

**PROJECT NARRATIVE
FOR:**

**Asa's View
Pre-application Conference**

**SUBMITTED TO:
City of La Center, Washington**

**FOR:
TROY JOHNS**

January 2022

Introduction

This proposal is to subdivide Tax Lots 39 and 102, Tax Assessor's serial numbers 209064-000 and 209121-000 into 69 single-family residential lots in the RLD-7.5 zone.

Site Location and Characteristics

The property is located at 2313 NE Lockwood Creek Road. The current use is residential and agricultural and access from Lockwood Creek Rd is via a private road/driveway. This road/driveway also provides access to the residences to the south. Most of the property is a field with a few trees.

The site is bordered to the east with a vacant parcel, to the south with a single-family residence and to the west by La Center School District property.

Most of the property is relatively flat with slopes of less than 5% to the southwest.

Clark County shows an area of potential wetlands in the man made ditch along the side of the driveway. These have been mapped as shown on the Topographic Survey. It is thought that these potential wetlands are man made and non-jurisdictional. A critical areas report will be prepared and submitted for review with the preliminary application.

According to the Clark County GIS the property is in an area of moderate-high archaeological predictive.

Utilities

There are no known wells at the property. There is one known septic system on-site. If any wells or additional septic systems are discovered at the time of development they will be properly abandoned.

Sanitary sewer and public water services will be extended to the individual lots during site development. Public water will be provided by the Clark Public Utilities. Sanitary sewer will be provided by Clark Regional Waste Water. Utility Review letters will be included at the time of Preliminary submittal. Each of the new homes will be required to connect to public sanitary sewer and public water prior to issuance of occupancy permits.

NW Consilio LLC has prepared a Conceptual Engineering Plan for the project. Please see the plans included with this application for specific details.

Transportation

The vehicle access to this site is currently from a private driveway from NE Lockwood Creek Road. This proposal would extend residential roadways through the site and to the southern boundary to provide access to the properties that currently take access through the property. All road, sidewalk and driveway construction within this development will meet City of La Center and ADA standards. NW Consilio LLC has prepared a Conceptual Engineering Plan for the project. Please see the plans included with this application for specific details.

This development will create 69 new single-family residential lots for detached housing. At approximately 9.57 vehicle trips per new home per day, there will be an additional 660 new trips generated by this development at the time of full buildout. At one AM and PM peak hour trip per new home site per day, 69 new AM and PM peak hour trips would be generated by this development.

Zoning

The site is zoned LDR-7.5 and the comprehensive plan designation for the site is UL. All proposed lots can meet the Minimum Lot Size of 7,500sf, minimum dimensional standards and setbacks of the Zone.

Parks and Open Space will also be provided as required by the zone, to include a park, trail to the school property and a planter entrance to the development.

Impact Fees

All newly constructed homes will be required to pay school, park and transportation impact fees at the time of building permit issuance. These fees are collected to ensure that adequate facilities are available to serve new growth and development, promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new facilities, and ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

Summary

The development of this site into 69 single-family residential lots will meet the proposed density and development goals for this site. The development will extend roads and public utilities to the individual lots, will provide improved emergency vehicle access to the area, will provide for adequate fire protection, and will not restrict the future development of adjacent parcels. The full build-out of this development will provide housing consistent with that planned for the area and will not encourage urban sprawl.