

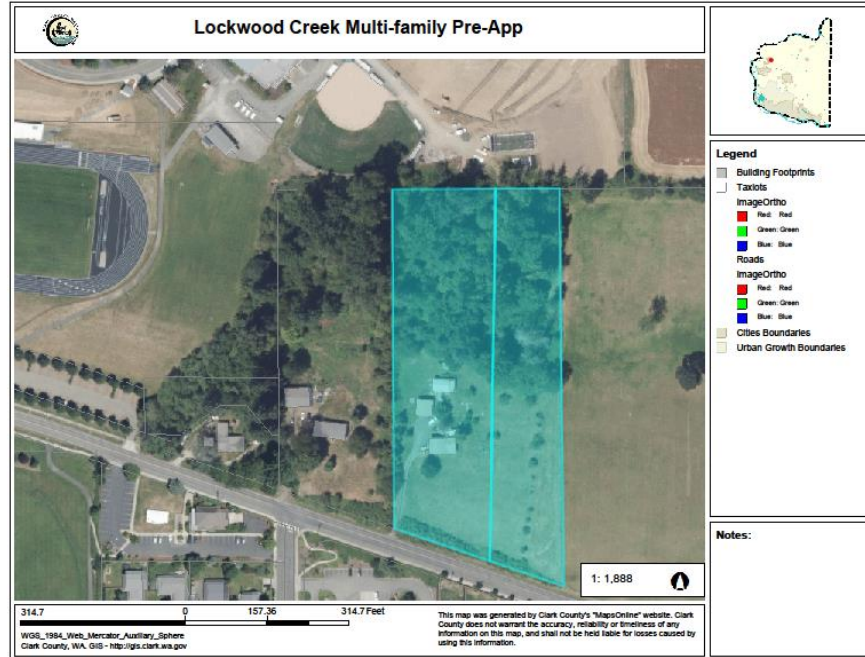


305 NW Pacific Highway  
La Center, Washington 98629  
T/360.263.7661 F/360.263.7666

**PRE-APPLICATION CONFERENCE: La Center Multi-family (2014-003-PAC)  
Tuesday, June 13, 2017 – 4:00 PM**

**PROJECT INFORMATION**

- Proposal:** The applicant proposes to construct 72 medium density housing units.
- Location:** 1518 NE Lockwood Creek Road, La Center, WA; #64 SEC 2 T4N R1EWM 3 A (PIN 209083000) and #4 SEC 2 T4N R1EWM 2.17 A (PIN 209044000); 225, 205 S.F.
- Existing Conditions:** Single family residential structure with accessory buildings and associated site improvements; Approximately 5.12 acres total including two tax lots
- Applicant/Owner:** Carl Lawson, LC Lockwood, LLC, PO Box 2239, Kalama, WA 98625; Contact Carl Lawson, 360.606.6217, [carl@lawsoninvestment.com](mailto:carl@lawsoninvestment.com)
- Representative:** Mackenzie, 101 E 6<sup>th</sup> St., #200, Vancouver, WA 98660; Contact: Anna Dearman, 360.695.7879, Ext. 230, [adearman@mcknze.com](mailto:adearman@mcknze.com)
- Zoning/ Comprehensive Plan:** Medium Density Residential-16 (MDR-16), Urban Holding-10 Overlay (UH-10)/ Urban Residential Area (URA)
- Adjacent Zoning:** Urban Public (UP) to the north, Low Density Residential (LDR-7.5) to the east and southeast, and Residential Profession (RP) to the southwest and west
- Review:** Pre-application conference for Type II site plan review
- City Reviewers:** Jeff Sarvis, Public Works Director, 360.263.7761; Anthony Cooper, City Engineer, 360.263-7765; and Eric Eisemann, Planning Consultant (360.750.0038)



**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.

Provide a performance bond in the amount not less than 110% of the construction estimate prior to issuance of building permits. LCMC 12.10.110.

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. In addition to the half street improvements, street lights, street trees on Lockwood Creek Road are required consistent with LCMC 12.10.190.

Post a bond for all developer-provided public improvements in the amount of 110% of the construction for final plat or when improvements are complete and accepted by the City

**Comments**

*Streets and Circulation*

The preliminary site plan shows a new driveway access onto the north side of Lockwood Creek Road. According to LCMC 12.10.190, “half-width road improvements shall be constructed to applicable standards set out in the chapter...” Please provide half width improvements along the frontage of the proposed improvements, including curb, gutter, sidewalk improvements and any stormwater improvements necessary to accommodate the widening.

Lockwood Creek Road is classified as a Rural Major Collector. See attached city standard details for Rural Major Collectors. However the Capital Facility Plan update recommends that Lockwood Creek Road be classified as a Minor Arterial. An Arterial classification requires that a center turn lane be added to the street section. Attached is a Minor Arterial "A" standard requiring the center turn lane, two 12-foot wide travel lanes and 6-foot bike lanes. Half Street improvements using this standard must be implemented for to allow peak traffic to queue in the turn lane without impact to the travel lane.

Provide a pedestrian circulation ADA plan showing how to access the public sidewalk on the south side of Lockwood Creek Road from the proposed development. Provide improvement plans showing how pedestrians will cross Lockwood Creek Road to access the existing sidewalk on the south side of Lockwood Creek Road. The traffic study must reflect the number of pedestrians accessing the public sidewalk and support the pedestrian access crossing from the development.

