



Staff Report & Recommendations

Lot 64 Lockwood Meadows Subdivision Accessory Dwelling Unit

Type II Review

(2025-028-ADU) June 30, 2025

PROPOSAL:	The Applicant is proposing to build an attached 781 square foot accessory dwelling unit (ADU) with a new 1,951 square foot single-family residence in the Low Density Residential (LDR 7.5) zone district.
LOCATION:	<ul style="list-style-type: none">▪ 2043 E Otter Loop▪ Lot 64 Lockwood Meadows▪ Parcel number: 986066978
APPLICABLE STANDARDS	La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 13, Public Utilities; 18.30, Procedures; 18.130, Low Density Residential District (LDR-7.5); 18.247, Accessory Dwelling Units; 18.280, Off-Street Parking Requirements
RECOMMENDATION:	APPROVAL , subject to conditions

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant is proposing to build an attached 781 square foot accessory dwelling unit (ADU) with a new 1,951 square foot single-family residence in the Low Density Residential (LDR 7.5) zone district. The ADU will have a kitchen, living room, two bedrooms, one bathroom and a back-covered porch.

Application Timeline:

- Staff conducted a pre-application conference with the applicant on July 3, 2024.
- The applicant filed the application materials on May 8, 2025.
- The City made a completeness determination on May 26, 2025.
- Notice of application was mailed to all property owners within 300 feet of the subject property on June 6, 2025.
- The City provided this staff report on June 30, 2025 and notice of determination within 56 days after the application was deemed complete.

Applicable Standards and Approval Criteria:

La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 13, Public Utilities; 18.30, Procedures; 18.130, Low Density Residential District (LDR-7.5); 18.247, Accessory Dwelling Units; 18.280, Off-Street Parking Requirements; 18.300.

Public Comments:

One (1) public comment was received on June 12, 2025 and the person is NOT in favor of approval of the request for an ADU at 2043 E Otter Loop. They noted that the subdivision was approved for single family/one unit per lot usage and that the original city approval required certain lot sizes, setbacks etc. This request changes the density of the area, which is solely single family. The HOA covenants of Heritage Country Estates, where she lives, explicitly prohibit ADUs. If the current request is approved by the city, it will set a clear precedent. Future requests will be hard to refuse due to precedent. Already members of her subdivision have indicated that approval of this request would lead them to request one for Heritage Estates. The density of Lockwood Meadows already results in fully utilized lots. It was noted that developer of Lockwood Meadows cut down all the trees between the 2 subdivisions that provided privacy along 6th St., making this potential ADU lot very visible. Most of the remaining buildable lots in Lockwood Meadows abut Heritage Estates. If a lot with an ADU was intended, it should have been down within the interior of the Lockwood subdivision, not affecting the adjacent subdivision.

The comment requested denial of the application for this ADU.

Staff Response: According to LCMC 18.247.030, ADUs shall be allowed outright in all zones where detached single-family dwellings are permitted if in compliance with all of the development standards contained in LCMC 18.247.050.

The applicant submitted a copy of the CC&R's with the ADU application packet. Land use decisions are made per the La Center Municipal Code, based on the information submitted by the applicant and LCMC 18.247 the ADU is an allowed use.

Chapter 3.35 - Impact Fees

Finding - The impact fees for an accessory dwelling unit are established with LCMC 18.247.080 as follows: the park impact fee is \$1028.75, school impact fee is \$875.39 as established by the La Center School District, and the sewer capital facilities charges is \$3,900, the traffic Impact fee is \$2495.13, and water system connection charges are established by Clark Public Utilities.

As **a condition of approval**, impact fees are required to be paid in conjunction with the Building Permit.

Chapter 13.10 - Sewer System Rules and Regulations

The ADU is required to be connected to public sewer.

LAND USE REVIEW

Chapter 18.30 – Procedures

ADUs are processed as a Type II application as required by LCMC 18.247.060 and pursuant to the review timelines and notice procedures in LCMC 18.30.090. The Type II ADU application requires administrative review and approval with a 14-day public notice period with notice provided to properties within 150 feet of the subject property. A pre-application was held with the applicant on July 3, 2024. The application was submitted on May 8, 2025, and deemed Technically complete on May 26, 2025, having provided all applicable submittal requirements as outlined in LCMC 18.30.050.

Chapter 18.130 – Low Density Residential District (LDR-7.5)

18.130.030 Permitted Uses

Accessory Dwelling Units or (ADU's) are allowed in the LDR-7.5 zone district. Therefore, the criteria for LCMC 18.130.030 is met.

18.247.040 Establishment

1) An ADU may be:

- (a) An internal unit within an existing single-family dwelling, such as the conversion of an attic or basement.
- (b) An addition of new square footage to an existing single-family dwelling, creating an attached unit.
- (c) A new detached structure.
- (d) Conversion of an existing attached or detached structure, such as a garage.
- (e) An addition of new square footage above an attached or detached structure.
- (f) A manufactured home in accordance with LCMC 18.180.070.

Finding - The proposed ADU is an addition of new square footage to a new single-family residence, creating an attached unit. Therefore; the criteria for LCMC 18.130.030 is met.

