



305 NW Pacific Highway,  
La Center, Washington 98629  
T/360.263.7661 F/360.263.7666

**Final PRE-APPLICATION CONFERENCE  
Manning Subdivision (2024-015-PAC)**

Meeting conducted on Wednesday, July 10, 2024 at 2:00 p.m.

**PROJECT INFORMATION**

Site Address	1819 NE 339 <sup>th</sup> Street (Parcel No. 209048000)
Legal Description	#16, #53 & #76 SEC 2 T4N R1E
Applicant	Chad Stewart Ginn Group (360) 608-6026 chad@ginngroup.com 11807 NE 99 <sup>th</sup> St. Ste 1170, Vancouver, WA 98682
Applicant's Representative	Jayson Taylor PLS Engineering (360) 944-6519 <a href="mailto:pm@plsengineering.com">pm@plsengineering.com</a> 604 W Evergreen BLVD Vancouver, WA 98660
Property Owner	Kenneth & Debra Manning 1819 NE 339 <sup>th</sup> St., La Center, WA 98629
Proposal	Subdivide 12.09 acres into 45 single-family residential lots located in the LDR 7.5 zone district.
Date of Conference	July 10, 2024

**SUMMARY**

The applicant is proposing a 45-lot single-family residential subdivision on the approximate 12-acre site. The site contains a single-family residence and a detached garage. The site is primarily field grass with landscaping and trees around the existing home. The remaining land is undeveloped but was historically used for agricultural purposes (crop cultivation). The site is zoned LDR-7.5 and the comprehensive plan designation for the site is Urban Low density Residential (UL). The property is located on the south edge of NE 339th St. on the eastern side of the City of La Center. and is surrounded by parcels similarly zoned LDR-7.5 (Low density residential) to the east and south, UP (Urban Public Facilities) to the west, and R-5 (Rural 5) to the north across NE 339th Street in Clark County's jurisdiction. The parcels to the east and abutting the eastern half of the site's south boundary are developed with single-family residences. The parcel abutting the western half of the site's south boundary is undeveloped. The parcel abutting the site's west property line is developed as La Center High School and associated baseball fields. The parcel

to the north, across NE 339th Street, is developed as rural residential. Breeze Creek is within a mile to the northwest of the development. Mount Zion Cemetery, Holley Park and La Center Elementary school are located within one mile along NE Highland Ave. and E. 4th St. to the west, both of which turn into NE 339th heading east.

Lot sizes range from 7,477 square feet to 8,651 square feet. The minimum lot net density for the zone is four (4) dwelling units per acre with a maximum density of 5.8 dwelling units per acre. The gross site area is 11.55 acres; after removing 2.92 acres for right-of-way, 8.63 acres is left as the net site area. The minimum required unit count for the site is 34 dwelling units. The proposed density is 5.21 dwelling units per acre. The minimum lot size is 7,500 square feet for detached dwellings with a minimum lot width of 60 feet. Lot 21 is currently 7,477 square feet and shall be increased to 7,500 sf unless density transfer is proposed. All lots meet the 60-foot lot width requirement. The minimum lot depth requirement is 90 feet, and lots appear to meet this requirement.

The current project parcel contains an Oregon white oak canopy shown in the NW corner of the project parcel in GIS. The size of the canopy is approximately 1,500 square feet. The applicant shall submit a critical areas report showing the actual size of the canopy and how they would meet the density transfer criteria if they propose density transfer with the preliminary application packet.

---

**Lot Size Requirements.** The minimum size for individual lots in a subdivision without a density transfer pursuant to Chapter 18.300 LCMC is 7,500 square feet. With an approved critical areas density transfer, up to 20 percent of the individual lots for single-family detached may be as small as 6,000 square feet in accordance with LCMC 18.300.130. The maximum lot size is 11,000 square feet.

The setback requirements are the following:

Front yard: 20-foot setback

Rear yard: 20 feet for living area and 15 feet for the garage

Side yard: 7.5-foot setback

Street side yard: 10-foot setback

One tract, labeled Tract "A", is designated as a family park. According to LCMC 18.130.110 Active open space – Family parks, if a low density residential (LDR-7.5) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces). Because this project is over 40 dwelling units, the development shall be required to provide a .28-acre park

One tract, labeled Tract "B", is a designated stormwater detention facility.

The proposed development will have multiple access points to public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. Spruce Avenue is stubbed to the southern property line and is classified as a local access street. This roadway will be extended through the site and will connect to NE 339th Street. The cul-de-sac eyebrow just to the south of the site is not proposed to be modified with the extension of Spruce Avenue to the north. 8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway will be extended into the site with improvements per ST-15A. Willow Avenue is proposed along the western end of the site, this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access this street. Elk and Lynx streets are proposed public roadways and will be built to ST-15A.



Clark County GIS shows an area of potential seismic hazard mapped as “Class D”. A “seismic hazard area” is defined by LCMC 18.300.030 as an area that is “subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, debris flows, lahars, or tsunamis”. A critical areas report (CAR) and type II critical areas permit will be necessary per LCMC 18.300.040 and would be subject to the design standards as laid out in LCMC 18.300.090(4)(c). No other critical areas were found in an initial GIS survey.

### **PRELIMINARY REVIEW**

#### **Development Standards**

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.130 Low Density Residential District; 18.147 Parks and Open Spaces; 18.210 Subdivisions; 18.225 Legal Lot Determinations; 18.240 Mitigation of Adverse Impact; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 18.360 Archaeological Resource Protection.

## **Public Works and Engineering Analysis**

### **LCMC: 3.35 Impact Fees;**

Per LCMC 3.35, impact fees will be collected for traffic, sewer, park and school impacts. These fees will be imposed at the time when building permits are issued.

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

*City of La Center Engineering Standards for Construction* shall apply to all public road improvements unless modified by the director.

*NE 339<sup>th</sup> Street is classified as a Major Collector per the Capital Facilities Plan. The Rural Major Collector per the Engineering Standards consists of a 40-foot wide paved road. General roadway and right-of-way standards shall apply providing half street improvements per LCMC 12.10.090.*

Willow Avenue is classified as a Minor Collector. The CFP also shows that this street is to be connected to Lockwood Creek Road for connectivity to NE 339<sup>th</sup> Street. The Minor Collector Standard consists of a 36-foot wide paved road from curb to curb with sidewalk on both sides of the street. Willow Avenue will need to be built as Rural Minor Collector standard per the updated CFP.

In the recent pre-application conference by Brandon Gill, a proposed connection to a minor collector from Lockwood Creek Road should connect to Willow Avenue. A map showing how Willow Avenue will connect to the minor collector road in this previous pre-application site plan.

The spacing between Spruce Avenue and existing Tanoak is 286-feet, with is greater than the minimum spacing of 275' per the Engineering Standards.

A “public alley” is shown between Elk Street and NE 339<sup>th</sup> Street. A public alley is not allowed type of street per the LCMC. The alley can be a private access between the two streets, but line of site will have to analyzed to make sure that there will be no conflict with the public roads.

Drainage from alley will have to be collected without impacting the public sidewalk. The applicant will need to show how stormwater will be collected and connected to the existing storm system.

Interior Streets need to be designed per the Local Access standard street, which consists of a 32-foot road width from curb to curb with ADA accessible sidewalks.

The maximum street grade is 15%. CCF&R may require sprinklering the homes for street grades over 10%.

All pedestrian path of travel in public right of way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

### **Comments**

#### ***Streets and Circulation***

The access to NE 339<sup>th</sup> Street shall be justified by a traffic report. The CFP and Engineering Standards require a minimum spacing of 275-Feet between streets for connections to a Major Collector. The distance between the new connection of Willow Avenue and Spruce Avenue appears to be approximately 359-feet. This meets the minimum spacing requirements.

The applicant proposes to extend Spruce Avenue north to provide access to the site. The existing north end of East Spruce, south of the proposed subdivision, is an offset cul-de-sac. In the pre-application conference, the City Engineer discussed extending the Spruce Avenue, and leaving a this offset cul-de-sac to serve the existing houses. However, after discussion with the Public Works/Community Development Director and CCF&R, the city has decided that it may be unsafe for the residents, that live adjacent to this cul-de-sac that will now be in the middle of a through street.