The maximum spacing of streets is 500 feet within new development and to the limits of the entire parcel of the property being developed. The applicant has proposed 34-feet of right of way dedication along the north property line for a future connection between Lockwood Creek Road and 339<sup>th</sup> Street per the attached site plan submitted by the applicant. In addition the applicant will need to dedicate half width right of way of 30-feet along the east property line and construct half width road improvements per the Rural Minor Collector detail ST-13B. The minimum paved width of the half street improvements is 25-feet with no parking along the length of the street. See attached ROW Dedication Schematic Map for future road access connections.

#### *Grading*

A grading and erosion control permit is required as part of the improvement plans. As part of the grading plans, show finished floor elevations for the buildings. In addition to grading quantities the plan shall show retaining walls necessary.

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.

#### **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. The Applicant's Engineer proposes to connect to the newly constructed sewer system in Lockwood Creek Road and 72 multi-family housing units to the existing 8-inch diameter gravity pipe, impacting the capacity of the existing pump station #2 adjacent to Stonecreek Development.

During the review of Sunrise Terrace Development, a basin map and analysis showing the tributary area flowing to this new 8-inch gravity sewer and the existing pump station #2 was completed. The basin map assumed that this La Center multi-family site would be zoned LDR-7.5 in the future. This Multi-family development will add more density and potentially slightly more flow than anticipated for future development. The City reviewed the Sunrise Terrace Sanitary Sewer Capacity Analysis for Pump Station #2 using the Sunrise Terrace Development and the potential sewage flow that will be added from this multi-family housing development. It appears once the houses are completed for the Sunrise Terrace Development, there will be enough capacity in the sewer and pump station #2 for this La Center multi-family development. However the developer will need to verify the capacity of the existing downstream

sewer system for the added development of this multi-family development and Sunrise Terrace development.

Connections shall be made at the pipe stub provided at the manhole in the newly constructed Lockwood Creek Road gravity sewer system. Connection to the manhole, sewer main open-trench installation in Lockwood Creek Road shall be constructed per City Engineering Standards. A back water 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 applicants property. A cleanout is required at the property line. LCMC 13.10.110. *La Center Engineering Standards for Construction* are also applicable.

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

### **Chapter 18.10 Development Code General Provisions**

#### *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.

#### *Traffic Impact Analysis*

A complete application will require a traffic impact analysis and circulation plan which considers adjacent land parcels, topography, natural features, sensitive lands, existing improvements, and existing streets together with their potential alignments in relation to this site. The impact analysis should be conducted at intersections along Lockwood Creek Road, Highland Road, East 4<sup>th</sup> Street and Pacific Highway, and Aspen Avenue. The report shall include average daily traffic and peak hour traffic for intersections and streets as noted above. LCMC 18.212.050(n).

#### *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 area for parking lots and access drive to the site as well as widening Lockwood Creek Road abutting the site. 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.

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with a stormwater pond, or other approved BMP's. The treatment will need to meet the City of La Center and 1992 Puget Sound Manual 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 Soil Groups or USDA 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, 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. 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 ditch along Lockwood Creek Road is not impacted by stormwater.

Downspouts connections from the houses must connect directly into the site stormwater system. A Technical Information Report (TIR) is required along with the development plans for approval of the stormwater system.

#### *Maintenance of Stormwater Facility*

The applicant proposes to place a stormwater facility on their site. The stormwater outfall will likely drain to the stormwater ditch in Lockwood Creek Road. The owner will need to maintain the private stormwater facility and provide the city with maintenance records. The stormwater quantity and quality treatment of Lockwood Creek Road added impervious area may need to be done in public right of way. If 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. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following construction approval.

#### *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. You were provided with a copy of the CPU Water Availability report at the meeting. Provide proof that the on-site well was properly abandoned.

#### *Street Lighting*

Street light design and installation is reviewed by the City in public right of way. Street lighting may be required along the Frontage of Lockwood Creek Road. LID for street lighting is preferred.

#### **Chapter 15.10 (Fire Code):**

The builder shall plan for access road widths to accommodate the fire district's engines and aerial ladder truck. The ladder truck is 39 feet long and requires a clear area 20 feet wide to deploy its ladder outriggers.

Any *cul-de-sac* must have a 45-foot radius with no on-street parking allowed.

Hydrants. Fire hydrants during this development would normally be spaced every 500' feet (IFC 508.5.1). A looped water main system is preferred. The fire district urges the developer to install these hydrants before road paving and sidewalk construction begins. No obstruction will be allowed that would keep fire apparatus further than 10 feet from any hydrant in the project. A three foot clear radius shall be maintained around all hydrants. The location of all hydrants should be approved by the Fire District. The project engineering staff should work closely with the fire district in regard to hydrant placement in the development.

Sprinklers. The fire district urges every developer and builder to consider installation of residential sprinklers in all homes in all projects. There are many advantages to residential sprinkler systems for the buildings occupants and firefighter safety.

Fire flow. The applicant shall provide a documented fire flow of 1,000 GPM to the subdivision. The Clark County Fire Marshal and Fire District 12 would lower this requirement to 500 GPM if every structure had an approved residential sprinkler system and a long term plan in place to eventually improve fire flow.

