

# ELLERTSON PROPERTY

## Pre-Application

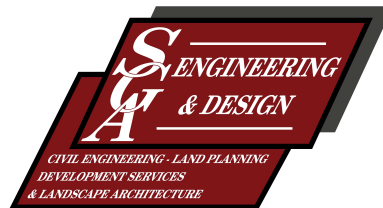
**Tax Parcel: 209094-000**

*Jurisdiction:*



*Owner/Applicant:*     *Ellertson Properties II, LLC.  
Jeff Ellertson & Don Ellertson  
P.O. Box 1864  
Battle Ground, WA 98604  
(360) 989-6266  
gphjeff@yahoo.com*

*Prepared By:*



*2005 Broadway Street  
Vancouver, WA 98663  
Phone (360) 993-0911  
Fax (360) 993-0912  
staylor@sgaengineering.com*

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(5 Paper Copies & Digital Submittal)

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## Master Land Use Application

City of La Center, Planning Services  
305 NW Pacific Highway  
La Center, WA 98629  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)  
Ph. 360.263.7665 Fax: 360.263.7666  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

### Property Information

Site Address NE Lockwood Creek Avenue just west of E 18th Place  
Legal Description #75 SEC 2 T4N R1EWM  
Assessor's Serial Number 209094-000  
Lot Size (square feet) 370,260 sq ft  
Zoning/Comprehensive Plan Designation LDR 7.5  
Existing Use of Site Vacant

### Contact Information

#### APPLICANT:

Contact Name Ellertson Properties II, LLC. Jeff Ellertson  
Company \_\_\_\_\_  
Phone 360-989-6266 Email gphieff@yahoo.com

Complete Address P.O. Box 1864 Battle Ground, WA 98604

Signature Donald H. Ellertson  
(Original Signature Required)

#### APPLICANT'S REPRESENTATIVE:

Contact Name Scott Taylor  
Company SGA Engineering, PLLC  
Phone 360-993-0911 Email staylor@sgaengineering.com

Complete Address 2005 Broadway Vancouver, WA 98663

Signature \_\_\_\_\_  
(Original Signature Required)

#### PROPERTY OWNER:

Contact Name Ellertson Properties II, LLC. Don Ellertson & Jeff Ellertson  
Company \_\_\_\_\_  
Phone 360 989-6266 Email Dorilden@gmail.com  
Email gphieff@yahoo.com

Complete Address P.O. Box 1864 Battle Ground, WA 98604

Signature \_\_\_\_\_  
(Original Signature Required)

**Development Proposal**

Project Name \_\_\_\_\_

Type(s) of Application Pre-Application & Re-Zone

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number N/A

Description of Proposal The applicant proposes to prepare for a future single family residential subdivision and to re-zone the 8.5 acre property from low density residential (LDR- 7.5) to medium density residential (MDR - 16)

**Office Use Only**

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

- Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

Notes \_\_\_\_\_

# **ELLERTSON PROPERTY ZONE CHANGE Pre-Application Narrative**

## **INTRODUCTION**

The Ellertson Property proposes to re-zone parcel 209094-000, approximately 8.5 acres total, to prepare for a future single family attached or detached subdivision. The site is vacant. The future development would possibly be phased for approvals and construction. Future public local access roads will likely serve the project. The parcel is currently zoned LDR-7.5 (low density residential). We are asking for a zone change to MDR-16. Single family residential homes, zoned LRD-7.5, are located to the South, across E. 4th Street /Lockwood Creek Road. Parcels to the west of the project are zoned MDR-16. Single family residential property, zoned LDR-7.5, is to the east and to the north. The northwest 125 feet of this parcel abuts the LaCenter High School properties.

The minimum lot area allowed in the MDR-16 zone is 1,400 square feet for attached and 3,000 square feet for detached. The minimum lot width required is 20 feet for attached and 30 feet for detached. The minimum lot depth requirement is 60 feet for attached and detached. The future subdivision will conform to the zoning requirements of LaCenter. Separate applications and submittals will be made for subdivision review by City staff.

Homes on the future lots are not yet scheduled to be constructed. The proposed homes will most likely be two stories and will provide two garage parking spaces as well as two driveway parking spaces per lot.

## **ZONE CHANGE**

The site is currently zoned LDR-7.5 (Low Density Residential). We are requesting a zone change to MDR-16 (Medium Density Residential).

## **CRITICAL AREAS**

There are possible critical areas located on this site. A site analysis will be prepared for the zone change preliminary application. All jurisdictional critical areas will be delineated and reported.

## **STORMWATER**

Stormwater control will conform to the requirements of the La Center Code. Stormwater from the new impervious surfaces will be treated by rain gardens, bioswales, wetponds, or other approved bmp's. On-site infiltration will be used where feasible for disposal. Also other approved LID or traditional BMP's may be used to treat or infiltrate stormwater on-site. There are currently no stormwater facilities on site. A ditch along E. 4<sup>th</sup> Street/Lockwood Creek Road collects stormwater runoff from the road and property to the north of it. The on-site soils are Gee Silt Loam (GeB) and

# **ELLERTSON PROPERTY ZONE CHANGE Pre-Application Narrative**

Hillsboro Silt Loams (HoA), which typically have low to moderate infiltration rates.

