



305 NW Pacific Highway
La Center, Washington 98629
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PRE-APPLICATION CONFERENCE
Riverside Estates Subdivision (2016-025-PAC)
Tuesday, December 20, 2015 – 10:30 AM

PROJECT INFORMATION

Proposal: The applicant proposes to obtain a binding site plan, subdivision and site plan approval to create 99 single family residential lots, 60 townhouses and approximately 200 multi-family units. The site lies within a Medium Density Residential (MDR-16) zoning district.

Location: The site is located in La Center, WA at 1514 & 1518 NW 339th Street and 34509 & 34512 NW Pacific Highway. Also described as East Fork Estates Lot 1/10 & 2/20, East Fork Estates Phase 2 Lot 1, Lot 2 and Lot 9: Assessor's #: 986028830, 986030206, 986028825, 986030202, and 986030201. 44.48 acres. Zoning: MDR-16.

Applicant: RK Land Development 1520 SW Eaton Blvd., Battle Ground, WA 98604, 360.608.3991, Kevin Englestad, PO Box 689, Woodland, WA 98674; 360.607.9504, williamsparkdev@aol.com

Representative: PLS Engineering, 604 N 16th Ave., Kelso, WA 98626; Contact: Tim Wines, 360.431.9988, tim@plsengineering.com

Owners/Addresses: Randy Goode, 707 N Abrams Park Road, Ridgefield, WA 98642

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.

In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a bond in an amount and with surety and conditions satisfactory to him or other secure method as the director may require, providing for and securing to the city of La Center the actual construction and the installation of such improvements within the period specified by the director and specified in the bond or other agreement, and to be enforced by the director by appropriate legal and equitable remedies. In no case shall the bond be less than 110% of the cost to complete construction, per 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.

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 stormwater improvements. LCMC 12.10.190.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on standard detail ST-3.

Comments

Streets and Circulation

The preliminary plan shows the lots being developed adjacent to Pacific Highway. Pacific Highway is classified as a Major Collector, however to facilitate future traffic, as recommended in the draft Capital Facilities Plan, it will need to be widened to half street improvement of a Minor Arterial, "A" per standard per the attached standard detail ST-12A. Per section 2.12 of the Engineering Standards a Cul-de-sac needs to be provided for roads that serve more than one lot. NW 13th Street serves more than one lot and is over 200-lineal feet so a Cul-de-sac is required. The hammerhead turn-around is only supposed to be used for temporary use. The northerly dead-end of NW 15th Street and the west end of NW 12th Avenue appear to serve more than one lot and technically need to have a Cul-de-sac for a turn-around instead of the hammerhead.

The intersection of NW 15th Street and Pacific Highway will need to align with the future Highland Terrace subdivision connection to Pacific Highway.

The proposed NW 15th Avenue connection to Pacific Highway and the existing Larsen Drive intersection need to be at least 300-feet apart per City Engineering Standard section 2.14. The distance between these two intersections is 260-feet apart. If the NW 15th Avenue connection is used, then the connection to Larsen Road and Pacific Highway will need to be eliminated.

Half Street improvements, per Local Access standard detail ST-14, will be required for NW 14th Avenue, per LCMC 12.10.190. The improved roadway surface shall be a minimum width of 25-feet per city standard section 2.07 D (1).

Streets naming (and addressing) will be conducted by the City.

Grading

A grading and erosion control permit is required as part of the subdivision plans. As part of the grading plans finished floor elevations need to be shown for the lots in addition to grading quantities, the plan shall show retaining walls necessary to grade the lots.

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 install a pump station at the southeast corner of the site and pump sewage from a force main east to Pacific Highway and connect into the existing approved sewer system in the city. The applicant shall provide a gravity sewer manhole in Pacific Highway for future connection to future development upstream of the proposed site sewer system per city standard city standard Section 4B (2).

Any sewer system that is not in public right of way shall provide an easement of not less than 20-foot width for city access.

Per the Engineering Standards, the applicant shall provide calculations with a report that shows the future upstream influent and the capacity of the downstream facilities. The applicant shall verify that the downstream sewer has enough capacity for the proposed development and any upstream future development can be supported by the existing downstream system. The size of the proposed pump station wet well and force main shall be sized for future development. The location of the gravity sewer main in the proposed local access streets and Pacific Highway shall be located within the road right-of-way 5-feet south or 5-feet west of the road centerline. The manholes shall be located such that they are out of the wheel path of vehicles.

