



Notice of Decision

LGI Homes: Type I Temporary Sales Office/Model Home

2021-022-TUP

PROPOSAL		The Applicant proposes to place a temporary sales office and model home on lot 93 within Phase I of the previously approved Riverside Estates Subdivision. The parking would be located on lots 94 and 95.
LOCATION		1430 West 15th Avenue (Lot 93, Parcel No. 986051543), 1433 West 15th Avenue (Lot 94, Parcel No. 986051544), 1429 West 15th Avenue (Lot 95, Parcel No. 986051545)
LEGAL DESCRIPTION		RIVERSIDE ESTATES PH 1 LOT 93 312044; RIVERSIDE ESTATES PH 1 LOT 94 312044; RIVERSIDE ESTATES PH 1 LOT 95 312044;
ZONING		Medium Density Residential (MDR-16)
OWNER/APPLICANT		LGI Homes, 1430 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380 Contact: Ryan Stokes, 206-445-5326
APPLICANT'S REPRESENTATIVE		LGI Homes, 1430 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380 Contact: Joe Baze, 253-740-3349
CITY STAFF		Ethan Spoo, AICP, WSP USA, Consulting Planner
REVIEW		Type I Temporary Sales Office/Model Home (Temporary Use Permit)
RECOMMENDATION		Approval with conditions
DATE		July 16, 2021

I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant proposes to place a temporary sales office and model home on Lot 94 within the previously approved Riverside Estates development and also proposes to place a gravel parking lot across SW 15th Avenue on Lots 94 and 95 to serve the sales office and model home.

Applicable Standards and Approval Criteria

La Center Municipal Code (LCMC) Section 18.270.040 requires that temporary sales offices and model homes be permitted by the City Planner through a Type I process in compliance with the criteria in that section. Applicable criteria include that the permanent use convert to a permanent use within one year; that the temporary use not be detrimental to public health, safety, or welfare nor injurious to property or improvements within the vicinity; and that the temporary use complies with zoning code requirements (setbacks, etc.). The applicant's compliance with these standards and others is discussed below.

II. ENGINEERING REVIEW

Findings: Engineering has no comments on this application.

III. LAND USE REVIEW

Chapter 18.30 -- Procedures

Findings: The proposed temporary sales office and model home requires approval of Type I application. The applicant submitted the following application items, which staff determined was sufficient for review:

- Master land use application form
- Site plans for lots 93-95
- Utility bills for lot 93 showing it is connected to public water and natural gas
- Hours of operation.
- Fee of \$170.

Chapter 18.270 – Limited Uses

18.270.040 – Temporary Sales Offices Model Homes

Subject to Type I review, the city planner may approve, approve with conditions, or deny the use of any real property within the city as a temporary real property sales office or model home in any subdivision within this city, but for no other purpose; provided, that the applicant demonstrates compliance with the following criteria:

- 1. One such temporary use shall be located within the boundaries of a subdivision approved pursuant to Chapter 18.210 LCMC in which the real property is to be sold; and*
- 2. The property shall not be permanently improved for the temporary use; and*
- 3. The temporary use will not be materially detrimental to the public health, safety or welfare, nor injurious to property or improvements in the immediate vicinity; and*
- 4. The structure proposed for the temporary use complies with the setback and vision clearance area requirements of this title, and with applicable provisions of the building and fire codes; and*

5. *Hours of operation of the temporary use are specified; and*
6. *The temporary use shall cease and the structure's occupancy shall convert to a permitted use within one year of the temporary use approval; and*
7. *Adequate utilities and parking are available to serve the temporary use, and if applicable, the temporary use does not occupy required off-street parking areas for adjacent or nearby uses.*

Findings: With regard to the proposed temporary sales office and model home, staff finds the following