## **ROADS AND PARKING**

NE Lockwood Creek Road is a public existing 40 foot wide asphalt road within an existing 60 foot R.O.W. fronting the southern edge of the property. No additional R.O.W. is required to be dedicated when this future project. E 4<sup>th</sup> Street/NE Lockwood Creek Road is classified as a Primary Arterial. With the future development, new sidewalk, curb and gutter will be constructed along the northern edge of E. 4<sup>th</sup> Street/NE Lockwood Creek Road to complete the improvements. The future project will take access off E. 4<sup>th</sup> Street/NE Lockwood Creek Road. Future interior roads will most likely be public, all future improvements will meet City of LaCenter standards. All lots will take driveway access internally to the project.

Two driveway parking stalls and two garage parking stalls could be provided for each lot providing at least 4 parking spaces per lot.

## **TRAFFIC**

The existing site has no daily traffic. A complete traffic study will be prepared in the future with the preliminary subdivision application by a traffic engineer. A traffic study should not be required for a zone change. Specific site design is required and exact lot counts are necessary.

## **WATER & SEWER**

An 8" PVC water line exist in E. 4<sup>th</sup> Street/NE Lockwood Creek Road. Water service will be supplied by Clark Public Utilities. Public sewer service is provided by City of La Center. An 8" sewer line is being constructed in NE Lockwood Creek Road with the Sunrise Terrace Subdivision. The point of connection for this future project will be an existing sanitary sewer manhole in E. 4<sup>th</sup> Street/NE Lockwood Creek Road. The future site will be served by traditional gravity sewer. Public gravity sewer and water will be extended through the future subdivision to satisfy City and Clark Public Utilities requirements.

Thank you for your time and assistance with this project. Please contact Scott Taylor with SGA Engineering for additional information or with any questions/clarifications.

## EXHIBIT A

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet; thence South  $1^{\circ}17'39''$  West 783 feet, more or less, to the center of the County Road No. 42; thence Southwesterly along the center of County Road No. 42 to the intersection of the Southerly extension of the most Southerly Southeast corner of said Grafe tract with said center of County Road; thence Northeasterly along the Southerly extension and the East line of said Grafe tract 175.69 feet to an inner corner; thence East along South line of said Grafe tract 47.16 feet to a Southeast corner; thence North along East line of said Grafe tract 10.9 chains to the true point of beginning.

EXCEPT County Roads.



REQUEST FOR UTILITY REVIEW – WATER AVAILABILITY

Clark Public Utilities - Water
P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668
TEL (360) 992-8022 FAX (360) 992-8027

APPLICANT INFORMATION

DATE: 11/15/2016

NAME SGA Engineering
ADDRESS 2005 Broadway
CITY Vancouver STATE WA ZIP 98663
TELEPHONE 360-993-0911 FAX
EMAIL lharker@sgaengineering.com

Preferred means of notification: [ ] Mail [ ] Phone [ ] FAX [x] Email
Proposed type of development: [x] Short Plat [ ] Subdivision [ ] Apartment [ ] Commercial
Number of Lots/Units: 4

Property Location
Tax Lot/Serial Acct. No 209094000
SEC 2 TWP 4 RANGE 1 1/4 NW
Property Address NE Lockwood ave, W of E 18th Pl (or nearest cross street)
Property Size 8.5 Ac Required Fire Flow 1000 GPM

PLEASE SUBMIT PLAT MAP WITH REQUEST

GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)

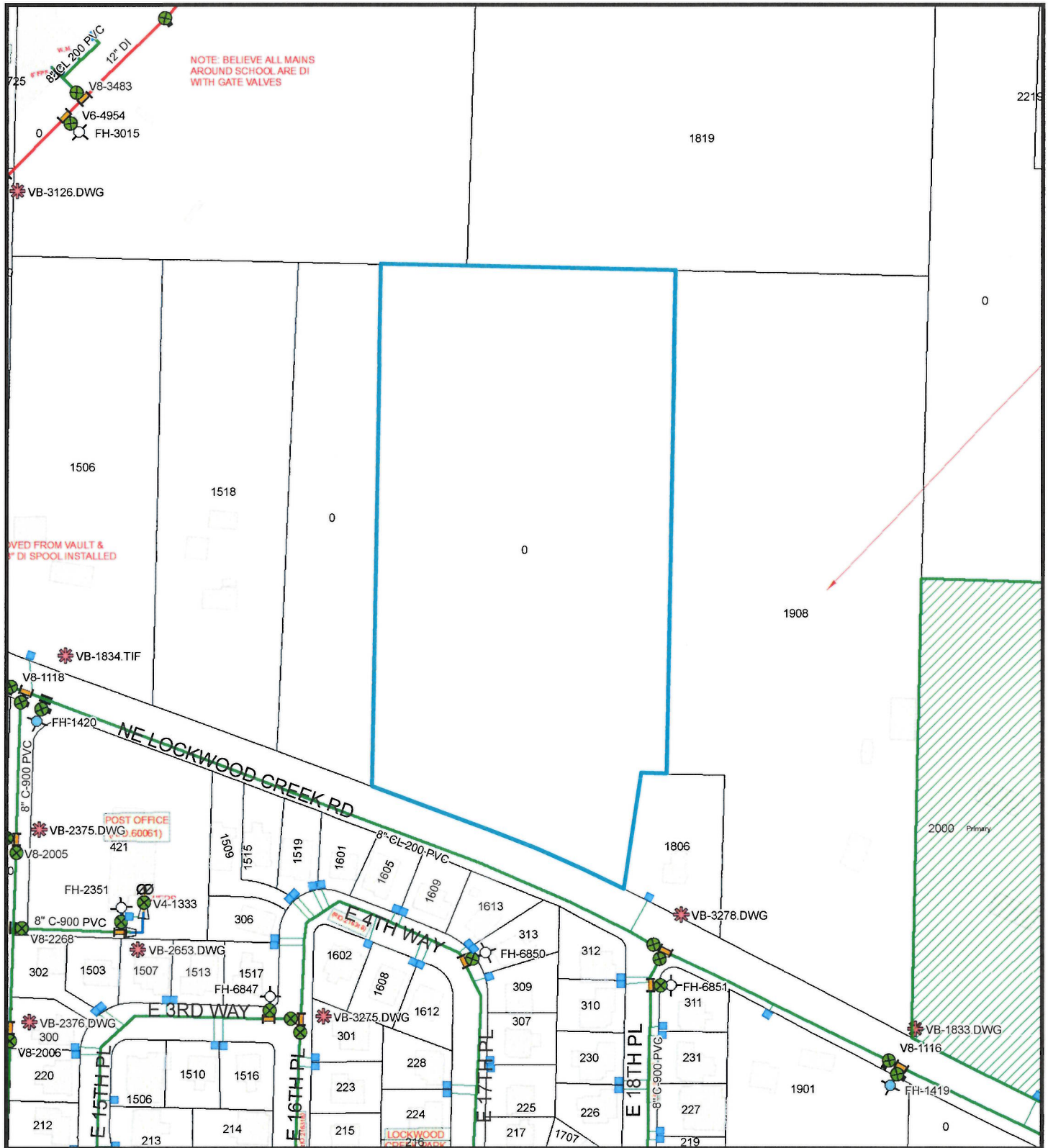
There is an existing 8" PVC main in NE Lockwood Creek Road adjacent to the site. There are existing fire hydrants at the intersections of NE John Storm Rd/Lockwood and E 18th Pl/Lockwood. Measured fire flow in the area is 1,400 gpm at 20 psi. Static pressure at the intersection of John Storm and Lockwood is 56 psi.
A site plan was not submitted with the request so the comment are general and subject to change. Provide water service as required for domestic and fire protection. Pressure at upper elevations of the parcel may experience pressure below 40 psi. Coordinate with the development of the the Sunrise Ridge subdivision to the east for utility installation.

