



305 NW Pacific Highway,
La Center, Washington 98629
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PRE-APPLICATION CONFERENCE
Valley View Subdivision (2022-014-PAC.)
Meeting conducted on April 27, 2022 at 1:30 p.m.

PROJECT INFORMATION

| | |
|----------------------------|--|
| Site Address | 2219 NE 339 th Street, La Center, WA 98629 (Parcel no. 209062000) |
| Legal Description | A portion of 1 of Perrott Short plat, recorded at Bk3 pg 905, records of Clark County Washington |
| Applicant | Mason Wolfe KDev, LLC (360) 907-9588 mason@wolfepm.com 740 S. 85 th Avenue, Ridgefield, WA 98642 |
| Applicant's Representative | Same as applicant |
| Property Owner | Sandy Perrott The Chicken Ranch, LLC (503) 348-1134 sandyperrott888@gmail.com PO Box 128, La Center, WA 98629 |
| Proposal | Subdivide 8.46 acres into 33 single-family residential lots in the LDR-7.5 zone. Includes at minimum; mass grading; public street improvements; public utility improvements. |
| Date of Issue | May 6, 2022 |

SUMMARY

The applicant is proposing a 33-lot subdivision on the 8.46-acre site. The site currently contains a home, a barn, several outbuildings, a well as a septic system. The applicant proposes to remove or abandon all improvements prior to final plat approval. The remaining land is undeveloped. The site is zoned LDR-7.5 and the comprehensive plan designation for the site is Urban Low Density Residential (UL).

The property is located along NE 339th St. at the eastern edge of the City of La Center, and is surrounded by other parcels zoned LDR-7.5 (low density residential) to the west and south, AG-20 (Agriculture-20) to the east, and R-5 (Rural Residential 5) to the north, across NE 339th Street. The parcels to the south and west are developed with single-family residences. The parcel abutting the site's eastern boundary is primarily used for agriculture. The parcels to the north, across NE 339th Street, are mostly undeveloped. La Center Highschool is approximately 0.4 miles to the west on NE 339th, and Mount Zion Cemetery, Holley Park, La Center Community Library and La Center Elementary and Middle schools are located within one mile of the proposed development.

Lot sizes within the proposed development would range from 7,500 sf to 10,189 sf. One tract, labeled Tract A, is designated as a stormwater facility (23,451 sf) . Access to the property from the north would be via NE 339th St. The applicant proposes an internal system of public streets serving the lots within the development. The site would be served by multiple existing street stubs in the Heritage Country Estates development including East Upland Avenue, East Vine Maple Avenue, and East White Oak Avenue. East 8th Way would connect to NE 24th Ave on the east side of the site. NE 339th Street and NE 24th Avenue are designated “Neighborhood Access” streets. This plan proposes half street improvements on NE 24th Avenue and NE 339th Street. Existing ROW is sufficient on NE 339th Street and no additional ROW dedication is proposed.

An unnamed creek is mapped approximately 0.10 miles to the northwest of the proposed development. The Washington Department of Natural Resources also maps a non-fish-bearing stream (Type N) at the far northeastern corner of the site and Clark County shows an area of potential riparian habitat around this stream. Riparian areas are fish and wildlife habitat conservation areas under the critical areas ordinance and development in these areas requires a critical areas permit. Type N streams have a riparian area that extend between 75-150 feet from the stream depending on if they are seasonal or perennial (see LCMC 18.300.090[2]).

The site is also mapped as within a geologic hazard (Site Class D seismic hazard for ground shaking amplification). Development in geologically hazardous areas also requires a critical areas permit. No other critical areas are mapped on the site.

Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.130 Low Density Residential District; 18.147 Parks and Open Spaces; 18.210 Subdivisions; 18.225 Legal Lot Determinations; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 18.360 Archaeological Resource Protection.

PRELIMINARY REVIEW

Development Standards

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

Public Works and Engineering Analysis

LCMC: 3.35 Impact Fees;

Per LCMC 3.35, impact fees will be collected for traffic, sewer, park and school impacts. These fees will be imposed at the time when building permits are issued.

Chapter 12.10 -- Public and Private Road Standards

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director.

NE 339th Street is classified as a Major Collector per the Capital Facilities Plan. The Rural Major Collector per the Engineering Standards consists of a 40-foot wide paved road. General roadway and right-of-way standards shall apply providing half street improvements per LCMC 12.10.090.

