



La Center, Washington 98629  
T/360.263.7665

**Final PRE-APPLICATION CONFERENCE**  
**Lockwood Meadows Subdivision Lots 13,14,16,24,26,27,31,34,35, & 64**  
**Attached ADU's**  
**2024-013 PAC**

**PROJECT INFORMATION**

Site Address	2316 Badger Way & 2311 Juniper Circle Bk 312 P 298
Legal Description	Lockwood Meadows Subdivision located in the W ½ of the ¼ of Section 2, Township 4 North, Range 1, East of the Willamette Meridian
Applicant	Tyson Grey Cedar Ridge Homes 503.666.4240 <a href="mailto:tyson@cedarridgehomes.us">tyson@cedarridgehomes.us</a> 21632 SE Stark St. Gresham, OR 97030
Applicant's Representative	Same as applicant
Property Owner	David Grey 503.666.4240 <a href="mailto:tyson@cedarridgehomes.us">tyson@cedarridgehomes.us</a>
Proposal	The applicant is requesting to add 893 square foot attached Accessory Dwelling Units (ADU's) to ten (10) lots (13, 14, 16, 24, 26, 27, 31, 34, 35 & 64) located in approved Lockwood Meadows Subdivision. The request includes building the ADU(s) concurrently with the new single-family residential dwellings located on lots that are 7,500 square feet in size or larger. The lots are located in the LDR-7.5 zone district.
Date Issues	July 3, 2024

**SUMMARY**

The applicant proposes the addition of 893 square foot Accessory Dwelling Unit's (ADU) for ten (10) single-family residential lots located within Lockwood Meadows Subdivision (13, 14, 16, 24, 26, 27, 31, 34, 35 & 64). The total proposed square footage for the homes including the ADU's will be 2872 square feet, the proposed primary dwelling of 1979 square feet and the 893 square foot accessory

dwelling unit.

**LCMC 18.247.010 – Purpose:** The purpose is to increase the range of housing choices for residents in La Center, to increase the supply of affordable housing options within the community, allow for housing units that are appropriate for people at a variety of life stages, allow for added income, help to meet housing demand and ensure that the ADU units will not cause negative impacts to the character, appearance and functionality of single-family neighborhoods.

**LCMC 18.247.020 – Applicability:** ADU's shall be allowed outright in all zones where detached single-family dwellings are permitted, ADU's shall not be allowed on properties that do not contain single-family dwellings. *[The proposed ADU's will be newly constructed units in conjunction with a new single-family residential permit].*

The site is zoned LDR-7.5, and allows for low density residential, single-family detached dwelling units. Accessory Dwelling Units are a permitted use within the zoning district.

**LCMC 18.247.040 – Establishment** - an ADU may be an internal unit within an existing single-dwelling unit of an attic or basement, an addition of new square footage to an existing single-family dwelling creating an attached unit, an addition of new square footage above an attached or detached structure, or a manufactured home in accordance with LCMC 18.180.070. *[The proposed ADU's will be attached to new single-family residential homes]*

**LCMC 18.247.050 – Development standards:**

- a. A detached ADU shall not be established on any parcel smaller than 5,000 square feet. *[The proposed ADU's will be located on 7,500 square foot lots or larger]*
- b. No more than one ADU shall be associated with each primary single-family dwelling. *[The applicant is proposing one ADU per single-family residence]*
- c. The gross floor area shall not be less than 300 square feet. *[The proposed gross floor area is 893 square feet]*
- d. The gross floor area shall not exceed 900 square feet or 40 percent of the primary single-family structure, not including the garage and/or detached accessory buildings, whichever is less. Internal ADUs may exceed 900 square feet provided they are not larger than the size of the remainder of the single-family dwelling. *[The proposed ADU's do not exceed 900 sf or 40% of the primary single-family residence of Lockwood Meadows Subdivision]*
- e. ADU's shall adhere to the front setbacks of the underlying zone and shall not be closer to the front lot line than the single-family dwelling. *[The drawings provided for the proposed ADU's show the ADU's will adhere to the 20-foot front yard setbacks]*
- f. Consistent with Table 18.130.080, Footnote 3, ADU's require a setback of 10 feet from street side lot lines, five feet from interior side and rear yard lot lines, and six feet from the single-family dwellings. *[All proposed ADU's shall meet the ADU setback requirements]*
- g. Maximum building height, including any mechanical equipment notwithstanding LCMC 18.40.010, for detached ADU's shall not be taller than the primary single-family dwelling or 25 feet, whichever is less. *[The proposed ADU's shall not exceed the height of the primary residence]*
- h. The exterior appearance of an addition or detached ADU shall match the single-family dwelling's siding, color, and roof form and pitch. *[The plans submitted show the proposed ADU's to match the proposed single-family residence. All proposed ADU's shall match the appearance of the single-family residence]*

