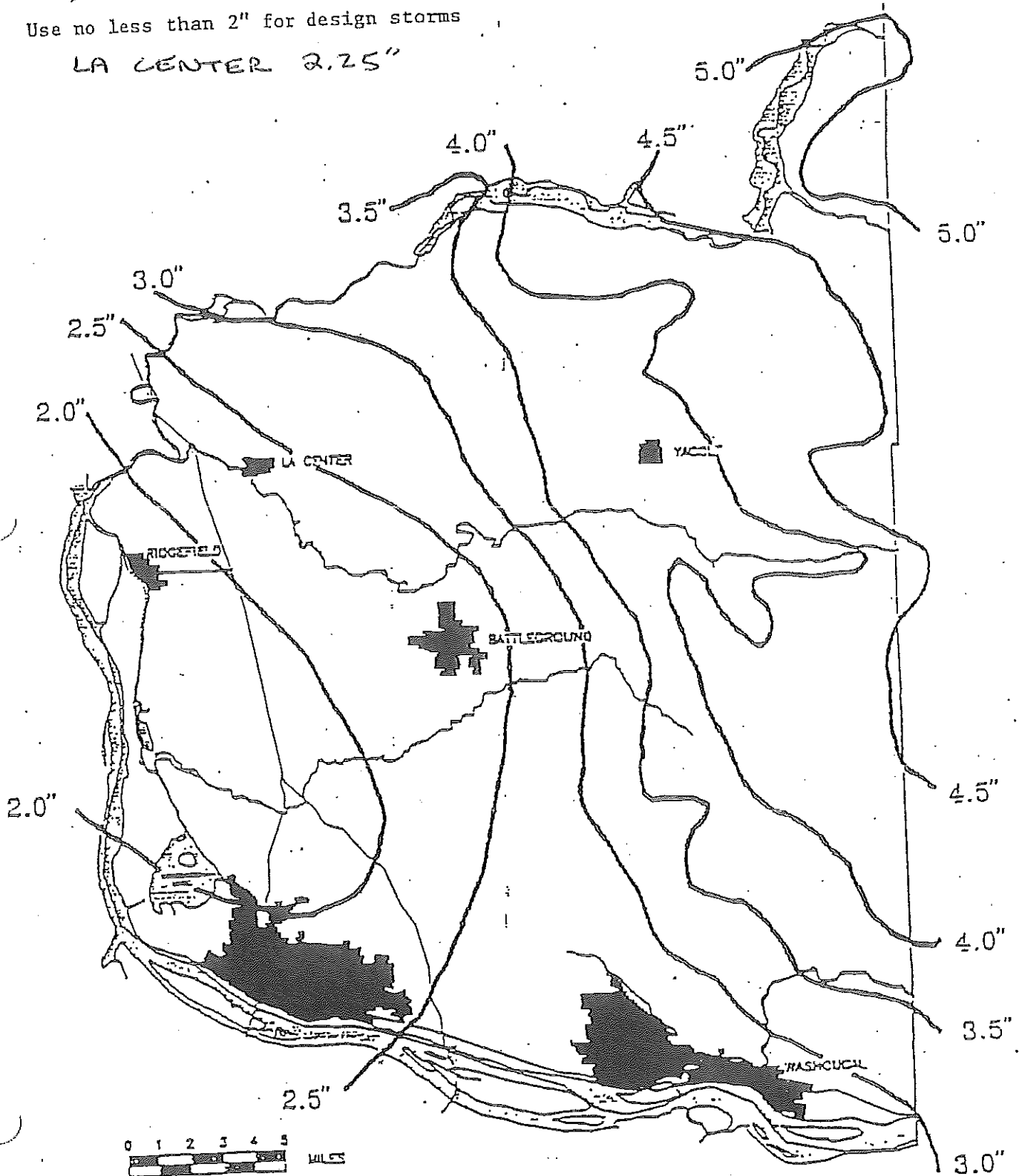
