



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

**PRE-APPLICATION CONFERENCE**  
**Lockwood Creek Subdivision (2021-016-PAC) Meeting**  
conducted on Monday, June 7, 2021– 3:00 PM

**PROJECT INFORMATION**

Site Address	2000 NE Lockwood Creek Road, La Center, WA
Legal Description	#94 SEC 2 T4N R1EWM 20A PIN 209113000
Applicant	Susanna S. Hung, 701 Columbia Street #414, Vancouver, WA 98660
Applicant's Representative	Contact: Nicolle Sicillia or Travis Johnson, PLS Engineering, 604 W Evergreen Blvd., Vancouver, WA 98660 <a href="mailto:Nicolle@plsengineering.com">Nicolle@plsengineering.com</a> <a href="mailto:travis@plsengineering.com">travis@plsengineering.com</a>
Property Owner	Susanna S. Hung, 701 Columbia Street #414, Vancouver, WA 98660
Proposal	Subdivide a 20-acre parcel into 74 single-family lots served by public streets.
Date of Issue	June 14, 2021

**SUMMARY**

The applicant is proposing a 74-lot subdivision on the approximate 20-acre site. Lot sizes would range from 6,000 to 9,140 square feet. The property is located at the city's eastern limits, north of Lockwood Creek Road and bordered on the north and west by the Heritage Country Estates Subdivision. The applicant should note that the City recently approved Ordinance 2021-04 which revised the LDR-7.5 code to establish a minimum lot size of 7,500 square feet or 6,000 square feet with approved density transfers under the critical areas ordinance. The prior version of the LDR-7.5 code allowed 90 percent of lot sizes within a subdivision to average between 6,750 and 8,250 square feet. That averaging provision no longer exists in the code, so lot size minimums are 7,500 square feet and up to 10 percent of lots may be as small as 6,000 square feet under the density transfer provisions of the critical areas ordinance.

Access to the property would be from the Heritage Country Estates Subdivision using East 4<sup>th</sup> Way, East Upland Avenue, and East White Oak Avenue and from East 24<sup>th</sup> Avenue via Lockwood Creek Road. All proposed streets within the subdivision would be public.

The eastern portion of the site is mapped as having a wetland by Clark County. The applicant filed a critical areas report with the pre-application conference request that includes a wetland delineation. The delineation found two wetlands onsite (A and B). Both are category IV wetlands. Wetland A is 0.05 acres and Wetland B is 0.08 acres. The applicant proposes to fill Wetland A, which is exempt from

avoidance requirements under the provisions of LCMC 18.300.090(5)(d). Clark County and the Washington Department of Natural Resources (DNR) also map a non-fish bearing seasonal stream (Type Ns) flowing south through the center of the site. However, the applicant's critical areas report concludes that that mapped stream does not meet the definition of a stream in the City's critical areas ordinance because it does not feature a channel, bed, bank, or signs of regular water flow. There are also Oregon White Oaks on the property, only one of which is protected habitat under the City's critical areas ordinance: a 40-inch tree located at the far southwestern corner of the property that applicant proposes to preserve and will include a buffer to the edge of the tree's dripline.

Clark County also maps the majority of the property as moderate to moderate-high risk of encountering archaeological resources. Development activities on the property will be subject to the City's archaeological protection ordinance in LCMC 18.360 including the requirement to provide an archaeological predetermination report.

The City Council approved the property to be annexed to the city (see File # 2021-004-ANX/SEPA and Ordinance 2021-07 on April 14, 2021). The City of La Center is finalizing the annexation process with the State of Washington and expects that the annexation will be complete on June 28, 2021. The annexation applied an Urban Residential comprehensive plan designation and Low Density Residential (LDR-7.5) zone to the property.

### **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; 18.190 Urban Holding District; 18.210 Subdivisions; 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**

### **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.

Lockwood Creek Road is classified as a Minor Arterial per the updated Capital Facilities Plan. The City has designated Lockwood Creek Road as a Minor Collector "A" per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC

12.10.090. The applicant will need to adjust the sidewalk for widening so that it does not impact the existing White Oak tree adjacent to the property.

