



Staff Report & Recommendations

Bellikka Townhouses

Type II Site Plan Review

(2020-004-SPR) August 27, 2020

PROPOSAL:	The Applicant proposes to develop a four-plex multifamily building on the subject property which is 0.23 acres (10,064 square feet). The multifamily units would be two-story homes of approximately 1,400 square feet each. Each pair of units would be served by a 22-foot wide shared driveway and would face north and take access from East 7th Street. The applicant is also requesting a variance from parking standards in the La Center municipal code.
LOCATION:	<ul style="list-style-type: none">▪ Southeast corner of the intersection of East Cedar Avenue and East 7th Street (no site address at time of issuance)▪ Lot 2 block 2 McCanns Addition to La Center▪ Property Identification Number: 64455000
APPLICABLE STANDARDS	This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 18.30, Procedures; 18.215, Site Plan Review; 18.245, Supplemental Development Standards; 18.280, Off-Street Parking and Loading Requirements; 18.300 Critical Areas; 18.310, Environmental Policy; 18.140, Residential/Professional District (RP); 18.145, Medium Density Residential District (MDR-16); and La Center Engineering Standards.
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

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APPLICANT'S REPRESENTATIVE

Same as owner

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant proposes to develop a four-plex multifamily building on the subject property which is 0.23 acres (10,064 square feet). The four-plex multifamily building would include four two-story homes of approximately 1,400 square feet each. Each pair of units would be served by a 22-foot wide shared driveway and would face north and take access from East 7th Street. The applicant is also requesting a variance from parking standards in LCMC 18.280.

Clark County Maps Online indicates the site also has a “high” probability of archaeological resources. The applicant submitted an archaeological predetermination which recommended that no additional archaeological work be completed on the site but recommended that the applicant implement an inadvertent discovery plan during construction to address the procedure for unexpected discovery of archaeological or cultural resources during development. This staff report includes a corresponding condition of approval.

Application Timeline:

- Staff conducted a pre-application conference with the applicant November 7, 2019.
- The applicant filed the application materials on January 28, 2020
- The City issued an incompleteness determination on February 6, 2020.
- The applicant filed additional submittal materials following the incompleteness determination.
- The City issued a completeness determination on June 12, 2020.
- Notice of application was mailed to property owners within 150-feet on June 17, 2020 with the public comment period closing on July 1, 2020. Public comments were received and are included as an attachment to this staff report. Notice of application for the variance was mailed to property owners within 150-feet on July 24, 2020 with the public comment period closing August 7, 2020.
- The review clock was stopped on two occasions in order for the applicant to provide additional materials. The first clock stoppage was on the 28th day of review July 10, 2020 and started on July 23, 2020 in order for the applicant to provide variance application materials. The second clock stoppage was from August 10, 2020 to August 12, 2020 in order for the applicant to provide elevation drawings for window and door area calculations.

on August 7, 2020. Applicable Standards and Approval Criteria

This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 18.30, Procedures; 18.215, Site Plan Review; 18.245, Supplemental Development Standards; 18.280, Off-Street Parking and Loading Requirements; 18.300 Critical Areas; 18.310, Environmental Policy; 18.140 ,Residential/Professional District (RP); 18.145, Medium Density Residential District (MDR-16); and La Center Engineering Standards.

II. ENGINEERING REVIEW

Chapter 3.35 -- Impact Fees

Findings: Park and school impact Fees will be applied as the proposal is a residential use.

Condition of Approval: Traffic impact fees are typically assessed at the time of building permit application. Impact fees for traffic, sewer, school and parks will be assessed for this project. Each dwelling unit will be assessed impact fee per LCMC 3.35.040

Title 12 --Street, Sidewalks and Public Ways

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

Per LCMC 12.10.190, the applicant will need to provide half street improvements adjacent to the site. During construction of Dana Heights Subdivision, the north half of 7th Street was widened to local street standards. There is currently 25-feet of pavement width on 7th Street with curb and gutter on the north side of 7th Street. The applicant will need to widen the south half of 7th Street by approximately 7-feet per the Local Access Standard to provide 32-feet of pavement width. The street improvements include curb and gutter and sidewalk. Although it was discussed in the pre-application meeting to use a straight curb with no concrete gutter, to be consistent with the existing street design, concrete curb and gutter will be required. This includes drainage improvements, such as a catch basin to drain the widened street. The existing drainage ditch will need to remain to continue draining property to the north and east of the applicant's property. This drainage ditch can also be used to connect the downspouts from the proposed building.

As part of Dana Heights Subdivision construction, Cedar Avenue was constructed between Southview Heights Drive and 6th Street. Cedar Avenue between 7th Street and 6th Street was constructed using the Old Town Standard, which consists of a drainage ditch rather than a curb and gutter. Since Cedar Avenue has already been constructed to this Old Town Standard no half street improvements will be required. The applicant will need to construct concrete drive approaches on Cedar Avenue or on 7th Street to serve the property and install culverts to allow stormwater to drain along the ditch to allow stormwater to continue to flow

Streets and Circulation: There is adequate circulation of existing streets adjacent to the development.

Grading: The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards. 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.

Conditions of Approval

- All handicap ramps must comply with current ADA standards. Any sidewalk that is damaged must be repaired to meet ADA current standards.
- 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 applicant shall submit a grading permit as part of the building permit approval.
- 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 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

According to city records, there is currently no sewer lateral that extends to the site from the public sewer system. During construction of Dana Heights Subdivision, an 8-inch diameter sewer main was installed in 7th Street adjacent to the site. The applicant will need to install a 6-inch sewer lateral per City Engineering Standards to from the sewer main to the property line to serve the building. If there is one owner of the building, one 6-inch lateral can serve the building. The plumbing code will apply for the sewer pipe from the property line to the building.

Per LCMC 13.10.350 a sewer impact fee shall be charged for residential development based on the use of the proposed structures. The exact impact charge will be assessed at the time of building permit application or before occupancy is issued. Each equivalent ERU calculated for each structure or residential unit on the site will be multiplied by the impact fee of \$7,800 per ERU to determine the total sewer impact.

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.

Per LCMC 18.320.340, the construction of single-family residents, duplexes and accessory structures that will be connected to a downspout area exempt from the stormwater ordinance requiring water quality and quantity disposal.

This downspout connection to the city storm system is contingent on the capacity of the downstream system. The existing drainage ditch on the south side of 7th Street has plenty of capacity for additional downspouts for a triplex building. Rip rap at the outfall of the downspouts to the drainage ditch will be necessary to prevent erosion or scouring in the ditch.

Findings: 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. CPU must approve the water pipe system and service to all lots. CPU will need to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

Conditions of Approval:

- The applicant shall contact CPU about the existing water system pressure and shall obtain CPU approval for the new water system.
- 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 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.

- 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 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

Findings: Building. The site improvements are reviewed and approved by Public Works Building Services. Proposed setbacks for each lot are required on the final site plan.

Conditions of Approval

A geotechnical report may be required analyzing the building foundation on the property at the time of the building department review.

III. LAND USE REVIEW

Chapter 18.30 -- Procedures

Findings: The application follows a Type II procedure outlined in LMC 18.30.090 and was noticed accordingly. The application was deemed complete on June 12, 2020 having provided all applicable submittal requirements outlined in LMC 18.30.050. The review clock was stopped on July 10 in order for the applicant to complete and submit a variance application and materials. The variance was received and noticed on July 23 and the review clock was started. An additional review clock stoppage was from August 10, 2020 to August 12, 2020 in order for the applicant to provide elevation drawings for window and door area calculations. A decision was made within 56 calendar days of the application being accepted as technically complete as required per LMC 18.30.080 (3).

Staff find that the applicant has met the burden of proving they meet the applicable regulations or can be conditioned to do so and that the applicant has made adequate provisions for public services in accordance with the City's adopted level-of-service standards.

Chapter 18.145—Residential/Professional District (RP)

18.145.010 -- Uses

Findings: Permitted uses in the RP district include permitted uses in the LDR-7.5, MDR-16, and C-1 zoning districts. MDR-16 permits multifamily dwellings per LMC 18.140.020 (1)(C). Development standards for MDR-16 are addressed below.

Chapter 18.140 – Medium Density Residential District (MDR-16)

18.140.020 – Permitted and conditional uses

Findings: MDR-16 permits multifamily dwellings per LMC 18.140.020 (1)(C). The purpose of the MDR-16 district is to provide for residential development opportunities with a minimum density of eight units per net acre and a maximum density of 16 units per net acre consistent with the La Center Comprehensive Plan. MDR-16 also includes an emphasis on facilitating the use of public transit, reduce automobile-related problems, and encourage efficient use of commercial services and public open space.

18.140.030 – Density and dimensional requirements

(1) All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 18.140.030.

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

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

Findings: The proposal is located on a project area less than 2.5 acres, but multifamily housing located in the RP zone does not need to meet this requirement. The proposed development does not meet the 10-foot minimum side setback for abutting single family residences. All other density and dimensional standards listed in 18.140.03 are met.

Condition of Approval: A Condition of Approval is that the applicant must provide an updated site plan showing compliance with the 10-foot side setback standard for abutting single-family uses per LCMC 18.140.030. Plans must be provided to the city prior to issuance of a building permit. All other criteria are met.

(2) *Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet. The beveling standard does not apply to manufactured home subdivisions.*

Findings: Beveling is not required for this proposal as the subject lot currently exists and will not create any new lots as part of the development.

18.140.040 – General standards for developments within the MDR-16 district.

(1) Design Requirements.

(a) MDR-16 projects shall create a unifying design theme for each cluster of units or less (a housing complex). The design theme can be created by the use of stone, wooden lap siding, or other natural material.

(b) MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

(c) MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, and chimneys, etc.

(d) Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.

Findings: The applicant has provided an elevation drawing showing the variety of materials and colors that will be used for building materials with a unifying design theme across units. Materials include a variety of building materials and colors that satisfies the criteria in LCMC 18.140.040.

(2) Active Open Space – Family Parks. *If a medium density residential (MDR-16) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces).*

Findings: The proposal does not meet criteria in LCMC 18.147.020 and is not required to provide parks and open space as part of the proposal.

(3) Landscaping and Open Storage.

(a) Landscaping. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.

(b) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate

water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.

(c) At least 15 percent of the gross square footage of the project site must be landscaped.

(d) All setback areas shall be landscaped and maintained with live vegetation.

(e) Street trees, if required by the director of public works, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless if otherwise specified by the city's public works director.

Findings: Street trees required for the proposal are included as a condition of approval in the required landscaping plan.

Condition of approval: The applicant shall include street trees meeting standards in LCMC 18.140.040 (3)(e) in the required landscaping plan.

(f) Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:

(i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.

(ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

(g) Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.

Condition of Approval: The applicant must submit a landscaping plan showing L1 planting standards prior to issuance of building permit. The landscaping plan must include elements required in LCMC 18.140.040 (3) including but not limited to irrigation systems and species. The landscaping plan must meet standards in LCMC 18.245.060 (3), (6), (8), (10-18).

(4) Parking. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units.

(a) Parking is encouraged to locate behind the dwelling unit with access from an alley. When an alley is provided, pedestrian access from the alley to the dwelling shall be provided for each lot.

(b) Each MDR-16 dwelling unit shall provide 1.75 off-street parking spaces per individual dwelling unit.

Finding: As proposed the development will provide 4 driveway spaces and 4 garage spaces for the 4 units, or two spaces per unit located on the same lot as the dwellings. Therefore, this requirement is met. Please see response to LCMC 18.260 regarding variance from the off-street parking standards in LCMC 18.280.

(5) Garages.

(a) Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 18 feet from the right-of-way.

(b) No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space.

(c) Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space.

Findings: Each unit has approximately 340 square feet of wall space on the garage wall area facing the public right-of-way. Each face contains 1 5-foot x 5-foot window, one 2-foot x 5-foot sidelight window, one 4-foot x 4-foot window, and one 3-foot by 6-foot and 7 inches door. Considering the garage door is not included in this 25% calculation the total equals 70.75 square feet and is 20.8% coverage. The garage wall area requires an additional 14.25 square feet to meet the 25% requirement. This criterion is not met.

Condition of Approval: Prior to building permit approval, the applicant must provide an additional window/door area to meet the 25 percent requirement in LCMC 18.140.040 (5)(c) on the garage wall area facing the public right-of-way. This could include larger windows and or windows located within the garage door.

(d) In each cluster of single-family attached units, no more than 50 percent of the garages within the cluster may extend beyond the front plane of the primary facade of the dwelling unit.

Findings: Each unit has 3 facades, the primary and largest façade includes the upstairs bedroom and the garage. The 4 garages are all located on the primary façade therefore this criterion is met.

(e) Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.

(f) Detached garages are allowed, provided they are accessed from an alley or driveway and do not exceed 18 feet in height.