**Land Use**

The following sections include excerpts from relevant section of the Las Center Municipal Code (LCMC). Specific directions are **highlighted in red**.

**Legal Lot Determination:**

Please submit an application for legal lot determination. (LCMC 18.225)

**Chapter 18.140 Medium Density Residential Districts (MDR-16)**

The applicant proposes to construct 72 apartment units. All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 18.140.030.

Standard	Multifamily	Attached
Net Density <sup>1</sup>	8 – 14	8 – 14
Minimum Project Area <sup>5</sup>	2.5 ac.	2.5 ac.
Minimum Lot Width	20 feet	20 feet
Minimum Lot Depth	60 feet	60 feet
Minimum Area	1,400 SF	1,400 SF
Maximum Area	N/A	N/A
Maximum Lot Coverage	85%	60%
Maximum Height <sup>6</sup>	45 feet	35 feet
<b>Setbacks<sup>2</sup></b>		
Minimum Front Setback <sup>3</sup>	10 feet	10 feet
Minimum Garage Setback from Public Street	5 feet	18 feet
Minimum Garage Setback from Alley	3 feet	3 feet
Minimum Side Setback	0 feet attached or 10 feet abutting single-family	0 feet attached/4 feet nonattached

Standard	Multifamily	Attached
Minimum Street Side Setback	0 feet	10 feet
Minimum Rear Setback	20 feet	10 feet

<sup>1</sup>In a phased project, each phase of the project shall meet the density requirements.

<sup>2</sup>Setbacks and building envelopes shall be identified for each lot on the face of the plat or binding site plan.

<sup>3</sup>Minimum front yard setback shall be 25 feet from arterial and collector streets.

<sup>4</sup>In a manufactured home subdivision the lot area and setback standards represent an average within the subdivision.

<sup>5</sup>The minimum project area requirements do not apply when legal lots in the RP zone develop multifamily housing.

<sup>6</sup>The maximum height of a dwelling is depicted in this table; the maximum height of a garage or accessory building is 20 feet.

As proposed, the attached multi-family project will develop in one phase. **The maximum net density is 14 units an acre which must be demonstrated at time of preliminary site plan application. Net density is the number of dwelling units or persons per net acre covering only the land devoted to building lots.**

(2) Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district. (80% rule: Front SB = 16’, side = 6’, Street side = 8’ and rear = 16’.) For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet.

**The lot to the east is zoned LDR-7.5; the side yard setback to the east must be a minimum of 10 feet.**

(3) Density Transfer. Not proposed.

(4) Product Types. An MDR-16 project, proposed after December 31, 2015, which consists of five gross acres or more, including abutting lands under common ownership, may not include more than 75 percent of one housing type, i.e., multifamily, single-family attached or single-family detached.

**This standard applies if the lot remains five gross acres or larger. If the property is boundary line adjusted to less than five acres this section does not apply.**

**18.140.040 General standards for developments within the MDR-16 district.**

The standards of this section apply to all development in the MDR-16 zone, excluding single-family, detached, manufactured home subdivisions regulated by LCMC [18.140.080](#)

Design Requirements. **These standards apply.**

(1) Design Requirements.

- (a) MDR-16 projects shall create a unifying design theme for each cluster of units or less (a housing complex). The design theme can be created by the use of stone, wooden lap siding, or other natural material.
- (b) MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

- (c) MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, and chimneys, etc.
- (2) Active Open Space – Family Parks. If a medium density residential (MDR-16) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces). **These standards apply.**
- (3) Landscaping and Open Storage.
  - (a) Landscaping. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.
  - (b) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.
  - (c) At least 15 percent of the gross square footage of the project site must be landscaped.
  - (d) All setback areas shall be landscaped and maintained with live vegetation.
  - (e) Street trees, if required by the director of public works, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless if otherwise specified by the city's public works director.
  - (f) Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:
    - (i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.
    - (ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.
  - (g) Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.
- (4) Parking. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units.
  - (a) Parking is encouraged to locate behind the dwelling unit with access from an alley. When an alley is provided, pedestrian access from the alley to the dwelling shall be provided for each lot.
  - (b) Each MDR-16 dwelling unit shall provide 1.75 off-street parking spaces per individual dwelling unit.  
**The proposal for 72 units would require 126 parking spaces. (1.75 \* 72 = 126)**
- (5) Garages.
  - (a) Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 18 feet from the right-of-way.



- (b) No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space.
- (c) Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space.
- (d) In each cluster of single-family attached units, no more than 50 percent of the garages within the cluster may extend beyond the front plane of the primary facade of the dwelling unit.
- (e) Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.
- (f) Detached garages are allowed, provided they are accessed from an alley or driveway and do not exceed 18 feet in height.

Garages are not indicated. Carports are regulated as a garage.

(6) Pedestrian Access.

- (a) An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.
- (b) Public sidewalks shall be required and constructed according to the city's road standards.
- (c) Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one of the preceding methods.
- (d) Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.
- (e) Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

These standards apply. Pedestrian connections are required to Lockwood Creek Road and safe walking access to the high school must be provided.

(7) Impact Fees. School and park impact fees for attached housing shall be assessed at the multifamily rate while impact fees for detached housing shall be assessed at single-family rates. These standards apply.

