



PROJECT NARRATIVE
For
MANNING MEADOWS
SUBDIVISION

A PRELIMINARY TYPE III
SUBDIVISION AND TYPE IV
REZONE APPLICATION

Submitted to
CITY OF LA CENTER

For
LGI Homes – Washington, LLC
700 Washington Street, Suite 200
Vancouver, WA 98660

July 2025

GENERAL PROJECT INFORMATION

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Location:	NW 1/4 Section 2, T4N, R1E, WM
Site Address:	1819 NE 339th Street La Center, WA 98629
Project Size:	11.6 acres
Jurisdiction:	La Center
Zoning:	LDR-7.5 – Low Density Residential
Comprehensive Plan:	Urban Low Density Residential
Current Use:	Single family home
Tax Lot Information:	209048000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	La Center
Fire District:	Clark-Cowlitz Fire
La Center File:	2025-003-PAC

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Project Description

The Manning Meadows site is currently zoned LDR-7.5 (Low Density Residential). The applicant is applying for a Type III Subdivision review with a concurrent Type IV zone change to rezone the site to MDR-16. A Type II Tree Removal Permit and a Type II Critical Areas Permit are also included with this application.

The applicant proposes to develop the site with 81 single-family detached and attached lots. The site is 11.6 acres in size and is identified as tax lot 209048000. The site address is 1819 NE 339th Street, La Center, WA and is located in the Northwest ¼ of Section 2, Township 4 North, Range 1 East of the Willamette Meridian.

There is currently a single-family home and detached garage on site. The site is primarily field grass with landscaping and a few trees near the existing home. The site is bordered by Heritage Country Estates on the east and the southeast, a vacant parcel on the southwest, NE 339th Street to the north and La Center High School to the west.

The site is sloping and is mapped within a potential “Class D” seismic hazard area. One Oregon white oak is located onsite and is proposed to be retained.

Construction will commence within five years of preliminary site plan approval, as required by the City of La Center. Construction will not start until necessary approvals & permits are acquired by the applicant.

The Manning Meadows Subdivision is a residential project whose construction of single-family residential homes will aid in meeting both zoning and comprehensive plan goals for the area.

Proposal & Code Compliance Discussion

In order to obtain preliminary plat approval, it is necessary to demonstrate how the proposal meets or exceeds each of the applicable approval criteria and various standards set forth in the La Center Municipal Code (LCMC). The following addresses these items, including a general description of how services will be provided to the site and how the proposal is consistent with all applicable provisions.

LCMC 3.35 Impact Fees

All impact fees are collected at time of building permit.

LCMC 8.60 Sign Regulations

No signs are proposed at this time.

Title 12 Streets, Sidewalks and Public Ways

120.5 & 12.10 Street, Curbs, and Sidewalks

Street Standards:

Access to the site is provided via NE 339th Street, E Spruce Avenue and E. 8th Street.

NE 339th Street is classified as a Major Collector. Frontage improvements will be constructed to provide a 60' right-of-way, 20' paved half-width, 6' detached sidewalks and a 4' planter and curb along the site frontage.

E Spruce Avenue, E 8th Street, Elk Street and Lynx Street will be constructed to meet Local Access street standards per ST-15A, including 50' right-of-way, 32' paved width, and 5' detached sidewalks with 3.5' planter. Elk Street and Lynx Street will terminate in cul-de-sacs.

Willow Avenue is a proposed Minor Collector street that will be constructed to meet ST-13B including a 56' right-of-way with 36' paved width, 6' detached sidewalks and 3.5' planter. This street will terminate in a temporary cul-de-sac until the parcel to the south develops.

In accordance with LCMC 12.10.350 and 12.10.360, all interior streets improvements will have streetlights, street trees and stormwater improvements. Additionally, driveways to each lot will comply with and shall meet City of La Center Approved Standard Detail for driveways. (ST-3).