Findings: The proposal includes four garages with a total of 256 square feet of wall area facing the public right-of-way. 256 square feet equals 18 percent of the total front wall area (1,420 square feet) which is below the maximum of 40 percent. The proposal includes 4 garage spaces; one for each unit. The proposed garages are setback 20 feet from 7th Street.

(6) Pedestrian Access.

(a) An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.

(b) Public sidewalks shall be required and constructed according to the city's road standards.

Finding: The proposal includes a new 6-foot sidewalk that extends along the property line on the northern edge of the property and connects to the driveway that provides pedestrian access to the front doors of each unit.

(c) Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one of the preceding methods.

(d) Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.

(e) Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

Finding: The sidewalk is proposed to cross the driveway at the street frontage and will be distinguished from the driveway by a curb ramp. The applicant requested the final lighting plan be deferred to the building permit submittal.

Condition of Approval: A final lighting sheet consistent with lighting standards in LCMC 18.140.040, 18.245.040, and LCMC 18.282 shall be provided to the city prior to building permit approval. The submitted exterior lighting details provided include light fixtures designed to orient light downward.

(7) Impact Fees. School and park impact fees for attached housing shall be assessed at the multifamily rate while impact fees for detached housing shall be assessed at single-family rates.

Findings: Traffic impact fees are typically assessed at the time of building permit application. Impact fees for traffic, sewer, school and parks will be assessed for this project. Each dwelling unit will be assessed impact fee per LCMC 3.35.040

Chapter 18.215 -- Site Plan Review

18.215.060 Criteria for site plan approval

(2) In reviewing a site plan for approval, the director shall find that all of the following have been met:

- (a) *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.*
- (b) *The proposed use is permitted within the district in which it is located.*
- (c) *The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.*
- (d) *The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC 18.245.060.*
- (e) *Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.*
- (f) *All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.*
- (g) *Improvement requirements are provided in accordance with the applicable sections of the La Center development code.*
- (h) *All conditions of any applicable previous approvals (i.e., CUP) have been met.*
- (i) *Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.*
- (j) *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.*
- (k) *Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.*

Findings: Staff find that the applicant has met the site plan review standard as follows:

- (a) The applicant has met or can be conditioned to meet all applicable provisions of the LCMC as discussed throughout this staff report.
- (b) Multifamily residential is a permitted use in the RP zone.
- (c) As conditioned, the proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located, as also detailed in this staff report. The required side yard setback of 10-foot abutting single-family uses is not met, but the applicant

has been conditioned to meet this standard. See staff findings and recommended conditions of approval under LCMC 18.140.

- (d) As conditioned, staff finds that the proposed landscaping meets the landscaping requirements. The applicant has been conditioned to provide a landscape plan prior to building permit approval meeting all of the landscaping standards in LCMC 18.140 and 18.245. See staff findings and recommended conditions of approval under LCMC 18.140 and 18.245.
- (e) The proposal meets parking standards in LCMC 18.140.040 (4) but does not meet parking requirements in LCMC 18.280. The applicant has requested a variance to reduce the required amount of parking spaces as the proposal to the standard in LCMC 18.140.040 (4). The variance criteria and findings are listed in LCMC 18.280.
- (f) This staff report addresses the applicable criteria in other titles of the LCMC, and conditions of approval are summarized at the end of this report. Please see section II of this staff report which addresses engineering standards and compliance with Titles 12, 13, and Chapter 18.320.
- (g) Please see findings and conditions of approval in Section II and III of this staff report regarding streets, utilities, and onsite improvements.
- (h) There are no previous approvals applicable to this proposal.
- (i) The development as proposed will provide underground public and private utility lines including sewer and water side service laterals, telephone, communication, and electrical lines as shown on Sheet C1.10 of the applicant's plans.
- (j) The City Engineer has found that the proposed infrastructure for public water, sewer, and stormwater complies with city standards as conditioned. See Section II of this staff report.
- (k) The proposal is a single-phase project and all required public infrastructure will be installed during that phase of development.

Chapter 18.245 Supplementary Development Standards

18.245.040 Lighting

(1) Lighting, including permitted illuminated signs, shall be designed and arranged so as not to do the following:

- (a) Reflect or cast glare into any residential zone;*
- (b) Rotate, glitter, or flash; or*
- (c) Conflict with the readability of traffic signs and control signals.*

(2) Lighting on any site shall not cause more than one foot-candle measured at any property line.

Findings: The applicant has deferred the final lighting plan until prior to issuance of a building permit.

Condition of approval: A final lighting sheet consistent with lighting standards in LCMC 18.140.040, 18.245.040, and LCMC 18.282 shall be provided to the city prior to building permit issuance. The submitted exterior lighting details provided include light fixtures designed to orient light downward.

18.245.060 Landscaping

Table 18.245.060- Landscaping

Zoning of the Site	Zoning of the abutting site (LDR)		Zoning of the abutting site (MDR-16)	
	Separated by a street	Not separated by a street	Separated by a street	Not separated by a street
MDR-16	L1 5 feet	L1 5 feet	L1 5 feet	L1 5 feet

(a) L1 – General Landscaping.

(i) The L1 standard is for open areas. It is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

(ii) There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn or approved flowers must fully cover the landscaped area not in shrubs and trees.

(A) Where the area to be landscaped is less than 10 feet deep, one tree shall be provided per 30 linear feet of landscaped area.

(B) Where the area is 10 feet deep or greater, one tree shall be provided per 800 square feet and either two high shrubs or three low shrubs shall be provided per 400 square feet of landscaped area.

Finding: The abutting sites to the east, west, and south are zoned RP with single-family residential uses. The site to the north across 7th Street is zoned LDR-7.5. In all scenarios the required landscaping is the L1. 5-foot standard. The applicant has requested that submittal of final landscaping plans be deferred until prior to issuance of a building permit.

Condition of Approval: The applicant must submit a landscaping plan showing L1 planting standards prior to issuance of building permit. The landscaping plan must include elements required in LCMC 18.140.040 (3) including but not limited to irrigation systems and species. The landscaping plan must meet standards in LCMC 18.245.060 (3), (6), (8), (10-18).

18.280 Off-street Parking and Loading Requirements

18.280.010

Off-street parking shall be provided in compliance with Table 18.280.010. The calculation of the minimum parking space requirements shall be rounded up to the nearest whole number

Findings: The applicant provided a preliminary site plan that shows a total of 8 proposed off-street parking spaces, 4 garage spaces and 4 driveway spaces. There is a conflict in LCMC between the amount of parking required by LCMC 18.140 and 18.280. LCMC requires 1.75 spaces per unit for a total of 7 spaces while LCMC 18.280 requires 2 spaces per unit with one additional guest space per unit for a total of 12 spaces. LCMC 18.10.100 requires the most restrictive standard be applied, where code conflicts exist therefore the proposal would need to provide an additional 4 parking spaces to meet the standard in LCMC 18.280. The applicant is requesting a variance from parking requirements under LCMC 18.280. Variance criteria are listed in LCMC 18.260 and are covered below for this variance request.

Variance Request: The applicant is requesting a variance from parking standards under LCMC 18.280 which would require 12 parking spaces (3 spaces per unit for 4 or more residences) for the proposed development. The applicant is requesting that parking requirements under LCMC 18.140 be applied which would require a total of 7 parking spaces for the proposed development. The applicant's request is included with this application as Exhibit A.

18.260.040 Variance Approval Criteria

(1) Unusual circumstances or conditions, such as size, shape, topography and location of an existing legal development on the site, apply to the property and/or the intended use such that the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone; and

Finding: In this case, a series of existing and proposed conditions combine to create an unusual circumstance that warrants approval of a variance application, as follows:

- **Code conflict:** As described above, there is a conflict in two sections of the code with the result that LCMC 18.140 would require a total of 7 parking spaces and LCMC 18.280 would require 12 parking spaces.
- **Size of the site and density allowances:** The site is a relatively small (0.23 acre) infill lot that allows for a density of up to 16 units per net acre or 4 units.
- **Proposed use and parking demand:** Multifamily, townhouse units are a permitted use in the zone. Due to their smaller size and occupancy by fewer driving-age adults, multifamily uses and townhouses specifically tend to generate less parking demand than single-family detached residences.
- **Landscaping requirements:** LCMC 18.140.040(3)(d) requires that all setback areas be landscaped. In the RP zone which incorporates the MDR-16 standards by reference, there is a required 10-foot front and 20-foot rear setback. If the applicant were to provide 12 parking spaces, more parking would have to be provided in the front or rear setback areas of the units resulting in the need for a variance from the requirement that the setback areas be landscaped.

The above facts show that there is an unusual circumstance created by the combination of a code conflict, size of the site and density allowances, parking demand for townhouses versus what is

required by the code, and landscaping requirements such that strict application of the off-street parking standard in 18.280 would lead to the need for another variance (in particular the landscaping requirements for setbacks).

(2) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

Finding: Granting the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated. Granting the variance will allow for required landscaping elements to remain and will result in less pervious pavement and parking spaces, creating less demand on the City stormwater system.

Finding: As conditioned the variance request is approved. The off-street parking requirement outlined in LCMC 18.140 which require a minimum of 1.75 parking spaces per unit is met.

Conditions of Approval

- The applicant shall provide waste collection by Waste Connections prior to occupancy.

Chapter 18.300 Critical Areas

18.300.090 Critical lands

(2) Fish and Wildlife Habitat Conservation Areas.

(a) Identified sensitive fish and wildlife habitat conservation areas shall be preserved or adverse impacts mitigated. Fish and wildlife habitat conservation areas that must be considered for classification and designation include:

(i) Riparian.

Findings: The City's critical areas maps locate a Type N stream in the northeast corner of the property. A site visit was conducted, and it was determined that this stream does not exist. The vicinity of the site is are the developed neighborhoods of downtown La Center including streets and residential site improvements (driveways, houses, etc.) As the stream does not exist there are no associated critical area buffers present. The project is not anticipated to impact any critical areas as defined in LCMC 18.300 and no further review is required.

Chapter 18.310 Environmental Policy

Findings: The proposed development is exempt from SEPA under WAC 197-11-800 (1)(b) and LCMC 18.310.090 which allows for up to 4 dwelling units to be developed without the need for a SEPA threshold determination.

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. Engineering and Public Works

General Conditions

1. The applicant, at time of engineering approval, shall comply with all applicable City of La Center Engineering Standards for Construction and all engineering recommendations contained in the Staff Report unless modified by the Public Works Department (LCMC 12.10.040); and the Applicant shall comply with all applicable La Center land use regulations, goals and policies.
2. Traffic impact fees are typically assessed at the time of building permit application. Impact fees for traffic, sewer, school and parks will be assessed for this project. Each dwelling unit will be assessed impact fee per LMC 3.35.040.

Streets, Sidewalks and Public Ways

3. All handicap ramps must comply with current ADA standards. Any sidewalk that is damaged must be repaired to meet ADA current standards.
4. 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.
5. 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 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

Sanitary Sewer

6. Per LCMC 13.10.350 a sewer impact fee shall be charged for residential development based on the use of the proposed structures at the time the building plans are submitted.

Potable Water

7. The applicant shall contact CPU about the existing water system pressure and shall obtain CPU approval for the new water system.

Stormwater and Erosion Control

8. The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards.
9. 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.
10. 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 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

Lighting

11. Final Lighting sheet was deferred to final site plan review or building permit submittal. A final lighting sheet consistent with lighting standards in LCMC 18.140.040, 18.245.040, and 18.282 shall be provided

to the city prior to building permit issuance. The submitted exterior lighting details provided include light fixtures designed to orient light downward.

Building

12. A geotechnical report may be required analyzing the development design for the structures on the property as part of building permit review.
13. Prior to ground disturbance, the applicant shall apply for and receive final site plan approval from the City consistent with the preliminary site plan approval and conditions.
14. Prior to construction, the applicant shall apply for and receive building permit approval from the City consistent with the final site plan approval.
15. Prior to building permit approval, the applicant must provide an additional window area to meet the 25 percent requirement in LCMC 18.140.040 (5)(c) and or wall on the garage wall area facing the public right-of-way. This could include larger windows and or windows located within the garage door.

B. Land Use

General

16. The applicant shall provide proof of waste collection by Waste Connections prior to occupancy.
17. The applicant must provide an updated site plan showing compliance with the 10-foot side setback standard for abutting single-family uses per LCMC18.140.030. Plans must be provided to the city prior to issuance of a building permit.
18. The applicant shall implement an inadvertent discovery plan as recommended by the submitted archaeological predetermination submitted with the application. The inadvertent discovery plan shall always be kept on site during construction and the inadvertent discovery language shall be shown on the final site plan prior to building permit approval.
19. The applicant shall complete construction within six years and shall install all required public infrastructure in the first phase of the development.

