

**PROJECT NARRATIVE
FOR:**

**Asa's View
Preliminary Subdivision**

**SUBMITTED TO:
City of La Center, Washington**

**FOR:
Gravitate Capital LLC**

July 2022

Introduction

This proposal is to subdivide Tax Lots 39 and 102, Tax Assessor's serial numbers 209064-000 and 209121-000 into 68 single-family residential lots in the LDR-7.5 zone. The property is located at 2313 NE Lockwood Creek Road. The current use is agricultural and access from Lockwood Creek Rd is via a private road/driveway. The site is bordered to the east with a vacant parcel, to the south with a single-family residence and to the west by La Center School District property.

Utilities

There is a septic system on-site which will be decommissioned prior to site development. If any wells or additional septic systems are discovered at the time of development they will be properly abandoned.

Public sanitary sewer and public water services will be extended to the individual lots during site development. Public water will be provided by the Clark Public Utilities. Public Sewer will be provided by City of La Center. Each of the new homes will be required to connect to public sanitary sewer and public water prior to issuance of occupancy permits.

NW Consilio LLC has prepared Preliminary Engineering Plans for the project. Please see their plans included with this application for specific details.

Transportation

The vehicle access to this site is currently from a private driveway from NE Lockwood Creek Road. Proposed access will continue to connect to NE Lockwood Creek Road and there will be an internal road network providing access to the individual homes and providing future cross circulation to the south. Pedestrian circulation is provided with sidewalks along the proposed roads throughout the site. All road, sidewalk and driveway construction within this development will meet City of La Center and ADA standards.

NW Consilio LLC has prepared Preliminary Engineering Plans for the project. Please see their plans included with this application for specific details.

Traffic Generation

This development will create 68 new single-family residential lots for detached housing. Kelly Engineering has prepared a Traffic Impact Study for the project. Their report identifies 642 net new trips generated by this development at the time of full buildout, including 50 new A.M peak hour trips and 67 new P.M. peak hour trips. Their report also found that all of the intersections within the study area will meet the City's level of service standards in both the A.M and P.M. peak hours in the 2025 conditions except Highland Avenue and E. 4th Street, which is currently failing and will be failing in 2025 with or without the added trips from this project. Please see the Traffic Impact Study included with this application for specific information.

12.10 Public and Private Road Standards

NE Lockwood Creek Road is classified as a Minor Arterial and this development will construct half-street improvements along the property's frontage of NE Lockwood Creek Road per the Minor Arterial 'A' Standards. Interior roads will be built to the Local Access Standards.

The proposed access to the site from NE Lockwood Creek Road is aligned as close to NE 24th Avenue to the north of Lockwood Creek Road as possible while maintaining Sight Distance for the intersection. The Applicant proposes that with future development to the north, NE 24th Avenue be slightly realigned to be perpendicular to NE Lockwood Creek Road, instead of the oblique angle it

has currently, bringing it into alignment with this proposed intersection. This alignment will be safer, will have adequate Sight Distance, and will allow for more efficient movements and queuing.

All sidewalks, paths, ramps and street crossings will comply with ADA Standards.

18.130 Low Density Residential District

The site is zoned LDR-7.5 and the comprehensive plan designation for the site is UL. This application proposes 68 lots for residential construction, which is a permitted use in the LDR-7.5 zone.

The following are the lot requirements for the LDR-7.5 zoning district.

| Lot Requirements | | | | | | |
|---------------------------|-------------------|-------------------|------------------|-------------|------------------------|-------------------------|
| Zoning District | Minimum Lot Width | Minimum Lot Depth | Minimum Lot Area | Max. Height | | |
| LDR-7.5 | 60' | 90' | 7,500sf | 35 ft | | |
| Setbacks and Lot Coverage | | | | | | |
| Zoning District | Minimum Setbacks | | | | Max. Building Coverage | Max. Impervious Surface |
| | Front (feet) | Side | | Rear (feet) | | |
| | | Street (feet) | Interior (feet) | | | |
| LDR-7.5 | 20 | 10 | 7.5 | 20 | 35% | 50% |

All of the proposed Lots meet or can meet these standards when combined with the Variance Request included with this Application.