Circulation:

A circulation plan has been provided with this application showing how future development adjacent to this parcel will be served. Existing subdivisions are built out to the east and a portion of the south boundary. Willow Avenue is stubbed to the south and terminates in a temporary turnaround until the parcel to the south develops. West of the site is La Center High School therefore no circulation has been provided to the west. NE 339th Street abuts the site to the north, providing circulation north of the site.

No direct lot access is proposed to NE 339th Street with this development.

Minimum spacing of 275' between streets is required along NE 339th Street. There is 627' between Willow Avenue and E Tanoak Avenue.

Concurrency:

A Traffic Analysis Report was prepared for this project by Charbonneau Engineering. The report dated May 2025 summarizes and recommends the following:

- The analysis has determined that two intersections will experience failing LOS conditions as follows.
 - La Center Road at NW Paradise Park Road (intersection #1) - During the background and total traffic scenarios, the northbound left turn movement will operate at LOS 'F'. The mitigation for the intersection, which is identified in the La Center Transportation Capital Facilities Plan, is to install a traffic signal which improves the operations to LOS 'B'. As a dedicated improvement is planned by the City, and the failing condition occurs due to background traffic, no intersection improvements are necessary in conjunction with the proposed development.
 - La Center Road at NW Timmen Road (intersection #2) - In the background AM & PM peak hours, the northbound left turn movement will operate at LOS 'E' and LOS 'F', respectively. During the total traffic AM and PM peak hours, the northbound left turn movement will operate at LOS 'F'. The mitigation for the intersection, which is identified in the La Center Transportation Capital Facilities Plan, is to construct a single-lane roundabout. As a dedicated improvement is planned by the City, and the failing condition occurs due to background traffic, no intersection improvements are necessary in conjunction with the proposed development.
- Queue length at intersections including NE 339th Street at Willow Avenue, NE 339th Street at Tanoak Avenue and 8th Street at Tanoak Avenue will not exceed one vehicle in the peak hours.
- Crash data was reviewed and no mitigation is required.

“Based on evaluation of the study intersections no intersection improvements beyond those planned at the site access and along the property frontage are required in

conjunction with the proposed development. The site access (Willow Avenue) at NE 339th Street will require stop sign control and inclusion of a stop bar pavement marking.”

Road Modifications:

No road modifications are requested at this time.

Title 13 Public Utilities

13.10 Sewer & Water System Rules and Regulations

The Manning Meadows Subdivision proposes to connect to public sewer. All work will be performed by a duly licensed Contractor in the City of La Center. Work will be performed using an open trench method unless otherwise approved. The applicant shall bear all costs associated and required for the installation of the main and side sewer as required for the development. The applicant proposes to connect into the sanitary sewer piping to the existing gravity sewer system in E Spruce Avenue.

Water and power will be provided by Clark Public Utilities. There are existing 8” water mains located in E Spruce Avenue, E 8th Street, and NE 339th Street. An 8” water main will be looped around the site within the proposed public roads and will connect the existing water mains adjacent to the site.

Title 15 Buildings and Construction

15.05 Building Code and Specialty Codes

LCMC Chapter 15 documents a variety of requirements related to buildings and structures, including building codes, grading requirements, plumbing codes, mechanical codes, and energy codes. During the building permit review process, the applicant will be required to demonstrate compliance with applicable codes and regulations found in Title 15 of LCMC.

A preliminary Grading and Erosion control plan is submitted with this application.

A Geotechnical Report for the development is included with this application. Development of the lots will not create hazardous conditions for any adjacent lots.

Fire hydrants throughout this development are spaced every 500’ feet (IFC 508.5.1). An 8” water main will be looped around the site within the proposed public roads and will connect the existing water mains adjacent to the site. The project will be designed so no obstruction will be allowed that would keep fire apparatus further than 10 feet from any hydrant in the project. A three-foot clear radius shall be maintained around all hydrants. The location all hydrants will be approved by the Fire District.

No sprinklers are proposed at this time. Building code may require sprinklers for individual homes depending on the size of the home; this will be addressed at building permit for each future home.

