

RELYEA SUBDIVISION PROJECT NARRATIVE

PROJECT IDENTIFICATION AND SITE CHARACTERISTICS

The Relyea project proposes a new subdivision on parcels 211217000, 211458000, 211450000, 211206000, 211286000 & 211525000. The site totals approximately 66.79 acres and would be divided into a 153-lot subdivision for single-family detached development. The project also proposes open space tracts, stormwater facilities, public and private gated roads. The property contains six tax parcels which are located within the Northeast Quarter of Section 09, Township 4 North, Range 1 East, Willamette Meridian. The site is currently zoned LDR-7.5. The property borders LDR-7.5 zoned properties to the north, east and west. Parcels to the south are in the Clark County jurisdiction and are zoned R-5 & R-10 with an urban reserve comprehensive plan overlay. There is an existing gas pipeline easement and Sensitive Utility Corridor Overlay District that runs through the properties. The site is mostly unused vacant land with a few homes and old outbuildings with moderately sloping topography between 0-25%. Any specific wetland boundaries on-site are unknown at this time. There is GIS mapping for wetlands on the southern edge of the project adjacent to McCormick Creek. GIS also shows riparian habitat along the drainages on-site. Please refer to the plans and other material contained in this application for additional information regarding existing and proposed conditions.

The applicant proposes to construct a subdivision consisting of 153 homes in 2 phases. Phase 1 will include 99 lots, while Phase 2 will include 54 lots. The lot sizes will vary from 6,000 sf to 15,277 sf.

Development is tentatively scheduled to start construction in Summer of 2026.

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

As part of Engineering approval, Local Street improvements and right of way dedication will need to be constructed through the Subdivision. The preliminary plans show how full street improvements will be constructed from NW Spencer Road throughout the site. Secondary emergency access will be provided via NW 13th Avenue at the northwest corner of the site through to NW La Center Road.

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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 have been provided per LCMC 12.10.190.

A traffic study has been completed by Kittelson & Associates for the subdivision. This study has been submitted with this subdivision application. The report includes average daily traffic and peak hour traffic for intersections and streets as required by LCMC 18.215.050(n).

TITLE 13 – UTILITY REVIEW

CHAPTER 13.10 -- SEWER SYSTEM RULES AND REGULATIONS

SEWER UTILITY REVIEW

The applicant proposes to install a pump station at the low point of the subdivision, with a force main in NW 13th Avenue to connect to the existing force main stub in La Center Road along the south edge of the right-of-way. The city requires that any pump station constructed shall be owned and maintained by the city, so that the WWTP operator can regulate this new pumping system flowing to the treatment plant. The pump station will need to be constructed to city standards, and sufficient Right of Way dedicated to the city for access and maintenance. NW 13th Avenue is a private street. The access and maintenance of the force main in NW 13th Avenue will be in a public easement conveyed to the city.

When the La Center Road sewer system was constructed, a 6-inch force main lateral was stubbed to the south side of NW 13th Street for future potential connection. This lateral was constructed with a gate valve at the end of the lateral. According to the profile of the La Center force main, the 6-inch lateral is constructed about 40-feet west of the high point in the force main. This 6-inch force main is connected to a pump station at the low point in La Center Road to the west (profile included as an attachment). For the applicant to connect to this 6-inch force main lateral, a sewer system analysis will need to be done by the applicant to determine how the two pump stations will operate together. It is possible that a new connection to this force main at La Center Road will need to be moved to the high point, if conflicts between the two pump stations will result. The applicant will also need to complete a basin analysis of the new pump station, including any additional area in La Center that can be served by the pump station. The pump station will need to be sized for the entire basin, but the pumps can likely be sized for the proposed subdivision. A Latecomer's agreement, per LCMC 13.10.240, is the only method for the cost of recovery for the pump station portion sized for the entire basin. It may be possible to use a development agreement to recover costs of the pump station with SDC credits or some other form of reimbursement. This use of the developer agreement will need to be approved by city council. The approval and use of Developer's Agreement are discussed in LCMC 18.60

PUBLIC WATER - UTILITY REVIEW

This property is currently serviced by Clark Public Utilities. CPU will review the final engineering plans for approval prior to City approvals. The Engineers will coordinate with CCFR for review on the hydrant spacing and related fire flow and fire protection issues.

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Water mains exist in NW Spencer Road and NW 13th Avenue adjacent to the site. New 8” water mains will be extended throughout this site and looped where possible. The water system shall be sized depending on the anticipated fire protection and domestic demand requirements. The Engineer shall certify that the proposed water distribution design adequately provides proper domestic and fire protection services.

