

Stephens Hillside Farms Preliminary Subdivision

2018-016-SUB

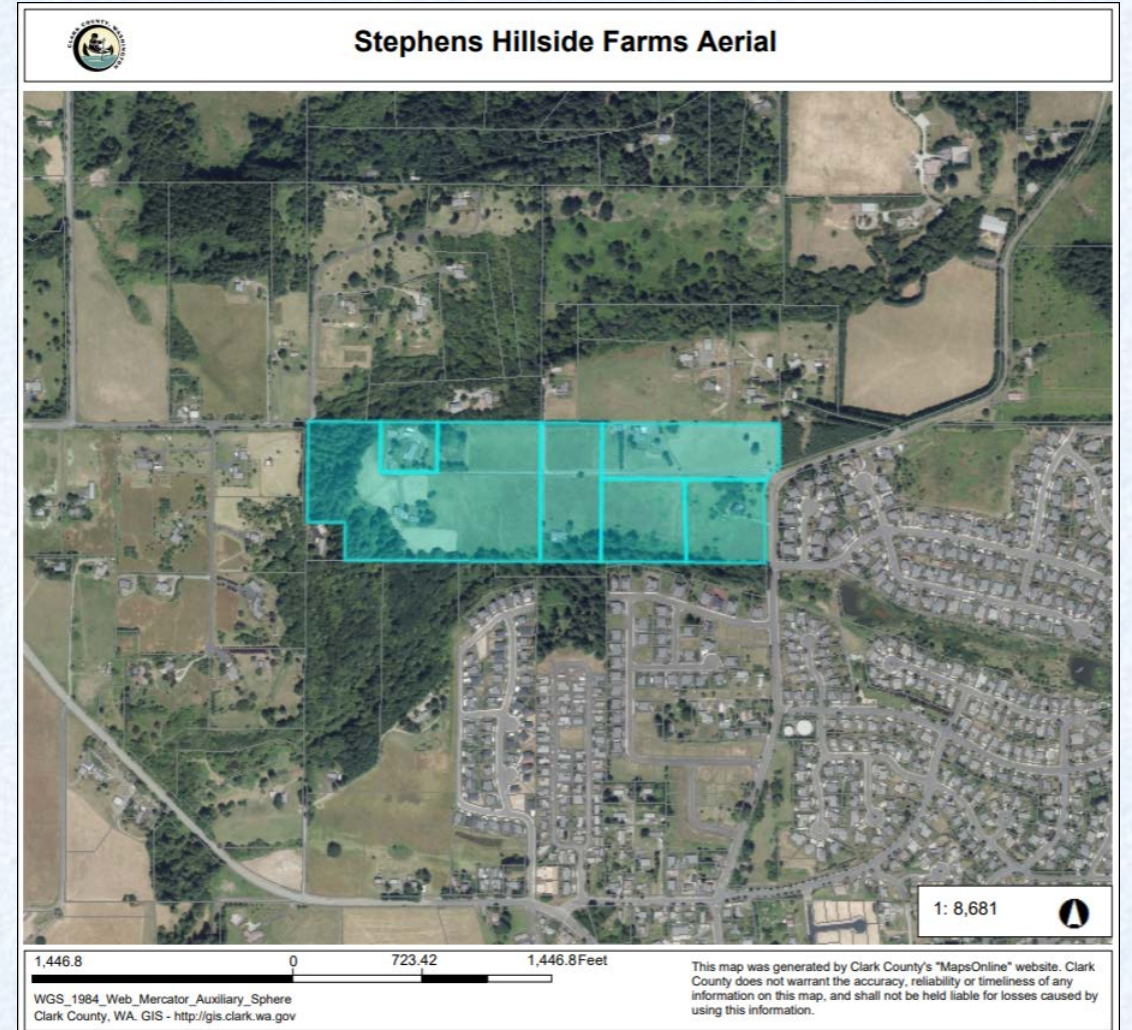




Stephens Hillside Farms



Project Area



Development As Proposed

Proposed Use

Preliminary subdivision of 85 residential lots for detached single family homes, including: urban services, a park (Tract A), open space tracts retained by owners; four Phases

