

Pacific Highway Duplex Project Narrative

PROJECT IDENTIFICATION AND SITE CHARACTERISTICS

The Pacific HWY Duplex project proposes a 2-lot short plat on parcel 62642015. There are approximately 1.51 acres total on the site. The property contains 1 tax parcel which is located within the northwest Quarter of Section 03, Township 4 North, Range 1 East, Willamette Meridian. The site is currently zoned residential/professional (RP). The property borders residential/professional (RP) zoned properties to the north, east and west. There are Downtown commercial (D, DC,C-1) to the south with no comprehensive plan overlay.

There is also a conservation covenant recorded on the lot. In 2017 the covenant was adjusted and rerecorded as shown on the existing conditions plan. The project proposes to split the previously recorded Conservation Covenant, currently located on the southern portion of the site into two covenants making room to build while preserving the sites critical areas. The project will incorporate stormwater facilities, an extension of the existing driveway which will become a shared driveway stemming from NE Pacific Highway.

The site is mostly unused vacant land with a duplex in the southwest portion of the site and a private drive providing access to the existing duplex. It has moderately sloping topography between 0-25%. It also has a creek running from the northwest portion to the southeast portion of the site. GIS also shows riparian habitat on-site; however, it is not shown in the southwest portion of the site, where we will be developing. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary applications. Please refer to the plans, and other material contained in this application for additional information regarding existing and proposed conditions.

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 \$3,501.00

TITLE 12

CHAPTER 12.05: SIDEWALKS

Sidewalks are provided and exist along NE Pacific Highway. No sidewalks are proposed for this site since it is an existing private driveway.

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CHAPTER 12.10: PUBLIC AND PRIVATE ROAD STANDARDS

NE Pacific Hwy currently provides access to the site via an existing driveway serving lot 1. There is currently no existing access easement on this property. The applicant proposes an access easement to allow access to the newly proposed lot 2.

The engineering standards for construction do not apply since access will be from an existing driveway. LCMC 12.10.040. No parking signs will be placed along the shared driveway.

LCMC 18.215.050(n) - TRAFFIC STUDY

A trip generation report 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. Per the pre application report the sewer system closest to the project is an 8-inch sewer main located in Pacific Hwy. Currently the existing duplex has a 6” sewer lateral stemming from the 8” water main in Pacific Hwy. A separate lateral is required for all parcels and will be available.

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 NW Pacific Hwy. This project will install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. An easement will be granted to Clark Public Utilities, through the site, for all water mains and services (up to the meter) located within private property.

TITLE 18: DEVELOPMENT CODE CHAPTERS

18.30.090 – PROCEDURES

This review will be a type II preliminary short plat review.

18.130 - LOW DENSITY RESIDENTIAL (LDR- 7.5)

Table 18.130.080 – Setback and Dimensional Requirements

District	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) ^{1, 2, 4}	Minimum Front-Loading Garage Setback (feet)	Minimum Side Yard Setback (feet) ²	Minimum Street Side Yard Setback (feet) ²	Minimum Rear Yard (feet) ^{2, 3}
LDR-7.5	60	90	20	20	7.5	10	15 (garage) 20 (living area)

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18.205.040 – SHORT PLAT APPROVAL CRITERIA

The following chapters need to be addressed for a short plat approval and we have included all of them in this narrative.

- (i) Chapter [12.05](#) LCMC, Sidewalks, and Chapter [12.10](#) LCMC, Public and Private Road Standards;
- (ii) Chapter [18.300](#) LCMC, Critical Areas;
- (iii) Chapter [18.310](#) LCMC, Environmental Policy;
- (iv) Chapter [18.320](#) LCMC, Stormwater and Erosion Control;
- (v) Chapter [15.05](#) LCMC, Building Code and Specialty Codes;
- (vi) Chapter [15.35](#) LCMC, School Impact Fees; and
- (vii) LCMC Title [18](#), Development Code;

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 consolidated type II land use application; type II critical areas permit, tree cutting permit and legal lot determination. This project has prepared a mitigation plan for the tree removals necessary for the development. Mitigation trees have been proposed on the landscape plan. This project has also prepared a mitigation plan for the critical areas permit as well as the legal lot determination.

18.245 – SUPPLEMENTARY DEVELOPMENT STANDARDS

18.245.020 HEIGHT OF FENCES AND HEDGES

Any fences that are proposed will meet the requirements of this section including that they will not be more than 6 feet in height in the side yard, street side yard, or rear lot lines and will not extend into the front yard. Site distance requirements will be met. We will not use any prohibited materials including fiberglass or plastic sheeting, barbed wire, razor ribbon or other similarly 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. This project will meet these requirements.