The city will require that the existing cul-de-sac be removed, and install a new curb and gutter along the existing west side of the Spruce Avenue to be the same width of the local standard. Driveways along the existing cul-de-sac will need to be removed, and a new concrete approach poured for the two homes that abut the cul-de-sac. See the schematic example.

The right of way, adjacent to the cul-de-sac, will be retained by the city, but may eventually be deeded to the adjacent property owner.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to NE 339<sup>th</sup> Street resulting trips from the development.

#### ***Grading***

The applicant shall submit final grading and erosion control permit as part of the subdivision plans showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards, a construction stormwater permit is required from the Department of Ecology, and an SWPPP will be necessary as part of the plan submittal to the city. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant’s Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30<sup>th</sup>, no soils shall remain exposed for more than two (2) days. From May 1<sup>st</sup> through September 30<sup>th</sup>, no soils shall remain exposed more than seven (7) days.



Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, if the structural sections are not used per the standard cross sections, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

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

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

Per the City Engineering Standards, sanitary sewers should be designed to care for future loads that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan).

The applicant is proposing to connect the sanitary sewer piping to the existing gravity sewer system on East Spruce Avenue, built as part of Heritage Country Estates Subdivision. A public sewer main is shown on the preliminary plans for Manning's Subdivision that traverses through the development lots. The City requires to access the public sewer within public right of way.

#### **Chapter 18.320 (Stormwater and 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 treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

The applicant proposes a stormwater pond at the southwest corner of the site. It appears to be just for detention. The applicant will need to show how it will comply for water quality treatment, as stated below.

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. In some cases, connection of the downspouts to a curb drain may be allowed if a gravity sewer connection is not feasible.

#### **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.

#### **Street Lighting**

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole and the frontage improvements will need to have Cobra Head LED light per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street-light design to verify compliance with the Engineering Standards.

---

#### **Potable Water**

Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval.

Clark Public Utilities must approve the water pipe system and service to all lots. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

Coordinate with Clark Cowlitz Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Approval of the plat will need to be completed prior to issuing building permits.

## **Land Use Analysis**

#### **Chapter 8.60 Sign Requirements**

If proposed, all signs shall comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). Signs in residential zones are limited to one illuminated sign at the entrance to the subdivision of 32 square feet.

#### **Chapter 18.30.100 Type III procedure**

Preliminary plats are subject to a Type III review process. Critical areas permits for the seismic hazard require a Type II review. Development agreements require a Type IV review process. The type II critical areas permit and type III preliminary plat would be reviewed under a consolidated review process. The development agreement, if requested, would be reviewed separately and in advance of the consolidated type III review.

Details regarding the type III review process from 18.30.100 are below.

*(1) Hearing. An application subject to a Type III process will be considered at a public hearing before a city hearings examiner. The city clerk shall schedule a public hearing for an application within 78 calendar days after the date the City found the application was technically complete.*

*(2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC [18.30.120](#). At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC [18.30.120](#).*

*(3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The staff report shall set out 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. The city clerk shall mail a copy of the staff report to the hearings examiner, the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.*

*(5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.*

*(6) Notice of Decision. Within seven calendar days of the date of the decision, the city clerk shall mail a notice of decision as provided in LCMC [18.30.120](#).*

*(7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III 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.]*

#### **Chapter 18.130 (Low Density Residential)**

The site is zoned LDR-7.5, low density residential, with a minimum lot size of 7,500 square feet. Single-family detached residential dwelling units are a permitted use within the zoning district. The development must meet a minimum of four units per net acre. Net acre is defined as gross area minus area for public rights-of-way, private streets, utility easements, public parks, and undeveloped critical areas and buffers.

Density can be transferred from undeveloped critical areas and buffers under the provisions 18.300.130 and reduce lot sizes for up to 10 percent of the lots on the site to 6,000 square feet. Individual parcels may not be smaller than 6,000 S.F. or larger than 11,000 S.F. LCMC 18.130.180. Density transfer doesn't appear to be applicable for the proposed subdivision.

The applicant's proposed conceptual plan shows 45 lots generally ranging in size from 7,477 square feet to 8,651 square feet. All lots appear to meet the minimum lot width and depth. Proposed access to lots would be taken from multiple public roadways. Minimum density for the subject site is 34 lots, based on the net area of the site. This application proposes 45 lots, meeting minimum density requirements. The



applicant has not indicated that they are using the density transfer provisions in the critical areas ordinance to reduce lots below 7,500 square feet.

Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) <sup>1, 2</sup>	Minimum Side Yard Setback (feet) <sup>2</sup>	Minimum Street Side Yard Setback (feet) <sup>2</sup>	Minimum Rear Yard (feet) <sup>2, 3</sup>
60	90	20	7.5	10	20

<sup>1</sup>If there are dwellings on both adjoining lots with front yard setbacks less than the required depth for the district, the minimum front setback for the lot is the average of the front setbacks of the adjoining dwellings. If there is a dwelling on only one adjoining lot with a front yard setback less than the required depth for the district, the minimum front setback for the lot in question is the average of the adjoining front yard setback and 15 feet.

<sup>2</sup>Cornices, eaves, belt courses, sills, canopies, or other similar architectural features (not including bay windows or vertical projections) may extend or project into a required yard not more than 30 inches. Chimneys may not project into a required yard more than 24 inches. A deck not more than 30 inches in height (measured from the lowest grade in the setback to the deck surface) and not covered by a roof or canopy may extend up to 10 feet into a front yard setback, seven and one-half feet into a street side yard setback and is permitted in a side or rear yard regardless of the setback requirements.

<sup>3</sup>A detached accessory structure, other than a garage or carport, may be situated in a rear and/or side yard provided it is at least six feet from the primary structure on a lot or parcel and it is set back from interior side and rear lot lines by at least five feet and from street side lot lines by at least 10 feet. A garage or carport may be situated in a rear and/or side yard provided it is at least 20 feet from the front and street side lot lines

<sup>4</sup> The minimum front yard setback may be reduced in accordance with LCMC 18.130.080(10).

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. The proposed plat should calculate building lot coverage per lot and total amount of impervious surface area to be created. Please add additional notes above regarding entering into a development agreement if maximum building and impervious surface coverage is proposed to be exceeded.

Covered patios are included with the lot coverage calculation and home eaves are not included in the calculation of maximum building lot coverage. LCMC 18.40.010 defines lot coverage "as the percentage of the total lot area covered by structures, including decks and all other projections except eaves". By this definition, the maximum building coverage *would* include covered patios *but not* home eaves.

#### **Chapter 18.147 Parks and Open Spaces**

LCMC 18.147 requires single-family residential developments of 40 or more dwelling units to provide publicly accessible park space at a ratio of 0.25 acres per 40 dwelling units in excess of the first 40 units. The proposed project will include 45 units. At 45 dwelling units, this development is required to provide 0.28 acres as a family park.

If a park is proposed, it must meet the design requirements in LCMC 18.147.030 including having a minimum contiguous area of 0.28 acres; being fronted on a public road for 40 percent of its perimeter or with public access from a pedestrian pathway; and containing minimum amenities including a play structure, path, benches, trash receptacles, bike racks, and picnic tables. There are additional design standards not called out here in LCMC 18.147.030.

#### **Chapter 18.210 Subdivisions**

##### **Review Process for Subdivisions (LCMC 18.210.020)**

Subdivision applications are processed as a Type III land use review requiring a public hearing before the La Center Hearing Examiner as detailed under LCMC 18.30 above.

**Submittal Requirements (LCMC 18.210.030):** A completed application form and the following materials will be required, prior to a determination of technical completeness:

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.
2. Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor, shown in GIS mapping.
3. Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
5. If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments, and concerns in the summary.
7. A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description. See applicable criteria section above and the subdivision review criteria below.
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on two sets of mailing labels. The applicant shall include a map of the 300' mailing list, clearly showing all parcels that will receive "Notice of Application" and "Notice of Public Hearing"
  - a. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
  - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.
9. Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.
10. A wetland delineation and assessment is required by Chapter 18.300 LCMC and an application for a critical area permit, if wetlands are present and will be impacted. Any wetlands on site must be classified using the 2014 Ecology wetland rating system. A wetland mitigation report is required, if wetlands will be impacted. (Please note that the proposed parcel is not mapping wetland areas)
11. A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes or seismic hazards on the site. Most of the site contains slopes less than 5-10% and less than 10-15%.
12. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.

13. Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.
14. A phasing plan, if proposed.
15. An archaeological predetermination
16. Additional information:
  - a. A traffic study (please consult with the City Engineer regarding intersections to be studied.)
  - b. A signed *Agreement to Pay Outside Professional Review Expenses Related to Land Use Application*. (Provided during the meeting.)

**Vesting:** Applications are vested on the date the City deems the application to be technically complete.

**Subdivision Approval criteria (LCMC 18.210.040):** 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 sanitary wastes; and
- The subdivision complies with Chapter 58.17 RCW.

**Subdivision General Issues:**

1. To approve the preliminary plat, the Hearing Examiner must make an affirmative finding that “appropriate provision for potable water supplies and for the disposal of sanitary wastes”.
2. All existing wells and septic systems must be properly decommissioned prior to final plat.
3. The City may refuse bonds in lieu of improvements at the time of final platting if such bonding has not been previously discussed and documented.
4. Flag lots are discouraged.
5. The preliminary plat shall expire five years from the date of the Final Order. RCW 17.58.140(3)(a).
6. Phasing is permitted. All phases must be identified on the preliminary plat and be consistent with the lot number sequencing.
7. According to WAC 392-141-340 A safe walking route to the school or a bus route shall be provided for children that live within one (1) mile of the school

**18.225 Legal Lot Determinations**

Staff will complete a legal lot determination concurrent with the review of the subdivision application. Please provide information required by this Chapter (LCMC 18.225.010[4]).

**18.240 Mitigation of Adverse Impacts**

The applicant will need to respond to this code section in their narrative as part of the consolidated Type III Land Use Application documenting impact and mitigation s for public facilities.

**18.245 Supplementary Development Standards**



The applicant did not include specific information regarding the fencing, hedging, solid waste, lighting, noise, and landscaping requirements regulated by Chapter 18.245. The consolidated type III application must address these specific issues. Because the proposed subdivision is adjacent to a school (UP – Urban Public Facilities) and that facility would be separated from the subdivision by a street as per the applicant's design, the landscaping must meet the standards of "L4 – 10 feet" landscaping. The L4 standard is used where extensive screening of visual and noise impacts are needed to protect abutting sensitive uses and/or there is little space for separation between uses. The L4 standard requires a six-foot-high wall that complies with the F2 standard (6-foot high, sight obscuring fence or wall). When adjacent to another property, the wall or fence shall abut the property line. When adjacent to a street or road right-of-way, the wall shall be on the interior side of the landscaped area. One tree is required per 30 lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four high shrubs are required per 30 lineal feet of wall. Groundcover plants must fully cover the remainder of the landscaped area. A lesser landscape requirement was discussed in the pre-application conference; however it was decided that the potential noise impact from the school would trigger the L4 standard.

As discussed in the pre-application conference. A plat note can be placed on the map noting that prior to occupancy the applicant shall install the required landscaping along the property line abutting the school.

#### **18.260 Variances**

No variances have been requested. If any variances are requested, please fully address the variance approval criteria in LCMC 18.260.

#### **Chapter 18.280 Table 18.280.040 Off-Street Parking and Loading Requirements**

Each dwelling unit shall provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement.

#### **18.300 Critical Areas**

The Clark County GIS mapping identifies one critical area onsite: the northern portion of the site is mapped as Site Class D for ground shaking amplification, which is a type of geological hazards. The intention of the critical areas overlay is to achieve "no net loss" of important resources, or to protect from natural disasters. This strategy can include an assortment of mitigation measures, such as buffers, and restoration or other preservation measures. A geotechnical report has yet to be conducted. Therefore, it is unclear to what degree of concern the seismic area would be for this proposed development. If the area was determined to be geologically hazardous, the applicant should address this hazard in the geotechnical report and any necessary mitigations. The City would require application and review of a type II critical areas permit in conjunction with the subdivision application for the seismic hazard.

An initial GIS site survey revealed that the parcel is in a Category II aquifer, and these resources are subject to 18.300.090(1). Clark County maps the entire 12.09 acres of the proposed subdivision is a category II aquifer. However, LCMC is vague when it comes to measures to protect category II aquifers. 18.300.090(1)(b) and 18.300.090(1)(c) outline requirements for any aquifer recharge area, but no code specifies actions that only apply to category II aquifer recharge areas. A Level 1 or Level 2 Hydrogeological Report will not be required for this development.

No wetlands, floodplain zones, fish and wildlife habitat conservation areas, category I aquifer recharge areas, or other geologically hazardous areas are mapped for the site.

### **18.310 Environmental Policy**

The project exceeds the exemption thresholds in LCMC 18.310.090 and WAC 197-11-800. The project application must include a completed SEPA checklist and appropriate processing fees.

The City will run the SEPA comment and land use comment period concurrently and will not make a decision on the land use application until after the close of the SEPA comment period. Mitigations stemming from the SEPA review will be included in the Type III Subdivision staff report.

**18.340 Native Plant List:** Any mitigation required for critical areas impacts shall use native plants in accordance with LCMC 18.340 and landscaped areas are encouraged not to use nuisance or prohibited plants.

**18.350 Tree Protection:** 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. A tree protection plan will also be required in accordance with LCMC 18.350.060. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050. A tree cutting permit is a type II process with review and approval occurring concurrently with the type III consolidated preliminary plat and critical areas permit.

**18.360 Archeological Resource Protection:** Clark County Maps Online identifies portions of the site as having a moderate to 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, moderate-high-, or 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.

### **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 subdivision plat (\$3,000 +\$125/lot);
- SEPA (\$340 Checklist & Review; \$170 Publication);
- Legal Lot Determination (\$425)
- Critical Area review (\$340 per critical area);

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.

### **Impact Fees per Single Family Residence**

- Park Impact Fee
- School Impact Fee
- Traffic Impact Fee
- Sewer Development Charge Fee

## Answers to Questions

The applicant has not submitted additional questions for the pre-application conference.

## July 10, 2024 Pre-application Conference Attendees

<b>Name</b>	<b>Organization Name</b>	<b>Email Address</b>	<b>Phone Number</b>
Tony Cooper	City of La Center	<a href="mailto:acooper@ci.lacenter.wa.us">acooper@ci.lacenter.wa.us</a>	360-263-7665
Josh Taylor	City of La Center	<a href="mailto:josh.taylor@clarkfr.org">josh.taylor@clarkfr.org</a>	503-409-9453
Angie Merrill	City of La Center	<a href="mailto:amerrill@ci.lacenter.wa.us">amerrill@ci.lacenter.wa.us</a>	360-263-3654
Jayson Taylor	PLS Engineering	<a href="mailto:jayson@plsengineering.com">jayson@plsengineering.com</a>	360-944-6519
Lisa Harker	PLS Engineering	<a href="mailto:pm@plsengineering.com">pm@plsengineering.com</a>	360.944.6519
Lindsey Sonnen	Ginn Group	<a href="mailto:Lindsey@ginngroup.com">Lindsey@ginngroup.com</a>	
Tyler Phillips	Ginn Group	<a href="mailto:tyler@ginngroup.com">tyler@ginngroup.com</a>	
Chad Stewart	Ginn Group	<a href="mailto:Chad@ginngroup.com">Chad@ginngroup.com</a>	







911 N 65th Avenue  
Ridgefield, WA 98642

phone: 360.887.1684

fax: 360.887.0862

web: [www.clarkfr.org](http://www.clarkfr.org)

TO: Lisa Harker  
FROM: Mike Lackey, Deputy Fire Marshal - Clark-Cowlitz Fire Rescue  
DATE: July 8, 2024  
RE: Manning Meadows Subdivision  
LINK: <https://clarkfr.geocivix.com/secure/project/?projectid=1380947>

### **Site Plan Review Comments**

Comments requiring your correction and/or response are provided on the following page(s). When ready, please resubmit a complete set of revised plans to your project using the resubmittal link below. You will be given an opportunity to respond to all open issues as part of your resubmittal process.

<https://clarkfr.geocivix.com/secure/project/permits/?projectid=1380947&step=resubmit>

**Inspection of work and acceptance testing to be scheduled directly with Clark-Cowlitz Fire Rescue.**

Please feel free to contact me with any questions that you may have.