Proposed Site Information

- Gross Site Area = 42.3 AC
- Developed lots = 18.67 AC
- Proposed Density = 4.31 DU/ AC
- Parks = Tract A 1.06 AC
- Tract B Stormwater = 1.06 AC
- Tract C & D Retained by Owner = 13.66 AC



Lot size and Phasing

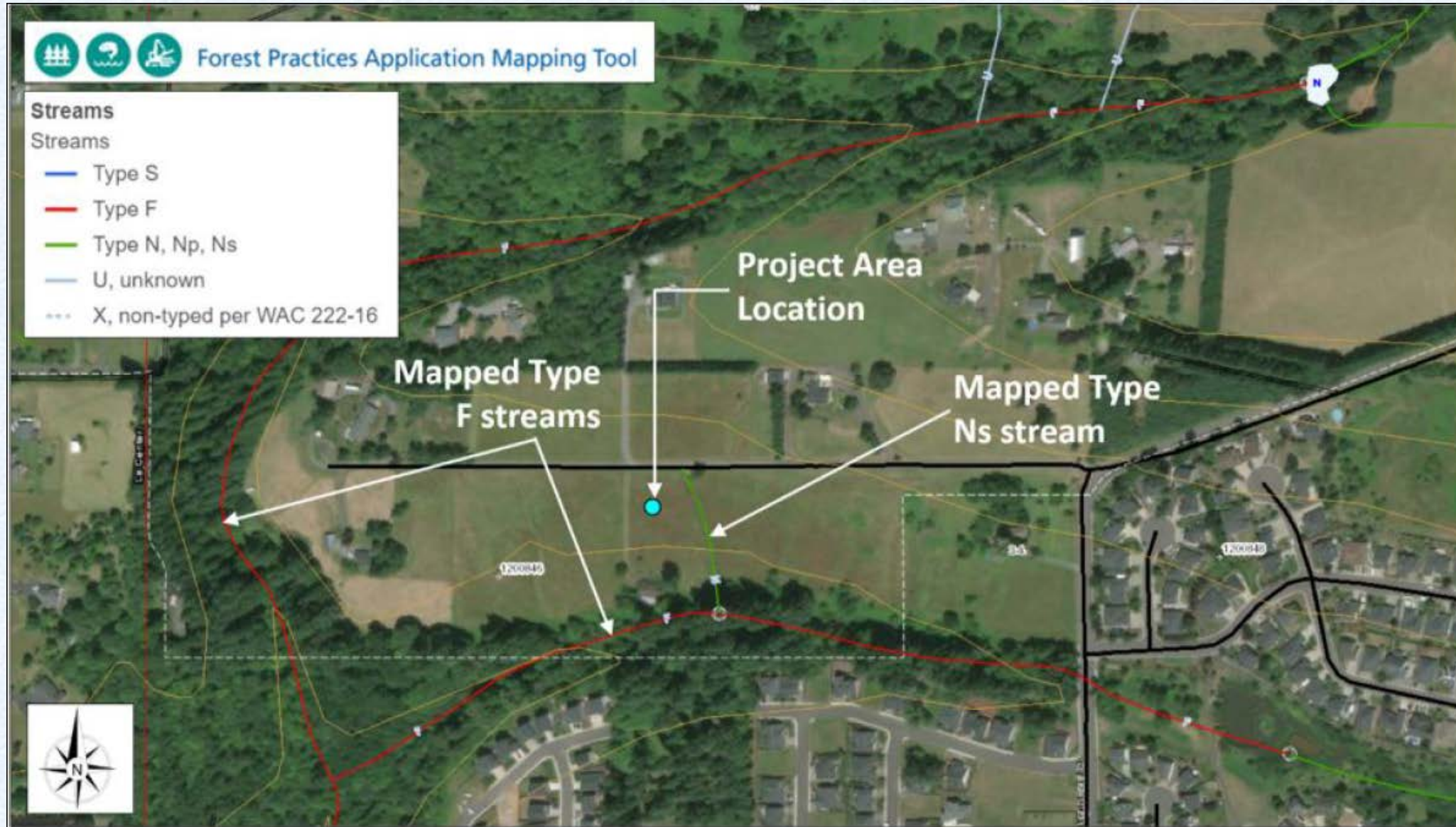
Four Phases:

- Phase 1 - 24
- Phase 2 - 20
- Phase 3 - 24
- Phase 4 - 20

Lot size:

- Required lot size – 7,500 s/f – 11,000 s/f
- Smallest lot – 7,614 s/f (lot #50)
- Oversized lots:
 - #13 – 21,833 s/f (existing home)
 - #21 – 14,357 s/f
 - #46 – 14,284 s/f
 - #47 – 20,400 s/f


Critical Areas – Stream/Riparian Areas



Critical Areas – Wetlands

(Cascadia Ecological Services)

Table 1. Wetland Unit 1 Information Summary.

WETLAND UNIT 1 – INFORMATION SUMMARY		
Location:	The wetlands are located along the south and west sides of the project area.	
 <p>Wetland 1 Cowardin Class: PFO HGM Class: Riverine Rating: Category 2 City of La Center Buffer Width: 150 ft. (High Land Use Intensity/Moderate Level of Habitat Function) Area (On-Site): ~1.6 ac.</p> <p>Project Area</p>	Local Jurisdiction	La Center
	WRIA	27 - Lewis
	Ecology Rating (Hruby, 2004)^B	II
	Local Jurisdiction Rating^C	II
	Local Jurisdiction Buffer Width^D	120 feet
	Wetland Size (On-Site)	1.60 acres
	Cowardin Classification^A	PFO
	HGM Classification	Riverine
	Ribbon flag and pin color: Pink “Wetland Delineation”	
	WETLAND DELINEATION	

Variations

- Planning - 2 requested Variations
- Engineering 2 requested road modifications (City Engineer to address)
- Staff supports the reduction in density to 3.4 units per acre for the housing development
- Staff believes the park location along Aspen Ave provides a greater benefit to the overall community than a location on a local street and supports the requested variations to the two park location standards.

Critical Area Impacts



Riparian & Wetland Buffer Impacts and Mitigation

- Construct Tract B stormwater facility within 200' riparian buffer and construct the park in the 120' wetland and the 200' riparian buffer
- 18.300.050(4)(b) Allows stormwater facilities and parks within critical areas and buffers
- 18.300.050(5)(c) allows stormwater facilities in Class III and IV wetlands with low habitat function within the outer 25% of the wetland buffer provided do not degrade the existing buffer function and blend with the natural landscape. (pre-app notes)
- 18.300.060 allows variance from Chapter 18.300 standards consistent with subsection (2)
- 18.300.090(2)(i) allows a 50% reduction of the buffer of a Type Ns or Np stream
- Seek to reduce 200' buffer of the Type F stream by 25% (a 50-foot reduction) for stormwater facilities.
- Staff approves and asks condition of approval – prior to final plat approval of any phase:
 - Demonstrate no net loss of function and value
 - Update mitigation plan to reflect then current engineering
 - Mitigate all impacts on site

Transportation CFP T19 & T18

Transportation CFP anticipates the extension of NW 348th Street and the connection between the western terminus of NW 348th Street and Bolen Road as a Major Collector.