Landscaping

20. The applicant shall include street trees meeting standards in LCMC 18.140.040 (3)(e) in the required landscaping plan.
21. The applicant must submit a landscaping plan showing L1 planting standards prior to issuance of building permit. The landscaping plan must include elements required in LCMC 18.140.040 (3) including but not limited to irrigation systems and species. The landscaping plan must meet standards in LCMC 18.245.060 (3), (6), (8), (10-18).

Parking and Loading

22. All parking stalls shall meet the dimensional standards of LCMC 18.280.030.

V. APPEALS

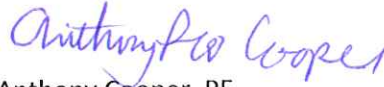
A final decision regarding a Type II application may be appealed by the applicant, applicant's representative, or by any person, agency, or firm with an interest in the matter within 14 calendar days of this decision date or by September 10, 2020. Appeals shall contain all information specified in LCMC 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 II 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



Anthony Cooper, PE
City Engineer



Sam Rubin, AICP
Consulting City Planner

VI. Exhibits

Exhibit A – Application Materials

1. GIS Developers Packet
2. Pre-Application Form
3. Master Land Use Application
4. Site Plan and Elevation Drawings

5. Variance Narrative

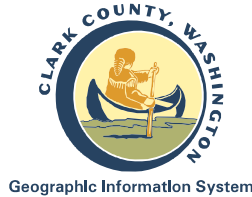
Exhibit B – Staff Report

Attachment A

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

J2 Builders LLC

Subject Property Account Number(s):

64455000

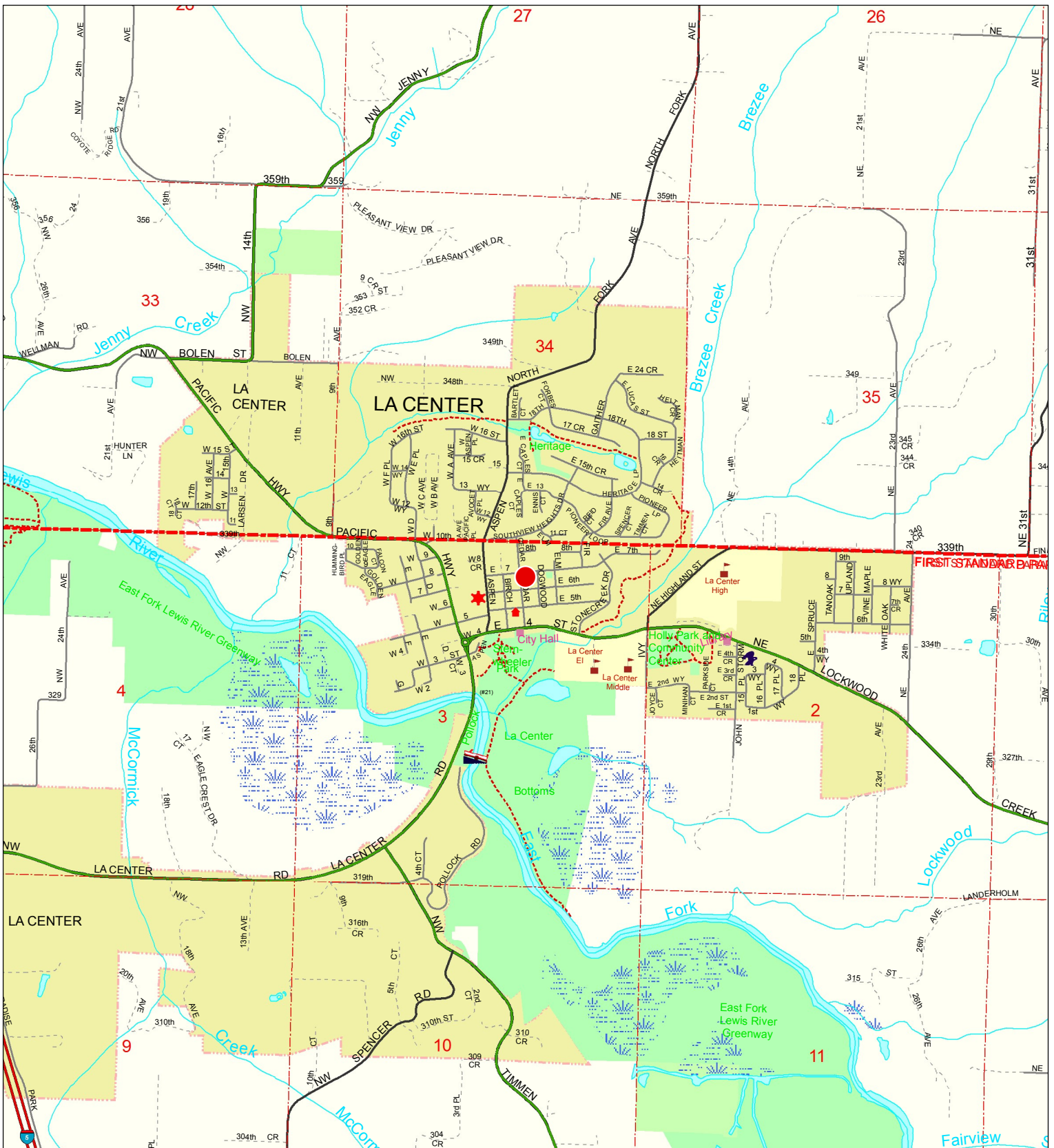
PDF # 245346

Printed: May 02, 2020

Expires: May 02, 2021

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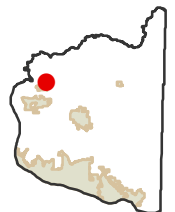


General Location

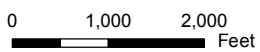
Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020

 Location of Subject Property(s)



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 64455000
Owner: J2 BUILDERS LLC
Address: 709 NW 21ST ST
C/S/Z: BATTLE GROUND, WA 98604

Assessed Parcel Size: 0.23 Ac

Property Type: AGRICULTURAL BUILDINGS

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S03,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: RP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: MU

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: End Date Dec. 31, 9999

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center

Elementary School: La Center

Junior High School: La Center

Senior High School: La Center

Fire District: Clark Co Fire

Sewer District: LaCenter

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 93.4% of parcel
HoC, 6.6%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 5 - 10 percent, 100.0% of parcel

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: Mapping Indicators Found

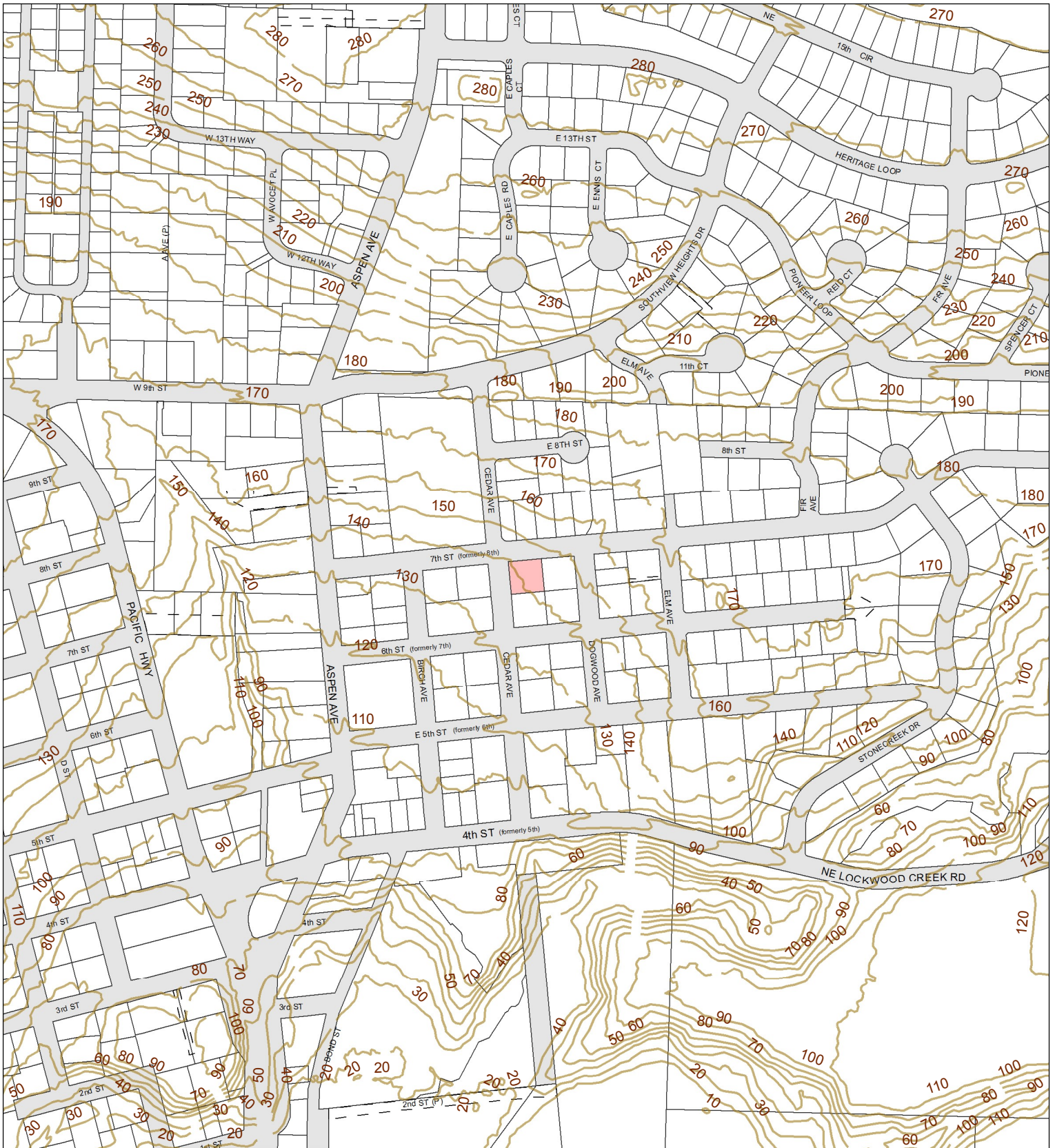
Riparian Habitat Area: Seasonal Stream

Cultural Resources:

Archeological Predictive: High, 56.2% of parcel
Moderate-High, 43.8%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

Elevation Contours

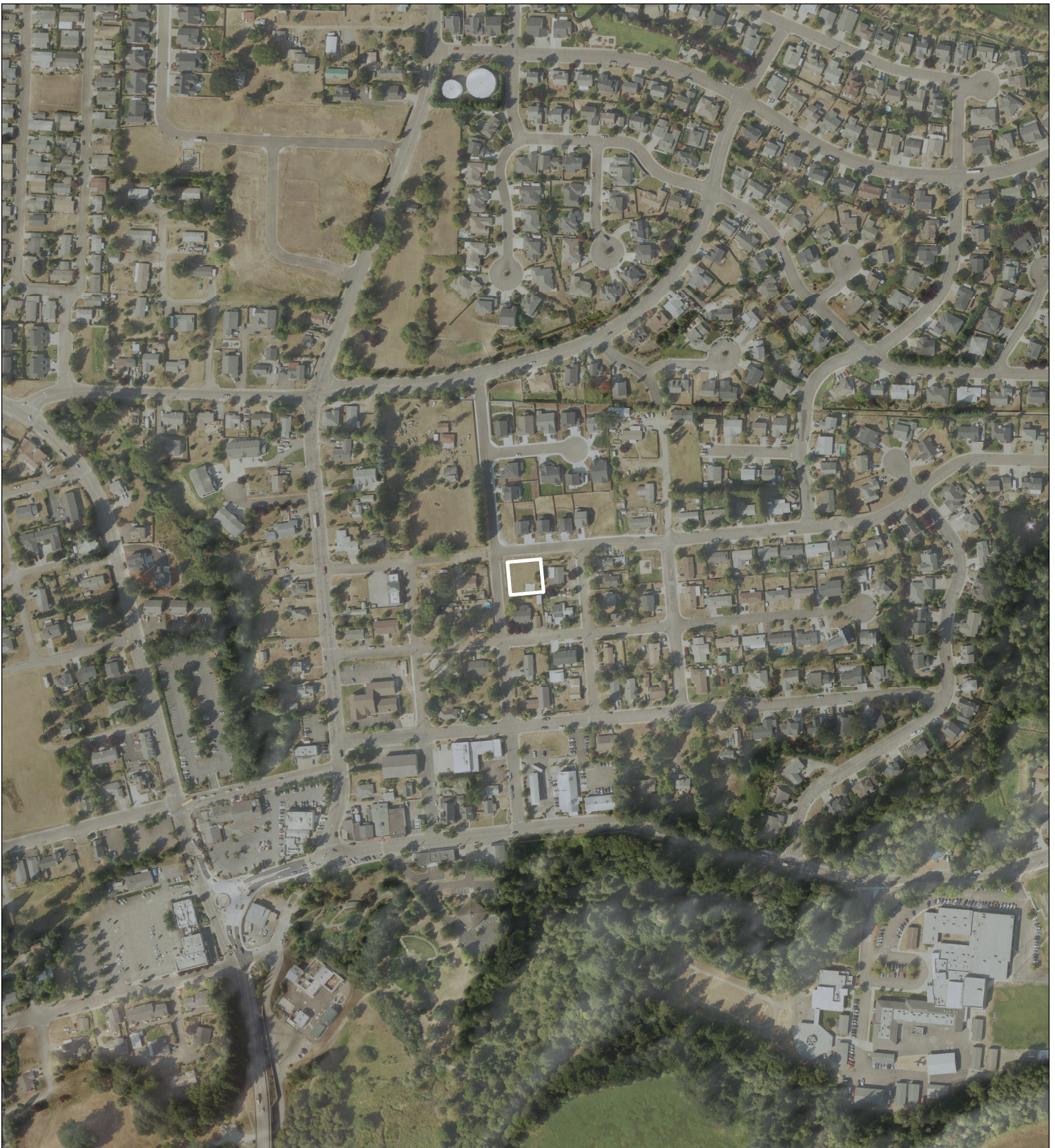
Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: May 02, 2020

