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PRE-APPLICATION CONFERENCE NOTES

Spencer Property Zone Change and Site Plan Review (2022-009-PAC)

Meeting conducted on Wednesday, March 30, 2022– 1:00 P.M.

PROJECT INFORMATION

Site Address	1319 Aspen Avenue, La Center, WA Parcel nos.: 258891000
Legal Description	SW 1/4, S34, T5N ,R1E and SE 1/4 ,S34, T5N, R1E
Applicant	Beth Spencer. 2601 NE 307 th Avenue, Washougal 98607. Phone: 360-901-0531.
Applicant’s Representative	Contact: Madeline Sutherland. Phone: 360-773-7458
Property Owner(s)	Same as applicant
Proposal	<p>The applicant proposes to change the zoning from LDR-7.5 to MDR-16 and develop four apartment buildings of 8 units each. The buildings would be two to three stories tall. The applicant’s conceptual site plan shows recreational areas onsite including a building at the north end of the site, a playground, and a dog park fulfilling the requirement of the MDR-16 zone to provide both indoor and outdoor recreational areas.</p> <p>The applicant has limited options to develop the site under LDR-7.5 due to the parcels narrow east-west dimension and City requirements to provide public roads with subdivisions of more than four lots. Variances and or road modifications would be required to permit an LDR-7.5 development.</p>
Date of Issue	April 8, 2022

SUMMARY

In February 2022, the property owner filed a pre-application submittal for the development of the subject site proposing to subdivide the site for use as single-family detached dwelling units. However, that submittal showed that the site could not be developed as a code-compliant LDR-7.5 development with single-family detached residences and meet the City’s requirement to serve the subdivision with public roads while also complying with the City’s access spacing and residential density requirements. The applicant withdrew that pre-application submittal.

The applicant is now exploring the option of rezoning the site to medium density residential (MDR-16) and submitted a site plan showing potential development of four multifamily apartment buildings of 8 units each (total 32 units) and 2-3 stories tall and a recreational building. The applicant would apply for a zone change in the near term and file a site plan review application later for development of the site. These pre-application notes and the meeting cover both the zone change and the requirements

applicable to development of the site in compliance with the MDR-16 district requirements assuming the zone change is approved.

LCMC 18.280 “Off-street Parking and Loading” requires a minimum of three dwelling spaces per multifamily unit; 96 spaces would be required to serve the 32-units proposed onsite. LCMC 18.140 requires only 1.75 spaces per unit. Given that the applicant is proposing fewer than 96 spaces and there likely is not physical space on the property to meet minimum density requirements if this number of parking spaces is provided, the applicant will be required to apply for a type II variance concurrently with the preliminary site plan review application to provide a minimum of 1.75 spaces per unit or a total of 56 spaces. The applicant’s site plan meets this requirement by providing 64 spaces.

Based on a review of aerial photos, there appear to be trees on the site. If trees exceeding five inches in diameter at breast height are proposed to be removed, a type II tree cutting permit and mitigation plan are required under LCMC 18.350 “Tree Protection.” The type II tree cutting permit can be reviewed concurrently with type II site plan review application.

The site is within a category 2 critical aquifer recharge area (CARA), as is most of the City of La Center. There are no specific requirements for residential development regarding category 2 CARAs. The site does not contain any other mapped critical areas (wetlands, geologic hazards, frequently flooded areas, fish and wildlife habitat conservation areas). The southern approximately 2/3rd of the site is located in a moderate risk category for encountering archaeological resources and the northern 1/3rd of the site is mapped as moderate to high risk. An archaeological predetermination report will be required for development in these areas as per Table 18.360.020-1.

PRELIMINARY 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. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.120 Plan Amendments and Zone Changes; 18.140 Medium Density Residential District (MDR-16); 18.147 Parks and Open Spaces; 18.215 Site Plan Review; 18.225 Legal Lot Determinations; 18.240 Mitigation of Adverse Impact; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Public Works and Engineering Analysis

LCMC: 3.35 Impact Fees;

Per LCMC 3.35, impact fees will be collected for traffic, sewer, park and schools. These fees will be imposed at the time when building permits are issued.

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.

Aspen Avenue is classified as a Major Collector per the updated Capital Facilities Plan. The City has designated Aspen Avenue as a Rural Major Collector per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC 12.10.090.