**18.140.060 Requirements of multifamily attached housing – Apartments.**

In addition to the requirements of LCMC 18.140.040, a multifamily attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

- (1) Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units. **These standards apply. The current proposal exceeds this standard and must be modified to meet the clustering standard.**
- (2) Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows: **These standards apply to ground floor units.**
  - (a) Private Residential Outdoor Areas.
    - (i) Each ground-level residential dwelling unit shall have an outdoor private area (patio, terrace, porch, yard) containing at least 48 square feet and a width of at least four feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least 48 square feet and a width of at least four feet.

- (ii) Private outdoor areas for multifamily residential dwelling units shall be screened from view from other residential units, abutting land uses, and public or private streets to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls.
- (b) Shared Recreation Areas for Multifamily Residential Uses. See LCMC 18.147
  - (i) The requirements of this subsection shall apply to multifamily attached projects with fewer than 35 dwelling units.

Developments containing 35 or more units shall satisfy the family park requirements in LCMC 18.147. (See below)

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

The City may remove the Urban Holding 10 (UH-10) overlay 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.

### **18.210 Subdivisions**

The applicant has not proposed to subdivide the property.

### **18.147.030 Park size and design standards. These standards apply.**

- (1) If a development proposal meets the applicability criteria of LCMC [18.147.020](#), the new development shall provide parks and trails in the following manner:
  - (a) Size. The size and location of park shall be established in such a manner as to ensure compliance with and implementation of the parks plan. The minimum park size requirements are:
    - (ii) Each development in an MDR-16 zoning district shall provide one or more family parks at a ratio of one-quarter acre per 35 dwelling units (0.25 ac/35 du).
    - (iv) The size criteria of this subsection (0.25 ac/40 du or 0.25 ac/35 du) shall be applied proportionally to the total dwelling units in excess of the dwelling unit threshold (40 du for LDR-7.5 districts or 35 du for MDR-16 and MX districts).
  - (b) Design. Parks provided pursuant to this section shall meet the following minimum standards:
    - (i) Park design and layout shall meet current La Center park standard requirements and Americans with Disabilities Act (ADA) regulations.
    - (ii) Parks shall be designed by a landscape architect licensed in the state of Washington.
    - (iii) It is highly desirable that parks required pursuant to this chapter be one contiguous space to minimize maintenance work load. However, a required park need not be a single contiguous area if the applicant demonstrates the following:
      - (A) A noncontiguous park arrangement meets requirements of this section and the goals of the parks plan; and
      - (B) A noncontiguous park arrangement better meets the needs of the residents; or
      - (C) The development topography does not make it feasible to provide a contiguous space for the required park.
    - (iv) The minimum contiguous parks size shall be 0.25 acres.
    - (v) Parks provided under these provisions shall not be located on streets of a minor collector or higher classification as defined in the La Center comprehensive plan.
    - (vi) All parks shall be fronted by a public road for at least 40 percent of their perimeter. If it is not feasible or practical to meet this standard because of location and/or physical site constraints, a pedestrian pathway or other design element approved by the review authority to assure free and open public accessibility shall be established through a dedication or perpetual easement with a minimum width of 20 feet. This pedestrian pathway connection shall be made from the public street to the park.
    - (vii) All parks shall have at least 75 percent of their area improved with usable active play areas and open space.

- (viii) The provided park facilities and amenities should consider the range of ages of the target residents for the development. While the choice of park facilities and amenities is determined by the developer, each family park shall, at a minimum, contain the following amenities. The review authority may amend this requirement if the proposed facilities and amenities meet the intent of this chapter and the parks plan.
    - (A) Paved pedestrian circulation path or sidewalk;
    - (B) Two sitting benches, a minimum of four feet long each, for each 0.25 acre of park area or part thereof;
    - (C) One trash receptacle for each 0.25 acre of park area or part thereof;
    - (D) Bike rack(s) to accommodate a minimum of six bicycles for each 0.25 acre of park area or part thereof;
    - (E) One play structure intended primarily for use by children ages two to 12;
    - (F) One picnic table for each 0.25 acre of park area or part thereof.
  - (ix) The undeveloped play space shall be covered with live vegetation which shall be irrigated by a permanent, below-ground, automatic irrigation system.
  - (x) A low fence or impassible vegetative buffer shall be used for the screening of park borders where they abut a residential area. This screening should be a minimum of three and one-half feet in height and shall not exceed six feet in height. Neither the fence nor hedge shall be fully sight-obscuring.
  - (xi) Policing of the parks is a critical concern for the city, therefore, each park shall meet the following safety requirements:
    - (A) The parks shall be designed to facilitate community policing through crime prevention through environmental design (CPTED) guidelines.
    - (B) A minimum of one side of the park shall abut a public road, unless otherwise approved by the review authority.
    - (C) Street lighting or park lighting as necessary shall be used to illuminate the park for citizen and police patrols to see into the park at night from a public street.
  - (xii) Trail linkages shall be provided to the existing or planned La Center and regional trail systems consistent with the provisions of the parks plan. The total area allocated to new trails shall not be used to meet the parks area requirement of subsection (1)(a) of this section.
  - (xiii) Passive open spaces, such as wetlands, stream corridors or other unbuildable lands, shall be combined with active open spaces, either contiguously or via pedestrian facilities, to create interconnectivity between neighborhoods and/or other park and pedestrian facilities. Where possible and feasible, these areas shall be improved with an integrated network of trails within the buffer areas. Where feasible these trails will be connected to existing or planned La Center and regional trail systems consistent with the provisions of the parks plan. Such unbuildable areas shall either be dedicated to the city or encumbered with public easements for pedestrian facilities. Easements shall be composed of a 20-foot-wide construction easement which, upon completion, will expire in lieu of trail construction and a 12-foot-wide perpetual pedestrian easement.
  - (xiv) Developers are encouraged to incorporate into the open spaces other required facilities such as stormwater treatment and detention ponds to provide more open space. However, such areas shall not be used to meet the park area requirements of subsection (1)(a) of this section.
  - (xv) Other design features in addition to or in lieu of the standards included in this section may be acceptable if determined by the review authority to meet the intent of this section and the parks plan.
- (2) Parks required pursuant to this chapter shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development.
  - (3) All park improvements required pursuant to this chapter shall be either dedicated to the city or have public access easements established prior to or concurrent with final development approval.