- i. One off-street parking space is required for ADUs in addition to the parking required for the single-family dwelling. The parking requirement can be met by existing parking on site. If insufficient off-street parking exists on site to meet the single-family requirement plus the one additional space for the ADU, then additional off-street parking shall be provided. *[The proposed single-family homes have a three (3) car garage with a 30' driveway. [The proposed ADU's will meet the on-site parking]*
- j. An ADU may be accessed by the same driveway serving the single-family dwelling. *[The proposed ADU's as shown on the proposed plans meet the driveway standards]*
- k. Additional access may be provided to an ADU if it meets city driveway standards. *[The proposed plans show an access for the ADU's located on the interior side yard of the residence]*
- l. ADUs constructed on sites that are already connected to public sewer and water, or such systems are adjacent to the site in the public street, shall connect to these systems. *[The proposed ADU's are required to connect to public water and sewer]*

**LCMC 18.247.060 – Review Process:** The city will process the application as a Type II procedure, pursuant to LCMC 18.30.090.

Chapter 18.30.090 Type II procedure

The project will require a Type II Site Plan Review approval for the ADU. Both applications shall be grouped under one review process as permitted under LCMC 18.30.090 and reviewed under the highest order review process.

Details regarding the Type II review process are below:

(1) Notice of Application. Within 14 calendar days after the date an application subject to Type II review is accepted as technically complete, the city clerk shall mail a written notice of the application as provided in LCMC 18.30.120.

(2) Comments. The city clerk shall mail to the applicant a copy of comments timely received in response to the notice together with a statement that the applicant may respond to the comments within 14 calendar days from the date the comments are mailed.

(3) Decision.

(a) Within 56 calendar days after the date an application subject to a Type II process is accepted as technically complete, the review authority shall issue a decision that approves, approves with conditions, or denies the application; provided, an applicant may agree in writing to extend that time and may provide additional information within that time at the request of the city.

(b) The decision shall include a brief summary of the relevant facts and applicable standards for the application and a summary of how the application complies with those standards based on the facts and evidence, including any conditions of approval.

(4) Notice of Decision. Within seven calendar days after issuing a decision, the city clerk shall mail notice of the decision as provided in LCMC 18.30.120.

(5) Appeal and Post-Decision Review. A final decision regarding an application subject to Type II process can be appealed pursuant to LCMC 18.30.130 and can be amended by post-decision

changes pursuant to LCMC 18.30.150. [Ord. 2006-17 § 1, 2006.]

**LCMC 18.247.070 – Submission Requirements:** Please see the attached Type II ADU submittal checklist.

**LCMC 18.247.080 – Fees:**

- a. Traffic impact fees shall be assessed at 33 percent of the current rate for single-family detached residences; \$2495.13
- b. Park impact fees shall be assessed at 25 percent of the current rate for single-family detached residences; \$710.50
- c. Sewer capital facilities charges shall be 50 percent of the current rate for single-family detached residences; \$3900.00
- d. Water system connection charges are established by Clark Public Utilities; and
- e. School impact fees are established by the La Center School District.

The single-family residential lots are located within the recorded subdivision Lockwood Meadows Book 312 Page 298 and were a part of a Type III Subdivision Process, meeting all applicable approval criteria for the subdivision.

This application shall meet all Accessory Dwelling Unit approval criteria according to LCMC 18.247.

**Applicable Criteria:**

The application will be reviewed for compliance with the La Center Municipal Code (LCMC) 3.35 Impact Fees; Title 13, Public Utilities; Title 18, Development Code; Chapters 18.30.090 Type II Procedure; 18.40.010 Building Height; 18.130 Low Density Residential District; 18.180.070 Manufactured home; 18.247.030 Applicability; 18.247.040 Establishment; 18.247.050 Development Standards; 18.260 Type II Variance 18.320 Stormwater and Erosion Control.

## Public Works and Engineering Analysis

### Chapter 12.10 -- Public and Private Road Standards

#### *Streets and Circulation*

The circulation is existing. There are no comments.

#### *Grading*

### Chapter 13.10 -- Sewer System Rules and Regulations

The sewer connection will be made through the existing building, which is regulated under the plumbing code.

### Sewer Connection Chapter 18.320 (Stormwater and Erosion Control)

The downspouts for the ADA should connect into the home downspouts, which is regulated by the Building and Plumbing code.