TITLE 18: DEVELOPMENT CODE CHAPTERS

18.30 – PROCEDURES

This review will be a type III subdivision review. A public hearing will be held with the hearings examiner. The other reviews associated with this subdivision will be done concurrently and under the same type III requirements.

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)

18.157 – SENSITIVITY UTILITY CORRIDOR OVERLAY DISTRICT

This project has a 75 foot wide gas pipeline easement across portions of the site. Williams Pipeline owns the easement and no impacts are proposed to the pipeline. There are two locations where this project will cross the buried pipelines. The necessary coordination, reviews and permits will be obtained from Williams Pipeline prior to construction. This should be a condition of approval for phase I of the project.

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

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sanitary wastes; and • The subdivision complies with Chapter 58.17 RCW and all of the city code sections listed above.

18.225 LEGAL LOT DETERMINATIONS

Staff will complete a legal lot determination concurrent with the review of the subdivision application. Information required by Chapter LCMC 18.225.010[4] including a sales history dating to 1969; prior city/county short plat, subdivision, lot determination or other written approvals; prior segregation requests; prior recorded surveys; and/or any other information demonstrating compliance with criteria of this section has been submitted for review.

18.240 – MITIGATION OF ADVERSE IMPACT

The applicant will need to respond to this code section in their narrative as part of the subdivision application documenting impact and mitigations for public facilities.

There are no impacts or required mitigation for public facilities associated with this subdivision.

18.245 – SUPPLEMENTARY DEVELOPMENT STANDARDS

Landscape screening is not required on the perimeter of the development, as the development is bordered by LDR-7.5 zoned properties to the north, east and west. There are R-5 & R-10 zoned properties to the south with an urban reserve comprehensive plan overlay. Parcels to the south are in the Clark County jurisdiction, and La Center's code does not require screening adjacent to these areas. 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

Proposed fences 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.

- All landscaped areas must meet the landscape standards of 18.245 including:
- Existing vegetation may fulfill landscape requirements if it provides an equivalent screening.

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- Landscaped stormwater areas may satisfy landscaping area requirements.
- Rooftop and ground-level exterior equipment shall be screened to an F2 or L3 standard.
- Landscaping must meet size requirements in 18.245.060

Permanent built-in irrigation is required or a statement from a landscape architect is required to have a temporary irrigation system during establishment. Alternatively, no irrigation system is required if plantings will survive by rainwater as certified by a landscape architect and plants must be monitored replacement of plants that don't survive is required.

LCMC 18.260 VARIANCES

This project is not proposing any variance at this time.

LCMC 18.280 – OFF-STREET PARKING & LOADING REQUIREMENTS

The proposed site access will extend from NW Spencer Road on to the site to serve the entire development via public and private roads. All new homes will take access internally to the site. Several private roads and driveways are proposed within the development. Gates are proposed along the three private roads. An emergency access and stub for future public road will be located at the southern end of NW 13th Avenue. Currently NW 13th Avenue is a private road which is not built to city standards. Other public roads could extend north and west from the site with future development. Public and private road requirements are outlined in LCMC 12.10 and discussed in the Public Works and Engineering Analysis section.

Each dwelling unit shall be provided with two off-street parking spaces per Table 18.280.040. The front plane of the garage must be setback a minimum of 20 feet from the interior edge of the sidewalk. Off-street parking spaces for residential uses in driveways serving single-family, duplex, or attached single-family uses must be at least 20 feet long.

Access for the existing residence on the northern portion of the site will come off the new internal streets. The other residences on-site will be removed. Each new lot will have a minimum of two driveway parking stalls and two garage parking stalls for a total of 4 stalls. On street parking will also be allowed on all public roads and some of the wider private roads.

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

There are known critical areas within the subject site. The north central end of the site along with the south and west sides of the site have steep slopes. There are GIS mapped wetlands down along

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McCormick Creek. Riparian habitat corridors are mapped throughout the site. A critical areas report has been prepared for this project and the entire site. The critical areas report has been submitted with the preliminary applications.