East 24<sup>th</sup> Avenue is classified as a Minor Collector per the updated Capital Facilities Plan. The City has designated E. 24<sup>th</sup> Avenue as a Rural Minor Collector per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC 12.10.090. The entire road section of E. 24<sup>th</sup> Avenue is subsiding and is experiencing subgrade failure. Due to added traffic from this subdivision, and construction vehicles that will access the site for this subdivision, the applicant will need to reconstruct the entire width of E. 24<sup>th</sup> Avenue to support these future vehicle loads.

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, street lights, street trees and per LCMC 12.10.190.

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.

Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District.

The Fire District must approve access to all the lots per the IFC.

## **Comments**

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

Per LCMC 12.10.090 (2)(a) (b), the applicant will need to provide a circulation plan showing access to future development adjacent to the property. Streets shall be extended to the boundary of the land division.

The updated CFP restricts access to Arterial streets, with a minimum intersection spacing of 600-feet along Lockwood Creek Road. In particular the three parcels to the south need of the Hung property need to be considered for access through the subdivision to comply with the access requirements. The circulation plan will need to be submitted to the City for review of the overall circulation to adjacent City streets.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to City streets resulting trips from the Hung Development and adjacent development trips. The impacts to the intersection of East Spruce Avenue and Lockwood Creek Road will need to be evaluated for added trips to determine if improvements are warranted.

### ***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.

As a minimum the structural sections listed in the city standard street sections must be used. In addition, the report must recommend the over-excavation section for unstable soil encountered during construction. The Geotechnical Engineer is responsible for determining the over-excavation stabilization section during construction for unstable soil encountered, but a recommended over-excavation section must be provided as part of the report and site plans.

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.

#### **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 from the Hung development to the existing gravity sewer in East 4<sup>th</sup> Way, to the west, that was constructed as part of the Heritage Country Estates Development. The applicant will need to verify the capacity of the downstream system with a basin analysis to justify connection of the Hung Development.

#### **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 interior streets in the subdivision. 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.

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.

As part of the half street improvements for Lockwood Creek Road, the existing storm pipe culverts will need to be extended east to accommodate the new sidewalk and curb and gutter. The capacity of the existing roadside ditch is under insufficient and the condition may have to be assessed and upgraded to allow for stormwater from the development to be conveyed downstream.

The existing wetland on Tract B currently is being recharged by stormwater water and subsurface flow from the north portion of the parcel. By constructing the lots north of the wetland, the storm flow to this wetland will be reduced or eliminated. In addition, the drainage from the lots north and east of this wetland appear to drain to the adjacent property. The applicant will need to show how the drainage from the new lots will not affect adjacent property, complying with the LCMC.

The applicant will need to show how this wetland will be recharged following development.

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.

#### **Maintenance of Stormwater Facility**

The applicant shall be responsible for maintenance of the stormwater facility until an HOA is established to maintain the facility. When the HOA assumes responsibility of the facility, they will establish monetary funding of a reserve fund, for maintenance of the stormwater facility, when at least 50% of development of the housing units has occurred or at minimum 2-years after completion and acceptance of the subdivision by the City, whichever is more. The applicant and future owners will be responsible for maintaining 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. The minimum bond amount shall be 10% of the construction cost of the stormwater facility. Stormwater facilities must be located in a separate tract.

Prior to initiation of any construction or final plat approval, the developer shall demonstrate to the City's satisfaction that:

1. The developer shall establish a homeowner's association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility and it shall be recorded and incorporated in the CC&Rs.
2. The HOA shall be empowered to access its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities, if enforcement becomes necessary.

3. The City shall have the right of a third-party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.

### **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.

### **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% and maximum impervious surface area is 50%).

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, in particular 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 Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

## **Land Use**

**Chapter 8.60 Sign Requirements**

If proposed, monument signs must comply with this chapter.

**Chapter 18.130 (Low Density Residential)**

The site is zoned LDR-7.5, low density residential, 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 4 units per net acre. Net acre is defined as gross 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.