**Mike Lackey**  
**Deputy Fire Marshal**  
Clark-Cowlitz Fire Rescue  
911 N 65th Ave, Ridgefield, WA 98642  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)  
3608874609

## Open Issues: 14

### 1 General Comments

#### General Issues

##### 1. Site Plan

Mike Lackey  
3608874609

Appendix D for Fire Apparatus Access Roads

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org) [https://s3.amazonaws.com/files.idtplans.com/portals/3043/ICC/2018 IFC Appendix D with Commentary.pdf](https://s3.amazonaws.com/files.idtplans.com/portals/3043/ICC/2018%20IFC%20Appendix%20D%20with%20Commentary.pdf)

##### 2. Site Plan

Mike Lackey  
3608874609

All future building(s) shall be submitted to Clark-Cowlitz Fire Rescue for review

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

### Fire Department Access

#### General Issues

##### 3. Access During Construction

Mike Lackey  
3608874609

Required access roadways shall be completed and unobstructed prior to vertical combustible construction; hydrants shall also be operational at this time.

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

##### 4. Aerial Apparatus Access

Mike Lackey  
3608874609

Buildings over 30' in height must also be provided with access for aerial apparatus (26' width) along one side of the structure. Aerial access roads must be located between 15' and 30' from the building. IFC 503.1.1 / D102

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

##### 5. Dead-End Streets

Mike Lackey  
3608874609

Any dead-end required access road longer than 150' must be provided with an approved Cul-de-sac, Hammerhead, or 60' "Y" turn-arounds in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28' radius corners; or 60' Y with 26' radius corners) IFC D103.4

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

##### 6. Fire Department Key Box

Mike Lackey  
3608874609

**IFC Section 506** Structures with monitored/automatic fire alarm systems must be provided with an approved Fire Department Key Box.

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Obtain Key Box for Clark-Cowlitz Fire Rescue at the [Knoxbox](#) Company

##### 7. Gates

Mike Lackey  
3608874609

**IFC 506** Where required access is restricted with a gate, an approved Key-switch (for electronic gates), or padlock with multi-access type locking device (for manual gates that require more than the FD padlock for access) shall be provided to allow Fire Department Access.

[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Obtain a switch or padlock for Clark-Cowlitz Fire Rescue at the [Knoxbox](#) Company

##### 8. Limited Access



Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Occupancies with limited Fire Flow or Access (such as flag lots, substandard road widths or grade of greater than 10%, private bridges, private roads, etc.) shall be installed with automatic sprinkler system.

Please see the Access Standards with in this project and the City's Municipal Code.

## 9. Parking Restrictions

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

**IFC 503.3 Marking** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

## 10. Parking Restrictions

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

**IFC D103.6 Fire Apparatus Access Parking Restrictions--Signs:** Required roadways must have signage for parking restrictions as follows: Signs for NO-PARKING--FIRE LANE shall comply with a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Sign's shall be provided on both sides of all streets that are less than 26' in width in accordance with local standards for access and future enforcement; signs for no-parking must be provided on one side of all streets that are between 26' and 32' in width accordance with local standards for access and future enforcement.

## 11. Remote Access Points

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

One and Two Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads. (remote = min. ½ the overall diagonal of the land area being served) IFC Appendix D 107

**FIRE SPRINKLERS may be considered as an alternate method to a secondary fire apparatus access road.**

## 12. Roadways to Access Building/Facilities

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building that is constructed or moved within the jurisdiction. The fire apparatus access road shall extend to within 150 ft of all portions of the facility and all portions of the exterior walls of the first story of the building or facility as measured by an approved route around the exterior. IFC 503.1.1 / D102 / D103

## 13. Roadways to Access Building/Facilities

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Approved access road shall be a minimum clear width of 20' (26' where a hydrant is located).

Road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with all-weather paved driving surface

IFC 503 / Appendix D

## 14. Roadways to Access Building/Facilities

Mike Lackey  
3608874609  
[mike.lackey@clarkfr.org](mailto:mike.lackey@clarkfr.org)

Turning radius shall be constant with that of the most strict radii for the district's apparatus.

MANNING SUB.

