

**PLS**

**ENGINEERING**

# **PROJECT NARRATIVE**

*For*

# **LOCKWOOD MEADOWS**

## **A PRELIMINARY TYPE III**

## **SUBDIVISION**

## **APPLICATION**

**Submitted to**

**CITY OF LA CENTER**

**For**

**Susanna S. Hung Trust**

**710 Columbia Street #414**

**Vancouver, WA 98660**

**sshung\_2000@yahoo.com**

**415-990-8907**

**January 2022**

## GENERAL PROJECT INFORMATION

**Applicant/Owner:**

**Susanna S. Hung Trust**  
710 Columbia Street #414  
Vancouver, WA 98660  
[sshung\\_2000@yahoo.com](mailto:sshung_2000@yahoo.com)  
415-990-8907

**Contact:**

**PLS Engineering**  
Travis Johnson  
604 W Evergreen Blvd  
Vancouver, WA 98660  
(360) 944-6519, Office  
(360) 944-6539, Fax  
pm@plsengineering.com

<b>Location:</b>	<b>#94 Section 2, T4N, R1E, WM</b>
<b>Site Address:</b>	<b>2000 NW Lockwood Creek Road</b>
<b>Project Size:</b>	<b>20 acres</b>
<b>Jurisdiction:</b>	<b>La Center</b>
<b>Zoning:</b>	<b>LDR-7.5 – Single Family Residential</b>
<b>Comprehensive Plan:</b>	<b>Urban Low Density Residential</b>
<b>Comprehensive Plan Overlay:</b>	<b>Urban Holding</b>
<b>Current Use:</b>	<b>Manufactured Home</b>
<b>Tax Lot Information:</b>	<b>209113000</b>
<b>School District:</b>	<b>La Center</b>
<b>Water District:</b>	<b>Clark Public Utilities</b>
<b>Sewer District:</b>	<b>City of La Center</b>
<b>Fire District:</b>	<b>Clark Cowlitz Fire Rescue</b>

# Table of Contents

Project Description.....	3
LCMC 3.35 Impact Fees.....	4
Chapter 8.60 Sign Regulations .....	4
Title 12 Streets, Sidewalks and Public Ways.....	4
LCMC 120.5 & 12.10 Street, Curbs, and Sidewalks.....	4
Title 13 Public Utilities.....	6
LCMC 13.10 Sewer & Water System Rules and Regulations.....	6
Title 15 Buildings and Construction.....	6
Title 18 - Development Code.....	7
LCMC 18.30 Procedures .....	7
LCMC 18.130 Low Density Residential District .....	7
LCMC 18.147 Parks and Open Spaces.....	8
LCMC 18.190 Urban Holding District.....	8
LCMC 18.210 Subdivisions.....	9
LCMC 18.245 Supplementary Development Standards.....	9
LCMC 18.260 Variances .....	9
LCMC 18.280 Off-Street Parking and Loading Requirements .....	9
LCMC 18.282 Outdoor Lighting.....	10
LCMC 18.300 Critical Areas.....	10
LCMC 18.300.130 Density Transfer .....	10
LCMC 18.310 Environmental Policy .....	11
LCMC 18.320 Stormwater and Erosion Control .....	11
LCMC 18.340 Native Plant List.....	11
LCMC 18.350 Tree Protection .....	11
LCMC 18.360 Archaeological Resource Protection .....	12
Summary.....	12

## **Project Description**

The site was recently annexed into the City of La Center with a designated zoning of LDR-7.5 (Low Density Residential). An Urban Holding 10 comprehensive plan designation remains on the site until a Type II application is filed that can prove the capital facilities deficiencies affecting the site have been resolved. A concurrent Type II application to remove the Urban Holding designation has been filed with this subdivision request.

The site is approximately 20 acres in size and is identified as tax lot 209113000. The site address is 2000 NW Lockwood Creek Road and is located in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 2, Township 4 North, Range 1 East of the Willamette Meridian.

There is currently a manufactured home and barn on site with scattered trees and grass. The site is bordered by Heritage Country Estates on the north and west, NE Lockwood Creek Road to the south and NE 24<sup>th</sup> Avenue to the east. The site is sloping and contains critical areas: two wetlands and one Oregon white oak that meets criteria to be protected.