51133	51134	
41104	41105	41102
41109	41110	41111

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



2018 Aerial Photography

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020



Geographic Information System

0 200 400 Feet

 Subject Property(s)

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

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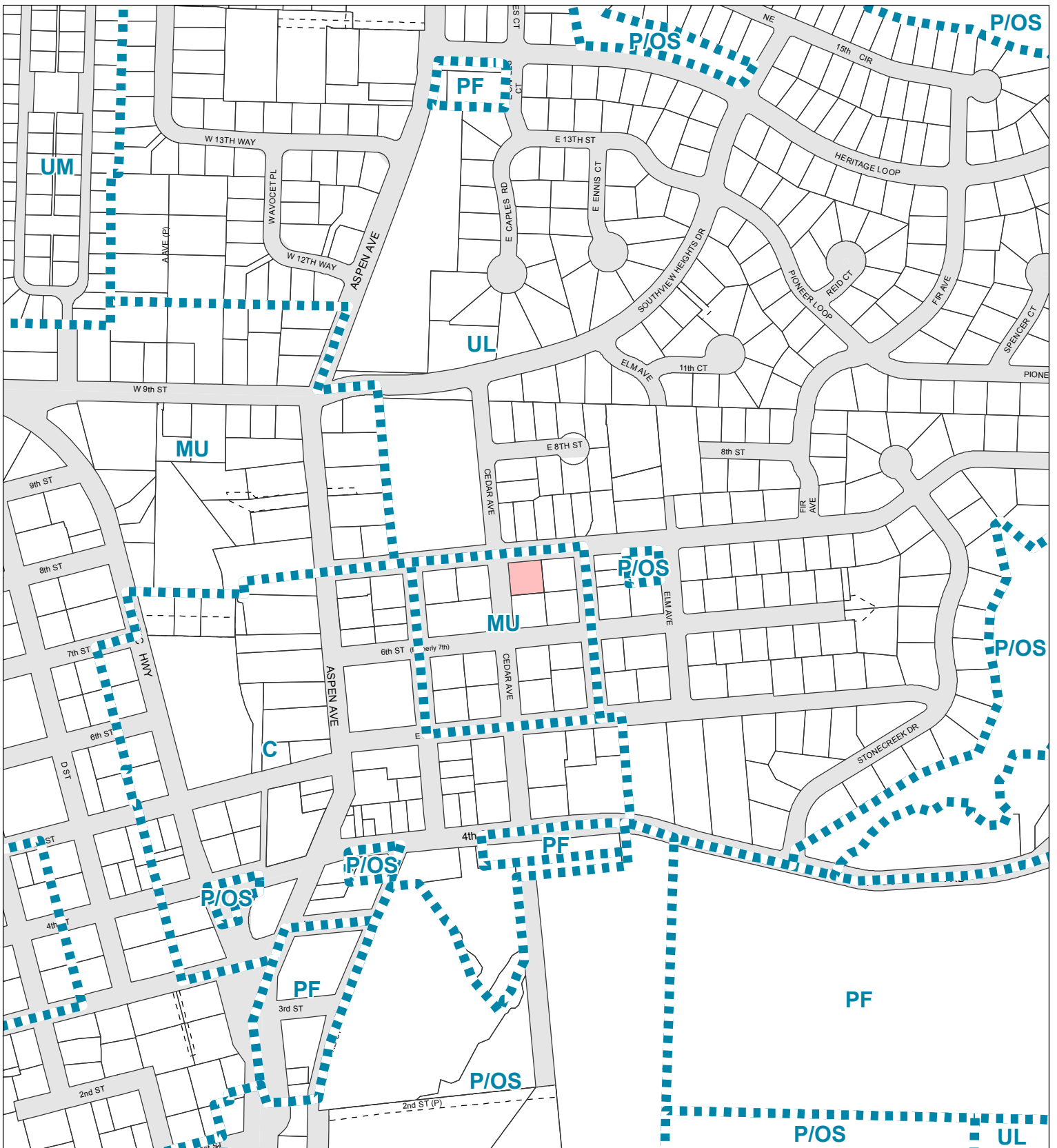
2018 Aerial Photography with Elevation Contours

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

 Subject Property(s)
 2' Elevation Contours

Printed on: May 02, 2020

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Geographic Information System
 0 200 400 Feet

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Comprehensive Plan Designations

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

- Subject Property(s)
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

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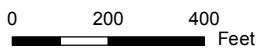
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020



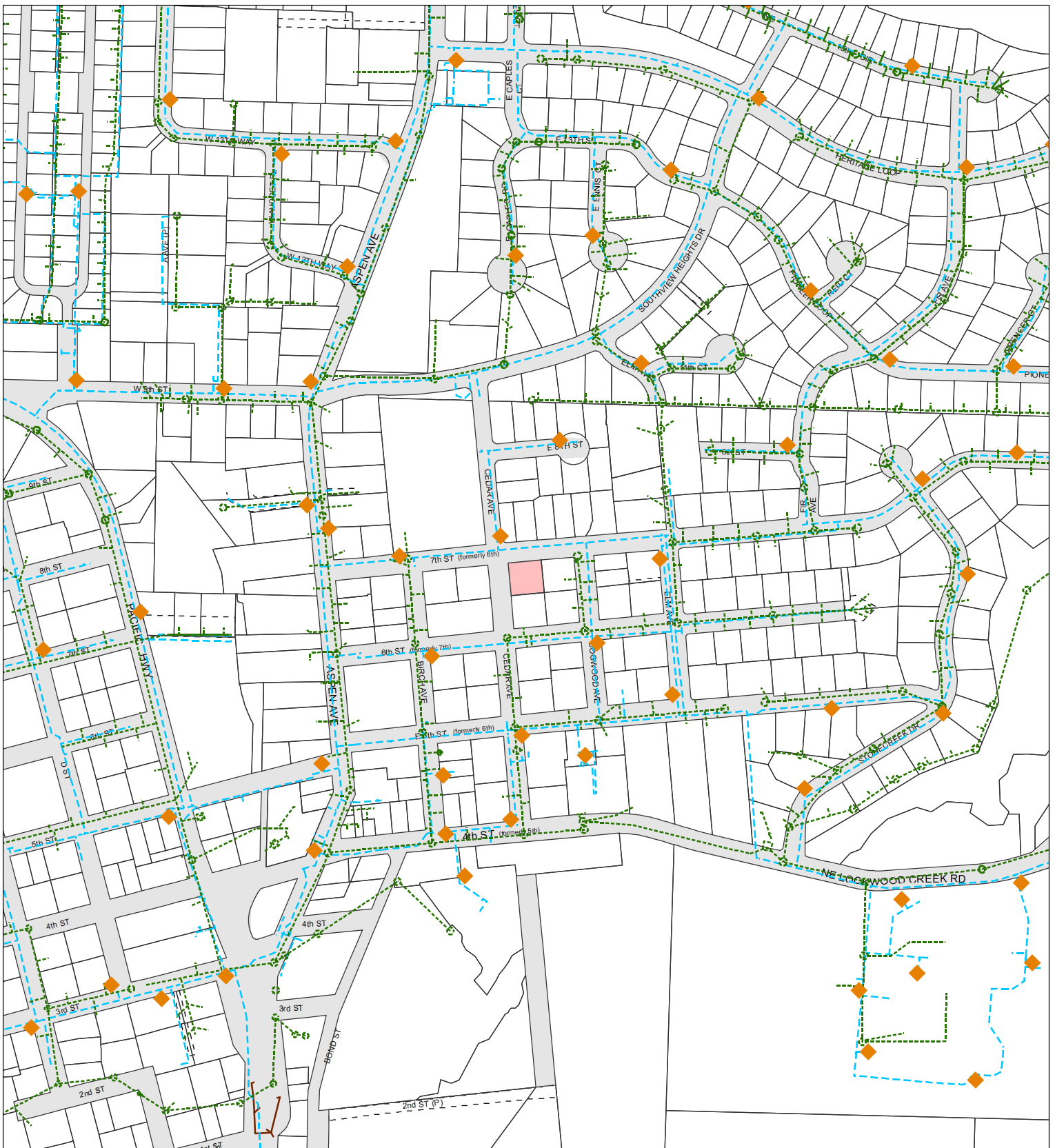
Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

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Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water, Sewer, and Storm Systems

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

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Geographic Information System
 0 200 400 Feet

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Water Systems

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

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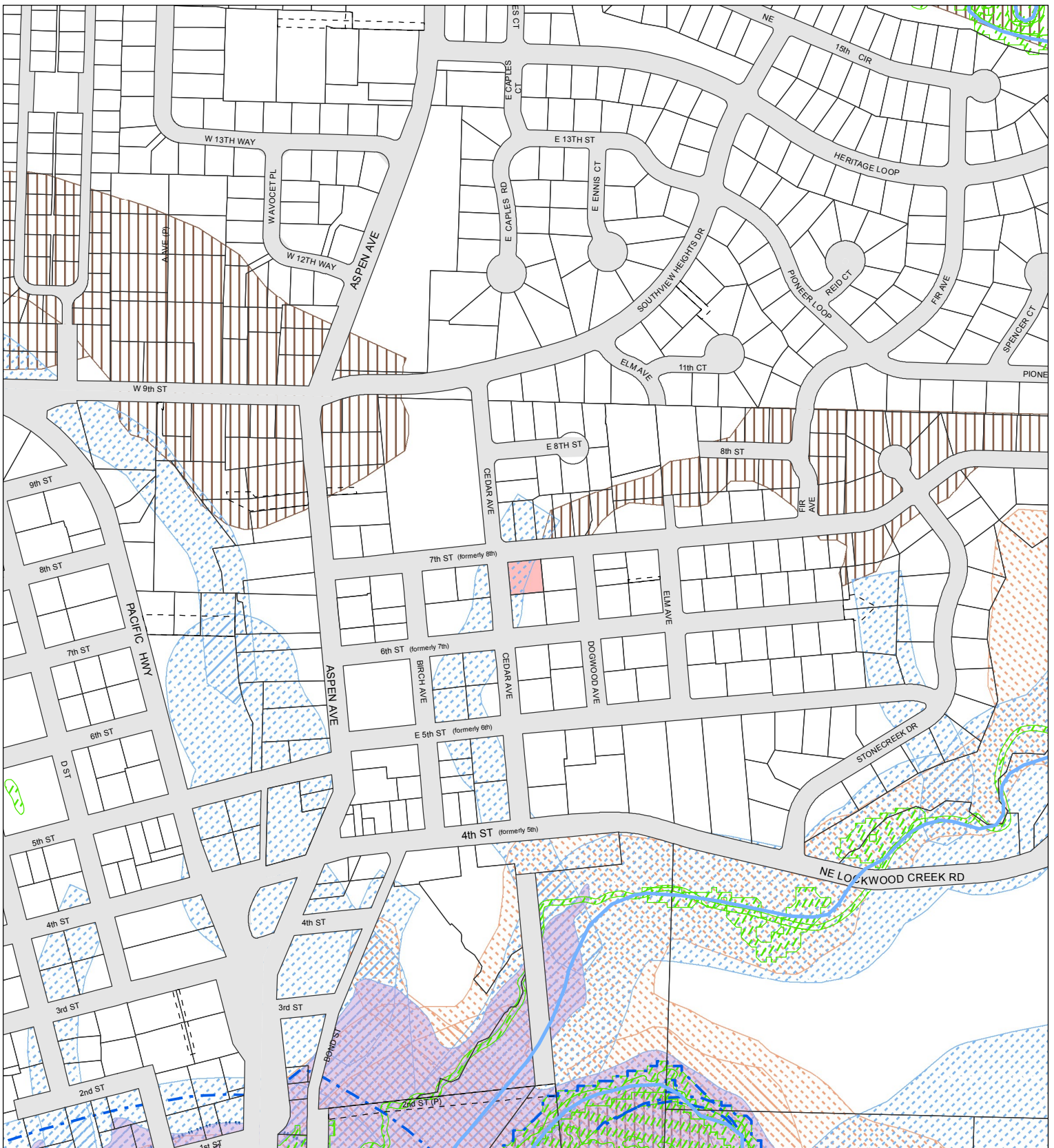
Hydrant Fire Flow Details