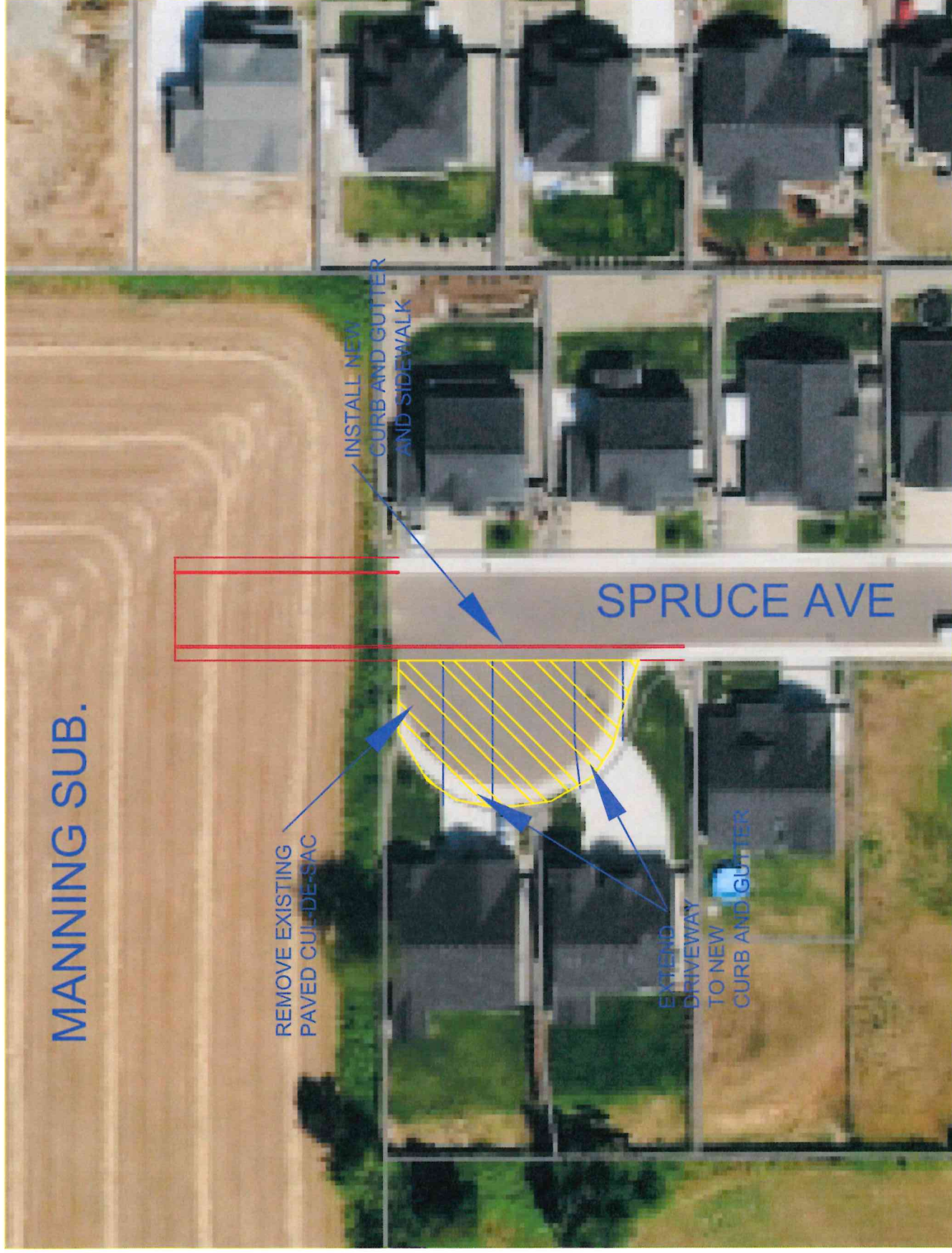
REMOVE EXISTING  
PAVED CUL-DE-SAC

INSTALL NEW  
CURB AND GUTTER  
AND SIDEWALK

SPRUCE AVE

EXTEND  
DRIVEWAY  
TO NEW  
CURB AND GUTTER

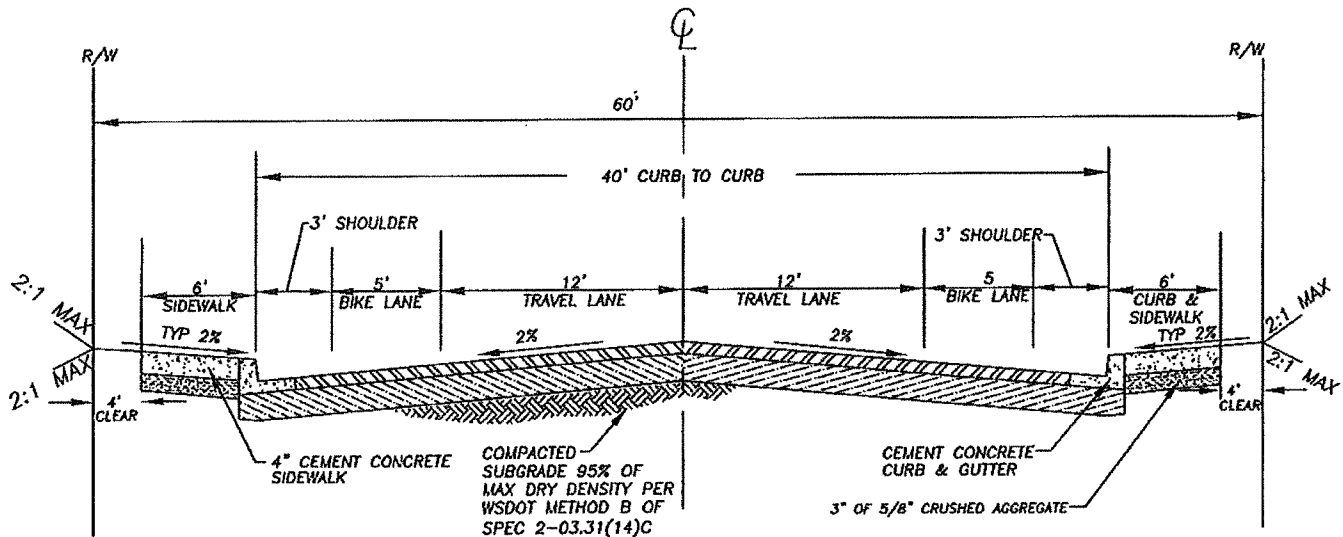
SCHEMATIC  
CUL-DE-SAC







**FOR LEFT TURN BAYS TO ACCOMMODATE ADJACENT STREET ACCESS,  
"ARTERIAL ROAD SECTION" SHALL BE USED**



**CONVENTIONAL CONSTRUCTION**

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

**THICK ASPHALT CONSTRUCTION**

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

**NOTES:**

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS  $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

**RURAL MAJOR COLLECTOR**

PLAN #



CITY OF LA CENTER APPROVED

*Anthony Perloper*

CITY ENGINEER

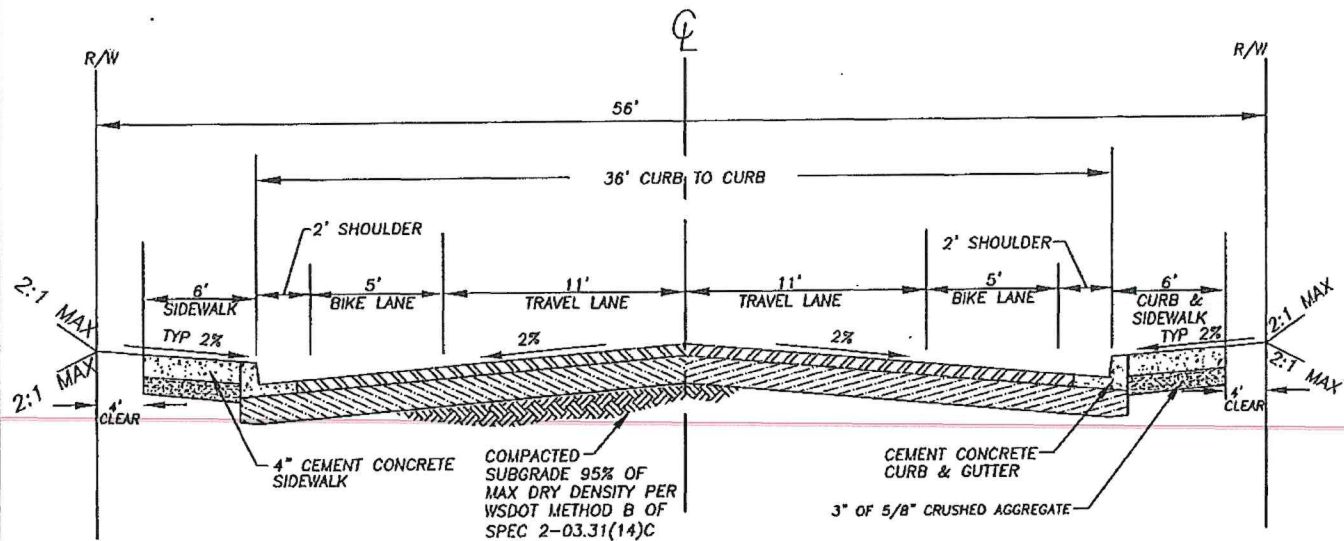
3/17/14

DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	3/17/14	ALC	ALC

ST-13A

**FOR LEFT TURN BAYS TO ACCOMODATE ADJACENT STREET ACCESS,  
"ARTERIAL ROAD SECTION" SHALL BE USED**



CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

**NOTES:**

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS 1/2" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

**NOTE: DETAIL ONLY FOR ADT UP TO 2000  
A TRAFFIC STUDY MAY BE REQUIRED TO JUSTIFY THIS DESIGN**

**RURAL MINOR COLLECTOR**

PLAN #



CITY OF LA CENTER APPROVED

*Anthony Perloper*

CITY ENGINEER

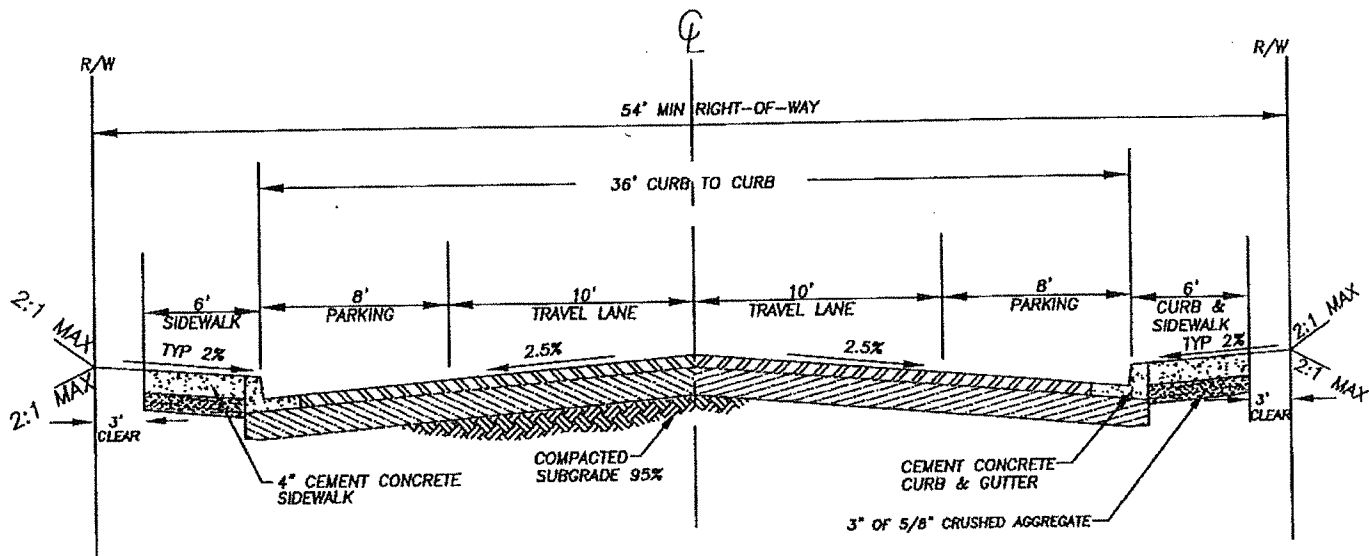
12/9/14

DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	12/9/14	ALC	ALC

ST-13B





CONVENTIONAL CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

#### NOTES:

- WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
- SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
- ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS  $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
- THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
- EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
- BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-0.3.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