LCMC 18.260 VARIANCES

We are not requesting any variances currently.

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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

The City adopted new outdoor lighting requirements in 2019 to reduce light pollution and in compliance with dark sky guidelines. The code contains specifications for lighting spectrum and luminance limits. These standards apply to exterior residential lights such as front and rear porch lighting. These requirements will be used by the future home builder when selecting lighting fixtures.

18.300 – CRITICAL AREAS

Critical areas mapped for the project on the site including riparian habitat and geologically hazardous areas (landslide and erosion hazards). The applicant provided a critical areas report for wetlands and habitat areas as well as a geotechnical report for the preliminary application review. This site contains slopes > 15%.

LCMC 18.300.090(1) CRITICAL AQUIFER RECHARGE AREAS

The site and all of 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(3) FWHCAS

According to Clark County Maps Online and the submitted Critical Areas Report, the north and eastern portions of the site are within a riparian habitat. According to the submitted critical areas report a DNR Type Ns (non-fish-bearing and seasonal) stream is located within the east portion of the study area flowing from north to south. The stream has a defined channel along its entire length within the property and flows through an intact forested riparian zone. Approximately 100 feet north of the south property line, an area of erosional downcutting is occurring and a hanging waterfall exists (Photo 4). The eroded stream corridor is wider in this area and continues off-site to the south. It does not appear that any recent additional upstream downcutting has occurred, likely because the soils are firmer and more resistant to erosional processes. Per Table 18.300.090(2)(f) of the LCCAO, Type Ns streams with high mass wasting potential are afforded a riparian ecosystem area buffer of 75 feet.

Table 18.300.090(2)(f) – Riparian Areas

Fish and Wildlife Habitat Areas	Characteristic	Riparian Ecosystem Area (in feet)
RIPARIAN AREAS		
Type S (fish bearing)	East Fork of the Lewis River	250

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Table 18.300.090(2)(f) – Riparian Areas

Fish and Wildlife Habitat Areas RIPARIAN AREAS	Characteristic	Riparian Ecosystem Area (in feet)
Type F (perennial or fish bearing)	Brezee, Jenny and McCormick Creeks and stream < 5 feet wide, if fish bearing	200
Type Np streams, low mass wasting potential	Less than 3 feet in width on average	150
Type Ns stream, high mass wasting potential	Seasonal streams with a defined channel	75

LCMC 18.300.090(4) GEOLOGICALLY HAZARDOUS AREAS

This project 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). No impacts or adjustments are proposed to the steep slopes located along the creek.

LCMC 18.300.090(5) WETLANDS

The provided critical areas report has determined that there are no wetlands on site. A Critical Areas Report, provided by Cascadia Ecological Services has been submitted with the application.

18.310 – ENVIRONMENTAL POLICY SEPA

This proposal requires a SEPA to satisfy the City of La Center's 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 surfaces via the shared driveway and proposed single family residence. Since the proposed impervious area is less than 5,000sf and disturbance is less than an acre, this project will follow Section I-2.3 Small Parcel Minimum Requirements of the 1992 Stormwater Management Manual for the Puget Sound Basin. The existing duplex on Lot 1 built a detention pond with an outlet control structure to mitigate the stormwater peak flow discharge to the creek. This project proposes expanding the existing detention pond and utilizing the existing outlet control structure. The applicant has demonstrated how stormwater requirements per the LCMC and 1992 Puget Sound Manual will be met in the TIR.

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CHAPTER 18.350 TREE PROTECTION

At this time there are no trees greater than 5" diameter or 10" in diameter that are proposed to be removed. If any tree greater than 5" or 10" in 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. If we do need to have a tree protection plan, the tree protection plan would depict all trees on the site, their health or hazard condition, and recommendations for the treatment of each tree. The tree protection plan would be prepared by an arborist or a landscape architect. The tree protection plan would also show planting of new trees to replace the trees being removed. If mitigation was needed it would 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 would be required to be planted. Existing trees are shown on the Preliminary Landscape Plan. The plan was prepared by a landscape architect.

CHAPTER 18.360 ARCHAEOLOGICAL RESOURCE PROTECTION

Clark County Maps Online identifies portions of the site as having 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, moderate-high-, or 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.

According to GIS, this site has predictors of Cultural Resources mapped as 'High' and 'Moderately High'. However, our site disturbed area is less than 10,000 square feet, making us exempt from this item.

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.