- There is only one such temporary use proposed within the boundaries of the Riverside Estates subdivision
- The applicant shall convert the proposed temporary sales office and model home to a permanent residential use within a year or reapply for another one year period if the need for the temporary use remains. See condition of approval below.
- The building official has inspected the proposed temporary use and has determined that it meets all requirements including being connected to public utilities and meeting all fire and building code requirements. Therefore, the temporary use will not be materially detrimental to the public health, safety or welfare, nor injurious to property or improvements in the immediate vicinity.
- The proposed house would be setback 24 feet (front), 29 feet (garage), 5 feet (interior side), 11 feet (corner), and 11 feet rear meeting the requirements of the MDR-16 zone for detached residences. The house is not located in the vision clearance triangle at the intersection of NW 15th Street and NW 15th Avenue. The building official has verified that the structure meets the building and fire code requirements.
- The applicant has specified that the hours of operation of the temporary sales office and model home will be: Monday – Friday, 9:00 a.m. – 5:00 p.m.; Saturday 8:30-5:00 p.m.; and Sunday 10:30-5:00 p.m.
- As previously discussed, the applicant shall convert the temporary sales office and model home to a permanent residential use within a year or reapply for another Type I permit if the need for the permit is ongoing.
- The applicant has provided evidence that the structure is connected to public water and natural gas utilities. The building official has verified that there is a functioning public sewer connection. The applicant is proposing a gravel parking area on the east side of NW 15th Avenue across the street from the use which will be adequate to accommodate visitor traffic.

As a **condition of approval**, the applicant shall convert the temporary sales office and model home to a permanent residential use within one year of this approval (July 16, 2022) or reapply for another one-year period if the need for the temporary use remains.

IV. CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

A. Land Use

1. The applicant shall convert the temporary sales office and model home to a permanent residential use within one year of this approval (July 16, 2021) or reapply for another one-year period if the need for the temporary use remains.

V. APPEALS

A final decision regarding a Type I application may be appealed by the applicant, applicant's representative, or by any person, agency, or firm with an interest in the matter within 14 calendar days of this decision date or by July 29, 2021. Appeals shall contain all information specified in LCMC 18.30.130. The public record for this file is available at the City's Public Works Building, 305 NW Pacific Highway, La Center, Washington between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact Sarah Dollar at 360-263-7665 for further information.

For an appeal regarding a decision subject to a Type I process, the Finance Director/City Clerk shall schedule a public hearing to be held by the hearings examiner not more than 35 days from the date a complete appeal was timely filed. Notice and a staff report shall be provided, a public hearing shall be conducted, and a decision shall be made and noticed regarding the appeal. LCMC 18.030.130(4).



Ethan Spoo, AICP
Consulting City Planner

VI. Exhibits

- Exhibit A – Master Application Form
- Exhibit B – Site Plans for Lots 93-95
- Exhibit C – Utility Accounts for Lot 93
- Exhibit D – Proposed Hours of Operation

Exhibit A

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 1430 W. 15th Ave., La Center, WA 98629

Legal Description _____

Assessor's Serial Number 986051543

Lot Size (square feet) 5,668 SF

Zoning/Comprehensive Plan Designation SF

Existing Use of Site Raw Land

Contact Information

APPLICANT:

Contact Name Ryan Stokes

Company LGI Homes

Phone 206.445.5326 Email rstokes@lgihomes.com

Complete Address 1450 Lake Robbins Dr., Ste 430, The Woodlands, TX 77380

Signature _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Joe Baze

Company LGI Homes

Phone 253.740.33.49 Email joe.baze@lgihomes.com

Complete Address 1450 Lake Robbins Dr., Ste 430, The Woodlands, TX 77380

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Ryan Stokes

Company LGI Homes

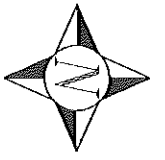
Phone 206.445.5326 Email rstokes@lgihomes.com

Complete Address 1450 Lake Robbins Dr., Ste 430, The Woodlands, TX 77380

Signature _____

(Original Signature Required)

