

**BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF LA CENTER, WASHINGTON**

Regarding a request by Rob Risinger for)
preliminary plat approval to divide 8.61 acres)
into 41 single-family lots at 3214 NW Pacific)
Highway in the City of La Center, Washington)

FINAL ORDER
File No. 2024-003-
SUB/SEPA/BLA/CAR/TRE
(Larsen Subdivision)

A. SUMMARY

1. Rob Risinger (the “applicant”) requests approval of a boundary line adjustment and subdivision of the 8.61 acre located at 3214 NW Pacific Highway; also known as tax assessor parcels 258766000 and 258631000 (the “development site”).

a. The development site and abutting parcels to the south, west, and northeast are zoned MDR-16 (Medium Density Residential, 16 units per acre maximum density). Properties to the east and north, across NW Pacific Highway, are zoned LDR-7.5 (Low Density Residential, 7,500 square foot minimum lot size).

b. Existing Parcel 258766000 contains 4.65 acres is currently developed with a single-family residence and associated accessory structures. Parcel 258631000 contains 3.96 acres and is currently vacant.

c. There is a fish bearing stream east of the development site and the 200-foot riparian habitat buffer associated with the stream extends onto the southeast corner of the development site. The eastern portion of Parcel 258631000 also contains steep slopes, severe erosion hazard areas, and an Oregon White Oak tree (collectively “critical areas”).

2. The applicant proposed a boundary line adjustment to reduce Parcel 258766000 to 2.21-acres, containing the existing residence and the majority of the accessory structures, and increase Parcel 258631000 to 6.4-acres. The existing barn and all of the critical areas will remain on adjusted Parcel 258631000.

3. The applicant proposed to subdivide the 6.4-acre adjusted Parcel 258631000 (the “subdivision site”), into 41 residential lots and tracts for stormwater and open space (Tract A) and a private street (Tract B).

a. The applicant will remove the existing barn and construct a new single-family detached dwelling on each of the proposed lots.

b. The applicant proposed to improve Tract A with a public path, benches, and trash receptacles to provide opportunities for passive recreation. The applicant will stub the path to the north boundary of the site to allow for further extension and connection to Pacific Highway in the future, when the abutting property redevelops.

c. Clark Public Utilities will provide domestic water and the City of La Center will provide sanitary sewer service to the site.

d. The applicant will collect storm water from the majority of impervious areas on the site and convey it to the proposed on-site storm water facility in the southeast corner of the subdivision site for treatment and detention. The applicant will discharge treated stormwater from the on-site detention pond via a flow spreader at less than predevelopment rates. The applicant will collect and treat stormwater from the southern portion of the development site, proposed Lots 1-9 and the portion of NW Larsen Road abutting Lot 1 and convey it to an existing off-site stormwater detention pond southwest of the site.

e. The applicant proposed to dedicate right-of-way and construct half-width improvements on the development site's NW Larsen Drive frontage. The applicant will extend two new public streets into the site from NW Larsen Drive: proposed NW 13th Street along the north boundary of the development site and NW 11th Street along the south boundary. The applicant will extend a new north-south street through the site between proposed NW 11th and NW 13th Streets. The applicant will extend a private driveway (proposed Tract B) east of NW 11th Street to provide access to proposed Lots 7-9 and Tract A.

f. The development site contains 13 jurisdictional trees, four (4) of which are proposed for removal. The applicant will plant 89 new, native species trees on the site.

3. The City of La Center issued a Mitigated Determination of Nonsignificance ("MDNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA"). Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff and consultants recommended that the examiner approve the preliminary plat subject to conditions. See the Staff Report & Recommendations dated April 19, 2024 (the "Staff Report"), as amended at the hearing. The applicant accepted those findings and conditions, as amended, without exceptions. One person testified with questions about the proposed stormwater facilities. No one else testified orally or in writing, other than affected agencies.

4. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. Hearing Examiner Joe Turner (the "examiner") received testimony at the public hearing about this application on May 1, 2024. That testimony and evidence, including a recording of the public hearing and the casefile maintained by the City, are included herein as exhibits, and they are filed at City Hall. The following is a summary by the examiner of selected testimony and evidence offered at the hearing.

