



**Black Property
Accessory Dwelling Unit
Type II
Technical Completeness Review**
La Center City Hall
210 East Fourth Street

Site Address: 401 Northwest 310th Street, Ridgefield, WA 98629

Parcel: 986027897

Legal Description: Summerfield Lot 2 3-927; NW 1/4 of Section 10, T4N, R1E WM

Project Description:

The applicant is proposing to build an accessory dwelling unit (ADU) on the south side of the existing house and barn located at 410 Northwest 310th Street, Ridgefield, Washington, within the La Center City limits. The ADU is proposed to be 1,889 square feet, including an attached two-car garage and covered porch. Living areas that exclude the porches and garage account for 896 square feet.

Date: October 18, 2022

Applicant:

Rodney and Stephanie Black

401 NW 310th Street

Ridgefield, WA 98629

360-903-5479

Sblack995@yahoo.com

Applicant's Representative:

Contact: Bruce Veltkamp

Ambry, Inc.

370 Tulip Lane

Woodland, WA 98674

360-772-1678

Ambryinc98@gmail.com

The City's planning consultant (WSP USA) and engineering staff reviewed application materials for the proposed Type II ADU Review. We are writing to notify you that the application is deemed **Complete** as documented below.

Planning Comments

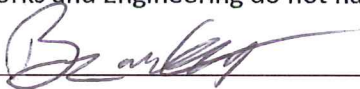
The pre-application conference notes (2021-026-PAC) contain a list of required submittal items based on LCMC 18.30.050 and 18.247.

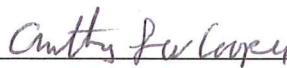
- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*
 - Status: **Complete**. The applicant provided a signed application form with original signatures by the property owner. ***The applicant representative should sign the form to allow us to communicate directly with them.***
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Complete**. The applicant provided a copy of the quit claim deed for the property confirming ownership by Rodney and Stephanie Black.
- *A legal description of the site.*
 - Status: **Complete**. The legal description is contained on the application form and an extended legal description is attached as Exhibit A of the provided deed.
- *Site Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
 - Status: **Complete**. The applicant provided a preliminary site plan with north arrow, location of primary residence, proposed ADU structure location and size, setbacks, access, and parking. The plan is 1" = 100' and can be reduced to fit on an 8-1/2- by 11-inch sheet.
- *A floor plan drawn to scale.*
 - Status: **Complete**. Sheet 3 of the ADU drawings provides a floor plan that is drawn to scale.
- *Elevations drawn to scale showing height and design (e.g., exterior building materials, colors, roof form and pitch, and window style and placement) of the proposed addition or detached ADU.*
 - Status: **Complete**. The applicant provided building elevations. The exterior color and building materials were not provided. ***Prior the City issuing the draft staff report, building siding and color shall be provided to ensure the ADU's exterior appearance matches the primary residence per LCMC 18.247.050(6)(a). The Applicant must also provide a current image of the primary residence to evaluate compliance with this section of code.***
- *A copy of the pre-application conference summary*
 - Status: **Complete**.
- *A written description of how the proposed ADU does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.*
 - Status: **Complete**. The applicant did not provide a project narrative discussing compliance with selected standards as requested in the pre-application notes. However, Staff finds that the provided information is sufficient evidence and waives the narrative requirement.
- *Names and addresses of owners of land within a radius of 150 feet:*
 - Status: **Complete**. The applicant provided mailing labels for properties within 150 feet of the subject site.
- *Applications associated with the preliminary plat, such as exceptions, adjustments, or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.*

- Status: **Not applicable.**
- *A geotechnical study is required if the site currently or will contain substantial fill and/or has slopes in excess of 25 percent, unless the applicant will not develop or significantly affect such lands or shows that the site does not contain unstable soils or steep slopes.*
 - Status: **Not applicable.** The site has slopes under 10 percent, which does not require a geotechnical report. Should the applicant propose substantial fill when footings and crawlspaces are constructed, a geotechnical report may be required at that time.
- *Preliminary erosion control plans, which may be a single plan, consistent with applicable provisions of Division 4, Critical Lands.*
 - Status: **Complete.** The provided preliminary erosion control plan shows erosion control measures for the proposed site improvements.
- *Information about proposed water and sewer utilities connections. If an ADU is proposed to connect to an existing septic system, a letter shall be provided from Clark County Public Health (CCPH) verifying that the septic system has adequate capacity to support the unit.*
 - Status: **Complete.** The provided site plan shows proposed water and sewer utilities connections. Water is to be connected by a water line from the existing barn to the ADU. Also, the ADU is to have a septic system, separate from the primary residence. Prior to building permit approval, the City will require that the applicant provide a septic system permit from CCPH.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application.*
 - Status: **Complete.**
- *For all ADUs proposed on a lot located within a homeowner's association (HOA), a letter from the HOA or other documentation shall be provided that verifies that ADUs are not prohibited in the HOA's covenants, conditions, and restrictions (CC&Rs).*
 - Status: **Complete.** The applicant provided a letter from the HOA stating that the Summerfield Homeowners Association is unrestrictive and allows ADUs.

Public Works and Engineering Comments

Public Works and Engineering do not have any comments at this time.

Signed:  Date: 10/18/22
 Bryan Kast, PE, Public Works Director

Signed:  Date: 10/19/22
 Tony Cooper, PE, City Engineer