The applicant’s proposed conceptual plan shows lots ranging in size from 6,000 square feet to 9,472 square feet. They applicant indicates they are using the density transfer provisions in the critical areas ordinance to reduce lots to as small as 6,000 square feet. However, as indicated in the summary discussion, the minimum lot size in the LDR-7.5 zone is 7,500 square feet and lots cannot be smaller than this except by density transfer and no more than 10 percent of the lots can be less than 7,500 square feet. The applicant’s conceptual plan shows the majority of the lots within subdivision below 7,500 square feet. Prior to formal preliminary plat applicational submittal, the lots will need to be adjusted to be 7,500 square feet minimum with no more than 10 percent of lots less than this standard.

Each lot shall comply with the dimensional standards within Table 18.130.080.

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

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. Your proposed plat should calculate building lot coverage per lot and total amount of impervious surface area to be created.

**Chapter 18.147 Parks and Open Spaces**

LCMC 18.147 requires single-family residential development 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.

Based on the 74 units proposed, the applicant is required to provide 0.21 acres of park space. However, the minimum contiguous park size is 0.25 acres. The applicant's conceptual plan indicates that 0.5 acres of usable park spaces is proposed. Tract B has a trail, but does not have any other required park elements. Parks must contain the required elements in LCMC 18.147.030(1)(b). The preliminary plat application shall include a preliminary park site plan and landscape plan showing the location of elements. The property owner or home owner's association is responsible for park maintenance.

#### **Chapter 18.190 Urban Holding District**

The property currently has an Urban Holding 10 (UH-10) overlay. If 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 Preliminary 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**

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

All correspondence must be submitted to the La Center City Clerk. Subdivision applications are processed as a Type III land use review requiring a public hearing before the La Center Hearing Examiner. Within 14 days after the City finds the application technically complete, the Clerk shall mail a Notice of Application to you and adjacent property owners. The comment period shall remain open for a minimum of 14 days. The City will schedule a hearing within 78 days after the City finds the application to be technically complete. The City shall issue a staff report a minimum of seven calendar days prior to the hearing date. An appeal of the Hearing Examiner's decision must be made to the City Council within 14 days after the date of issuance of the decision.

**Submittal Requirements (LCMC 18.210.030):** A completed application form and the following materials will be required, if applicable, prior to a determination of technical completeness (ten copies and an electronic version of all materials), please):

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.
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.



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 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.
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. The wetlands on site must be classified using the 2014 Ecology wetland rating system. A wetland mitigation report is required.
11. A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes on the site.
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.

**Chapter 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 subsequent application must address these specific issues. No landscape screening is required for this site because all adjacent lands are zoned low density residential or are located within Clark County. Lighting might comply with the provisions of 18.282 Outdoor Lighting.

**Chapter 18.260 Variances**

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

**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 plus one space for guests. This may be accommodated with a note on the plat requiring each lot to provide three 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’s critical areas report includes a wetland delineation which found two wetlands (A and B) onsite. Both are category IV wetlands. Wetland A is exempt from avoidance requirements based on size, but must be mitigated under the provisions of LCMC 18.300.090(5)(d). The applicant’s critical areas report must address the applicable provisions of 18.300.080(5), 18.300.110, and 18.300.120 for development of Wetland A. If mitigation is proposed onsite (preferred), it needs to meet the mitigation ratios of Table 18.300.090(5)(l). Any mitigation required shall use native plants in accordance with LCMC 18.340. The applicant proposes to avoid impacts to Wetland B and provide a 50-foot buffer in accordance with the City’s requirements for category IV wetlands with an adjacent high intensity use.

**Wetlands. LCMC 18.300.090(5)**

(iv) Buffers. All buffers shall be measured perpendicularly outward from the delineated wetland boundary.

(v) Marking Buffer during Construction. The location of the outer extent of the wetland buffer shall be marked in the field and such markings shall be maintained throughout the duration of the permit.

(vi) Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, fencing, or other prominent physical marking approved by the hearings examiner. In addition, small signs shall be posted at an interval of one per lot or every 100 feet, whichever

is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer worded substantially as follows: “Wetland and Buffer – Please Retain in a Natural State.”

