

Narrative for Sunrise Terrace

Project Location

The proposed project is situated on 34.4 acres located north of NE Lockwood Creek Road, bounded on the north by NE 339th Street and on the east by NE 24th Avenue. Clark County tax serial numbers are 209047-000, 986027-188, 986027-189, and a portion of 209062-000. The current property owner will retain approximately 9.5 acres located at the southwest corner of NE 339th Street and NE 24th Avenue.

Proposed Project

The project proposes to subdivide 34.4 acres into 120 residential lots for new detached homes. All proposed lots comply with LMC 18.130.020 as follows:

All lots exceed 7,500 square feet in area, except Lot numbers 35 through 38, and Lot number 114, that are less than 7,500 square feet, however exceed 6,750 square feet in area. Net density is 4.6 lots per acre.

Building setbacks: 20' front yard, 20' rear yard, 7.5' side yard. 10' st side yard.

Building lot coverage and impervious surface areas cannot be calculated until new home footprints are determined at the time of building permit applications.

The site is zoned LDR-7.5. The project properties are currently in Urban Holding. The applicant hereby requests removal from the urban holding zoning overlay.

All proposed lots exceed the minimum width of 60 feet and the minimum depth of 90 feet, per LMC 18.130.090.

The Circulation Plan indicates how adjacent properties can be effectively designed to utilize the stub streets of Sunrise Terrace, and the Plan also indicates a potential plan for the northeast area of tax lot 209062-000 that is being retained by the owners, and is not a portion of this project.

Phasing: The project is proposed to be constructed in up to 4 phases. A Phasing Plan is included in this application. Phases may be combined depending upon market demands.

Legal Lot Determination

Tax lots 209062-000, 986027-188 and 986027-189 were created by the Perrott Short Plat recorded in book 3 page 905, in Clark County records, therefore all three are legal lots. A deed history for tax lot number 209047-000 is included in this application to provide proof of a legal parcel.

Boundary Line Adjustment

A Boundary Line Adjustment procedure will be accomplished to adjust the boundaries of Lot 1 of the Perrott Short Plat, the area not included in this project.

Streets and Circulation

Existing NE Lockwood Creek Road is classified as a Rural Major Collector requiring 30' of right of way from centerline to the north right of way, which currently is existing.

Existing NE 339th Street and NE 24th Avenue are classified as Rural Minor Collectors. The south right of way line of NE 339th Street is currently at 30' from centerline. The west right of way line of NE 24th Avenue is currently 25' from centerline, therefore will require dedication of an additional 3' of right of way.

All new interior streets shall be classified as Local Access requiring 50' right of ways.

Spacing for all proposed streets is designed to comply with the intent of Section 2, Chapter 1, 2.01, with overall spacing less than an average of 500'. The Area Circulation Plan, Exhibit B, indicates how adjacent properties can be effectively designed to utilize the stubbed streets from Sunrise Terrace.

A turnaround is not required for the west end of St B, as it serves only one lot and is less than 200 feet in length, per Section 2, Chapter 1, 2.12 B. of the City of La Center Engineering Standards.

The design of proposed Ave A intersecting NE Lockwood Creek Road complies with Section 2, Chapter 2, 2.14 C, of the City of La Center Engineering Standards, by providing an intersection angle of 81 degrees (code min 75 degrees) and a tangent length of 25 feet (code min 25').

Minimum centerline spacing along collectors is 300 feet, per Section 2, Chapter 2, 2.14 E of the City of La Center Engineering Standards. Proposed Ave A is placed as far to the east as practical providing a distance of 280 feet from existing E 18th Place, which is within 93% of the code length. An Addendum to the Traffic Analysis Report substantiates the safety issue of queuing for the left turn movements. The Applicant hereby requests an administrative adjustment to allow the proposed location of Ave A.

Sight distance: Exhibit D indicates a profile of NE 24th Avenue where proposed Street E intersects to show that adequate sight distance exists both north and south.

Sanitary Sewer

The nearest existing sewer line is located in E 18th Place, approximately 60 feet south of the centerline of NE Lockwood Creek Road. An 8" line will be extended to proposed Ave A, then extended into the new streets of the project.

A Sewer Analysis Report was prepared by Rob VanderZanden, Project Managing Engineer, with Harper Houf Peterson and Righellis, Inc, an engineering firm in Vancouver Washington. His Report is included in this application package.

In summary, the Report recommends upgrades to Pump Stations No. 2 and 3, and construction of a 6" force main from PS2 to the gravity main 620' to the west.

Any existing septic systems located on the site will be properly decommissioned.

Water

The project will be served by Clark Public Utilities. Existing 8" water lines are located in the three adjoining existing streets. New 8" water lines will be constructed in the new streets within the project.