The half width requirement of a Rural Major Collector is 20-feet from centerline to face of curb. The existing width of Aspen Avenue is 40-feet from curb to curb. The half width street of Aspen Avenue is 20-feet from centerline to face of curb currently with a 5-foot wide sidewalk. This meets the half width requirements, but some of the existing sidewalk has lifted or settled so that it does not comply with ADA accessibility standards. Some of this existing sidewalk will need to be replaced to meet ADA. In addition, the half street requirements also include street lights meeting the Engineering Standards, and planting of street trees. There are also existing utility poles that that behind the back of the sidewalk along the east side of Aspen Avenue. The Engineering Standards also require that all distribution lines be placed underground in conduit. Removal of the utility poles, and placement of the distribution lines underground will be required along the frontage improvements.

All pedestrian path of travel in public right-of-way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District.

The Fire District must approve access to all the lots per the IFC.

Comments

Streets and Circulation

The proposed access two private driveways from Aspen Avenue to the site shall be justified by a traffic report. Recommendations shall be provided for safety of vehicles accessing the development and may include improvements at these approached to provide safe entrance and exit to the development.

The northerly entrance/exit shown from the development, appears to be aligned with E. 13th Way, on the west side of Aspen Avenue.

However, the southerly entrance/exit, is not aligned with W. 12th Way. The Engineering Standards and updated 2019 CFP, require that minimum public street spacing is 275-feet. Although the street spacing of the two access roads, meet the minimum spacing, the access road is offset from the centerline of W. 12th Way. This could create turning conflicts of left turn movements of both W. 12th Way and the access road. The spacing of W. 12th Way and E. Southview Heights, just south is approximately 370-feet. The applicant shall align the southerly site driveway with the centerline of W. 12th Way.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to Aspen Avenue resulting trips from the development.

Grading

The applicant shall submit final grading and erosion control permit as part of the plans showing the proposed contours on the plans.

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 a SWPPP will be necessary as part of the plan submittal to the city. 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 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10.100 requires connection to a public sewer. LCMC requires a separate and independent side sewer be provided from every building. The city's sewer basin map shows one existing 4" lateral connection to the lot, that appears to be connected to the existing house. According to the code, there needs to be four new lateral connections, one to each separate building proposed. The minimum size of each lateral needs to be 6-inches. One lateral connection to the 8-inch sewer main in Aspen Avenue may be proposed, but there will need to be one lateral split to each building. Per The Engineering Standard calculations will need to be submitted to verify the size of the sewer laterals provided to each building.

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 access roads to the site and a parking lot to each building. Treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

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.

Maintenance of Stormwater Facility

The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

Street Lighting

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole and the frontage improvements will need to have Cobra Head LED light per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street light design to verify compliance with the Engineering Standards.

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.

Coordinate with Clark Cowlitz Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use Analysis

Chapter 8.60 Sign Requirements

If proposed, signs must comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). One illuminated freestanding sign is permitted at the project entrance provided it is no larger than 32 square feet and no taller than five feet above average grade. Free standing must meet the dimensional and configuration requirements of the allowed sign types (monument, single pedestal, dual pedestal, single pylon, dual pylon).

Chapter 18.30 Procedures

18.30.030 Application types and classification

The project would require that the City review applications in two stages: (1) a zoning map change to rezone the site from LDR-7.5 to MDR-16 and (2) a type II site plan review permit for the proposed multifamily development. The zone change application would have to be approved prior to the City reviewing the site plan review application for multifamily development.

The zone change would be reviewed under a Type IV process requiring review and recommendation by the Planning Commission and final approval by the City Council. A Type IV process is the City's highest level of review and is a legislative action. The City's code does not specify a time limit during which the site-specific zone change decision would need to be made, but the City would strive to review the application and render a decision within the 120-day timeframe allotted in RCW 36.70B.080. The zone change process would involve the following steps:

- A pre-application review meeting (Meeting conducted 3/30/2022)
- A 14-day application completeness review during which staff will review the application to make sure all necessary information is provided.

- Review of the zone change application by staff with a recommendation to the Planning Commission.
- Planning Commission would review the zone change in one public hearing and make a recommendation to the City Council.
- City Council would conduct a public hearing and make a final decision.