Density calculation for the proposal is as follows:

- Total Land Area = 16.47 acres
- Total ROW = 3.25 acres
- Total Sensitive Lands = 0.09 acres
- Total Park Area outside of sensitive lands = 0.21 acres
- Total area for Stormwater = 0.90 acres
- Total Net Area = 12.02 acres
- Total Proposed Lots = 68

- $68du/12.02ac = 5.74du/ac$
- $68du/13.13ac = 5.18du/ac$ without subtracting Park or Stormwater areas

This satisfies the Minimum Density requirement of the zone of 4du/ac.

Phasing

This development is proposed in one phase.

LCMC 18.60 Sign Requirements

There may be a subdivision entrance sign proposed for this development. There may also be a small sign proposed for the Park within this development. If these signs are desired at a later date,

they will be shown on the Final Landscape Plan and will adhere to the requirements of this chapter of the LCMC.

LCMC 18.245 Supplementary Development Standards

This Single-Family Residential Development will comply with this Chapter with regards to Fences, and Hedges, Solid Waste, Lighting, Noise and Landscaping.

Fencing is proposed around the Stormwater facility. The design will be finalized with the Final Engineering Plans. It is likely that all the individual yards in the development will be fenced. These fences will be addressed at the time of individual building permits and will conform to City Code.

LCMC 18.30 Procedures

This application for this proposal will be processed using the Type III process. A pre-application conference was held for this proposal on February 2nd, 2022. This application has been prepared utilizing the feedback from the pre-application conference and it is understood that the application will be checked for completeness and that the final decision on the application will be made by a Hearings Examiner at a public hearing.

LCMC 18.147 Parks and Open Space

A park is required in the LDR zone for any development of more than 40 residential units. This development is providing a 0.25 acre park near the southeast portion of the site. This park will have public road frontage and will include the required two (2) benches, one (1) picnic table, playground equipment, trash receptacles, pathway and serve as Open Space and preservation of the Oregon White Oak tree that is present. There will be a public access easement over the entire park as it is impractical to provide public ROW fronting 40% of the park boundary.

Please see the Conceptual Landscape Plan included in the Application Plan Set. The actual park design will be finalized with the final Landscape Plan.

LCMC 18.210 Subdivisions

This proposed subdivision is subject to review under this chapter of the La Center Municipal Code. Through the Application materials submitted for Preliminary Subdivision approval, the Applicant has shown compliance with the Approval Criteria as outlined in this Chapter.

RCW 58.17 (Platting)

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following findings address this requirement.

- This project implements existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow will be adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshal.
- The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates that water service is available to the site.
- The applicant proposes to extend public sewer to the site. The City of La Center indicates that sewer service is available to the site.
- This project manages stormwater runoff from the site. A preliminary stormwater design has been prepared and included in this application.
- Improvements will be constructed in compliance with City of La Center development regulations.

- This project will generate park, school and traffic impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of City of La Center by complying with all applicable statutes, regulations and ordinances.

LCMC 18.280 Off-Street Parking Regulations

Two (2) off-street parking spaces per residence are required by the LCMC. It is anticipated that most of the new homes will have four (4) off-street parking spaces per new residence, 2 in a garage and 2 driveway spaces. There are no additional off-street parking areas proposed for this development.

LCMC 18.282 Outdoor Lighting

Street lights are proposed within the development. A final Street Lighting Plan will be prepared by an electrical engineer and approved through Clark Public Utilities as part of the final engineering plans.

It is possible that there will be exterior lighting within the development on individual homes and lots. All lighting will be shielded and placed per this chapter.