2. La Center consulting city planner Jessica Herceg summarized the land use findings presented in the Staff Report and the proposed development.

3. City engineer Tony Cooper summarized the engineering issues for the proposed development. He noted that the applicant proposed to discharge stormwater runoff from the southern portion of the site to an existing private stormwater facility located offsite to the west. The applicant must obtain permission from the owner of that facility and any intervening properties, including Mr. Muir, in order to install offsite stormwater improvements. The applicant may amend the stormwater plan through final engineering to eliminate that connection. The City will review the applicant's stormwater designs to ensure they comply with all applicable regulations and do not impact adjacent properties.

4. Planner Jason Taylor appeared on behalf of the applicant, Rob Risinger. He accepted the findings and conditions in the Staff Report with certain amendments.

a. He objected to a requirement that the applicant construct frontage improvements to the section of NW Larsen Road abutting adjusted Parcel 258766000. He requested the examiner delete the last sentence of Condition B.3 to eliminate that requirement.

b. The applicant will work with City engineering staff to work out details of the final stormwater design. If necessary, the applicant will work with Mr. Muir to obtain an easement for the offsite stormwater lines. However, there may be existing easements that can accommodate these pipes. Only a small portion of the development site drains to the southwest. The applicant can install a flow spreader if they are unable to reach an agreement with the offsite property owners.

5. City community development director Bryan Kast agreed with the change to Condition IV.B.3 proposed by Mr. Taylor.

6. Dennis Muir testified that he owns the property abutting the southwest corner of the development site, where the applicant may discharge stormwater. He noted that a previous subdivision created a number of stormwater issues, as water flowed through the utility trenches. It took one to two years to resolve those issues. He requested assurance that the proposed stormwater outfall will not impact his property. He questioned whether the existing off-site stormwater facility can accommodate additional runoff from this site.

7. No one else testified at the hearing. The examiner closed the record at the end of the hearing and announced his intention to approve the application, subject to the findings and conditions in the Staff Report, as amended at the hearing.

C. DISCUSSION

1. City staff recommended approval of the application based on the affirmative findings and subject to conditions of approval in the Staff Report, as amended at the hearing. The applicant accepted those findings and conditions, as amended, without exception.

2. The examiner concludes the Staff Report identifies the applicable approval standards in the LCMC for the application and contains affirmative findings showing that the proposal does or can comply with those standards, provided that the applicant

complies with the recommended conditions of approval. The examiner adopts the affirmative findings in the Staff Report, as amended, as his own.

D. CONCLUSION

The examiner concludes that the applicant sustained the burden of proof that the proposed development does or can comply with the applicable provisions of the La Center Municipal Code and Revised Code of Washington, provided it is subject to reasonable conditions of approval warranted to assure compliance in fact with those provisions.

E. DECISION

In recognition of the findings and conclusions contained herein, and incorporating the reports of affected agencies and exhibits received in this matter, the examiner hereby approves the remainder of the application, File No. 2024-003-SUB/SEPA/BLA/CAR/TRE (Larsen Subdivision Subdivision) in general conformance with the applicant' preliminary plat, subject to the following conditions:

A. Planning Conditions

1. The applicant shall submit engineering, construction, final plat, and building permit documents in compliance with the preliminary plat documents unless otherwise modified by conditions of approval in this staff report or as approved by the City through subsequent approvals.
2. Prior to submittal of the final engineering plans, the applicant shall record the proposed boundary line adjustment plat.
3. The applicant shall demonstrate that the maximum building coverage and maximum impervious surface area requirements are met prior to issuance of a building permit for each lot.
4. Prior to engineering approval, the applicant shall provide a final landscape plan with street trees spaced no greater than 30 feet on center and complying with all other street tree standards as outlined in LCMC 18.140.040(3).
5. Parks and Open Spaces
 - a. Prior to engineering plan approval, the applicant shall demonstrate that the park meets ADA accessibility regulations.
 - b. Prior to final plat approval, the applicant shall place the park in a public access easement.
 - c. The applicant's final park plan must provide a minimum of four benches and two trash receptacles.
 - d. The applicant's final park plan shall show a low fence or vegetative barrier where the park abuts residential lots.
 - e. The applicant shall complete the required park and trail improvements or provide the City with a bond or other financial security bond, in an amount of at least 125 percent of the estimated cost of construction of the Tract A improvements with surety and conditions satisfactory to the Public Work Department providing for and securing to the City the actual construction and installation of such improvements prior to final plat approval.

