

February 15, 2022



City of La Center
Planning Department
305 NW Pacific Highway
La Center, WA 98629

RE: Pre-Application Conference Questions for Manning Subdivision

We would like to discuss the following topics at the pre-application conference, in addition to the typical items that are covered:

Land Use/Zoning

1. Code requires a 10-foot L4 buffer along the west boundary, between the development and the school site. The wall requirement seems excessive considering detached single family homes and schools are compatible uses. Additionally, code requires the wall and plantings to be located across the proposed front yards and driveways of the development. Is there a mechanism in the code to allow a modification to the requirement?
2. Please confirm that covered patios and home eaves are not included in the calculation of maximum building lot coverage since they do not meet the definition of a building because they are not for “the housing or enclosure of person”.
3. Please confirm the City review procedure type and the different land use applications required.
4. Please discuss the City application, permit, SDC’s, and other agency fees.
5. Please discuss any future Development Code and any other changes to regulations and what impact those changes may have on this project.
6. At under 40 DU, is there a way to seek and obtain park impact fee credits or reimbursement for a park? Similarly, what about over 40 DU?
7. If the development reaches 40 lots is there a mechanism to pay a fee in lieu of constructing a park?
8. At what point of infrastructure improvements may we submit building permit applications? And at what point may the permits be issued? Is bonding an option to submit/receive permits earlier?
9. We are aware that the Development Agreement code Chapter 18.60 was recently adopted, and we would like to discuss the possibility of entering into one with the City. Specifically, what kinds of public benefits might staff/the city like to see in/around Manning Subdivision, if we were to propose increased building coverage, or another allowed development standard modification?

Street/Transportation/Circulation

10. Please confirm the street classification of NE 339th Street.
11. Does the fire department have any comments regarding the layout?

12. This application proposes to construct half-width improvements on NE A Avenue. Please confirm what is required from an engineering and fire standpoint.
13. Fire access appears to allow 15% slope. May we assume that driveways may be accessed with a 15% slope as well?
14. Please explain the intent of the Table under 2.14.E of the City's Engineering Standards and if this development will require two connections to NE 339th Street. It appears that the Table is missing information.

Public Services/Utilities

15. The southern property owner may install a fence along the property line where we are proposing a sewer and storm public easement. Will a potential off-site fence be an issue?
16. Assuming the perforated pipe buried in drain rock is acceptable as a flow spreader discharge facility, what is the preferred method to mitigate the emergency overflow?
 - a. Option A. Propose a hard surface edge on the flow spreader and extend it the full width of the street termination point in the southwest corner. The emergency overflow could then discharge to the street and run downhill to the spreader facility.
 - b. Option B. Install a beehive MH as the overflow and pipe it to the flow spreader. Once the southern lot develops, the flow spreader may be removed and routed to a new storm bypass main.
17. Is the development code for stormwater requirements still following the Puget Sound Stormwater manual?
 - a. Therefore, WWHM is not required and HydroCAD may be used to model both the pre and post development runoff rates?
 - b. The WQ storm is the 6-month 24-hour storm but it is not well defined. Is it proper to assume this to be 70% of the 2-year storm?
18. A wet pond will be designed to meet the WQ requirements such that the post developed runoff volume from the WQ storm defined above will be the permanent pool portion of the pond with detention taking place above this pond elevation. This assumes nutrient water quality is not required. Is this the correct design methodology?
19. If we need to, may we receive permission from the High School for a grading easement to support the street along the HS frontage? What is the maximum slope from the back of curb to catch grade on the west side within the proposed right-of-way?
20. Fire hydrants will be adequately spaced per code requirements. Is it proper to assume sprinklers will not be required with proper hydrant spacing service?
21. GIS shows the site is outside of the City's sanitary sewer district boundary but lists the site's Sewer Board District as La Center. Please explain the process to serve the development with public sewer.
22. What are the wall requirements for the detention pond? Is mechanical water quality treatment allowed, and if so under what conditions?
23. Are there any requirements associated with the proposed water line blow offs?

24. Please confirm the electrical franchise utility provider and what the streetlight energizing process is in the City of La Center.

Please let us know if there are any other issues or site constraints of which you are aware.

Sincerely,

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