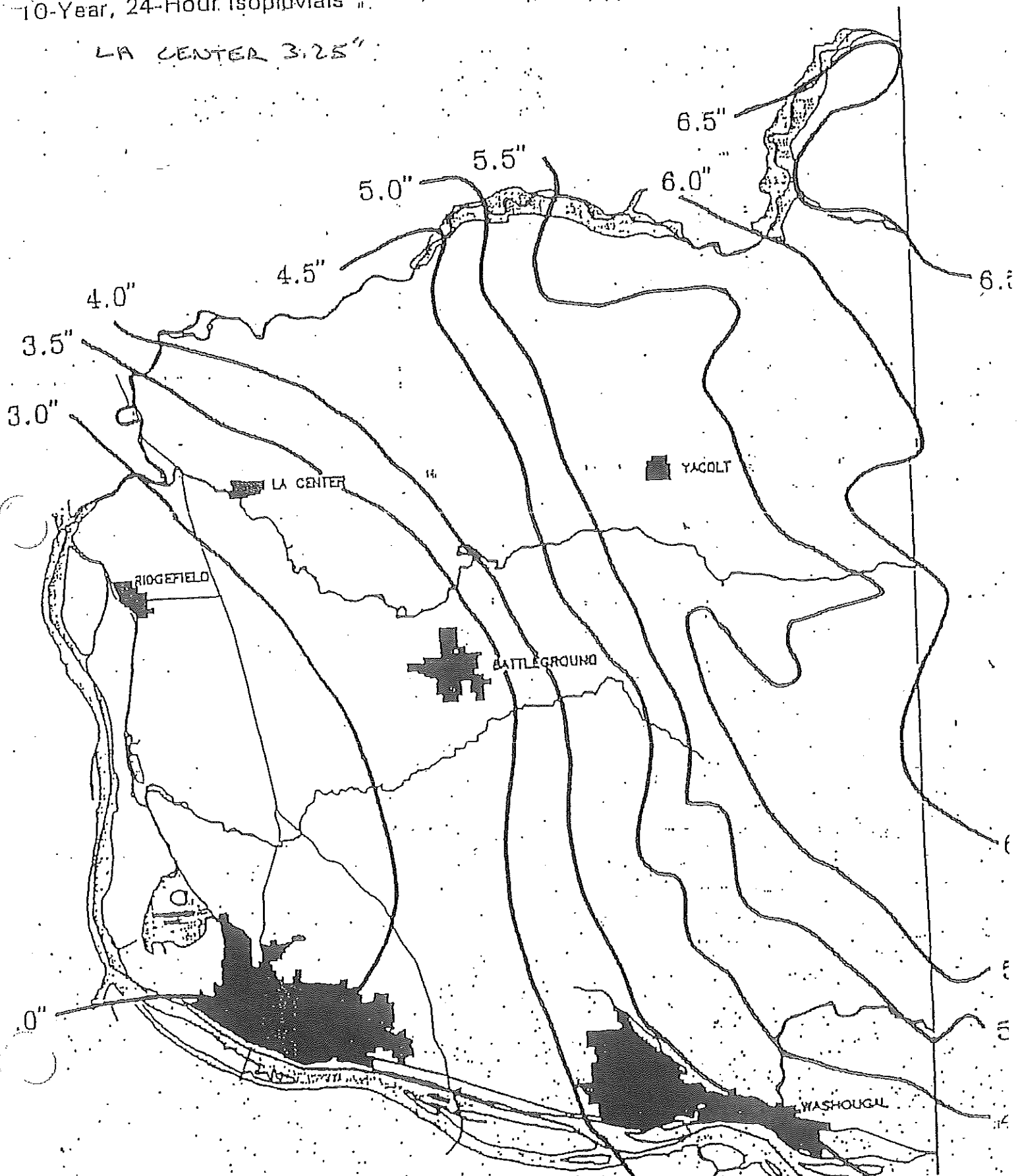


