



Staff Report & Recommendations

Lot 31 Lockwood Meadows Accessory Dwelling Unit

Type II Review

(2025-034-ADU) July 3, 2025

PROPOSAL:	The applicant is proposing to construct an attached 781 square foot accessory dwelling unit (ADU) with a new 1,951 square foot single-family residence located in the Low Density Residential (LDR 7.5) zone district
LOCATION:	<ul style="list-style-type: none">▪ 2331 E Otter Loop La Center WA, 98629▪ Lot 26 Lockwood Meadows▪ Parcel number: 986066940
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

I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant is proposing to build a detached 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 patio.

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 July 1, 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.

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 applicant is required to hook to public sewer and water.

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 complete on May 26, 2025, having provided all applicable submittal requirements as outlined in LCMC 18.30.050.

- (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, ADU's require a 10-foot setback from the street side, five feet from the interior side and rear lot lines.*

The proposed ADU will not exceed the maximum lot coverage calculation of the LDR-7.5 zone district. Therefore; the approval criteria will be met with the building permit.

(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 single-family residence and will meet the height requirements for a single-family residence. Therefore; the applicable approval criteria will be met with the building permit.*

(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 concurrent 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 approval criteria will be met with the single-family residence building permit.*

(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 required parking. Therefore; staff finds that the criteria is 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

- 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.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

III. APPEALS

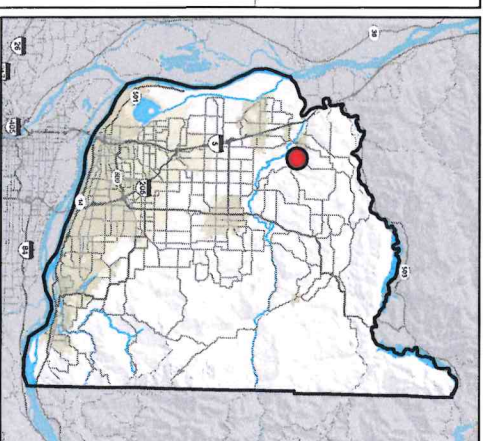
A final decision regarding an application subject to a Type II process may be appealed by the applicant or applicant's representative or by any person, agency, or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of 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 hearing 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



**PID(s): 986066945,
300-Foot Buffer**

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.