During the pre-application conference, the applicant inquired as to whether the rezone would be a “spot zone.” Staff note that, while sites to the east and west are generally zoned for low density residential uses, sites immediately to the west of the southern tip of the site and south of the site are zoned Residential/Professional (R/O), a zone which allows medium density residential uses such as single-family attached and multifamily uses outright as would be allowed under the rezone of the subject site to MDR-16. Furthermore, the City’s comprehensive plan has one primary designation for residential uses (Urban Residential) which is implemented by both the LDR-7.5 and MDR-16 zones; therefore the Comprehensive Plan recognizes an inherent compatibility between residential uses of medium and low densities.

The request for a type II preliminary site plan review approval would be processed as a Type II administrative action with final approval by City staff. The City is required to issue a decision within 56 days for a Type II application. The Type II process would require the following steps:

- A pre-application review meeting (Meeting conducted 3/30/2022)
- A 14-day application completeness review during which staff will review the application to make sure all necessary information is provided.
- A 56-day application review period during which staff will review the application against all applicable code standards.
 - Included in the review period is a 14-day notice of application and SEPA. The SEPA determination would be made after the 14-day notice of application and before the end of the review period and would have another 14-day notice on the determination period.
 - Following the notice of application, City staff can issue a decision on the application anytime prior to the close of the 56-day review period.
- A final site plan review application may be required depending upon the detail provided in the preliminary plans.

18.30.050 Review for technically complete status

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. Additional submittal items for zone changes and preliminary site plan review applications are contained in LCMC 18.120.040 and 18.215.050.

Submittal requirements for Zone Change

The following list includes required submittal items from LCMC 18.30.050 and 18.120.040).

- An application form with original signatures by the applicant and property owner.
- State Environmental Policy Act (SEPA) Checklist
- A copy of this pre-application conference summary
- A narrative description of how the proposed zone change complies with the approval criteria in 18.120.050.
- Proof of ownership documents (deeds).
- Legal description (available on Clark County MapsOnline).

- Certified mailing labels for all properties within 300 feet (available through Clark County).
- An analysis of the cumulative effects of the proposal
- A preliminary traffic study to demonstrate that levels of service will be maintained in compliance with LCMC 18.120.050(3).

Submittal requirements for Preliminary Site Plan Review and type II tree cutting permit.

The following list includes required submittal items from LCMC 18.215.050 and 18.350.

- An application form with original signatures by the applicant and property owner. If there is trust involved, all authorized signatories of the trust will need to sign the application form.
- SEPA Checklist
- Proposed easements or dedications to the city or other agency, if applicable;
- Proof of ownership document such as deeds
- Legal description of the site
- A copy of this pre-application conference summary
- Developer's GIS packet (from Clark County GIS)
- A written description of how the application does or can comply with each applicable approval criterion, and basic facts and other substantial evidence that supports the description including a description of uses, types of structures proposed, hours of operation, abutting properties, frequency of deliveries and construction schedule and responding to the following code sections:
 - LCMC 18.140 Medium Density Residential District (MDR-16)(assuming zone change is approved)
 - 18.215 Site Plan Review
 - 18.225 Legal Lot Determinations
 - 18.240 Mitigation of Adverse Impact
 - 18.245 Supplementary Development Standards
 - 18.280 Off-Street Parking and Loading Requirements
 - 18.282 Outdoor Lighting
 - 18.350 Tree Protection
 - 18.360 Archaeological Resource Protection
- Names and addresses of owners of land within a radius of 300 feet:
 - 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;
 - 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;
- Applications necessarily associated with the proposal, 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 proposal;
- A geotechnical study prepared by a geotechnical engineer or geologist addressing if the site contains substantial fill or the applicant will place substantial fill on the site; or there are slopes exceeding 25 percent or that are unstable.

- An archaeological predetermination based on the site’s moderate and moderate-high risk level for encountering resources and an archaeological survey if recommended by the predetermination.
- An existing conditions plan, site plan, preliminary utilities plan, preliminary grading and erosion control plan, landscape plan, architectural elevations, and lighting plan meeting the requirements of 18.215.050(2)(d-j).
- Tree protection and mitigation plans as required by LCMC 18.350, if trees over 5 inches in diameter will be removed.
- A traffic study.
- A sign plan (if signs are proposed)

Chapter 18.140 (Medium Density Residential)

Assuming the zone change application is approved, the site would be zoned MDR-16. Multifamily dwellings including apartments are permitted uses in the MDR-16 district.

