

Breeze Creek Trails Subdivision

Project Narrative

PROJECT IDENTIFICATION AND SITE CHARACTERISTICS

The site is located on parcel 986044822 and does not have an address. The site is vacant with trees and grasses. The parcel is currently zoned Low Density Residential (LDR-7.5) with an Urban Holding 10 (UH-10) overlay. The property located to the north is zoned Urban Public Facility where the Elementary School is located. To the south and West are Parks/Open Space with an overlay of Urban Holding 10 (UH-10). Directly to the East is Low Density Residential (LDR-7.5) with an existing subdivision. The existing topography of the site is relatively flat throughout the development area. There is approximately 3-4 feet of fall across the development portion of the site with slopes on the NW, SW and SE corners.

The property information fact sheet shows the property at 4.87 acres. The applicant proposes to construct a subdivision consisting of 15 homes. The lot sizes will vary from 6,011 sq ft to 9,897 sq ft with a public road ending in a cul-de-sac, giving access to lots 1-13, and 1 private driveway intended to serve the 2 flag lots 14 and 15, and the parcel to the south.

Development is tentatively scheduled to start construction in Spring 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 12.10: PUBLIC AND PRIVATE ROAD STANDARDS

E. 2nd Way, in Holley Park Subdivision has been constructed up to the easterly property line. Ivy Avenue currently provides access to the site. There is an existing access easement on this property to access to property to the south. The applicant proposes to leave this easement in place to allow access south of the Breeze Creek Trails Subdivision.

As part of Engineering approval, Local Street improvements and right of way dedication will need to be constructed from E.2nd Way into the Breeze Creek Trail Subdivision. Street improvements are shown on the preliminary engineering plans.

We have provided full street improvements on interior streets according to the City of La Center Local Access standard ST-15. In addition to the interior street improvements, street lights, street trees, and stormwater improvements per LCMC 12.10.190 have been provided.

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The applicant proposes an offset cul-de-sac at the south end of the subdivision. CCF&R requires at least a 90-foot diameter cul-de-sac. No parking signs will be placed along the cul-de-sac.

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. Per the pre application report, n. A 2-inch diameter PVC force main was installed in E.2nd Way to serve some of the homes in Holley Park Subdivision. The applicant can extend this 2-inch force main to the proposed subdivision that is stubbed at the west end of E. 2nd Way. It will be installed in the public right of way and be installed per city standards. This will result in all the homes in Breeze Creek Trail Subdivision to install grinder systems. These grinder systems will need to be maintained by the property owners. The applicant can verify that the downstream sewer has enough capacity for the proposed development with final engineering if necessary.

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 S. 2nd Way. This project will install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. Plan to extend a minimum 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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18.130 - 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)

18.190 – URBAN HOLDING DISTRICT (UH-10)

In conjunction with the subdivision application, the applicant is requesting to remove the Urban Holding District (UH-10) overlay in accordance with LCMC 18.190.060. Removal of the UH-10 overlay is subject to a Type II review process in accordance with LCMC 18.30.090. The public works director is to review and certify that previously identified capital facilities deficiencies for the land in this overlay have been satisfactorily resolved for development.

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; • 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 provide information required by this Chapter (see LCMC 18.225.010[4]) including any prior city/county short plant, 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.

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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 and variance. This project has prepared a mitigation plan for the proposed wetland fill. See that mitigation plan for additional information. 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

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. 18.245.060 Landscaping Landscape screening is required between the Urban Public Facilities (UP) zone to the north of the subject property. 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 L5 screening requirements in conjunction with meeting the City's tree preservation requirements in LCMC 18.350.

LCMC 18.260 VARIANCES

Minimum lot width for lots 7-9 do not meet the City's requirements. They are only 58 feet in width which does not meet the 60 foot minimum lot width. A type I variance has been applied for with this subdivision application. Please refer to the variance narrative in section S for more details on the justification and reasons behind the need for the variance.

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.

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18.300 – CRITICAL AREAS

Critical areas mapped for the project on the site include fish and wildlife habitat conservation areas (FWHCAs) for a riparian buffer with an off-site stream, wetlands, 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%. One Oregon White Oak tree is located on the southern edge of the site. It will be retained in an open space tract and not impacted by the development.

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 northwestern portions of the site is within a riparian habitat buffer. According to the submitted critical areas report unnamed fish-bearing (Type F) stream – see Figure 1. A Type F stream requires a 200-foot riparian buffer in accordance with Table 18.300.090(2)(f).

LCMC 18.300.090(2)(h) prohibits platting of urban residential lots within riparian buffers. Therefore, lots 1-6 have been designed to exclude the full riparian buffer width of 200 feet in this location. The applicant is proposing to construct a stormwater facility for the development within the riparian buffer. This is an allowed use in critical areas and within associated buffers in accordance with LCMC 18.300.050(4)(b) when there is no other reasonable alternative, based on topographic and environmental conditions as determined by the director.

As can be seen on the proposed plans there is no other alternative to placement of the stormwater facility outside the buffer. This stormwater facility will be subject to the development standards of LCMC 18.300.110 and appropriate mitigation measures in LCMC 18.300.120. The stormwater facility is being placed where there is currently open field.

LCMC 18.400.090(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 15-foot setbacks from the slopes on the northwest corner of the site, 20-foot setbacks from the slopes along the western property line, and a 15-foot setback from the slopes at the southeast corner. Due to the suspected landslide scarp indicators at the southeast corner of the sight, the report suggests doubling the setback to 30 feet. These suggested slope setbacks have been included on the proposed site plan. However, LCMC 18.300.090(4)(d)(A) requires a minimum buffer of 50-feet from the edge of the landslide hazard area and can be reduced to

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no less than 25-feet in accordance with LCMC 18.300.090(4)(d)(B). Therefore, the recommended setbacks on the northwest and southeast corners can be no less 25 feet instead of 15. A Geotechnical report from True North Geotechnical has been provided.

LCMC 18.300.090(5) WETLANDS

The provided critical areas report has determined that there is a 0.08-acre (3,484 square feet) Type IV wetland that occurs in the south-central area of the site (Figure 4). A type II critical areas permit will be required in accordance with LCMC 18.300.090(r and s) with a supplementary critical areas report to fully assess impacts from filing the wetland and a mitigation plan in accordance with LCMC 18.300.090(m through q). The on-site wetland is 0.08 acre in size. A Critical Areas Report, provided by Cascadia Ecological Services has been submitted with the application to address the filling of the wetlands and mitigation.

18.310 – ENVIRONMENTAL POLICY SEPA

This proposal requires a SEPA to satisfy the City of La Centers 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. Per LCMC 18.320.210, treatment best management practices (BMP) shall be sized to the 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.

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 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. The City can require that the development design be revised to preserve existing trees. Existing trees are shown on the

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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.

CHAPTER 18.360 ARCHAEOLOGICAL RESOURCE PROTECTION

Using Clark County Maps Online the site is identified as having a moderate-high to high risk of containing archaeological resources and must file 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. An Archaeological Predetermination Survey was performed by Archaeological Services and is included in the application. The goal is to avoid the area of archaeological findings and avoid the need for any excavation permits form DAHP. See the report from ASCC for additional information.

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.