

# **VARIANCE 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>Rural/Resource</b>
<b>Fire District:</b>	<b>Clark Co Fire</b>

## **Lockwood Meadows 2021-016-PAC Variance Narrative**

Per City of La Center Code (LCMC) 18.260 (Variances), the applicant is requesting one variance for the proposed Lockwood Meadows Subdivision.

### **Variance Request**

1. The applicant is requesting a variance to section LCMC 18.130.080, as allowed by La Center Municipal Code (LCMC) 18.260, to exceed the maximum building lot coverage of 35% and maximum impervious surface area of 50%. The development proposes a maximum of 50% maximum building lot coverage and a maximum of 65% impervious surface area. LCMC 18.260.040 states that variances may be approved if the applicant can prove the following,
  - (1) Unusual circumstances or conditions, such as size, shape or topography of a site, or the location of an existing legal development apply to the property and/or the intended use that do not generally apply to other properties in the vicinity or zone. An unusual circumstance could also include another obligation under a different municipal code section or a state or federal requirement;
  - (2) The unusual circumstance cannot be a result of actions taken by the applicant.
  - (3) The variance request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the vicinity or zone.
  - (4) The variance request is the least necessary to relieve the unusual circumstances or conditions identified in subsection (1) of this section.
  - (5) Any impacts resulting from the variance are mitigated to the extent practical; and
  - (6) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

The proposed variance request is an increase of approximately 42.9%, therefore this request will be processed as a Type II review per LCMC 18.260.020(2).

### **Variance Justification**

The proposed variance request is justified per the following criteria:

- Criteria 1 states, “Unusual circumstances or conditions, such as size, shape or topography of a site, or the location of an existing legal development apply to the property and/or the intended use that do not generally apply to other properties in the

vicinity or zone. An unusual circumstance could also include another obligation under a different municipal code section or a state or federal requirement;”.

Response: The site is sloped and contains wetlands which creates an unusual circumstance that does not generally apply to other properties in the vicinity or zone. Allowing a greater building coverage and impervious surface area allows more flexibility in building on slopes.

- Criteria 2 states, “The unusual circumstance cannot be a result of actions taken by the applicant.”

Response: The sloped site and the wetlands are not the result of actions taken by the applicant.

- Criteria 3 states, “The variance request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the vicinity or zone.”

Response: The request for maximum lot coverage of 50% and maximum impervious surface area is the same that is allowed in adjacent jurisdictions. For example, Clark County Municipal Code 40.220.010 allows a maximum lot coverage of 50% in the R1-7.5 zone (7,500 sf lots). Ridgefield Municipal Code 18.210.030 states that RLD-8 (minimum lot size 5,000 sf/maximum lot size 7,500 sf) and RLD-6 (minimum lot size 7,200 sf/maximum lot size 10,800 sf) are both limited to a maximum impervious surface area of 65%; no maximum building coverage is listed. City of Battle Ground Municipal Code 17.106.030 allows all low-density residential districts a maximum lot coverage of 50%. This creates an unusual circumstance where properties in La Center have a different standard than all other surrounding jurisdictions, which affects the buildability of lots. This request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the area.

- Criteria 4 states, “The variance request is the least necessary to relieve the unusual circumstances or conditions identified in subsection (1) of this section.”

Response: The request for maximum lot coverage of 50% and maximum impervious surface area of 65% is the least necessary to relieve the unusual circumstance where properties in La Center differ from adjacent jurisdictions in lot coverage as well as addressing the buildability on slopes.

- Criteria 5 states, “Any impacts resulting from the variance are mitigated to the extent practical.”

Response: The only impact greater building lot coverage and greater impervious surface area has is on stormwater. Both have been addressed with the proposed stormwater plan and report included with this application, proving that the impacts can be mitigated.

- Criteria 6 states, “The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.”

Response: The granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity. As stated above, stormwater for the greater lot coverage and impervious surface area has been addressed. The request does not increase density or request smaller lots, therefore the variance will likely not be noticed by properties in the vicinity.

**Conclusion**

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

Sincerely,

A handwritten signature in blue ink that reads "N Sicilia". The letter "N" is large and stylized, followed by the name "Sicilia" in a cursive script.

Nicolle Sicilia  
PLS Engineering