**18.147.040 Facility plan. These standards apply.**

- (1) A complete preliminary land use application shall include a preliminary park site plan and landscape plan. The preliminary site plan shall depict the location and number of play structures, bike parking structures, surface materials, how ADA requirements are being met, furnishings, and pedestrian circulation routes. The preliminary landscape plan shall depict the location of plant materials, species and size at time of planting. The applicant shall demonstrate how proposed parks and trails comply with the parks plan.
- (2) The final site plan and final landscape plan shall provide all information contained in the preliminary plans with additional construction information including but not limited to: irrigation plan, construction details, grading, CC&Rs, utility services and parking. The land use application for final approval shall provide a mechanism for adequate funding and the continual care and maintenance of the parks and trails as approved by the review authority. The city shall not approve the final plat or final master plan of a land use application in which parks and trails is required unless the police chief and public works director have reviewed and approved the final plans and specifications for the park.

**18.147.050 Facility maintenance and liability. These standards apply.**

- (1) Applicant Maintenance. The applicant retains maintenance and liability responsibilities for the parks and trails developed pursuant to this chapter unless these responsibilities are accepted by the city. Where the applicant retains maintenance and liability responsibilities, the facilities must be maintained at a level at least equal to comparable facilities maintained by the city. The applicant shall ensure that the developer or homeowners' association owning the facility grants the city the right of third party enforcement or other similar mechanism to assure perpetual care and maintenance of the facility.
- (2) City Maintenance. The city reserves the right to, but is not obligated to, assume maintenance and liability of park and trail facilities developed pursuant to this chapter.
  - (a) The city may accept maintenance and liability for park and trail facilities if the public works director finds all of the following:
    - (i) The applicant requests that the city assume the responsibilities.
    - (ii) The facility lies within land dedicated or granted to the city.
    - (iii) The facility has been constructed to city standards.
    - (iv) The facility meets a need identified in the parks plan.
    - (v) The city has adequate resources for maintenance of the facility.
  - (b) The city shall accept maintenance and liability for a park and trail facility through approval by the city council.
  - (c) If the city accepts maintenance and liability for the park and trail facilities the applicant shall provide maintenance of provided parks and trails for a period of two years after the dedication of the park or trails to the city. The applicant shall submit a park landscape maintenance agreement and a two-year park maintenance bond, in a form acceptable by the public works director.

**18.147.060 Impact fee credits.**

Park and trail improvements and dedications made pursuant to this chapter may be eligible for park impact fee credits pursuant to the provisions of the Chapter [3.35](#) LCMC.

**LCMC 18.215 Site Plan Review**

**18.215.040 Site plan review types and procedures.**

- (1) Site plan reviews shall be classified and processed as follows:
  - (b) Development Reviews. These types of site plans shall be processed as a Type II land use action.

**18.215.050 Submittal requirements. These standards apply.**

- (2) For Type II site plan review applications, the applicant shall submit the information required for a Type II application as set forth in LCMC 18.30.090, as well as the following:

- (a) Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if known;
- (b) Current list of names and addresses of all property owners within a 300-foot radius as shown upon the Clark County assessor's records. The list shall be no older than 90 days and shall be dated and certified as being a complete list of adjacent owners by the assessor's office, surveyor, or title company. This list shall also be provided on self-adhesive mailing labels;
- (c) Developer's GIS packet (can be obtained from the Clark County planning department);
- (d) Ten copies of an existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The existing conditions plan shall at a minimum indicate the following:
  - (i) Vicinity map showing location of subject site within the city of La Center and the surrounding existing street system;
  - (ii) Property boundaries, dimensions and size of the subject site;
  - (iii) Graphic scale of the drawing and the direction of true north;
  - (iv) Zoning and uses of subject site and of properties within 100 feet of the subject site;
  - (v) Current structural or landscaped setbacks;
  - (vi) Location of on-site driveways and access points within 100 feet of the subject site;
  - (vii) Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site;
  - (viii) Location of existing aboveground electrical, telephone or utility poles and traffic control poles;
  - (ix) Location of existing fire hydrants;
  - (x) Location of existing structures within 100 feet of the site;
  - (xi) Location, centerline and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site;
  - (xii) Location, centerline and dimensions of existing private streets on-site and within 100 feet of the site;
  - (xiii) Approximate on-site slopes and grades within 100 feet of the site;
  - (xiv) Approximate location of significant natural conditions such as rock outcroppings, floodplain, drainage patterns and courses, slopes in excess of 25 percent, unstable ground, high seasonal water table or impermeable soils, areas of severe erosion potential, areas of weak foundation soils, areas of significant wildlife habitat, areas of known or suspected historic, cultural or archaeological resources and the location of trees or clusters of trees having a diameter of six or more inches measured four feet above grade;
- (e) Five copies of a site plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The site plan shall at a minimum indicate the following:
  - (i) Property boundaries, dimensions and size of the subject site;
  - (ii) Location, dimensions and height of proposed buildings;
  - (iii) Location of building accesses;
  - (iv) Proposed building and landscape setbacks;
  - (v) Proposed project-phasing boundaries, if applicable;
  - (vi) Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage amount of impervious area square footage including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated;