15.35 School Impact Fees

All new lots will be required to pay school impact fees at the time of building permit issuance.

Title 18 - Development Code

18.10 General Provisions

The proposal will follow the La Center Development Code as contained in the La Center Municipal Code and the Comprehensive Plan for the City of La Center.

18.30 Procedures

The applicant filed a preapplication submittal and a preapplication conference was held on February 12, 2025. The formal subdivision application will be reviewed as a Type III process with a concurrent rezone request.

18.110 Establishment of Zoning Districts and Maps

The site is currently zoned LDR-7.5.

18.120 Plan Amendments and Zone Changes

A concurrent rezone is requested with this application to rezone the site to MDR-16. Both the LDR-7.5 and MDR-16 zones are within the Urban Residential Comprehensive Plan Designation, therefore a Comprehensive Plan amendment is not required; a zone change is required for this application.

The following demonstrates how the proposed plan amendment complies with the listed approval criteria:

(1) Shall be consistent with all relevant statutory requirements under federal and state law;

Response: As demonstrated in this narrative and associated plans the proposed amendment is consistent with all relevant statutory requirements.

(2) Shall be consistent with all applicable goals and policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan, text or map;

Response: The proposal is consistent with all applicable goals and policies of the comprehensive plan. The proposed amendment will further the City's goal of providing additional housing to meet the projected population growth and ensure that housing will be available for all economic segments of the community (Chapter 3). The proposal will provide roads, utilities, and a park, meeting goals contained in Chapters 2, 4, 5 and 6 of the Comprehensive Plan.

(3) Shall not result in a decrease in the level-of-service for capital facilities and services identified in the La Center Urban Area Capital Facilities Plan;

Response: The site is located in an area that is already served by capital facilities and services. The payment of impact fees and utility connection fees will offset any impacts made by this development.

(4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;

Response: The proposal is consistent with population projections and is located in an area that the City of La Center was already considering for a higher density. As the population continues to grow in Clark County, housing must be provided to accommodate that growth. This proposal will aid the City in meeting GMA goals for increased housing.

(5) Shall be in the public interest;

Response: The proposal is in the public interest and will provide homes to help offset the rising housing costs and demand.

(6) Shall meet any locational criteria for the proposed district as set forth in the comprehensive plan and municipal code;

Response: The project is located in an area that the City of La Center was considering for a rezone to MDR-16 with the upcoming Comprehensive Plan update. The site was shown as being rezoned in Scenario A at the October 23, 2024 City Council meeting. The county's website that was updated on June 24, 2025 shows the subject site as being rezoned to MDR-16, one of two alternates shown. The maps provided by the county can be found on the following website:

[2025 Comprehensive Plan Update Land Use Alternatives](https://gis.clark.wa.gov/portal/apps/storymaps/stories/94bbf05580e74214b3e85b6450dc6e66)

<https://gis.clark.wa.gov/portal/apps/storymaps/stories/94bbf05580e74214b3e85b6450dc6e66>

The following image comes from the county's website that discussed the comprehensive plan update:

Alternative 2: The City of La Center proposes to focus on rezoning within the existing UGA to accommodate housing required for segments of the population having income that is less than 80% AMI. They also propose an expansion of the UGA to accommodate the jobs capacity deficit.

-

Response: There is an affordability crisis in Clark County; the median home price is no longer attainable by a majority of citizens. One important way to combat this crisis is to provide more homes, bringing costs down. Smaller lots typically offer a lower entry price; therefore this proposed rezone that allows smaller lots will help improve housing affordability.

Response: The proposed zoning is within the same comprehensive plan designation as the current zoning. The City of La Center is currently updating their comprehensive plan and this site was considered to be rezoned to MDR-16, therefore city council should find this request favorable.

PLS Engineering

to the updated comprehensive plan being finalized.

18.140 Medium Density Residential District

The proposal will subdivide 11.6 acres into 81 lots. Single-family-attached and detached residential dwellings are proposed, both are permitted uses with this zone. Density for single-family attached developments are required to meet 8-14 units per net acre, while single-family detached developments are required to meet 8-12 units per net acre.

