

# STEPHENS HILLSIDE FARM

---

## DEVELOPER'S AGREEMENT NARRATIVE

**Prepared for:**

New Tradition Homes LLC  
11815 NE 113<sup>th</sup> Street Ste 110  
Vancouver WA, 98662

**Contact:**

Valerie Uskoski  
Hayward Uskoski & Associates, Inc  
1101 Broadway St. #130  
Vancouver, WA  
thomas@huaconsulting.com  
(360) 635-5223

February 13, 2023



**HAYWARD USKOSKI**  
& ASSOCIATES

# CONTENTS

---

## NARRATIVE

1. INTRODUCTION
2. BACKGROUND
3. PROPOSAL
4. LCMC 18.60 DEVELOPER'S AGREEMENT
5. LA CENTER MUNICIPAL CODE (LCMC)
6. CONCLUSION

# NARRATIVE

---

## 1. Introduction

Hayward Uskoski and Associates, Inc. (HUA) is hereby submitting the following Developer's Agreement on behalf of New Tradition Homes (applicant) addressing lot coverage to Stephen's Hillside Farm. The applicant wishes to amend the lot coverage to better provide a wider variety of housing options in La Center.

The proposed lot coverage modifications would not substantially change the nature of the development but provide additional outdoor amenities throughout the development through the use of open space and promote outdoor recreational opportunities. This proposal would also eliminate double frontage lots and reduce the overall number of lots under the previously approved variance for lots exceeding 11,000 SF by half.

## 2. Background

Stephen's Hillside Farm is an approved subdivision in La Center, WA. The project is located on approximately 42.3 acres in the northern portion of the City of La Center within the Urban Growth Area. The project has been constructed and is currently working on the final plat.

## 3. Proposal

**Coverage alterations:** The applicant is requesting to amend the lot coverage so that the project better responds to the current lifestyle demands and provide additional outdoor amenities to the neighborhood and increase the open space of the development.

The applicant is proposing to construct residential buildings and appurtenances exceeding the lot coverage standards of LCMC 18.130.080 on up to 50% of the lots within the Development. Lot coverage shall not exceed 35% coverage as an average for all lots within the development, and lot coverage shall not exceed 44% on an individual lot. This will allow a wider variety of home styles and plans to be constructed on the lots which will improve home choices for seniors, those with mobility issues, people who work from home, and those looking for outdoor living in the Pacific Northwest. It will also allow a wider variety of facades which will avoid repetition in home styles, improve streetscapes and reduce the visual dominance of garages.

The increase in lot coverage would be offset by the addition of two additional tracts along 19<sup>th</sup> Street which will improve the aesthetics and long term feel of the neighborhood. The tracts are located on the north side of 19<sup>th</sup> Street from the entrance and extend west to Dove Ave, providing a landscape area extending halfway through the development. The applicant has also added provisions in the plat to allow a future trail connection to the southwest through the stormwater facility tract when the adjacent property develops to promote additional trail circulation throughout the city.

The tracts would give the city more flexibility for the future as the city grows and public transit is implemented, including the opportunity for school bus stops on 19<sup>th</sup> Street vs along Aspen, where

traffic speeds are higher and waiting students are limited to the sidewalk areas. The tracts will provide areas where the students can interact with each other and reduce the risk of conflict with vehicular traffic on the roadway.

The tracts will contain benches with trash can and a dog waste station to be HOA maintained. The benches and open space would provide respite areas for when people came up the internal connecting trails, in addition to providing opportunities to sit and watch the sunset, and create easily accessible areas for pet walking that would help to eliminate animal waste being abandoned in place by providing a waste management opportunities.

The development currently has a variance to allow ten internal lots to exceed 11,000 square feet. The approval of this Developer's Agreement would reduce the number of lots within the variance by half. This would also eliminate all double frontage lots, thereby addressing the city's concern during the variance approval that future lot owner may try to further subdivide the lots in excess of 11,000 square feet. All plat notes prohibiting further subdivision of lots within the development will remain.

#### 4. LCMC 18.60 Developer's Agreement

*Deviations from Development Standards. A development agreement may allow deviations from development standards imposed under the La Center Municipal Code in exchange for offsetting public benefits including, but not limited to, the following:*

*(a) The provision of public facilities, including:*

*(i) Public parks and open spaces containing a higher level of amenities than otherwise required by city regulations;*

*(ii) Trails, trail connections to the city trail system, and shoreline access in addition to what is required under city plans and regulations;*

*(iii) Public streets with additional amenities, such as wider sidewalks, bike lanes, and/or landscape strips;*

*(iv) Another facility identified in the city capital facilities plan not otherwise required by the development;*

*(b) Provision of affordable housing;*

*(c) Provision of family-wage jobs;*

*(d) The project preserves significant historic structures or demonstrates preservation and enhancement of the existing community character;*