- (vii) Location of proposed access points including vehicular driveways and designated pedestrian access points including the proposed depth of the vehicular driveway throats;
- (viii) Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. Demonstrate compliance with applicable state and federal guidelines including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions;
- (ix) Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas;
- (x) Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed cross-aisles and circulation areas including dimensions;
- (xi) Location, centerline and dimensions of proposed on-site public or private streets and public and private easements;
- (xii) Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation;
- (xiii) The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas;
- (xiv) Specialized site treatments including but not limited to pedestrian plazas, heavy duty paving, concrete score patterns, bicycle parking and outdoor seating areas;
- (f) Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Stormwater information shall be provided in conformance with Chapter 18.320 LCMC and shall indicate compliance with all applicable standards of LCMC Titles 13 and 15. Public and private easements for sanitary sewer, water and stormwater shall also be indicated;
- (g) Preliminary grading and erosion control plan indicating proposed on-site excavation and fill activities, and within public rights-of-way, if applicable, including demonstration of conformance with city of La Center erosion control measures;
- (h) Landscape plan indicating the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated;
- (i) Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights;
- (j) Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted);
- (k) Legal description for the parcel(s) in question;
- (l) Most recent conveyance document (deed) showing current ownership;
- (m) State Environmental Policy Act (SEPA) checklist, completely filled out in ink or type and signed, if applicable;
- (n) Traffic study, if applicable;
- (o) Sign plan(s) (if applicable);
- (p) Copy of pre-application conference report and any other items requested in the pre-application conference report, if completed.

**18.215.060 Criteria for site plan approval.** *These standards apply.*

- (1) In approving site plans, it shall be the responsibility of the planning director or his designee to review each plan for compliance with all provisions of this chapter and any other applicable regulations that may affect the final plan as submitted or revised.
- (2) In reviewing a site plan for approval, the director shall find that all of the following have been met:
  - (a) The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code; the following are enumerated to indicate the various requirements under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval.
  - (b) The proposed use is permitted within the district in which it is located.
  - (c) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.
  - (d) The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC [18.245.060](#).
  - (e) Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.
  - (f) All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.
  - (g) Improvement requirements are provided in accordance with the applicable sections of the La Center development code.
  - (h) All conditions of any applicable previous approvals (i.e., CUP) have been met.
  - (i) Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.
  - (j) Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the city engineer that such extensions are impractical, infeasible or inappropriate.
  - (k) Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

**18.215.070 Appeals.**

Appeals of decisions on site plans shall be made and processed pursuant to LCMC 18.30.130.

**18.215.080 Final site plan approval.** *These standards apply.*

Where a site plan is issued subject to conditions that require the submittal of additional materials or changes to existing plans, the director may require that the applicant submit for final site plan approval to determine if the revised plans comply with the conditions of site plan approval. Final site plans shall be considered as Type I applications.

**18.215.090 Modifications to approved site plan.** *These standards apply.*

No approved site plan shall be modified or amended except after reapplication for site plan review and approval. Minor modifications may be completed through a Type I process if they do not result in an increase in the density or intensity of uses or other change that would result in significant changes to the site plan which would modify the impacts on adjacent properties or public facilities. All other modifications shall be processed through a Type II approval process.

**18.215.100 Compliance required and expiration.** *These standards apply.*

- (1) All development of the property for which a site plan was approved shall conform to the approved site plan and any conditions imposed thereon unless amended or replaced by a subsequent city approval.

- (2) Preliminary site plan approvals shall be valid for two years from the date of issuance, during which time substantial completion of the project improvements shall have occurred. The planning director may approve up to two one-year extensions if:
- (a) There have not been any substantial changes in the laws governing the development of the site, with which lack of compliance would be contrary to the changed laws; and
  - (b) The applicant has pursued development in good faith. Good faith shall be evidenced by progress on final permitting, surveying, engineering, and construction of improvements.

**18.215.110 Completion prior to occupancy. These standards apply.**

All required public and site improvements and other conditions of site plan approval shall be met prior to occupancy of any site unless required sooner as a condition of approval; provided, that completion and occupancy may be accomplished in phases if approved by the planning director as part of the site plan review process. Incomplete items may be secured by the issuance of a performance bond or other suitable security as a condition of approval of a site plan to secure applicant's obligation to complete the provisions and conditions of the approved site plan.

**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.

**Chapter 18.260 Variances**

The applicant has not requested any Type I (10% or less) or Type II (more than 10%) variances.