This development has a net site area of 8.55 acres. (11.6 gross acres minus 3.05 acres of ROW)

At 8 units per net acre, this development must have a minimum of 68 units. This criteria is met with 81 lots proposed.

Projects in the MDR-16 zone 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 proposal provides 25% of the lots as attached dwellings (Lots 35-48 and 70-75) and 75% of the lots as detached dwellings.

Lot standards in this zone are as follows:

Standard	Single Family Attached Required	Single Family Attached Proposed	Single Family Detached Required	Single Family Detached Proposed
Density	8-14	12.48	8-12	8.77
Min. Lot Width	20'	25'	30'	35'
Min. Lot Depth	60'	106'	60'	90'
Max. Lot Area	N/A	N/A	15,000 sf	7,750 sf
Max. Lot Coverage	60%	60%	60%	60%
Max. Height	35'	35'	35'	35'
Setbacks:				
Front	10'(20' garage)	10' (20' garage)	10' (20' garage)	10' (20' garage)
Side	0/4'	0/4'	4'	4'
Street Side	10'	10'	10'	10'
Rear	10'	10'	10'	10'

All proposed lots meet the above standards; no variances are proposed.

Design requirements:

MDR-16 developments are required to create a unifying design theme reflected in building materials and style. A variety of scale and articulation is desired, avoiding repetitive building facades and rooflines. The applicant will comply with these requirements at the time of building permit.

18.147 Parks and Open Spaces

Single family residential developments of 40 or more dwellings are required to provide public park space at a ratio of 0.25 acres per 40 dwelling units in excess of the first 40 units. This development proposes 81 lots, therefore 0.51 acres must be provided as public park area. The applicant is proposing a park area of 25,633 sf/0.59 acres (Tract C) consisting of trail, open space and improved park area. The improved area will also provide the following amenities: play structure, benches, picnic tables, bike racks and trash receptacles. The proposed park area meets the requirements of the code. All the parks and open space along with the trails will be maintained by the HOA.

All landscaping will meet or exceed all the requirements of Chapter 18.147 and will be contained in the final approved parks/landscape plan. Please refer to the Preliminary Landscape Plan included with this submittal for further details.

18.210 Subdivisions

The required materials for a Type III land use review have been submitted to the City of La Center for review. This application and narrative show that there are adequate facilities to serve the proposed subdivision. There are adequate public roads, open spaces, drainage facilities, access to mass transit, potable water, sanitary waste collection and treatment, schools and educational services, pedestrian facilities, and fire prevention services. Students within this development will attend La Center Public Schools and school impact fees will be paid for each lot.

No phasing is proposed at this time. Two flag lots are proposed: Lots 69 & 70. All required submittal items are included with this application.

The subdivision complies with the applicable portions of RCW 58.17 as evidenced within this narrative and the project materials. The preliminary plat is in the public interest and will provide additional housing that is needed in La Center area.

18.225 Legal Lot Determination

A sales history dated back to 1969 is included with this application as required by code.

18.245 Supplementary Development Standards

All requirements of Chapter 18.245 shall be addressed on the final landscaping plan, lighting and electrical plan. No shared outdoor trash or recycling area is proposed. Security fencing and fencing shall be on final construction drawings for and outlined on the landscape plan. Landscape buffers are required. The applicant proposes the following:

North: 5' – L1

East: 5' – L1

West: 10' – L1 with an F1 fence
South: 5' – L1

A Preliminary Lighting Plan and a Preliminary Landscape Plan are included with this application.

18.260 Variances

No variances are proposed with this application.

18.280 Off-Street Parking and Loading Requirements

Each future home will provide at least 2 off-street parking spaces within garage and/or driveway areas. It is likely that some of the future homes will have a minimum of a 1-car garage while some may offer a 2-car garage. Additional parking within driveways will provide off-street parking within the development.

18.282 Outdoor Lighting

A Preliminary Lighting Plan has been submitted with this application that provides outdoor lighting details complying with this section.