East 24th Avenue is classified as a Minor Collector per the updated Capital Facilities Plan. The city has designated E. 24th Avenue as a Rural Minor Collector per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC 12.10.090. The entire road section of E. 24th Avenue is subsiding and is experiencing subgrade failure. Due to added traffic from this subdivision, and construction vehicles that will access the site for this subdivision, the applicant may need to reconstruct the entire width of E. 24th Avenue to support these future vehicle loads. The city will assess the pavement and subgrade prior to construction, and determine if road repair is warranted based on the impact by construction vehicles. Interior Streets need to be designed per the Local Access standard street, which consists of a 32-foot road width from curb to curb with ADA accessible sidewalks.

The maximum street grade is 15%.

The streets within the development shall be either a Neighborhood or Local Street Standard per the Engineering Standards depending and the ADT

All pedestrian path of travel in public right of way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

Comments

Streets and Circulation

The access to NE 339th Street shall be justified by a traffic report. The CFP and Engineering Standards require a maximum spacing of 500-Feet between streets for connections to a Major Collector. The distance between the new connection of E. Vine Maple and E. Tanoak Avenue appears to be approximately 820-feet. The spacing of these two streets appears to be well over the maximum block size per the CFP. The applicant will need to adjust the street spacing along NE 339th so that it meets the maximum spacing standard, and that the traffic report can verify that the line of site is adequate for this access. Any deviation from these standards will have to be justified by the traffic report, and a road modification.

The interior street connection from E. White Oak Avenue to E. 8th Way only allows approximately 160-feet of spacing between E. White Oak Avenue and NE. 24th Avenue. For traffic turning onto E. 8th Way from NE. 24th Avenue, there is not enough site distance at 25 mph. The intersection spacing is required to be at least 250 lineal feet to provide enough line of site. The traffic report will have to justify an adequate line of site, to provide access from E. 8th Way and NE 24th Avenue.

Perhaps the spacing of the streets would work better if E. Vine Maple Avenue is extended to connect to NE 339th Street and the connection of E. White Oak to E. 8th Way should be eliminated.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to NE 339th Street resulting trips from the development.

Grading

The applicant shall submit final grading and erosion control permit as part of the subdivision plans showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards, a construction stormwater permit is required from the Department of Ecology, and an SWPPP will be necessary as part of the plan submittal to the city. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, if the structural sections are not used per the standard cross sections, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

Per the City Engineering Standards, sanitary sewers should be with adequate capacity for future flows that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan).

Heritage Country Estates provided pipe stubs to from the existing public sewer mains at E. Vine Maple Avenue and East Vine Oak Avenue. These pipe stubs can be extended to serve the lots in Valley View. The applicant proposes to connect to these pipe stubs. The applicant will need to verify the condition of the existing sewer stubs provided to the site, and install new connections to the manholes depending on the condition.

Chapter 18.320 (Stormwater and Erosion Control)

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious public interior streets, that will be public Per LCMC 18.320.210. Treatment BMPs shall be sized to the treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

The applicant proposes to connect to the existing storm system in Heritage Country Estates. The applicant will need verify that the existing wet pond in Heritage Country Estates will have adequate

capacity to treat and detain the new impervious area from Valley View Estates and the existing impervious area already draining to the existing pond.

A portion of the existing site appears to drain north. The applicant proposes to detain this stormwater in a pond at the northeast corner of the site. The applicant proposes to drain this storm pond north under a culvert under NE 339th Street. The applicant will need to verify the existing condition of culverts under NE. 339th Street, and under NE 24th Avenue. The capacity will need to be verified for outfall from the proposed storm pond. The applicant will be required to connect to an approved drainage system within city limits. Approval may be needed from Clark County to outfall the proposed storm pond to another jurisdiction.

A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method.

Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot.

Maintenance of Stormwater Facility

The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

Street Lighting

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole and the frontage improvements will need to have Cobra Head LED light per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street-light design to verify compliance with the Engineering Standards.

Potable Water

Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval.

Clark Public Utilities must approve the water pipe system and service to all lots. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

Coordinate with Clark Cowlitz Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use Analysis

Chapter 8.60 Sign Requirements

If proposed, signs must comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). Signs in residential zones are limited to one illuminated sign at the entrance to the subdivision of 32 square feet.

Chapter 18.30.100 Type III procedure

Preliminary plats are subject to a Type III review process. Details regarding the process are below.

(1) Hearing. An application subject to a Type III process will be considered at one or more public hearings before the City's hearings examiner. Hearing's are scheduled within 78 calendar days after the date the City found the application was technically complete.

(2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC 18.30.120. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC 18.30.120.

(3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The city clerk shall mail a copy of the staff report to the hearings examiner, the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.

(5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.