## NEIGHBORHOOD ACCESS

PLAN #



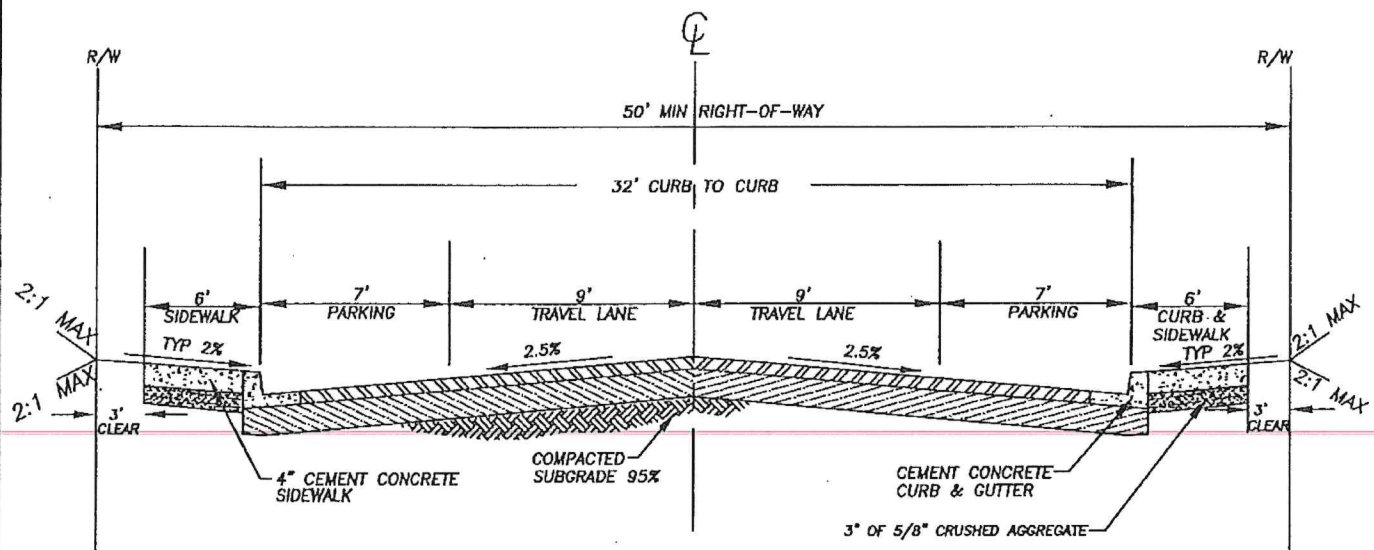
CITY OF LA CENTER APPROVED

REVISIONS: DATE: DRAWN: DESIGNED:

ST-14

CITY ENGINEER

DATE



CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

#### NOTES:

- WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
- SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
- ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS  $\frac{1}{2}$ " PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
- THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
- EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
- BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-03.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

## LOCAL ACCESS

PLAN #



CITY OF LA CENTER APPROVED

REVISIONS: DATE: DRAWN: DESIGNED:

ST-15

CITY ENGINEER

DATE

### Access Spacing Standards

Access management is a broad set of techniques that balance the need to provide for efficient, safe, and timely travel with the ability to allow access to individual destinations. Appropriate access management standards and techniques can reduce congestion and accident rates, and may lessen the need for construction of additional roadway capacity.

Table 2 identifies the minimum and maximum public street intersection and minimum private access spacing standards for streets in La Center. New streets or redeveloping properties must comply with these standards to the extent practical, as determined by the City. As the opportunity arises through redevelopment, streets not complying with these standards could improve with strategies such as shared access points, access restrictions (through the use of a median or channelization islands), or closure of unnecessary access points, as feasible.

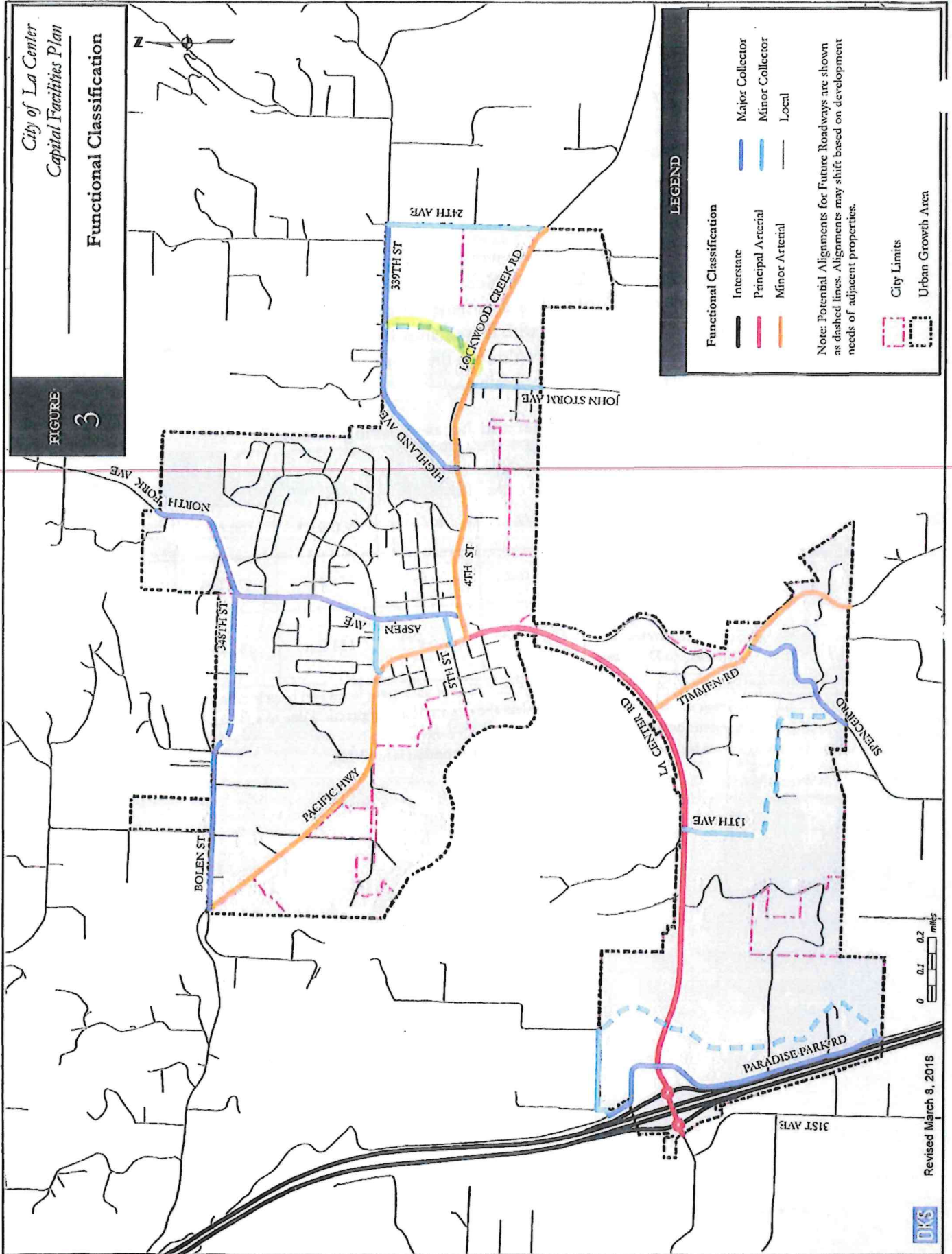
**Table 2: Street and Access Spacing Standards**

