



Stephens Hillside Farm
Post Decision Review Type II
Review Comments
Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: 115, 208, 617 NW 348th St and 34700 NE North Fork Avenue, La Center
Parcels: 258919000, 258972000, 258922000, 258971000, 258901000

File No.: 2021-039-PDR/VAR/TRE

Project Description: The applicant proposes to revise a previously approved preliminary plat application known as “Stephens Hillside Farm” (2018-016-SUB) under a Type II Post Decision Review Process. The revisions would redesign the layout of the site; 85 lots are proposed as permitted in the original preliminary plat approval.

Date: March 15, 2022

Applicant’s Representative: Valerie Uskoski (Hayward Uskoski and Associates)
11.01 Broadway Street, #130
Vancouver, WA 98660

The City’s planning consultant (WSP USA Inc.) and engineering staff completed a preliminary review of the Type II Post Decision Review application. The following issues must be resolved before the City can complete its review. The City is stopping the 56-day review clock on day 40 to allow you to update application materials to address these comments.

Planning Comments

1. Lot depth is required to be 90 feet and lot width is required to be 60 feet in the LDR-7.5 zone. The depth for lots 31 and 43 and the width for lot 82 appear insufficient. The following definitions of lot width and depth are included in Chapter 18.40:

*“Lot depth” shall mean the horizontal distance between the midpoint of the front lot line and opposite lot line, usually the rear lot line. **In the case of a corner lot, the depth shall be the length of the street side lot line.***


“Lot width” shall mean the horizontal distance measured at the building setback line between the two opposite side lot lines. Average lot width shall be the average of the front and rear lot lines.

Based on the above definitions, the depth of lots 31 and 43 appear to be less than 90 feet in depth and the width of lot 82 at the rear setback line measures less than 60 feet which means the average lot width for this lot is also less than 60 feet. Please revise the preliminary plat plans to address these dimensional

issues or revise the variance narrative to request additional variances for these dimensions provided there is an unusual circumstance that warrants variance approval.

2. LCMC 18.147.030(1)(b)(viii) requires that parks have 75 percent of their area improved as usable active play areas or open space. Please provide an area calculation for the park improvements which should include the lawn areas as a percent of the total 1.06-acre park. This should be noted on the park plan or in the narrative or both.
3. LCMC 18.147.030(1)(viii) requires one bike rack per 0.25 acres of park. Each bike rack must serve six bikes. Four bike racks are required that provide space for 24 bikes. It is unclear from the plans if this standard is met.
4. The applicant indicates that critical areas impacts will remain the same for the revised subdivision design as for preliminary plat, but no calculations of impacts to critical areas and buffers are provided for verification. Staff notes that there appear to be some slightly different impact areas than were approved in 2018 such as the edge of Lot 55 which intrudes into the Bolen Creek buffer where a hammerhead turn around was previously provided and a revised park design in the buffer of the unnamed creek that improves a slightly different area of the park. Please provide calculations for impacts to critical areas so that staff can verify that impacts will not exceed those approved in 2018.
5. The applicant provided a tree protection plan sheet. LCMC 18.350 requires location of individual trees onsite which the applicant did not provide and should be added to the plan sheet. In addition, the applicant did not address the tree removal approval criteria in 18.350.080 making it difficult to discern what the purpose is of removing some of the tree groves, especially those located along the northern site boundary. Would it be possible to preserve any of the trees within lot yard areas outside of building envelopes?

Please update the application to provide the above specified items. City review will restart once the items have been provided and the application has been deemed complete.

Signed:  Date: 3/16/2022
Bryan Kast, P.E, City Public Works Director

Signed:  Date: 3/16/2022
Tony Cooper, P.E, City Engineer