Clark Public Utilities is requiring an upgrade to their existing water system. The Sunrise Terrace developer will construct a new 10" water line, connecting at the end of the existing 8" water in the easterly cul-de-sac of E. 24th Circle, extending easterly and connecting to the north end of the existing 8" water line in NE 14th Avenue.

Any existing wells located on the site will be properly decommissioned.

Stormwater and Erosion Control

A Preliminary Stormwater Plan and Report, and a Preliminary Erosion Control Plan was prepared by Jeff Whitten, Licensed Professional Engineer, Wolfe Group LLC, and is included in this application.

Parks and Trails

There are no requirements to provide parks or trails for this project.

SEPA

The proposed project is subject to the State Environmental Policy Act (SEPA). A completed SEPA Checklist is included with this application.

Geotechnical Study and Report

A complete Geotechnical Investigation Report was prepared by Columbia West Engineering, Inc, and is included in this application. Final engineering will use the structural section per the street standards, as no unstable soils were encountered during field tests. If unstable soils are discovered during construction, the geotech engineer will provide recommendations at that time depending upon the circumstance.

Traffic Analysis Report

A complete Traffic Analysis Report was prepared by Lancaster Engineering, Traffic Engineers, and is included in this application.

Archaeological

An Archaeological Predetermination was performed by Archaeological Consulting Services, and is included in this application.

Approval Criteria for Preliminary Plat, LCMC 18.210.040 (1)

- a. The applicant hereby provides evidence that the application complies with the following regulations of the La Center Municipal Code:
 - i. The proposal will be required to construct new streets and improve existing streets by providing curbs, pavement and sidewalks.
 - ii. The Critical Area Assessment Report indicates that no critical areas exist on the site or within 200' of the site.
 - iii. The Critical Assessment Report also indicates that no wetlands exist on the site or within 200' of the site.
 - iv. A Preliminary Stormwater Plan & Report, and a Preliminary Erosion Control Plan are included in this application.
 - v. The application is for Preliminary Plat, therefore, the building & specialty codes do not apply.
 - vi. The builder will pay the required school impact fees at the time of each building permit issuance.
 - vii. This application complies with all applicable sections of the Development Code, Title 18.
- b. The application will comply with all sections of the La Center Municipal Code, and the City applied Conditions of Approval, the Road Modification, prior to final plat approval.
- c. Parks or trails are not required for subdivision of land. The proposal makes provisions for all required improvements to the existing sewer and water systems by providing sewer and water lines in new streets and services to each new lot.

- d. RCW 58.17 The proposed project will make appropriate provisions for public health and safety, and the general welfare of the community, by providing new streets and improving existing streets with curbs and sidewalks, by providing adequate water and sewer services, proper management of stormwater runoff, and protecting the supply and integrity of groundwater.

Supplementary Development Standards, LCMC 18.245

Fences and Hedges, LCMC 18.245.020

No fences or hedges are currently planned for this project, however, if the developer or future lot owners elect to install fences or hedges, they shall comply with the requirements of this code section.

Noise, LCMC 18.245.050

Any work on the project site shall comply with the standards of this section.

Solid Waste, LCMC 18.245.030

Lighting, LCMC 18.245.040

Landscaping, LCMC 18.245.060

The above three sections are not applicable to this project.

Signs, LCMC 18.275

No signs are proposed for this project.

Off-street Parking, LCMC 18.280

Each new home on every proposed lot will provide a minimum of 2 spaces in the garage and 2 spaces in the driveway.

Critical Areas, LCMC 18.300

A Critical Areas Assessment Report and a Technical Memorandum was prepared by Cascadia Ecological Services.

The Reports concludes that no City of La Center regulated wetlands exist on the site or within 200 feet of the project boundary.

The Department of Natural Resources (FPARS) indicates possible class N streams crossing the southeast area and the northeast corner of tax lot number 209062-000. The Critical Areas Assessment Report indicates that no class N streams exist on the site or within 200 feet of the project boundary.

A man made drainage ditch is located just south of the site's south property line. This ditch was apparently constructed to intercept flows from the north and along the west side of NE 24th Avenue to protect the tree farm from excess water. Drainage is carried westerly for approximately 600 feet, then drains southerly onto adjacent property.

The Report concludes that the site contains no critical areas and a critical areas permit is not required.

Streets and Sidewalks, Title 12, LCMC

The developer shall comply with the requirements of Title 12, by constructing new streets and adding improvements to applicable existing streets, and constructing sidewalks where required by the City of La Center.

Building Code and Specialty Code, LCMC 15.05

All new homes constructed in this project shall comply with the requirements of Title 15, LCMC.

School Impact Fees, LCMC 15.35

School impact fees shall be paid at the time of application for each building permit.

State Platting Standards, RCW 58.17

The proposed project will make appropriate provisions for public health, safety, and the general welfare of the community, by providing adequate water and sewer services, and proper management of stormwater runoff, and protecting the supply and integrity of groundwater.

