



Lockwood Meadows Lot 14 Property
Accessory Dwelling Unit
Type II
Technical Completeness Review
La Center City Hall
210 East Fourth Street

Site Address: 2311 E. Juniper Circle LaCenter, WA 98629

Parcel: 986066928

Legal Description: LOCKWOOD MEADOWS LOT 14 312-298

Project Description:

The applicant is proposing to build an attached accessory dwelling unit (ADU) as part of the new single-family residence. The ADU is proposed to be 1,979 square feet, including the attached one-car garage for the ADU unit and a rear covered porch. Living areas excluding the porch and garage account for 893 square feet.

Date: July 17, 2024

Applicant:

Cedar Ridge Homes

Tyson Grey

21632 SE Stark St. Gresham, OR 97030

503.666.4240

tyson@cedarridgehomes.us

Property Owner:

Cedar Ridge Homes

David Grey

21632 SE St. Gresham, OR 97030

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The City's Associate Planner reviewed application materials for the proposed Type II ADU Review. We are writing to notify you that the application is deemed **Complete** as documented below.

Planning Comments

The pre-application conference notes (2024-013-PAC) contain a list of required submittal items based on LCMC 18.30.050 and 18.247.

- *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.*

- Status: **Complete**. The applicant provided a signed application form with original signature by the property owner and a signed reimbursement agreement
 - *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Complete**. The applicant provided a copy of the quit claim deed for the property confirming ownership by Rodney and Stephanie Black.
 - *A legal description of the site.*
 - Status: **Complete**. The legal description is contained on the application form and an extended legal description is attached as Exhibit A of the provided deed.
 - *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.*
 - Status: **Complete**. The applicant provided a preliminary site plan with a north arrow, the location of the primary residence including the attached ADU structure location, size, setbacks, access, and parking. The plan is 1" = 20' and can be reduced to fit on an 8-1/2- by 11-inch sheet.
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- *A floor plan drawn to scale.*
 - Status: **Complete**. Sheet 3 of the ADU drawings provides a floor plan that is drawn to scale.
 - *Elevations drawn to scale showing height and design (e.g., exterior building materials, colors, roof form and pitch, and window style and placement) of the proposed addition or detached ADU.*
 - Status: **Complete**. The applicant provided building elevations. The exterior color and building materials were not provided. ***Prior the City issuing the draft staff report, building siding and color shall be provided per LCMC 18.247.050(6)(a).***
 - *A copy of the pre-application conference summary*
 - Status: **Complete**.
 - *A written description of how the proposed ADU does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.*
 - Status: **Complete**. The applicant did not provide a project narrative discussing compliance with selected standards as requested in the pre-application notes. However, Staff finds that the provided information is sufficient evidence and waives the narrative requirement.
 - *Names and addresses of owners of land within a radius of 150 feet:*
 - Status: **Complete**. ***The applicant did not provide mailing labels for properties within 150 feet of the subject site; however they noted that only one property owner is located within 150 feet of the subject site. That information has been verified in GIS.***
 - *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.*
 - Status: **Not applicable**.
 - *A geotechnical study is required if the site currently or will contain substantial fill and/or has slopes in excess of 25 percent, unless the applicant will not develop or significantly affect such lands or shows that the site does not contain unstable soils or steep slopes.*

- Status: **Not applicable.** The site shall be reviewed with the proposed single-family residence. Should the applicant propose substantial fill when footings and crawlspaces are constructed, a geotechnical report may be required at that time.
- *Preliminary erosion control plans, which may be a single plan, consistent with applicable provisions of Division 4, Critical Lands.*
 - Status: **Not applicable.** The provided ADU will be constructed with the new single-family residence and shall be required to submit plans according to the single-family residence permit requirements.
- *Information about proposed water and sewer utilities connections.*
 - Status: **Complete.** The single-family residential permit shall require water and sewer hook-ups and the ADU shall be completed with the single-family residence.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application.*
 - Status: **Complete.**
- *For all ADUs proposed on a lot located within a homeowner's association (HOA), a letter from the HOA or other documentation shall be provided that verifies that ADUs are not prohibited in the HOA's covenants, conditions, and restrictions (CC&Rs).*
 - Status: **Complete.** *The applicant provided a copy of the CC&R's. It's noted in the CC&R's that construction not performed by or contracted by the Declarant shall receive ARC (architectural review committee) approval. The proposed construction shall be completed by the Declarant.*

Public Works and Engineering Comments

Public Works and Engineering do not have any comments at this time.

Signed:  Date: 7/17/24
Tracy Coleman, Public Works Director

Signed:  Date: 7/17/24
Tony Cooper, PE, City Engineer