18.140.030 Density and Dimensional Requirements

Density for multifamily developments is limited to 8-14 units per net acre. A net acre is defined to exclude public rights-of-way, private streets, public utility easements, public parks, and undeveloped critical areas. Based on the applicant’s site plan and Clark County MapsOnline, it would appear that gross and net acreages of the site are the same (4.1 acres) and would require a minimum of 33 units. The applicant’s conceptual site plan shows 32 units, one unit short of the required minimum. However, depending upon the final surveyed site area, an additional residential unit may be required to meet minimum density requirements, but right-of-way dedication along Aspen Avenue may reduce density requirements.

Density and dimensional requirements are contained in Table 18.140.030:

Standard	Multifamily (Apartments)
Net Density	8-14
Minimum Project Area	2.5 acres
Minimum Lot Width	20 feet
Minimum Lot Depth	60 feet
Minimum Area	1,400 square feet
Maximum Area	N/A
Maximum Lot Coverage	85%
Maximum Height	45 feet
Setbacks	
Minimum Front Setback	10 feet
Minimum Garage Setback from Public Street	5 feet
Minimum Garage Setback from Alley	3 feet
Minimum Side Setback	0 feet attached, 10 feet abutting single-family
Minimum Street Side Setback	0 feet
Minimum Rear Setback	20 feet

18.140.040 General Standards for developments within the MDR-16 district

- Projects must have a unifying design theme for each cluster of units using stone, wooden lap siding, or other natural materials.
- MDR housing must avoid repetitive building massing and façade designs
- MDR projects shall avoid monotonous rooflines
- Active open space and family parks are required as per LCMC 18.147 (not applicable to this project).
- At least 15% of the net acreage of the project site must be landscaped and all setbacks must be landscaped.
- Street trees are required along all project frontages
- Trash and recycling containers must be screened by a six-foot solid fence or combination of fence and vegetation.
- Parking: The MDR-16 code requires 1.75 spaces per unit. However, LCMC 18.280 requires 3 spaces per unit. An administrative variance is required to deviate from this standard (see discussion below under 18.260).
- Garage design standards apply (if proposed) including that they must be setback 18 feet from right-of-way; no more than 40 percent of the garage wall of a housing complex facing a right-of-way shall be dedicated to garage door space; 25 percent of the garage wall must contain windows; no more than 50 percent of garages for single-family attached may extend beyond the front plane of the façade; garages must be setback 3 feet from an alley.
- An onsite pedestrian circulation system is required connecting streets and building entrances of all structures and to the existing pedestrian system and adjoining developments; public sidewalks are required; lighting must be provided for pedestrian ways and parking lots – lighting shall be integrated

18.140.060 Requirements of multifamily attached housing – Apartments

- Multifamily is not permitted in clusters of greater than 10 units. The code does not contain a definition of “cluster”, but staff interpret this to mean per building.
- Ground level units shall have an outdoor private area containing 48 square feet and shall be screened from view.
- Shared recreation areas are required at the following ratios: (1) studio and up to and including 2-bedroom units – 200 square feet per unit (2) Three or more bedroom units – 300 square feet per unit. Since number of bedrooms per unit was not provided, staff cannot determine how much recreation area is required. Required recreation area may be all outdoor space or part outdoor space and part indoor space. The space may also be all common space or part common and part private space.

Chapter 18.147 Parks and Open Spaces

LCMC 18.147 requires multifamily residential development in the MDR-16 zone of 35 or more dwelling units to provide publicly accessible park space at a ratio of 0.25 acres per 35 dwelling units in excess of the first 35 units. Based on the 32 units proposed, the applicant does not need to provide publicly accessible park space. However, should the 35-unit threshold be exceeded, the requirements in LCMC 18.147 would apply.

18.215 Site Plan Review

The proposed project will require a Type II Preliminary Site Plan review. The director may require a Type I Final Site Plan Review depending upon the level of detail provided in the preliminary site plan review

application. The type II Preliminary Site Plan Review application can be grouped with the type II tree cutting permit.

Please see submittal requirements pertaining to the consolidated land use application under 18.30.050 above.