Exhibit C Isopluvial Maps for Design Storms in Clark County

10-Year, 24-Hour Isopluvials

LA CENTER 3.25"



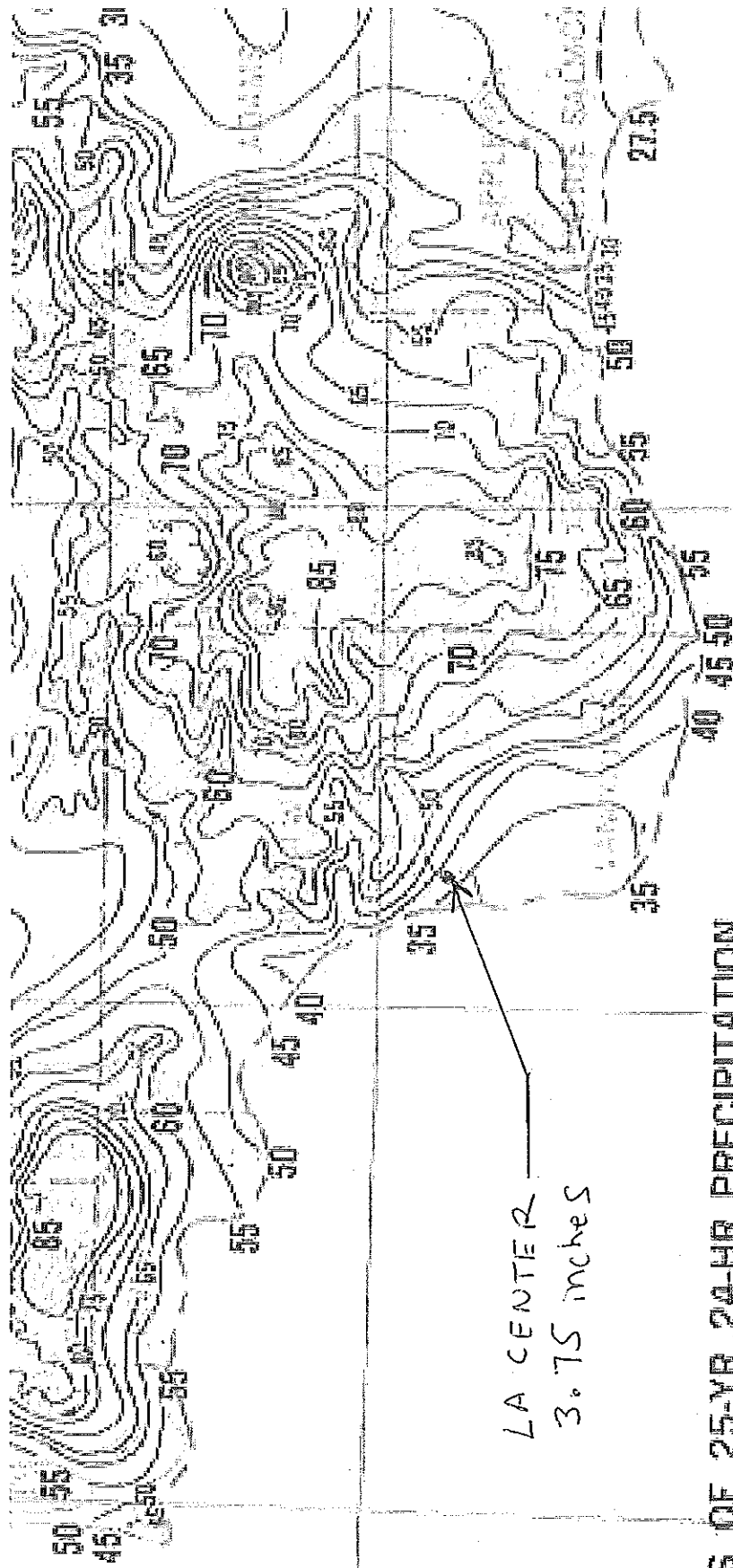