- [x] Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction
[x] Easement Required
[x] Clark Public Utilities has the capacity to serve, if the above conditions are met
[x] Developer/Owner shall pay Right-of-Way fees based on off-site improvements

Review comments are subject to modification during detailed plan check and review.
This utility review is valid for six months after the date of signature below.

REVIEWED BY Russ Knutson, PE DATE 11/18/14





**Legend**

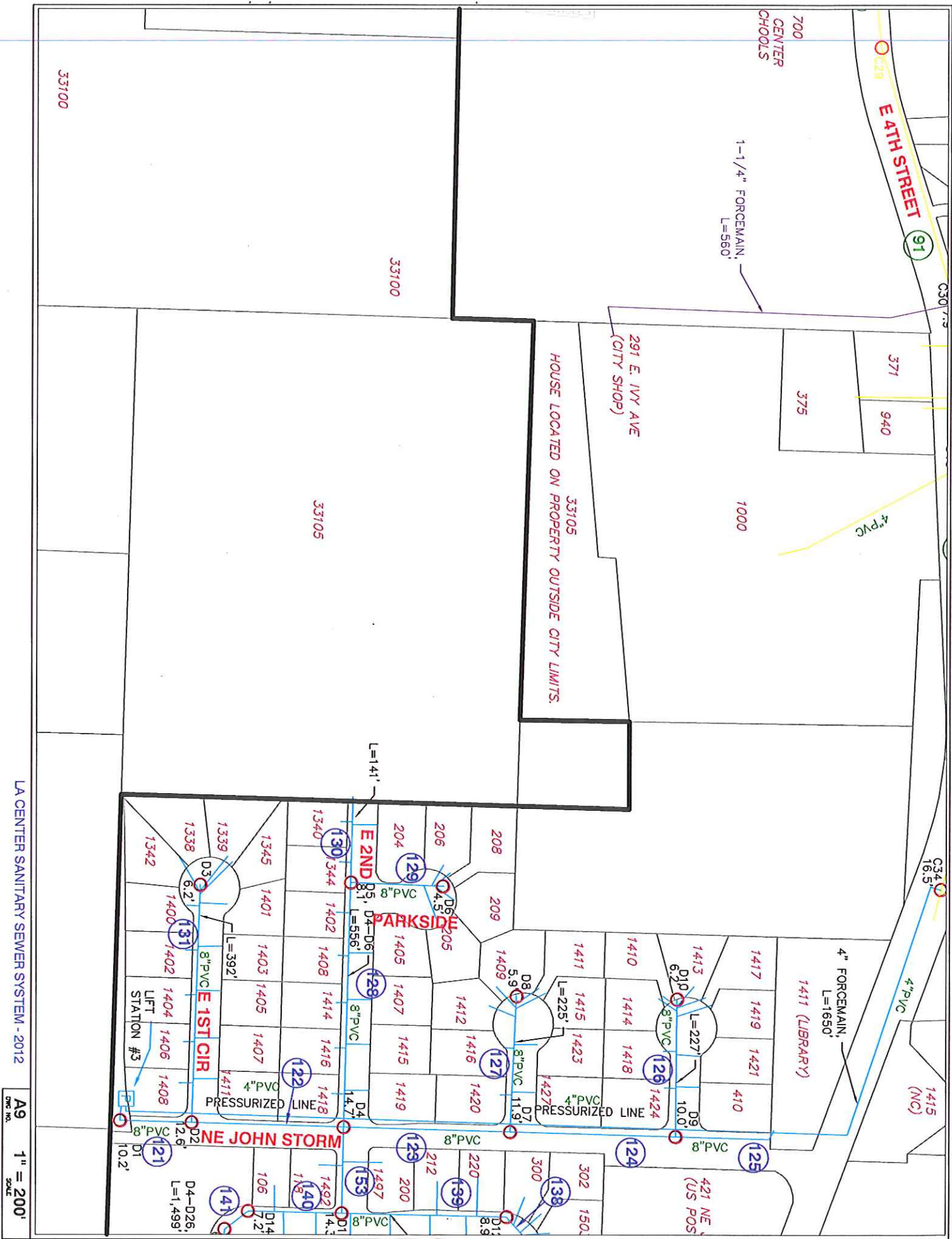
- |               |     |                   |                           |                      |                         |                    |
|---------------|-----|-------------------|---------------------------|----------------------|-------------------------|--------------------|
| Unknown       | 8"  | Butterfly, Closed | Air Release               | Cross                | Reservoir               | Fire Flow At 20psi |
| 2"            | 10" | Butterfly, Open   | Check                     | Tee                  | Booster Pumping Station | Not Tested         |
| 3"            | 12" | Gate, Closed      | Double Check              | Cap and Thrust Block | Satellite Well          | 1 - 499            |
| 4"            | 14" | Gate, Open        | Blow Off                  | Reducer              | Production Well         | 500 - 999          |
| 6"            | 16" | Abandoned Valve   | Pressure Regulating Valve | Coupling             |                         | 1000 - 1499        |
| Water Service |     | Water Meter       | Valve Book                | Tapping Sleeve       |                         | 1500 - 7981        |

