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PRE-APPLICATION CONFERENCE NOTES
STEPHEN'S HILLSIDE FARM SUBDIVISION – REVISIONS (2021-033-
 PAC)

PROJECT INFORMATION

Site Address	37400 NE North Fork Road and 115, 208, 617, and 641 NE 348th Street, La Center, WA 98629
Legal Description	La Center, WA on tax parcel numbers 258919000, 25872000, 258922000, 25871000, 258901000
Applicant	Kelly Helmes, New Tradition Homes, 111815 NE 113 th St. #110, Vancouver, WA 98622; kelly.helmes@newtraditionhomes.com ; 360-787-9352
Applicant's Representative	Valerie Uskoski, Hayward Uskoski and Associates, 1101 Broadway, Suite 130, Vancouver, WA 98660; valerie@huaconsulting.com ; 360-635-5223
Property Owner	Carleen Stephens, P.O. Box 2046, Battle Ground, WA 98604; 360-606-2408
Proposal	<p>The applicant received preliminary plat approval in October 2018 for an 85-lot single-family, detached subdivision under (2018-016-SUB) in the Low-density Residential District (LDR) -7.5 zone. The applicant proposes to revise the preliminary plat approval under a post-decision review application to better conform to the site topography and require less grading. Other elements of the proposal would also change orientation of streets and utilities. The prior approved plat contained a central east–west street with north–south streets terminating in five cul-de-sacs. The applicant’s revised design includes two east–west streets and a reduction to two cul-de-sacs with two streets stubbing to the north. Lots would range in size from 7,759 square feet (SF) to 24,682 SF. The applicant proposes 13 lots exceeding the maximum lot size of 11,000 SF, three of which would abut the City’s urban growth area boundary and 10 that would not. Lots over 11,000 SF not bordering the urban growth area boundary will require Type II variance approval, which can be reviewed concurrently with the Type II Post-Decision Review.</p> <p>The same number of lots are proposed as the previously approved plat and the new lots would presumably result in the same level of impacts as the previous plat; however, there would be a change in the facts (subdivision design and change to conditions of some conditions of approval), so the project would qualify for Type II Post-Decision Review under CMC 18.130.150. The project is vested in the City’s development standards or</p>

	<p>regulations at the time the original application was deemed complete July 2018.</p> <p>All existing structures will be removed except the residence at 208 N 348 St. will be retained on a new lot.</p>
Meeting Date	Wednesday, November 10, 2021 at 3:00 p.m.
Date of Issue	Friday, November 19, 2021

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.

Public Works and Engineering

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. LCMC 12.10.040.

- **Stephens Hillside Development Engineering Plans were originally approved in April 2019 for a previous site plan. This site plan was approved by the Hearings Examiner (HE) conditions in October 2018.**
- **All of the original HE conditions, and staff report conditions related to the Engineering approval are still in effect for the revised site plan, unless noted in this report.**

General roadway and right-of-way standards shall apply and provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels; LCMC 12.10.090. The applicant shall provide full street improvements on interior streets according to the City of La Center Local Access standard ST-15. In addition to the interior street improvements, streetlights, street trees, and stormwater improvements are required. LCMC 12.10.190.

Aspen Avenue is classified as a collector street, but the draft Capital Facilities Plan classifies it as a Major Collector between 18th Street and North Fork Avenue. A Rural Major Collector street section shall be used for the street frontage between 18th Avenue and North Fork Avenue.

The applicant proposes to use temporary cul-de-sacs at the north termini of the street stubs to the west of the site. Section 2.12 of the Engineering Standards requires a turn-around be provided for roads serving more than one lot. The turn-around may be a hammerhead if under 200-feet and a cul-de-sac for dead end streets over 200-feet. **To provide for future extension of the street stubbed to the west, a temporary cul-de-sac may be used as long as it meets Fire Department approval for fire service.** The use of this temporary cul-de-sac will need to be reviewed by Clark Cowlitz Fire and Rescue. Attached are the City standard details of a cul-de-sac (ST-29) and offset cul-de-sac (ST-30) for design of the site. The applicant can propose another cul-de-sac design as long as it meets Fire Department approval.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on the standard detail attached.

Streets and Circulation

The following requirement of right-of-way dedication is on the original HE conditions and is required for any site plan revision. The final plat will need to provide a guarantee that the owner or future Home Owners Association will ensure that this right-of-way be dedicated.

