



HAYWARD USKOSKI
& ASSOCIATES

To: City of La Center

From: Hayward Uskoski and Associates

Notice Date: March 29, 2022

RE: Stephens Hillside Farms Subdivision (2021-039-PDR) – Stop Clock Response Memo

The following memorandum is a response to the City of La Center's Stop Clock letter that was provided to Hayward Uskoski and Associates on Wednesday, March 16, 2022. The information in this memo is provided as a response to the five separate City comments on the Post Decision Review Application and are organized respectively. HUA believes that the information provided should allow the review to continue.

Any questions or clarifications regarding the stop watch response should be directed to Valerie Uskoski (valerie@huaconsulting.com) and/or Thomas Ellis (thomas@huaconsulting.com).

Planning Comments:

1. Lot depth (the length of side lot lines) have been amended to meet the 80-foot minimum for the lots noted. Lot depths for Lots 31 and 43 were increased to 80 feet and 82 feet, respectively. Lot width for Lot 82 has been amended. Front lot width at the front setback line is 95 feet and rear lot width is 51 feet. The average is 73 feet which meets the minimum width standards.
2. The park plans have been amended and are in conformance with LCMC 18.147.030(1)(b)(vii). The plans identify 75% of the area improved as usable active play areas or open space. An area calculation is provided on the park plans.
3. The park plans have been amended to provide additional bike racks. The plans show 6 racks per area and 4 rack areas creating space for 24 bikes.
4. Critical area impacts will remain the same as the 2018 project layout. The boundaries of the project have not been changed as a result of the 2021 Post Decision review application – only the internal roadway alignments and lot lines are proposed to be altered.

HUA has provided an overlay of both the park plan and revised subdivision design on top of the 2018 park plan and 2018 subdivision final plat. As is evidential, the project boundaries have not been altered and there is no additional intrusion into critical areas. Lot 55 boundary has not changed from the original subdivision design. The cul-de-sac turnaround has been amended so that grading does not extend beyond the 2018 boundary. No additional impact is proposed.

5. The tree protection plan has been amended to exact show tree locations. The tree plan addresses removal criteria of 18.350.080 in the plan notes. The purpose of removing tree groves is to allow for site grading. The site grading is proposed to provide the streets within the subdivision with grades which are accessible and to meet fire/life safety requirements. The project is generally proposing to reduce road grades below those proposed in the 2018 project such that fire engines and other emergency vehicles will be able to access homes in the event of an emergency. Cul-de-sacs designed on steep grades have been eliminated from the design as part of the revisions. This is discussed in the project narrative. In order to provide fire/life safety, the sites finished grade is proposed to be changed from the existing grade. Significant grade changes are required to achieve this, and trees cannot be retained when large grade changes are proposed. The project has attempted to retain trees where feasible. The plans have been amended to show additional trees as retained and protected including those beside the existing home on parcel 258922000 as well as trees in the south of the site and on the project perimeter.