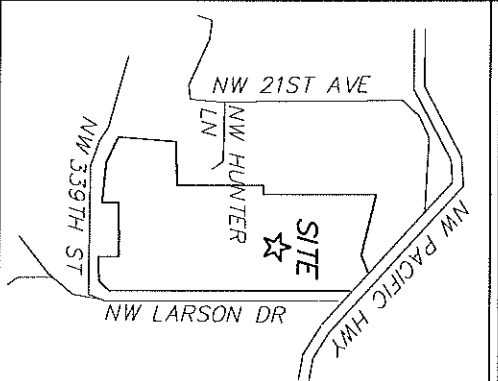
Exhibit B



BUILDING SETBACKS:
 FRONT: 18 FEET MIN @ GARAGE
 HOUSE FRONT: 10'
 SIDES: 5 FEET
 CORNER: 10 FEET
 REAR: 10 FEET

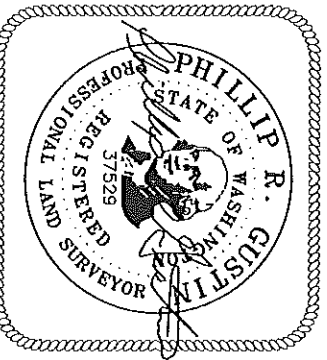
RIVERSIDE ESTATES
 PHASE 1
 LOT 93
 LA CENTER, WA. 98629