The La Center Transportation Capital Facilities Plan (TCFP), transportation project T-19, calls for improvements to NE 348th Street between Aspen Avenue North Fork Avenue and the west terminus of 348th Street and the reconstruction of NE 348th Street as a Major Collector with pedestrian and bicycle facilities. The TCFP also includes transportation project T-18, extending Bolen Street to 348th Street as a Major Collector with pedestrian and bicycle facilities.

The applicant agrees to voluntarily and irrevocably commit to a dedication of right-of-way for a future street connection from the westerly terminus of proposed Street A (348th Street) of Stephens Hillside Farm Subdivision across proposed Tract C to connect with the easterly terminus of existing NE Bolen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right-of-way of proposed street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. The commitment shall not exceed 10 years from the date of preliminary plat approval.

The revised site plan, submitted by the applicant, shows street spacing on W. 19th Street between W. Falcon Avenue and W. Dove Avenue, to be approximately 620 feet. The City's Capital Facilities Plan and Engineering Standards shows a street spacing between a Major Collector and public street to be a maximum of 500 feet. However, since there is another east-west road connection approximately 250-feet north of W. 19th Street, there appears to be adequate circulation within the subdivision. Since this is a geometric revision to the City standard, a road modification will need to be submitted to the City for review and approval.

Chapter 13.10 – Sewer System Rules and Regulations

The revised site plan will need to retain the design and the connection of the sanitary sewer to Aspen Avenue.

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. The Applicant's Engineer proposes to add 86 homes to the existing 8-inch diameter sewer in Aspen Avenue at 18th Street per the Engineering Standards, the applicant shall provide calculations with a report that shows the future upstream influent and the capacity of the downstream facilities.

Connection to the manhole, sewer main open trench installation in Aspen Avenue shall be constructed per City Engineering Standards. LCMC 13.10.180. A minimum 8-inch diameter public main pipe will be installed between the proposed development to the point of connection at the City manhole. LCMC 13.10.190. If the lots are lower than the street, a backwater valve is required, if the lots are lower than the street, on each sewer connection from the lots and will be located at the property line within the applicant's property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

For any sewer main not within public right-of-way, a minimum of a 15-foot-wide sewer easement and access drive will need to be dedicated to the City for future maintenance.

Existing septic system must be abandoned or removed as necessary, per Clark County Environmental Health permitting.

Chapter 18.320 (Stormwater and Erosion Control)

The revised site plan will need to meet the LCMC section 18.320. If the area of the reconfigured site has not changed, the applicant will need to submit a letter or summary showing the new impervious and pervious areas to verify that it has not changed from the original approved stormwater report. The table should be accompanied by a basin area map verify that no change has occurred for water quality and quantity requirements per the LCMC. The Engineering Plans will be reviewed to make sure the design matches the storm report.

LCMC Requirements

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 SF 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 SF of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious interior streets in the subdivision. Per LCMC 18.320.210, treatment best management practices shall be sized to the treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with bioswales and detain stormwater in a detention pond. The bioswales are in the buffer of the stream buffer. It may be possible to incorporate stormwater treatment into the outer 25 percent of the stream buffer. The bioswale and detention pond system will need to be maintained by the developer. However, per LCMC 18.300.900 6 (e) (iii), the City may allow disturbance of Category III and IV wetland or buffers for public purposes if the disturbance directly advances the provision of infrastructure facilities and services. (There are no similar provisions for disturbing Category I and II wetlands or buffers.) Public surfaces includes streets, potable water, sanitary sewer stormwater facilities...per LCMC 18.320.240 (2) (c) For stormwater facilities for which the City of La Center will not provide long term maintenance, the applicant shall make arrangements with the existing and future occupants or owners of the subject property for assumption of maintenance in a manner subject to the approval of the City.

The applicant will demonstrate how stormwater treatment will be accomplished to meet the 1992 Puget Sound Manual and the City ordinance. In addition, water quantity will need to be managed to meet the engineering standard. The treatment will need to meet the City of La Center and 1992 Puget Sound Manual and the City of La Center standards, which requires compliance with the Water Pollution Control Act and the Water Resources Act.

Per LCMC 18.320.220, if infiltration is used for disposal of stormwater, the project must infiltrate the 100-year storm where local soil types and ground water conditions are suitable. Per the Puget Sound Manual, an emergency overflow above the 100-year storm event needs to be shown. If infiltration of stormwater is not feasible for quality treatment and quantity disposal, stormwater runoff must be detained meeting the requirements of Chapter 18.320 LCMC and then discharged into the existing low point on the site. Clark County or the U.S. Department of Agriculture Soil Groups may be used to determine the hydrology of the site. Isopluvials shall be used to determine the design storm frequency (attached). Per the City ordinance, a forested condition must be used for the pre-developed surface condition. The HEC-1 flood hydrograph package or HEC HMS may be used for hydrologic computation of site quantity control.