#### Questions

The applicant has requested the construction of ten (10) ADU’s located within Lockwood Meadows Subdivision [The applicant has submitted a map specifically showing proposed lots (13, 14, 16, 24, 26, 27, 31, 34, 35 & 64) as having Accessory Dwelling Units. A separate pre-application conference report will not be needed for the lots mentioned within this report. If the applicant wishes to construct additional accessory dwelling units, a new pre-application conference shall be required for the additional lots requesting ADU’s]

**Application Fees**

An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

- Preliminary ADU Type II Review (\$700 + 85/lot);
- Variances (Type II - \$180)
- See LCMC 18.247.080 for Utility and Impact Fees

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

April 17, 2024, Pre-application Conference Attendees

Name	Organization Name	Email Address	Phone Number
Angie Merrill	City of LaCenter	<a href="mailto:amerrill@ci.lacenter.wa.us">amerrill@ci.lacenter.wa.us</a>	360.263.3654
Anthony Cooper	City of LaCenter	<a href="mailto:acooper@ci.lacenter.wa.us">acooper@ci.lacenter.wa.us</a>	360.263.2886
Tracy Coleman	City of LaCenter	<a href="mailto:tcoleman@ci.lacenter.wa.us">tcoleman@ci.lacenter.wa.us</a>	360.263.5189
Mike Lackey	Clark Cowlitz Fire Rescue	<a href="mailto:Mike.lackey@clark.fr.org">Mike.lackey@clark.fr.org</a>	360.887.6234
Tyson Grey	Cedar Ridge Homes	<a href="mailto:tyson@cedaridgehomes.us">tyson@cedaridgehomes.us</a>	503.666.4240

Attachments

- A: Copy of Recorded Plat
- B: Plan Showing Proposed ADU Lots
- C: Building Plans
- D: ADU Application Submittal Checklist

