

PLS

ENGINEERING

PROJECT NARRATIVE

FOR

ASPEN RIDGE

A PRE-APPLICATION SUBMITTAL FOR A PROPOSED SUBDIVISION

**SUBMITTED TO
CITY OF LA CENTER**

**FOR:
SGS Development Attn: Margo Clinton
62765 Powell Butte Hwy.
Bend, OR 97701
(541) 318-1830
margo@sgs-development.com**

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GENERAL PROJECT INFORMATION

Applicant:

SGS Development
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Owner:

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Location:	SW ¼ Section 34, T5N, R1E, WM
Site Address:	1319 Aspen Ave., La Center, WA 98629
Project Size:	4.1 acres
Zoning:	LDR-7.5 (Low Density Residential)
Comprehensive Plan:	UL
Current Use:	Single family dwelling and outbuildings
Parcel Information:	258891000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	La Center
Fire District:	Clark-Cowlitz Fire Rescue

SITE CHARACTERISTICS AND LOCATION

This site is located on the east side of Aspen Avenue between its intersections with East Heritage Loop and East Southview Heights Drive. The site address is 1319 Aspen Avenue, La Center, WA, 98629 and is identified as parcel 258891000. The site covers approximately 4.1 acres and currently contains an existing single-family dwelling, garage and an outbuilding. There are two existing driveway approaches to the property from Aspen Avenue, one near the middle of the site and the other near the southern end of the site.

The site is mainly covered in grass/pasture with trees/bushes along most of the west, south, and southeast property lines. The site is bounded by Aspen Avenue to the west, a developed single-family subdivision to the east, an existing CPU water reservoir to north, and a narrow signage tract to the south which abuts Southview Heights Drive. There are no known sensitive areas on or near the site. The site slopes from north to south with slopes ranging from approximately 5%-20%. Frontage improvements have already been established to Aspen Avenue with 60' right-of-way, 40' pavement width, curbing and sidewalk. It appears that public sewer and water mains and a storm sewer system are available in Aspen Avenue and/or Southview Heights Drive.

PROJECT DESCRIPTION

The applicant proposes to develop the property into a 17-lot single-family residential subdivision. One lot will have direct access off Aspen Avenue (proposed lot 1) while the others are proposed to be served by shared private drives from Aspen Avenue, each providing access to 3-5 lots. Each lot will connect to public water and sanitary sewer. A stormwater facility is proposed along the south edge of the property in order to provide runoff treatment and stormwater quantity control (detention or infiltration) for the site's stormwater runoff in accordance with City requirements. The outlet from the stormwater facility will connect into the existing storm sewer system in Aspen Avenue.

DEVELOPMENT STANDARDS

Per La Center Municipal Code Table 18.130.080 and code section 18.130.070, the following development standards typically apply within the LDR-7.5 zone:

<u>Standard</u>	<u>Required</u>
Minimum lot size	7,500 sf*
Minimum lot width	60'
Minimum lot depth	90'
Minimum setbacks:	
Front yard	20'
Rear yard	20'
Side yard	7.5'
Street side yard	10'
Maximum height	35'

*With approved density transfer, 10 percent of the individual lots may be as small as 6,000 square feet and maximum lot size 11,000 square feet.

The applicant generally intends to comply with the development standards listed above. However, because of the somewhat awkward geometry of the subject parcel, they may ultimately seek some Type 1 variances for reduction by up to 10% in lot width, depth, and area standards for a few lots within the project. The property's nearly triangular shape makes it difficult to efficiently lay out lots on the property that fully comply with these standards.

PRE-APPLICATION CONFERENCE QUESTIONS/DISCUSSION ITEMS:

We would like to discuss the below questions/general topics with city staff at the pre-application conference.

- 1) Because of the nature of surrounding development and the geometry of the property, the only logical way to provide access to the proposed lots is with a number of short, private drives, each accessing Aspen Avenue. For this development, we propose to serve between 3 and 5 lots with each private drive. We understand the City standard is for a maximum of four lots to be served by each private drive. We would like to discuss potential for a variance to allow one of the private drives to serve 5 lots.
- 2) We would like to discuss the pavement and easement width standards for the private drives. Based on the short length of each of these roads and in an effort to maximize efficiency of the development and minimize unnecessary stormwater impacts, we would prefer that the paved width and width of the easements be limited to only what is necessary to provide adequate access for the residents and service/emergency vehicles. It appears that the City Engineering Standards call for a minimum paved width of 25' and an easement width that is 10' wider than the pavement. Both of these standards seem unnecessarily wide for the short length of the private drives and limited number of lots that will be served.
- 3) We would like to have a general conversation regarding utility availability for water, sanitary sewer, and storm sewer to serve the site. Our preliminary review of available mapping indicates that all utilities are available to the site from Aspen Avenue, but we would appreciate any initial feedback the city can offer regarding availability/depth of these utilities.