The applicant proposes to develop the site with a 71-lot single-family residential subdivision. See attached plans for land use synopses and additional information.

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 Lockwood 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.

## **Chapter 8.60 Sign Regulations**

No signs are proposed at this time.

## **Title 12 Streets, Sidewalks and Public Ways**

### **LCMC 120.5 & 12.10 Street, Curbs, and Sidewalks**

#### **Street Standards:**

Access to the site is provided via NW Lockwood Creek Road and E. 24<sup>th</sup> Avenue. Lockwood Creek Road is classified as a Minor Arterial. No additional right-of-way or paving is proposed. Sidewalk will be added along the site frontage and will be jogged as necessary to retain the existing Oregon white oak along the road frontage. A 15' wide access easement is proposed off of Lockwood Creek Road for maintenance of the stormwater facility.

East 24<sup>th</sup> Avenue is classified as a Minor Collector/Rural Minor Collector. Currently the street has a 20' half-width right-of-way with approximately 17' of pavement. The applicant proposes to provide half-width improvements consisting of an 8' right-of-way dedication, additional paving to provide a 25' paved width and 5.5' detached sidewalks with a 4' planter strip. There is a booster pump station located in the southeast corner of the site with an associated easement dedicated to CPU. The booster pump station will be relocated within the CPU easement to make room for the proposed improvements to the frontage along NE 24<sup>th</sup> Avenue.

All new interior streets are designed as Local Access Streets per standard drawing ST-15. East 3<sup>rd</sup> Circle will be fully constructed along the property boundary minus the south sidewalk; when parcels to the south develop they will complete the sidewalk on the south side of the street.

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. Proposed East 3<sup>rd</sup> Circle and NE 23<sup>rd</sup> Avenue provide access from this development to parcels to the south for future development. Intersection spacing of 600’ or more is required along Lockwood Creek Road. No direct access is proposed to Lockwood Creek Road with this development, except for the maintenance road to service the storm facility. When the three parcels to the south of the Hung property develop, they will be able to add one access point to Lockwood Creek Road and still meet minimum intersection spacing. With that future connection point, and the stubs provided by East 3<sup>rd</sup> Circle and NE 23<sup>rd</sup> Avenue with this development, circulation goals will be met. Please see the included circulation plan for further details.

**Concurrency:**

A Traffic Analysis Report was prepared for this project by Charbonneau Engineering. The report dated August 2021, along with an addendum issued on October 26, 2021, summarizes and recommends the following:

- The 71-lot development will generate 670 daily trips with 53 AM and 70 PM peak hour trips.
- Intersection sight distances are met. When the development is constructed, it will be necessary to maintain the required sight distance.
- All intersections except East 4<sup>th</sup>/Lockwood Creek Road at Highland Avenue/Ivy Avenue will operate at LOS ‘D’ or better through the year 2024 total traffic scenario. This intersection maintains LOS ‘D’ or better in the PM peak hour through the year 2024 total traffic scenario but is currently failing in the AM peak hour. No mitigation is proposed for the failing intersection at East 4<sup>th</sup>/Lockwood Creek Road at Highland Avenue/Ivy Avenue because:
  - the proposed development distributes no trips to the failing northbound approach,
  - there is only a 4% impact when comparing the number of trips distributed at the intersection to the year 2024 background traffic conditions, and
  - The City’s Capital Facilities Plan documents the intersection is currently failing and proposes no mitigation through the year 2036.
- Queue length at the study intersections will not exceed one to two vehicles except at the intersection of East 4<sup>th</sup>/Lockwood Creek Road at Highland Avenue/Ivy Avenue. The projection at this intersection is for three to four cars in the AM peak hour and two to three cars in the PM peak hour.
- Crash data was reviewed and no mitigation is required.

“Based on evaluation of the study intersections including level of service conditions, vehicle delays, crash history, and warrants no intersection improvements beyond those planned at the site access approaches to East Spruce Avenue and NE 24<sup>th</sup> Avenue and the frontage improvements along Lockwood Creek Road and NE 24<sup>th</sup> Avenue are required in conjunctions with the proposed development. The site access approaches to East Spruce Avenue and NE 24<sup>th</sup> Avenue will require stop sign control and stop bar pavement markings.”

