



Paradise Park Site Plan Technical Road Modification

Per City of La Center Municipal Code (LCMC) 12.10.310 (Modifications), the applicant is requesting a road modification for the proposed Paradise Park Binding Site Plan.

Road Modification Request

1. The applicant is requesting a road modification to LCMC 18.158.030(1)(b) requirement of an accessway/block every 400 feet and Figure 18.158.020-3 showing an A-street along the eastern edge of the site due to topography, wetlands and a stream corridor blocking potential accesses.

Approval Criteria

To be granted modifications to the standards, the applicant must demonstrate at least one of the following conditions per LCMC 12.10.310 (4):

- (a) Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant and an equivalent alternative which can accomplish the same design is available.
- (b) A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship.
- (c) An alternative design is proposed which will provide a plan equal to or superior to these standards.
- (d) Application of the standards of this chapter to the development would be grossly disproportional to the impacts created.

Road Modification Justification

Justification for Request

This modification will use criteria (a) & (c) in justifying approval of this road modification. There are many constraints that will prevent a north-south road as proposed in JP, there is the topography of the property, which is a long narrow lot fronting along NW La Center Road, with a stream corridor and wetland at the east end of the property running diagonally from NW La Center Road to the southwest near the middle of the property.

The site plan shows the proposed access to the property at a minimum safe distance from the NW La Center Road / NW Paradise Park Road intersection. If the applicant installed a



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second access 400 feet or more to the east of the proposed access, there would be no way for that access to connect to surrounding properties because of the stream corridor and wetland, which block access in a southerly and easterly direction. There is also a storm pond blocking access to the south.

The block lengths required in the JP and in the Chapter 12.10 in the LCMC are to help with providing proper circulation as properties develop. There is no need for the proposed north-south street along the easter property of the proposed site. It cannot physically be extended and will not provide any circulation needs for the neighboring property to the south. Additionally, the property to the south is owned by the Cowlitz Tribe and they will not have to comply with the JP roadway system shown on Figure 18.158.020-3 in the LCMC if and when they develop.

The applicant has coordinated a shared access with the Cowlitz Tribe which will provide the necessary circulation between the properties and the applicant has also coordinated with the City of La Center regarding their easement on the southern property that provides access to the existing storm facility. This alternative design that is proposed will provide a plan equal to or superior to the standards by providing shared access with the neighboring property owner and maintaining access to the existing storm facility while removing unnecessary roadways that the City will have to own and maintain that will not be extended in the future.

If you have any questions or concerns, please contact me at (360) 944-6519 or by email at travis@plsengineering.com.

Sincerely,

A handwritten signature in black ink that reads "Travis G. Johnson".

Travis Johnson, PE
PLS Engineering