*(e) The project will provide a higher level of urban design than required by existing zoning standards, such as additional pedestrian connections, plazas, buildings with a high degree of architectural detail and pedestrian orientation, and a mix of uses.*

The applicant is applying for a Developer's Agreement to modify the lot coverage based on additional open space along 19<sup>th</sup> Street with benches, trash cans, and a pet waste station which

will result in a higher level of amenities and open space than required by code. The applicant has also added provisions in the plat to allow a future trail connection to the southwest through the stormwater facility tract when the adjacent property develops to promote additional trail circulation throughout the city. These proposed enhancements will improve the community character and allow for future pedestrian circulation throughout the city via the trails system.

The Developer’s Agreement will allow a wider variety of home styles and plans to be constructed on the lots which will improve home choices for seniors, those with mobility issues, people who work from home, and those looking for outdoor living in the Pacific Northwest. It will also allow a wider variety of facades which will avoid repetition in home styles, improve streetscapes and reduce the visual dominance of garages.

## 5. LA CENTER MUNICIPAL CODE (LCMC)

The following section of the narrative addresses how the Developer’s Agreement meets the La Center Municipal Code and by extension, the La Center Engineering Standards as well as other relevant codes and standards. The Developer’s Agreement conforms with all conditions of approval and discussion set forth within the Hearing Examiners Final Order but provides for an increase in lot coverage for building structures.

### 5.1.1 LCMC 18.130 LOW-DENSITY RESIDENTIAL DISTRICT (LDR-7.5)

The applicant is proposing to maintain all lot standards within the development with a modification to the lot coverage standards. The Developer’s Agreement maintains the same density as the approved preliminary plat with a minimum lot size of 7,500 square feet and a density of over four units per net acre. Maximum lot area in this zoning district is 11,000 square feet unless the lots are adjacent to the Urban Growth Area Boundary (UGAB) per LCMC 18.130.080. For this project, the UGAB is adjacent to the north property line of the site, so lots adjacent to the north boundary can exceed 11,000 square feet without a variance. A variance has been provided for lots that exceed 11,000 square feet within the interior of the development. The applicant is applying a plat note preventing lots exceeding 15,000 square feet from being subdivided in future, or other method to be agreed with the City prior to final plat recording.

The table below compares proposed lot areas, dimensions, density figures and other relevant facts to the requirements of the LCMC:

<b>Dimension</b>	<b>LDR-7.5</b>	<b>Proposed</b>
<b>Average lot area</b>	N/A	9,712 sf
<b>Minimum lot area</b>	7,500 sf	7,542 sf
<b>Maximum lot area not adjacent to UGA boundary</b>	11,000 sf	21,445 sf

<b>Maximum lot area adjacent to UGA boundary</b>	No maximum	24,016 sf
<b>Minimum density based on net acres</b>	4 d.u./ac	4.5 d.u./ac
<b>Minimum Lot Width</b>	60 ft	60 ft
<b>Minimum lot frontage</b>	30'	30'
<b>Front Setback</b>	20' Garage	At building permit
<b>Side Setback</b>	5' Lot 10' Street	At building permit
<b>Rear Setback</b>	20'	At building permit
<b>Maximum Lot Coverage*</b>	35%	At building permit
<b>Maximum Impervious Surface area</b>	50%	At building permit
<b>Maximum Height</b>	35 ft	At building permit

\*Applicant has submitted Developer's Agreement for lot area standards.

The applicant is proposing to increase both amenities and the open space within the development to offset the increase in lot coverage.

### 5.1.2 LCMC 18.147 PARKS AND OPEN SPACE

As the development contains 40 or more dwelling units and within the LDR-7.5 district, the project is proposing to incorporate a park as part of the development proposal. The park size required for the development of 85 homes is 0.28 acres. The park proposed with the subdivision is 1.06 acres, meeting the size requirement. The Developer's Agreement would add two additional tracts for open space that would add an additional 13,009 square feet along 19<sup>th</sup> Street. These tracts would have open lawn, landscaping, benches, trash cans, and a dog waste station to promote outdoor recreation. The location of the tracts would also allow a safe open space for school children to wait for buses, further away from traffic. Should 19<sup>th</sup> Street connect to the east, the tracts also promote safe bus stops for public transportation systems. The applicant has also added provisions in the plat to allow a future trail connection to the southwest through the stormwater facility tract when the adjacent property develops to promote additional trail circulation throughout the city.

## 6. CONCLUSION

The Developer's Agreement to increase the lot coverage within the development conforms to the requirements of LCMC 18.60 as no additional impact is caused by the proposal and the increase in lot coverage is offset by providing additional amenities throughout the development and increasing the open space.