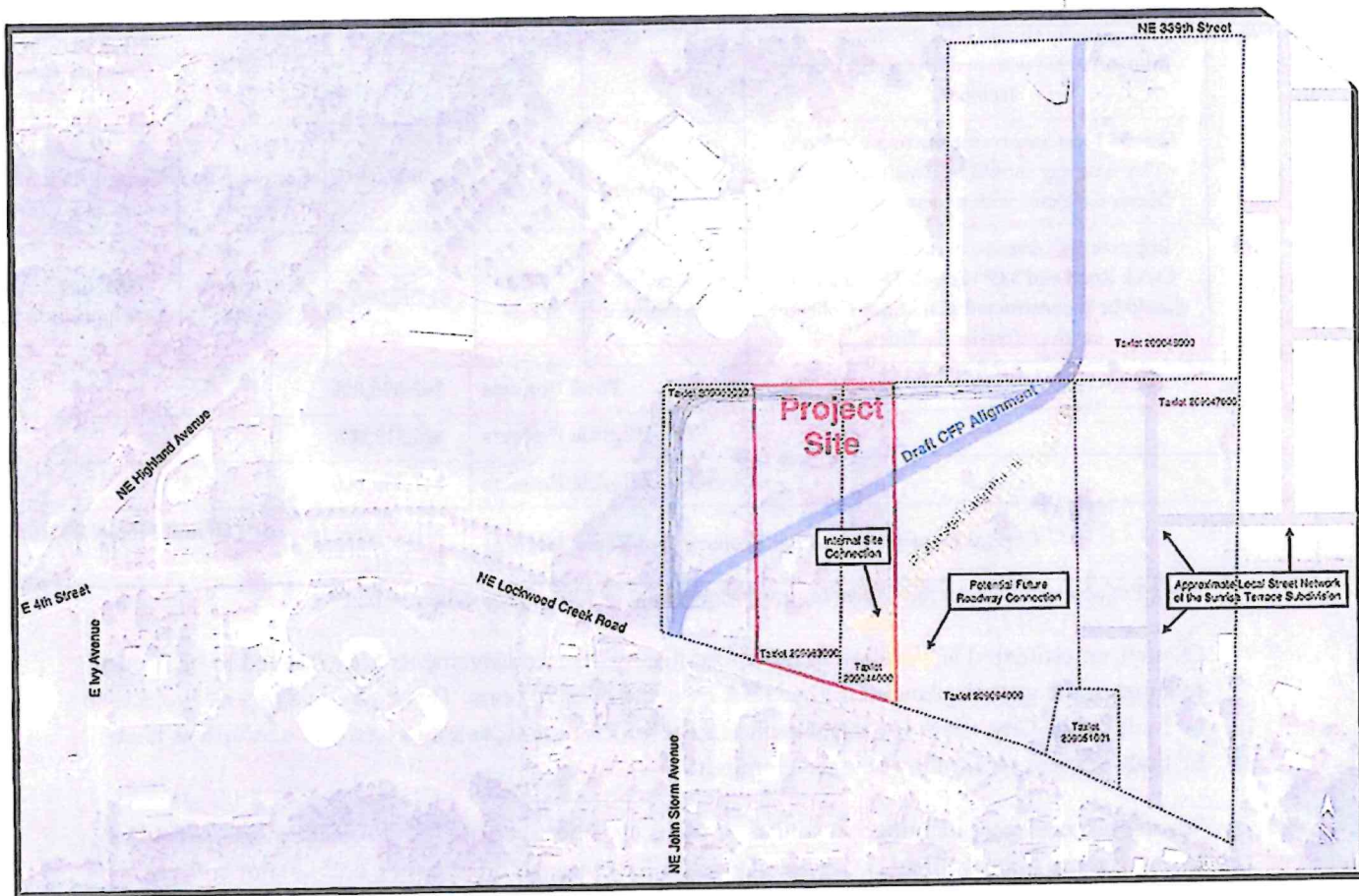
	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local
Maximum Block Size (Public Street to Public Street)	N/A	N/A	500 feet*	500 feet*	500 feet*
Minimum Block Size (Public Street to Public Street)	600 feet	600 feet	275 feet	275 feet	None
Minimum Driveway Spacing (Public Street to Driveway and Driveway to Driveway)	600 feet**	600 feet**	130 feet	130 feet	None

\* If the maximum block size is exceeded, mid-block 15-foot wide pedestrian and bicycle accessways must be provided at spacing no more than 500 feet, unless the connection is impractical due to existing development, topography, or environmental constraints.

\*\* Driveway access should be prohibited, unless no other option is available.









Project ID	Project Description	Primary Funding Source	Timing	Estimated Cost (2016 Dollars)	TIF Eligible	Project Source
T25	Improve Highland Avenue-339 <sup>th</sup> Street from north of 4 <sup>th</sup> Street to the east UGA boundary. This roadway should be reconstructed as a Major Collector with pedestrian and bicycle facilities.	City/ Development	7-20 Years	\$2,850,000	No/Urban Upgrade	Regional Transportation Plan for Clark County
T26	Improve Lockwood Creek Road from east of Highland Avenue to the east UGA boundary. This roadway should be reconstructed as a Minor Arterial with pedestrian and bicycle facilities.	City/ Development	7-20 Years	\$2,725,000	Yes/Urban Upgrade	Regional Transportation Plan for Clark County
T27	Extend John Storm Avenue to 339 <sup>th</sup> Street. This roadway should be constructed as a Minor Collector with pedestrian facilities.	City/ Development	7-20 Years	\$2,600,000	No/Connectivity Need	Regional Transportation Plan for Clark County
T28	Improve 24 <sup>th</sup> Avenue between Lockwood Creek Road and 339 <sup>th</sup> Street. This roadway should be reconstructed as a Minor Collector with pedestrian facilities.	City/ Development	7-20 Years	\$1,275,000	No/Urban Upgrade	2012 La Center Transportation CFP
Total Projects				\$62,845,000		
TIF Eligible Projects				\$15,515,000		
Non-TIF Eligible Projects				\$47,330,000		
Capital Improvement Plan Projects (0-6 Years Timing)				\$11,560,000 (mix of TIF and Non-TIF Eligible Projects)		

Note: Projects identified for the Capital Improvement Plan (0 to 6 Years) highlighted in blue

Overall, an estimated \$63 million in transportation system improvements are expected to be needed to support the growth planned in the UGA over the next 20 years. This includes a mix of projects to be built by the City, Clark County, Cowlitz Tribe and WSDOT, as well as several new streets likely be built or reconstructed by new development.

Several projects were identified in studies or plans by other agencies (see Project Source in Table 8). Many of these improvements are generally driven by regional traffic issues, and are not entirely triggered by growth within the La Center UGA. Project T13 is a significant investment (\$16,300,000) which would provide benefits to the regional transportation system. The RTC 2035 travel demand model was used to estimate trips generated within the La Center UGA will contribute about 35% of total traffic demand on La Center Road at the Lewis River Bridge. Therefore, the cost estimate for Project T13 has been reduced to reflect the City's proportional share and potential financial contribution.

**Table 1: Functional Classification Changes**

Roadway	From	To	Change from Prior Functional Classification
La Center Road	West UGA Boundary	4th Street	Upgrade from Major Collector to Principal Arterial
Paradise Park Road	North UGA Boundary	South UGA Boundary	Upgrade from Local Street to Major Collector
31st Avenue	Paradise Park Road	324th Street	Upgrade from Local Street to Minor Collector
324th Street	31st Avenue	26th Avenue	Upgrade from Local Street to Minor Collector
13th Avenue	La Center Road	South terminus	Upgrade from Local Street to Minor Collector
Timmen Road	La Center Road	South UGA Boundary	Upgrade from Major Collector to Minor Arterial
Spencer Road	Timmen Road	South UGA Boundary	Upgrade from Minor Collector to Major Collector
Pacific Highway	4th Street	North UGA Boundary	Upgrade from Major Collector to Minor Arterial
4th Street-Lockwood Creek Road	La Center Road	East UGA Boundary	Upgrade from Major Collector to Minor Arterial
5th Street	Pacific Highway	Aspen Avenue	Upgrade from Local Street to Minor Collector
5th Street	Aspen Avenue	Stonecreek Drive	Downgrade from Minor Collector to Local Street
10th Street	Pacific Highway	Aspen Avenue	Upgrade from Local Street to Minor Collector
Aspen Avenue-North Fork Avenue	18th Street	North UGA Boundary	Upgrade from Minor Collector to Major Collector
348th Street	Aspen Avenue-North Fork Avenue	West terminus	Upgrade from Local Street to Major Collector
Highland Avenue-339th Street	4th Street	East UGA Boundary	Upgrade from Minor Collector to Major Collector
John Storm Avenue	Lockwood Creek Road	South terminus	Upgrade from Local Street to Minor Collector
24th Avenue	Lockwood Creek Road	339th Street	Upgrade from Local Street to Minor Collector







**SUBDIVISION  
CHECKLIST**

210 E 4<sup>th</sup> Street, LaCenter, WA  
98629  
Tel: 360.263.3654  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

OFFICE USE ONLY  
PERMIT NUMBER

## SUBMITTAL CHECKLIST

### A. REVIEW PROCESS FOR A SUBDIVISION (18.210.020)

- (1) Technically complete review of a plat application is subject to a Type I process per LCMC 18.30.080.
- (2) After a preliminary subdivision application is deemed to be technically complete the review of the application for a preliminary plat approval is subject to a Type III process. See LCMC 18.30.100.
- (3) Review of a technically complete application for a final plat map is subject to a Type I process per LCMC 18.30.080.
- (4) Appeal and post-decision review of final decisions regarding plats are permitted as provided in LCMC 18.30.130 and 18.30.150.

