

STERLING DESIGN, INC.

2208 E. Evergreen Blvd.

Vancouver, WA 98661

Ph. (360) 759-1794/ Fax: (360) 759-4983

Email: Mail@SterlingDesign.biz

PRE-APPLICATION APPLICATION PACKET

COUNTRY HILLS SUBDIVISION

January 2018

Serial Number(s) 63472712

Located in a portion of the SW ¼ of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington.

**Owner: Country Hills Est Condo Assoc
1209 Wet C Street
La Center, WA 98629**

**Applicant/Contact Person: Joel Stirling
Sterling Design, Inc.
2208 E. Evergreen Blvd.
Vancouver, WA 98661
Ph. (360) 759-1794/ Fax: (360) 759-4983
Mail@SterlingDesign.biz**

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TAB 2
APPLICATION FORM

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address None situated-W 16th Street La Center, WA 98629
Legal Description TRACT 'C' OF THE "COUNTRY HILLS ESTATES MOBILE HOME PARK CONDOMINIUMS PHASE 2"
Assessor's Serial Number 63472172
Lot Size (square feet) 195,269
Zoning/Comprehensive Plan Designation LDR-7.5/UL
Existing Use of Site Vacant

Contact Information

APPLICANT:

Contact Name Joel Stirling
Company Sterling Design, Inc.
Phone (360) 759-1794 Email Mail@SterlingDesign.biz
Complete Address 2208 E. Evergreen Blvd. Vancouver, WA 98661

Signature [Handwritten Signature]
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Joel Stirling
Company Sterling Design, Inc.
Phone (360) 759-1794 Email Mail@SterlingDesign.biz
Complete Address 2208 E. Evergreen Blvd Vancouver, WA 98661

Signature [Handwritten Signature]
(Original Signature Required)

PROPERTY OWNER:

Contact Name GERALD BELL H.O.A PRES
Company Country Hills Est Condo Assoc
Phone Unavailable 360-921-0514 Email Unavailable GERALD BELL @ CONDO ASSOC. NE
Complete Address 1209 West C Ave La Center, WA 98629

Signature [Handwritten Signature]
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Pre Application

Previous Project Name and File Number(s), if known n/a

Pre-Application Conference Date and File Number n/a

Description of Proposal To subdivide 4.48 acres into 15 single family residential lots within the LDR-7.5 zone.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

TAB 3
APPLICATION FEE

**City of La Center
Fee Schedule
Adopted July 27, 2016**

Major	\$3,400 ²
Critical Area Review	\$340
Development Agreement	\$1,275 ²
Floodplain Confirmation Letter	\$85
Home Occupation (Home business)	
Type I	\$85
Type II	\$425
Legal Lot Determination	\$425 + \$75 / lot (≥ 2 lots)
Mixed Use	
Type II Site Plan Review	\$1,275
Type III review	\$2,040 + subdivision fee
Non-conforming Use	
Determination	\$170
Expansion or Alteration	\$850
Peer Review (Scientific or technical)	\$340 ²
Planning Director Review or Determination (Type I)	\$170
Plats	
Plat, Alteration, Short (4 lots or less)	\$340
Plat, Alteration, Long (5+ lots)	\$680
Plat, Preliminary, Short (4 lots or less)	\$850 + 125 / lot
Plat, Preliminary, Long (5+ lots)	\$3,400 + \$125 / lot
Plat, Final	\$425 + \$85 / lot ²
Post-Decision Review	
Type I	\$170
Type II	\$340
Type III	\$850 ²
Pre-Application Conferences	
Type II	\$200
Type III	\$500
Waiver	\$250
Re-Noticing	\$85
Rezone	
Type IV	\$2,125
Type IV – when considered with an annexation petition	\$150
Sign Permit	
Permanent	\$25
Electrical/Engineering Inspection	Actual Cost ³
After code enforcement action has been initiated	Double fee
Site Plan Review	
Type I	\$425 + \$85 / 1000 SF
Type II	\$1,275 + \$85 / 1000 SF
Type III or Binding Site Plan	\$2,040 ²
Shoreline Master Program	
Substantial Development Permit	\$340
Conditional Use Permit (additional state fees may apply)	\$850
State Environmental Policy Act (SEPA)	
Checklist review	\$170
Threshold Determination (DNS, MDNS, DS)	\$170
Notice and Publication	\$170

TAB 4
DEVELOPER'S GIS PACKET

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Sterling Design Inc.
360-759-1794

Subject Property Account Number(s):