18.300 Critical Areas

The site is mapped as being within an area of potential “Class D” seismic hazard. A Geotechnical Report was prepared for the project by Columbia West. The report dated January 16, 2025 reviewed the seismic hazard and conclude that the proposed buildings can be supported by conventional spread footings bearing on firm, native soil or engineered structural fill underlain by firm, native soil. Please see the report included with this application for further details.

A Critical Areas Report was prepared by Ash Eco Solutions, LLC to address Oregon white oak trees. The report dated July 10, 2025 confirms that one oak tree along the west boundary (Tree # 28 on Existing Tree Protection Plan) is considered WDFW priority habitat. The tree straddles the property line with canopy extending onto the site. A retaining wall designed to minimize grading impacts to the tree. The report states that as designed, the proposed subdivision will avoid impacts to the tree and will allow for no loss of critical area functions or values.

18.310 Environmental Policy

A SEPA Checklist has been provided with this subdivision application.

18.320 Stormwater and Erosion Control

A preliminary stormwater analysis and report detailing the stormwater design for the subdivision and how it meets the requirements of the LCMC has been included as part of this application. In an attempt to mimic natural processes, stormwater mitigation will be accomplished utilizing Low Impact Development (LID) Best Management Practices (BMP's). In addition, the homes will be constructed that will direct roof runoff into the stormwater convenience system. A stormwater facility is proposed in the SW corner of the site.

Prior to construction a grading and erosion control plan will be designed to meet the LCMC and will be approved by City staff. Measures will be put in place to reduce the potential for erosion and prevent sediment from exiting the site during construction activities, approved erosion control Best Management Practices (BMP's) will be implemented. A site specific, engineered erosion control plan will be prepared for this development with the final construction drawings. The plan will be reviewed and approved by the City of La Center engineering staff prior to any construction on the site. The plan will detail the use of approved BMP's, including but not limited to filter fabric fence, construction entranceway, hydroseeding, and all other BMP's necessary to control sediment and erosion on-site. Standard erosion control practices will be followed during all phases of construction on this project.

18.340 Native Plant List

The landscape plan has referenced the native plant list and will comply with this section. Please refer to the Preliminary Landscape Plan and Preliminary Tree Protection Plan included with this submittal for further detail.

18.350 Tree Protection

A Preliminary Tree Protection Plan has been provided with this submittal that shows there are 19 jurisdictional trees on site (note that 7 of these trees need confirmation regarding whether they are onsite or not as they are located along property lines). All 19 trees are proposed to be removed due to conflicts with proposed grading, roads, and driveway improvements. The Existing Tree Protection Plan shows that 26 nearby offsite trees will be protected, including an Oregon white oak located at the western property line (tree #28) which qualifies as WDFW Priority Habitat. The Preliminary Landscape Plan shows that there new trees will be planted along streets and within the proposed park and open space areas, mitigating for the removal of the 19 jurisdictional trees. Please refer to the Preliminary Landscape Plan and Preliminary Tree Protection Plan included with this submittal for further detail.

18.350.080 Tree Removal Permits

The applicant is filing a Type II Tree Removal Permit. The Existing Tree Protection Plan documents 45 existing trees on or near the site, 19 of which are jurisdictional trees located onsite. 19 jurisdictional trees are proposed to be removed due to conflicts with proposed grading, roads, and driveway improvements. One tree is documented as dead. Note that of the

19 jurisdictional trees, 7 are located along the west and south boundary lines and need verification that they are on the subject property. If they are located offsite they will be protected and retained. There are 26 trees included on the plan that are located offsite that will be protected. The Existing Tree Protection Plan is included with this application and lists each tree and whether it will be removed or retained, and why it will be removed.

Approval Criteria contained in LMC 18.350.080:

An applicant for a tree removal permit shall demonstrate that the following criteria are satisfied:

(1) Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks;

Response: The trees selected to be removed will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks. The trees have been selected to be removed because they are either dead or must be removed to grade the site for future homes and roads. The grading of the site has been designed to address erosion control, soil stability, flow of surface waters, and preserving trees where possible.