- f. The applicant shall construct the park prior to the issuance of the occupancy permit for the 25th dwelling unit, this includes construction of benches, trash receptacles, and development of the open space identified in Tract A.
6. The applicant shall obtain building permits in compliance with LCMC 15.05 prior to construction.
7. Prior to the issuance of building permit occupancy, the applicant shall pay all system development fees, park, school, and traffic impact fees in effect at the time.
8. The preliminary plat shall expire five years from the date of approval by the hearing examiner unless an application for final plat is submitted or an extension is requested per LCMC 18.210.050(2) and (3).
9. Prior to final plat approval, the Developer shall identify the setbacks for all lots on the face of the final plat. To minimize impacts to pedestrian safety and mobility, garage doors shall be setback a minimum of 20 feet from the property line.
10. The applicant shall comply with all provisions regarding monumentation outlined in Chapter 18.230.
11. As outlined in LCMC 18.230.090, the final plat shall be drawn with ink upon three-millimeter Mylar film, or equivalent; said sheets are to be 30 inches by 21 inches, with a one-inch border on each side or as otherwise directed by the Clark County recording agency.
12. If any fences or hedges are proposed prior to the final plat, the applicant must provide information to the extent as regulated by LCMC 18.245.020.
13. Ground-level exterior equipment such as air condition units, must be screened from view to an F2 or L3 standard prior to issuance of occupancy for each dwelling unit.
14. The applicant shall install all landscaping prior to issuance of final inspection for each dwelling unit or no more than six months after final inspection if it will increase plant survival.
15. The applicant's final landscape plan shall comply with the requirements of LCMC 18.245.060(11-16) prior to final plat approval.
16. All required landscape areas including within the Tract A open space and trail and planter strips along public roadways must meet the City's irrigation requirements in LCMC 18.245.060(18).
17. The applicant shall provide each dwelling unit prior to building permit approval with at least two (2) off-street parking spaces per LCMC Table 18.280.010.
18. Critical areas
 - a. The applicant shall comply with all recommendations presented in the Geotechnical Engineering Report prepared by Columbia West Engineering, Inc and dated July 31, 2023.
 - b. The applicant shall include the geotechnical setback on all construction plans as well as the final plat.
 - c. The applicant shall obtain a critical areas permit for impacts to the identified fish and wildlife habitat conservation area (Type F stream) buffer prior to engineering document approval in compliance with all applicable provisions of LCMC 18.300.090(2) including a final mitigation plan.
 - d. The applicant shall provide a final mitigation plan prepared by a licensed biologist that:

- i. Addresses the anticipated impacts to the riparian buffer occurring as a result of the proposed storm facility and pedestrian path.
 - ii. Incorporates revised plant lists consistent with the response letter submitted by the applicant (Exhibit Q).
 - iii. Extends the monitoring period of all mitigation to 7 years as required by LCMC 18.300.090(2)(i).
 - iv. Reflects temporary and permanent physical demarcation along the buffer boundary consistent with LCMC 18.300.090(2)(n).
 - e. The applicant shall mark the buffer of the Type F stream and priority white oak during and throughout construction in compliance with LCMC 18.300.090(2)(n). Following construction, the applicant shall mark the buffer permanently along the upland boundary of the buffer in compliance with LCMC 18.300.090(2)(n). The permanent marking may consist of logs, a tree or hedge row, fencing and small signs at an interval of one per lot or every 50 feet, whichever is less worded substantially as follows: “Fish and Wildlife Buffer – Please Retain in a Natural State.”
 - f. The applicant shall include the boundary of the Type F stream and its buffer and a reference to the recorded conservation covenant on the face of the final plat consistent with LCMC 18.300.090(2)(n)(iii).
19. The final Landscape Plan, once submitted, shall only include native plants approved for use in La Center per Table 18.340.040(2) within critical areas and buffers, avoid plants on the Nuisance List Table 18.340.040(3), and not use prohibited plants from Table 18.340.040(4).
20. Tree Protection
 - a. Any trees proposed for removal shall be identified on the plan and shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3). In addition, the applicant shall install construction fencing around trees to remain, so they are not inadvertently removed, and grading does not occur within their root zones.
 - b. Any trees regulated by chapter 18.350 that are proposed to be removed shall be mitigated consistent with LCMC 18.350.
21. Impact Fees. Each builder shall be assessed and shall pay the impact fees for schools, parks and transportation in effect at the time of building permit issuance. The applicant shall be credited impact fees for the existing residence onsite.