63472172

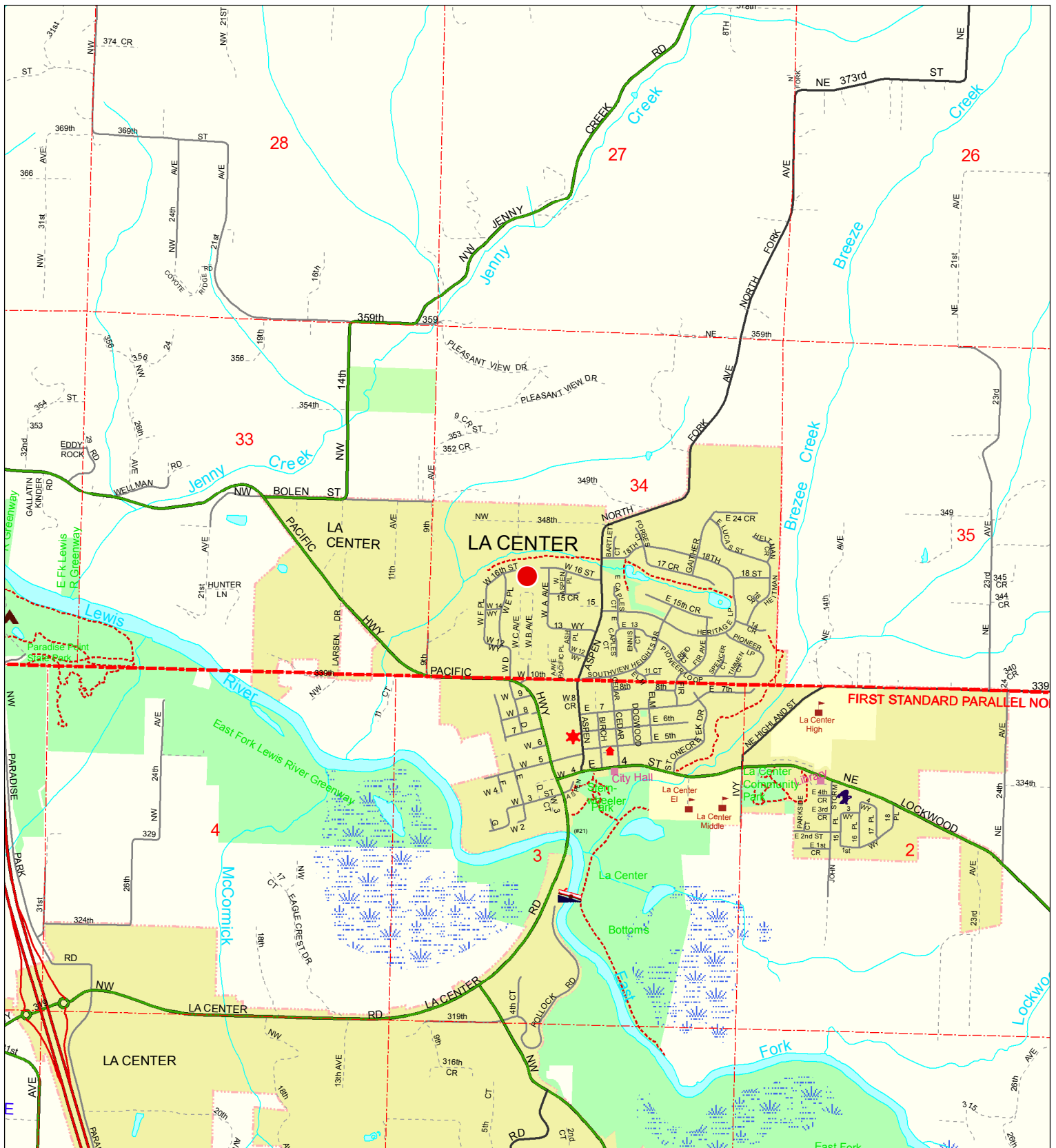
PDF # 193803

Printed: January 08, 2018

Expires: January 08, 2019

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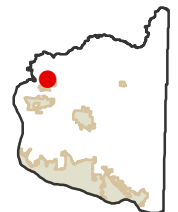


General Location

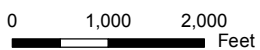
Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

Printed on: January 08, 2018

 Location of Subject Property(s)



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 63472172
Owner: COUNTRY HILLS EST CONDO ASSOC
Address: 1209 WEST C AVE
C/S/Z: LACENTER, WA 98629

Assessed Parcel Size: 4.48 Ac

Property Type: UNUSED PLATTED LAND.

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S34,T5N,R1E

Municipal Jurisdiction: LaCenter

Urban Growth Area: LaCenter

Zoning: LDR-7.5

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: UL

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: Current,
LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center

Elementary School: La Center

Junior High School: La Center

Senior High School: La Center

Fire District: Clark Co Fire

Sewer District: LaCenter

Water District: Clark Public Utilities

Wildland: No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HoB, 32.6% of parcel
HoC, 67.4%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: None

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 15.2% of parcel

10 - 15 percent, 31.3%

15 - 25 percent, 7.9%

5 - 10 percent, 45.7%

Landslide Hazards: Slopes > 15%

Slope Stability: No Mapping Indicators

Priority Habitat and Species Areas: Riparian Habitat Conservation Area

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: No Mapping Indicators

Archeological Predictive: Low-Moderate, 4.2% of parcel

Moderate, 57.2%

Moderate-High, 38.5%

Archeological Site Buffers: Mapping Indicators Found



2016 Aerial Photography

Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

Printed on: January 08, 2018



Geographic Information System

0 200 400 Feet

 Subject Property(s)

51128	51127	51126
51133	51134	51135
	41103	41102



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Geographic Information System
 0 100 200 Feet