LCMC 18.300.090(1) CRITICAL AQUIFER RECHARGE AREAS

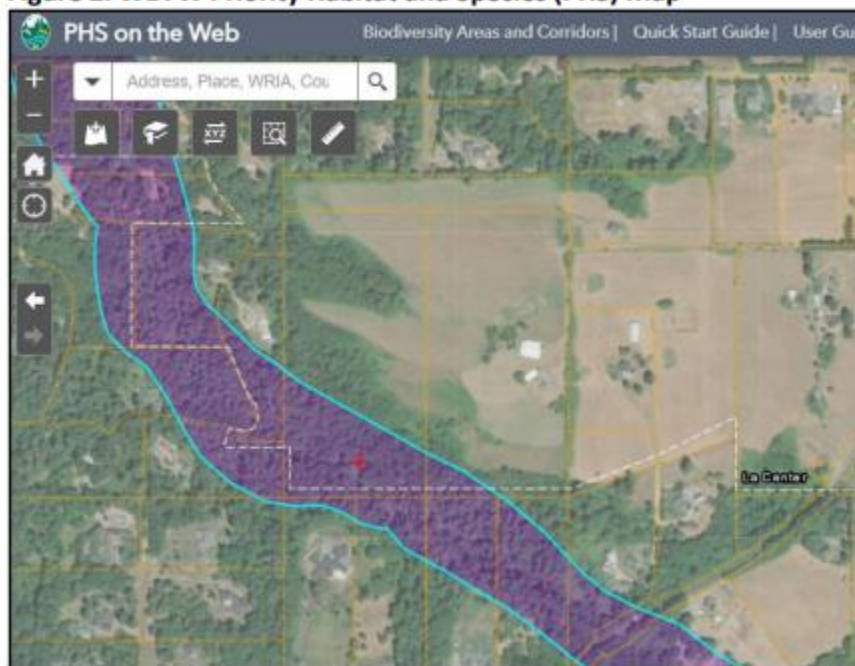
The site and all of La Center is mapped as a Category II Critical Aquifer Recharge Area. However, La Center's code does not contain any requirements for Category II Critical Aquifer Recharge Areas. A critical areas permit is not required for development within a Category II Critical Aquifer Recharge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

LCMC 18.300.090(2) Fish and Wildlife Habitat Conservation Areas (Riparian

Areas) Clark County Maps Online indicates that McCormick Creek, identified as a Type F Water with fish habitat, crosses through the site in the southwest corner of Parcel 211286-000. Other, unnamed, non-fish bearing streams identified as Type NP and Type NS waters traverse the site. Fish bearing and non-fish-bearing waters are further defined in WAC 222-16-030. Variable width riparian habitat conservation areas are mapped over these waters. See the critical areas report by Ecological Land Services for all the confirmed jurisdictional habitat and wetland areas on the site or adjacent to the site.

Below is information from the pre-application conference provided by the City for reference. Using the WDFW Priority Habitat and Species (PHS) Map, the East Fork Lewis River Riparian Corridor runs along the southwestern portions of the site and is generally consistent with the alignment of McCormick Creek and associated buffer. Riparian areas are fish and wildlife habitat conservation areas under the critical areas ordinance and development in these areas requires a critical areas permit.

Figure 2. WDFW Priority Habitat and Species (PHS) Map



Source: [PHS on the Web](#)

Occurrence Name	Biodiversity Areas And Corridor
Priority Area	Terrestrial Habitat
Site Name	EAST FORK LEWIS RIVER RIPARIAN CORRIDOR
Accuracy	1/4 mile (Quarter Section)
Notes	EAST FORK LEWIS RIVER RIPARIAN CORRIDOR. HIGH QUALITY HABITAT WITH MULTIPLE LAYERED CANOPY
Source Record	902219
Source Dataset	PHSREGION
Source Name	DUGGER, CARL
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	Click for more info.
Geometry Type	Polygons

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In addition to the biodiversity corridor noted above, the PHS map also indicates the presence of two priority animal species, common names Little Brown Bat and Yuma myotis. Habitat buffers are assigned to the lands regulated in 18.300 according to Table 18.300.090(2)(a). Development activities are restricted within buffer areas as indicated in Table 18.300.090(2)(f) below:..

Table 18.300.090(2)(f) – Riparian Areas

Fish and Wildlife Habitat Areas RIPARIAN AREAS	Characteristic	Riparian Ecosystem Area (in feet)
Type S (fish bearing)	East Fork of the Lewis River	250
Type F (perennial or fish bearing)	Breeze, 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(2)(g)

Includes buffer standards for buildings and construction near a buffer. A minimum setback of 15 feet from the buffer is required for the construction of any impervious surface(s) greater than 120 square feet of base coverage from the head or toe of a slope where the overall slope is greater than 35 percent. Clearing, grading, and filling within 15 feet of the buffer setback is only allowed if the applicant demonstrates native vegetation within the buffer will not be damaged. The additional impervious surface setback from the toe and head of a slope may be waived if the applicant provides credible evidence that the proposed impervious surface will not significantly affect the stability of slope. The edge of the buffer area shall be clearly staked, flagged, and fenced prior to and through completion of construction. The buffer boundary must be clearly visible, durable, and permanently affixed to the ground. Additional standard requirements pursuant 18.300.090(2)(n) includes permanent marking of a buffer area shall be installed during and after site construction. This includes signs that shall read “Habitat Buffer – Please Retain in a Natural State” and to be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer. A conservation covenant shall be recorded in a form approved by the City attorney and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer. The City’s critical areas ordinance permits buffer reductions of Type N streams of up to 50 percent if the riparian area is currently impacted or has non-native vegetation such as grass or pasture per LCMC 18.300.090(2)(l). The applicant must demonstrate that the proposed buffer reduction will not significantly reduce water quality or habitat functions and must provide a buffer enhancement plan.