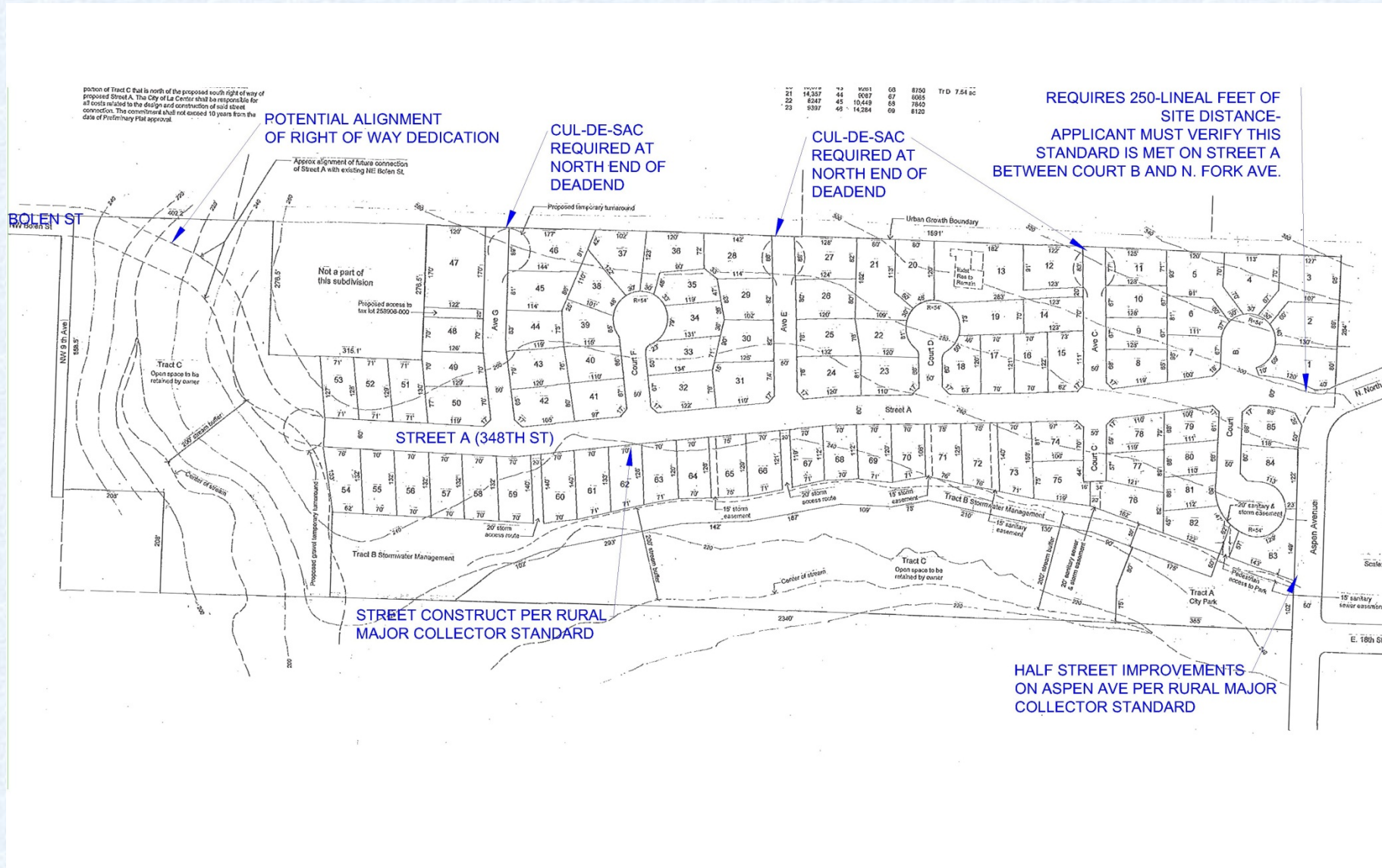
348th St Extension

- To help mitigate for potential adverse effects, the subdivision plat shall carry the following note:
- *“The applicant has voluntarily agreed to voluntarily and irrevocably commit to a dedication of right-of-way for a future street connection from the westerly terminus of proposed Street A (348th St.) of Stephens Hillside ~~Estates~~Farms Subdivision across proposed Tract C to connect with the easterly terminus of existing NE Bolen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right-of-way of proposed street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. The commitment shall not exceed ten (10) years from the date of preliminary plat approval.”*