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, the Washington State Department of Transportation

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. Attached is the City rainfall intensity chart.

Per LCMC 14.10.140, a preliminary stormwater plan and preliminary stormwater report shall be submitted for review as part of the land use application. The stormwater report must also address stormwater how energy dissipation will be accomplished so that the downstream property is not impacted by stormwater.

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. A Technical Information Report is required along with the development plans for approval of the stormwater system.

Maintenance of Stormwater Facility

If the stormwater treatment and disposal facility is within public right-of-way, the applicant shall maintain the facility for two years after development. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. The City is disinclined to own or maintain the stormwater facility. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat. Stormwater facilities must be located in a separate tract.

Grading

A grading and erosion control permit is required as part of the subdivision plans. As part of the grading plans, finished floor elevations need to be shown for the lots in addition to grading quantities. The plan shall show retaining walls necessary to grade the lots.

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 a Stormwater Pollution Prevention Plan (SWPPP) will be necessary as part of the plan submittal to the City. Soil disturbance is discouraged between November and May.

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, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

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. CPU will provide a copy of the Water Availability report. An east-west water line will need to be installed within the required street between W. 12th Way and NW 9th Avenue on the north side of the subdivision. Applicant will need to provide proof that the on-site well was properly abandoned.

Street Lighting

Streetlight design and installation is reviewed and approved by CPU. The City has adopted new engineering standards to be “dark-sky” compliant. LED streetlights using acorn full cutoff lights are required along local streets, and Cobra Head style LED lights are required along Aspen Avenue (Major Collector) and W 19th Street (Arterial).

Building

The plat is reviewed and approved by Public Works Building Services. Proposed setbacks for each lot will be required on the plat. The plat notes should stipulate amount of impervious/saturation development allowed (maximum building lot coverage is 35 percent and maximum impervious surface area is 50 percent).

Development of the lots shall not create hazards or conditions for any adjacent lot. A geotechnical report will be required analyzing the development design and for lot infill. The report should propose plat development conditions for the builders, by lot if required. Plat conditions for individual lot build out should include provision of adequate foundation drainage on the high side of each lot. An adequate absorption/dissipater design that cannot flow by gravity to the storm lateral should be included in the plat conditions for stormwater. Stormwater collected from newly created impervious sources or surfaces (roof, slabs, flatworks, etc.) shall be terminated in an approved manner. A plat note and detail shall be provided for a concrete truck washout area which builders and contractors shall be required to use and maintain until final build out.

If retaining walls are to be constructed, there design details will need to be included in the plat conditions for the builder(s). Any required walls shall be installed and approved before final occupancy approval. Other walls built shall be built to a plat standard detail. Fence detail will need to be provided. Fencing should be uniform.

Coordinate with Chief Mike Jackson, Clark County Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use

Chapter 18.30.050 Review for Technically Complete Status

Upon receipt of the Post Decision Review (PDR) application, staff will conduct a completeness review. Applications that have undergone pre-application reviews are subject to a 14-day completeness review under LCMC 18.30.050. Following a determination of completeness, a notice of application will be sent to property owners. Type II applications require notification to property owners within 150 feet, but because the original application was processed under a Type III review, property owners within 300 feet will be notified (see submittal requirement below to provide 300-foot mailing labels).

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. **Bold** items are required for this application.

General Submittal Requirements:

- ***An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.***
- ***A legal description of the site.***
- ***Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.***
- ***Site 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 and structures on the site, 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.***
- ***A copy of this pre-application conference summary.***
- ***A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description; in particular the narrative should address the following City regulations (please use the 2018 version of the code):***