1 inch = 200 feet

**Clark Public Utilities**  
*Customer-owned, customer-focused*

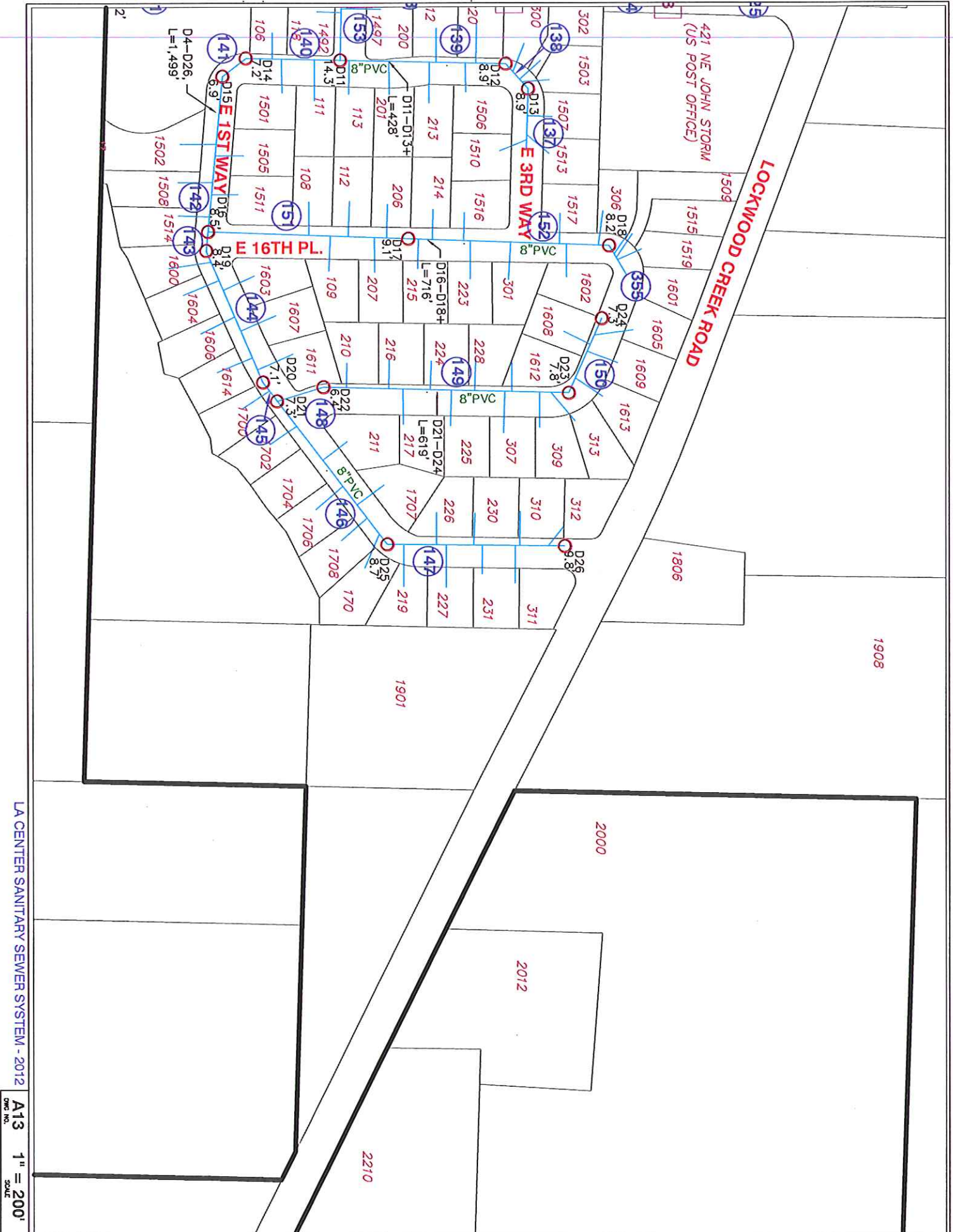
**OPERATIONS MAP**  
 Printed on: 11/18/2016 Printed by: RussK

