

# **Juniper Ridge Subdivision Project Narrative**

## **PROJECT IDENTIFICATION AND SITE CHARACTERISTICS**

The project will include a boundary line adjustment of 2 parcels; 258944-000 and 258945-000. Once adjusted we will subdivide parcel 258944-000 into 67 lots with varying products between single family attached and detached. The project proposes 3 phases in the MDR-16 zone. The gross acreage of Parcel 258944-000, following adjustment, will be approximately 8.02 acres. The site currently has 2 single family residences with 2 outbuildings located on it. The parcel is currently zoned as Low Density Residential (LDR-7.5), but after a rezone application and approval the parcel will become zoned as Medium Density Residential (MDR-16). The property located directly to the west is zoned Low Density Residential (LDR-7.5). To the Northwestern corner of the parcel it is zoned Parks/Open Space. To the North and South is also Low Density Residential (LDR-7.5).

Clark County GIS indicates a variety of critical areas are mapped across the site including geologically hazardous areas (steep slopes, sever erosion hazard, seismic hazards and unstable slopes), wetlands, riparian habitat and Category 2 Critical Aquifer Recharge Area (CARA). The stream running through the project site is identified as fish habitat. WDFW Priority Habitat and Species (PHS) Map indicates that the stream may have an occurrence of coho, steelhead and other listed fish species. Clark County GIS indicates that oak woodland is within the project limits though WDFW's PHS Map does not reflect that.

Once the boundary line adjustment has been done the site will be approximately 8.02 acres. The applicant proposes to construct a subdivision consisting of 67 homes. The lot sizes will average 3,173 sq ft between 2 uses along with two public roads, 1 ending in a cul-de-sac turnaround and the other to stub to the south for future road development. The proposed roads will give access to lots 12 - 62, and the existing W F Place will give access to lots 1-11 and 63-67.

Development is tentatively scheduled to start construction in Summer 2025.

## **CHAPTER 3.35: IMPACT FEES**

The City charges impact Fees (per ERU) for commercial and residential developments. Impact fees may be deferred to the time of occupancy for residential units. The following are impact fees that will be imposed for this project per City of La Center.

- Park Impact Fee \$2,842.00 Single Family Residence
- Traffic Impact Fee \$7,561.00 Single & Multi-Family Residence
- Sewer Development Charge (North of Bridge) \$7,800.00 Single-Family Residence
- School Impact Fee \$3,501.57

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## **TITLE 12**

### **CHAPTER 12.10: PUBLIC AND PRIVATE ROAD STANDARDS**

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. F Place is classified as a Local Access. The Local Access per the Engineering Standards consists of a 32- foot wide paved road. Half Street Improvements will apply for the portion of the property that is adjacent to F Place. Right of way and street improvements shall apply to the interior streets per Local Engineering Standards.

Per the Engineering Standards section 2.08 item 4, the minimum centerline horizontal radius is 150-feet at 25 mph speed. The centerline radius on proposed NW 13th Street, just west of F Place, appears to be approximately 45- feet. Since the curve is close to the intersection of F Place, there can be some reduction of the curve radius. A road modification will need to be submitted for any change to the Engineering Standards for design exceptions.

The north end of the existing F Place only has a half-width street section of 20 feet per the minimum road width per CCF&R. Half Street improvements will need to be shown to complete this Local Street Standard per LCMC 12.10.190. The maximum street grade is 15%. The south end of proposed NW 13th Street ends prior to the edge of the applicant's property. Per LCMC the street will need to be extended to the south end of the property line for future connection. Since it may be difficult to grade and build this road connection without impacting the adjacent property, the city may allow a right of way road dedication to the south property line, for future extension.

### **STREETS AND CIRCULATION**

Per the Engineering Standards section 2.12 Street Ends:

- A. Cul-de-sacs shall be provided at all public and private street ends.
- B. Temporary Dead Ends. Where a street is temporarily dead ended, turn around provisions must be provided where the road serves more than one lot. The turn around may be a hammerhead if the dead end is less than two-hundred feet (200) in length. If over two-hundred feet (200) long, a cul-de-sac is required for residential streets.

NW 14th Street will serve more than one lot, therefore a cul-de-sac is normally required. The plans show a temporary cul-de-sac approximately the dead end of the street on the parcel to the south. A minimum of a 96-foot diameter cul-de-sac per the city and CCF&R standard is proposed. If the cul-de-sac cannot be off-site then it will be moved on-site with final engineering.