- *LCMC 18.30.150 Post-decision review.*
- *LCMC 18.130 Low-density Residential District (LDR-7.5).*
- *LCMC 18.210(5) Preliminary plat application contents – as relates to large lots subject to redivision in the future.*
- *LCMC 18.260 Variances.*
- *The conditions of approval from the preliminary subdivision review approval and hearings examiner decision. Please specify which conditions of approval the applicant is proposing to change.*
- *Names and addresses of owners of land within a radius of 300 feet:*
 - *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.*
 - *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.*
- *Applications necessarily associated with the proposal, 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 proposal.*
- *Memo from a traffic engineer documenting that estimated traffic will remain the same or be decreased with the proposed revisions and that an updated queuing analysis is not needed.*
- *Letter from the stormwater engineer verifying that the stormwater adequate facilities remain.*
- *A letter or addendum to the previously submitted geotechnical study saying the report adequately addresses the proposed redesign.*
- *Tree preservation, removal, and mitigation plan.*
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*
- *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.*
- *A phasing plan if proposed.*
- *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. For lots 15,000 square feet or over (twice the minimum lot size and subject to further subdivision in the future), the applicant needs to show how these lots could be further divided and served by public streets. During the pre-application meeting, the applicant indicated they would be willing to place a note and record a covenant on these lots preventing further subdivision of these lots, which is also an acceptable alternative, provided that the City approves a variance for all lots over 11,000 square feet as discussed above.*
- *A letter from the applicant's archaeologist that states the previously submitted archaeological report is still valid for the modified site design and that no additional evaluation is required.*
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application (provided during the meeting).*

Post-Decision Review (18.30.150)

Generally, a PDR may change decisions or conditions of approval without necessarily subjecting the change to the same procedures as the original decision. The 2018 preliminary plat approval decision was processed as a Type III review. The current application will be processed as a Type II PDR since staff’s preliminary assessment is that the redesign would not increase impacts, but facts have changed (the design of the site). See criteria listed in 18.30.150 (5)(e). After the PDR application is submitted, staff will confirm there are no additional impacts proposed from the subdivision; if additional impacts are proposed, the application may be subject to a Type III review.

Chapter 18.130 (Low-Density Residential)

The site is zoned LDR-7.5 with a minimum lot size of 7,500 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 gross acre minus right-of-way (defined as a “net acre”), in accordance with LCMC 18.130.080, However, the applicant applied for and was approved for a variance in 2018 to deduct critical areas from the site area used to calculate density. The applicant is not proposing to change the number of lots and will therefore continue to meet the approved density under the 2018 preliminary plat application.

Ninety percent of all new parcels in this district must average within 10 percent of 7,500 SF as a total development and any phase within the development. The remaining 10 percent of lots may be reduced to 6,000 SF as a result of density transfer per LCMC 18.300.130. Individual parcels may not be smaller than 6,000 SF or larger than 11,000 SF LCMC 18.130.020(1)(a). Thirteen of the 85 lots are proposed to exceed the maximum standard, however, lots abutting the Urban Growth Area(UGA) may exceed 11,000 SF (LCMC Table 18.130.080 ^{FN 4}). Ten of the 13 lots do not abut the UGA and three of the 13 lots do about the UGA.

Each lot shall comply with the dimensional standards within Table 18.130.090, shown below.

Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) ^{1, 2}	Minimum Side Yard Setback (feet) ²	Minimum Street Side Yard Setback (feet) ²	Minimum Rear Yard (feet) ^{2, 3}
60	90	20	7.5	10	20

² The City may permit a minimum lot area of 6,000 SF when critical areas are present and a transfer of density is proposed per LCMC 18.300.130. Under no circumstances may lots of less than 6,000 SF be permitted.

³ The maximum lot area of a lot abutting the urban growth area boundary may exceed 11,000 SF pursuant to this section. A border lot also is subject to different setbacks. The maximum lot area also can be exceeded for multifamily development.

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. A technically complete application must calculate building lot coverage per lot and total amount of impervious surface area to be created.

Street trees must be planted at a minimum of 30 feet on center. The City requires LED street lighting. The new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces) (LCMC 18.130.100). See discussion below about the applicants previously approved park design.

Chapter 18.147 Parks and Open Space

Any development in an LDR-7.5 zoning district that includes 40 or more dwelling units must provide a park consistent with LCMC 18.147.020. Each development in an LDR-7.5 zoning district shall provide one or more family parks at a ratio of 0.25 acres per 40 dwelling units (0.25 ac/40 du) after the first 40 dwelling units LCMC 18.147.030(1)(i). Based on the applicant’s preliminary design of 85 lots, a total of 0.28 acres of park is required.

The applicant is not proposing changes to the amount of park area and its basic design approved as part of the 2018 preliminary plat. The park would be 1.06 acres and is proposed to be located in the southeast side of the site within the riparian buffer of the creek. The applicant requested and was approved for a variance allowing a portion of the park to have frontage along a collector street [a modification to 18.147.030(1)(b)(v)] and to allow the park to have less than 40 percent street frontage [a modification to 18.147.030(1)(b)(vii)].