(6) Notice of Decision. Within seven calendar days of the date of the decision, the city clerk shall mail a notice of decision as provided in LCMC 18.30.120.

(7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III process can be appealed pursuant to LCMC 18.30.130 and can be amended by post-decision changes pursuant to LCMC 18.30.150. [Ord. 2006-17 § 1, 2006.]

Chapter 18.130 Low Density Residential

The site is zoned LDR-7.5, low density residential, with a minimum lot size of 7,500 feet. Single-family detached residential dwelling units are a permitted use within the zoning district. The development

must meet a minimum of four units per net acre. Net acre is defined as gross area minus area for public rights-of-way, private streets, utility easements, public parks, and undeveloped critical areas and buffers. Density can be transferred from undeveloped critical areas and buffers under the provisions 18.300.130 and reduce lot sizes for up to 10 percent of the lots on the site to 6,000 square feet. Individual parcels may not be smaller than 6,000 S.F. or larger than 11,000 S.F. LCMC 18.130.180.

The proposed conceptual plan shows lots ranging in size from 7,502 square feet to 10,189 square feet within the lot minimums and maximums for the LDR-7.5 zone. However, lot 20 exceeds the lot size maximum and will require a variance (see discussion under LCMC 18.260 of these notes). Lot 20 is also a flag lot and flag lots are discouraged (although not prohibited) under LCMC 18.210.040. The applicant should explore other lot arrangements and demonstrate why a flag lot is necessary and why a different lotting pattern is not possible.

Planned lot dimensions are generally 70-80 feet wide and 100-145 feet deep. Minimum density for the subject site is 34 based on the gross area of the site. Density will exceed four units per net acre, once area for roads and undeveloped critical areas are deducted. The applicant’s preliminary plan states that net density is 5.34 dwelling units per acre – meeting the City’s minimum density requirement. The applicant is not proposing to use the density transfer provisions in the critical areas ordinance to reduce lots below 7,500 square feet. See further discussion regarding density transfer in response to LCMC 18.300 of this report.

| Minimum Lot Width (feet) | Minimum Lot Depth (feet) | Minimum Front Yard Setback (feet)^{1, 2} | Minimum Side Yard Setback (feet)² | Minimum Street Side Yard Setback (feet)² | Minimum Rear Yard (feet)^{2, 3} |
|---------------------------------|---------------------------------|---|---|--|--|
| 60 | 90 | 20 | 7.5 | 10 | 20 |

¹If there are dwellings on both adjoining lots with front yard setbacks less than the required depth for the district, the minimum front setback for the lot is the average of the front setbacks of the adjoining dwellings. If there is a dwelling on only one adjoining lot with a front yard setback less than the required depth for the district, the minimum front setback for the lot in question is the average of the adjoining front yard setback and 15 feet.

²Cornices, eaves, belt courses, sills, canopies, or other similar architectural features (not including bay windows or vertical projections) may extend or project into a required yard not more than 30 inches. Chimneys may not project into a required yard more than 24 inches. A deck not more than 30 inches in height (measured from the lowest grade in the setback to the deck surface) and not covered by a roof or canopy may extend up to 10 feet into a front yard setback, seven and one-half feet into a street side yard setback and is permitted in a side or rear yard regardless of the setback requirements.

³A detached accessory structure, other than a garage or carport, may be situated in a rear and/or side yard provided it is at least six feet from the primary structure on a lot or parcel and it is set back from interior side and rear lot lines by at least five feet and from street side lot lines by at least 10 feet. A garage or carport may be situated in a rear and/or side yard provided it is at least 20 feet from the front and street side lot lines

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. The proposed plat should calculate building lot coverage per lot and total amount of impervious surface area to be created.

Chapter 18.147 Parks and Open Spaces

LCMC 18.147 requires single-family residential development of 40 or more dwelling units to provide publicly accessible park space at a ratio of 0.25 acres per 40 dwelling units in excess of the first 40 units. Based on the 33 units proposed, the applicant is not required to provide any park space within the development.

Chapter 18.210 Subdivisions

Review Process for Subdivisions (LCMC 18.210.020)

Subdivision applications are processed as a Type III land use review requiring a public hearing before the La Center Hearing Examiner. Within 14 days after the City finds the application technically complete, the Clerk shall mail a Notice of Application to the applicant and adjacent property owners. The comment period is 14 days. The City will schedule a hearing within 78 days after the City finds the application to be technically complete. A staff report is issued a minimum of seven calendar days prior to the hearing date. An appeal of the Hearing Examiner's decision must be made to the City Council within 14 days after the date of issuance of the decision.