Account No.: 64455000
Owner: J2 BUILDERS LLC
Address: 709 NW 21ST ST
C/S/Z: BATTLE GROUND, WA 98604

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-7313	Clark Public Utilities	0.0"	No Data	None	83 ft
FH-1565	Clark Public Utilities	6.0"	1670 GPM	June 5, 1998	222 ft
FH-1564	Clark Public Utilities	6.0"	1267 GPM	June 5, 1998	300 ft
FH-1563	Clark Public Utilities	12.0"	1272 GPM	March 12, 2013	326 ft
FH-1570	Clark Public Utilities	12.0"	No Data	None	358 ft
FH-7314	Clark Public Utilities	0.0"	No Data	None	364 ft
FH-1572	Clark Public Utilities	8.0"	No Data	None	424 ft
FH-1571	Clark Public Utilities	6.0"	No Data	None	497 ft



Environmental Constraints I

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020

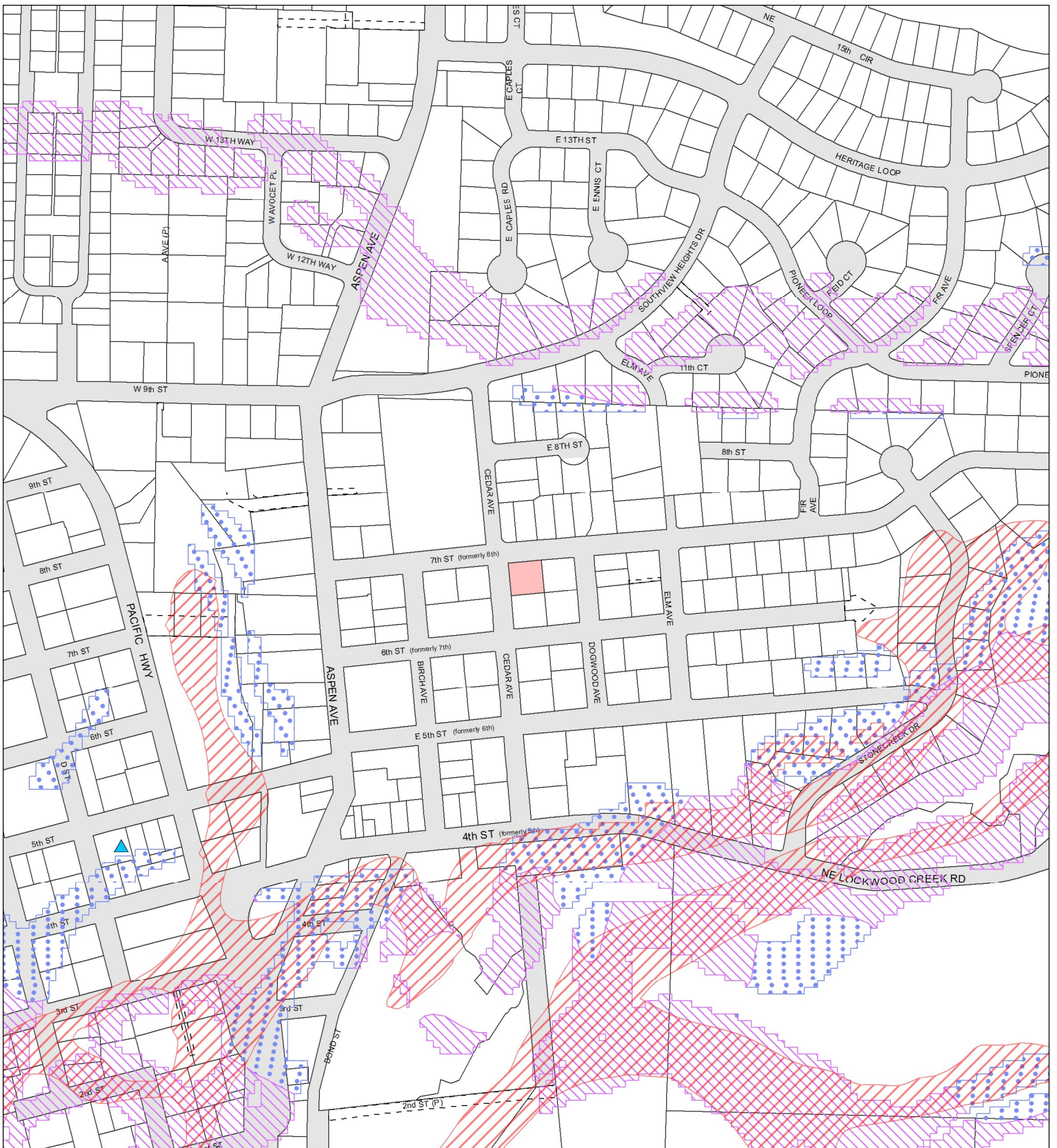


Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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41109	41110	41111

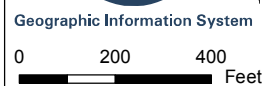
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Environmental Constraints II

Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

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41109	41110	41111



Adjacent Development

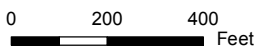
Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

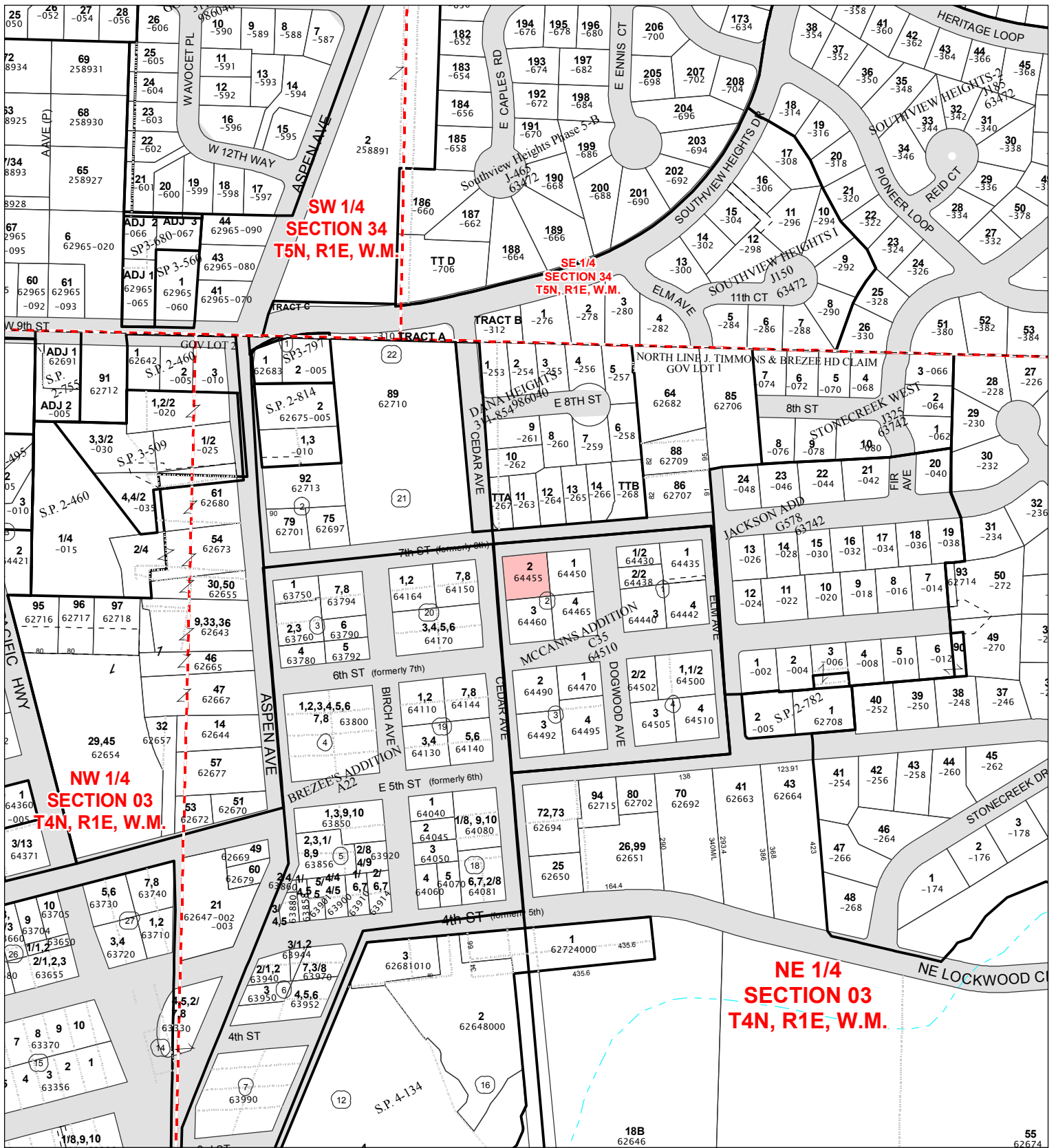
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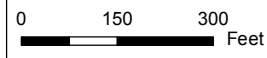
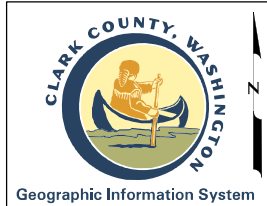
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Quarter Section Parcels

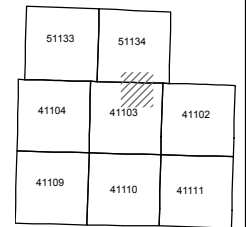
Account: 64455000
 Owner: J2 BUILDERS LLC
 Address: 709 NW 21ST ST
 C/S/Z: BATTLE GROUND, WA 98604

Printed on: May 02, 2020



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- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement



Pre-Application Conference 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

Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a **PDF** and a **word** version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1. Does a level lawn in the back yard meet the recreational area requirement?
2. What are our alternatives to provide the 1.75 parking spaces per unit?
3. How wide must each parking space be?
4. Can rain water from roof drains be piped to the stormwater ditch on 7th street or must it be infiltrated into the soil.
5. We plan to install a 6' wood fence. Does that satisfy the the fence requirement?
6. Will a 6' wide paved path, similar to what the path that exisst along E. Cedar Ave, installed along the north side of the drainage ditch satisfy the pedestrian system for E.7th Street?
7. Please explain what is meant by a change in materials for pedestrian crossings at driveways, parking or other auto spaces.
8. What type of lights have been used to satisfy the pedestrian scale lighting?
9. Will the paved surface of E. 7th Street need to be widened and if so what happens to the drainage ditch and outfall?
10. What other requirements or issues could come up as we proceed to permitting? What suggestions may you have for us? We are building this for ourselves so we want done right.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



Master Land Use Application

CITY OF LA CENTER

RECEIVED
28 JAN 2020

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 Corner Lot - East Cedar Ave and East 7th Sreet, La Center WA

Legal Description Lot 2 Block 2 McCanns Addition to La Center, Recorded In Book C of Platts, Page 35, Clark County

Assessor's Serial Number 64455000

Lot Size (square feet) 10,000 SF

Zoning/Comprehensive Plan Designation Residential / Professional

Existing Use of Site Vacant lot

Contact Information

APPLICANT:

Contact Name Jack Bellikka

Company J2 Builders LLC

Phone 360-773-7050 Email jack@j2buildersllc.com

Complete Address 709 NW 21st Street, Battle Ground, WA 98604

Signature [Signature]

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Jack Bellikka

Company J2 Builders LLC

Phone 360-773-7050 Email jack@j2buildersllc.com

Complete Address 709 NW 21st Street, Battle Ground WA 98604

Signature [Signature]

(Original Signature Required)

PROPERTY OWNER:

Contact Name JACK Bellikka

Company jack@j2buildersllc.com

Phone 360-430-2145 Email jack@j2buildersllc.com

Complete Address jack@j2buildersllc.com

Signature [Signature]

(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Bellikka Townhomes (2019-029-PAC) Site Plan

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number Bellikka Townhomes (2019-029-PAC)