# Attachment A

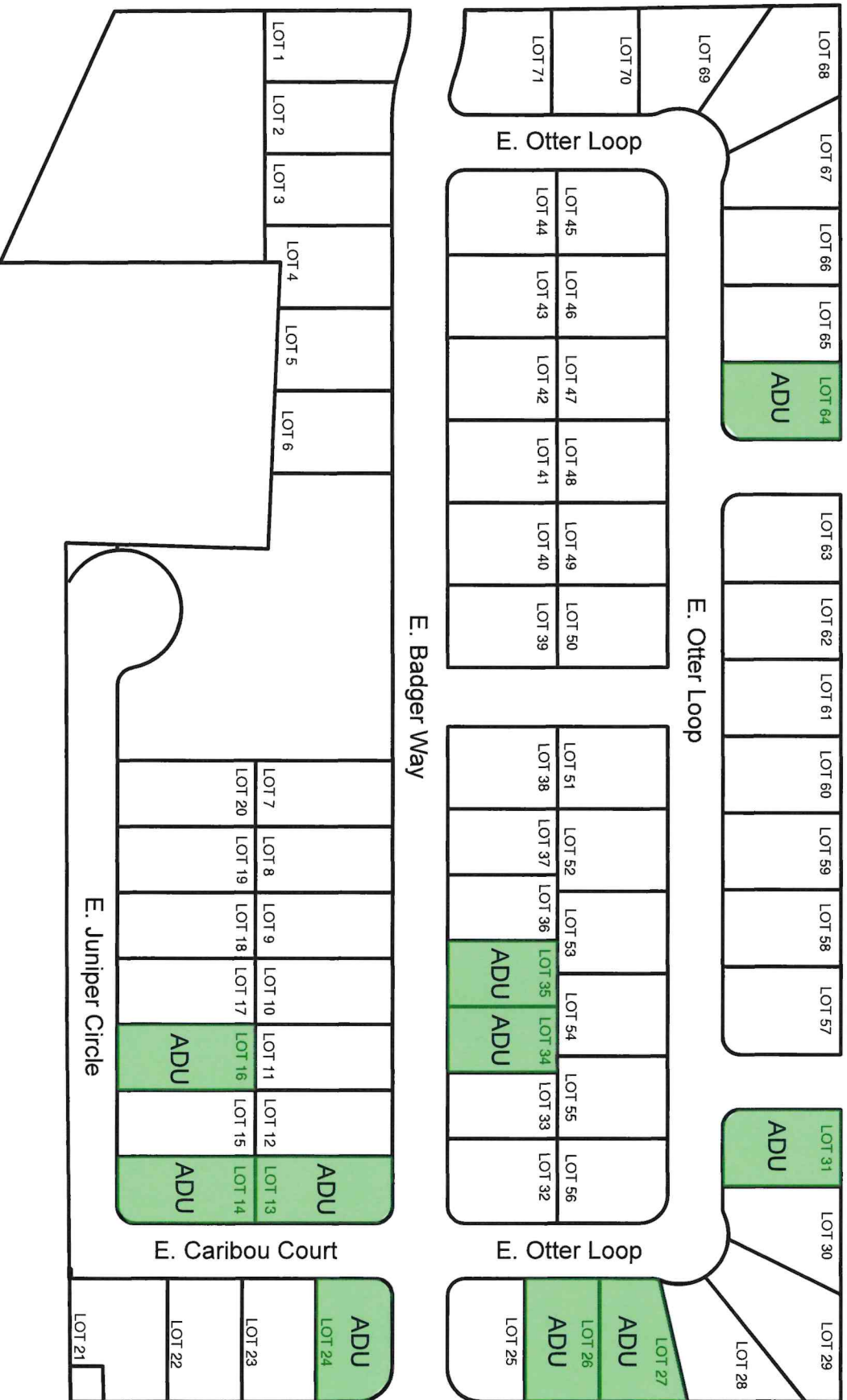




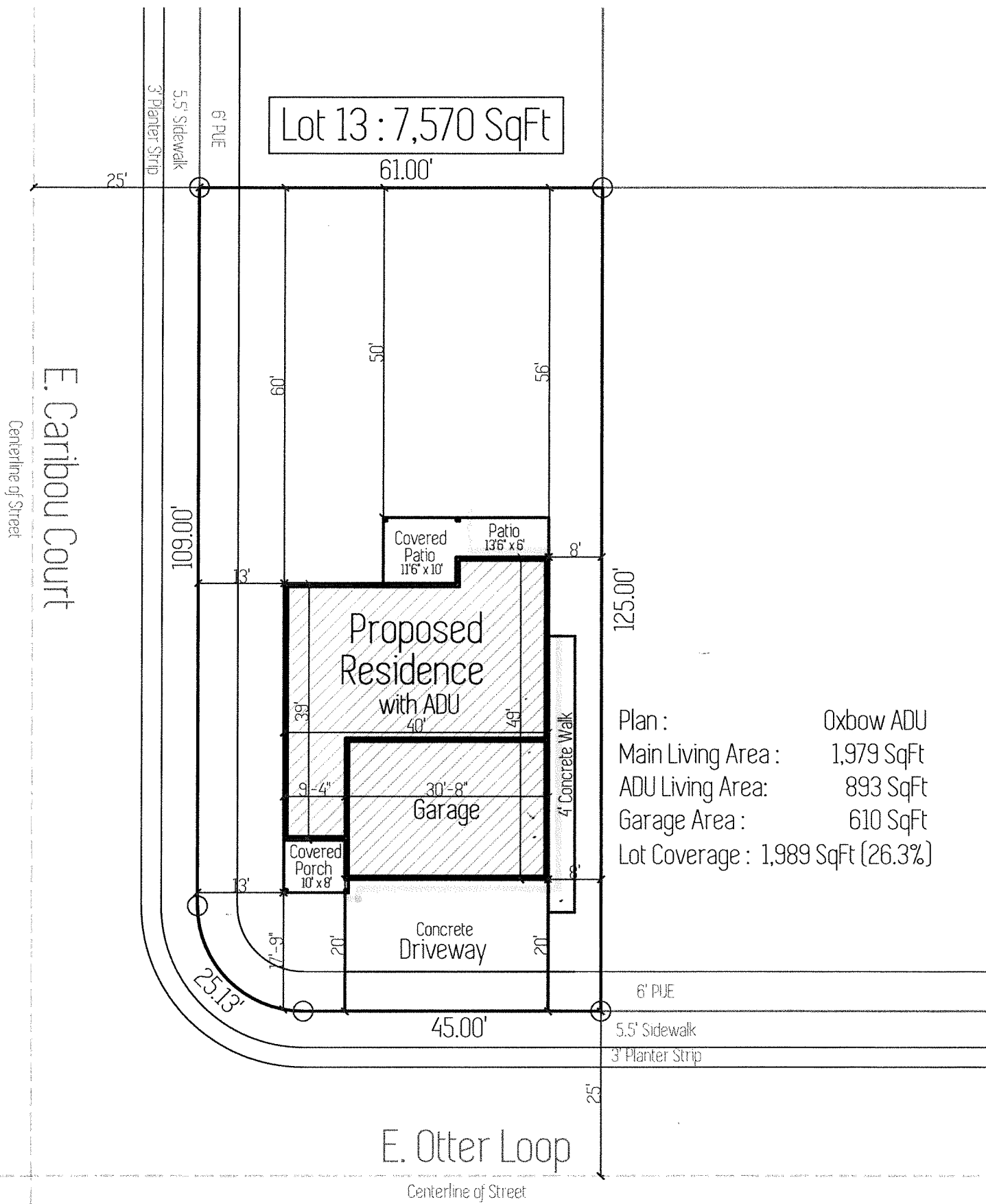
# Attachment B



# LOCKWOOD MEADOWS



# Attachment C



Plan : Oxbow ADU  
 Main Living Area : 1,979 SqFt  
 ADU Living Area : 893 SqFt  
 Garage Area : 610 SqFt  
 Lot Coverage : 1,989 SqFt (26.3%)