(vii) A conservation covenant shall be recorded in a form approved by the City attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a wetland permit prior to engaging in regulated activities within a wetland or its buffer.

(viii) In the cases of plats, short plats, and recorded site plans, include on the face of such instrument the boundary of the wetland and its buffer and a reference to the separately recorded conservation covenant.

#### **Chapter 18.300.090(2)(a) Oregon White Oak**

Oregon white oak is classified as a Nonriparian Priority Habitat and Species critical area. LCMC Table 18.300.090.(2)(a). The required buffer around the Oregon white oak is 300 feet or threshold based upon consultation with WDFW or through the city’s peer review process.<sup>1</sup> The applicant has provided email documentation in the critical areas report indicating that the dripline of the tree is adequate to protect it. This is sufficient information for the City to reduce the otherwise required 300-foot buffer.

#### **Chapter 18.310 Environmental Policy**

The project review application must include a 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.

#### **Chapter 18.350 Tree Protection**

If any tree greater than 5” DHA is proposed to be removed, a tree cutting permit and mitigation will be required. 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.

#### **Chapter 18.360 Archaeological Resource Protection**

The site is identified as having a moderate to moderate-high risk of containing archaeological resources and must file 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 (\$3,400 +\$125/lot);
- SEPA (\$170 x 3);
- Critical Area review (\$340);
- Variances (if requested) (ranges from \$850)

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

---

<sup>1</sup> For example, the city may allow a reduced buffer around a single Oregon white oak tree as a result of consultation with the regulatory agency or as a result of the city peer review process if the important functions and values of the resource will not be significantly diminished as a result of the buffer reduction.

Resolution No. 13-372). A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

Please note that the City is due to update its land use fees. Timeline for that is uncertain, but the fees listed above could change.

## Attachments

- Clark Public Utility District pre-application meeting notes
- Clark County Fire and Rescue pre-application meeting notes

## June 7, 2021 – Attendees

Name	Address	Phone	Email
Susanna Hung, Property Owner	701 Columbia St. #414, Vancouver, WA 98660	415-990-8907	Sshung_2000@yahoo.com
Travis Johnson, PLS	604 W Evergreen Blvd. Vancouver, WA 98660	360-944-6519	travis@plsengineering.com
Nicolle Sicilia, PLS			nicolle@plsengineering.com
Jason Taylor, PLS			
Mike Walling, real estate agent			
Tonya Dow, Clark Public Utilities			
Tony Cooper, P.E., City Engineer	305 NW Pacific Highway La Center, WA 98629	360-263-2889	acooper@ci.lacenter.wa.us
Ethan Spoo Consulting Planner	210 E 13 <sup>th</sup> Street	360-823-6138	ethan.spoo@wsp.com
Jeff Swanson, Community and Economic Development Director	305 NW Pacific Highway La Center, WA 98629	360-263-7665	jswanson@ci.lacenter.wa.us
Sarah Dollar, Permit Technician	305 NW Pacific Highway La Center, WA 98629	360-263-7665	sdollar@ci.lacenter.wa.us

# Attachment A



REQUEST FOR UTILITY REVIEW – WATER AVAILABILITY  
 P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668  
 (360) 992-8022 Email: wateradmin@clarkpud.com

### APPLICANT INFORMATION

DATE: 6/4/2021

NAME Travis Johnson/ PLS Engineering  
 ADDRESS 604 W Evergreen Blvd  
 CITY Vancouver STATE WA ZIP 98660  
 TELEPHONE (360) 944-6519 EMAIL pm@plsengineering.com

Notification Method: Email Type of Development: Subdivision  
 Number of Units: 74

### **Property Location**

Serial Acct. No 209113-000  
 Property Address 2000 NW Lockwood Creek Rd, La Center (or nearest cross street)  
 Property Size 19.8 ACRES Required Fire Flow TBD GPM

### **PLEASE SUBMIT PLAT MAP WITH REQUEST**

### **GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)**

Clark Public Utilities (CPU) is the water purveyor for this site. CPU Water distribution maps indicate that there are existing 8" PVC water main within E 4<sup>th</sup> Way, E Upland Ave, E White Oaks Ave, NE Lockwood Creek Rd, and NE 24<sup>th</sup> Ave and a fire hydrant located along the eastern property frontage. See attached CPU water distribution map for reference. Utility drawings are for reference only and project engineer should verify existing conditions in the field prior to final design.