Figure 28

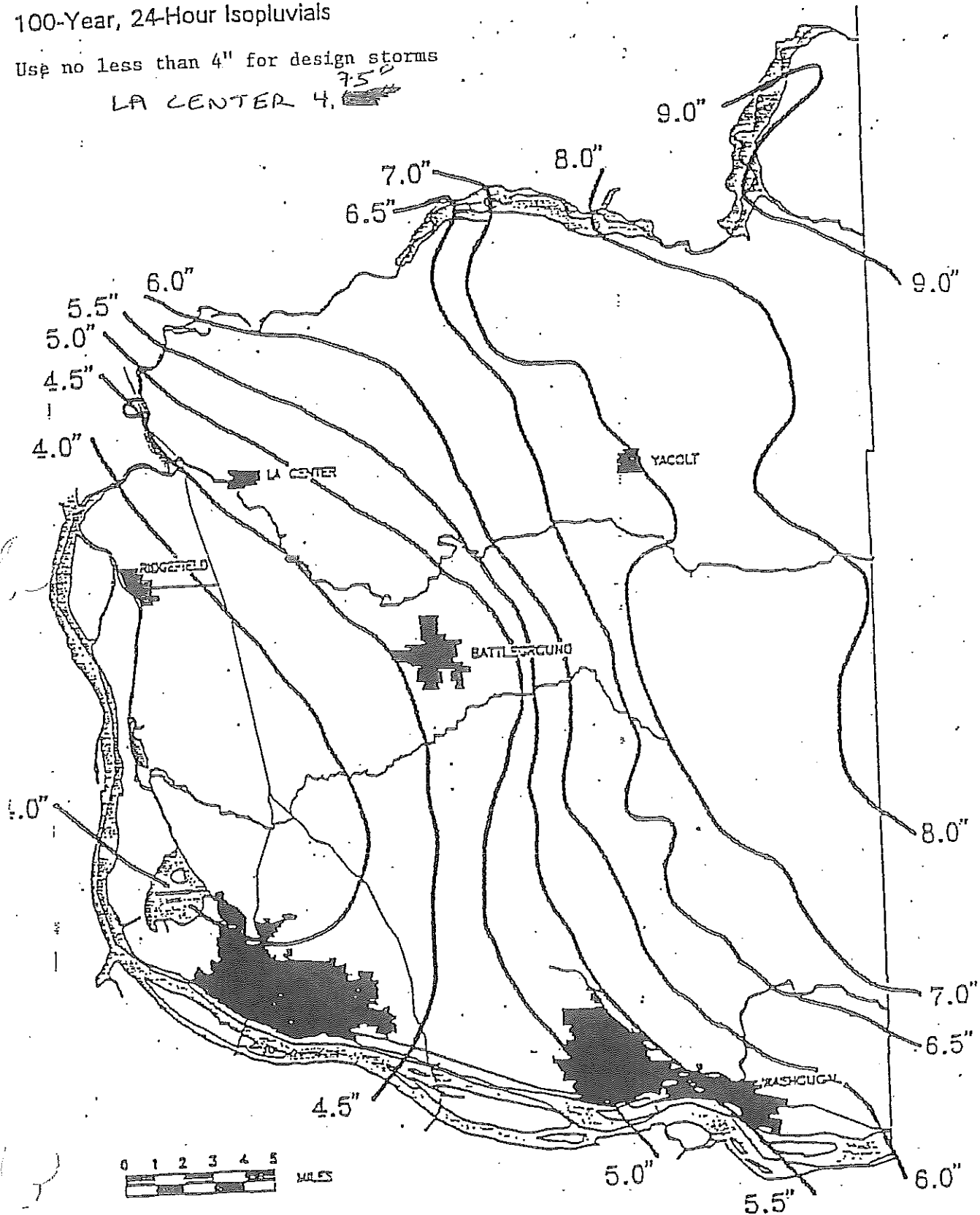
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IN TENTHS OF AN INCH