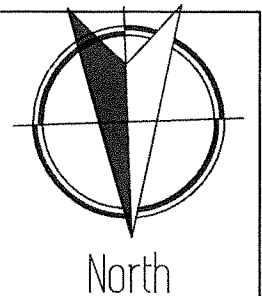


# Site Plan

Apr. 29th 2024

2316 E. Badger Way La Center, WA  
 Lockwood Meadows Lot 13

Scale : 1"=20'



Plan Name	Oxbow B ADU
Date	5/2/2024
Location	Lockwood Meadows Lot 13 La Center, WA

Primary: 1,979 Sqft / ADU: 893 Sqft / Grand Total: 2,872 Sqft  
 Scale: 1/4" = 1'

# Elevations

The plan is property of:

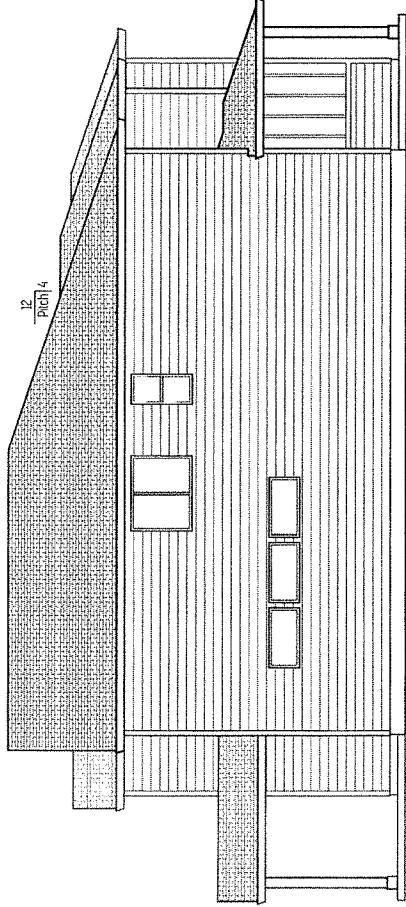


**CEDARRIDGE  
HOMES**

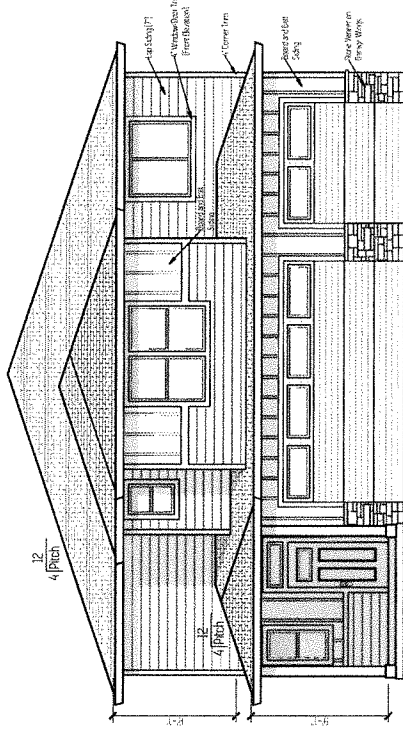
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 (F) 503-666-2408  
 www.cedarridgehomes.us