2016 Aerial Photography with Elevation Contours

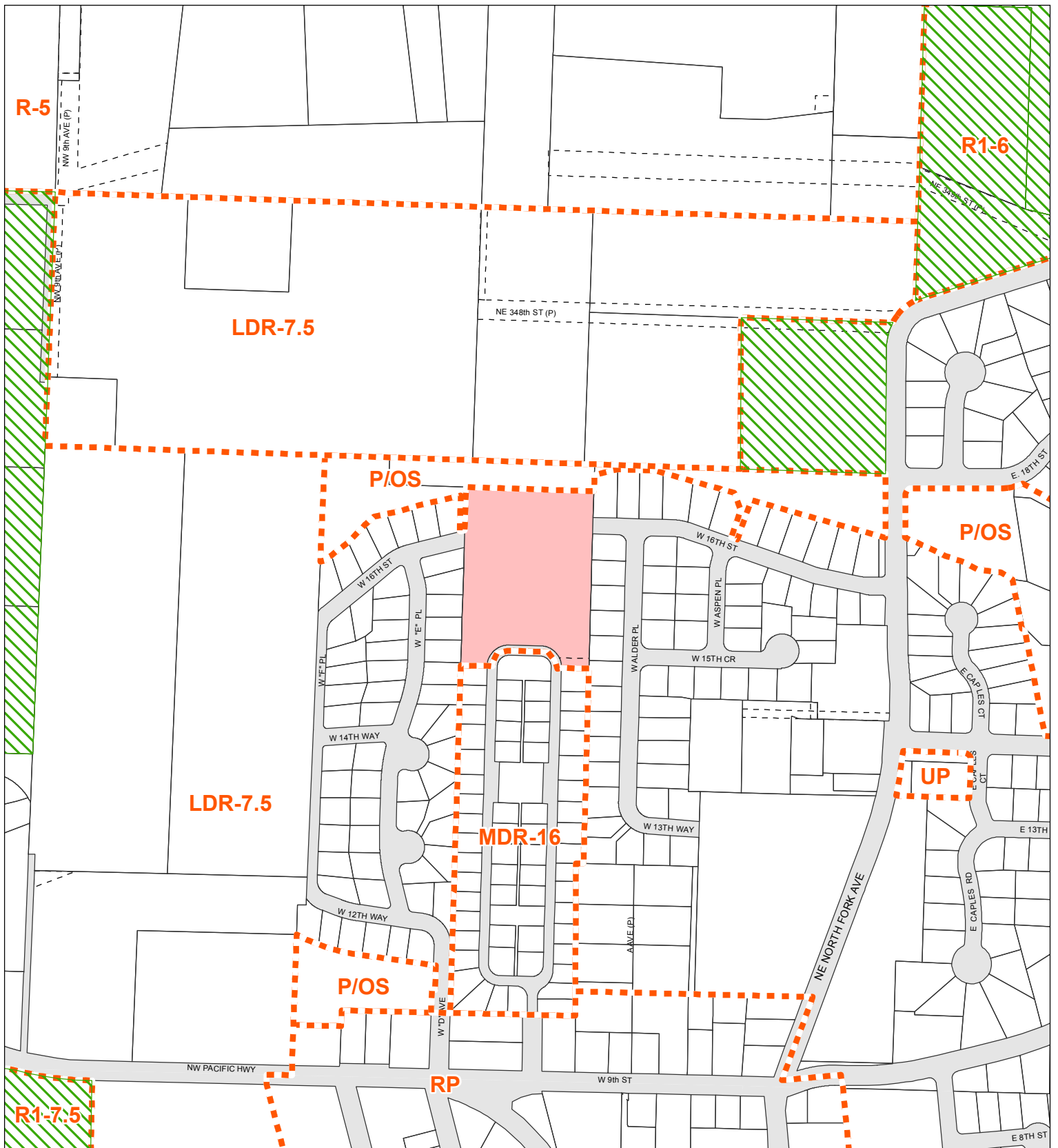
Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

 Subject Property(s)
 2' Elevation Contours

Printed on: January 08, 2018

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	41103	41102

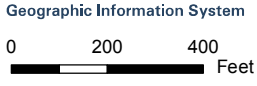
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Zoning Designations

Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

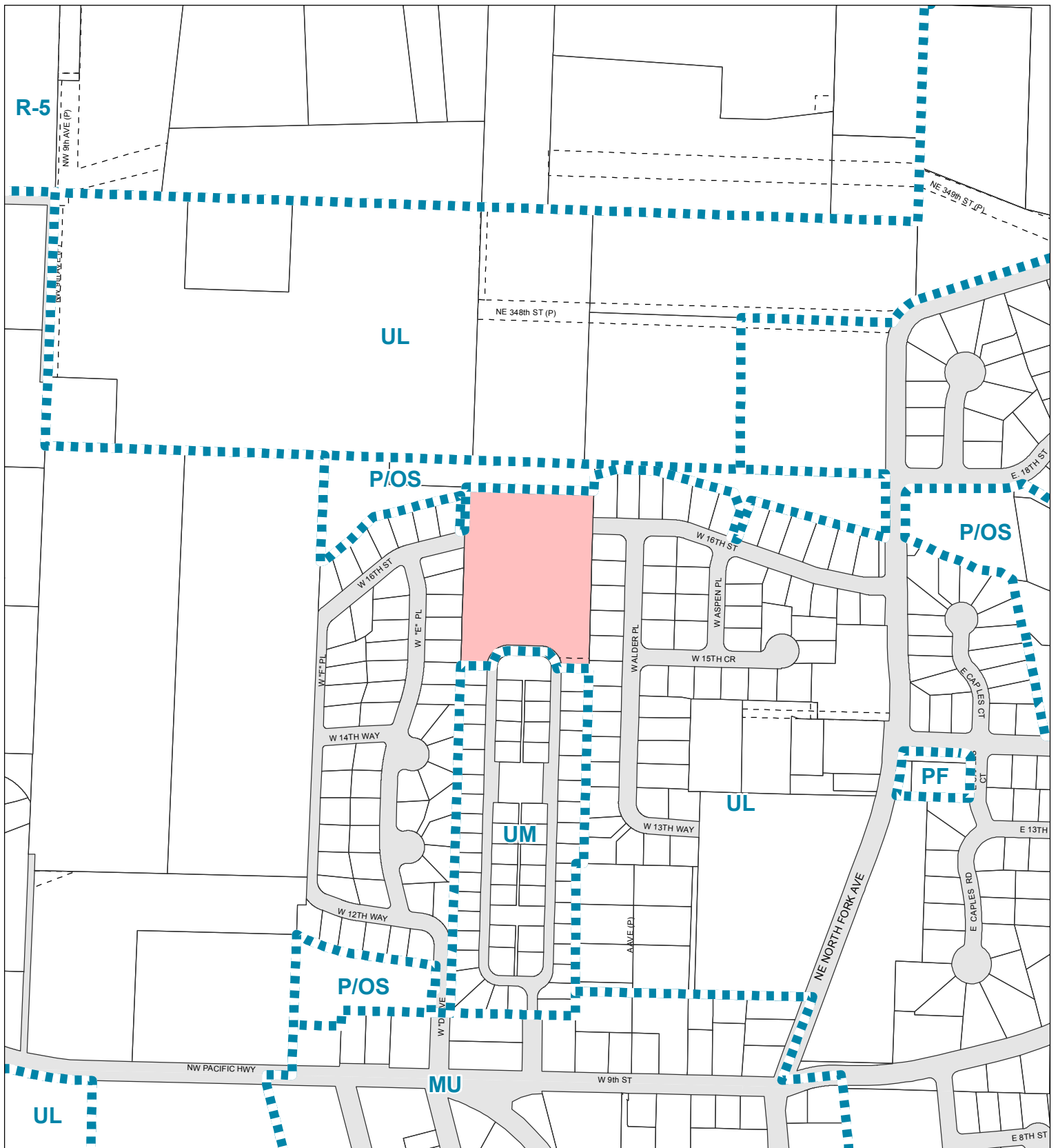
Printed on: January 08, 2018



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

51128	51127	51126
51133	51134	51135
	41103	41102



Geographic Information System
 0 200 400 Feet

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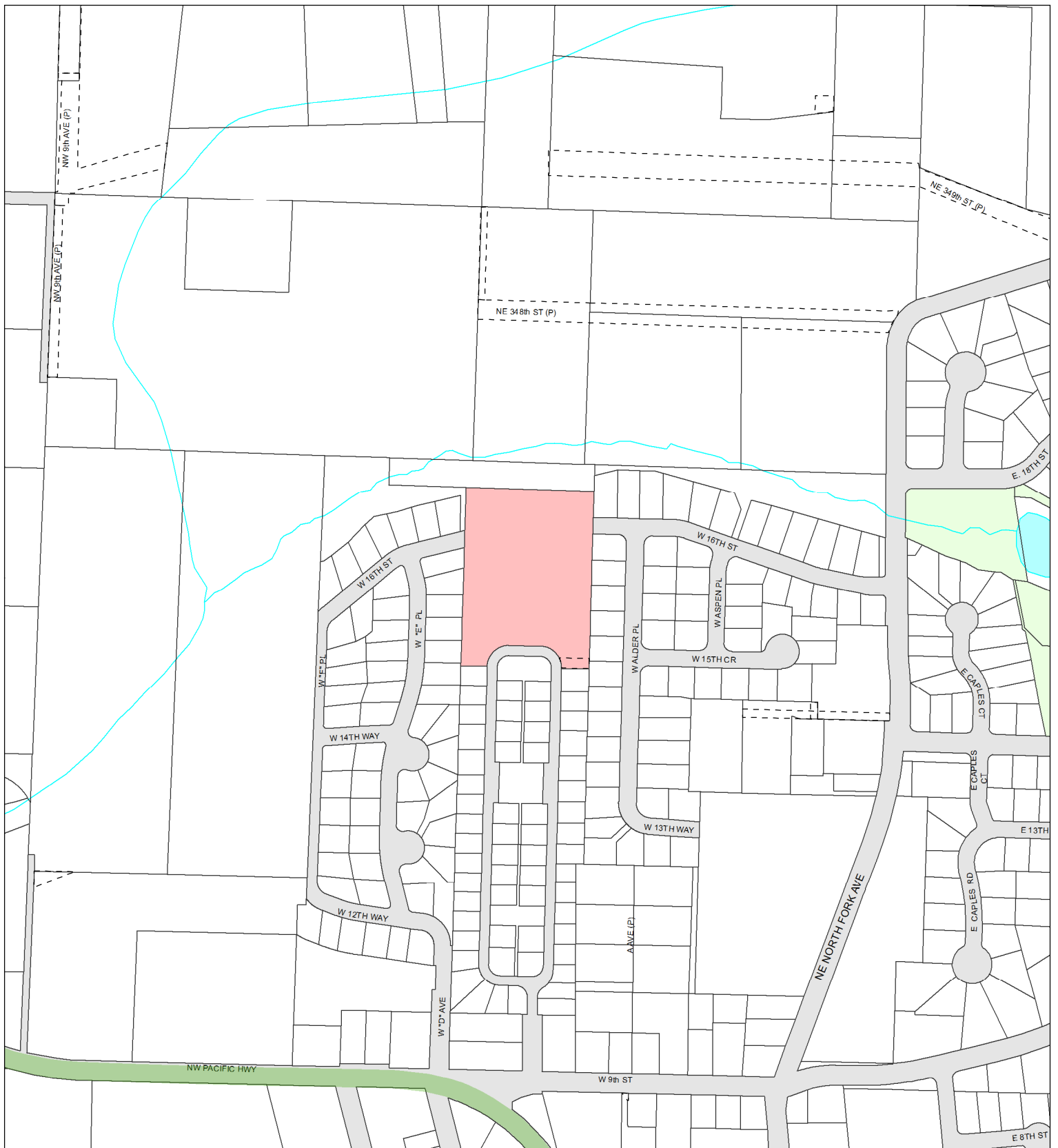
Comprehensive Plan Designations

Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: January 08, 2018

51128	51127	51126
51133	51134	51135
41103	41102	



Arterials, C-Tran Bus Routes, Parks & Trails

Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

Printed on: January 08, 2018

CLARK COUNTY, WASHINGTON
 Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

51128	51127	51126
51133	51134	51135
41103	41102	

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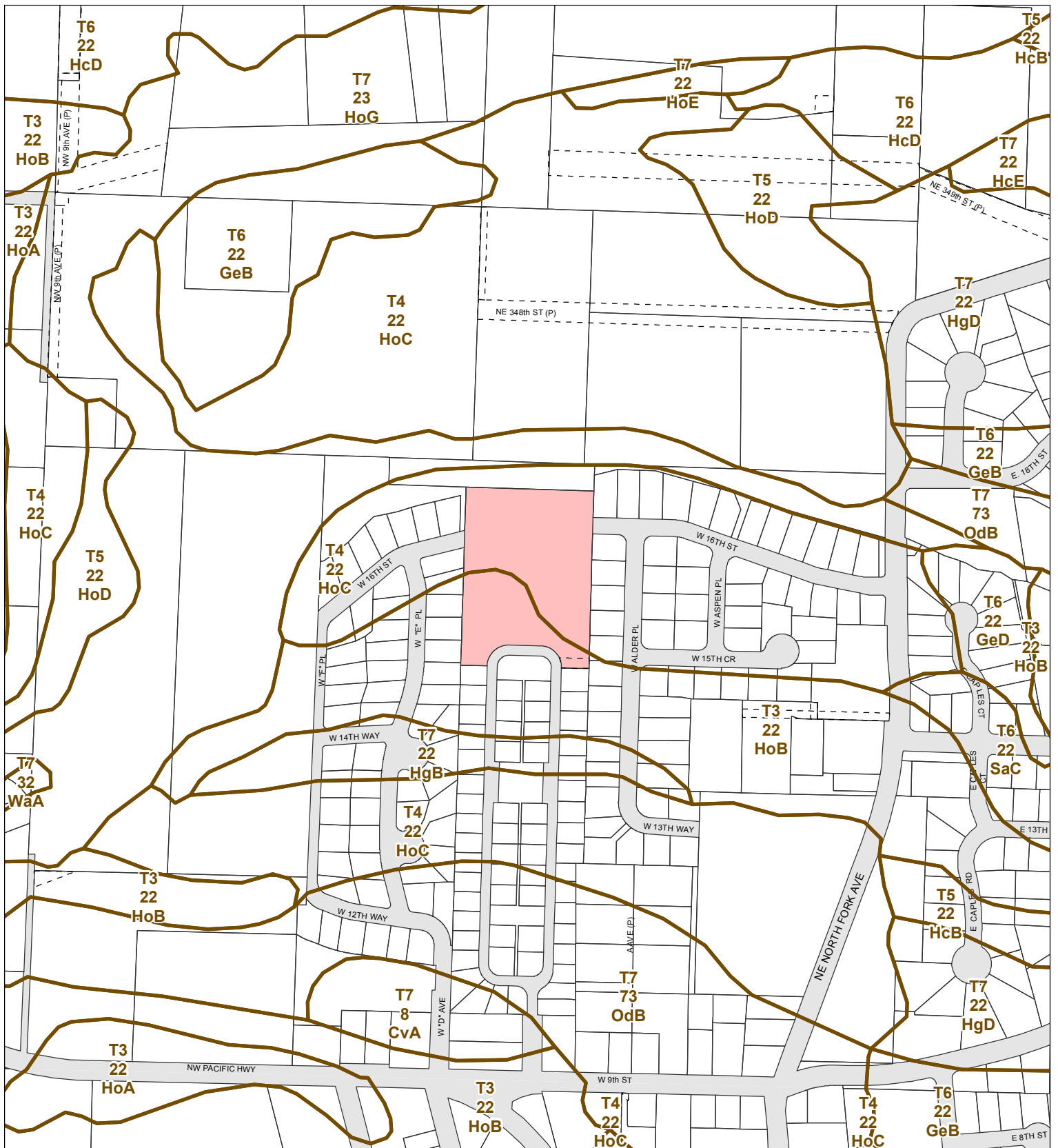
Hydrant Fire Flow Details

Account No.: 63472172
Owner: COUNTRY HILLS EST CONDO ASSOC
Address: 1209 WEST C AVE
C/S/Z: LACENTER, WA 98629

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-6207	Clark Public Utilities	8.0"	No Data	None	0 ft
FH-6865	Clark Public Utilities	12.0"	No Data	None	112 ft
FH-6866	Clark Public Utilities	8.0"	No Data	None	168 ft
FH-6879	Clark Public Utilities	8.0"	No Data	None	177 ft
FH-6877	Clark Public Utilities	8.0"	No Data	None	336 ft
FH-6864	Clark Public Utilities	8.0"	No Data	None	408 ft
FH-6867	Clark Public Utilities	8.0"	No Data	None	420 ft
FH-6868	Clark Public Utilities	8.0"	No Data	None	424 ft
FH-6878	Clark Public Utilities	8.0"	5757 GPM	April 3, 2007	436 ft



Soil Types

Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

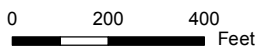
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: January 08, 2018

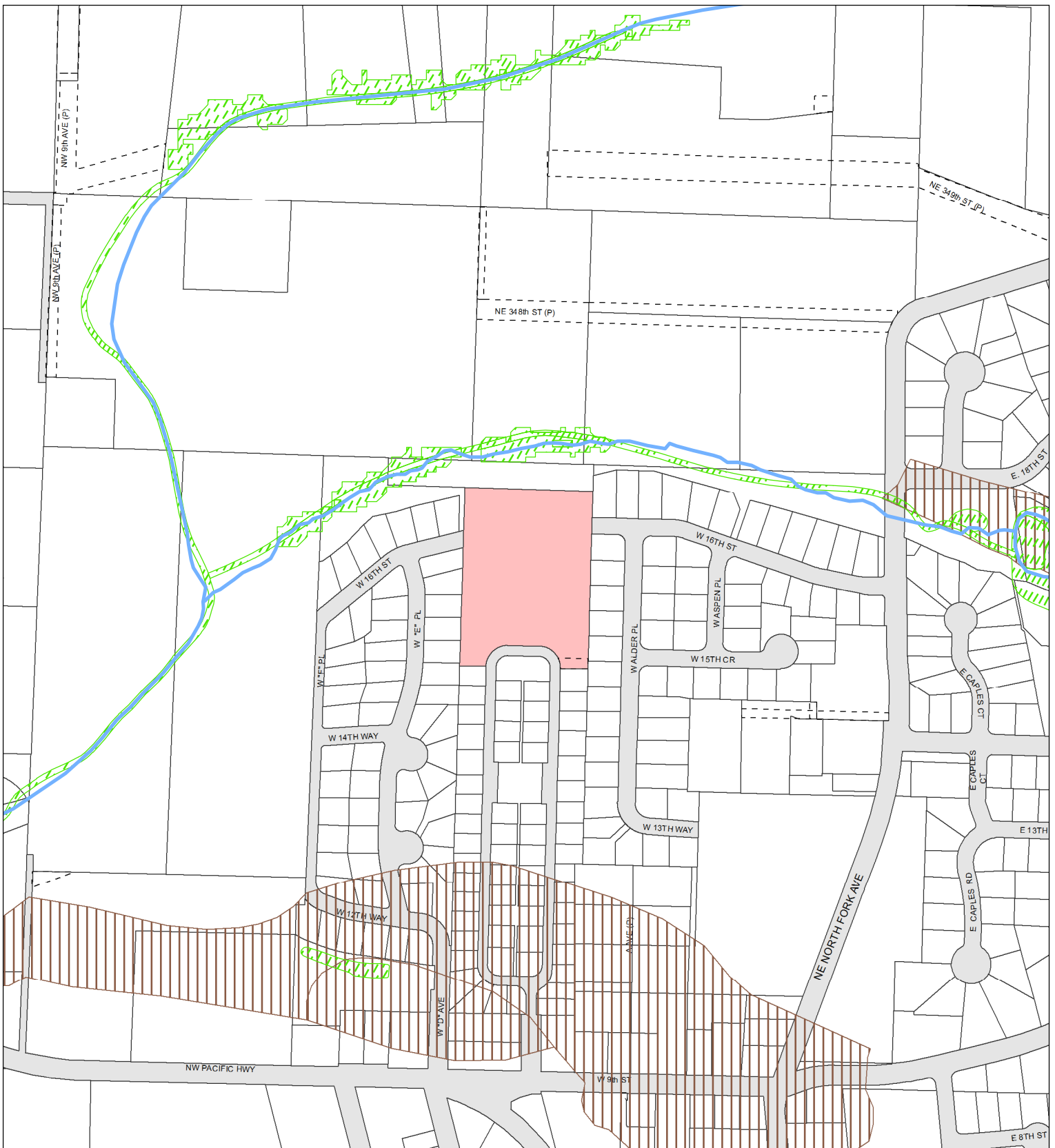
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51133	51134	51135
	41103	41102