LCMC 18.310 Environmental Policy

A SEPA Checklist is required for this proposal and is included with this application

LCMC 18.320 Stormwater and Erosion Control

Stormwater facilities have been designed to the City of La Center and State of Washington Standards. Erosion Control practices will be in-place and functioning prior to construction activities. NW Consilio LLC has prepared Preliminary Engineering Plans for the project. Please see their plans included with this application for specific details.

LCMC 18.340 Native Plant List

All street trees and any other required landscaping will conform to the City's list of allowed, preferred, and prohibited plant species.

LCMC 18.350 Tree Protection

There are very few trees on the property. There is one Oregon White Oak tree that will be preserved and protected in the Open Space/Park Tract, and the remaining trees will be removed to accommodate grading and construction of the proposed infrastructure. A permit for tree removal will be obtained prior to the removal of any other trees during site development.

There are 5 fir trees along Lockwood Creek Road ranging from 13" to 17" diameter. There are also 15 cottonwood trees/cottonwood clumps in the northern center of the site, near where the home used to be located. These trees/clumps range in size from 10" to 12" diameter with one cottonwood tree having a diameter of 25". Currently, these trees are generally in good health but are all in conflict with the improvements planned and required of the proposed development

Below is a discussion on the approval criteria for a tree removal permit as outlined in LCMC 18.350.080

(1) Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks;

Almost the entire site will be graded for the installation of roads, utilities and future homes. The removal of the trees on site will be part of the grading that will be covered in an erosion control plan and geotechnical oversight throughout the development process. Surface waters are proposed to be directed into an approved stormwater facility for quantity and quality control. The removal of these trees will not affect adjacent trees or existing windbreaks.

(2) Removal of the tree is not for the sole purpose of providing or enhancing views;

The removal of these trees is for the sole purpose of constructing the proposed improvements

(3) The tree is proposed for removal for landscaping purposes or in order to construct development approved or allowed pursuant to the La Center Municipal Code or other applicable development regulations. The city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

The proposed tree removal is in order to construct the proposed development

(4) Removal of the tree will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The city may grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. In making this determination, the city may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the La Center Municipal Code.

The clumps of cottonwood trees are not providing much aesthetically, and when the firs are removed, the improvements to Lockwood Creek Road will provide additional safety and sight distance. Property values are not expected to be affected.

(5) The city shall require the applicant to mitigate for the removal of each tree pursuant to LCMC [18.350.050](#). Such mitigation requirements shall be a condition of approval of the permit.

As mitigation for the removal of the trees, the applicant is proposing to plant 109 street trees throughout the development. Please see the Landscaping Plan included with this application for specific details.

LCMC 18.360 Archaeological Resource Protection

According to the Clark County Developer's GIS Packet the property is in an area of high and moderate-high archaeological predictive. An Archaeological Predetermination has been performed on the property and no artifacts were discovered. A recommendation of no further study needed has been recommended and the report has been sent to DAHP.

LCMC 18.300 Critical Areas

A Critical Areas Letter Report for this property has been prepared by Environmental Technologies Consultants (ETC). Their report details wetlands present at the bottom of a man-made ditch along the driveway, and an Oregon White Oak tree. Please see ETC's letter report included with this application for specific information.

As mentioned, these wetlands are at the bottom of a shallow man-made ditch that was created to collect storm runoff from the driveway that provides access to and through the site. The applicant is not surprised that there are wet conditions in a ditch that was utilized for capturing storm runoff and believes that these wetlands were created through farm engineered stormwater collection. It is likely that the newly engineered and constructed stormwater facilities will display similar characteristics in the future. The applicant also believes that re-engineering the current stormwater system to capture the runoff from the new road configuration and future homes is no different from the farm engineering runoff solution, other than the newly engineered stormwater facilities will provide a much greater ability to treat and detain the runoff and provide clean and measured discharges. The Applicant's proposal is to redesign the current access and stormwater collection to reflect what is shown on the Preliminary Engineering Plans and Preliminary Subdivision Plat.