**Road Modifications:**

LCMC 12.10.310 gives criteria for road modifications. The applicant is requesting 2 road modifications:

1. To allow detached sidewalk rather than attached sidewalk on proposed interior streets
2. To allow proposed East 4<sup>th</sup> Street to exceed 500’ in length

A separate road modification request has been submitted with this application addressing the criteria within LCMC 12.10.310.

**Title 13 Public Utilities**

**LCMC 13.10 Sewer & Water System Rules and Regulations**

Lockwood Meadows 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. 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 install gravity sewer across the site and connect into the sanitary sewer cleanout located in E 4<sup>th</sup> Way.

Water and power will be provided by Clark Public Utilities. There are existing 8” water mains located in E 4<sup>th</sup> Way, E Upland Ave, E White Oak Ave, and NE 24<sup>th</sup> Ave. 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. There is a booster pump station located in the southeast corner of the site with an associated easement dedicated to CPU. The booster pump station will be relocated within the CPU easement to make room for the proposed improvements to the frontage along NE 24<sup>th</sup> Avenue.

**Title 15 Buildings and Construction**

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.

Maximum building lot coverage is 35% and the maximum impervious surface area is 50%. This plat can comply with these standards.

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.

## **Title 18 - Development Code**

### **LCMC 18.30 Procedures**

The applicant filed a preapplication submittal and a preapplication conference was held on June 7, 2021. The formal subdivision application will be reviewed as a Type III process with a concurrent Type II request to remove the Urban Holding 10 overlay.

### **LCMC 18.130 Low Density Residential District**

The proposal will subdivide the property which is zoned LDR-7.5 into 71 lots. Single-family detached residential dwellings are a permitted use with this zone. Density is required to meet a minimum of 4 units per net acre, with a minimum lot size of 7,500 sf. This development has a net site area of 550,212 sf/12.63 acres:

- 871,028 sf
- 215,972 sf ROW
- 10,800 sf (Tract A-open space)
- 20,134 sf (Tract B-park/usable area)
- 31,025 sf (Tract C-wetland/buffer)



- 42,885 sf (Tract D-storm water facility)  
550,212 sf/12.63 acres

At 4 units per net acre, this development must have a minimum of 50 units. This criteria is met with 71 lots proposed.

Lot standards in this zone are as follows:

	<i>Minimum Width</i>	<i>Minimum Depth</i>	<i>Front yard setback</i>	<i>Side yard setback</i>	<i>Street side yard setback</i>	<i>Rear yard setback</i>	<i>Maximum bldg. coverage</i>
Required	60'	90'	20'	7.5'	10'	20'	35%
Proposed	60'	90'	20'	7.5'	10'	20'	50%

All proposed lots meet the above standards, except for 4 lots: Lot 33-37 are proposed to be 6,000 sf. The applicant would like to apply density transfer from the wetland and buffer area of the site (Tract C) to reduce up to 10% of lots below the 7,500 sf standard. Please see the Density Transfer section further in this narrative for more detail. Please see the Variance section further in this narrative for details on the proposed 50% maximum building coverage.

### **LCMC 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 71 lots, therefore 0.19 acres must be provided as public park area, however the minimum contiguous park size allowed is 0.25 acres. The applicant is proposing a park area of 20,134 sf/0.46 acres (Tract B) consisting of trail, open space and improved park area. The improved area is a total of 16,353 sf/0.37 acres and will provide the following amenities: play structure, benches, picnic tables, bike racks and trash receptacles. The proposed park area exceeds the requirements of the code. All the parks and open space along with the trails will be maintained by the HOA at no cost to the City.

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.

### **LCMC 18.190 Urban Holding District**

The property is currently within the Urban Holding 10 (UH-10) overlay. The applicant requests that the overlay be removed with the approval of this Preliminary Plat. The materials submitted with this application prove that the capital facility deficiencies associated with the

property have been resolved. A Type II concurrent application for removal of the Urban Holding designation has been submitted with this subdivision application.

### **LCMC 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. No flag lots are proposed. 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.