Designed by:  
**TYSON GREY**  
 tyson@cedarridgehomes.us

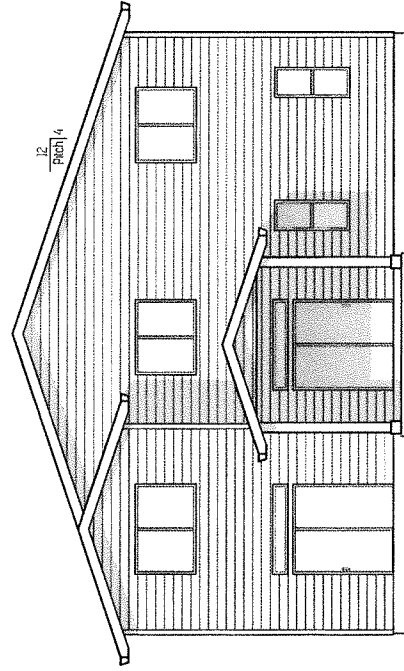
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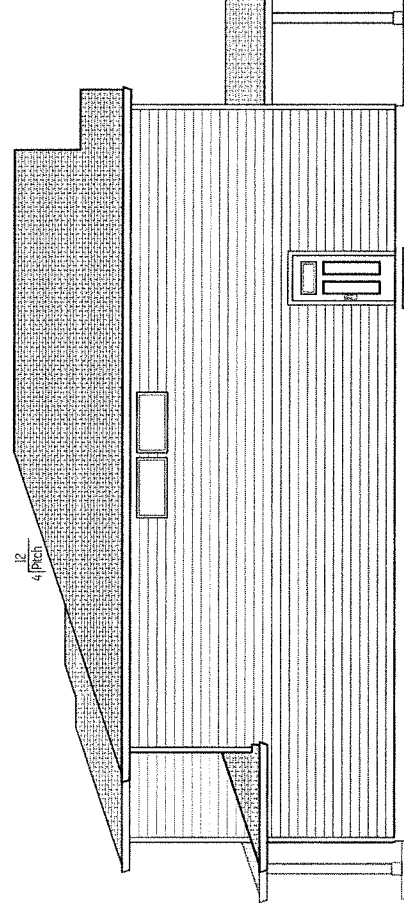
Left Elevation