Description of Proposal Construction of a four plex totaling 5656 SF of heated space with 200 Sf garages for each unit. Each dwelling unit is 1414 SF total, 583 SF on the main floor and 831 SF on the upper floor. Dwelling units have 3 bedrooms and 2-1/2 baths. The exterior will have brick porch post, a variation of lap siding, batt and board siding and rear 10' x 10' patios. Utilities are Clark PUD water and power, City of La Center sewer connection will be a 6" lateral off the main sanitary sewer serving building

Office Use Only

File # 2020-0004-SPR

Planner Ethan Spoo

Received By [Signature]

Fees: \$ 1839.74

Date Received: 1/28/20-

Date Paid: 1/28/20-

- Procedure: Type I
 Type II
 Type III
 Type IV

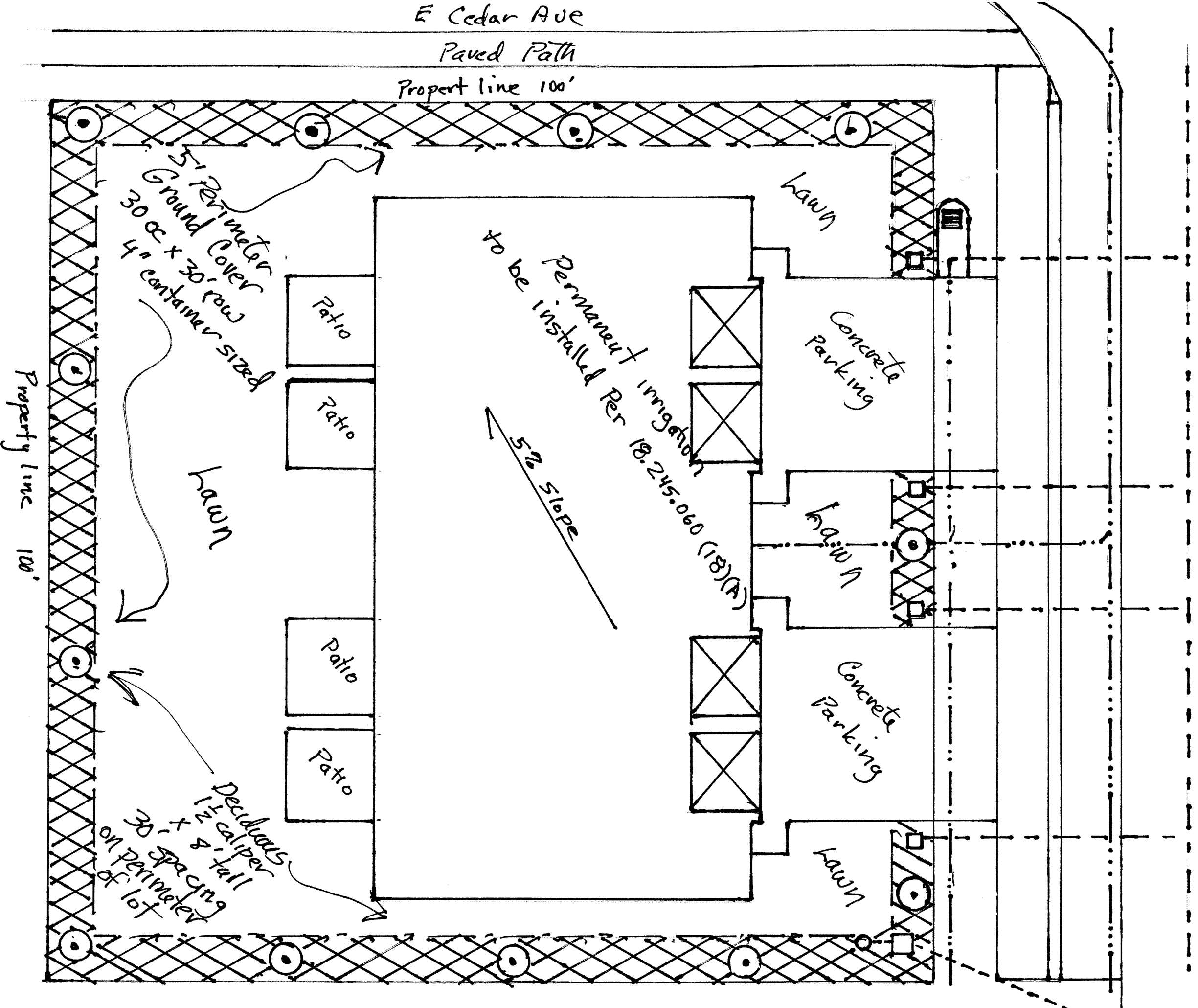
Receipt # 01727749

Notes _____

Pre APP - Bellikka Townhomes (2011-2017)

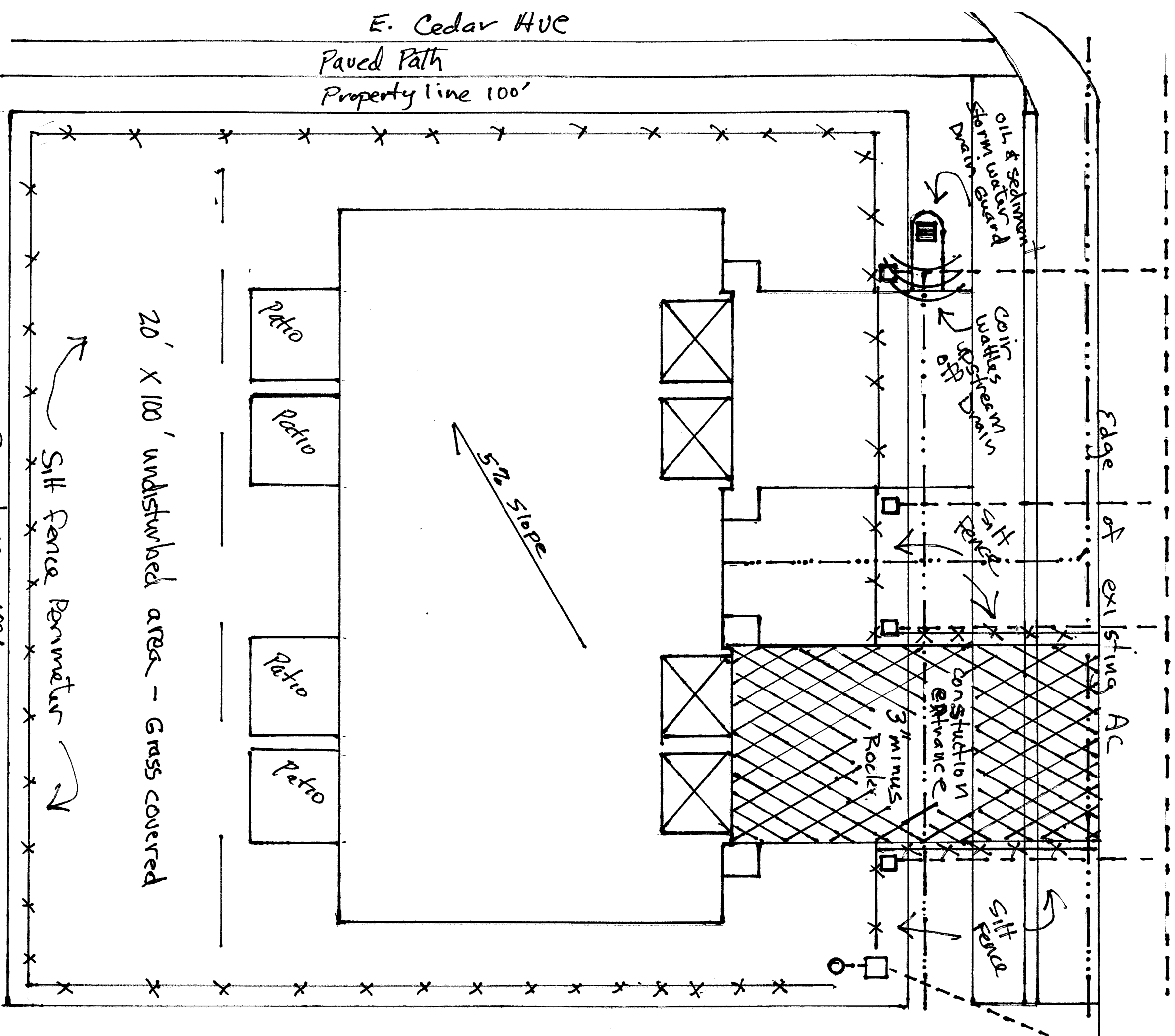
Project E 7th St of Cedar Ave Fourplex
Owner JZ Builders LLC
Contact Jack Bellikka 360-773-7050
email jack@jzbuildersllc.com

E 7th St



ReApp Bellika Townhomes (2019-2020) Fourplex
 Project E 7th St & Cedar Ave
 Owner JZ Builders LLC 360-773-7050
 Contact Jack Bellika jzbuildersllc.com
 Email jack@jzbuildersllc.com
 Date January 15th, 2020

E. 7th Street

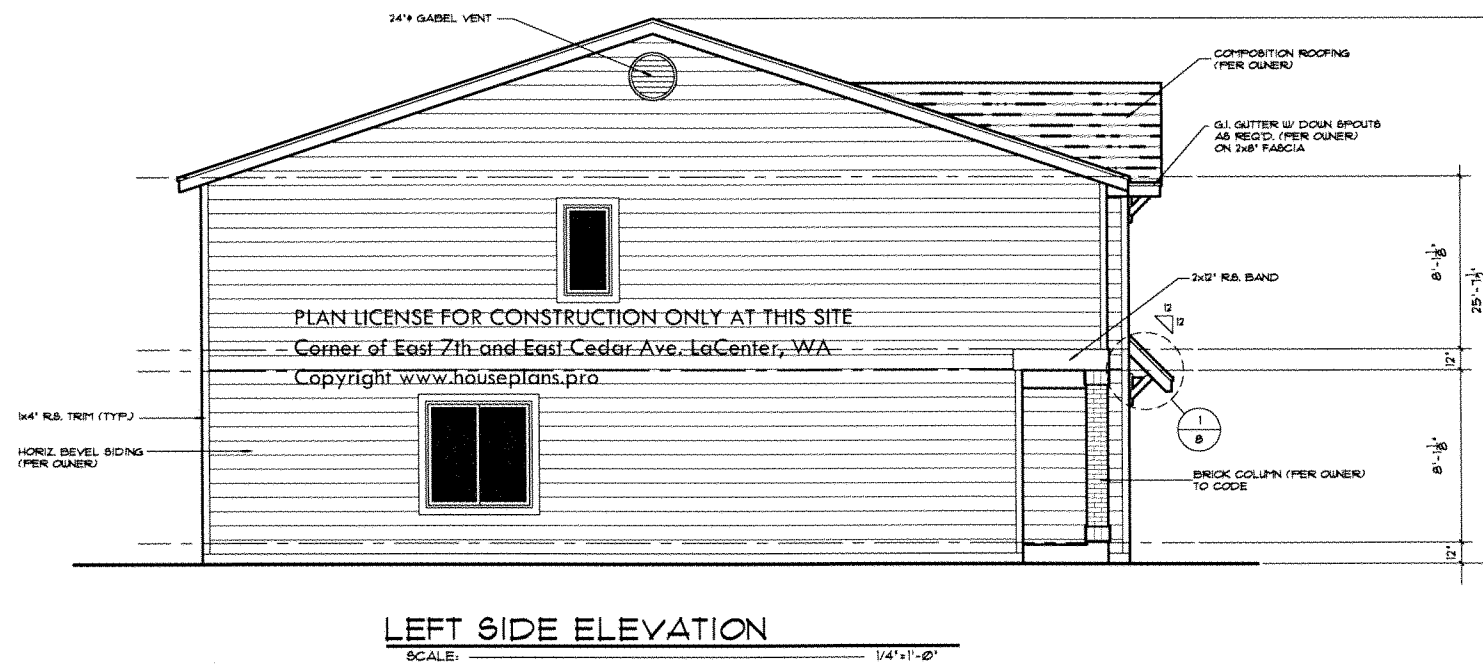
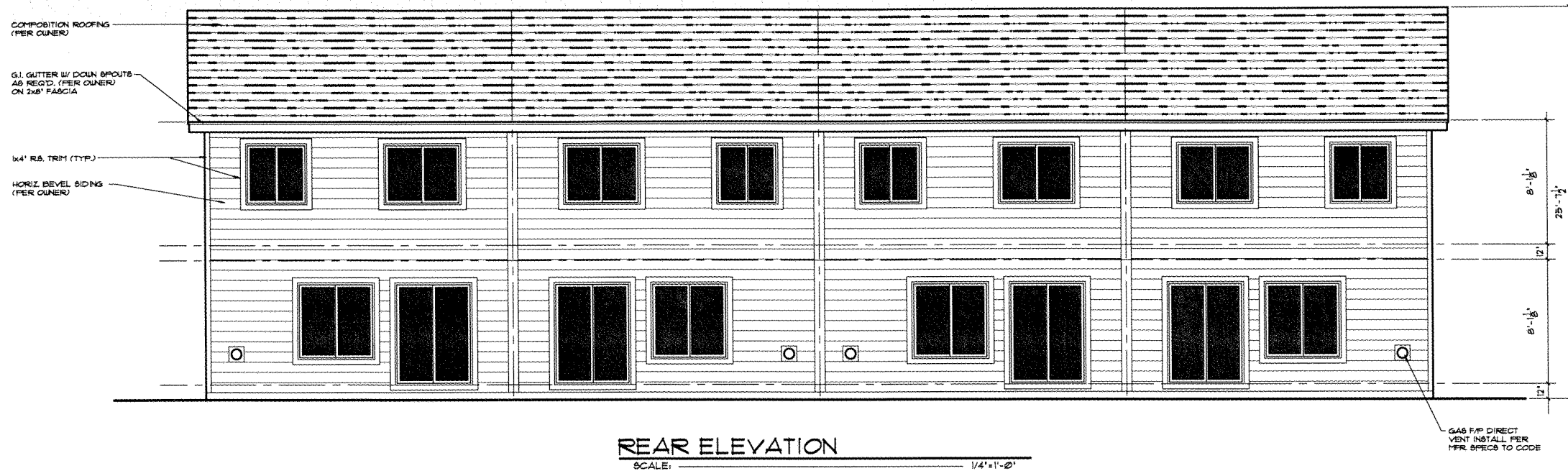


20' X 100' undisturbed area - Grass covered

Silt Fence Perimeter

Property line 100'

All bare disturbed soils to be covered with straw. All erosion controls to be inspected weekly or in advance of heavy rain event.