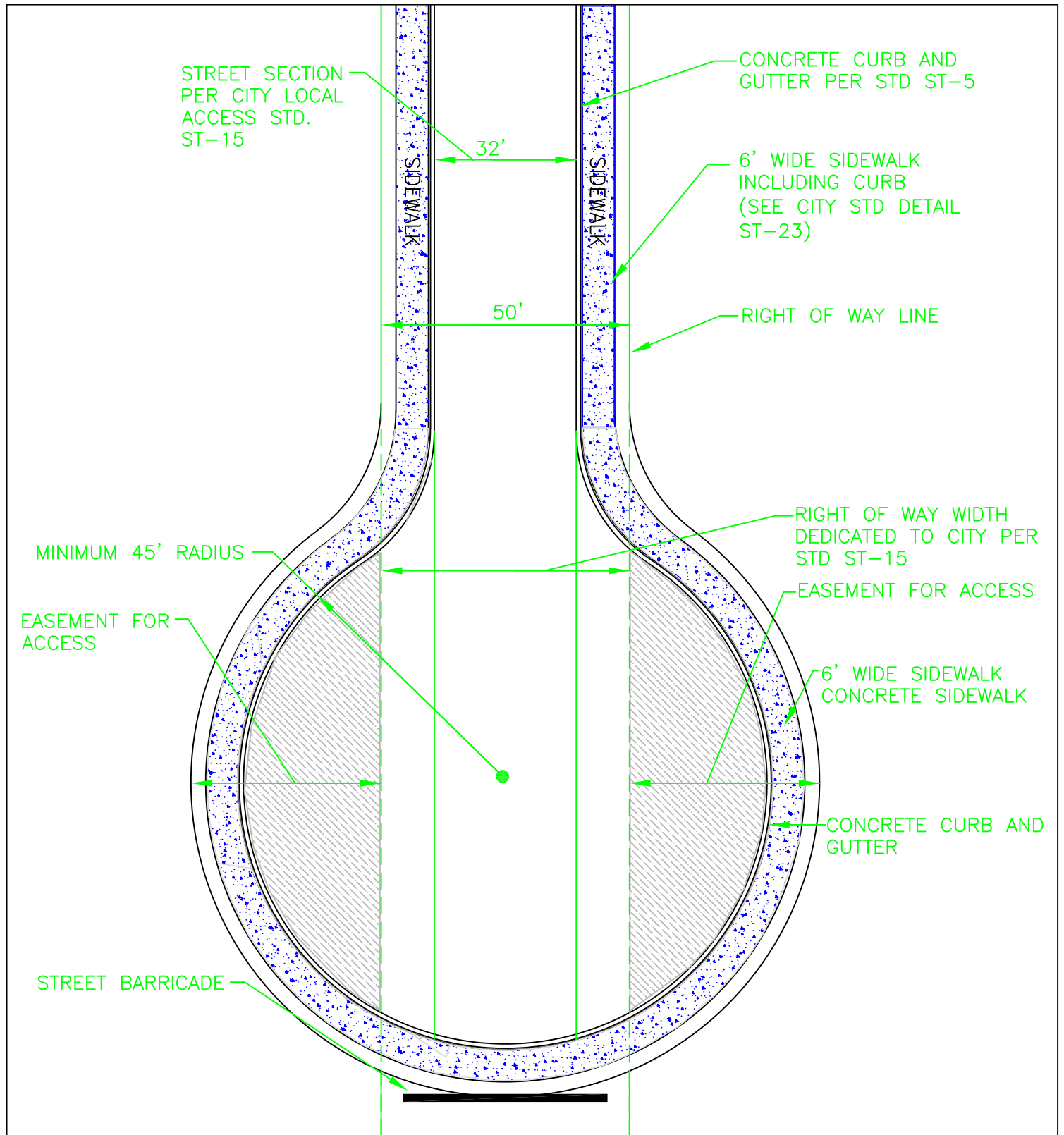
Exhibit C
Isopluvial Maps for Design Storms in Clark County

100-Year, 24-Hour Isopluvials

Use no less than 4" for design storms

LA CENTER 4.75"