Connection to the manhole, sewer main open trench installation in Pacific Highway or E Avenue shall be constructed per City Engineering Standards. For portions of sewer that can be a gravity sewer, a minimum 8 inch diameter public main pipe will be installed in the proposed development and between the proposed development to the point of connection at the City manhole per City Engineering Standard 4.01.. LCMC 13.10.190. 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.

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

Chapter 18.10 Development Code General Provisions

Per LCMC 18.210.030, a Geotechnical Report can be required if (a) The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or (b) the site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes in excess of 25 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes. According to the USDA Soils Manual, soils on this site range from Gee Silt Loam to Odne Silt Loam. This type of soil is classified as very limit for road construction per USDA soils information. Based on this finding, 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.

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 Pacific Highway and 5th Street, West 4th Street and Aspen Avenue, West 4th Street and East Stonecreek and East 4th Street at Highland Road.

The report shall include average daily traffic and peak hour traffic for intersections and streets as noted above. LCMC 18.215.050 (n).

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.

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with rain gardens or bioswales, or other approved BMP's. The treatment must 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.

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 property is not impacted by stormwater.

Downspout 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. A Technical Information Report (TIR) is required along with the development plans for approval of the stormwater system.

Maintenance of Stormwater Facility

If the 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. The City is disinclined to own or maintain the stormwater facility. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat. Stormwater facilities must be located in a separate tract.

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 and approved by CPU. 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. Roll-over curbs are required on all cul-de-sacs (IFC 503.2.1 through 503. 2.5). A project of the size proposed must have two accessways accessible to the fire district at all times.

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 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.

Building Comments

The Building Official did not participate in the pre-application conference. Typical comments the Building Official has provided in the past potentially applicable to this project include:

1. Identify the proposed setbacks for each lot.
2. Submit a geotechnical report analyzing the development design and for lot infill. The report should propose plat development conditions for the builders, by lot if required.
3. The plat notes should stipulate amount of impervious/saturation development allowed (Maximum building lot coverage is 35 % and maximum impervious surface area is 50%).
4. Plat conditions for individual lot build out should include provision of adequate foundation drainage, in particular on the high side of the each lot.
5. If retaining walls are to be constructed there needs to be design details 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.
6. Fencing should be uniform. Provide a fence detail.
7. An adequate absorption/dissipater design should be included in the plat conditions for storm water that can't flow by gravity to the storm lateral.
8. No lot's development shall create hazards or conditions for any adjacent lot.
9. Stormwater collected from newly created impervious sources or surfaces (roof, slabs, flatworks, etc) shall be terminated in an approved manner.
10. Provide a plat note and detail for a concrete truck washout area which builders and contractors shall be required to use and maintain until final build out.

11. Coordinate with Tim Dawdy, CCF&R regarding hydrant spacing and related fire flow and fire protections issues he might have.

Land Use

Legal Lot Determination:

An application for legal lot determination is NOT required because the city reviewed the legal lot status as part of the annexation process in 2016.

Chapter 18.140 Medium Density Residential Development

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

Standard	Multifamily		
	Attached	Attached	Detached
Net Density ¹	8 – 14	8 – 14	8 – 12
Minimum Project Area ⁵	2.5 ac.	2.5 ac.	5 ac.
Minimum Lot Width	20 feet	20 feet	30 feet
Minimum Lot Depth	60 feet	60 feet	60 feet
Minimum Area	1,400 SF	1,400 SF	3,000 SF
Maximum Area	N/A	N/A	15,000 SF
Maximum Lot Coverage	85%	60%	60%
Maximum Height ⁶	45 feet	35 feet	35 feet
Setbacks²			
Minimum Front Setback ³	10 feet	10 feet	10 feet
Minimum Garage Setback from Public Street	5 feet	18 feet	18 feet
Minimum Garage Setback from Alley	3 feet	3 feet	3 feet
Minimum Side Setback	0 feet attached or 10 feet abutting single-family	0 feet attached/4 feet nonattached	4 feet
Minimum Street Side Setback	0 feet	10 feet	10 feet
Minimum Rear Setback	20 feet	10 feet	10 feet

¹In a phased project, each phase of the project shall meet the density requirements.

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

³Minimum front yard setback shall be 25 feet from arterial and collector streets.

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

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

⁶The 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 project does not meet the standard requiring each phase to meet several applicable development or engineering standards, such as, density per phase, more than 6 units proposed in MDR structures, internal and perimeter beveling, satisfaction of required park standards, inadequate secondary site access and internal circulation, intersection spacing standards, inadequate loading of Larsen Drive, Drive, unclear intentions for frontage improvements on Pacific highway, potential for platting in critical areas, and more. For example, the project must either be redesigned so that each phase meets the base density standard or the developer must initiate a request to modify the development regulations as they apply to this project.