Geographic Information System



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Environmental Constraints I

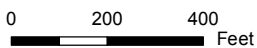
Account: 63472172
 Owner: COUNTRY HILLS EST CONDO ASSOC
 Address: 1209 WEST C AVE
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- Non-Riparian Habitat or Species Area
- CARA Category 1
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

Printed on: January 08, 2018

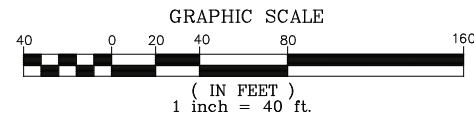
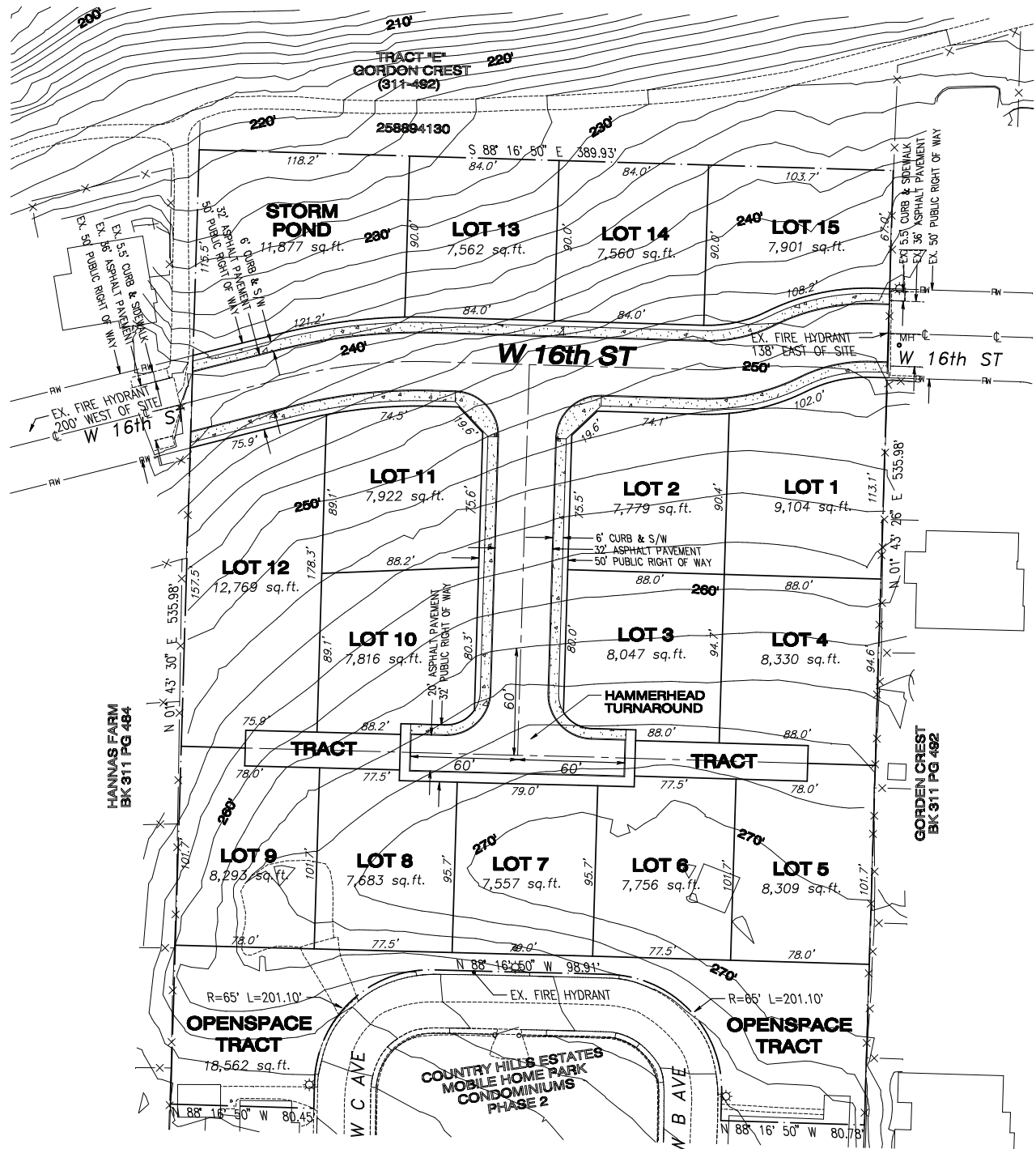
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51133	51134	51135
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Geographic Information System



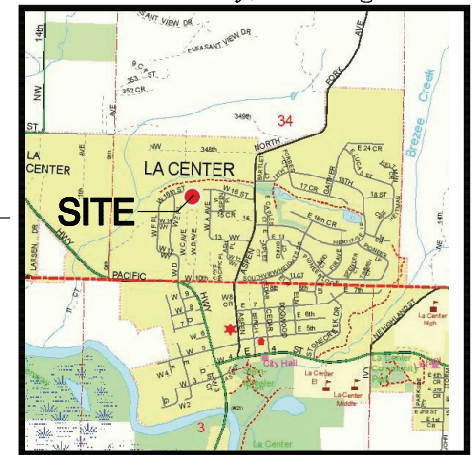
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TAB 5
PROPOSED PLAN SET



COUNTRY HILLS SUBDIVISION

A Preliminary Subdivision within a portion of the SW 1/4 of Sec. 34, T5N., R1E., W.M. Clark County, Washington



VICINITY MAP (NTS)

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 15
MINIMUM LOT AREA: 7,560 sq.ft.
MAXIMUM LOT AREA: 12,769 sq.ft.
AVERAGE LOT AREA: 8,342 sq.ft.

