



210 East 4th Street,
La Center, Washington 98629
T/360.263.3654

FINAL PRE-APPLICATION CONFERENCE REPORT
Manning Meadows Subdivision (2025-003-PAC)

Meeting conducted on Wednesday, February 12, 2025 at 2:00 p.m.

PROJECT INFORMATION

Site Address	1819 NE 339 th Street (Parcel No. 209048000)
Legal Description	#16, #53 & #76 SEC 2 T4N R1E
Applicant	Ian McGrady-Beach LGI Homes (360) 998-6814 ian.mcgrady-beach@lgihomes.com 709 Washington Street Suite 200 Vancouver, WA 98660
Applicant's Representative	Travis Johnson PLS Engineering (360) 944-6519 pm@plsengineering.com 604 W Evergreen BLVD Vancouver, WA 98660
Property Owner	Kenneth & Debra Manning 1819 NE 339 th St., La Center, WA 98629
Proposal	Rezone the project site from LDR-7.5 to MDR-16 and subdivide 11.55 acres into 84 single-family attached and detached residential lots. The site is currently located in the LDR 7.5 zone district.
Date of Conference	February 12, 2025

SUMMARY

The applicant is proposing an 84-lot single-family attached and detached residential subdivision on the approximate 12-acre site. The site contains 1 (one) single-family residence and a detached garage. The site is primarily field grass with landscaping and trees around the existing home. The remaining land is undeveloped but was historically used for agricultural purposes (crop cultivation). The site is zoned LDR-7.5 and the comprehensive plan designation for the site is Urban Low density Residential (UL). The property is located on the south edge of NE 339th St. La Center High School is located on the Eastern border of the project parcel and is zoned UP. The parcels to the south and the west are similarly zoned LDR-7.5 (Low density residential) and the parcel to the north of the parcel across NE 339th Street is located in Clark County with a zoning designation of R-5 (Rural 5). The proposal includes a zone change from the existing LDR-7.5 to a higher density zone of MDR-16. The properties are located within the same comprehensive plan designation.

Lot sizes range from 2,661 square feet to 7,750 square feet. The minimum net density for the attached and detached homes located in the MDR-16 zone district is eight (8) dwelling units per acre with a maximum density for attached units 14 dwelling units per acre and detached units 12 dwelling units per acre. The gross site area is 11.55 acres; the proposed plan submitted notes that the net site area is 10 acres. The applicant is proposing 84 attached and detached units, the proposed density of the site is 8.4 units/acre and is consistent with the MDR-16 approval criteria.

The minimum lot width for attached units is 20 feet and detached units are 30 feet. The minimum lot depth for both attached and detached units is 60 feet. All proposed lots at this time seem to meet the minimum lot depth requirements. The submitted plan doesn't show the location of the attached or detached lots, the applicant shall meet the minimum lot width and depth requirements.

The minimum lot area for a detached single-family residence is 3,000 square feet and the minimum lot area for an attached single-family residence is 1,400 square feet. The maximum lot area for a attached single-family residence is 15,000 square feet and there is no maximum lot area requirement for a detached single-family residence.

The maximum coverage for the MDR-16 zone district for an attached or detached single-family residence is 60% lot coverage.

The maximum height requirement for the MDR-16 zone is 35 feet.

The setback requirements are the following:

Front yard: House – 10 feet living space (25 feet from arterial and collector streets)

Front yard: Garage – 20 feet

Alley: Garage – 3 feet

Rear yard: 10 feet living space and 20 feet garage

Side yard: 0 feet for attached and 4 feet for detached

Street side yard: 10 feet

The southwest corner of the site has a proposed stormwater facility with an abutting proposed park area.

The proposed development will have multiple access points to public roadways.

Clark County GIS shows an area of potential seismic hazard mapped as “Class D”. A “seismic hazard area” is defined by LCMC 18.300.030 as an area that is “subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, debris flows, lahars, or tsunamis”. A critical areas report (CAR) and type II critical areas permit will be necessary per LCMC 18.300.040 and would be subject to the design standards as laid out in LCMC 18.300.090(4)(c). No other critical areas were found in an initial GIS survey.

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.

Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.110 Establishment of Zoning Districts and Maps; 18.120 Plan Amendment & Zone Change; 18.140 Medium Density Residential District; 18.147 Parks and Open Spaces; 18.210 Subdivisions; 18.225 Legal Lot Determinations; 18.240 Mitigation of Adverse Impact; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 18.360 Archaeological Resource Protection.

Public Works and Engineering Analysis

LCMC: 3.35 Impact Fees; Per LCMC 3.35, impact fees will be collected for traffic, sewer, park and school impacts. These fees will be imposed at the time when building permits are issued.

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.

NE 339th Street is classified as a Major Collector per the Capital Facilities Plan. The Rural Major Collector per the Engineering Standards consists of a 40-foot wide paved road. General roadway and right-of-way standards shall apply providing half street improvements per LCMC 12.10.090.

Willow Avenue is classified as a Minor Collector. The CFP also shows that this street is to be connected to Lockwood Creek Road for connectivity to NE 339th Street. The Minor Collector Standard consists of a 36-foot wide paved road from curb to curb with sidewalk on both sides of the street. Willow Avenue will need to be built as Rural Minor Collector standard per the updated CFP.

AKS Engineering has discussed submitting a pre-application conference application for a development that will connect to Lockwood Creek Road from parcel 209094000. The applicant of Manning Subdivision will need to connect Willow Avenue to this potential road provided by parcel 209094000.

Interior Streets need to be designed per the Local Access standard street, which consists of a 32-foot road width from curb to curb with ADA accessible sidewalks.

The maximum street grade is 15%. CCF&R may require sprinklering the homes for street grades over 10%.

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

Streets and Circulation: The access to NE 339th Street shall be justified by a traffic report. The CFP and Engineering Standards require a minimum spacing of 275-Feet between streets for connections to Major Collector. The new connection of Willow Avenue and Spruce Avenue appears to be approximately 360-feet. This meets the minimum spacing requirements.

The applicant proposes to extend Spruce Avenue north to provide access to the site. The existing north end of East Spruce, south of the proposed subdivision, is an offset cul-de-sac.

The Public Works/Community Development Director and CCF&R, that leaving the cul-de-sac may create a traffic conflict and be unsafe for drivers or the residents.

The city will require that the existing cul-de-sac be removed, and a new curb and gutter along the existing west side of Spruce Avenue to be the same width of the local standard will be required.

Driveways along the existing cul-de-sac will need to be removed, and a new concrete approach poured for the two existing homes that abut the cul-de-sac.

The right of way, adjacent to the cul-de-sac, will be retained by the city, but may eventually be deeded to the adjacent property owner.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to NE 339th Street resulting trips from the development.

Grading: The applicant shall submit final grading and erosion control permit as part of the subdivision plans showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards, a construction stormwater permit is required from the Department of Ecology, and an SWPPP will be necessary as part of the plan submittal to the city. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days.

From May 1st through September 30th, no soils shall remain exposed more than seven (7) days 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, if the structural sections are not

used per the standard cross sections, 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 piping to the existing gravity sewer system in East Spruce Avenue, built as part of Heritage Country Estates Subdivision. The City requires to access the public sewer within public right of way.