RIVERSIDE ESTATES

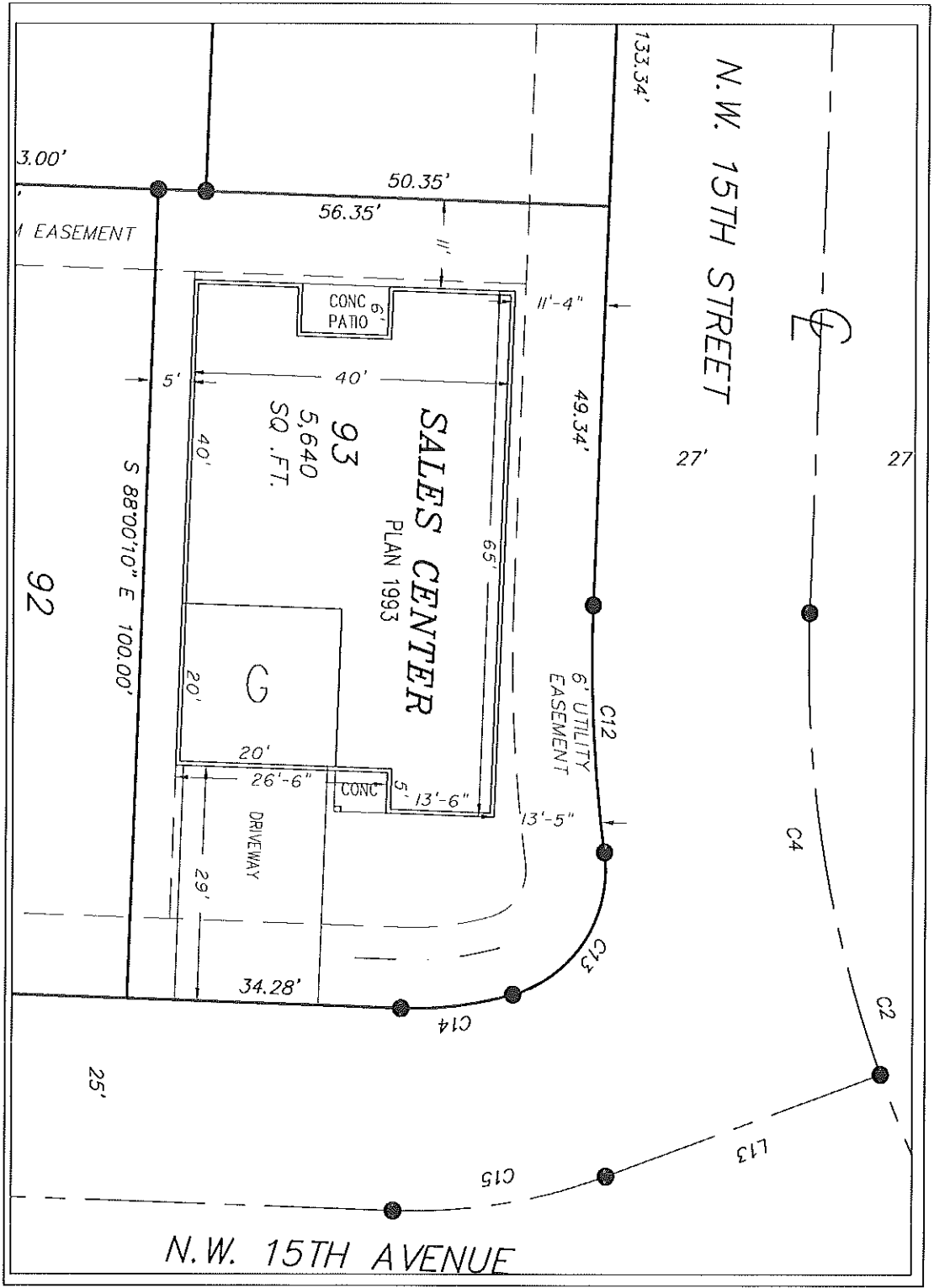


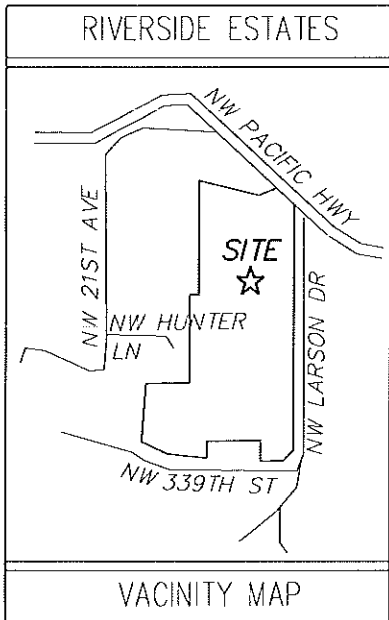
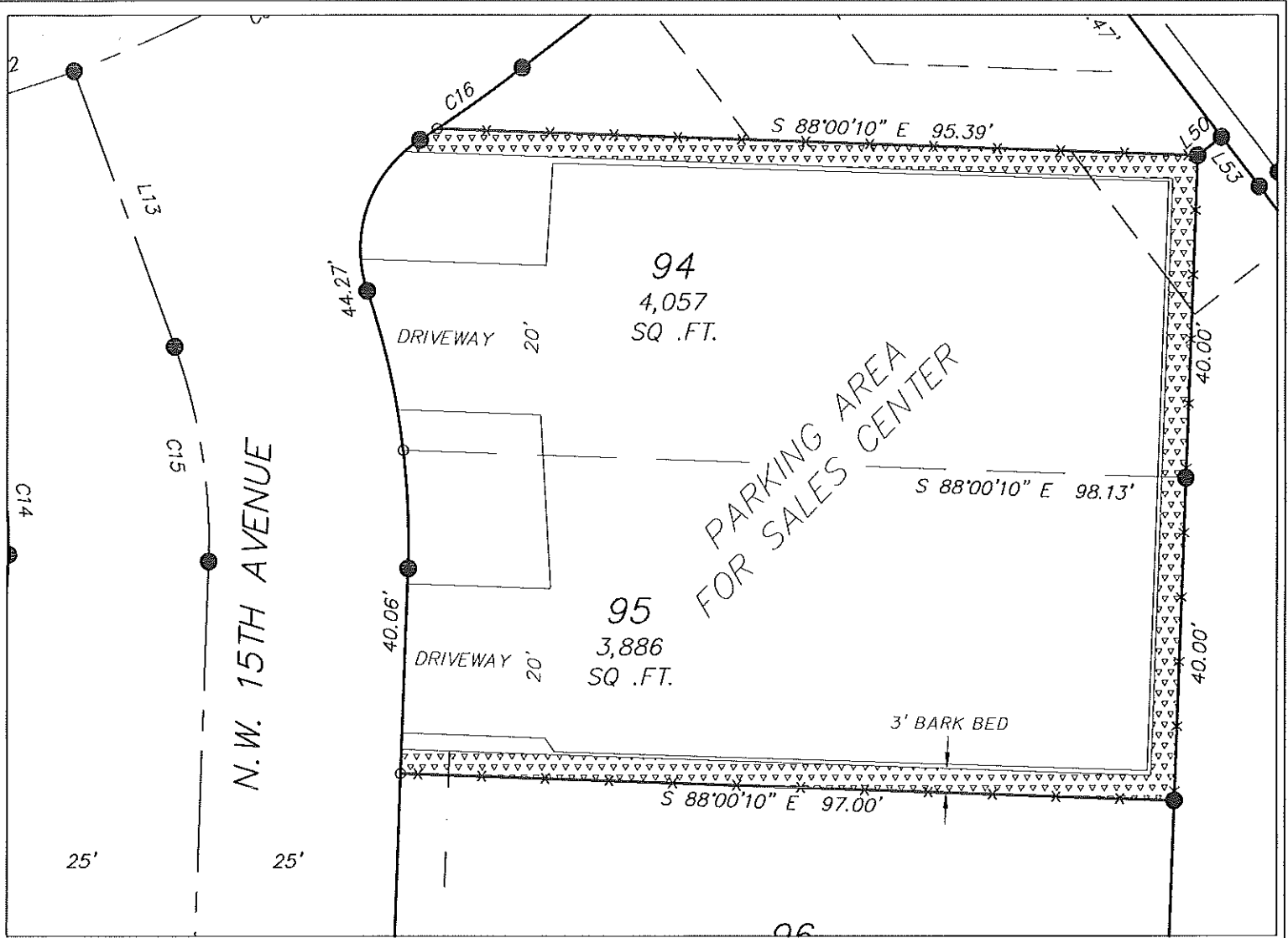
HAMPSTUR CORPORATION
 1813 BAKER WAY, KELSO WA. 98632
 360-423-8166