B. Public Works and Engineering Conditions

1. City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director LCMC 12.10.040. General roadway and right-of-way standards shall apply.
2. The applicant shall provide half street improvements per the Local Access Standard for Larsen Drive per LCMC 12.10.190, and full street improvements per LCMC 12.10.090.
3. Local half street improvements are required along the east frontage of Larsen Drive along the entire length of the applicant’s property per LCMC 12.10.190. This includes frontage improvements along parcel 258631000.
4. The development shall incorporate interior street improvements, streetlights, street trees, and stormwater improvements per LCMC 12.10.190. Street lighting

- shall be LED and shall comply with the City Engineering Standards for the type and spacing of the lights.
5. Each driveway must comply with the maximum driveway width as shown on standard detail ST-4.
 6. All pedestrian paths of travel located in the public right of way, including sidewalks, curb ramps, and pedestrian crossings must comply with the American Disabilities Act standards.
 7. All fire hydrants must be spaced per the IFC or as otherwise approved by the Fire District – all fire hydrants must be approved by the Fire District.
 8. Access to each lot must be approved by the Fire District per the IFC.
 9. The proposed water pipe system and service to all lots must be approved by Clark Public Utilities prior to installation.
 10. The final plat shall contain street names and addresses as provided by the City.
 11. Monumentation shall be placed as directed by the City and shall be inside a cast iron monument case flush with the final street grade with a brass cap in a 30-inch-long pipe as set by the surveyor of record. Monumentation must be shown on the final subdivision plat map.
 12. The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30, no soils shall remain exposed for more than two (2) days. From May 1 through September 30, no soils shall remain exposed more than seven (7) days.
 13. Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1 and October 31 with planting and seeding erosion control measures completed by October 1 to become established before the onset of wet weather.
 14. Final grading and erosion control plans showing the proposed contours must be submitted as part of the final subdivision plans.
 15. A construction stormwater permit is required per the Department of Ecology and an SWPPP must be included within the final plans submitted to the city.
 16. The applicant shall follow all recommendations by the report prepared by Columbia West Engineering dated July 31st, 2023, these are as follows:
 - a. Over-excavation and stabilization of pipe trenches or other excavations with imported granular fill or aggregate or also be necessary to provide adequate subgrade support.
 - b. The Geotechnical Report discusses recommends subdrains be installed along cuts slopes. It also suggests that because of the springs and seeps, that a drainage channel or perforated pipes be installed to drain the soil. Figure 6 in the report shows the use of subsurface drain rock and perforated pipe below the edge of the pavement.
 - c. Retaining Walls shall be designed per the recommended parameters in the Geotechnical Report.
 - d. Final cut and fill slopes should not exceed 2:1 slope.
 - e. Use of a minimum 12to18 inch imported granular material separated by geotextile fabric is recommended for construction access and staging.