These plans are created for construction only by the architect. The trade or manufacturer, by any means or trade show, does, design or install work, without the express written permission from L.H. Brunier & Assoc., Inc. or Proge Corporation, is strictly prohibited by law, under the U.S. Copyright Act, Title 17, U.S.C.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL DIMENSIONS AND CONDITIONS AND DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PLAN LICENSE FOR CONSTRUCTION ONLY AT THIS SITE
 Corner of East 7th and East Cedar Ave. LaCenter, WA
 Copyright www.houseplans.pro

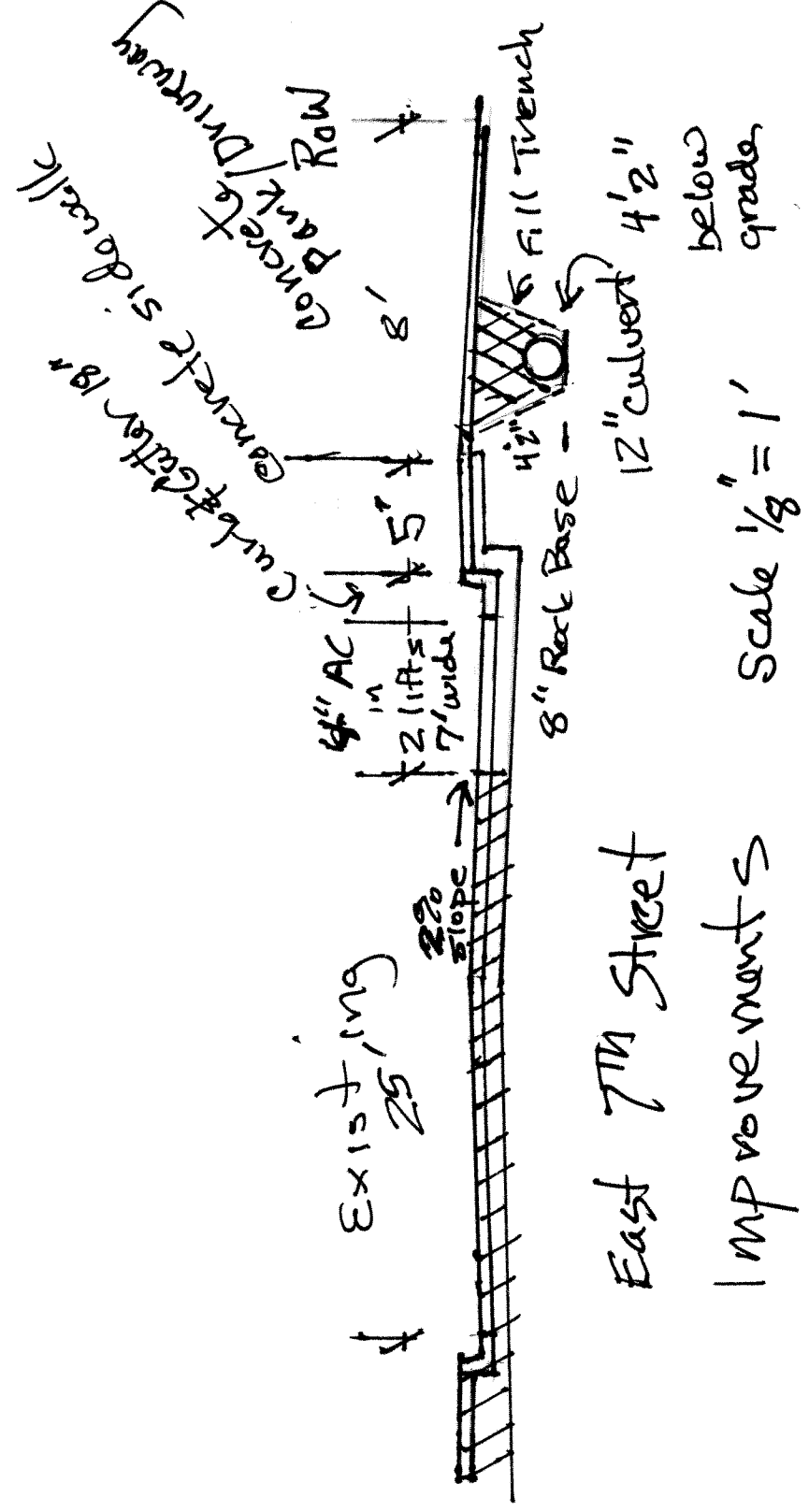
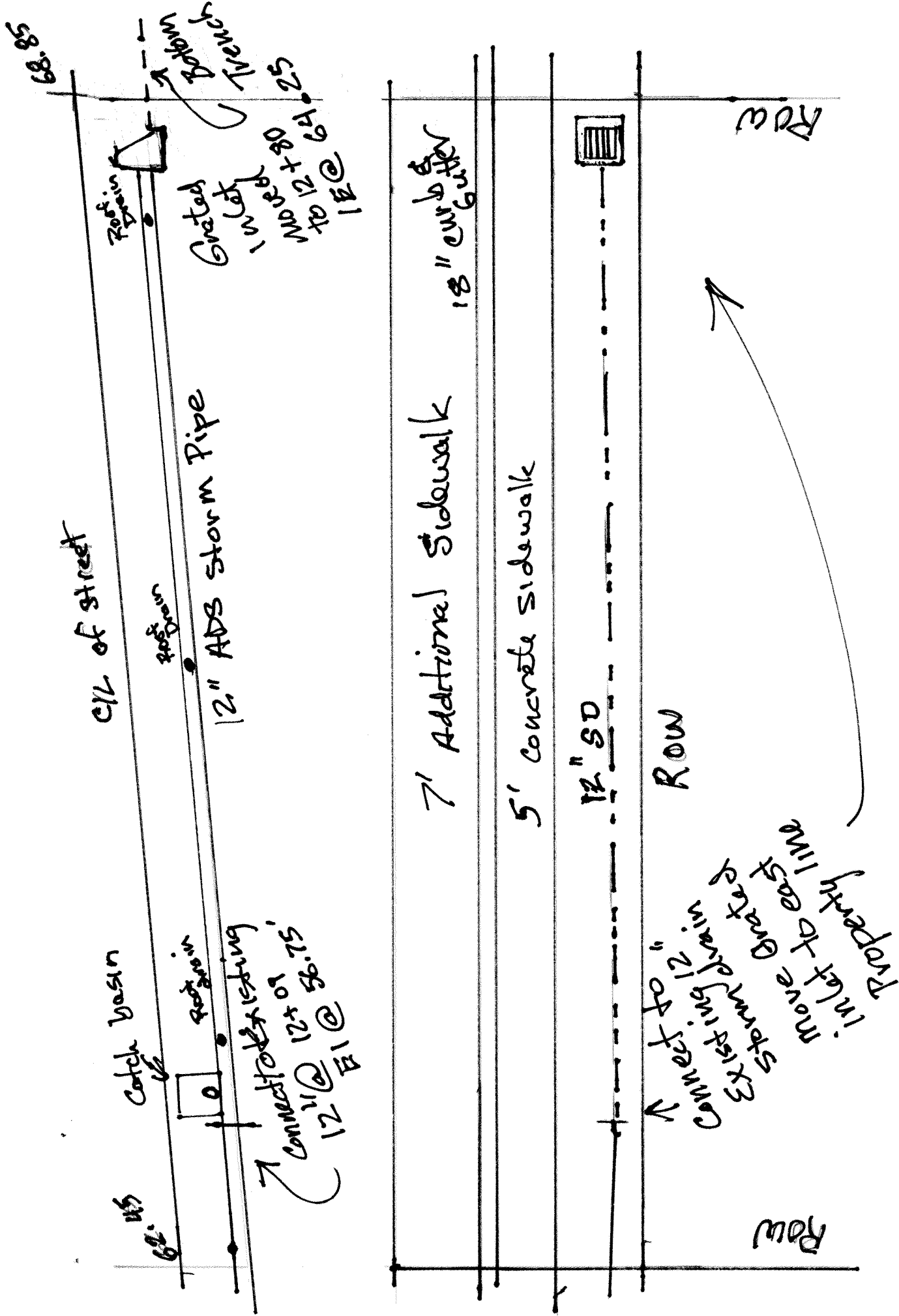
houseplans.pro by
 Brunier & associates, inc.
 building designers 503-246-3022
 1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE: 6/20/17	

SHEET
 2
 OF
 9
 PLAN NUMBER:
 F-B41

Belikka Town Homes
 JZ Builders LLC
 Jack Belikka 360-773-7050
 jack@jzbuildersllc.com

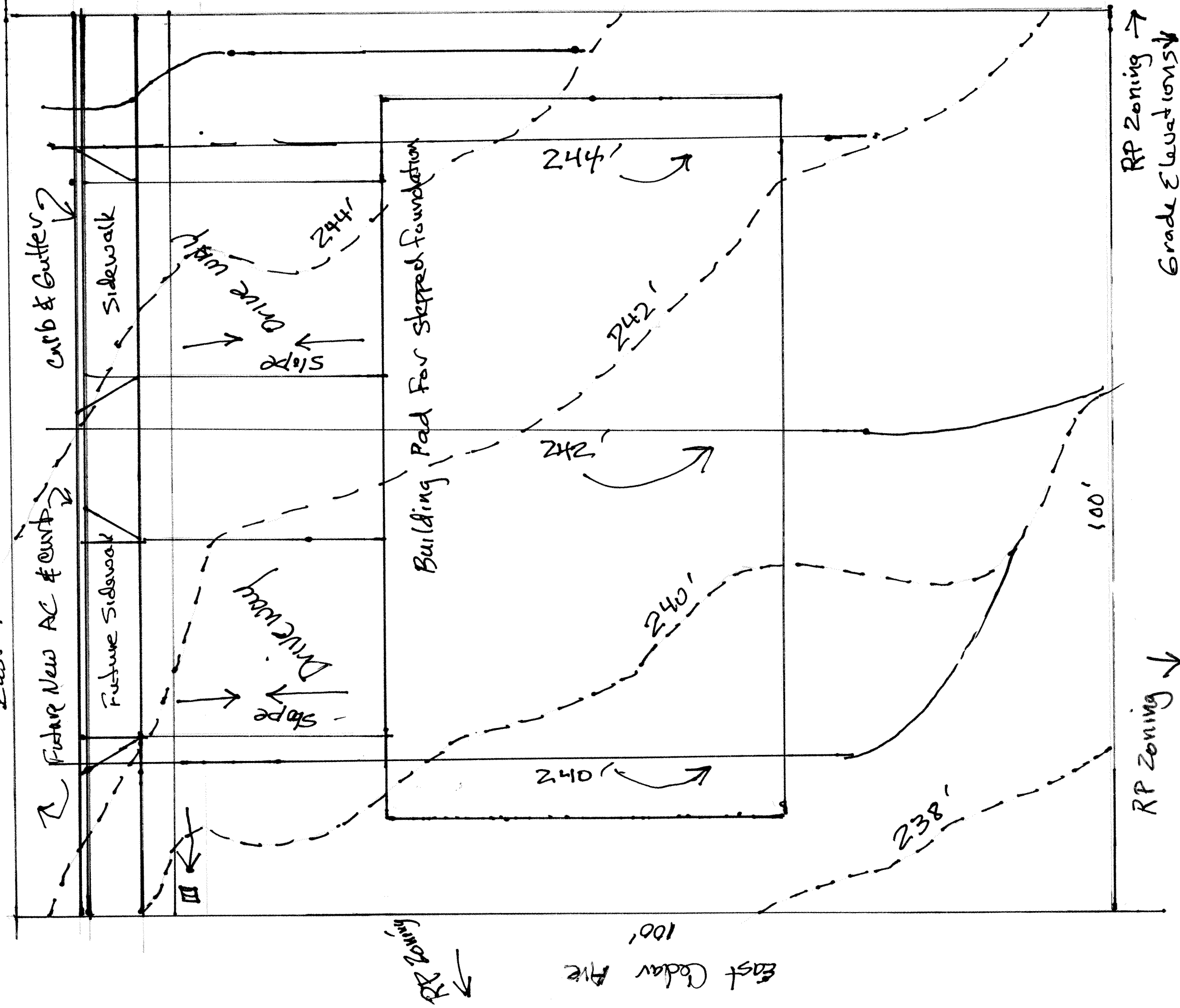
Storm pipe & street improvement cross section
 Scale 3/32" = 1'