The city of La Center has two options a developer might use to modify the requirements of the applicable land use regulations: Variance (LCMC 18.260) and Development Agreement (18.60).

Variance (LCMC 18.260)

A request to vary from applicable land use development standards must be made at time of application for preliminary plat. (See discussion at end of this section.) 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.

Development Agreement (LCMC 18.60 Development Agreements)

The city council has

“the authority allowed by RCW 36.70B.170 to 36.70B.210 to enter into development agreements with the owners and developers of real property and to specify in advance some or all of the terms and conditions under which development will occur, including zoning and types of uses, development standards, size and density, timing and phasing, the provision of and payment for urban services, needed infrastructure components, annexation and any other matter the city deems to be necessary or appropriate under the circumstances of a particular property or development proposal.” LCMC 18.60.010

A development agreement must be reviewed in a public hearing. The Hearing Examiner has the authority to make recommendations to the City Council relating to the provisions of a Development Agreement or the City Council and developer may enter into an agreement prior to the Hearing Examiner’s review of the proposed subdivision. Any permit issued after adoption of a development agreement must be fully consistent with the terms and conditions of the agreement.

The remaining portions of the land use discussion identify the applicable elements of Title 18 which an application must address.

(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. (*Low density zoning is east, south, west and northwest of the proposed project.*)

(3) Density Transfer. A project subject to the beveling requirement described in subsection (2) of this section may transfer density to interior lots, on an acre-per-acre basis, to achieve a density of no greater than 16 units per net acre. For example, if the cumulative area of all beveled perimeter lots is two acres, a maximum of two acres of interior lots may reach a density of 16 units per net acre. The balance of the non-beveled areas may not exceed the maximum density allowed for project type described in Table 18.140.030.

(4) Product Types. The city desires to foster an opportunity for the creation of a variety of MDR-16 housing products so as to promote housing affordability, architectural variety and unique neighborhood character. 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.*)

Design Requirements. (*These standards apply.*)

Single family attached projects shall satisfy the minimum design requirements in LCMC 18.140.040. .

- (1) (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.
 - (d) Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.
- (2) Active Open Space – Family Parks. (*These standards apply; the preliminary plat application must identify and describe the required parks.*)
- (b) Threshold and Minimum Size. Each MDR-16 project of 35 dwelling units or more shall provide one or more family parks, developed to city standards at a ratio of one-quarter acre per 35 dwelling units (0.25 ac: 35 du).

(3) Landscaping and Open Storage. (*These standards apply; the preliminary plat application must identify and describe the location, type and maintenance of all required landscaping.*)

- (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. *(These standards apply.)*

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.

(LCMC 18.270.070(1) requires two (2) parking spaces per MDR unit. As a rule of code construction where there are conflicting standards the more restrictive shall apply. LCMC 18.10.100. Therefore, the city will require two parking spaces per unit.)

(5) Garages. *(These standards apply.)*

- (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.
- (6) Pedestrian Access. *(These standards apply.)*
- (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.

(7) Impact Fees. *(These standards apply.)*

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.

Requirements of single-family attached housing. LCMC 18.140.050. *(These standards apply.)*

In addition to the requirements of LCMC 18.140.040, a single-family 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) Land divisions shall be reviewed according to Chapter [18.205](#) or [18.210](#) LCMC and Chapter [58.17](#) RCW. Building permits for attached developments may only be approved where fully consistent with the approved land division.
- (2) Notations on the plat and/or covenants running with the land, approved by the city attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.
- (3) Single-family attached housing shall not be permitted in housing clusters of greater than six units.
- (4) Only one dwelling unit may occupy an individual lot. Each attached dwelling may occupy no more than one lot.
- (5) No portion of a unit may occupy space above or below any other unit, except underground shared parking.
- (6) Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:
 - (a) Providing 200 square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or
 - (b) Providing 200 square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

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.
- (2) Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows:
 - (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.
 - (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 18.140.040(2).
 - (ii) Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:
 - (A) Studio size up to and including two-bedroom units, 200 square feet per unit; and
 - (B) Three or more bedroom units, 300 square feet per unit.
 - (iii) The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part common space and part private; provided, all public and common outdoor recreation spaces shall be readily observable from residential units and/or public or private streets to allow for public safety surveillance.
 - (iv) The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one or more of the following:
 - (A) A deck, patio, low wall, fence or other suitable structures;
 - (B) Landscaping, such as a hedge or draping vine on a trellis or arbor;
 - (C) A change in the texture of the path material;
 - (D) Substantial natural features, such as a drainage way or tree grove. [Ord. 2015-05 § 2 (Exh. A), 2015; Ord. 2006-17 § 1, 2006.]