**MAP NUMBER**  
**4102-N**



LA CENTER SANITARY SEWER SYSTEM - 2012

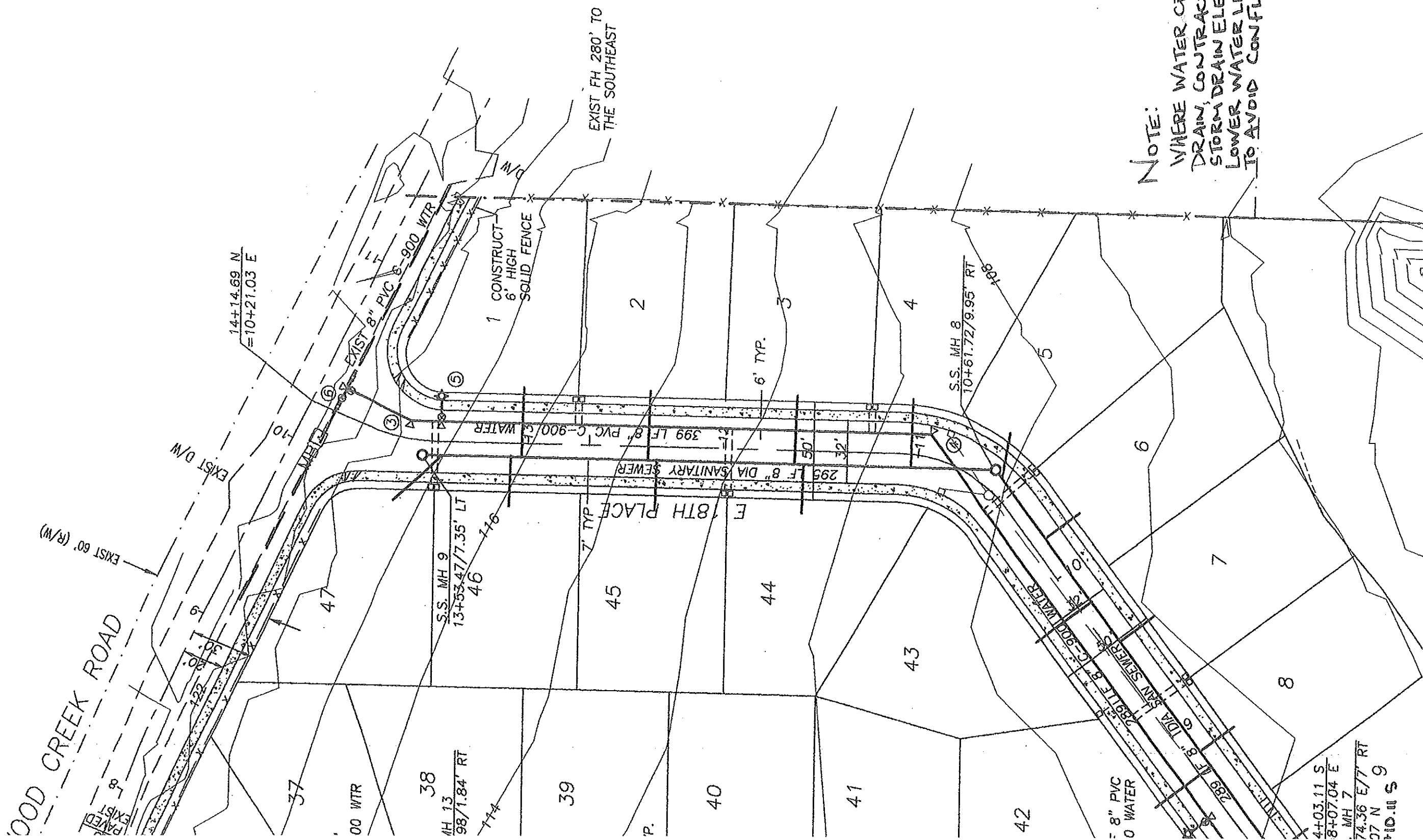
A9 1" = 200'  
 DWG. NO. SCALE



LA CENTER SANITARY SEWER SYSTEM - 2012

A13 1" = 200'

DATE: 11/20/11



NOTE:  
 WHERE WATER CROSSES STORM  
 DRAIN, CONTRACTOR SHALL VERIFY  
 STORM DRAIN ELEVATION AND  
 LOWER WATERLINE AS NEEDED  
 TO AVOID CONFLICT.