Developments subject to site plan review must comply with the criteria in 18.215.060 including:

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

18.225 Legal Lot Determinations

Staff will complete a legal lot determination concurrent with the review of the consolidated land use application. Please provide information required by this Chapter (see LCMC 18.225.010[4]). The lots must be legal to develop on them as opposed to just being tax parcels.

18.240 Mitigation of Adverse Impacts

The applicant will need to respond to this code section in their narrative as part of the type II preliminary site plan and type II tree permit application.

18.245 Supplementary Development Standards

18.245.020 Height of fences and hedges

If fences are proposed, they must meet the requirements of this section including that:

- They are not more than 6 feet in height in the side yard, street side yard, or rear lot lines and cannot extend into the front yard. Site distance requirements must be met.

- Prohibited materials include fiberglass or plastic sheeting, barbed wire, razor ribbon or other similar temporary material.

18.245.030 Solid Waste

Refuse containers must be screened from off-site by sight obscuring fencing and/or evergreen landscaping and the area kept clean of all litter.

18.245.040 Lighting

Lighting must meet the requirements of 18.282 Outdoor Lighting (i.e. be dark sky compliant) and must not cause more than one foot-candle measured at any property line.

18.245.060 Landscaping

Landscape screening is required between the MDR-16 zone and the LDR-7.5 zone to the east and west and across Aspen Avenue, to the north abutting the Urban Public zone, and to the south across Southview Heights Drive, as follows:

- An L1, 5-foot wide screen is required abutting LDR-7.5 zoning to the east and across Aspen Avenue to the west. The L1 standard must provide trees spaced 30 feet on center; groundcover plants, grass lawn or approved flowers must cover the remaining area.
- An L3, 10-foot wide screen is required abutting the Urban Public zone to the north of the site. The L3 screen requires enough high shrubs to form a screen 6 feet high and 95 percent opaque year-round plus one tree per 30 lineal feet and groundcover plants covering the remainder area. A six-foot high wall or fence that complies with the F1 or F2 standard may substitute for the shrubs.
- An L1, 5-foot screen is required abutting R/P zoned property to the south and southeast.

All landscaped areas (minimum 15% for MDR standards and buffer areas) must meet the landscape standards of 18.245 including:

- Existing vegetation may fulfill landscape requirements if it provides an equivalent screening.
- Landscaped stormwater areas may satisfy landscaping requirements.
- Rooftop and ground-level exterior equipment shall be screened to an F2 or L3 standard.
- Parking and loading areas must be landscaped as follows:
 - A minimum 5-foot wide strip landscaped to at least an L2 standard or 10-foot wide to an L1 standard where adjoining a public road.
 - Parking areas of at least seven spaces shall contain landscape islands at a ratio of one island for every seven parking spaces. Trees shall be planted in the landscape islands.
- Landscaping must meet size requirements in 18.245.060(11-14).
- Permanent built-in irrigation is required or a statement from a landscape architect is required to have a temporary irrigation system during establishment. Alternatively, no irrigation system is required if plantings will survive by rainwater as certified by a landscape architect and plants must be monitored replacement of plants that don't survive is required.

Please note that the City's Planning Commission is currently reviewing changes to the landscape code that would reduce the required number of landscape islands in parking lots to be one island for each 12 parking spaces.

Chapter 18.260 Variances

LCMC 18.280 requires three parking spaces per dwelling unit (2 per unit + 1 for guests) for residential developments four units or larger. LCMC 18.140 only requires 1.75 spaces per MDR-16 dwelling unit. LCMC 18.10.100 requires that the most restrictive requirement be met, meaning that three spaces per dwelling unit are required unless the City approves a variance to require 1.75 spaces per unit. An additional reduction to 1.25 spaces per unit is allowed for ¼-mile proximity to existing or proposed transit service. Based on the above, a variance is required to reduce the required number of parking spaces from three spaces per unit to 1.75 spaces. The applicant must respond to the variance criteria in LCMC 18.260.040. One of the unusual circumstances recognized by code is another obligation under a municipal code section. One of the unusual circumstances for this property is that it may not physically be possible to provide three parking spaces per dwelling unit while meeting minimum density requirements.