TEMPORARY CUL-DE-SAC DETAIL

PLAN #



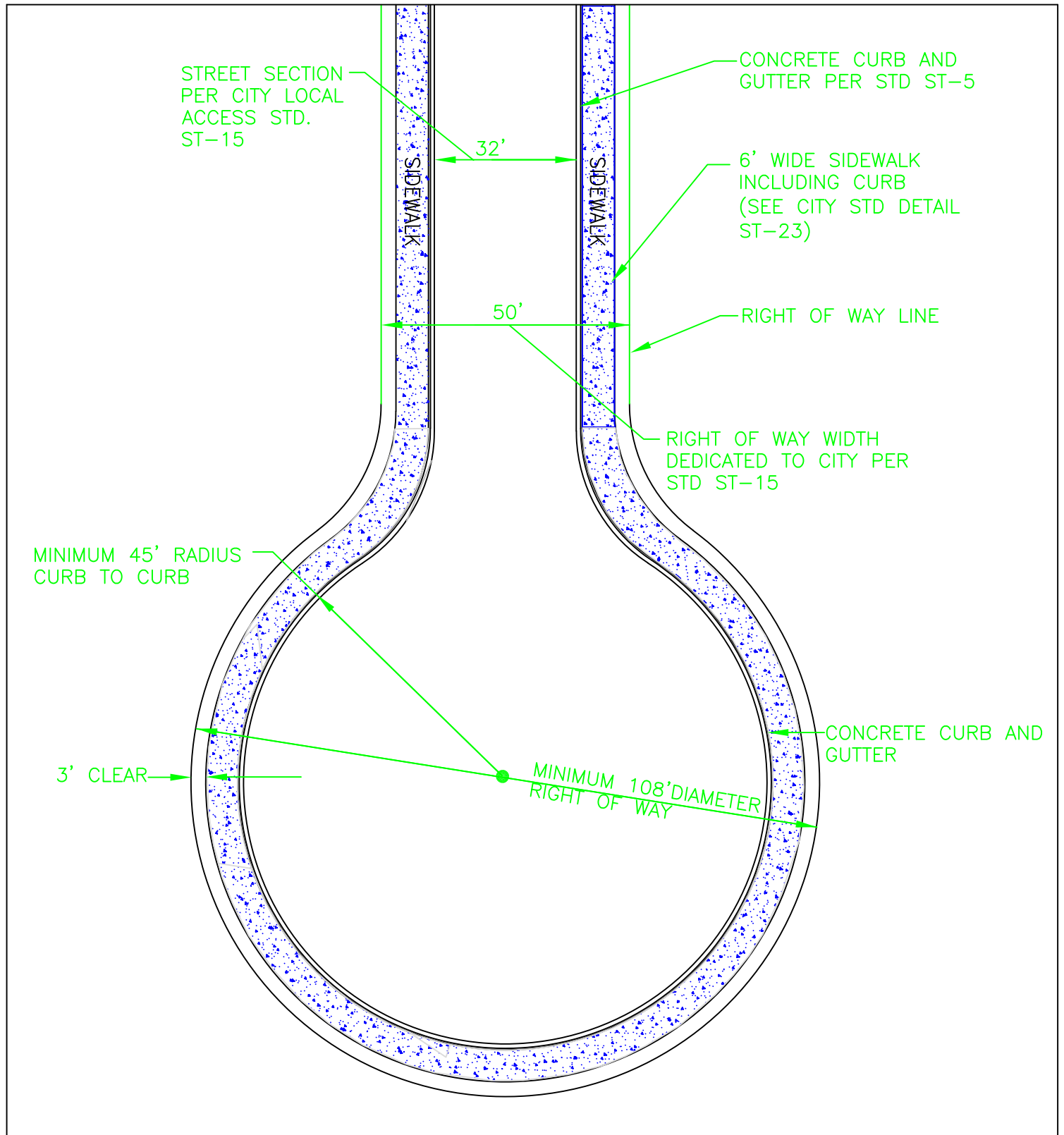
CITY OF LA CENTER APPROVED

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ST-27

CITY ENGINEER

DATE



CUL-DE-SAC DETAIL

PLAN #



CITY OF LA CENTER APPROVED

TONY COOPER