PROPOSED PLAN

- a. DRAWING
 - SCALE 1"=40'
- b. GENERAL INFORMATION
 - APPLICANT/CONTACT: JOEL STIRLING
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
PH. (360) 759-1794
 - PROPERTY OWNERS:
COUNTRY HILL EST CONDO ASSOC
1209 WEST C AVE
LA CENTER, WA 98629
 - AREA: 2.3 ACRES
 - SERIAL NUMBER(S): 63472172
 - SITE ADDRESS: NO SITUATED
 - ZONING: LDR-7.5
 - COMPREHENSIVE PLAN: UL
 - LEGAL DESCRIPTION: TRACT 'C' OF THE "COUNTRY HILLS ESTATES MOBILE HOME PARK CONDOMINIUMS PHASE 2" IN A PORTION OF THE SW 1/4 SEC 34, T5N., R1E., W.M. CLARK COUNTY WA BOOK H-743

c. EXISTING CONDITIONS

- Environmental/Critical Areas**
 - TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.
 - THERE ARE NO ON SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING
 - THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE
 - THERE ARE NO WATER BODIES OR KNOWN WETLANDS ON THE SITE
 - THERE ARE NO KNOWN WETLAND DELINEATION AREA ON THE SITE
 - THERE ARE POTENTIAL LANDSLIDE HAZARD AREAS ON SITE PER CLARK COUNTY GIS MAPS.
 - THERE ARE POTENTIAL WILDLIFE HABITAT OR VEGETATION AREA CONSERVATION AREAS MAPPED ON THE SITE PER CLARK COUNTY GIS MAPS.
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE
- Land Use and Transportation**
 - LAYOUT OF EXISTING PARCELS ARE DRAWN TO SCALE 1"=40'
 - NO EXISTING BUILDING ARE LOCATED ON THE SITE.
 - ALL ROADWAYS AND EASEMENTS ARE SHOWN ON PLAN WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE
 - LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN
 - THERE ARE EXISTING PEDESTRIAN AND BICYCLE FACILITIES WITHIN 100' OF THE PROPOSED SITE
 - LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVAILABLE ON THE GIS WEBSITE
 - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 1/4 MILE OF DEVELOPMENT SITE

d. PROPOSED IMPROVEMENTS

- Critical Environmental Areas**
 - THERE ARE NO WETLAND, AND ARE POTENTIAL STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE
- Land Use and Transportation**
 - ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN
 - PROPOSED ON-SITE RIGHT-OF-WAYS ARE SHOWN ON PLAN
 - LOCATION & WIDTH OF OFFSITE RIGHT-OF-WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON THIS PLAN
 - LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN
 - LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS
 - PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN.
 - THERE ARE NO SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.
- STORMWATER**
 - PLEASE REFER TO PROPOSED CONCEPTUAL STORMWATER PLAN ON SHEET 2 OF 2.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLASSER SURVEYING, INC. (360) 694-3313		Scale: AS SHOWN
SOIL TYPE(S): HoC & HoB	HYDROLOGIC GROUP: B AASHTO CLASSIFICATION: A-4	Project Number: 777
SOILS TESTING BY:	DATE:	Design/Drawn: JGS/BC
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 222'-270'	Drawing Date: JAN 2018
SITE AREA: 4.48	FILENAME: S/;/777-Pre Application.pro	Sheet 1 of 2 Sheet(s)