Impacts to other intersections will need to be assessed in the traffic report. The city shall confirm the intersections that will be impacted by the development with the Traffic Engineer. A Traffic Engineer, licensed in Washington State, will need to assess the impacts resulting from trips from the development.

### **GRADING**

The applicant shall submit final grading and erosion control permit as part of the subdivision plans to show the proposed contours on the plans.

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The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards, a construction stormwater permit is required from the Department of Ecology, and an SWPPP will be necessary as part of the plan submittal to the city. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

## **LCMC 18.215.050(n) - TRAFFIC STUDY**

A traffic study has been completed for this project and submitted for review. The report includes average daily traffic and peak hour traffic for intersections required by staff.

## **TITLE 13 – UTILITY REVIEW**

### **CHAPTER 13.10 -- SEWER SYSTEM RULES AND REGULATIONS**

#### **SEWER UTILITY REVIEW**

The sewer purveyor for this site is currently The City of La Center. We plan to connect to the existing sewer system in Hannas Farm for the proposed subdivision at the south end of W F Place. We will be using a gravity system because that is at the lowest point of elevation for the Juniper Ridge site. We will have an easement granted to the City of La Center for access and maintenance.

#### **PUBLIC WATER - UTILITY REVIEW**

This property is currently serviced by Clark Public Utilities. For this development we plan to connect to the existing 8" water main within W F Place that connects to a 12in water main within NW Pacific Hwy. This project will install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. We plan to extend a minimum of 8" water main within the public access through the site. The water system will be sized depending on the anticipated fire protection and domestic demand requirements.

## **TITLE 18: DEVELOPMENT CODE CHAPTERS**

### **18.30 – PROCEDURES**

This review will be a type III subdivision review.

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## 18.140 – MEDIUM DENSITY RESIDENTIAL (MDR- 16)

Table 18.140.030

MDR-16 Density and Dimensional Requirements

Standard	Multifamily	Single-Family		
		Attached	Detached	Manufactured Home Park/Subdivision
Net Density <sup>1</sup>	8 – 16	8 – 14	8 – 12	4 – 12
Minimum Project Area <sup>5</sup>	2.5 ac.	2.5 ac.	2.5 ac.	2.5 ac.
Minimum Lot Width	20 feet	20 feet	30 feet	20 feet <sup>4</sup>
Minimum Lot Depth	60 feet	60 feet	60 feet	60 feet <sup>4</sup>
Minimum Lot Area	1,400 SF	1,400 SF	3,000 SF	3,000 SF <sup>4</sup>
Maximum Lot Area	N/A	N/A	15,000 SF	5,000 SF <sup>4</sup>
Maximum Lot Coverage	85%	60%	60%	85% <sup>4</sup>
Maximum Height <sup>6</sup>	45 feet	35 feet	35 feet	20 feet
<b>Setbacks<sup>2</sup></b>				
Minimum Front Setback <sup>3</sup>	10 feet	10 feet	10 feet	5 feet <sup>4</sup>
Minimum Garage Setback from the Property Line	5 feet	20 feet	20 feet	5 feet <sup>4</sup>
Minimum Garage Setback from Alley	3 feet	3 feet	3 feet	5 feet
Minimum Side Setback	0 feet attached or 10 feet abutting single-family detached	0 feet attached/4 feet nonattached	4 feet	5 feet <sup>4</sup>
Minimum Street Side Setback	0 feet	10 feet	10 feet	5 feet <sup>4</sup>
Minimum Rear Setback	20 feet	10 feet	10 feet	3 feet <sup>4</sup>

## 18.190 – URBAN HOLDING DISTRICT (UH-10)

This project does not contain an UH-10 overlay.

## 18.210 – SUBDIVISION PROVISIONS

### 18.210.40 -

Subdivision Approval criteria (LCMC 18.210.040[1]): The applicant carries the burden of proof to demonstrate that the proposal complies with the following City regulations and standards:

- Chapter 12.05 LCMC, Sidewalks;
- Chapter 12.10 LCMC, Public and Private Road Standards;
- Chapter 15.05 LCMC, Building Code and Specialty Codes;

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- Chapter 15.35 LCMC, Impact Fees;
- Chapter 18.245 LCMC, Supplemental Development Standards;
- Chapter 18.300 LCMC, Critical Areas;
- Chapter 18.310 LCMC, Environmental Policy;
- Chapter 18.320 LCMC, Stormwater and Erosion Control;
- The subdivision must make appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and
- The subdivision complies with Chapter 58.17 RCW.