The original basin analysis for the gravity in La Center Road assumed an LDR 7.5 density on the north side of Lockwood Creek Road. The applicant will need to analyze pump station#2, directly downstream of the Manning Development to determine if any improvements to this pump station may be required to support Manning Development. The existing reports can be supplied to the applicant.

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 public interior streets, that will be public 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.

The applicant proposes a stormwater pond at the southwest corner of the site. It appears to be just for detention. The applicant will need to show how it will comply for water quality treatment, as stated below.

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.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational

method. 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. In some cases, connection of the downspouts to a curb drain may be allowed if a gravity sewer connection is not feasible

Maintenance of Stormwater Facility: The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

Land Use Analysis

Chapter 8.60 Sign Requirements:

If proposed, all signs shall comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). Signs in residential zones are limited to one illuminated sign at the entrance to the subdivision of 32 square feet.

Chapter 18.30.100 Type III procedures:

A Preliminary subdivision & rezone application are subject to a Type III review process. If the applicant chooses to do a stand-alone rezone, the process will be a Type IV for the rezone.

(1) Hearing. An application subject to a Type III process will be considered at a public hearing before a city hearings examiner. The city clerk shall schedule a public hearing for an application within 78 calendar days after the date the City found the application was technically complete.

(2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC [18.30.120](#). At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC [18.30.120](#).

(3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards based on the facts and evidence, including any conditions of approval. The city clerk shall mail a copy of the staff report to the hearings examiner, the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.

(5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.

(6) Notice of Decision. Within seven calendar days of the date of the decision, the city clerk shall mail a notice of decision as provided in LCMC [18.30.120](#).

(7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III process can be appealed pursuant to LCMC [18.30.130](#) and can be amended by post-decision changes pursuant to LCMC [18.30.150](#). [Ord. 2006-17 § 1, 2006.]

18.30.110 Type IV procedure:

(1) Hearing. The zone change application is subject to a Type IV process will be considered at one or more public hearings before the planning commission and one or more public hearings before the city council. The planning commission and city council may combine their meetings into one public meeting.

(2) At least 14 calendar days before the date of the first planning commission hearing regarding an application subject to a Type IV process, the city clerk shall mail public notice of the hearing to parties who have requested such notice and to other individuals, firms or agencies as deemed appropriate. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published as provided in LCMC 18.30.120.

(3) Staff Report. At least seven calendar days before the date of the first planning commission hearing, the city clerk shall issue a written staff report regarding the application. The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards. The city clerk shall mail a copy of the staff report to the planning commission and to other parties who request it. Copies of the staff report also shall be available at the public hearing.

(4) Public Hearings. Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. A public hearing shall be recorded on audio or audiovisual tape.

Chapter 18.140 Medium Density Residential District (MDR-16)

18.140.010 Purpose:

The medium density residential (MDR-16) district is intended to provide for residential development opportunities with a minimum density of eight units per net acre, and a maximum density of 16 units per net acre consistent with the La Center comprehensive plan. The district is further intended to facilitate use of public transit, reduce the burdens of automobile-related problems, and encourage efficient use of commercial services and public open space.

18.140.030 Density and Dimensional Requirements:

The city council, with the recommendation of the planning commission, generally, shall assign MDR-16 zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and with good access to local public schools.

Beveling - New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a "beveling" technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 90 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the

setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet. The beveling standard does not apply to multifamily developments and manufactured home subdivisions. Multifamily developments are subject to the setback requirements of Table 18.140.030, including the minimum side and rear setback requirements when abutting single-family.

A project subject to the beveling requirement described in subsection (2) of this section may transfer density to interior lots, on an acre-per-acre basis, to achieve a density of no greater than 16 units per net acre. For example, if the cumulative area of all beveled perimeter lots is two acres, a maximum of two acres of interior lots may reach a density of 16 units per net acre. The balance of the nonbeveled areas may not exceed the maximum density allowed for project type described in Table 18.140.030.

Density Transfer - A project that is eligible for a residential density transfer from critical areas shall be in accordance with LCMC 18.300.130. A residential density transfer from the sending lands to the receiving lands shall not exceed maximum net densities as set forth in Table 18.300.130(1)(c)(ii).

Product Types - The city desires to foster an opportunity for the creation of a variety of MDR-16 housing products so as to promote housing affordability, architectural variety and unique neighborhood character. An MDR-16 project, which consists of 10 gross acres or more, including abutting lands under common ownership, may not include more than 75 percent of one housing type, i.e., multifamily, single-family attached or single-family detached

18.140.040 General standards for developments within the MDR-16 district:

The standards of this section apply to all development in the MDR-16 zone, excluding single-family, detached, manufactured home subdivisions regulated by LCMC 18.140.080.

Design Requirements:

MDR-16 projects shall create a unifying design theme for each building or housing complex. The design theme can be created by the use of stone, wooden lap siding, or other natural material.

MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, chimneys, etc.

Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.

Active Open Space – Family Parks. If a medium density residential (MDR-16) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces).

Environmental Standards for the White Oak:

The applicant shall establish a critical root zone (CRZ) for the white oak straddling the rear property line of lots 77 & 78 along with a canopy projecting onto the lots. The CZR which at a minimum is a circular area around the tree trunk with a radius of one (1) foot for every one (1) inch in diameter measured at four and one-half (4.5) feet above grade, the CZR shall be subject to the discretion of the Director when supported by a certified arborist.

18.140.040 General Standards for Developments within the MDR-16 District:

Design Requirements:

(a) MDR-16 projects shall create a unifying design theme for each building or housing complex. The design theme can be created by the use of stone, wooden lap siding, or other natural material.

(b) MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

(c) MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, and chimneys, etc.

(d) Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.

18.245.060 Landscaping:

According to table 18.245.060, an L1 – 5-foot landscape buffer is required when abutting lots located in the MDR-16 zone. The site also abuts the LDR-7.5 & UP zone districts. The lots that are abutting the LDR-7.5 zone will require an L2-5-foot buffer, lots separated by a street in the LDR-7.5 zone will require a L3-5-foot landscape buffer. Lots that are abutting the UP zone will be required to provide a L3-10-foot buffer if the lots are separated by a street. Lots not separated by a street will require a L4-10-foot landscape buffer. Please see the buffer requirements below:

The L1 standard is for open areas. It is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

The L2 standard uses a combination of distance and low-level screening to separate uses or development. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

The L2 standard requires enough low shrubs to form a continuous screen three feet high and 95 percent opaque year-round. In addition, one tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot-high masonry wall or fence at an F2 standard or a berm may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

The L3 standard requires enough high shrubs to form a screen six feet high and 95 percent opaque year-round. In addition, one tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot-high wall or fence that complies with an F1 or F2 standard with or without a berm may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

The L4 standard is used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.

The L4 standard requires a six-foot-high wall that complies with the F2 standard. When adjacent to another property, the wall shall abut the property line. When adjacent to a street or road right-of-way, the wall shall be on the interior side of the landscaped area. One tree is required per 30 lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four high shrubs are required per 30 lineal feet of wall. Groundcover plants must fully cover the remainder of the landscaped area.

The L5 standard can be used instead of the L4 standard where extensive screening is warranted and more space is available for separation between uses.