LCMC 18.280 Off-Street Parking and Loading

18.280.010 Off-Street Parking Requirements

Off-street parking requirements apply. Three spaces per dwelling unit are required or a total of 96 spaces unless a variance is approved in accordance with LCMC 18.260 (see discussion in response to LCMC 18.260 above). If a variance is requested and approved, no less than 1.75 spaces per unit or 56 spaces are required in accordance with LCMC 18.140.

18.280.030

Parking must meet the requirements of this section including that each space has no less than 180 square feet and a width of no less than 9 feet. Parking lot aisles widths for 90-degree parking are 24 feet. ADA parking must be provided as required by the building code. Off-street parking areas must have a durable surface.

18.280.070 Multifamily parking lots and circulation

Multifamily parking lots and circulation areas have additional requirements including:

- Parking lots shall be located in the rear portions of the property with building construction occurring in the front. Parking lots located between buildings and streets are not permitted.
- Access to MDR projects must be to arterial and collector streets.

LCMC 18.282 Outdoor Lighting

The City adopted new outdoor lighting requirements in 2019 to reduce light pollution and in compliance with dark sky guidelines. The code contains specifications for lighting spectrum and luminance limits. These standards apply to exterior residential lights such as front and rear porch lighting. Please review these requirements before selecting lighting fixtures.

18.300 Critical Areas

Critical areas mapped for the project on the project site by Clark County Maps Online are limited to a category II CARA. No other types of critical areas are mapped on the project site.

LCMC 18.300.090(1) Critical Aquifer Recharge Areas

The site and all of La Center is mapped as a Category II Critical Aquifer Recharge Area. However, La Center's code does not contain any requirements for Category II Critical Aquifer Recharge Areas. A critical areas permit is not required for development within a Category II Critical Aquifer Recharge Area.

Chapter 18.310 Environmental Policy

The proposed zone change from LDR-7.5 to MDR-16 will require that the applicant file a SEPA checklist and that the City issue a SEPA threshold determination. In addition, the applicant’s concept plan depicts 32 multifamily residential units which exceeds the SEPA exemption threshold of four units. Therefore, the project review application must include a SEPA checklist and appropriate processing fees. 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.

Chapter 18.350 Tree Protection

If any tree greater than 5” DHA is proposed to be removed, a tree cutting permit and mitigation will be required. A tree protection plan will also be required in accordance with LCMC 18.350.060. The tree protection plan must depict all trees on the site, their health or hazard condition, and recommendations for the treatment of each tree. The tree protection plan must be prepared by an arborist or a landscape architect. The tree protection plan must show planting of new tree to replace the trees to be removed.

Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050. For each tree that is greater than 10 inches in diameter, one, two-inch deciduous tree or a six to eight-foot evergreen tree is required to be planted.

Chapter 18.360 Archaeological Resource Protection

The site is identified as having a moderate to moderate-high risk of containing archaeological resources and must file an archaeological predetermination report as per Table 18.360.020-1. Predetermination reports must contain the information in 18.360.080(4). Based on the findings of the predetermination report, further archaeological work or a full archaeological survey may be required.

Application Fees

Based upon the information provided to date, we estimate that the land use application fees will include:

- Rezone: \$240 + cost recovery for City’s consulting planner
- Site Plan Review Type II: \$700 +\$85 per lot or per 1,000 SF of floor area
- Variances: \$180 + cost recovery for City’s consulting planner
- SEPA: \$510 + cost recovery for City’s consulting planner
- Legal lot determination: \$425 + \$75/lot (> or = to 2 lots)
- Tree cutting: \$60 plus cost recovery for City’s consulting planner

March 30, 2022 – Attendees

Name	Organization Name	Email Address	Phone Number
Ethan Spoo	City of La Center	ethan.spoo@wsp.com	360-263-7665
Tony Cooper	City of La Center	acooper@ci.lacenter.wa.us	360-263-2889
Jessica Nash	City of La Center	jnash@ci.lacenter.wa.us	360-263-7664
Bryan Kast	City of La Center	bkast@ci.lacenter.wa.us	360-605-2269

Jeff Swanson	Exigy	jeff@exigyconsulting.com	360-975-9466
Josh Taylor	Clark County Fire Rescue	josh.taylor@clarkfr.org	503-409-9453
Madeline Sutherland	Applicant Representative	Madeline.sutherland@live.com	360-773-7458
Beth Spencer	Applicant - Property Owner	spencerbethanyj@gmail.com	360-901-0531