



Staff Report & Recommendations

Wolverton Accessory Dwelling Unit

Type II Review

(2025-007-ADU) March 7, 2025

PROPOSAL:	The Applicant is proposing to build a detached 360 square foot accessory dwelling unit (ADU) located on a 40,075 square foot lot with an existing single-family residence in the Low Density Residential (LDR 7.5) zone.
LOCATION:	<ul style="list-style-type: none">▪ 2103 NE North Fork Avenue WA, 98629▪ 19 SEC 34 T5NR1EWM .92A▪ Parcel number: 258898000
HEARING:	Not applicable. A Type II review does not require a hearing.
APPLICABLE STANDARDS	La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 13, Public Utilities; 18.30, Procedures; 18.130, Low Density Residential District (LDR-7.5); 18.247, Accessory Dwelling Units; 18.280, Off-Street Parking Requirements
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

OWNER/APPLICANT

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant is proposing to build a detached 360 square foot accessory dwelling unit (ADU) on the northeast portion of a 40,075 square foot lot with an existing house. The ADU will be attached to the existing detached garage that currently has a carport that will be converted into the ADU. The ADU will have a kitchen, living room, one bedroom, one bathroom and a front-covered porch.

Application Timeline:

- Staff conducted a pre-application conference with the applicant on January 2, 2025.
- The applicant filed the application materials on January 31, 2025.
- The City made a completeness determination on February 14, 2025.
- Notice of application was mailed to all property owners within 150 feet of the subject property on February 20, 2025.
- The City provided this staff report on March 7, 2025 and notice of determination within 56 days after the application was deemed complete.

Applicable Standards and Approval Criteria:

La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 13, Public Utilities; 18.30, Procedures; 18.130, Low Density Residential District (LDR-7.5); 18.247, Accessory Dwelling Units; 18.280, Off-Street Parking Requirements; 18.300.

Chapter 3.35 -- Impact Fees

Finding - *The impact fees for an accessory dwelling unit are established with LCMC 18.247.080 as follows: the park impact fee is \$1028.75, school impact fee is \$875.39 as established by the La Center School District, and the sewer capital facilities charges is \$3,900, the traffic impact fee is \$2495.13, and water system connection charges are established by Clark Public Utilities.*

As a condition of approval, impact fees are required to be paid in conjunction with the Building Permit.

Chapter 13.10 - Sewer System Rules and Regulations

If public sewer is more than 200-lineal feet away from a public sewer, the ADU does not have to connect to the sewer. However, since the existing house is connected to a septic system, the applicant will need to obtain Clark County Public Health approval for modification of the existing septic, system or installing a new septic system for the ADU.

For detached ADU's connecting to the public sewer system, a separate side sewer may be made to the public sewer system or the existing side sewer connection from the single-family dwelling may be extended to the ADU. Shared side sewers shall have a diameter of six inches or greater, consistent with LCMC 13.10.110(2).

Finding - *As a condition of approval*, the applicant shall connect to public sewer or obtain septic system approval from Clark County Public Health prior to occupancy.

LAND USE REVIEW

Chapter 18.30 – Procedures

ADUs are processed as a Type II application as required by LCMC 18.247.060 and pursuant to the review timelines and notice procedures in LCMC 18.30.090. The Type II ADU application requires administrative review and approval with a 14-day public notice period with notice provided to properties within 150 feet of the subject property. A pre-application was held with the applicant on January 2, 2025. The application was submitted on January 31, 2025, and deemed complete on February 14, 2025, having provided all applicable submittal requirements as outlined in LCMC 18.30.050.

Chapter 18.130 – Low Density Residential District (LDR-7.5)

18.130.030 Permitted Uses

According to Table 18.130.030 Accessory Dwelling Units or (ADU's) are allowed in the LDR-7.5 zone district. Therefore, the criteria for LCMC 18.130.030 is met.

18.247.040 Establishment

1) An ADU may be:

- (a) An internal unit within an existing single-family dwelling, such as the conversion of an attic or basement.
- (b) An addition of new square footage to an existing single-family dwelling, creating an attached unit.
- (c) A new detached structure.
- (d) Conversion of an existing attached or detached structure, such as a garage.
- (e) An addition of new square footage above an attached or detached structure.
- (f) A manufactured home in accordance with LCMC 18.180.070.