The L5 standard requires a berm four to six feet high. If the berm is less than six feet high, low shrubs that comply with the L2 standard must be planted on top of the berm so that the overall screen height is six feet. In addition, one tree is required per 30 lineal feet of berm or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.

Landscaping and Open Storage:

On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.

All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.

At least 15 percent of the net acreage of the project site must be landscaped.

All setback areas shall be landscaped and maintained with live vegetation.

Street trees, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless otherwise specified by the city's public works director.

Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:

- (i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.
- (ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.

Parking. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units.

Parking is encouraged to locate behind the dwelling unit with access from an alley. When an alley is provided, pedestrian access from the alley to the dwelling shall be provided for each lot.

Garages:

Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 20 feet from the property line.

No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space.

Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space.

In each building of single-family attached units or each multifamily building, no more than 50 percent of the garages may extend beyond the front plane of the primary facade of the dwelling unit.

Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.

Detached garages are allowed, provided they are accessed from an alley or driveway and do not exceed 18 feet in height.

Vehicular Access. Access to MDR-16 development projects shall be from collector or arterial streets; however, individual dwelling units within an MDR-16 development project shall not have direct access to an arterial or a collector street.

Within an MDR-16 development project, parking lots or driveways to individual dwelling units shall connect directly to a local access street that has direct access to an arterial or collector street.

MDR-16 development projects shall not have direct primary access to existing local access streets within an MDR-16 zoning district unless the review authority finds, by substantial evidence, that environmental, topographic or other issues relating directly to public safety or welfare require general access to a local, public residential street.

Pedestrian Access:

An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.

Public sidewalks shall be required and constructed according to the city's road standards.

Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one of the preceding methods. Pedestrian access shall be provided to transit corridors without having to pass through a parking lot whenever possible.

Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.

Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

Impact Fees. School and park impact fees for attached housing shall be assessed at the multifamily rate while impact fees for detached housing shall be assessed at single-family rates.

18.140.050 Requirements for single-family attached housing.

In addition to the requirements of LCMC 18.140.040, a single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

Land divisions shall be reviewed according to Chapter 18.205 or 18.210 LCMC and Chapter 58.17 RCW. Building permits for attached developments may only be approved where fully consistent with the approved land division.

Notations on the plat and/or covenants running with the land, approved by the city attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.

Single-family attached housing shall not be permitted in buildings of greater than six units.

No portion of a unit may occupy space above or below any other unit, except underground shared parking.

Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:

- (a) Providing 200 square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or
- (b) Providing 200 square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

18.140.060 Requirements for multifamily housing.

In addition to the requirements of LCMC 18.140.040, a multifamily housing proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards, the director shall apply the more specific standard.

Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows:

(a) Private Residential Outdoor Areas.

(i) Each ground-level residential dwelling unit shall have an outdoor private area (patio, terrace, porch, yard) containing at least 48 square feet and a width of at least four feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least 48 square feet and a width of at least four feet.

(ii) Private outdoor areas for multifamily residential dwelling units shall be screened from view from other residential units, abutting land uses, and public or private streets to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and

screening, natural features such as topography and open space, and built features such as windowless walls.

(b) Shared Recreation Areas for Multifamily Residential Uses.

(i) The requirements of this subsection shall apply to multifamily attached projects with fewer than 35 dwelling units. Developments containing 35 or more units shall satisfy the family park requirements in LCMC 18.140.040(2).

(ii) Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:

Studio size up to and including two-bedroom units, 200 square feet per unit; and

Three or more bedroom units, 300 square feet per unit.

(iii) The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part common space and part private; provided, all public and common outdoor recreation spaces shall be readily observable from residential units and/or public or private streets to allow for public safety surveillance.

(iv) The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one or more of the following:

(A) A deck, patio, low wall, fence or other suitable structures;

(B) Landscaping, such as a hedge or draping vine on a trellis or arbor;

(C) A change in the texture of the path material;

(D) Substantial natural features, such as a drainage way or tree grove.

18.140.070 Requirements of single-family detached housing.

In addition to the requirements of LCMC 18.140.040, a single-family detached proposal, other than a single-family, detached, manufactured home subdivision regulated under LCMC 18.140.080, shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary facade. Garages facing an alley shall be set back a minimum of three feet from the rear property line. Garage doors shall have a minimum of 50 percent of their area decorated with glazing, relief panels, or similar ornamentation.

Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of five feet.

Rooflines shall be a minimum of 6:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.

Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.

Finished surfaces on building elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the director.

(d) A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged

18.140.080 Requirements of single-family detached manufactured home subdivisions.

Chapter 18.147 Parks and Open Spaces

LCMC 18.147 requires each development in an MDR-16 zoning district to provide one or more family parks at a ratio of one-quarter acre per 35 dwelling units (0.25 ac/35 du). The applicant notes that the proposed park will be .62 acres.

If a park is proposed, it must meet the design requirements in LCMC 18.147.030 including having a minimum contiguous area of 0.28 acres; being fronted on a public road for 40 percent of its perimeter or with public access from a pedestrian pathway; and containing minimum amenities including a play structure, path, benches, trash receptacles, bike racks, and picnic tables. There are additional design standards not called out here in LCMC 18.147.030.

During the pre-application conference Ian inquired about a possible deviation in the park requirements. He called out the provision in 18.147.030 (1)(b)(viii) that states the review authority may amend this requirement if the proposed facilities and amenities meet the intent of this chapter and the parks plan.

This was discussed with the Public Works/ Community Development Director (Tracy Coleman). She would be open to a deviation in the plan as discussed in the pre-app meeting.

The code has a minimum requirement for bike racks (one bike rack that accommodates up to six (6) bikes per rack for each .25 acres of park area) and (one (1) trash receptacle for each .25 acre of park area). If the applicant would like to have to have an additional park bench in the open space at the bulb located at the end of proposed Elk Street that would be allowed and a lesser amount of bike racks would be allowed in the proposed .62 acre park area (one bike rack and one trash receptacle) and the additional open space would be required to have one (1) trash receptacle. This can be further discussed prior to submittal of the preliminary application.

Submittal Requirements (LCMC 18.210.030): A completed application form and the following materials will be required, prior to a determination of technical completeness:

1. The information listed in LCMC 18.210.010
2. Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor, shown in GIS mapping.
3. Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
5. If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments, and concerns in the summary.
7. A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description. See applicable criteria section above and the subdivision review criteria below.
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on two sets of mailing labels. The applicant shall include a map of the 300' mailing list, clearly showing all parcels that will receive "Notice of Application" and "Notice of Public Hearing"
 - a. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
 - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.
9. Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.
10. A completed SEPA Checklist.
11. A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes or seismic hazards on the site. Most of the site contains slopes less than 5-10% and less than 10-15%.
12. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.
13. Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.
14. A phasing plan, if proposed.
15. A Stormwater TIR & Plan
16. Road Modification if applicable
17. An application submittal checklist and required items for a Subdivision, SEPA, Zone Change, Critical Areas

18. Proof that the Arc Pre-determination has been submitted to DAHP
19. A zone change application and submittals per code section 18.120.040
20. Additional information:
 - a. A traffic study (please consult with the City Engineer regarding intersections to be studied.)
 - b. A signed *Agreement to Pay Outside Professional Review Expenses Related to Land Use Application*. (Provided during the meeting.)
21. A Master Land Use Application and Reimbursement agreement

Vesting: Applications are vested on the date the City deems the application to be technically complete.