A request to vary from applicable land use development standards must be made at time of application for preliminary plat. The developer must identify each variance sought and must satisfactorily address the variance approval criteria in 18.260.040:

*The review authority shall approve or approve with conditions an application for a variance if he or she finds the applicant has sustained the burden of proving that:*

*(1) Unusual circumstances or conditions, such as size, shape, topography and location of an existing legal development on the site, apply to the property and/or the intended use such that the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone; and*

*(2) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.*

**Chapter 18.275 Sign Requirements**

If proposed, monument signs must comply with this chapter.

**Chapter 18.280 Off-Street Parking and Loading Requirements**

See Site Plan parking requirement for 1.75 spaces per unit.

**Chapter 18.300 Critical Areas**

If critical areas are present, LCMC 18.300 will apply. Private improvements in critical areas are not permitted. Pervious trails and public facilities and services may be placed in critical areas and buffers.

Preliminary review of available mapping tools does not indicate the presence of wetlands, riparian areas, or shorelines. Clark County GIS indicates the possibility of landslide hazard areas along the southern edge of the site. The application should contain a professional geo-technical evaluation of slope stability.



Oregon white oak trees (*Quercus garryana*) are present in La Center and are regulated as a Priority Habitat Species (PHS) area. Please report on whether Oregon white oak trees are present in the project area.

#### **Chapter 18.310 (Environmental Policy)**

The project review application must include a SEPA checklist and appropriate processing fees. The City will review the SEPA checklist and application materials and will make a threshold determination. 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. **An archeological predetermination is required.**

#### **Chapter 18.340 (Native Plant List)**

Please refer to Chapter 18.340 when selecting plants for use in the landscape plan. Use of native plants is preferred. Nuisance and poisonous plants are not allowed.

#### **Chapter 18.350 (Tree Protection)**

This chapter is applicable to any Type II or Type III development. With the exception of dead trees, hazard trees, and trees that are 10 inches or less in diameter, an applicant shall provide mitigation for any tree approved for removal. A preliminary site plan application must include an arborist report, a tree protection plan and if regulated trees are proposed for removal, a tree removal and tree mitigation planting plan consistent with Chapter 18.350.

#### **Chapter 18.360 (Archaeological Resource Protection)**

Chapter 18.360 applies. Clark County GIS indicates there is a moderate-high to high probability for archaeological resources on site. An archaeological predetermination analysis is required. A development application shall not be determined complete until any required predetermination has been completed and the predetermination report has been submitted to DAHP and the city.

#### **Vesting:**

Applications are vested on the date the city deems the application to be technically complete.

#### **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:

- Boundary Line Adjustment: \$425 + 75/lot
- Critical Area review (\$340);
- Legal Lot Determination (\$425 + \$75/lot);
- Site Plan Review – Type II: \$1,275 + \$85 / 1000 S.F.
- SEPA (\$170 x 3);
- Variances (ranges from \$425-\$2,125/variance request).

A complete list of fees is available at: <http://www.ci.lacenter.wa.us/pdfs/FeeSchedule072716.pdf> The applicant is responsible for payment of fees related to development/engineering review costs as contained in La Center Resolution No. 13-372). The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning.

**A complete application must include a signed copy of the agreement, available at: [http://www.ci.lacenter.wa.us/city\\_departments/pdfs/AgreementPayOutsideProfessionalReview.pdf](http://www.ci.lacenter.wa.us/city_departments/pdfs/AgreementPayOutsideProfessionalReview.pdf)**