Submittal Requirements (LCMC 18.210.030): A completed application form and the following materials will be required, prior to a determination of technical completeness:

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.
2. Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.
3. Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
5. If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments, and concerns in the summary.
7. A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description. See applicable subdivision review criteria below.
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.
 - a. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
 - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.

9. 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.
10. A wetland delineation and assessment is required by Chapter 18.300 LCMC and an application for a critical area permit, *if* wetlands are present and will be impacted. Any wetlands on site must be classified using the 2014 Ecology wetland rating system. A wetland mitigation report is required, if wetlands will be impacted.
11. A geotechnical study is required since the site will contain substantial fill and because there are seismic hazards on the site.
12. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.
13. Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.
14. A phasing plan, if proposed.
15. An archaeological predetermination report in accordance with LCMC 18.360.
16. Additional information:
 - a. A traffic study (please consult with the City Engineer regarding intersections to be studied.)
 - b. A signed *Agreement to Pay Outside Professional Review Expenses Related to Land Use Application*. (Provided during the meeting.)

Vesting: Applications are vested on the date the City deems the application to be technically complete.

Subdivision Approval criteria (LCMC 18.210.040): The applicant carries the burden of proof to demonstrate that the proposal complies with the following City regulations and standards:

- Chapter 12.05 LCMC, Sidewalks;
- Chapter 12.10 LCMC, Public and Private Road Standards;
- Chapter 15.05 LCMC, Building Code and Specialty Codes;
- Chapter 15.35 LCMC, Impact Fees;
- Chapter 18.245 LCMC, Supplemental Development Standards;
- Chapter 18.300 LCMC, Critical Areas;
- Chapter 18.310 LCMC, Environmental Policy;
- Chapter 18.320 LCMC, Stormwater and Erosion Control;
- The subdivision must make appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and
- The subdivision complies with Chapter 58.17 RCW.

Subdivision General Issues:

1. To approve the preliminary plat, the Hearing Examiner must make an affirmative finding that “appropriate provision for potable water supplies and for the disposal of sanitary wastes”.
2. All existing wells and septic systems must be properly decommissioned prior to final plat.
3. The City may refuse bonds in lieu of improvements at the time of final platting if such bonding has not been previously discussed and documented.
4. Flag lots are discouraged.
5. The preliminary plat shall expire five years from the date of the Final Order. RCW 17.58.140(3)(a).
6. Phasing is permitted. All phases must be identified on the preliminary plat and be consistent with the lot number sequencing.

18.225 Legal Lot Determinations

Staff will complete a legal lot determination concurrent with the review of the subdivision application. application. Please provide information required by this Chapter (see LCMC 18.225.010[4]) including a sales history dating to 1969. If the parent parcel is not legal, the subdivision will establish legal lots on the site.

18.240 Mitigation of Adverse Impacts

The applicant will need to respond to this code section in their narrative as part of the subdivision application documenting impact and mitigations for public facilities.

18.245 Supplementary Development Standards

No additional landscaping is required, as the development is surrounded by LDR-7.5 and other compatible land uses. LCMC 18.245.020 outlines fencing and hedge standards if the applicant plans to utilize these features within the development. All proposed landscaping must comply with landscaping size, spacing, and quality requirements in LCMC 18.245.060(11-16).

18.260 Variances

LCMC 18.130.080 limits lot sizes to 11,000 square feet which do not abut the urban growth area boundary. Lot 20 is proposed to be 16,031 square feet and therefore, exceeds the lot size maximum requirement in the LDR-7.5 zone. A Type II variance application is required to exceed the lot size maximum. Variance applications are reviewed administratively and can be consolidated with the subdivision application and must comply with the review criteria in LCMC 18.260.040 below:

(1) 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;

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

(3) 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;

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

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

(6) 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.

Variances may not be used to change the required residential density or to allow uses that would not otherwise be permitted in a zone.

Chapter 18.280 Off-Street Parking and Loading Requirements

Each dwelling unit shall be provided with two off-street parking spaces per Table 18.280.010 plus one space for guests. This may be accommodated with a note on the plat requiring each lot to provide three off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement. The front plane of the garage must be setback a minimum of 18 feet from the interior edge of the sidewalk.

18.282 Outdoor Lighting

Residential outdoor lighting must comply with the general requirements as spelled out in LCMC 18.282.030. The riparian area in the northeastern corner of the proposed development is subject to the requirements in LCMC 18.282.040 Critical Area Lighting.

