

# SGA Engineering, PLLC.

CIVIL ENGINEERING, LAND PLANNING, & DEVELOPMENT SERVICES

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**Date:** March 18<sup>th</sup>, 2024

**Parcels:** 258945000 & 258944000

**Subject:** Pre-Application Narrative for Juniper Ridge Subdivision

## Background

The two parcels are currently owned by Mary Ritola. The addresses associated with this application are 34011 & 34017 NW 9<sup>th</sup> Ave, La Center, WA 98629. SGA Engineering has evaluated the development feasibility for these two parcels. Due to multiple critical areas, the developable portions of these two parcels are reduced and encumbered. For this reason, we will apply for a boundary line adjustment to adjust the two parcels into northernly and southernly pieces versus easterly and westerly. The upper parcel, 258945000, will consist of 16.92 acres while the lower parcel, 258944000, will consist of 8.02 acres. Parcel 258944000 will be subdivided into 26 single-family residential lots with one public street (NW 13<sup>th</sup> Street) running through it.

**Gross site area for both Parcels: 24.68 Acres (based on Clark County GIS mapping)  
24.94 Acres (based on current survey)**

**Gross site area for subdivision parcel: 8.02 acres (based on survey and proposed BLA)**  
(Useable site area is the gross area minus any public utility easements, steep slopes, wetlands or habitat areas.)

LMC 18.165.040 General Standards				
Zoning District	Min. – Max. Residential Density (d.u./acre)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
LDR-7.5	4 - 5.8	7,500 *	60'	90'

\* 6,000 SF Lots allowed up to 20% with Density Transfer Provisions

The proposed pre-application plat shows 5 lots of the 26 total lots which are at 6,000 sf. These 5 lots are 50 feet wide which would likely require a type II variance for a 16.6% reduction to the minimum lot width requirement. The average lot size proposed is 8,202 sf.

## Access To Public Roads

Access for the development will come from the existing road, West F Place along the east side of the project. We propose to do frontage improvements along West F Place within the site. NW 13<sup>th</sup> Street will run through the site and end at the temporary turnaround in the southwest corner. Future connections to NW 9<sup>th</sup> Avenue could take place with a development to the south. There is no public road connection from this project to NW Old Pacific Hwy.

### **Public Water**

Clark Public Utilities (CPU) is the water purveyor for this site. CPU Water distribution maps indicate that there is an existing 8" water main within NW 9th Ave and an 8" water main within West F Place connecting to a 12" water main within NW Old Pacific Hwy. There is a nearby fire hydrant located near the intersection of West F Place and W 14th Way.

For this development, depending on site access and layout, plan to connect to the existing 8" water main within West F Place. 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 and connecting to the 8" water main within NW 9th Ave. if a connection is feasible.

### **Public Sewer**

The existing sanitary sewer is currently located in the southeast portion of the site, within the Hanna's Farm Subdivision. We plan on connecting to the existing sewer located in West F place at the southeast corner of the site. Gravity sanitary sewer would be located within NW 13<sup>th</sup> Street and turn east to run along the southern edge of the project and connect to the existing main in West F Place. This would serve the entire site. Lots 11 and 12 could potentially need grinder pumps because of elevation. We are optimistic we can serve them with traditional gravity sewer laterals.

### **Stormwater**

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. Since we will be creating more than 2,000 S.F. of impervious surface, we will be regulated by stormwater. The soils located within the site are called Hillsboro Silt Loam, (HoC, HoB, HoG), which is a moderate draining soil and typically has lower infiltration rates. We have proposed a wet pond located in the southwest corner of the site at the lowest elevation. All stormwater runoff from the subdivision will be collected, treated and detained in the wet pond. Treated stormwater will be released at or below predeveloped rates to the northwest corner of the storm facility in the creek buffer where it will not cause an increase in erosion. A habitat permit will likely be necessary for the stormwater release structure.

### **Critical Areas**

There are known critical areas on these two parcels. The north central portion of the site has steep slopes which will be avoided with the development. There are GIS mapped wetlands down along Creek. 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.

### **Summary**

Any future subdivision would require lots to be 7,500 square feet minimum to meet the zoning requirements. Smaller 6,000 square foot lots may be created through density transfer. Any future subdivision would also require public water, sewer, and transportation to serve the lots. Please reach out to Scott Taylor with SGA Engineering for any questions or additional information regarding this project.

Sincerely,

Scott Taylor, Planner & Landscape Architect