East 7th Street
 Improvements Scale 1/8" = 1'
 below grade

J2 Builders LLC
 Contact: Jack Belikka
 Cell: 360-773-7050
 Email: jack@j2buildersllc.com

Project: Belikka Townhomes
 Existing Conditions & Contours
 East 7th Street LDR-7 zoning



RP Zoning →
 Grade Elevation ↙

New
 Existing
 Scale 3/32" = 1'

Request for Variance

Bellikka Townhomes

Ethan Spoo Senior Planner

WSP - USA

210 East 13th Street, Suite 300

Vancouver, WA 98660-3231

Ethan,

J2 Builders LLC is requesting a parking variance from the City of LaCenter to address the conflicting required number of parking spaces found in LCMC Code Section 18.280 vs LCMC Code Section 18.140. Specifically, as described in the paragraph below from your recent email.

- **Parking:** There is a conflict in the City's code regarding how many parking spaces are required for a project like this. LCMC 18.280 (Off-street parking) requires 2 spaces per unit + 1 guest space per unit for a total of 3 per unit (12 total) for the 4 units you are proposing. LCMC 18.140 only requires 1.75 spaces per unit. Unfortunately, the code doesn't allow us to pick whatever number fits our needs. We are required to use the most restrictive number, which in this case is 3 per unit. The requirement for 3 spaces per unit is consistent with what the City has required in the past. It looks like a total of 8 spaces are proposed – a shortage of 4 spaces.

The addition of 4 more parking spaces to the project if required will have the following adverse effects to the project itself and to neighboring homeowners:

Adding parking spaces to the front of the building will require that the landscaping and the street trees along the frontage be deleted which is not very desirable or attractive to the neighborhood.

Adding parking spaces to the front of the building will allow more vehicles to park in them which will create more traffic on NE 7th Street. Adding traffic to NE 7th Street will create congestion effecting the project and homes across the street.

Adding parking spaces to the side or rear of the Townhomes will require elimination of street trees and landscaping which will make the final product less esthetically appealing and useable by the tenants. It will also require vehicles to cross the paved pedestrian path which will make using the path less safe.

Adding parking spaces to the side or rear of the Townhomes will shrink the amount of outdoor space available to the tenants for exercise, for outdoor use and make it difficult to add play structures or similar features.

The sites minimal size and sloping geography creates a situation in which adding any additional parking to the site will lessen the desirability to renters, decreases rents and adds cost which would create a financial burden to the owners.

Approving this variance will cause no detriment or harm to the neighborhood. It will have the beneficial effect on the neighborhood by lessening the vehicular trips to and from the Townhomes and retain the visual appeal of the original landscaping buffer.

Request for Variance

Bellikka Townhomes

Therefore, please proceed with the parking space variance process to allow the LCMC 18.140 requirements to be used.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Bellikka', with a long horizontal line extending to the right.

Jack Bellikka

J2 Builders LLC
709 NE 21st Street
Battle Ground WA 98604

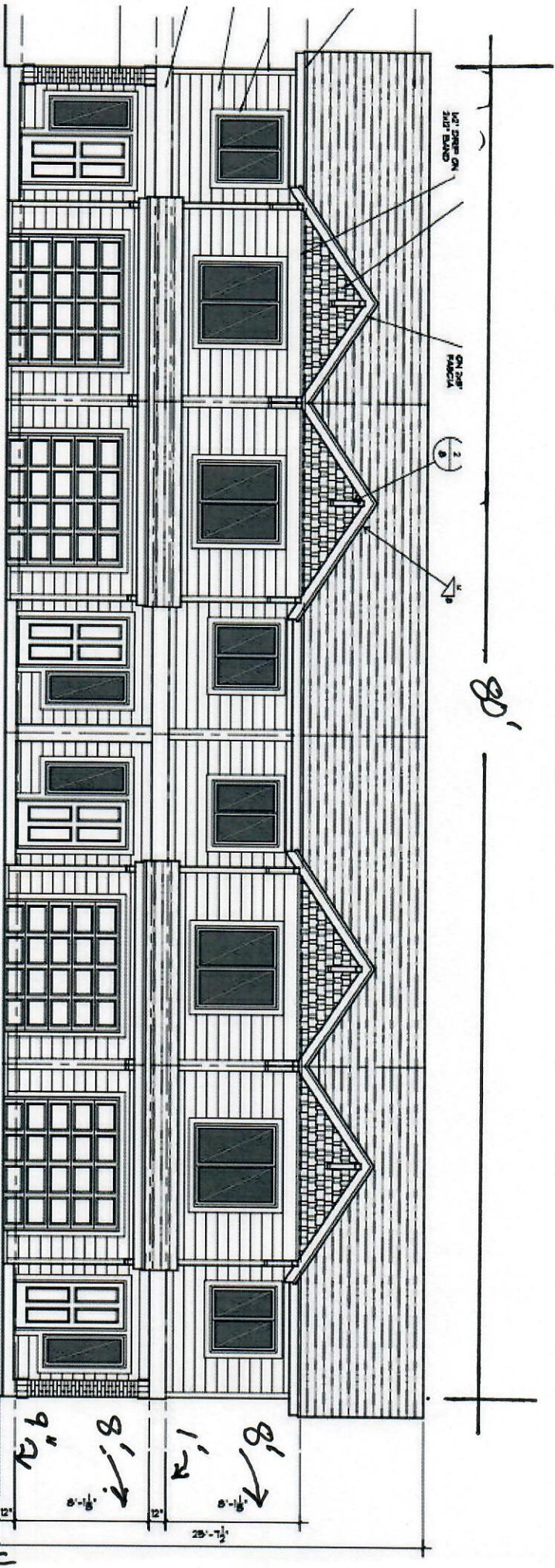
AKRON

Bellika Town houses - Front wall vs Garage % coverage

40% maximum

= 18%

80'



FRONT ELEVATION

SCALE:

1/4" = 1'-0"

$$\frac{256}{1420} = 18\% \text{ of front wall}$$

18% of front wall

Front wall height 17'9"

width of front wall 80'

$$17'9" \times 80' = 1420 \text{ SF of front wall}$$

$$\text{Garage Doors } 8' \times 8' = 64' \times 4 \text{ each} = 256 \text{ SF}$$

Front

Light Grey
7" Lap

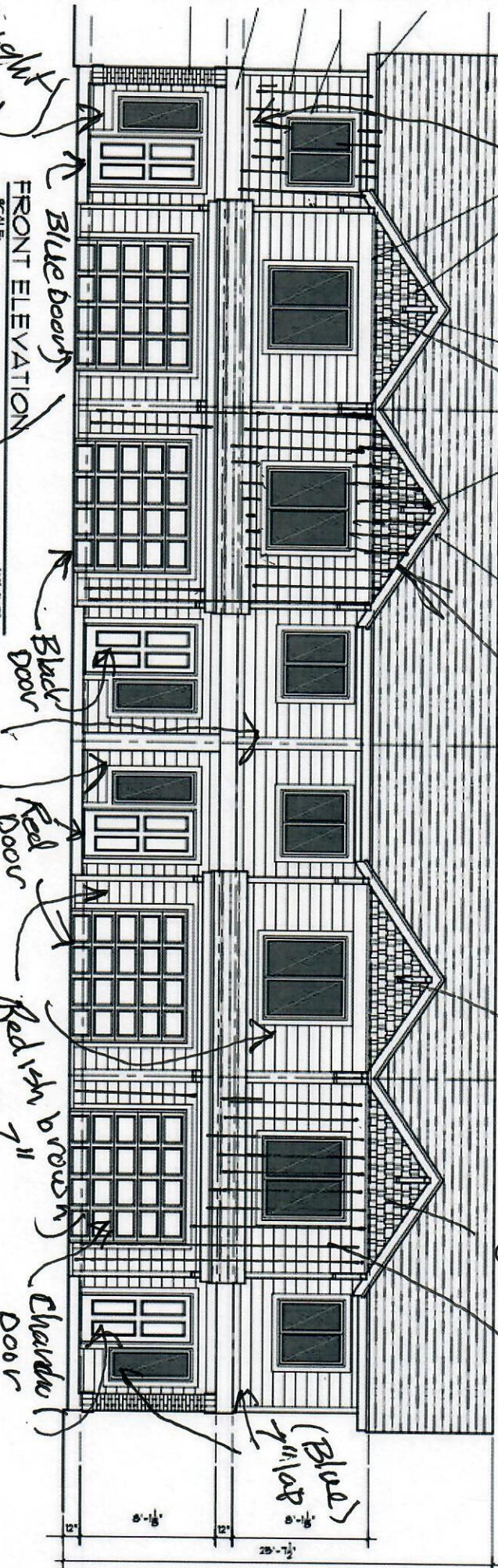
Light Grey
12 oc Board
and Batt

Dark Burrit Red
Shingles & 7" lap
as shown

White
12 oc Board & batt
with black window trim

Dark Burrit Red
12 oc Board and Batt

Blue Grey Shingles
(Green) 12 oc Board
& Batt



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Blue Doors

Grey Lap 7"

Black Door

Light Grey
7" Lap

Red Door

Reddish brown
Lap 7"

Charcoal Door

Blue
7" Lap

Bell-like townhouse variation
siding and paint

12'
8'-1/8"
12'
8'-1/8"
28'-1/2"

Attachment B

Bellikka Townhouses Application Review
305 NW Pacific Highway
La Center, WA 98629
Attn: Sarah Dollar

Re: Bellikka Townhouses Site Place Review (File # 2020-004-SPR)

To Whom it May Concern:

We had conversations with the previous owner who had sold the property to J2, we were interested in the possibility of purchasing the property. It was our understanding that there were plans included for a multi-unit development. Our understanding was that the driveway was planned facing West to Cedar Ave. With that understanding, and the timing we ultimately decided against the purchase thinking that we would have one neighbor (the unit closest to E 7th st.), and would not have the additional traffic, parking, etc. on our street directly across the street from our home for every unit.

One of the main reasons we purchased our home was that Dana Heights HOA disallows street parking, adding 4 homes (possibly 8+ vehicles) in the 22-foot driveway directly across the street from our home will turn our quiet street into a parking lot. Coming from Battle Ground neighborhoods where the streets are overrun with vehicle parking was a huge factor in purchasing here with the HOA restriction. All of the cars made it dangerous for our children to play, it reduced visibility, and it looked terrible.

A four-plex across the street facing our home will have a significant negative impact on the value of our home. We will have 4 family homes looking directly at our home and will ultimately become a parking lot out front.

Our decision to purchase in town for the walkability to the parks came with a risk of nearby development, we are now ending up with a worst-case scenario. A 4-unit complex with 4 families windows looking directly into our bedroom windows. The neighborhood we purchased in that doesn't allow street parking will now have the street become a parking lot, and with the additional development being directly across the street from our home will decimate the resale value of our home making it near impossible to get back what we put into it in order to move.

We understand there is nothing we can do to stop the development of the townhomes but having the units face E Cedar Ave. will have all four homes facing the more public street, it should not increase the traffic to our more quiet residential street that all of the kids play on, and will face a street the doesn't have any homes looking head on to it.

Respectfully,

Josh & Stephanie Riley
325 E 7th St.
(360) 823-7871

Ourrileyfam@gmail.com