(2) Removal of the tree is not for the sole purpose of providing or enhancing views;

Response: The trees are not being removed for the sole purpose of providing or enhancing views; rather the trees are proposed to be removed because they must be removed to allow for the grading of the site for future homes and roads.

(3) The tree is proposed for removal for landscaping purposes or in order to construct development approved or allowed pursuant to the La Center Municipal Code or other applicable development regulations. The city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

Response: The trees proposed for removal are for the purpose of development allowed per La Center Municipal Code. The proposed design of the Manning Meadows Subdivision took into consideration the existing slope of the site and the required street circulation in order to provide the proposed layout.

(4) Removal of the tree will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The city may grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. In making this determination, the city may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the La Center Municipal Code.

Response: The proposed tree removal will not have a significant negative impact on the character, aesthetics, or property values in the neighborhood. After the trees are removed and the subdivision is constructed it will match the character, aesthetics and property values of the adjacent neighborhoods to the east and south. Due to the slopes on site the trees are required to be removed in order to grade the site to meet code for the future homes and roads.

(5) The city shall require the applicant to mitigate for the removal of each tree pursuant to LCMC 18.350.050. Such mitigation requirements shall be a condition of approval of the permit.

Response: The applicant has submitted an Existing Tree Protection Plan and a Preliminary Landscape Plan with this submittal demonstrating that new trees will be planted to mitigate for removing 19 trees. The trees are a proposed mix of maples, cedars, pine, elm, hornbeam and zelkovas, proving a mix of evergreen and deciduous trees. The new plantings will either be 2” caliper trees or 6 feet in height, as shown on the Landscape Plan. It should be noted that the number to be planted is approximate because street trees cannot conflict with driveways, therefore street tree numbers may vary and will be determined at building permit for each lot.

(6) The city may impose conditions of approval on any tree cutting permit if the condition is reasonably related to preventing, eliminating or mitigating a negative impact or potential impact on natural features or processes or on the built environment of the neighborhood which is as created or contributed to by the approved tree removal. Conditions of approval may include, but are not limited to:

- (a) Cutting a tree or stump flush with the grade instead of grinding or fully removing a stump;
- (b) Requiring modifications in the location, design or intensity of a development or activities on a site or to require or prohibit certain construction methods;
- (c) Requiring vegetation not requiring a tree removal permit to remain in place or be planted;
- (d) Requiring the removal of injurious vegetation (English ivy) from other trees on the property. [Ord. 2006-17 § 1, 2006.]

Response: The applicant is aware of the above criteria.

18.360 Archaeological Resource Protection

Archaeological Services of Clark County, LLC (ASCC) performed a field investigation on 6/3/25. No artifacts were found, however the residence was built in 1950, therefore the report recommends no further archaeological work but does recommend a Historic Property Inventory be completed for the residence.

Their report, and an e-mail from DAHP confirming receipt of the report, is provided with this submittal.

RCW 58.17

This application will follow the local and state guidelines for review and approval. The plat is in the interest of the public and will pay impact fees to offset impacts.

WAC 392-141-340

A safe walking route to schools within 1 mile will be provided with this development. Students walking to La Center High School will have a sidewalk along NE 339th Street to the school property, where a field can be safely traversed to the school buildings. Students walking to La Center Middle School and La Center Elementary will have sidewalks throughout the development and up to the school doors.

Summary

The applicant has submitted all necessary information required to receive a technically complete determination and to support approval of the proposed subdivision and rezone. This submittal demonstrates compliance with all applicable approval criteria provided for under the LCMC. No substantial burden will be placed upon service providers as a result of this project. There is adequate water availability, sewer availability, and fire protection to serve the site. The applicant will mitigate the impacts to the surrounding areas and infrastructure through a variety of measures including complying with the LCMC, paying system development charges for connection to municipal services if necessary, and paying impact fees for traffic, schools and parks.