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LCMC 18.400.090(4) GEOLOGICALLY HAZARDOUS AREAS

County maps an area throughout the project site as a severe erosion hazard area (Figure 3), which is a regulated geologically hazardous critical area. Development on lands classified as an erosion hazard areas are prohibited unless the applicant meets the requirements of LCMC 18.300.090(4)(b)(i) and LCMC 18.300.090(4)(c & e). This includes erosion hazard area buffers as recommended in an approved geotechnical report. The applicant must provide an erosion control plan that meets the requirements of LCMC 18.300.090(4)(e)(ii).

A significant portion along the southern boundary of the site and wrapping around to the west and north along the western boundary are landslide hazards (areas of potential instability). These areas are a regulated geologically hazardous critical area. Development on lands classified as a landslide hazard areas are prohibited unless the applicant meets the requirements of LCMC 18.300.090(4)(b)(i) and LCMC 18.300.090(4)(c & d). Landslide hazard areas shall be protected with buffers as required by LCMC 18.300.090(4)(d)(i) and as determined by a qualified professional.

The site is mapped as Class C and D seismic hazard for ground shaking amplification which is a type of seismic hazard regulated as a geologically hazardous critical area. The applicant must provide a geotechnical engineering report documenting whether the geologic hazard exists and proposing mitigations to ensure that the development meets the requirements of LCMC 18.300.090(4)(b)(i) including that:

- It will not increase the threat of geologic hazard to adjacent properties;
- Will not impact other critical areas adversely;
- Is designed so that the hazard is eliminated or mitigated to a level equal to or less than predevelopment conditions, and;
- Are recommended by a qualified professional in a stamped geotechnical engineering report.

See the report by Columbia West Engineering for all the slope stability and geotechnical analysis of the site.

LCMC 18.300.090(5) WETLANDS

See the wetland delineation report by Ecological Land Services, Inc. The small wetland on the southwest side of the site is being avoided and is not proposed to be filled.

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 square feet 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 square feet of impervious surface is subject to stormwater regulation. The applicant proposes to create new impervious public interior streets, that will be public Per LCMC 18.320.210. Treatment BMPs shall be sized to the treat the water quality design

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storm, defined as the six-month, 24-hour storm runoff volume. A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320. The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system. The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method. Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot.

See the preliminary stormwater report TIR from SGA Engineering submitted with this application for all the details on the proposed stormwater treatment, detention and release.

Maintenance of Stormwater Facility

The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

Grading

A grading and erosion control permit is required as part of the subdivision plans. See the preliminary grading plans for the subdivision prepared by SGA Engineering. Final grading plans will be prepared with the construction plans and reviewed by City staff prior to final engineering approval.

CHAPTER 18.350 TREE PROTECTION

An initial Google Earth survey shows a large number of trees onsite, though most appear to be within or adjacent to critical areas or steep slopes. If any tree greater than 5" DHA is proposed to be removed, a tree cutting permit is required and trees larger than 10 inches in diameter must be mitigated. Mitigation may consist of replanting on or off-site or payment in lieu of planting per LCMC 18.350.050. A tree inventory and protection plan will also be required in accordance with LCMC 18.350.060 including an inventory of all trees onsite and be prepared by an arborist or accredited landscape architect. The inventory and protection plan must include:

- Location, species, and diameter of each tree on-site and within 15 feet of the site;
- Location of the dripline of each tree;
- Location of existing and proposed roads, utilities, facilities, and easements;
- Locations of proposed and existing structures;
- Grade change or cut and fill during and/or after construction;
- Existing and proposed impervious surfaces;
- Identification of a contact person and/or arborist who will be responsible for implementing and maintain the approved tree protection plan; and

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- Location and type of tree protection measures to be installed per LCMC 18.350.060(3).

Due to the large quantity of trees on site, the City has determined that trees in areas that are to be preserved or undeveloped (i.e. the stream on the eastern side of the site and its buffer) are not required to be inventoried per above. However, these areas shall be mapped on the tree inventory and protection plan for staff review. The applicant must respond to the review criteria in LCMC 18.350.080 in their compliance narrative. Under the review criteria, the City can require the applicant to alter their site design to eliminate or reduce tree removal.

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.

See the Archaeological Pre-Determination report by Applied Archaeological Research, Inc. for more information if necessary. No additional work was recommended by AAR. DAHP will review the report along with the SEPA determination from the City.

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.