The fire flow at FH – 7472, located near the intersection of E 5<sup>th</sup> St and E Spruce Ave was previously calculated at 1,954 gpm at 20 psi. Static water pressure is expected to vary, around 135 psi depending on site elevation, system demand and reservoir levels. Due to high anticipated pressure it is recommended that a private plumber be consulted regarding installing privately owned and operated pressure reducing valves. If updated fire flow data is required, please contact Water Services at (360) 992-8022.

For this development, depending on site access and layout, plan to connect to the existing 8" water mains within E 4<sup>th</sup> Way, E Upland Ave, E White Oak Ave, and NE 24<sup>th</sup> Ave. If fire protection is required, extend a minimum 8" water main within the public right-of-way to the site. If fire protection is not required, a minimum 4" water main may be acceptable. Install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. Any existing, unused services shall be properly capped and abandoned. All water mains and services (up to the meter) located within private property, shall be included in an easement granted to Clark Public Utilities.

Proper state approved backflow devices will be required for all domestic, fire and landscape water services. All hot taps shall be performed by a Utility approved contractor. The Developer is responsible for costs associated with the service and fire protection installation, right-of-way permitting, and any other needed water improvements.

Submit full engineering plan set for further requirements and comments.

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

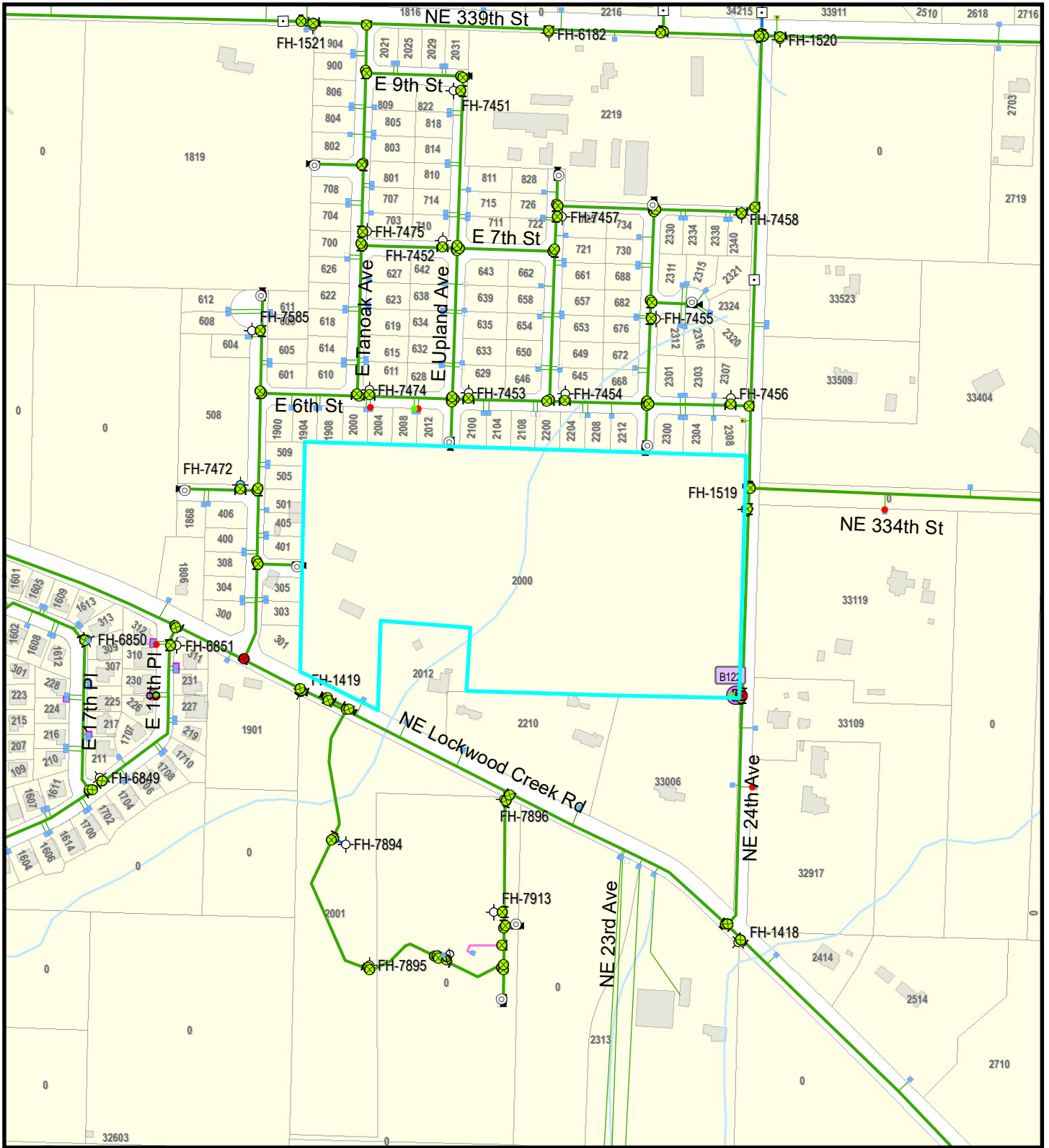
Review comments are subject to modification during detailed plan check and review.  
**This utility review is valid for six months after the date of signature below.**