## **18.225 LEGAL LOT DETERMINATIONS**

Staff will complete a legal lot determination concurrent with the review of the consolidated land use application. We have provided information required by this Chapter (see LCMC 18.225.010[4]) including any prior city/county short plat, subdivision, or legal lot determinations; a sales or transfer deed history dating back to 1969; prior segregation request, if any; prior recorded survey, if any; and any other information regarding the legality of the lot.

## **18.240 – MITIGATION OF ADVERSE IMPACT**

The applicant is required to respond to this code section in their narrative as part of the type III preliminary subdivision; type II critical areas permit, tree cutting permit, UH-10 removal, and variance; and Type I legal lot determination. This project will prepared a mitigation plan for any proposed wetland or habitat impacts if necessary. This project has prepared a mitigation plan for the tree removals necessary for the development. Mitigation trees have been proposed on the landscape plan. The other sections of this narrative explain how this subdivision is mitigating for the proposed impacts.

## **18.245 – SUPPLEMENTARY DEVELOPMENT STANDARDS**

Landscape screening is required on the perimeter of the development, as the development is bordered by LDR-7.5 zoned properties. According to the table in 18.245.060, the zoning of the project is MDR-16 and is adjacent to LDR all around requiring a minimum of 5 ft of L1 Standard landscape buffers. LCMC 18.245.020 outlines fencing and hedge standards if the applicant plans to utilize these features within the development. All proposed landscaping must comply with landscaping size, spacing, and quality requirements in LCMC 18.245.060.

## **18.245.020 HEIGHT OF FENCES AND HEDGES**

Any fences that are proposed must meet the requirements of this section including that: They are not more than 6 feet in height in the side yard, street side yard, or rear lot lines and cannot extend into the front yard. Site distance requirements must be met. Prohibited materials include fiberglass or plastic sheeting, barbed wire, razor ribbon or other similar temporary material.

## **18.245.040 LIGHTING**

Lighting must meet the requirements of 18.282 Outdoor Lighting (i.e., be dark sky compliant) and must not cause more than one foot-candle measured at any property line. The site is currently zoned LDR, but is concurrently being reviewed for a rezone to MDR-16. According to LCMC 18.245.060 Landscaping

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Landscape screening is required between LDR and MDR zones. However, The City has the ability to approve the use of existing vegetation on-site to satisfy landscaping requirements. The existing trees and other vegetation along the northern property boundary of the site can substitute for the L1 screening requirements in conjunction with meeting the City's tree preservation requirements in LCMC 18.350.

### **18.280 – OFF-STREET PARKING REQUIREMENTS**

Off-street parking requirements apply. Two spaces per dwelling unit are required which can be either in garages or in driveways or a combination. The project proposes four spaces per lot.

### **18.282 – OUTDOOR LIGHTING**

Residential outdoor lighting must comply with the general requirements as spelled out in LCMC 18.282.030. The riparian area in the northeastern corner of the proposed development is subject to the requirements in LCMC 18.282.040 Critical Area Lighting - exterior lighting luminaires and accent luminaires regardless of the lighting zone in which they are installed shall not directly illuminate the La Center Bottoms, critical areas and critical area buffers, even if these areas are privately owned.

### **18.300 – CRITICAL AREAS**

Critical areas are mapped for the project and include a riparian habitat buffer as well as steep slopes. The habitat buffer is for the unnamed creek on-site that flows towards the southwest and eventually dumps into the East Fork Lewis River approximately a half mile off site. Please refer to section R of this application for a full critical areas report.

### **LCMC 18.300.090(1) CRITICAL AQUIFER RECHARGE AREAS**

The site and all La Center is mapped as a Category II Critical Aquifer Recharge Area. However, La Center's code does not contain any requirements for Category II Critical Aquifer Recharge Areas. A critical areas permit is not required for development within a Category II Critical Aquifer Recharge Area.

### **LCMC 18.300.090(2) FWHCAS**

According to Clark County Maps Online and the submitted Critical Areas Report, the north and northwestern portions of the site is within a riparian habitat buffer. According to the submitted critical areas report unnamed fish-bearing (Type F) stream. A Type F stream requires a 200-foot riparian buffer in accordance with Table 18.300.090(2)(f).