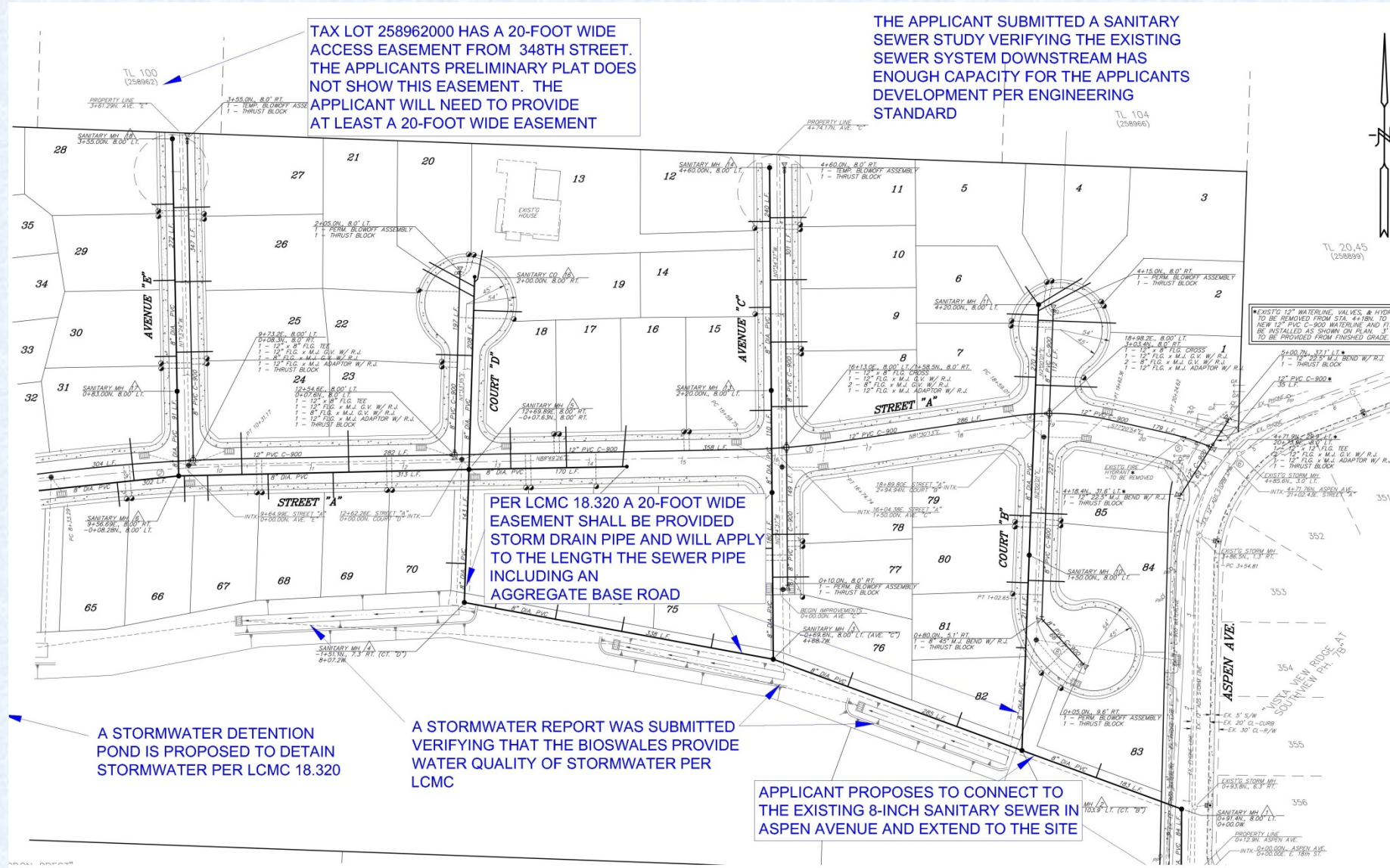
Roads Standards

- Per the Engineering Standards the applicant will provide full improvements on all interior streets per the Local Access Standard ST-15.
- Half street improvements on Aspen Avenue shall be per Rural Major Collector detail ST-13A and full improvements on Avenue A (348th Street) per the standard detail ST-13A.

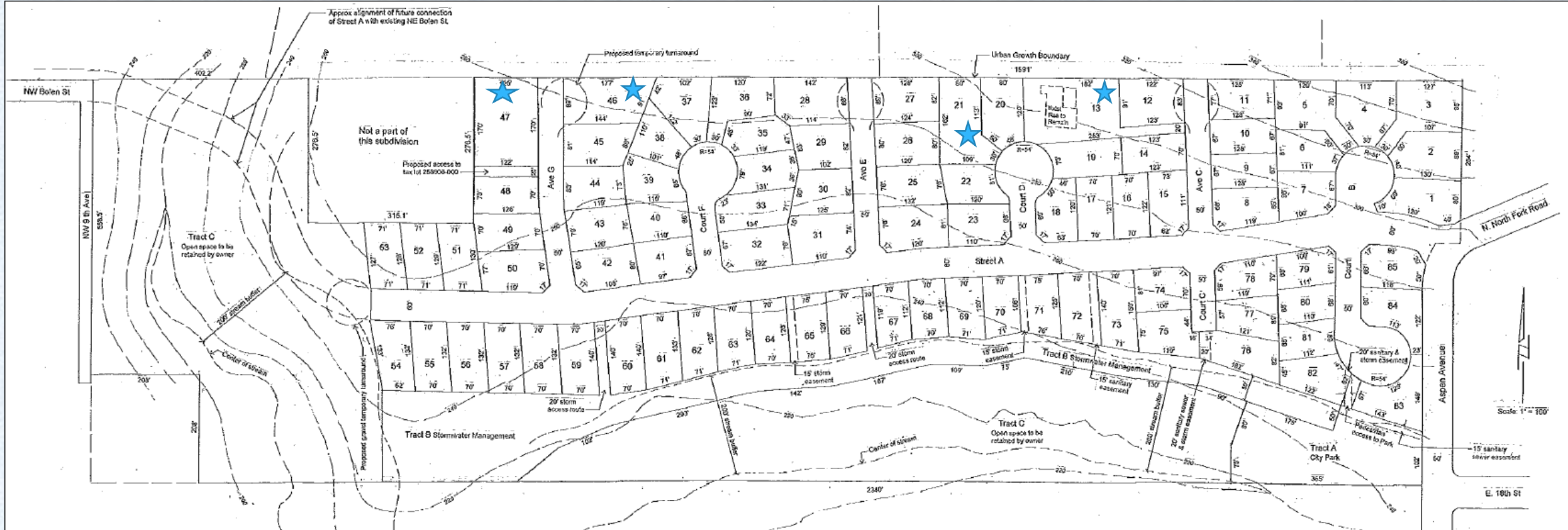
Transportation-Streets



Stormwater and Sanitary Sewer



Preliminary Plat



Recommend Approval with Conditions

I) Planning: Prior to Final Plat

- Update Park Plan consistent with 18.147.030
- Revise wetland and stream mitigation plan

II) Engineering:

- Construct required infrastructure
- No increase in off site storm runoff

III) Fire:

- Hydrant spacing and road spacing
- Recommend sprinklers (NFPA13D)

IV) SEPA:

- Adopt Agency SEPA recommendations
- Inadvertent discovery language