17. The geotechnical engineering report shall be revised to reference the WSDOT standard rather than the Oregon standards.
18. The applicant shall obtain a building permit for any retaining wall design.
19. Connection to public sewer is required as per LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. Work will be performed using an open trench method unless otherwise approved.
20. Existing septic system must be abandoned or removed as necessary per Clark County Environmental Health permitting.
21. The applicant shall cold plane and pave the entire width of the pavement along Larsen Drive from the 11th Street to 13th Street to at least 2" depth of HMAC surface.
22. A final Technical Information Report (TIR) shall be submitted by the applicant and must comply with LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.
23. The Final Stormwater Report and design should address the following comments:
 - a. There is a flow spreader shown for the stormwater outfall. Although this may work to distribute the storm flow evenly, it may not be enough to slow the overflow and prevent scouring of the adjacent property/critical area. In addition, an emergency overflow is necessary for stormwater events above the peak flows. The city recommends installing an energy dissipator in addition to the flow spreader. Such as an Army Corp stilling well. Attached are the design criteria for a "stilling well." This is only an example. The applicant can propose another design for energy dissipation.
 - b. Access to the stilling will may be difficult. From the plans it looks like the grading plan shows a 12-foot wide level top of pond pad on the east side of the pond. The contours on the east side of the pond appear to be 2:1 or 3:1 slope. The Geotechnical Report recommends a maximum site fill slope of 2:1, but 4:1 may be better for easier access to the outlet structures, and easy access to the structures.
 - c. The stormwater report used a hydrologic curve number representing the existing vegetation condition today. Per LCMC 18.320.220 (2) (c), states that "if surface runoff leaves a development site, and the predeveloped runoff calculations do not assume undisturbed forest in determining the runoff curve number, then a hydraulic and hydrologic analysis of the capacity of the downstream conveyance system shall be required". The stormwater report assumed an existing curve number equaled to 85 for type C soil for meadow or pasture from Table III-1.3 SCS Western Washington Stormwater Manual. For Type C soil, the CN is 76 for undisturbed soil forest. In addition, Figure III-1.1 Volume Correction Factor shall be applied to the stormwater pond surface area for site added impervious area to control streambank erosion. This table is from the 1992 "Puget Sound Manual", the designated manual referenced by the LCMC.
 - d. The lots south of NW 11th Street appear to be sloped south to drain to the property to the south. South of the property boundary is a paved road that provides access to the public sewer pump station. Stormwater will need to be collected for the roofs and property on these lots and piped either to the stormwater detention pond or west to a new catch basin and drained to the pond for East Fork Estates. If the applicant chooses to drain to this private

- pond, the applicant will need to obtain an agreement with East Fork Estates HOA and Riverside Estates HOA to connect to this pond.
24. 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.
 25. Downspouts 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.
 26. Treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.
 27. The applicant shall be responsible for maintenance of the stormwater facility until an HOA is established to maintain the facility. When the HOA assumes responsibility of the facility, the developer will establish monetary funding of a reserve fund, for maintenance of the stormwater facility, when at least 50 percent of development of the housing units has occurred or at minimum two years after completion and acceptance of the subdivision by the City, whichever is more.
 28. An operations manual must be submitted for City review and approval for the maintenance of the facility whether by the developer or future HOA.
 29. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat recording. The minimum bond amount shall be 10 percent of the construction cost of the stormwater facility.
 30. Stormwater facilities must be located in a separate tract.
 31. Prior to initiation of any construction or final plat approval, the developer shall demonstrate to the City's satisfaction the following:
 - a. The developer shall establish a homeowner's association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility, and it shall be recorded and incorporated in the CC&Rs.
 - b. The HOA shall be empowered to assess its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities if enforcement becomes necessary.
 - c. The City shall have the right of a third-party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.
 32. Street light design and installation shall be reviewed and approved by the City of La Center.

C. SEPA (MDNS) Documentation and Mitigation Conditions

1. Earth: The applicant must comply with the design recommendations of the geotechnical site investigation by Columbia West Engineering, Inc. dated July 31, 2023.