Subdivision Approval criteria (LCMC 18.210.040): The applicant carries the burden of proof to demonstrate that the proposal complies with the following City regulations and standards:

- Chapter 12.05 LCMC, Sidewalks;
- Chapter 12.10 LCMC, Public and Private Road Standards;
- Chapter 15.05 LCMC, Building Code and Specialty Codes;
- Chapter 15.35 LCMC, Impact Fees;
- Chapter 18.10 LCMC General Provisions
- Chapter 18.30 LCMC Procedures
- Chapter 18.110 LCMC Establishment of Zoning Districts and Maps
- Chapter 18.120 LCMC Plan Amendments and Zone Changes
- Chapter 18.140 LCMC Medium Density Residential District MDR-16
- Chapter 18.210 LCMC Subdivision Provisions
- Chapter 18.225 LCMC Legal Lot Determination
- Chapter 18.245 LCMC, Supplemental Development Standards;
- Chapter 18.300 LCMC, Critical Areas;
- Chapter 18.310 LCMC, Environmental Policy;
- Chapter 18.320 LCMC, Stormwater and Erosion Control;
- The subdivision must make appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and
- The subdivision complies with Chapter 58.17 RCW.

Subdivision General Issues:

1. To approve the preliminary plat, the Hearing Examiner must make an affirmative finding that “appropriate provision for potable water supplies and for the disposal of sanitary wastes”.
2. All existing wells and septic systems must be properly decommissioned prior to final plat.
3. The City may refuse bonds in lieu of improvements at the time of final platting if such bonding has not been previously discussed and documented.
4. Flag lots are discouraged.
5. The preliminary plat shall expire five years from the date of the Final Order. RCW 17.58.140(3)(a).
6. Phasing is permitted. All phases must be identified on the preliminary plat and be consistent with the lot number sequencing.
7. According to WAC 392-141-340 A safe walking route to the school or a bus route shall be provided for children that live within one (1) mile of the school
8. It is up to the applicant to demonstrate how they will meet all of the applicable criteria found in 18.120.050. The shall show how higher density will benefit the community.

18.225 Legal Lot Determinations

Staff will complete a legal lot determination concurrent with the review of the subdivision application. Please provide information required by this Chapter (LCMC 18.225.010[4]).

18.240 Mitigation of Adverse Impacts

The applicant will need to respond to this code section in their narrative as part of the consolidated Type III Land Use Application documenting impact and mitigation s for public facilities.

18.245 Supplementary Development Standards

The applicant did not include specific information regarding the fencing, hedging, solid waste, lighting, noise, and landscaping requirements regulated by Chapter 18.245. The consolidated type III application must address these specific issues. Because the proposed subdivision is adjacent to a school (UP – Urban Public Facilities) and that facility would be separated from the subdivision by a street as per the applicant’s design, the landscaping must meet the standards of “L4 – 10 feet” landscaping. The L4 standard is used where extensive screening of visual and noise impacts are needed to protect abutting sensitive uses and/or there is little space for separation between uses. The L4 standard requires a six-foot-high wall that complies with the F2 standard (6-foot high, sight obscuring fence or wall). When adjacent to another property, the wall or fence shall abut the property line. When adjacent to a street or road right-of-way, the wall shall be on the interior side of the landscaped area. One tree is required per 30 lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four high shrubs are required per 30 lineal feet of wall. Groundcover plants must fully cover the remainder of the landscaped area.

18.260 Variances

No variances have been requested. If any variances are requested, please fully address the variance approval criteria in LCMC 18.260.

Chapter 18.280 Table 18.280.040 Off-Street Parking and Loading Requirements

Each dwelling unit shall provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement.

18.300 Critical Areas

The Clark County GIS mapping identifies one critical area onsite: the northern portion of the site is mapped as Site Class D for ground shaking amplification, which is a type of geological hazards. The intention of the critical areas overlay is to achieve “no net loss” of important resources, or to protect from natural disasters. This strategy can include an assortment of mitigation measures, such as buffers, and restoration or other preservation measures. A geotechnical report has yet to be conducted. Therefore, it is unclear to what degree of concern the seismic area would be for this proposed development. If the area was determined to be geologically hazardous, the applicant should address this hazard in the geotechnical report and any necessary mitigations. The City would require application and review of a type II critical areas permit in conjunction with the subdivision application for the seismic hazard.

An initial GIS site survey revealed that the parcel is in a Category II aquifer, and these resources are subject to 18.300.090(1). Clark County maps the entire 12.09 acres of the proposed subdivision is a category II aquifer. However, LCMC is vague when it comes to measures to protect category II aquifers. 18.300.090(1)(b) and 18.300.090(1)(c) outline requirements for any aquifer recharge area, but no code

specifies actions that only apply to category II aquifer recharge areas. A Level 1 or Level 2 Hydrogeological Report will not be required for this development.

18.310 Environmental Policy

The project exceeds the exemption thresholds in LCMC 18.310.090 and WAC 197-11-800. The project application must include a completed SEPA checklist and appropriate processing fees.

The City will run the SEPA comment and land use comment period concurrently and will not make a decision on the land use application until after the close of the SEPA comment period. Mitigations stemming from the SEPA review will be included in the Type III Subdivision staff report.

18.340 Native Plant List: Any mitigation required for critical areas impacts shall use native plants in accordance with LCMC 18.340 and landscaped areas are encouraged not to use nuisance or prohibited plants.

18.350 Tree Protection: If any tree greater than 5" DHA is proposed to be removed, a tree cutting permit is required and trees larger than 10 inches in diameter must be mitigated. A tree protection plan will also be required in accordance with LCMC 18.350.060. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050. A tree cutting permit is a type II process with review and approval occurring concurrently with the type III consolidated preliminary plat and critical areas permit.

18.360 Archeological Resource Protection: Clark County Maps Online identifies portions of the site as having a moderate to high risk of encountering archaeological resources. Any high impact development (greater than 12-inches below the ground and more than 10,000 square feet) proposed in moderate, moderate-high, or high risk areas requires filing an archaeological predetermination report as per Table 18.360.020-1. Predetermination reports must contain the information in 18.360.080(4). Based on the findings of the predetermination report, further archaeological work or a full archaeological survey may be required.

The Archaeological Pre-determination report, should not be submitted with the application packet. This information is confidential. The application packet must include proof that the Arc-Predetermination has been submitted to DAHP.

18.360.050 DAHP Coordination and Permitting:

Recording. Any archaeological site identified pursuant to the provisions of this chapter shall be recorded with the Washington State Department of Archaeology and Historic Preservation (DAHP). A copy of the State of Washington Archaeological Site Inventory form and cover letter to DAHP shall be submitted to the city planner with the required survey report pursuant to LCMC 18.360.090(3). If an archaeological predetermination or archaeological survey was submitted to DAHP for review, proof of submittal must also be submitted prior to, or concurrent with, the application.