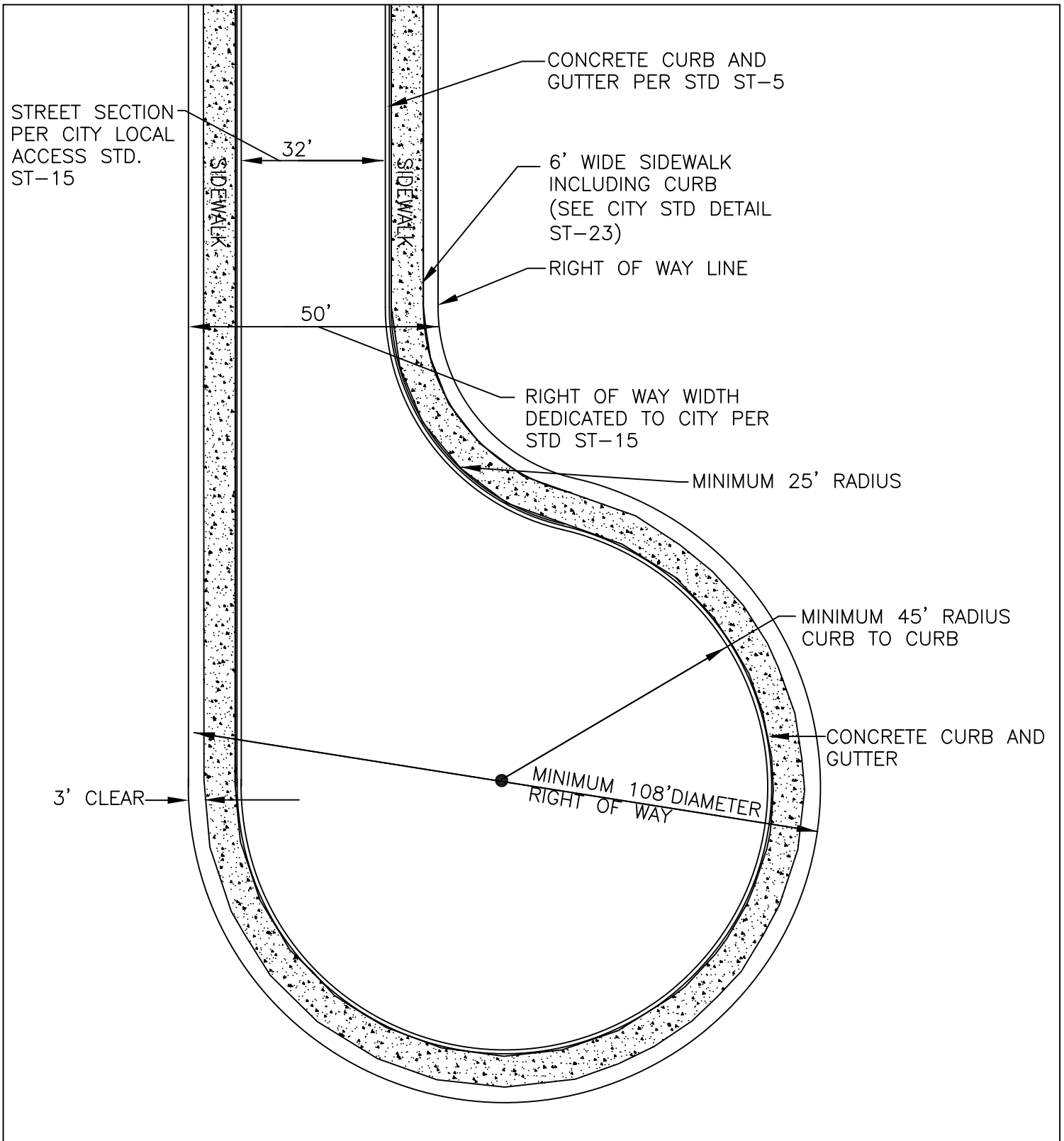
CITY ENGINEER

4-3-17

DATE


REVISIONS:	DATE:	DRAWN:	DESIGNED:

ST-29



OFFSET CUL-DE-SAC DETAIL

PLAN #

	CITY OF LA CENTER APPROVED		REVISIONS:	DATE:	DRAWN:	DESIGNED:
	TONY COOPER	4-3-17				
	CITY ENGINEER	DATE				
ST-30						