18.140.070 Requirements of single-family detached housing.

In addition to the requirements of LCMC 18.140.040, a single-family detached proposal, other than a single-family, detached, manufactured home subdivision regulated under LCMC 18.140.080, 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) Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary facade. Garages facing an alley shall be set back a minimum of three feet from the rear property line. Garage doors shall have a minimum of 50 percent of their area decorated with glazing, relief panels, or similar ornamentation.

- (2) Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of five feet.
- (a) Rooflines shall be a minimum of 6:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.
 - (b) Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.
 - (c) Finished surfaces on building elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the director.
 - (d) A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged. [Ord. 2015-05 § 2 (Exh. A), 2015; Ord. 2006-17 § 1, 2006.]

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

Submittal Requirements (§§18.210.030): A completed application form and the following materials will be required, if applicable, prior to a determination of technical completeness (*three paper copies and an electronic version of all materials, a CD containing all application materials, and the SEPA checklist and application narrative in WORD format, please*):

1. The information listed in LCMC §§18.210.010(2), provided an environmental checklist or EIS 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, if the application was subject to pre-application review, 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 necessarily associated with the preliminary plat, such as applications for 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 critical area delineation and assessment if required by Chapter 18.300 LCMC and an application for a critical area permit.
 11. A geotechnical study is not required because the site does not contain identified landslide hazard areas or slopes in excess of 25%.
 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 Review Process: 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 Clerk 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.

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, School 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;
- Title 18, Development Code;
- 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.

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 (*Requirement for a maximum of multi-family attached units of 10 LCMC 18.140.060(1); maximum of 6 single family attached units, LCMC 18.150.050(3)*)

18.260.030 Application contents.

An applicant for a variance(s) shall submit the requisite fee and the information required by LCMC 18.30.050, except as otherwise provided therein. [Ord. 2006-17 § 1, 2006.]

18.260.040 Approval criteria.

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. [Ord. 2006-17 § 1, 2006.]

18.260.050 Expiration and extension.

A decision approving a variance expires and can be extended as provided in LCMC 18.30.140. [Ord. 2006-17 § 1, 2006.]

Chapter 18.275 Sign Requirements

If proposed, monument signs must comply with this chapter.

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. This may be accommodated with a note on the plat requiring each lot to provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement.

Chapter 18.300 Critical Areas

Department Natural Resources FPARS web site indicates a class N seasonal stream that traverses the southeast corner and northeast corner of tax lot 98027-189

Clark County GIS indicates a mapped National Wetland Inventory (NWI) and the presence of hydric soils (Odne) on tax lot 986027-189.

The applicant provided a “Preliminary Wetland Assessment” prepared by Cascadia Ecological Services, Inc. (Cascadia) dated October 14, 2014. Cascadia conducted wetland assessments and soil sampling in the mapped NWI wetlands and Odne soils. Cascadia concluded that based on field sampling and observations of “upland soils, lack of hydrophytic vegetation, and hydrology indicators, the property does not contain any City of La Center regulated wetlands ...”.

Cascadia reports the “presence of a “large drainage ditch” along the south boundary of Tax lot 986027-179. In places “the ditch is in excess of six feet deep”. Cascadia concluded the ditch does not contain indicators of wetland hydrology and that it “likely conveys seasonal stormwater from the east rather quickly through the study area given the relatively consistent slope from east to west.”

Cascadia’s assessment of the “ditch” is consistent with that of a seasonal stream Cascadia did not address the possible Class N stream at the northeast corner of tax lot 98027-179. Type Np streams with low mass wasting potential and less than 3 feet in width on average require a 150-foot buffer. Type Ns streams with high mass wasting potential within a defined channel require a 75-foot buffer. LCMC Table 18.300.090(2)(f) – Riparian Areas. A complete applicant must include an assessment of the quality and function of both Class N streams.

The City will require a geo-technical evaluation.

Private improvements in critical areas are not permitted. Pervious trails and public facilities and services may be placed in critical areas and buffers. LCMC 18.300.050. **Platting lots in critical areas, such as riparian buffers is prohibited or strongly discouraged.**

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.

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: Critical Area review (\$340); Legal Lot Determination (\$425 + \$75/lot); Preliminary subdivision plat (\$3,400 + \$135/lot); SEPA (\$170 x 3); Variances (ranges from \$425-\$2,125/variance request). The applicant is responsible for payment of fees related to development/engineering review costs as contained in La Center Resolution No. 13-372 (copy provided at pre-application conference).

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.