I, Phillip R. Gustin PLS 37529,
 certify that the houses have been
 staked under my supervision as
 shown hereon. 1/28/2020
 (DATE)



THIS IS NOT AN AS-BUILT PLAN





LEGEND

- = SILT FENCE
- = CONSTRUCTION ENTRANCE
- = FENCE



RIVERSIDE ESTATES
PHASE 1
LOTS 94,95
NW 15TH STREET
LA CENTER, WA. 98629

BUILDING SETBACKS:
FRONT: 18 FEET MIN @ GARAGE
HOUSE FRONT: 10'
SIDES: 5 FEET
CORNER: 10 FEET
REAR: 10 FEET

HAMPSTUR CORPORATION

1813 BAKER WAY, KELSO WA. 98632
360-423-8166



1" = 20'

Exhibit C

Quick Reference Information

Account Number 3938489-6
Bill Date 4/29/2020
Bill Inquiries 800-422-4012
Current Charges Due 5/15/2020
AMOUNT DUE \$32.89

Customer Statement For Service At:
 LGI HOMES OREGON LLC
 1430 W 15th Ave
 La Center, WA 98629

USAGE SUMMARY

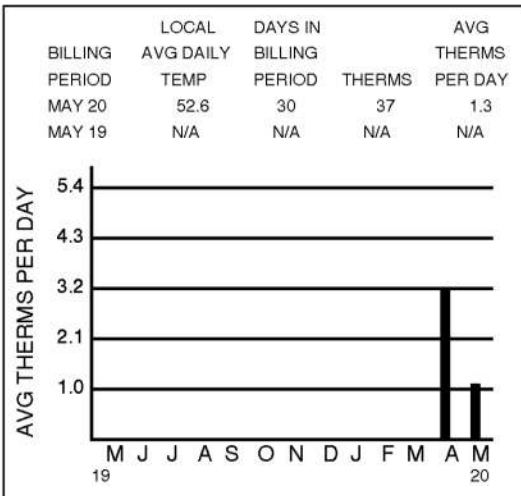
Meter 1226303

Actual Read 119 4/29/20
 Actual Read - 83 3/30/20
 Units of gas 36 30 days
 Billing Factor x 1.051
 Therms 37.8

**NW NATURAL
 ACCOUNT SUMMARY**

Previous Balance \$60.30
Payment(s) Received 60.30CR
 Subtotal Balance Forward \$.00
Current Charges
 Monthly Service Charge Rate R27 9.00
 Gas Usage 37.8 @ .58291 22.03
 6% La Center Tax 1.86
 Subtotal Current Charges \$32.89
New Balance \$32.89

*Thank you for your payment.
 Current charges include \$1.46 to support energy
 efficiency programs.*



Save time and money by using our free, online self-service tools. You can track your gas use, view and pay your bill and more. Register at nwnatural.com today.