### B. SUBDIVISION TYPE III PROCEDURES (18.30.100)

- (1) An application subject to a Type III process will be considered at one or more public hearings before a city hearings examiner. The city clerk shall schedule a public hearing for an application within 78 calendar days after the date the city finds the application technically complete.
- (2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC 18.30.120. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC 18.30.120.
- (3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The staff report shall set out 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. The city clerk shall mail a copy of the staff report to the hearings examiner,

=====

the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.

(4) Public Hearings. Public hearings shall be conducted in accordance with the rules of procedure adopted by the hearings examiner, except to the extent waived by the hearings examiner. A public hearing shall be recorded on audio or audiovisual tape.

(5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.

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

(7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III process can be appealed pursuant to LCMC 18.30.130 and can be amended by post-decision changes pursuant to LCMC 18.30.150.

### C. SUBDIVISION APPLICATION REQUIREMENTS (18.210.020)

- ☐ 1. **MASTER APPLICATION FORM:** Provide one (1) copy of the completed Master Land Use Application form with original signature(s) including. The name, mailing address, and telephone number of the owner(s), engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application; Complete for all associated applications.
- ☐ 2. **REIMBURSEMENT AGREEMENT:** Submit a completed Agreement to Pay Professional, Project Review, Inspection and Related Expenses form.
- ☐ 3. **CHECKLIST:** Provide one (1) copy of this completed submittal checklist.
- ☐ 4. **SUBMITTAL PACKET:** Submit one (1) paper copy of the application packet and one electronic copy (CD or Thumb drive). Create a separate PDF for each application file, i.e. Master Application Form, Reimbursement Agreement, Checklist and so on.....
- ☐ 5. **PRE-APPLICATION CONFERENCE REPORT:** A copy of the pre-application conference summary, if the application was subject to pre-application review, and all information required to address issues, comments and concerns in the summary
- ☐ 6. **PRELIMINARY PLAN:** Submit one (1) copy, of the preliminary plan at a scale of no more than one inch equals 200 feet, with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way, development, access, parking, maneuvering, structures and landscaping on the site; existing and proposed natural features on the site, including vegetation, topography and grades; existing and proposed utilities (water, sewer, drainage, fire hydrants); and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not





in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned. The applicant is encouraged to submit drawings showing the elevation(s) of a proposed primary structure;

- ☐ 7. **AUTHORIZATION TO SIGN APPLICATION:** Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.
- ☐ 8. **PROOF OF OWNERSHIP:** Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
- ☐ 9. **DEDICATIONS:** Proposed dedications shall be submitted to the city or other agency, if applicable;
- ☐ 10. **LEGAL DESCRIPTION:** Submit a legal description of the site; and
- ☐ 11. **MASTER PLAN:** If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
- ☐ 12. **PHASING PLAN:** If phases are proposed, then the subdivision also complies with the following:
  - (a) The preliminary plat identifies the boundaries of each phase and sequence of phases;
  - (b) Each phase includes open space and other required public and/or private infrastructure at least in proportion to the number of lots in the phase;
  - (c) The sequence and timing of phases maintains compliance with applicable standards throughout the development of the subdivision; and
  - (d) The applicant completes or assures completion of public improvements consistent with LCMC 18.210.090.
- ☐ 13. **NARRATIVE:** A written description of the proposed use or development. The description shall identify any variances, adjustments or exceptions needed for approval of the plan and how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.

The narrative shall address the following approval criteria; 12.05 Sidewalks, 12.10 LCMC Public and Private Roads, 18.300 LCMC Critical Areas, 18.310 Environmental Policy, 18.320 Stormwater & Erosion Control, 15.05 Building Code and Specialty Codes, 15.35, School Impact Fees and Title 18 Development Code.

That the application can comply with those regulations by complying with certain conditions of approval, and those conditions are adopted; or that necessary adjustments, exceptions, modifications or variations have been approved or are required to be approved before the final plat is approved;

The subdivision makes appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and



The subdivision complies with Chapter 58.17 RCW.

☐ 14. **SEPA CHECKLIST:** Provided an environmental checklist or EIS is required for a technically complete application unless categorically exempt.

☐ 15. **PROPERTY OWNERS:** The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.

(a) The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.

(b) If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.

☐ 16. **ADDITIONAL INFORMATION:** Applications necessarily associated with the preliminary plat, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.

☐ 17. **WETLANDS:** Provided a wetlands delineation and assessment if required by Chapter 18.300 LCMC, and an application for a wetland permit and associated preliminary plan if required by Chapter 18.300 LCMC to approve the preliminary plat application as proposed.

☐ 18. **GEOTECHNICAL STUDY:** An appropriate geotechnical study if:

(a) The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or

(b) The site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes in excess of 25 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes.

☐ 19. **CLARK-COWLITZ FIRE RESCUE:** Clark-Cowlitz Fire Rescue (CCFR) collects a separate pre-application fee to cover their participation in the City's pre-application conference. Proof that the CCFR fee has been paid shall be submitted with this application. The conference will not be scheduled until this has been completed.

CCFR application website - [Clark Cowlitz Fire & Rescue \(geocivix.com\)](http://ClarkCowlitzFire&Rescue.geocivix.com)

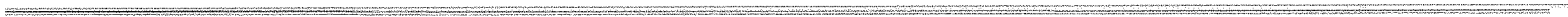
☐ 20. **GRADING:** Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.

☐ 21. **WATER & SEWER:** Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.

☐ 22. **PHASING:** A plan showing proposed phasing if the applicant proposes to develop the subdivision in phases.

☐ 23. **ARCHAEOLOGICAL:** An archaeological predetermination and proof that the pre-determination has been sent to





DAHP if the area proposed for development contains lands classified as having moderate or higher probability of containing archaeological resources as determined by the city.

#### **D. EXPIRATION & EXTENSION OF PRELIMINARY PLAT APPROVAL (18.210.050)**

(1) Approval of a preliminary plat expires five years from the effective date of the decision approving it unless, within that time, an applicant files with the city clerk an application for a final plat for a subdivision or given phases of a subdivision or for an extension.

(2) An application for extension of a preliminary plat approval for a subdivision or for remaining phases of a subdivision is subject to a Type I process. An applicant for an extension shall submit the requisite fee, a completed application review form provided for that purpose by the city, and text describing how the application complies with the approval criteria for an extension, and basic facts and other substantial evidence to support the text.

(3) The review authority may approve a single one-year extension of a preliminary plat approval if he or she finds that the relevant facts and the law have not changed substantially since the original approval, or that the preliminary plat can comply with the law in effect on the date the application for the extension was filed by complying with certain additional and/or modified conditions of approval, and those additional conditions and/or modifications are adopted.

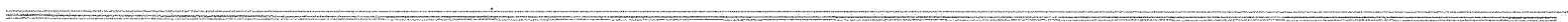
#### **E. APPLICATION FEES:**

Fees must be paid at the time of application via the online portal.

<input type="checkbox"/> <b>Legal Lot Determination</b>	\$425.00 + \$75 per lot (>2 lots)
<input type="checkbox"/> <b>Preliminary Short Plat (4 lots or less)</b>	\$1040.00 + \$125 per lot
<input type="checkbox"/> <b>Preliminary Long Plat</b>	\$3000.00 + \$125 per lot
<input type="checkbox"/> <b>SEPA Checklist Review &amp; Det/ Notice &amp; Publication</b>	\$340.00 & \$170.00
<b>EIS</b>	Cost Recovery

All of the above application fees shall require cost recovery. Cost recovery (requires a reimbursement agreement); actual cost of staff, consultants, and/or hearing examiner plus 10%. T Fees are applicable as part of a land use action or development review land use action or development review (i.e.: traffic study, preliminary/final plat review)

*By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the City of Ridgefield as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the City of LaCenter, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application. I understand and acknowledge that the City of LaCenter may charge me additional costs such as consulting fees, administrative costs and actual costs directly associated with processing this land use application.*



\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant's Name