Permit Required. A permit from DAHP shall be secured prior to digging, altering, excavating, and/or removing archaeological objects and sites or historic archaeological resources, or removing engraved, carved or painted records of tribes or peoples, or archaeological resources from Native American Indian cairns or graves.

Application Fees

- Preliminary subdivision plat (\$3,000 +\$125/lot);
- Rezone (\$240)
- SEPA (\$340 Checklist & Review; \$170 Publication);
- Legal Lot Determination (\$425)
- Critical Area review (\$340 per critical area);
- Stormwater review (\$150)
- Traffic Study Review (\$500)
- Transportation/ ROW Review (\$100)
- In addition all reviews will require cost recovery, cost recovery (requires a reimbursement agreement); actual cost of staff, consultants, and/or hearing examiner plus 10 percent. This fee is applicable as part of a land use action or development review (i.e., traffic study, preliminary/final plat review).

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

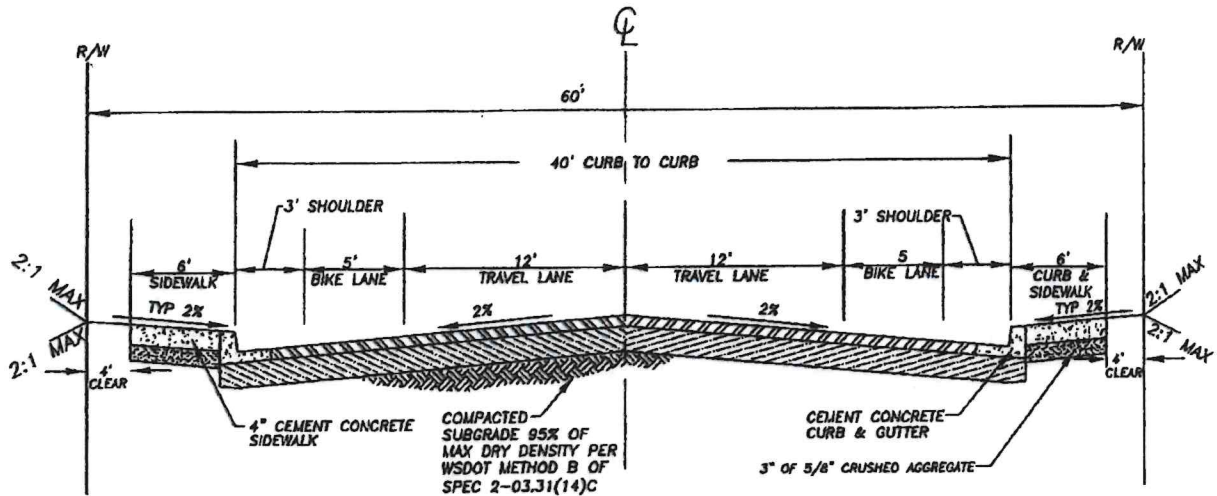
Impact Fees per Single Family Residence

- Park Impact Fee
- School Impact Fee
- Traffic Impact Fee
- Sewer Development Charge Fee

February 12, 2025 Pre-application Conference Attendees

Name	Organization Name	Email Address	Phone Number
Tony Cooper	City of La Center	acooper@ci.lacenter.wa.us	360-263-7665
Tracy Coleman	City of La Center	tcoleman@ci.lacenter.wa.us	360-263-3335
Angie Merrill	City of La Center	amerrill@ci.lacenter.wa.us	360-263-3654
Mike Lackey	Clark County Fire Rescue	mike.lackey@clarkfr.org	360-887-6210
Ian McGrady-Beach	LGI Homes	ian.mcgrady-beach@lgihomes.com	509-998-6814
Jayson Taylor	PLS Engineering	jayson@plsengineering.com	360-944-6514

FOR LEFT TURN BAYS TO ACCOMODATE ADJACENT STREET ACCESS,
"ARTERIAL ROAD SECTION" SHALL BE USED



CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

RURAL MAJOR COLLECTOR

PLAN #



CITY OF LA CENTER APPROVED

Anthony Perlopes

3/17/14

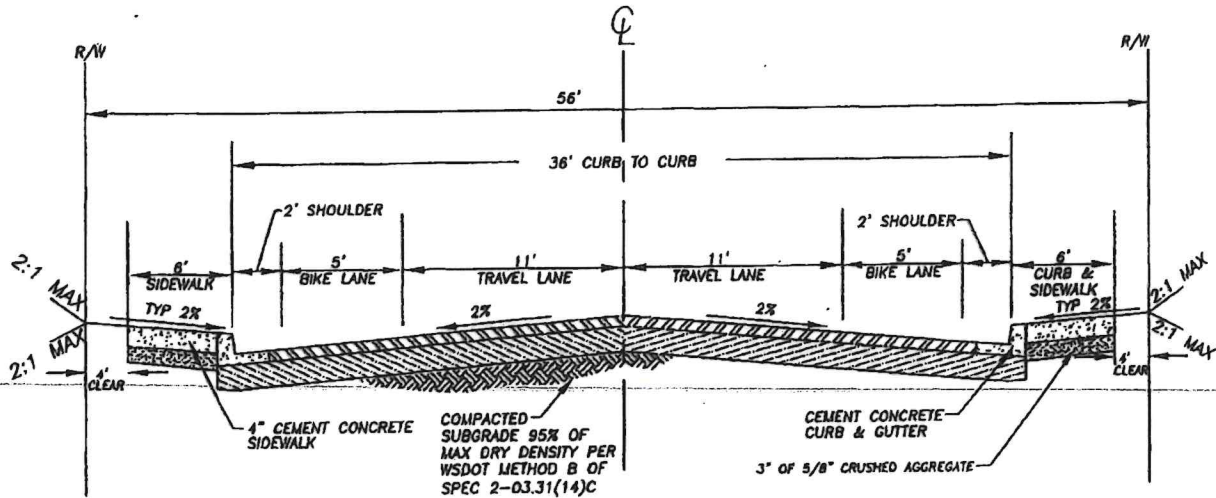
CITY ENGINEER

DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	3/17/14	ALC	ALC

ST-13A

**FOR LEFT TURN BAYS TO ACCOMMODATE ADJACENT STREET ACCESS,
"ARTERIAL ROAD SECTION" SHALL BE USED**





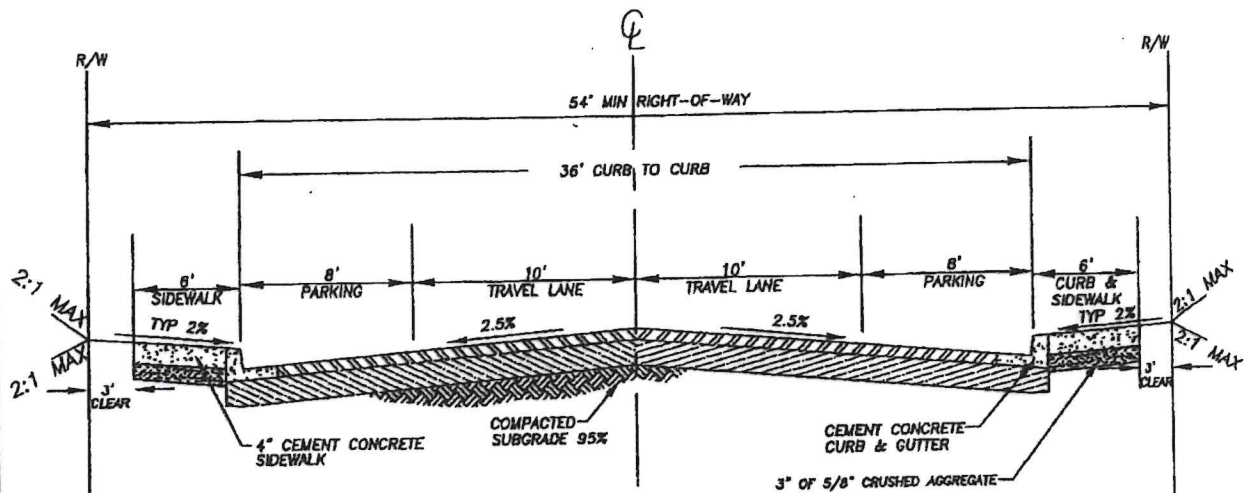
CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