18.247.050 Development standards

(1) Lot size - A detached ADU shall not be established on any parcel smaller than 5,000 square feet.

(2) Density - No more than one ADU shall be associated with each primary single-family dwelling.

(3) Size.

(a) Minimum size. The gross floor area shall not be less than 300 square feet.

(b) Maximum size. The gross floor area shall not exceed 900 square feet or 40 percent of the primary single-family structure, not include the garage and/or detached accessory buildings, whichever is less.

Finding - *The proposed ADU is located on a 7,581 square foot lot and meets the required minimum lot size. It is the only proposed ADU that is associated with the primary single-family dwelling on the lot. The primary single-family dwelling is 1,951 square feet. The proposed ADU is 781 square feet. Staff finds that the required Development standards for the proposed ADU are met.*

(4) Setbacks and Lot Coverage.

(a) ADUs shall adhere to the front setback of the underlying zone and shall not be closer to the front lot line than the single-family dwelling.

(b) Consistent with Table 18.130.090, Footnote 3, ADUs require a setback of 10 feet from the street side lot lines, five feet from interior side and rear lot lines, and six feet from the single-family dwelling.

(e) An ADU building footprint shall not be included in the maximum lot coverage calculation of the underlying zone.

Finding – *The proposed ADU is attached to the proposed single-family residence. The required setbacks shall be consistent with Table 18.130.090, ADUs require a setback of 10 feet from the street side lot lines, five feet from interior side and rear lot lines, and six feet from the single-family dwelling. The proposed ADU will not exceed the maximum lot coverage calculation of the LDR-7.5 zone district. Staff finds that the applicant will meet the applicable approval criteria*

(5) Height

(a) Maximum building height, including any mechanical equipment notwithstanding LCMC 18.40.010, for detached ADUs shall not be taller than the primary single-family dwelling or 25 feet, whichever is less.

(b) Building height requirements of the underlying zone apply to internal or addition ADUs.

Finding - *The proposed ADU is located within the primary residence and will meet the height requirements for a single-family residence. Staff finds that the applicable approval criteria will be met.*

(6) Architectural Design

(a) The exterior appearance of an addition or detached ADU shall match the single-family dwelling's siding, color, and roof form and pitch.

Findings: *The ADU is attached to the single-family residence and will be constructed with the new home. The applicant submitted the building elevations and layout, in which the single-family residence and ADU are consistent with one another. Therefore; staff finds that the application meets the applicable approval criteria.*

(7) Parking

One off-street parking space is required for ADU's 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.

Finding – *The proposed single-family residence has a three-car garage and a three-car driveway. The parking for the single-family residence and the ADU exceeds the required amount of parking. Therefore; staff finds that the approval criteria has been met.*

(8) Access.

- (a) An ADU may be accessed by the same driveway serving the single-family dwelling.
- (b) An additional access may be provided to an ADU if it meets city driveway standards.

Finding - *The ADU will be accessed by the same driveway serving the single-family residence. Therefore; the applicable approval criteria will be met.*

(9) Utilities

- (a) ADUs constructed on sites that area already connected to public sewer and water, or such systems are adjacent to the site in the public street, shall connect to these systems.
- (b) ADUs may connect to an existing septic system if a public sewer connection is not available and the homeowner provides verification from Clark County public health that the septic system has adequate capacity to support the unit.
- (e) An ADU may have a shared or separate water system than the single-family dwelling.

Finding – *The new single-family residence with the ADU is required to connect to public water and sewer.*

(10) Construction and Safety Standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

Findings: *A complete set of building plans were not provided or required with the application submittal to determine if the ADU conforms to applicable building, plumbing, electrical, mechanical, fire, health, and other standards.*

As a condition of approval, *the ADU must obtain a building permit prior to construction to ensure conformance with applicable building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.*

- Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
- Take reasonable steps to ensure confidentiality of the discovery site; and,
- Take reasonable steps to restrict access to the site of discovery.

II. CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

A. Land Use

1. The ADU shall comply with all standards found in LCMC 18.247
2. Impact fees are required to be paid in conjunction with the Building Permit fees and the time of building permit issuance.
3. The applicant shall connect to public water and sewer prior to occupancy.
4. The ADU must obtain a building permit prior to construction to ensure conformance with applicable building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
5. At the time of building permit submittal, the applicant shall submit building plans that show how the ADU will match the existing or proposed (remodeled) home located on the site. The ADU shall match the single-family dwelling's siding, color, and roof form and pitch.
6. In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions must be taken:
 - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - Take reasonable steps to ensure confidentiality of the discovery site; and,
 - Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.