Please detach and return this portion with your payment.

01 19,988

ACCOUNT NUMBER
 3938489-6

DUE DATE FOR CURRENT BILL	PLEASE PAY THIS AMOUNT
5/15/2020	\$32.89



LGI HOMES OREGON LLC
 1450 LAKE ROBBINS DR STE 430
 THE WOODLANDS TX 77380-3294



NW NATURAL

7 2 1



LGI HOMES LLC
1430 W 15TH AVE
LA CENTER, WA 98629
ACCOUNT NUMBER 7523-452-6

Your Electricity Use

Drying rate meter 84176376
In 32 days you used 322 kwh
Present reading - 04/07/20 469
Previous reading - 03/06/20 - 147
Total electric usage 322

Your Drying rate charge for 32 days is:
Basic service \$0.00
322 kwh @ 7.7 cents each 24.79
Total electric service \$24.79

Your average daily cost was \$0.77

Water charges will appear on your next bill.

Total Cost This Billing

Total electric service \$24.79
6% Electric tax La Center 1.49
Total charges this billing \$26.28

Customer Service lobbies are currently closed but service remains available 24/7 by phone or email. Customers experiencing hardship due to COVID-19 should call us for arrangements or payment assistance.

Account Summary

Previous balance	\$31.69
Payments - thank you	
March 25, 2020	31.69CR
Balance forward	0.00
Current charges	26.28
Current balance	\$26.28

Compare Your Use

ELECTRIC METER 84176376

SERVICE TO	DAYS	KWH USED	KWH/DAY
04/07/20	32	322	10
03/06/20	23	147	6

F-105 Rev. 2/19

P. O. Box 8989
Vancouver, Washington 98668
360-992-3000
www.clarkpublicutilities.com

Account number

7523-452-6

Due date for payment

Apr 22, 2020

Amount Due

\$26.28

7523452-040720

Clark Public Utilities

Convenient and Secure Payment Options

- Register for MyAccount to pay online, sign up for EqualPay, or set up AutoPay and go paperless at ClarkPublicUtilities.com
- Pay using our automated phone payment system, QuickPay, by calling 360-992-3400
- Mail a check using this payment stub and return envelope
- Call live customer service 24 hours a day, seven days a week at 360-992-3000

Please indicate amount enclosed

\$, , .

LGI HOMES LLC
1450 LAKE ROBBINS DR STE 430
SPRING, TX 77380-3294

F00175-00002

J02343

7222752345200000026280000000009

Clark Public Utilities

To report power outages
call PowerLine
360-992-8000

Quick Pay - automated payments
360-992-3400

24-hour customer service
360-992-3000

From La Center and Amboy:
800-562-1736

From Portland: 503-285-9141
FAX: 360-992-3383

www.clarkpublicutilities.com
Email: mailbox@clarkpud.com

Mailing address:

P.O. Box 8900
Vancouver, Washington 98668

Offices:

1200 Fort Vancouver Way, Vancouver
8600 NE 117th Ave., Orchards

Office hours:

Monday - Friday, 7 a.m. - 6 p.m.
Saturday, 9 a.m. - 5 p.m.
Drive-in windows open
weeknights until 8 p.m.

Making payments

We offer several easy payment options:

- Pay online using MyAccount at www.clarkpublicutilities.com
- Pay by mail using the envelope provided
- Visit one of our offices. Each has a 24-hour drop box for after-hours payments
- Pay by phone by calling 360-992-3400
- Pay at any of the following locations:
Columbia Credit Union, all Clark County locations
TwinStar Credit Union, all locations
Yacolt Town Hall, 105 E. Yacolt Road

Payment arrangements

If you receive a bill and don't think you'll be able to pay it on time, please call us. We'll be happy to make payment arrangements.