Front Elevation

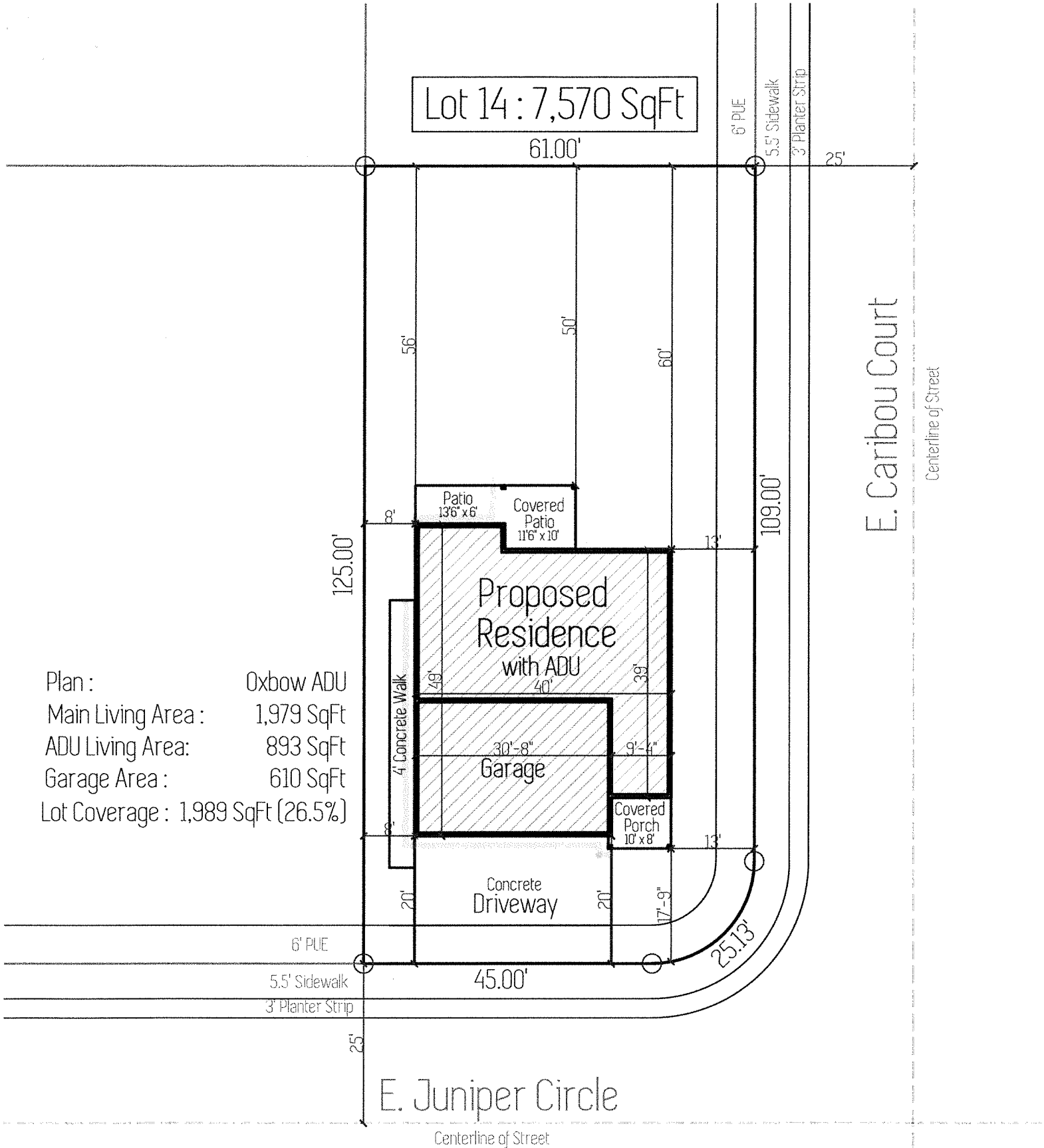


Back Elevation



Right Elevation



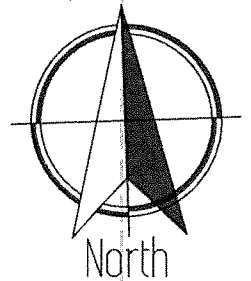


# Site Plan

2311 E. Juniper Circle, La Center, WA  
Lockwood Meadows Lot 14

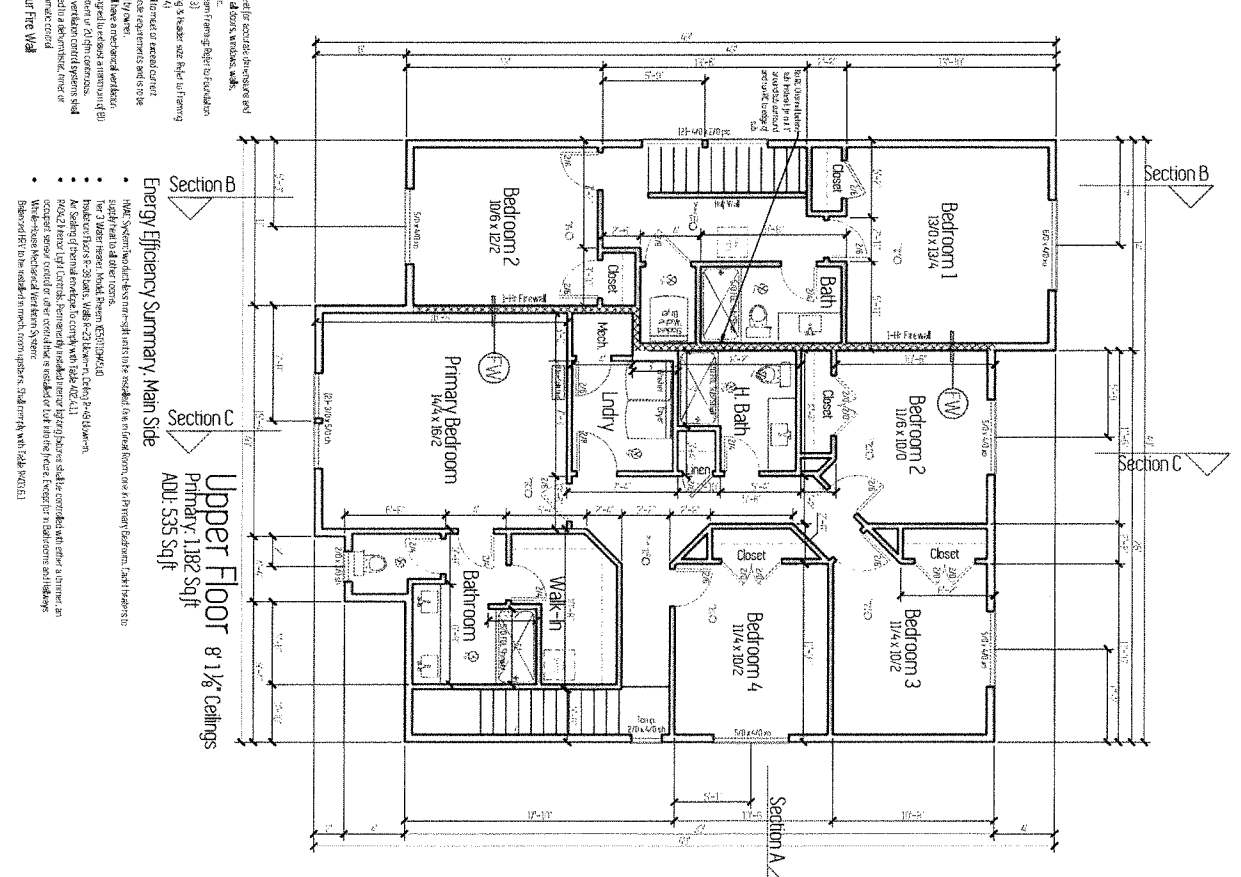
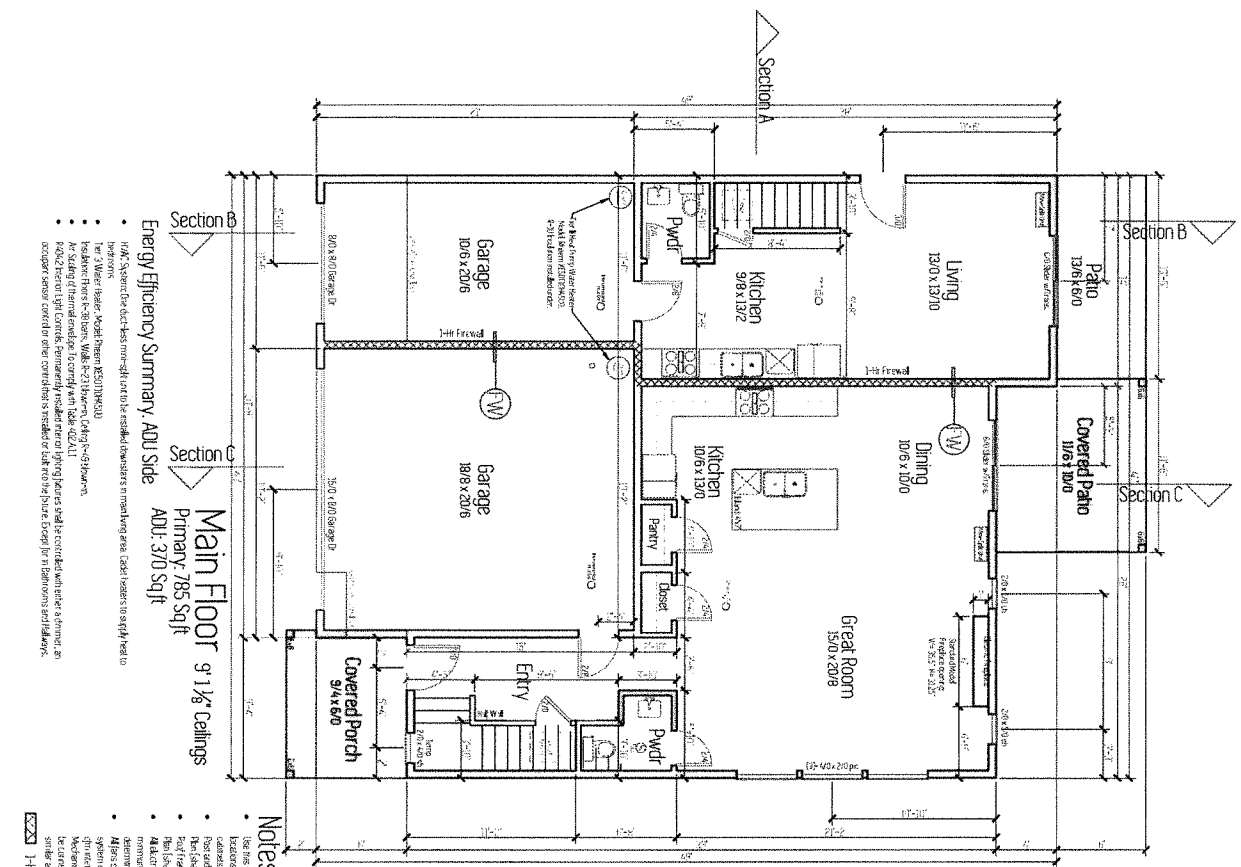
Apr. 30th 2024

