



Lockwood Meadows Lot 24 Property
Accessory Dwelling Unit
Type II
Technical Completeness Review
La Center City Hall
210 East Fourth Street

Site Address: 313 E. Caribou Court LaCenter, WA 98629
Parcel: 986066938
Legal Description: LOCKWOOD MEADOWS LOT 24 312-298

Project Description:

The applicant is proposing to build an attached accessory dwelling unit (ADU) as part of the new single-family residence located on Lot 24 of Lockwood Meadows. The proposed primary home is 1,951 square feet with an attached ADU consisting of 781 square feet. The ADU will include an attached one-car garage and a rear covered porch. Living areas for the ADU excluding the porch and garage account for 781 square feet.

Date: September 18, 2024

Applicant:

Cedar Ridge Homes
Tyson Grey
21632 SE Stark St. Gresham, OR 97030
503.666.4240
tyson@cedarridgehomes.us

Property Owner:

Cedar Ridge Homes
David Grey
21632 SE St. Gresham, OR 97030
503.666.4240
tyson@cedarridgehomes.us

The City's Associate Planner reviewed application materials for the proposed Type II ADU Review. We are writing to notify you that the application is deemed **Technically Complete** as documented below.

Planning Comments

The pre-application conference notes (2024-013-PAC) contain a list of required submittal items based on LCMC 18.30.050 and 18.247.

- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*

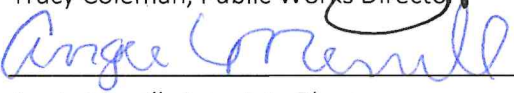
- Status: **Complete**. The applicant provided a signed application form with original signature by the property owner and a signed reimbursement agreement
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Complete**. The applicant provided a copy of the quit claim deed for the property confirming ownership.
- *A legal description of the site.*
 - Status: **Complete**. The legal description is contained on the application form and an extended legal description is attached as Exhibit A of the provided deed.
- *Site Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half inch by 11-inch page. Principal features of the plan shall be dimensioned.*
 - Status: **Complete**. The applicant provided a preliminary site plan with a north arrow, the location of the primary residence including the attached ADU structure location, size, setbacks, access, and parking. The plan is 1" = 20' and can be reduced to fit on an 8-1/2- by 11-inch sheet.
- *A floor plan drawn to scale.*
 - Status: **Complete**. Sheet 2 of the ADU drawings provides a floor plan that is drawn to scale.
- *Elevations drawn to scale showing height and design (e.g., exterior building materials, colors, roof form and pitch, and window style and placement) of the proposed addition or detached ADU.*
 - Status: **Complete**. The applicant provided building elevations. The exterior color and building materials were not provided. *Prior the City issuing the draft staff report, building siding and color shall be provided per LCMC 18.247.050(6)(a).*
- *A copy of the pre-application conference summary*
 - Status: **Complete**.
- *A written description of how the proposed ADU does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.*
 - Status: **Complete**. The applicant did not provide a project narrative discussing compliance with selected standards as requested in the pre-application notes. However, Staff finds that the provided information is sufficient evidence and waives the narrative requirement.
- *Names and addresses of owners of land within a radius of 150 feet:*
 - Status: **Complete**. The applicant provided mailing labels for properties within 150 feet of the subject site
- *Applications associated with the preliminary plat, such as 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 preliminary plat application as proposed.*
 - Status: **Not applicable**.
- *A geotechnical study is required if the site currently or will contain substantial fill and/or has slopes in excess of 25 percent, unless the applicant will not develop or significantly affect such lands or shows that the site does not contain unstable soils or steep slopes.*

- Status: **Not applicable.** The site shall be reviewed with the proposed single-family residence. Should the applicant propose substantial fill when footings and crawlspaces are constructed, a geotechnical report may be required at that time.
- *Preliminary erosion control plans, which may be a single plan, consistent with applicable provisions of Division 4, Critical Lands.*
 - Status: **Not applicable.** The provided ADU will be constructed with the new single-family residence and shall be required to submit plans according to the single-family residence permit requirements.
- *Information about proposed water and sewer utilities connections.*
 - Status: **Complete.** The single-family residential permit shall require water and sewer hook-ups and the ADU shall be completed with the single-family residence.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application.*
 - Status: **Complete.**
- *For all ADUs proposed on a lot located within a homeowner's association (HOA), a letter from the HOA or other documentation shall be provided that verifies that ADUs are not prohibited in the HOA's covenants, conditions, and restrictions (CC&Rs).*
 - Status: **Complete.** *The applicant provided a copy of the CC&R's. It's noted in the CC&R's that construction not performed by or contracted by the Declarant shall receive ARC (architectural review committee) approval. The proposed construction shall be completed by the Declarant.*

Public Works and Engineering Comments

Public Works and Engineering do not have any comments at this time.

Signed:  Date: 9/18/24
Tracy Coleman, Public Works Director

Signed:  Date: 9/18/2024
Angie Merrill, Associate Planner