4+03.11 S  
 8+07.04 E  
 MH 7  
 74.36 E/7' RT  
 07 N  
 10.11 S

WOOD CREEK ROAD

EXIST FH 280' TO  
 THE SOUTHEAST

1 CONSTRUCT  
 6' HIGH  
 SOLID FENCE

00 WTR

MH 13  
 98/1.84' RT

S.S. MH 9  
 13+53.47/7.35' LT  
 46

S.S. MH 8  
 10+67.72/9.95' RT

8" PVC  
 0 WATER

4+03.11 S

8+07.04 E

MH 7

74.36 E/7' RT

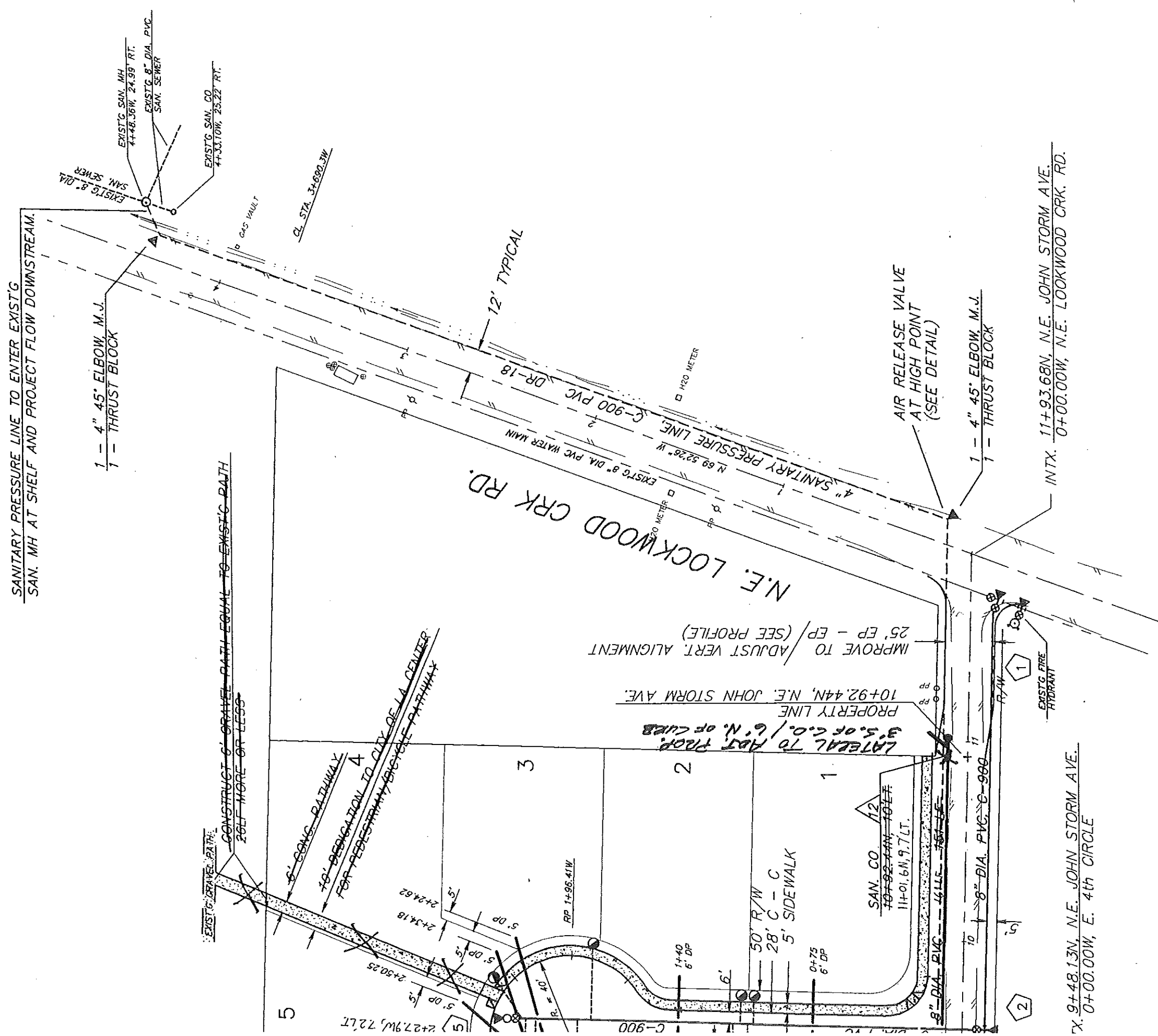
07 N

10.11 S

A Subdivision in  
the W. 1/2 of the N.W. 1/4 of  
Section 2, T.4N., R.1E., W.M.,  
Clark County, Washington

DEVELOPER:

JOHN SLAUGHTER  
16408 N.E. 29TH AVE.  
RIDGEFIELD, WA 98672  
(360) 574-3245

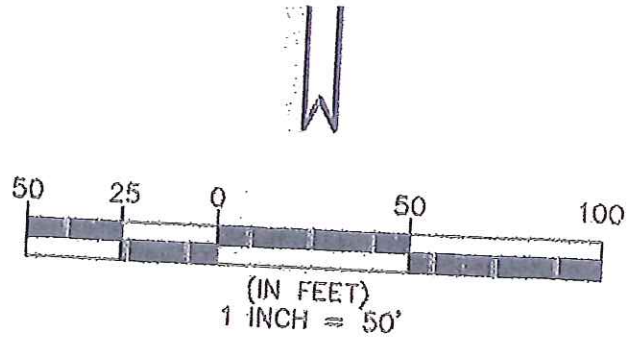


INTX: 9+48.13N, N.E. JOHN STORM AVE.  
0+00.00W, E. 4th CIRCLE

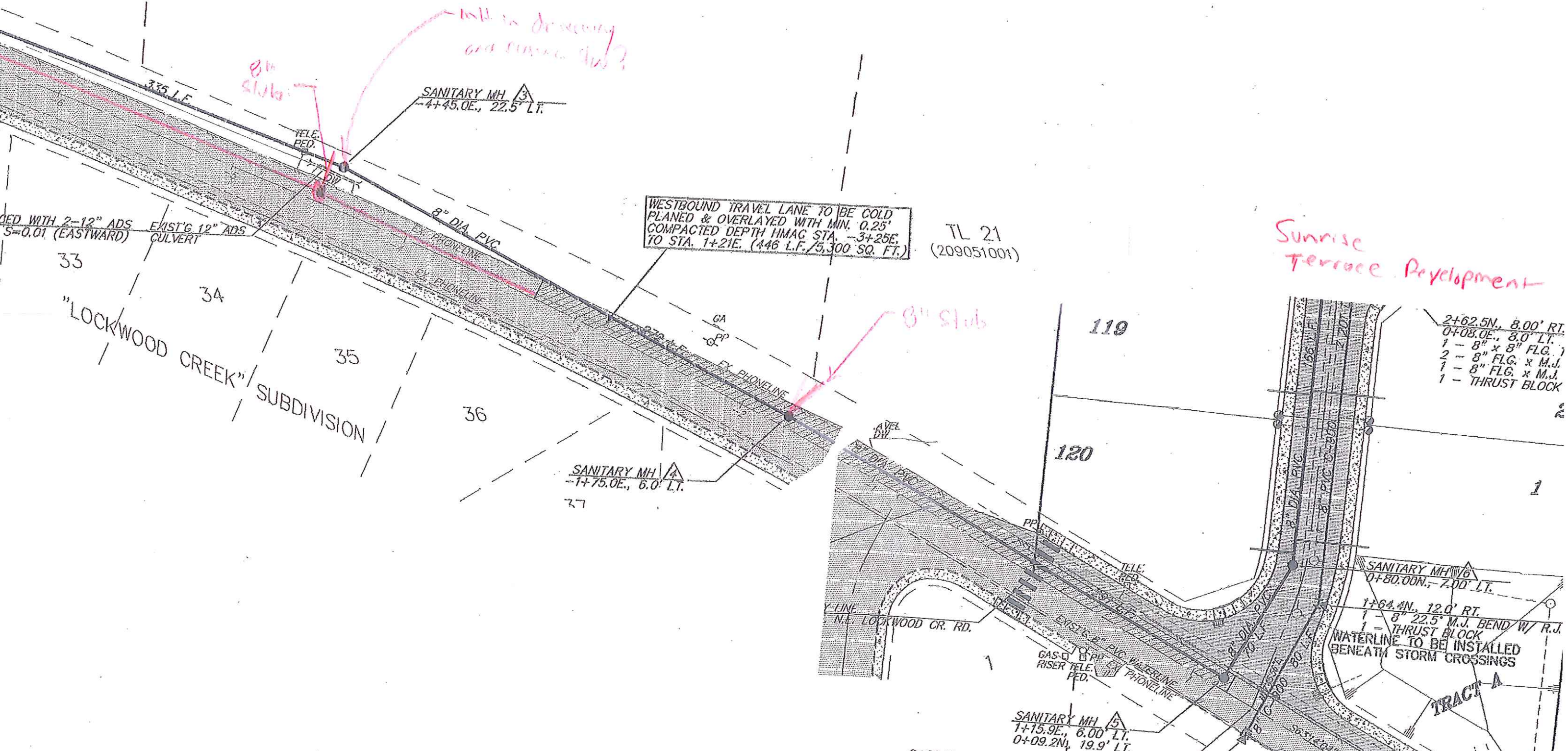
INTX: 11+93.68N, N.E. JOHN STORM AVE.  
0+00.00W, N.E. LOOKWOOD CRK. RD.

TL 4  
(209044000)

TL 75  
(209094000)



Ellentson



WESTBOUND TRAVEL LANE TO BE COLD  
PLANED & OVERLAYED WITH MIN. 0.25"  
COMPACTED DEPTH HMAG STA. -3+25E.  
TO STA. 1+21E. (446 L.F./5,300 SQ. FT.)

TL 21  
(209051001)

Sunrise Terrace Development

2+62.5N., 8.00' RT.  
0+08.0E., 8.0' LT.  
1 - 8" x 8" FLG. J  
2 - 8" FLG. x M.J.  
1 - 8" FLG. x M.J.  
1 - THRUST BLOCK

"LOCKWOOD CREEK" SUBDIVISION

EXIST'G. 12" ADS CULVERT  
S=0.01 (EASTWARD)

67

EXIST'G SANITARY MH REMOVE EXIST'G 8" GRAVITY CONNECTION (E.)  
-15+53.5E., 25.0' LT. & REPLACE WITH NEW 8" CONNECTION EAST.

EXIST'G SANITARY CO REMOVE EXIST'G CLEANOUT &  
-15+38.3E., 25.9' LT. 15 L.F. OF EXIST'G 8" SAN. SEWER LINE

**\*\*LOCATION OF EXIST'G 4" C-900 SANITARY PRESSURE LINE DETERMINED FROM ORIGINAL PLANS FOR "PARKSIDE ESTATES". THIS LOCATION MUST BE VERIFIED IN THE FIELD AND ENGINEER NOTIFIED IF SIGNIFICANTLY DIFFERENT. IF ACTUAL LOCATION IS AS SHOWN, EXIST'G PRESSURE LINE TO REMAIN IN PLACE & ACTIVE UNTIL THE PRESSURE LINE CAN BE DIRECTED INTO NEW SANITARY MH 1.**

EXIST'G 12" STORM PIPE  
-14+01.5E., 18.7' LT.

EXIST'G 12" ADS TO BE REPLACED WITH A NEW 12"  
CULVERT ADS CULVERT AT S=0.03 (WESTWARD)

EXIST'G STORM CB  
-14+64.5E., 18.3' LT.

EXIST'G AREA DRAIN  
-14+11.5E., 19.7' LT.

TL 86  
(209105)

N.E. LOCKWOOD CREEK RD.

TL 54  
(209074)  
LIBRARY

SANITARY MH 1  
-11+55.0E., 18.0' LT.

CONNECT EXIST'G 4" SAN. PRESSURE LINE TO NEW SAN. MH 1 USING AN INSIDE DROP CONNECTION

EX. SAN. PRESSURE RELEASE VALVE MAINTAIN EXIST'G AIR RELEASE VALVE MAINTAIN THIS LOCATION AS HIGH-POINT IN SANITARY PRESSURE LINE

EXIST'G 4" SAN. PRESSURE LINE

N.E. JOHN STORM AVE.