2. Earth: All grading and filling of land must utilize only clean fill, i.e., dirt or gravel from an approved source;
3. Earth: All debris removed offsite must be disposed of at an approved location;
4. Air: The applicant is required to sprinkle the site with water during construction to reduce dust.
5. Air: The applicant shall use vehicles fitted with standard manufacturer's emission's control equipment to reduce construction-period emissions. Construction vehicles shall not be permitted to idle when not in use.
6. Water: The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.
7. Water: The applicant must comply with the recommendations of the Critical Areas Report and Stream Buffer Mitigation Plan prepared by Loowit Consulting Group, LLC., dated January 18, 2024, and any subsequent revision approved by the City.
8. Water: The applicant must comply with the recommendations of the critical areas report (January 18, 2024).
9. Water: The applicant must comply with the recommendations of the Water Utility Review Letter dated July 11, 2023.
10. Water: The applicant must use approved erosion control best management practices during construction.
11. Water: A City stormwater permit, and Stormwater Pollution Prevention Plan (SWPPP) shall be required for the proposed project and shall be approved prior to construction.
12. Plants: The applicant shall provide mitigation required by LCMC 18.350 for all trees on-site of 10 inches diameter at breast height (dbh) or greater which will be impacted or removed as reflected on the Existing Tree Protection Plan, prepared by Planning Solutions, Inc. dated January 9, 2024. The applicant shall protect the Oregon white oak tree and associated drip line located at the eastern property line as reflected in the Existing Tree Protection Plan, prepared by Planning Solutions, Inc. dated January 9, 2024. All proposed street trees are to be planted thirty feet apart at center.
13. Environmental Health: The applicant shall decommission the existing septic system prior to engineering acceptance of public improvements and/or final plat recording accordance with Clark County requirements.
14. Environmental Health: For the demolition of the existing house on site, in addition to any required asbestos abatement procedures, the contractor shall ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition.
15. Environmental Health (Noise): All construction equipment shall have muffled exhaust and construction activities are only permitted during City-approved

construction hours. Contractors are required to comply with the maximum noise level provisions of WAC 173-60 during construction.

16. Light and Glare: The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).
17. Recreation: The applicant shall comply with LCMC 18.147 (Parks and Open Space).
18. Recreation: The applicant is required to pay park impact fees prior to issuance of building permits.
19. Historic and cultural preservation: In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - b. Take reasonable steps to ensure confidentiality of the discovery site; and,
 - c. Take reasonable steps to restrict access to the site of discovery.
20. The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Director	Phone: 360-263-2889; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

21. Transportation: The applicant shall comply with the recommendations of the Traffic Analysis Report prepared by Charbonneau Engineering, dated November 2023.

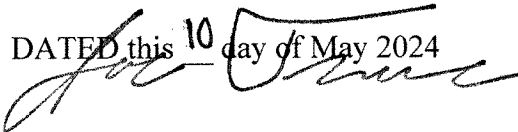
22. Transportation: The applicant is required to pay transportation impact fees prior to issuance of building permits.
23. Utilities: The applicant shall pay the applicable sewer system development charge for each residential unit. Applicable fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.
24. Public Services: The applicant shall pay school, and park impact fees prior to the issuance of building permits for the onsite units. Applicable impact fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.