Fee information

If your check is returned for insufficient funds or a closed account, we will charge a fee. We'll charge a late fee for bills more than 15 days past due. The fee is one percent of the past due balance each month, with a minimum monthly charge of \$2.50.

Bill disputes

If you believe your bill is in error, contact us. If we can't resolve the dispute, you have a right to a hearing with a hearings officer.

Disconnection

We don't like to disconnect service, but sometimes we have no choice. Service may be terminated for appropriate reasons, including:

- Failure to pay a current or previous bill, a security deposit or to make satisfactory arrangements
- Failure to comply with terms of a deferred payment arrangement
- Unauthorized use of service

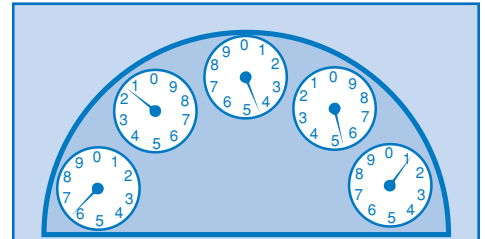
Service will not be restored until the situation has been resolved. If service has been disconnected, it is illegal for customers to reconnect it. Offenders will be prosecuted and assessed a reconnection fee.

Other information

For a free copy of our service policies or additional information, please give us a call at 360-992-3000. **Your bill includes charges for electricity, delivery services, general administration and overhead, metering, taxes, conservation expenses and other items.** The utility's fuel mix is available upon request.

Employee identification

Our employees carry photo identification cards. Please ask them for I.D. or call us if you have questions about any activity being performed by individuals representing the utility.



This meter reads 61451

Figuring your electric bill

We measure electricity in kilowatt-hours. One kilowatt equals 1,000 watts. For example, you use one kilowatt-hour (kwh) when you burn one 100-watt light bulb for 10 hours.

Your electric meter keeps a running record of the kilowatt-hours you're using. To read the meter, record the numbers on each dial. If the pointer is *not* directly on a number, read the next smallest number. Some meters only record part of the electricity use. In these cases, we use a multiplier to convert the meter reading to actual use.

Figuring your water bill

We measure your water use in cubic feet. One cubic foot is 7.48 gallons. There are two kinds of water meters. One has several dials like your electric meter, and you read it from right to left using the same process you do for your electric meter. The second type reads like a car odometer. The last digit to the right records single cubic feet. This type of meter is read from left to right.

Our tax ID number is 91-6001052

We welcome your comments, questions and suggestions about how we can improve our service.

Name _____ Would you like a follow-up call? _____

Phone number _____ Best time to call _____

Comment/question:

Exhibit D

LGI Homes Reopening Guidelines



	Pre COVID-19	Phase 1	Phase 2	Phase 3
Office Hours	LGI Way	Reduced	LGI Way	LGI Way
Thursday Training	LGI Way	Cancelled	LGI Way	LGI Way
Schedule	LGI Way	Limited to 2 Reps	LGI Way	LGI Way
Open Line	LGI Way	No	No	LGI Way
Marketing	LGI Way	Limited	Increased	LGI Way
Appointment Only	LGI Way	Yes	Yes	LGI Way
Social Distancing	-	Required	Required	-
Customers Riding in Rep's Cars	LGI Way	No	No	LGI Way
Frequency of Office Cleaning	LGI Way	Increased	Increased	LGI Way
Face Masks	-	Optional	Optional	-



FOR ABSOLUTE SAFETY

If you are experiencing symptoms of respiratory illness, including fever or cough, or have recently had close contact with someone who has experienced these symptoms, please return home and visit us when you are well.

Thank you.

A handwritten signature in black ink, appearing to read 'C. J. M.', is written across the bottom of the page.



[Handwritten signature]

~~Temporary~~ Office Hours

8:30 8:00

Monday - Friday

~~9:00 AM - 5:00 PM~~

8:00

Saturday

8:30 AM - ~~5:00 PM~~

Sunday

~~10:30 AM - 5:00 PM~~

8:30

8:00