TL 96  
(209115)  
POST OFFICE

Snider

8" Sub

MH for service connection

EXIST'G 12" GOV CULVERT

375 L.F.

EXIST'G 8" PVC WATERLINE

EX. PHONELINE

8" DIA. PVC

399 L.F.

EXIST'G 7" C-900 SAN. PRESSURE LINE

EXIST'G 8" PVC WATERLINE

8" DIA. PVC

GRAVEL

WM

TELE. PED.

MB

GRAVEL

-16

-15

-14

-13

-12

-11

-10

-9

-8

-7

-6

-5

-4

-3

-2

-1

0

1

2

3

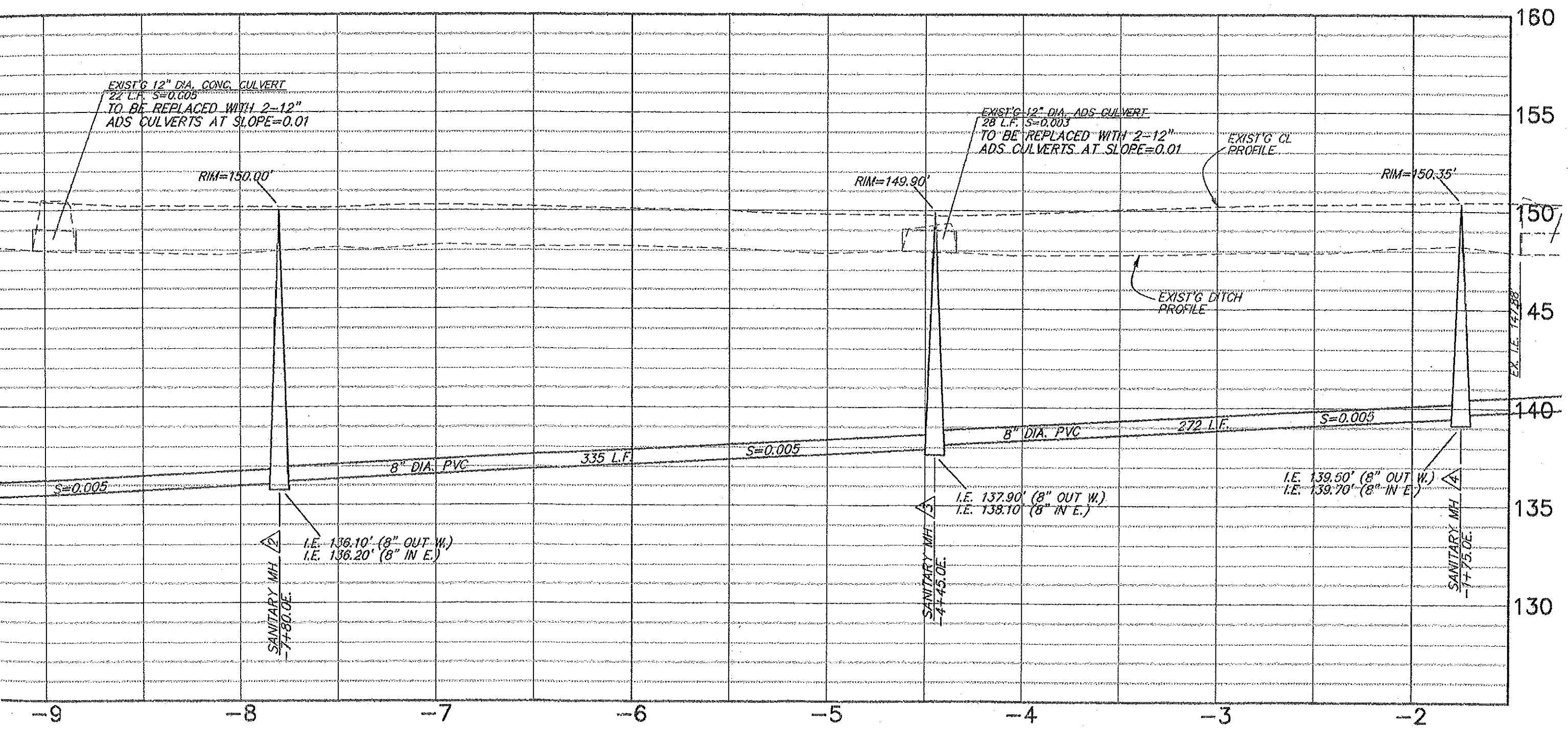
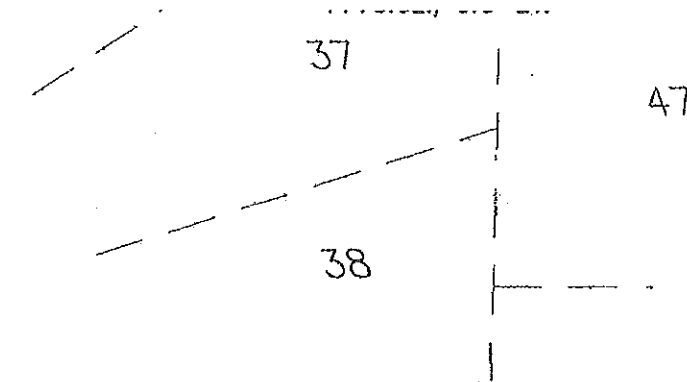
4

5

6

7

8



WOOD CREEK RD.