### **LCMC 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. Screening is not required for this development. A Preliminary Lighting Plan and a Preliminary Landscape Plan are included with this application.

### **LCMC 18.260 Variances**

One variance is requested to increase maximum building lot coverage from 35% to 50% and maximum impervious surface area from 50% to 65%. This request is over a 10% increase therefore it will be reviewed as a Type II application. A Variance Request narrative has been submitted separately within this application addressing the request in detail.

### **LCMC 18.280 Off-Street Parking and Loading Requirements**

Each future home will provide at least 3 off-street parking spaces within garage and/or driveway areas. It is likely that the future homes will have a minimum of a 2-car garage while some may offer a 3-car garage. Additional parking within driveways will provide off-street parking within the development.

### **LCMC 18.282 Outdoor Lighting**

A Preliminary Lighting Plan has been submitted with this application that provides outdoor lighting details complying with this section. Lighting will not directly illuminate the critical areas onsite.

### **LCMC 18.300 Critical Areas**

A Critical Areas Report for this proposal was prepared by Ecological Land Services (ELS) on March 24, 2021 in accordance with Chapter 18.300 LCMC. Their conclusion was,

“One depressional wetland and one slope wetland were delineated onsite. The wetland boundaries were confirmed by Ecology on November 10, 2020. One priority habitat Oregon white oak is located in the southwestern corner of the site. The mapped Type Ns stream was not observed onsite, as no channel, bed, bank, or signs of regular water flow were observed onsite.”

Wetland A on the maps in the Critical Areas Report will be filled. Wetland B will be protected and is included as Tract C on the preliminary plat. The Oregon white oak in the southwestern corner of the site will be retained by jogging the required sidewalk along Lockwood Creek Road.

Impacts to Wetland A are proposed to be mitigated at the East Fork Lewis Mitigation Bank. A Bank Use Plan prepared by ELS is included with this application to address the impacts to Wetland A.

The pre-application conference report states that the applicant must show how Wetland B will be recharged. Some of the runoff from non-pollution generating surfaces will be discharged into the wetland, please see the stormwater report and plan for further details.

### **LCMC 18.300.130 Density Transfer**

This site is within an LDR zoned district and contains wetlands that will be preserved, therefore the project qualifies for residential density transfer. This site will preserve 31,025 sf/0.71 acres of wetland and buffer area within Tract C. At 4 dwelling units per acre, this area would allow for 2 additional dwelling units on the buildable areas of the site. The applicant is not taking advantage of the density transfer but proposes to utilize the reduced lot area discussed in 18.300.130.c that allows reduced lot sizes of up to 80% of the minimum lot size. This development proposes 5 lots at 6,000 sf: lots 33-37. These lots are interior lots, therefore adjacent developments will not be affected by this reduction in lot size. All other lots meet or exceed the 7,500 sf lot size requirement.

### **LCMC 18.310 Environmental Policy**

A SEPA Checklist has been provided with this subdivision application.

### **LCMC 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.

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.

### **LCMC 18.340 Native Plant List**

The mitigation plan and the landscape plan have 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.

### **LCMC 18.350 Tree Protection**

A Preliminary Tree Protection Plan has been provided with this submittal that shows there are 47 jurisdictional trees on site. Of those 47 trees, 4 are propose to be removed. The Preliminary Landscape Plan shows that there will be 220 new trees planted along streets and within the proposed park and open space areas, mitigating for the removal of the 4 jurisdictional trees. Please refer to the Preliminary Landscape Plan and Preliminary Tree Protection Plan included with this submittal for further detail.

### **LCMC 18.360 Archaeological Resource Protection**

Archaeological Services of Clark County, LLC (ASCC) performed a field investigation on 8/23/21 and 8/24/21. One flake fragment was found however no other artifacts were found. The report summarizes,

“Given the isolated nature of the find, and the relative scarcity of other nearby recorded precontact archaeological resources, it is ASCC’s professional opinion that no further archaeological work is necessary in association with the proposed project aside from adherence to an inadvertent discovery plan.”

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

### **Summary**

The applicant has submitted all necessary information required to receive a technically complete determination and to support that the Urban Holding District (UH10) be lifted. 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 contributing to the parks fund.