18.300 Critical Areas

18.300.090(2) Fish and Wildlife Habitat Conservation Areas

Washington DNR and Clark County Maps Online identifies two critical areas onsite: approximately 0.32 acres (approximately 4% of total acreage) in the northeastern corner is mapped as riparian habitat and the site is contained within an area mapped as Site Class D for ground shaking amplification – a seismic hazard regulated under the geologically hazardous areas section of the critical areas ordinance.

Mapping of riparian areas by Clark County is often incorrect. The applicant should provide a letter from a habitat biologist assessing whether there is a stream and riparian area on the site. If there is no stream on the site, a critical areas permit is not required. However, if a stream exists the applicant must file a Type II critical areas permit along with the subdivision application for development in this area.

Fish and wildlife habitat conservation areas are subject to the standards of 18.300.090(2). Riparian areas specifically are discussed under 18.300.090(2)(a)(i). Type N streams require a riparian area width of 75-150 feet depending on whether they are seasonal or perennial. The applicant must complete a critical areas report that documents the existing conditions for the stream and riparian habitat, if they exist (see LCMC 18.300.090[2][d]). Development within the riparian should be avoided, but if it is unavoidable a mitigation plan is required to compensate for the loss of riparian a habitat in compliance with LCMC 18.300.090(2)(i). Mitigation plans must demonstrate how no net loss of riparian habitat will be achieved.

The City's critical areas ordinance permits buffer reductions of Type N streams of up to 50 percent if the riparian area is currently impacted, or has non-native vegetation such as grass or pasture. The applicant must demonstrate that the proposed buffer reduction will not significantly reduce water quality or habitat functions and must provide a buffer enhancement plan.

LCMC 18.300.090(4) Geologic Hazards

The site is mapped as Site Class D seismic hazard for ground shaking amplification which is a type of seismic hazard regulated as a geologically hazardous critical area. The applicant must provide a geotechnical engineering report documenting whether the seismic hazard exists and proposing mitigations to ensure that the development meet the requirements of LCMC 18.300.090(4)(b)(i) including that:

- It will not increase the threat of geologic hazard to adjacent properties;
- Will not impact other critical areas adversely;
- Is designed so that the hazard is eliminated or mitigated to a level equal to or less than predevelopment conditions, and;
- Are recommended by a qualified professional in a stamped geotechnical engineering report.

No wetlands, floodplain zones, category I aquifer recharge areas, protected wellheads or geologically hazardous areas are mapped for the site.

18.310 Environmental Policy

The project exceeds the exemption thresholds in LCMC 18.310.090 and WAC 197-11-800. The project application must include a completed SEPA checklist and appropriate processing fees.

The City will run the SEPA comment and land use comment period concurrently and will not make a decision on the land use application until after the close of the SEPA comment period. Mitigations stemming from the SEPA review will be included in the Type III Subdivision staff report.

18.340 Native Plant List

Any mitigation for critical areas impacts must use native plants in accordance with LCMC 18.340 and all landscaped areas shall not use nuisance or prohibited plants. Lists of native plants, nuisance plants, and prohibited plants are contained in Tables 18.340.040(2), 18.340.040(3), and 18.340.040(4).

18.350 Tree Protection

An initial Google Earth survey shows trees onsite. If any tree greater than 5” DHA is proposed to be removed, a tree cutting permit is required and trees larger than 10 inches in diameter must be mitigated. A tree protection plan will also be required in accordance with LCMC 18.350.060 including an inventory of all trees onsite. Mitigation may consist of replanting on or off-site or payment in lieu of planting per LCMC 18.350.050. The applicant must respond to the review criteria in LCMC 18.350.080 in their compliance narrative. Under the review criteria, the City can require the applicant to alter their site design to eliminate or reduce tree removal.

18.360 Archeological Resource Protection

Clark County Maps Online identifies the site as having a moderate-high risk of encountering archaeological resources. Any high impact development (greater than 12-inches below the ground and more than 10,000 square feet) proposed in moderate-high risk areas requires filing an archaeological predetermination report as per Table 18.360.020-1. Predetermination reports must contain the information in 18.360.080(4). Based on the findings of the predetermination report, further archaeological work or a full archaeological survey may be required.

Application Fees

An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

- Preliminary subdivision plat (\$3,000 +\$125/lot);
- SEPA (\$510);
- Critical Area review (\$340 per critical area);
- Legal Lot Determination (\$425)
- Variances (Type II - \$180)

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

[April 27, 2022 Pre-application Conference Attendees](#)

| Name | Organization Name | Email Address | Phone Number |
|------|-------------------|---------------|--------------|
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CITY OF LA CENTER, WASHINGTON

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