During the pre-application meeting, the applicant asked whether equipment in the park could be varied from what was conceptually approved in 2018. Staff are willing to consider changes to the equipment provided that the requirements of 18.147.030 continue to be met including the minimum elements that must be contained within the park (path, benches, trash receptacles, bike racks, play structure, picnic tables, etc.)

Chapter 18.190 Urban Holding District

Parcel 258901000 is located with the City's Urban Holding (UH-10) overlay, which sets a minimum lot size of 10 acres until there is a demonstration that capital facilities are adequate. When the Public Works Director or City Engineer certifies that the capital facility deficiencies associated with the property have been resolved, the City may remove the UH-10 overlay. The overlay can be removed concurrently with the approval of the Final Plat for development or as a separate Type II application and land use review not associated with subdivision approval LCMC 18.190.060.

Chapter 18.210 Subdivisions

Submittal Requirements (LCMC 18.210.030): A consolidated list of submittal requirements for the requested PDR is listed above under LCMC 18.30.050.

Vesting: The application was vested to the City's code at the time it was deemed complete on July 19, 2018.

Chapter 18.260 Variances

The applicant is proposing lots that exceed the maximum square footage of 11,000 SF for the LDR-7.5 zone not abutting the urban growth area boundary. A variance is required to permit lots that exceed maximum square footage thresholds.

Application materials in LCMC 18.30.050 are required as noted above and the applicant's narrative should address the variance criteria listed in LCMC 18.260.040.

Chapter 18.275 Sign Requirements

If proposed, monument signs must comply with this chapter.

Chapter 18.280 Off-Street Parking and Loading Requirements

Each dwelling unit shall be provided with two off-street parking spaces per Table 18.280.010. This may be accommodated with a note on the plat requiring each lot to provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement. The front plane of the garage must be setback a minimum of 18 feet from the interior edge of the sidewalk.

Chapter 18.300 Critical Areas

The applicant has stated that the redesigned plat will not generate any additional critical areas impacts. As listed above in the submittal requirements, the applicant shall provide either a letter or an addendum to previously submitted critical area reports addressing the various critical areas on site that states that no additional impacts are being generated with the redesigned alignment. Staff will verify critical areas impacts during review of the PDR application.

Chapter 18.310 Environmental Policy

The applicant submitted a checklist and was issued a Mitigated Determination of Nonsignificance (MDNS) as part of the preliminary plat approval in 2018. Staff's preliminary review has determined that additional State Environmental Policy Act review is not required. If, during the course of project review, it is determined that project impacts have significantly changed, a new checklist will be required and the existing MDNS will be amended to reflect any additional mitigation measures. **Chapter 18.350 Tree Protection**

As part of the 2018 approval, prior to soil disturbance or removal of any trees regulated under 18.350, the applicant shall provide the City with a tree inventory and protection and mitigation plan for review. Any trees proposed for removal shall be identified on the plan and shall be flagged in the field consistent with LCMC 18.350.060. Trees regulated by Chapter 18.350 that are proposed to be removed shall be mitigated consistent with LCMC 18.350.070(3).

Applications and Fees

Forms:

- ✓ Application Form: <http://www.ci.lacenter.wa.us/forms/LandUseApplication.pdf>.
- ✓ Application Fee Schedule: <http://www.ci.lacenter.wa.us/pdfs/FeeSchedule072716.pdf>.
- ✓ Agreement to Pay Outside Services:
http://www.ci.lacenter.wa.us/city_departments/pdfs/AgreementPayOutsideProfessionalReview.pdf.

Fees:

Based upon the information provided to date, we estimate that the land use application fees will include:

- Post-Decision Review Type II (\$340)
- Variance (\$850)
- The applicant is responsible for payment of fees related to development/engineering review costs as contained in La Center Resolution No. 13-372
- Impact fees shall be assessed against each lot at time of building permit

The City is revising its fee schedule and the new fees are expected to be effective in early 2022. The listed fees above are subject to change and this letter does not constitute a final fee estimate.

November 10, 2021 – Attendees

Name	Organization Name	Email Address	Phone Number
Sarah Dollar	City of La Center	sdollar@ci.lacenter.wa.us	360-263-7665
Tony Cooper	City of La Center	acooper@ci.lacenter.wa.us	360-263-7665
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Ethan Spoo	WSP	ethan.spoo@wsp.com	971-219-5169
Josh Taylor	Clark Cowlitz Fire & Rescue	Josh.Taylor@clarkfr.org	360-887-4609
Thomas Ellis	Hayward Uskoski & Associates	Thomas@huaconsulting.com	360-635-5223
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