D. CCFR Fire Conditions

1. Applicant must comply with all applicable requirements and receive approval through Clark Cowlitz Fire & Rescue.

E. CPU Conditions

1. Applicant must comply with all applicable requirements and receive approval through Clark Public Utilities.

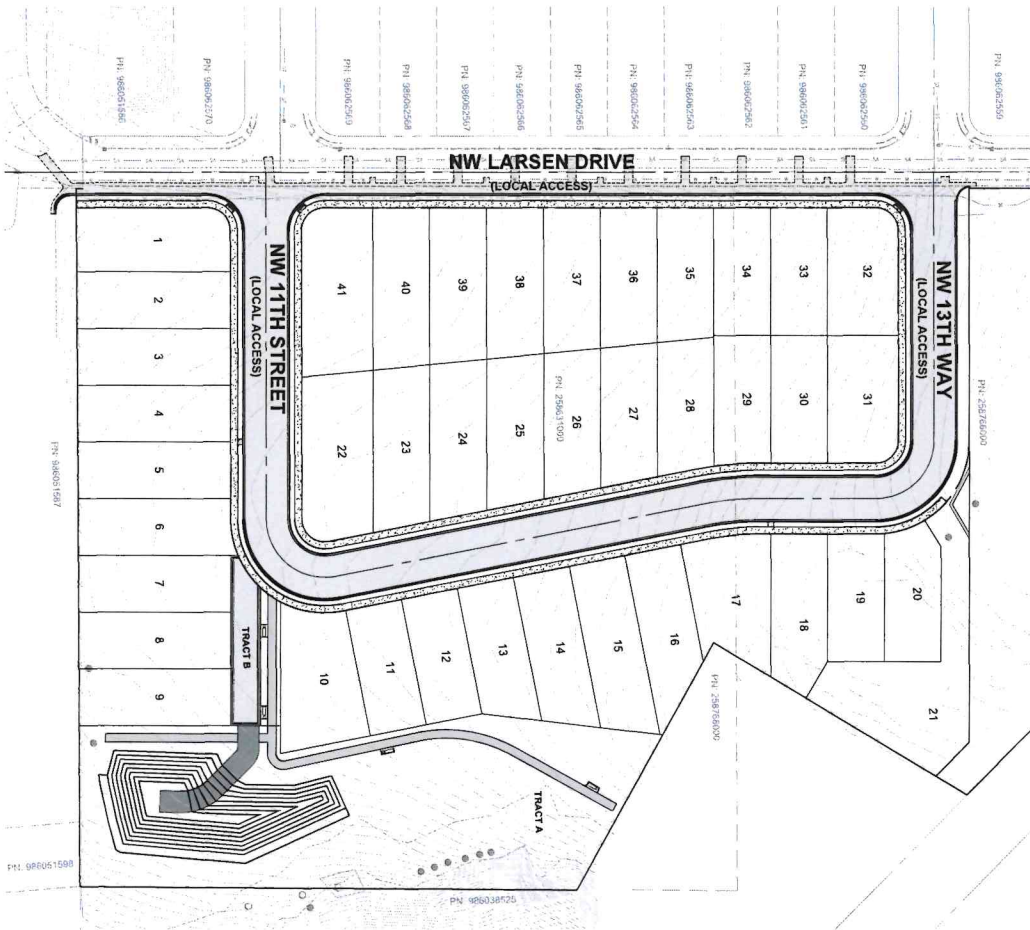
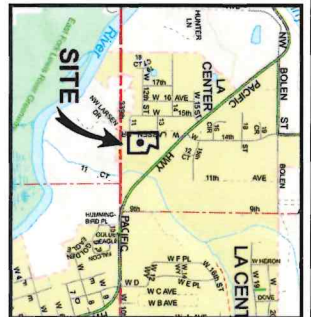
DATED this 10 day of May 2024


Joe Turner, AICP
City of La Center Hearing Examiner

Larsen Drive Subdivision

Located in the SE 1/4 of Section 33, T5N, R1E, W8M
La Center, Washington

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L1.	Preliminary Landscape Plan



APPLICANT:
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PROJECT CONTACT:
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OWNER:
Robert Peterson
PO Box 116
La Center, WA 98629

GENERAL NOTES:
LAND USE:
The applicant is proposing to develop parcel 28621000 (approx. 6.2 acres) into 41 lots in the A1C-D-16 zone. The proposed includes all detached single family lots. A boundary line adjustment will be submitted in conjunction with the application. The applicant will be responsible for the costs of the survey and the existing home on parcel 256760000.

TRANSPORTATION:
The proposed development will provide access to the site by constructing a new loop street off Larsen Drive. The proposed new street will consist of a 50' right-of-way, 32' paved surface and a 5' sidewalk on each side.

UTILITIES:
Clark Public Utilities (CPU) is the water purveyor for this site. There is an existing water main in NW Larsen Drive.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing sanitary sewer main located within NW Larsen Drive that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract A to be treated and detained within a stormwater detention facility.

CRITICAL AREAS:
There is a 200' stream buffer encroaching on the site from the east. Steep slopes and severe erosion hazard areas are buffer along the eastern property line.

Scale 1" = 40'

Legend	
[Symbol]	Proposed Asphalt
[Symbol]	Proposed Concrete
[Symbol]	Proposed Gravel
[Symbol]	Proposed Wood Chip Surfacing

Revisions	
1	7

Cover Sheet For:

Larsen Drive Subdivision

A Subdivision Located In The City Of La Center, Washington

Engineering • Surveying • Planning | 601 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-5750 | Fax (360) 944-5750

PLS ENGINEERING