**NOTE: DETAIL ONLY FOR ADT UP TO 2000
A TRAFFIC STUDY MAY BE REQUIRED TO JUSTIFY THIS DESIGN**

RURAL MINOR COLLECTOR					PLAN #	
	CITY OF LA CENTER APPROVED		REVISIONS:	DATE:	DRAWN:	DESIGNED:
	 12/9/14 CITY ENGINEER		1	12/9/14	ALC	ALC
DATE		DATE		DATE		ST-13B



CONVENTIONAL CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

THICK ASPHALT CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8" - 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-03.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

NEIGHBORHOOD ACCESS

PLAN #



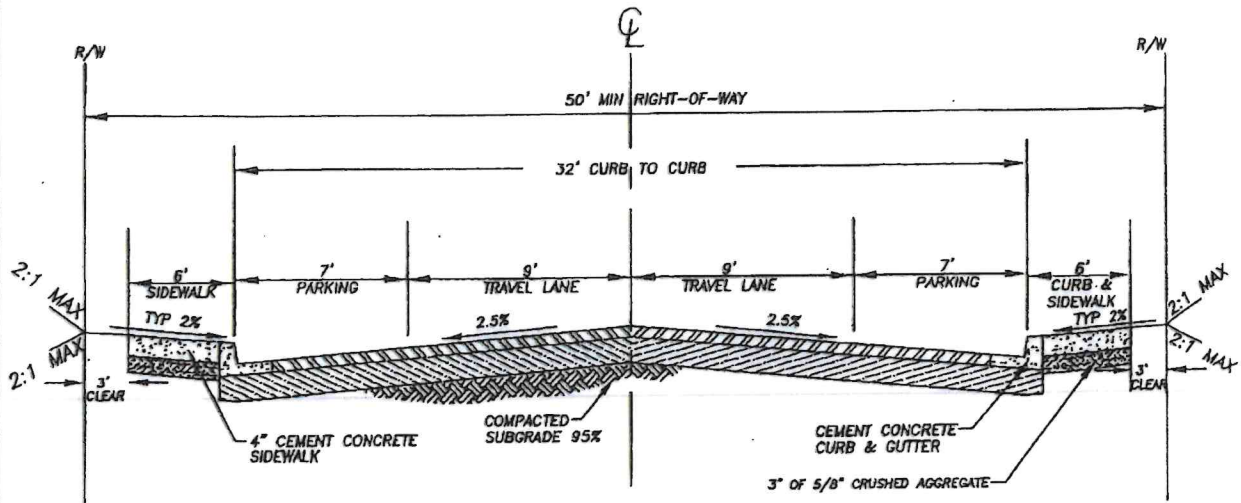
CITY OF LA CENTER APPROVED

REVISIONS: DATE: DRAWN: DESIGNED:

CITY ENGINEER

DATE

ST-14



CONVENTIONAL CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

THICK ASPHALT CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF $\frac{5}{8}$ "- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-03.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

LOCAL ACCESS

PLAN #



CITY OF LA CENTER APPROVED

REVISIONS: DATE: DRAWN: DESIGNED:

ST-15

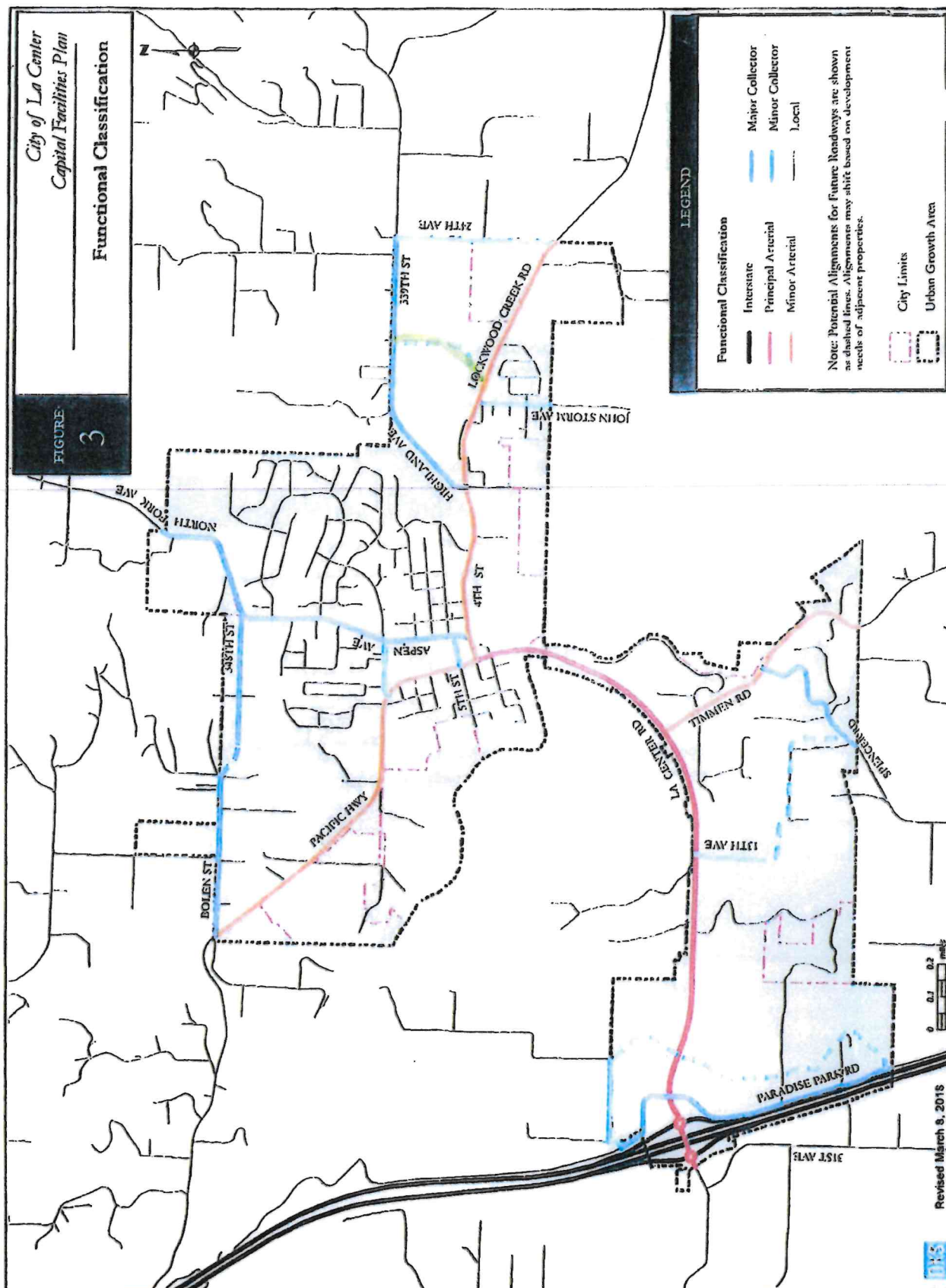
CITY ENGINEER

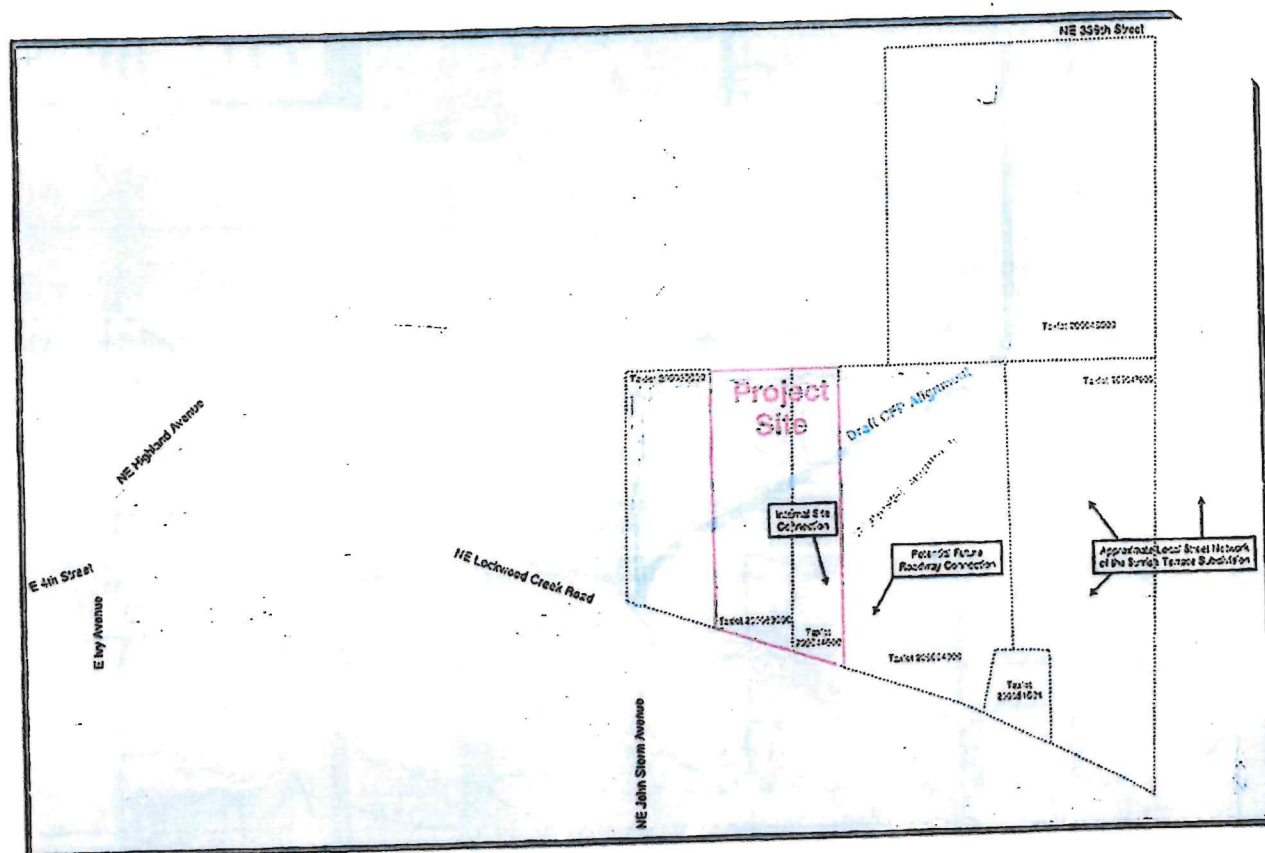
DATE

Functional Classification

FIGURE 1

3





Manning subdivision

From Mike Lackey <mike.lackey@clarkfr.org>
Date Thu 2/13/2025 8:33 AM
To Angie Merrill <amerrill@ci.lacenter.wa.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here are the comments I placed on our website for their pre application conference.

Request Inspection [Close Project](#)

Open Issues: [7](#) [New Issue](#) [Filter](#) [Print](#)

Clark-Cowlitz Fire Rescue

[3- Conceptual Plat.pdf \[2 redlines\]](#). (Page 1) [1] 01 Conceptual Site Plan

6. Fire & Life Safety [B](#) close issue delete issue

[Clark-Cowlitz Fire Rescue](#) Flag lots shall be sprinklered

[Reply](#) [Edit](#) [Delete](#)

Mike Lackey
3608874609

mike.lackey@clarkfr.org

2/13/25 8:24 AM

9) ALL Pre-Application
Conference - 1

7. Fire & Life Safety [B](#) close issue delete issue

[Clark-Cowlitz Fire Rescue](#)

Mike Lackey
3608874609

mike.lackey@clarkfr.org

2/13/25 8:24 AM

9) ALL Pre-Application
Conference - 1

The review of the submitted documents does not relieve the owner, designer and contractor, nor their representatives from their individual or collective responsibility to comply with the provisions of the applicable fire code or standards. The review is not to be construed as a check of every item in the plans and does not prevent the Fire Code Official hereafter requiring corrections of errors, in the plans and/or the construction.

[Reply](#) [Edit](#) [Delete](#)

Fire Department Water Supply and Suppression Systems

General Issues

1. Fire Hydrants close issue delete issue

[Clark-Cowlitz Fire Rescue](#)

Mike Lackey
3608874609

mike.lackey@clarkfr.org

2/13/25 8:12 AM

9) ALL Pre-Application
Conference - 1

Fire Hydrants: Hydrants must be provided on fire access roadways so that average spacing does not exceed 500' (400' for Dead-end roads) and the maximum distance from any point on the street frontage to a hydrant is no more than 250' (200' for Dead-end roads. Additional hydrants may be required for larger buildings. IFC C102

These hydrants shall be installed with a 5" Storz connection adapter

[Reply](#) [Edit](#) [Delete](#)

2. Water Supply During Construction close issue delete issue

[Clark-Cowlitz Fire Rescue](#)

Mike Lackey
3608874609

mike.lackey@clarkfr.org

2/13/25 8:14 AM

9) ALL Pre-Application
Conference - 1

Until fire hydrants and pavement have been installed, there shall not be any above ground vertical combustible construction.