See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

III. APPEALS

A final decision regarding an application subject to a Type II process may be appealed by the applicant or applicant's representative or by any person, agency, or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of the decision being appealed. For an appeal regarding a decision subject to a Type II process, the City Clerk shall schedule and conduct a public hearing to be held by the hearing examiner not more than 35 days

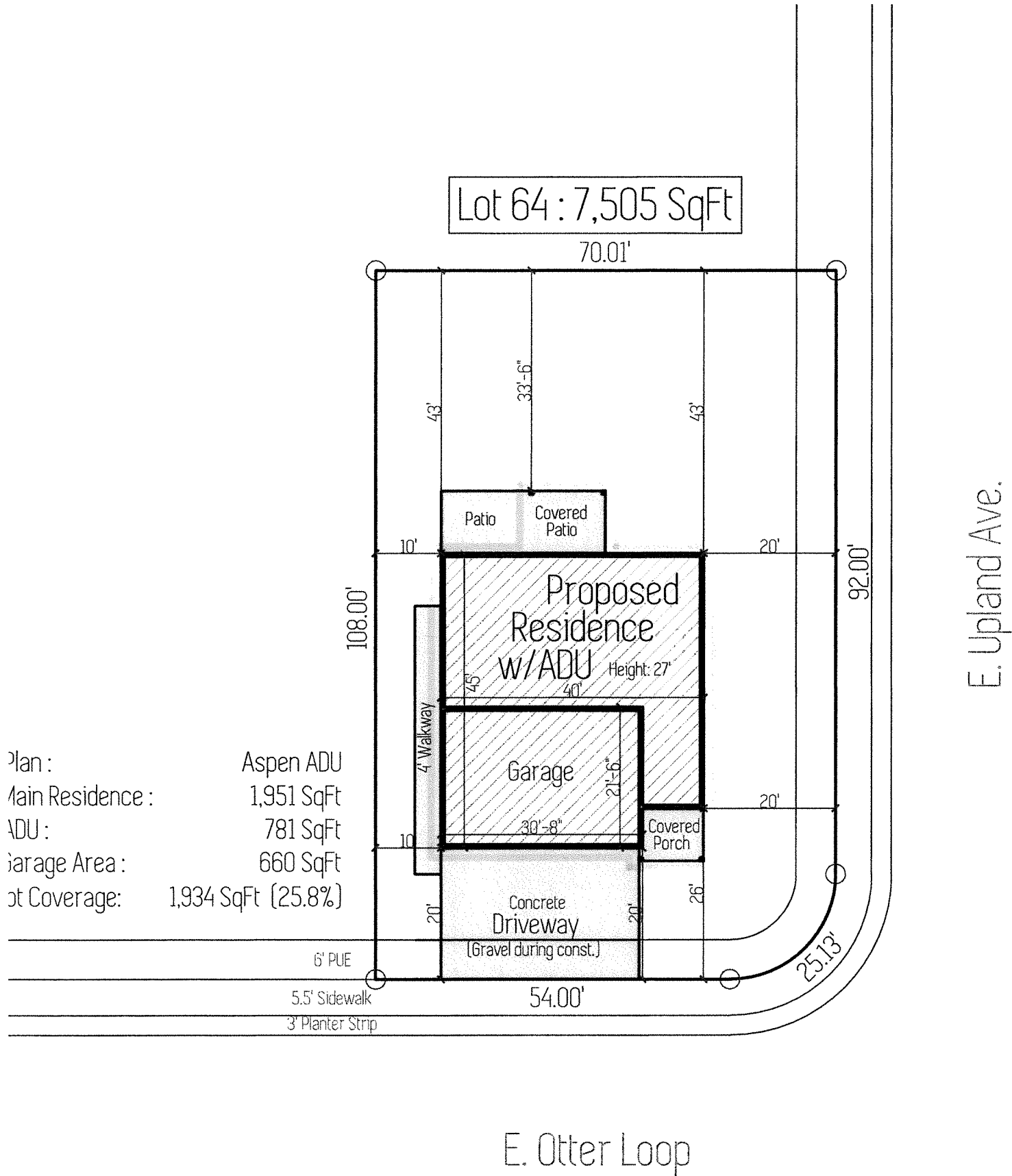
from the date a complete appeal was filed with notice and a staff report. The hearings examiner shall make a final decision of the appeal with notice within seven calendar days of the date of decision.


Angie Merrill, Associate Planner

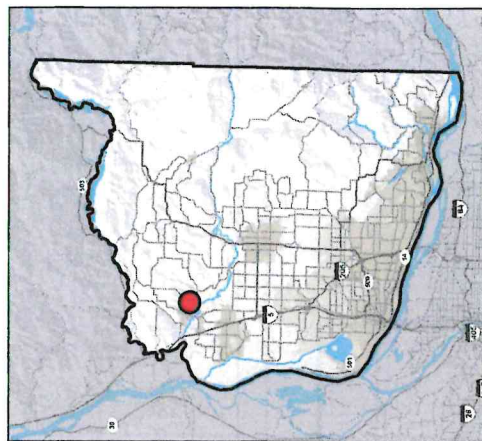

Date

IV. EXHIBITS

1. Proposed Site Plan



 <p>CEDARRIDGE HOMES</p>	<h1>Site Plan</h1> <p>May 1st 2025</p> <p>2043 E. Otter Loop, La Center, WA</p> <p>Lockwood Meadows Lot 64</p> <p>Scale : 1"=20'</p>	 <p>North</p>
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KEY



Subject Property

Buffer Selection

Parcels



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