*Tonya Dow*  
Tonya Dow

6/4/21

REVIEWED BY \_\_\_\_\_  
Tonya Dow, PE

DATE \_\_\_\_\_



1 inch = 400 feet

**Legend**

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



**OPERATIONS MAP**

Printed on: 6/4/2021    Printed by: TonyaD

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



# Attachment B

# 1-2 Family Residential Pre-Application Notes: *La Center*



## Fire Department Access:

- **Roadways to Structures:** The perimeter of all structures must be within 150' an approved access road with a minimum clear width of 20' (26' where a hydrant is located). IFC 503.1.1 / D102 / D103
- **Dead end Streets:** Any dead-end road longer than 150' must be provided with an approved cul-de-sac or hammer-head turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28'R corners) IFC D103.4
- **Parking Restrictions:** Roadways must have signage for parking restrictions as follows: Signs for no-parking must be provided on both sides of all streets that are less than 26' wide in accordance with local standards for future enforcement. Signs for no-parking must be provided on one side of all streets that are between 26' and 32' wide in accordance with local standards for future enforcement. IFC D103.6
- **Remote Access Points:** One and Two Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads. Multiple Family Residential Developments with more than 100 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 D106/107
- **Access During Construction:** Access roadways must be completed and unobstructed prior to combustible construction.
- **Gates:** Where required access is restricted with a gate, a Knox padlock with multi-access locking device (e.g. gatekeeper locking device) or Knox key switch shall be provided to allow Emergency Non-destructive Fire Department Access. (IFC 506)

## **Fire Department Water Supply and Suppression Systems:**

\*Hydrant spacing is assessed based on structures that are non-sprinklered, type V-B Construction and no larger than 4,800 combined square feet. Additional hydrants may be required for streets providing access to structures greater than 4,800 SF. (IFC Table B105.1(2) / C102.1)

- **Fire Hydrants:** Hydrants must be provided on fire access roadways so that average spacing does not exceed 500' and the maximum distance from any point on the street frontage to a hydrant is no more than 250'. (400' and 200' for Dead end roads) IFC C102
- **Water Supply During Construction:** Required hydrants must be serviceable and unobstructed prior to combustible construction.
- **FIRE SPRINKLERS May be Considered as an alternate method to increase hydrant spacing or to address access issues.**

For plans submittal, permitting and inspections; all projects shall be submitted and requested through our online portal at: <https://clarkfr.idtplans.com>