The applicant is proposing to construct a stormwater facility for the development outside the riparian buffer. This project has an existing gravel logging road that is show on the existing conditions plan and is being repurposed as a regional trail for the public and residence of this subdivision. The riparian and wetland buffers are functionally isolated to the north side of the existing gravel logging road. They do not extend south beyond the existing gravel road. None of the proposed lots or infrastructure are located within the riparian or wetland buffers.

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### **LCMC 18.300.090(4) GEOLOGICALLY HAZARDOUS AREAS**

The applicant's report addresses LCMC 18.300.090(4) including alterations to geologically hazardous areas (b), general design standards for landslide and erosion hazard areas (c), and design standards for landslide hazards (d). The report indicates that the site is suitable for the project as long as the project follows the development recommendations, which include 40-foot setbacks from the slopes where the client doesn't cut slope materials, 25-foot setbacks from the slopes with total heights between 40 and 70 feet, and a 15-foot setback from the slopes that are less than 40 feet in total height. These suggested slope setbacks have been included on the proposed site plan.

### **LCMC 18.300.090(5) WETLANDS**

The provided critical areas report has determined that there are wetlands that occur generally along the unnamed creek in the central area of the site. The Category II Riverine Wetland boundary is shown in the plans, and generally runs along the toe of the slope in the ravine that contains the stream. With the issuance of project approvals, a conservation covenant will be recorded to protect the onsite jurisdictional critical areas in perpetuity. A Critical Areas Report, provided by Ash Eco Solutions (AES) has been submitted with the application to address the wetlands and habitat areas on-site.

### **18.310 – ENVIRONMENTAL POLICY SEPA**

This proposal requires a SEPA to satisfy the City of La Center requirements for Chapter 18.310 Environmental Policy. A SEPA has been submitted with this application.

### **18.320 – STORMWATER & EROSION CONTROL**

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 S.F. are subject to the requirements of City of La Center Erosion Control Guidelines. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 S.F. of impervious surface is subject to stormwater regulation. The applicant proposes to create new impervious interior streets in the subdivision along with frontage improvements to W. F Place. Per LCMC 18.320.210, treatment best management practices (BMP) shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume. The applicant plans to install a detention pond the northwest corner of the site. The applicant has shown how water quality and detention requirements per the LCMC will be met in the TIR. The applicant has demonstrated how stormwater treatment will be accomplished to meet the 1992 Puget Sound Manual and the City ordinance. Water quantity will be managed to meet the engineering standard. The treatment will also meet the City of La Center and 1992 Puget Sound Manual and the City of La Center standards, which requires compliance with the Water Pollution Control Act and the Water Resources Act. See the proposed plans for all the details on the wet pond facility and proposed stormwater infrastructure.

### **CHAPTER 18.350 TREE PROTECTION**

If any tree greater than 5" diameter at breast height (DBH) is proposed to be removed, a tree cutting permit and mitigation plan will be required. A tree protection plan will also be required in accordance with LCMC 18.350.060. The tree protection plan must depict all trees on the site, their health or hazard condition, and recommendations for the treatment of each tree. The tree protection plan must be

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prepared by an arborist or a landscape architect. The tree protection plan must show planting of new trees to replace the trees to be removed. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050. For each tree that is greater than 10 inches in diameter, one, two-inch deciduous tree or a six to eight-foot evergreen tree is required to be planted. Existing trees are shown on the Preliminary Landscape Plan. Trees 10” and larger that will be removed have been identified and counted. Tree replacement is shown on the plans. The plan was prepared by a landscape architect and includes a narrative for removal and replacement.

### **CHAPTER 18.360 ARCHAEOLOGICAL RESOURCE PROTECTION**

Clark County Maps Online identifies the site as having moderate, and moderate-high risk of encountering archaeological resources. Any high impact development (greater than 12-inches below the ground and more than 10,000 square feet) proposed in moderate and moderate-high risk areas requires filing an archaeological predetermination report as per Table 18.360.020-1. Predetermination reports must contain the information in 18.360.080(4). Based on the findings of the predetermination report, further archaeological work or a full archaeological survey may be required.

Thank you for your time and review of this project. Please contact Scott Taylor of SGA Engineering with any questions, concerns or for additional information at 360-993-0911.