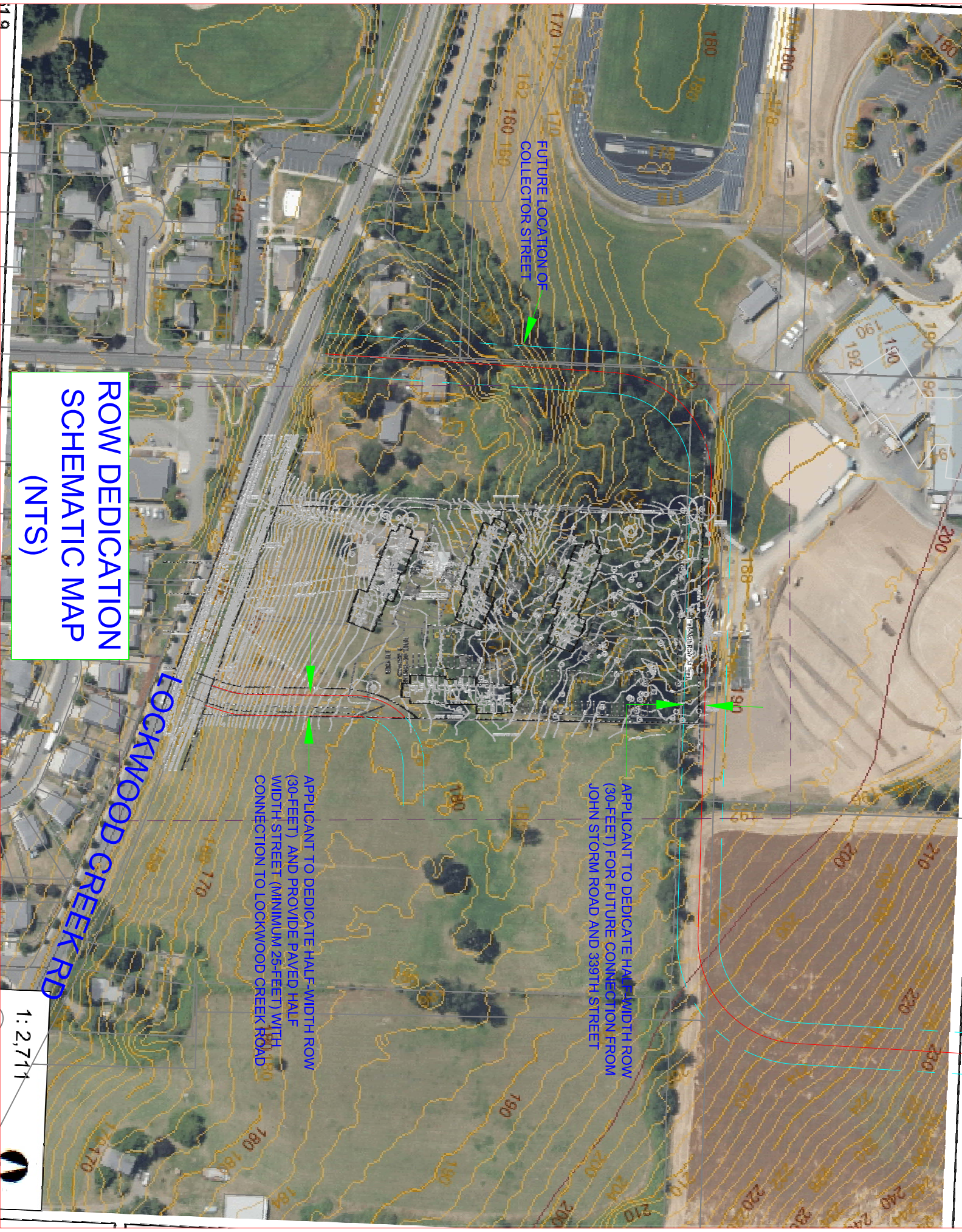
Impact fees shall be assessed against each lot at time of building permit.

## Questions

The applicant and their consultants have prepared the following questions to be answered by City of La Center officials and/or discussed at the pre-application conference.

1. Please address whether the proposed boundary line adjustment, if applicable, can be processed concurrently with site plan review and/or other required reviews. **Yes.**
2. Please address the current timing for site plan, engineering, and building permit reviews and approvals, as well as any other applicable reviews. **45 – 60 days for Type II land use review**
3. Regarding the product types standard described in LCMC 18.14.030.4 requiring no more than 75 percent of one housing type for sites greater than five gross acres in size, please address whether there is some flexibility in interpreting the five gross acre threshold for sites slightly larger than five acres. The subject site, which includes tax lots number 209083000 and 209044000, both under the same ownership, is approximately 5.12 gross acres in size. The applicant is interested in whether the City could interpret the existing site size to be less than five gross acres, in which case the product types standard would not apply. As an alternate approach, the applicant could adjust the boundaries of the existing tax lots to produce a site less than five gross acres in size, with an undeveloped remainder parcel, in the case that the five acre threshold is not flexible. **What code standard does the applicant propose the city could rely on to make such a finding? If the site is 5 gross acres or more this section applies.**
4. Please confirm that the proposed multifamily buildings distinct housing clusters, which include six units each for a total of 18 units per building, are acceptable according to the standards of LCMC 18.140.060.1, “Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units.” **I do not understand how a proposal for 18 units per building is consistent with the cap of 10 units per cluster.**
5. Please confirm that the proposed parking ratio at approximately 1.89 parking spaces per dwelling unit is acceptable. According to LCMC 18.280.070.1, because the subject site is within a quarter mile of existing transit service provided by the C-Tran Connector, the applicant understands that parking is required at a ratio of 1.25 spaces per unit and that therefore, the proposed number of parking spaces exceeds the minimum standard. **Each MDR-16 dwelling unit shall provide 1.75 off-street parking spaces per individual dwelling unit. LCMC 18.140.040(4)(b).**
6. Please confirm that the proposed family park design is acceptable, provided the future park is designed by a licensed landscape architect to include the required amenities for compliance with the applicable standards. The project team is especially interested in whether it is acceptable to locate stormwater facilities within the park area. **All parks shall be fronted by a public road for at least 40 percent of their perimeter. If it is not feasible or practical to meet this standard because of location and/or physical site constraints, a pedestrian pathway or other design element approved by the review authority to assure free and open public accessibility shall be established through a dedication or perpetual easement with a minimum width of 20 feet. This pedestrian pathway connection shall be made from the public street to the park. All parks shall have at least 75 percent of their area improved with usable active play areas and open space. LCMC 18.147.030(1)(b).**





**ROW DEDICATION  
SCHEMATIC MAP  
(NTS)**

APPLICANT TO DEDICATE HALF-WIDTH ROW  
(30-FEET) AND PROVIDE PAVED HALF  
WIDTH STREET (MINIMUM 25-FEET) WITH  
CONNECTION TO LOCKWOOD CREEK ROAD

APPLICANT TO DEDICATE HALF-WIDTH ROW  
(30-FEET) FOR FUTURE CONNECTION FROM  
JOHN STORM ROAD AND 339TH STREET

FUTURE LOCATION OF  
COLLECTOR STREET

LOCKWOOD CREEK RD

1:2,711