Scale: 1"=20'









Plan Name	0360W ADU
Date	5/6/2024
Location	Lockwood Meadows Lot 14 La Center, WA
Scale	1/4" = 1'
Primary	1,979 SqFt
ADU	693 SqFt
Grand Total	2,872 SqFt

**CEDARRIDGE HOMES**

2024 Cedar Ridge Homes

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 (f) 503-686-2408  
 www.cedarridgehomes.com

Designed by:  
**TYSON GREY**  
 tyson@cedarridgehomes.com

**2**

- Energy Efficiency Summary, ADU Side**
- HVAC System: The ductless mini-split unit is installed in the main bedroom. (Call: 1182 sqft)
  - Insulation: R-19 in the main bedroom.
  - Air Sealing: The main bedroom is sealed to comply with Title 51.1.
  - Radon: Radon test kit is installed in the main bedroom.
  - Occupant Sensor: Occupant sensor is installed in the main bedroom.

- NOTES**
- Use the specific contractor dimensions and materials.
  - Foundation: Foundation is to be installed in the main bedroom.
  - Framing: Framing is to be installed in the main bedroom.
  - Electrical: Electrical is to be installed in the main bedroom.
  - Mechanical: Mechanical is to be installed in the main bedroom.
  - Plumbing: Plumbing is to be installed in the main bedroom.
  - 1-Hour Fire Wall