Please feel free to contact me with any questions or concerns:

Michael J. Jackson  
Fire Marshal  
[Mike.jackson@clarkfr.org](mailto:Mike.jackson@clarkfr.org)  
360.887.4609



## Project Overview

#560042

**Project Title:** Lockwood Subdivision Pre-Application Conference

**Jurisdiction:** City of La Center

**Application Type:** 5) Request by City/Jurisdiction Staff for Development Review

**State:** WA

**Workflow:** Pre-Application Conference

**County:** Clark

## Project Data

**Permit/Case Number:** 2021-016-PAC

**Project Address:** 2000 NE LOCKWOOD CREEK RD. - 209113000

**Type of Review:** Pre-Application Conference

### Description of Project/Process:

The applicant is proposing to subdivide an approximately 20-acre parcel into 74 single-family lots in the LDR-7.5 zone.

The entire site area is 20 acres in size and is identified as parcel number 209113000. The site is located in the SW of the NE of Section 2, T4N, R1E. The parcel recently went through an annexation process with the City of La Center. On April 6, 2021 the application for annexation was approved, bringing the parcel into the City of La Centers jurisdiction under the LDR-7.5 zone with an Urban Hold overlay until the future subdivision proposal is approved.

The applicant requests a pre-application conference to review the proposed subdivision. The proposed project will provide a total of 74 lots to be developed with single family detached homes. Access to the site will be provided E. 4<sup>th</sup> Way, E. Upland Avenue and NE 24<sup>th</sup> Avenue. No direct access is proposed to Lockwood Creek Avenue.

**Notes/Comments:**

**Due Date (Optional):** 06/07/2021 2:00 PM



911 N 65th Avenue  
Ridgefield, WA 98642

phone: 360.887.4609

fax: 360.887.0862

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

TO: Sarah Dollar  
FROM: Michael Jackson, Division Chief/Fire Marshal - Clark-Cowlitz Fire Rescue  
DATE: June 11, 2021  
RE: Lockwood Subdivision Pre-Application Conference  
LINK: <https://clarkfr.idtplans.com/secure/project/?projectid=560042>

### **Pre-Application Fire and Life Safety Comments**

Thank you for your presentation your proposed project with CCFR. Please go to the assigned project for this Pre-App and pay the Pre-Applicaition fee for the conference ( **95.00**); at such time you will be given access to the Notes and/or any Open Issues regarding this proposed project.

If you have any further questions for CCFR, don't hesitate to contact us.

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

#### **Michael Jackson**

#### ***Division Chief/Fire Marshal***

Clark-Cowlitz Fire Rescue  
911 N 65th Ave, Ridgefield, WA 98642  
[mike.jackson@clarkfr.org](mailto:mike.jackson@clarkfr.org)  
3608874609

Clark-Cowlitz Fire Rescue

Conceptual Plat Preapp-Layout1.pdf (Page 1) [1] Layout1

**1. Fire & Life Safety B**

Michael Jackson 3608874609 <a href="mailto:mike.jackson@clarkfr.org">mike.jackson@clarkfr.org</a>	Cul-de-sacs that are required for Fire Apparatus Turn-around at dead ends must have paved Diameter of 96' and signed for no parking in accordance with the adopted Fire Code.
---	---

**2. Fire & Life Safety B**

Michael Jackson 3608874609 <a href="mailto:mike.jackson@clarkfr.org">mike.jackson@clarkfr.org</a>	Fire Hydrants must be provided on 8" mains and spaced in accordance with the Fire Code. Average spacing can be used to accommodate practical locations at intersections for fire district operations. Recommended locations have been identified with with red circles on the plans. Residential fire sprinklers may be considered for increased hydrant spacing and fewer hydrants installed.
---	--

**3. Fire & Life Safety B**

Michael Jackson 3608874609 <a href="mailto:mike.jackson@clarkfr.org">mike.jackson@clarkfr.org</a>	Roadways must meet width and signing requirements of the Fire Code. Grades in excess of 10% may require installation of fire sprinklers for effected dwellings.
---	---