There is an Oregon White Oak tree on the property that will be retained, isolated and protected in Park Tract 'B'. Measures will be taken, including construction fencing, to make sure that no grading or construction activities will occur within the dripline of this oak tree.

LCMC 18.260 Variances

Variance Request to Lot Width

The Applicant is requesting a Variance to the Lot Width standard of 60', as shown in Table 18.130.080 – Lot Coverage and Dimensions, for 10 of the proposed lots.

This request includes Lots 55, 56, 57, 58, 59, 64, 65, 66, 67, and 68. These lots have a proposed width reduction of approximately 7.0%, though the widths all vary slightly.

Below is a discussion outlining how this request can comply with the approval criteria for Variance Requests per LCMC18.260

Unusual circumstances or conditions, such as size, shape or topography of a site, or the location of an existing legal development apply to the property and/or the intended use that do not generally apply to other properties in the vicinity or zone. An unusual circumstance could also include another obligation under a different municipal code section or a state or federal requirement;

The north boundary of this parcel is the Right-of-Way of Lockwood Creek Road, and it angles in a southeasterly direction from the west boundary. The south boundary of this site angles to the northeast from the west boundary. These two trajectories essentially create a

triangular effect from the parallel west and east boundaries. The triangular aspects can be avoided for most of the proposed lots in the proposed development.

The overall dimensions of the property don't perfectly allow for a standard 60'x125' or 75'x100' lot to meet the 7,500sf minimum lot size of the zone throughout the plat. Ultimately, the 60'x125' lot template worked much better for the efficiency of road patterns but short-changed the north/south direction and left spare change on the east/west direction. This resulted in a slightly more narrow and deeper proposal for lots 55-59 and 64-68.

The lots along the southern boundary of the plat lose depth as the angular south line progresses to the east. There is very little available room to take depth from these lots before we run into the minimum lot depth on them. There is also no room to spare on the lots along Lockwood Creek Road on the north boundary as the depth of those lots is needed to account for grading and the topographic differences between Lockwood Creek Road and the property, which is significantly lower in elevation.

The Applicant's efforts to transition from the north and south areas of the proposal have minimized irregularly shaped lots and maximized uniformity in the bulk of the plat. This variance request helps to keep the plat design uniform and efficient where the area for lots is available, but the required dimensions are not.

The unusual circumstance cannot be a result of actions taken by the applicant;

The property dimensions were not determined by the applicant and the slight deviation to the standards were the Applicant's best efforts to efficiently comply with Code.

The variance request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the vicinity or zone;

This request is based on the Applicant's efforts to efficiently provide lots that meet the minimum lot size of 7,500sf. All property owners in the residential zones have the right to subdivide and meet the minimum lot size and maximize density, although the Applicant is not proposing to maximize density.

The variance request is the least necessary to relieve the unusual circumstances or conditions identified in subsection (1) of this section;

The Applicant believes that this request least necessary to address the unique shape and dimensions of the property. There is enough area within the proposed lots to have 2 additional lots, but there would be many more irregular lots to achieve that. The proposed lots are as near the standard as the Applicant could achieve while still providing roadways, park space and stormwater facilities

Any impacts resulting from the variance are mitigated to the extent practical; and

There are no adverse impacts anticipated with this request, and the overall design to ensures uniformity within the neighborhood.

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.

The granting of this variance request will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity as it will be providing homes similar to what is built in the area, on proposed lots that conform to the minimum lot size of 7,500sf.

LCMC 3.35 Impact Fees

All newly constructed homes will be required to pay school, park and transportation impact fees at the time of building permit issuance. These fees are collected to ensure that adequate facilities are available to serve new growth and development, promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new facilities, and ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

Summary

The development of this site into 68 single-family residential lots will meet the proposed density and development goals for this site. The development will extend roads and public utilities to the individual lots, will provide improved emergency vehicle access to the area, will provide for adequate fire protection, and will not restrict the future development of adjacent parcels. The full build-out of this development will provide housing consistent with that planned for the area and will not encourage urban sprawl.