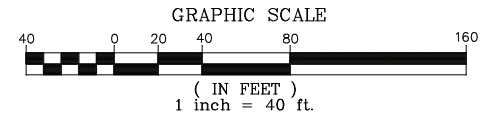
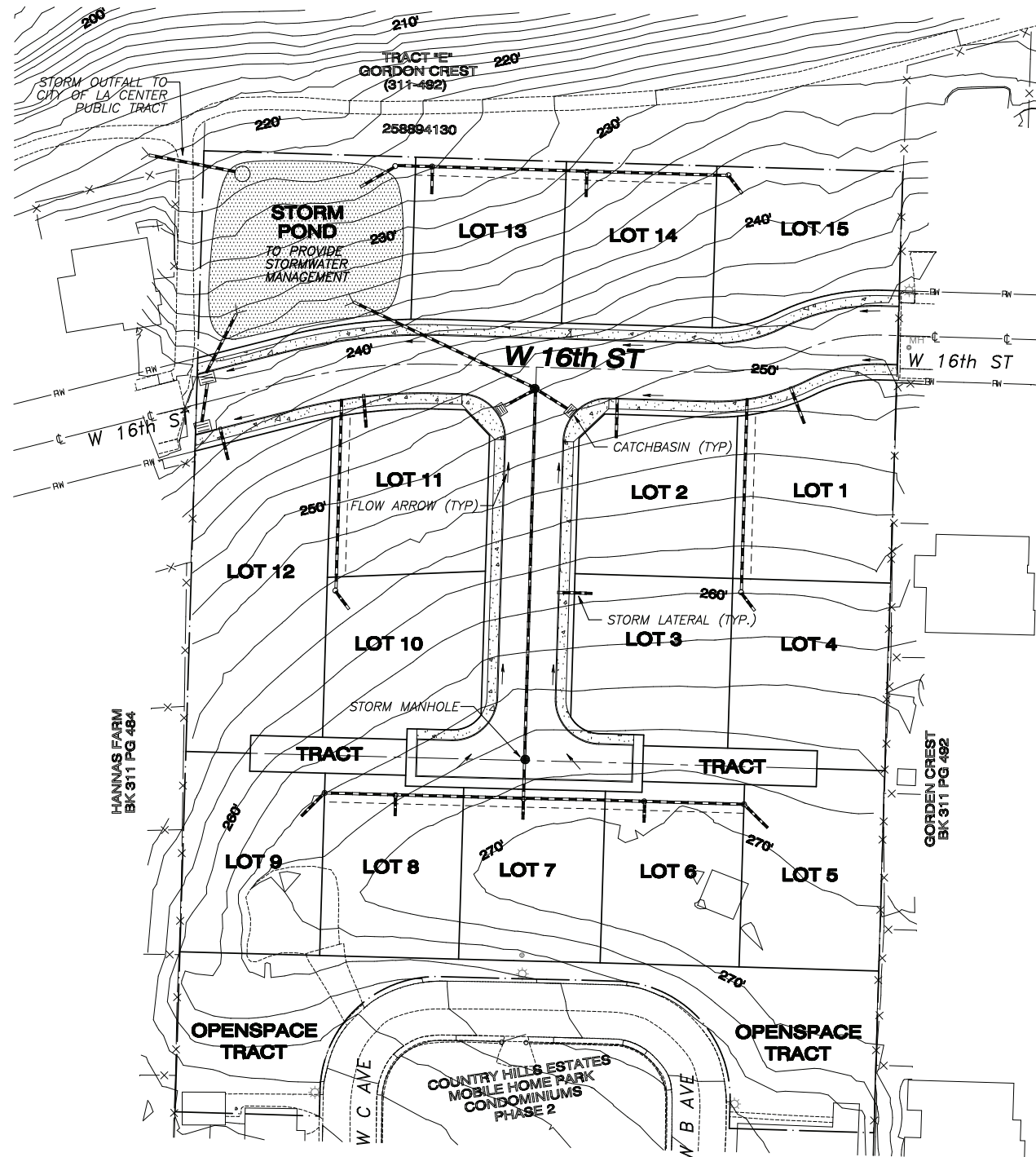
PREPARED BY:
 STERLING DESIGN, INC.
 2208 E. EVERGREEN BLVD
 VANCOUVER, WA 98661
 PH. (360) 759-1794
 FAX (360) 759-4983
 Mail@SterlingDesign.biz

STERLING DESIGN, INC.

Sheet Description:
PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS

Project:
COUNTRY HILLS SUBDIVISION



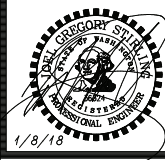


PREPARED BY:
 STERLING DESIGN, INC.
 2200 E EVERGREEN BLVD
 VANCOUVER, WA 98681
 PH (360) 759-1784
 FAX (360) 759-4983
 Mail@SterlingDesign.biz

STERLING DESIGN, INC.

Sheet Description:
CONCEPTUAL STORMWATER PLAN

Project:
COUNTRY HILLS SUBDIVISION



DRAINAGE NOTES:

- 1.) Storm drain system is conceptual only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.
- 2.) Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.
- 3.) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.
- 4.) Stormwater quality & quantity control facilities to be publicly owned and maintained.
- 5.) All roof & low point drains will be directed to individual private infiltration systems located on each lot.

PROJECT MAY UTILIZE PERMEABLE PAVEMENT ON ALL ROADS/DRIVEWAYS, BIOFILTRATION TREATMENT SWALE, TREATMENT CARTRIDGE SYSTEMS OR RAIN GARDEN WITH AN UNDERGROUND INFILTRATION SYSTEM FOR STORM WATER MANAGEMENT

STORMWATER FACILITIES WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL IN COMPLIANCE WITH CITY OF LA CENTER STORMWATER REQUIREMENTS

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(S): HoC & HoB	HYDROLOGIC GROUP: B AASHTO CLASSIFICATION: A-4 Project Number: 777
SOILS TESTING BY: -	DATE: - Design/Drawn: JGS/BC
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 222'-270' Drawing Date: JAN 2018
SITE AREA: 4.48	FILENAME: S/;/777-Pre Application.pro Sheet 2 of 2 Sheet(s)

TAB 6
PROJECT NARRATIVE



2208 E. Evergreen Blvd., Vancouver, WA 98661
Ph: (360) 759-1794 FX: (360) 759-4983
Email: mail@sterlingdesign.biz

Country Hills Subdivision Pre-Application Narrative

The submitted Pre-Application Submittal is to request approval for the following actions:

- Subdivide approximately 2.3 acres of property that is zoned LDR-7.5 into a total of 15 Single Family Building Lots

The proposed Country Hills Subdivision is a proposal to subdivide property Serial Number: 63472172 into 15 Single Family Building Lots. The property is zoned LDR-7.5 and all of the proposed residential building lots meet or exceed the minimum dimensional and area standards of the City of La Center municipal code. Currently the property is vacant land and is the northerly undeveloped portion of the Country Hills Mobile Home Park. There are Public Streets stubbed to the east and westerly property lines, West 16th Street, to provide access to the new subdivision and both Public Sanitary Sewer and Public Water systems are located within the Public Streets for extension to each of the new home sites. Public Streets will be extended into the property as needed to provide access to the 15 new Single Family Building Lots. The topography of the property slopes moderately to the northwest property corner and a stormwater management facility will be located in the low corner to provide stormwater quality and quantity control for the project. The outlet from the stormwater facility will be extended further to the north and west, within property owned by the City of La Center, to a point where it can be discharged through a flow spreading device which will allow the mitigated drainage to flow to the natural flow routes.

At this time there are no known exceptions or variances needed for approval of the proposed development.

Please review the enclosed data and contact us if you have any questions or need any additional data.

Thank you for your assistance,



Joel G. Stirling, P.E.
STERLING DESIGN, INC.

TAB 7

- **5 SUBMITTAL COPIES**
- **1 ELECTRONIC COPY**