[Reply](#) [Edit](#) [Delete](#)

Pre-Application Review

General Issues

3. Permits and Review - Pre-app close issue delete issue

[Clark-Cowlitz Fire Rescue](#)

Mike Lackey
3608874609

mike.lackey@clarkfr.org

2/13/25 8:19 AM

9) ALL Pre-Application
Conference - 1

IFC D103.4 Dead-End Streets: Any dead-end required access road longer than 150' must be provided with an approved cul-de-sac or turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28' R corners; or a 60 foot "Y")

Willow Ave current alternative hammerhead shall meet the criteria of the code. Appendix D 70' long and 20' wide with a 28' radius turn.

[Reply](#) [Edit](#) [Delete](#)

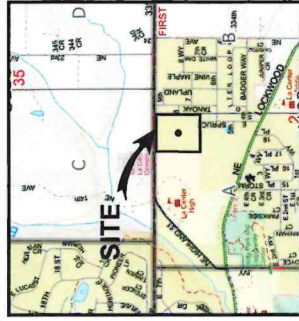
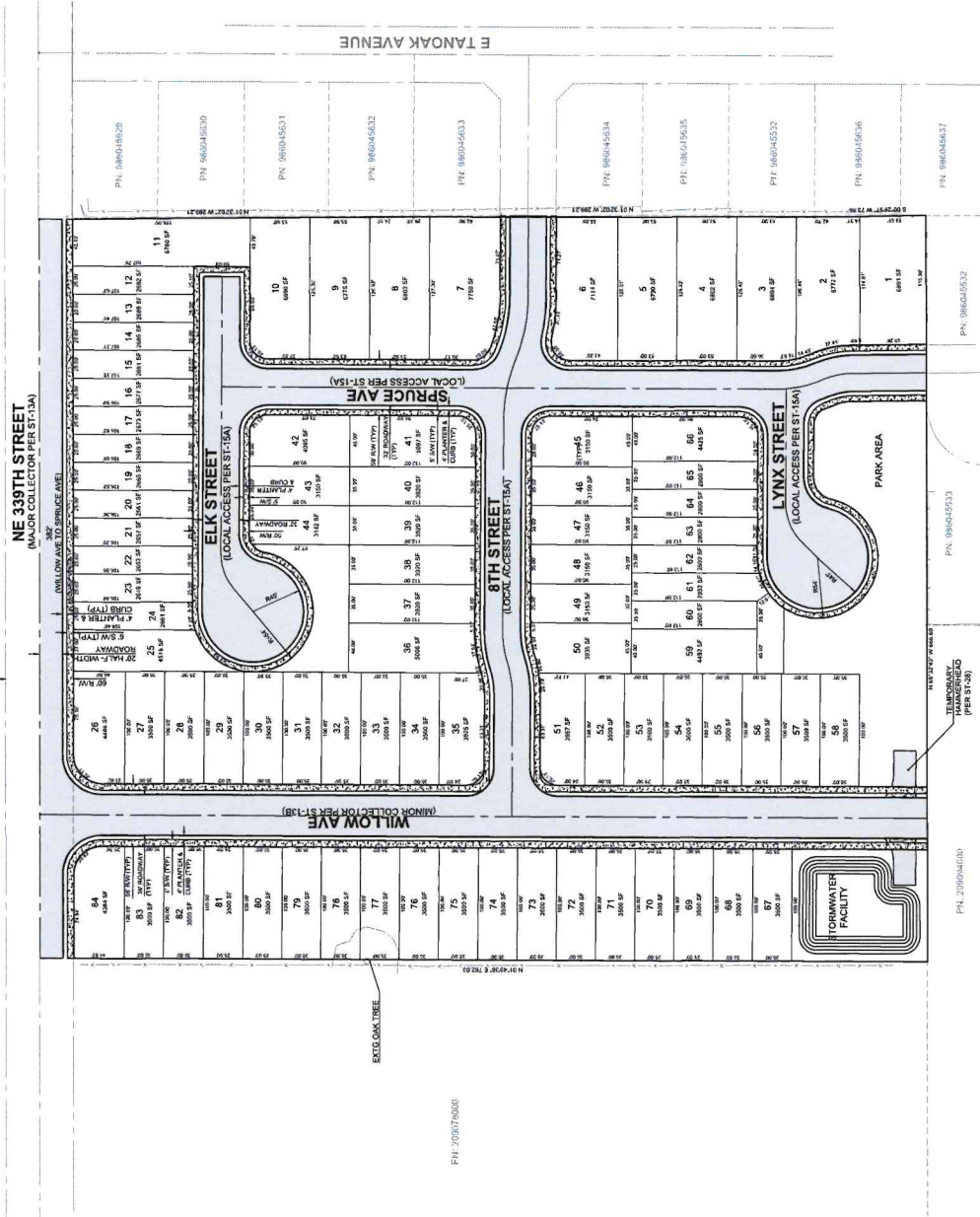
4. Permits and Review - Pre-app close issue delete issue

Manning Meadows Subdivision

Located in the NW 1/4 of Section 02, T4N, R1E, WM
La Center, Washington

PN: 259134000

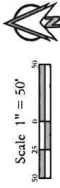
PN: 259122000



Manning Meadows Subdivision

Conceptual Plan For:

Revisions



Legend
Proposed Asphalt
Proposed Concrete

01

01

Project No. 259134000
Scale: 1" = 50'
Author: J. Taylor
Checked: J. Taylor
Reviewed: J. Taylor
Date: 10/1/2020

GENERAL NOTES

APPLICANT:
LGI Homes - Washington, LLC
Jason Taylor, P.E.
1819 NE 339th Street
Vancouver, WA 98680
(509) 998-6814
jason.taylor@lghomes.com

PROJECT CONTACT:
PLS Engineering
Jason Taylor, P.E.
1819 NE 339th Street
Vancouver, WA 98680
(360) 544-5519
jason.taylor@pls-engineering.com

OWNER:
Ken and Debra Manning
1819 NE 339th Street
La Center, WA 98629
Parcel # 209048000

SITE ADDRESS:
1819 NE 339th Street
La Center, WA 98629
Parcel # 209048000

LAND USE:
The applicant is proposing to rezone the site from LDR-2.5 to MDR-16 and develop the site with 84 single-family attached and detached homes. The site is approximately 11.55 acres in size. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

Single family detached and attached dwelling units are a permitted use in the MDR-16 zone. MDR-16 projects that are 10 gross acres or larger are required to provide a mix of housing types, with no more than 75% being one type. The proposed project provides 25% of the lots as attached dwellings (lots 72-85 and 39-46) and 75% of the lots as detached dwellings.

The required net density for attached dwellings is 8-14 units/acre, and 8-12 units/acre for detached dwellings. The net site area is approximately 10 acres. With all units the proposed density of the site is 8.4 units/acre.

UTILITIES:
Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water lines in NW 339th Street, 8th Street, and Spruce Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing 8" sanitary sewer main located within Spruce Ave that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

TRANSPORTATION:
The proposed development has access to multiple public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. No direct access to lots is proposed directly off of NW 339th Street. Spruce Ave is stubbed to the southern property line and is classified as a local access street. The roadway will be extended through the site.

8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway will be extended into the site with improvement per ST-15A.

Willow Ave is proposed along the western end of the site this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access ST-15A.

CRITICAL AREAS:
The site is mapped as having a habitat area likely associated with an Oregon long-toed salamander. The applicant will evaluate the site and provide measures for its protection.