Finding - *The proposed ADU is a conversion of an existing detached garage/carport and meeting the establishment criteria.*

18.247.050 Development standards

- (1) Lot size - A detached ADU shall not be established on any parcel smaller than 5,000 square feet.
- (2) Density - No more than one ADU shall be associated with each primary single-family dwelling.
- (3) Size.
 - (a) Minimum size. The gross floor area shall not be less than 300 square feet.
 - (b) Maximum size. The gross floor area shall not exceed 900 square feet or 40 percent of the primary single-family structure, not include the garage and/or detached accessory buildings, whichever is less.

Finding - *The proposed ADU is located on a 40,075 square foot lot and meets the required minimum lot size. It is the only proposed ADU that is associated with the primary single-family dwelling on the lot. The primary single-family dwelling is 1,963 square feet. The proposed ADU is 360 square feet. Staff finds that the required Development standards for the proposed ADU are met.*

(4) Setbacks and Lot Coverage.

(a) ADUs shall adhere to the front setback of the underlying zone and shall not be closer to the front lot line than the single-family dwelling.

(b) Consistent with Table 18.130.090, Footnote 3, ADUs require a setback of 10 feet from the street side lot lines, five feet from interior side and rear lot lines, and six feet from the single-family dwelling.

(e) An ADU building footprint shall not be included in the maximum lot coverage calculation of the underlying zone.

Finding – *The proposed ADU is located within an existing building footprint, the existing detached structure is a carport attached to a garage. The ADU footprint will stay within the current footprint. The setbacks are consistent with Table 18.130.090, ADUs require a setback of 10 feet from the street side lot lines, five feet from interior side and rear lot lines, and six feet from the single-family dwelling. The proposed ADU will not exceed the maximum lot coverage calculation of the LDR-7.5 zone district.*

(5) Height

(a) Maximum building height, including any mechanical equipment notwithstanding LCMC 18.40.010, for detached ADUs shall not be taller than the primary single-family dwelling or 25 feet, whichever is less.

(b) Building height requirements of the underlying zone apply to internal or addition ADUs.

Finding - *The proposed ADU is 14.5 feet tall at the highest point on the roof which is below the maximum height requirement.*

(6) Architectural Design

(a) The exterior appearance of an addition or detached ADU shall match the single-family dwelling's siding, color, and roof form and pitch.

Findings: As a condition of approval, *at the time of building permit submittal, the applicant shall submit building plans that show how the ADU will match the existing or proposed (remodeled) home located on the site. The ADU shall match the single-family dwelling's siding, color, and roof form and pitch.*

(7) Parking

One off-street parking space is required for ADU's in addition to the parking required for the single-family dwelling. The parking requirement can be met by existing parking on site. If insufficient off-street parking exists on site to meet the single-family requirement plus the one additional space for the ADU, then additional off-street parking shall be provided.

Finding – *The proposed ADU is located on a lot with existing parking for the single-family residence and has additional parking for the proposed ADU.*

(8) Access.

- (a) An ADU may be accessed by the same driveway serving the single-family dwelling.
- (b) An additional access may be provided to an ADU if it meets city driveway standards.

Finding - As indicated in the provided plans from the applicant, the ADU will take access from NE North Fork Avenue by an existing driveway serving the existing single-family residence and the existing detached garage. Staff finds that the access criteria is met.

(9) Utilities

- (a) ADUs constructed on sites that area already connected to public sewer and water, or such systems are adjacent to the site in the public street, shall connect to these systems.
- (b) ADUs may connect to an existing septic system if a public sewer connection is not available and the homeowner provides verification from Clark County public health that the septic system has adequate capacity to support the unit.
- (e) An ADU may have a shared or separate water system than the single-family dwelling.

Finding - The existing home on site is connected to public water and the ADU is proposed to be connected to public water and sewer as required.

As a condition of approval, the applicant shall connect to public sewer or if applicable (sewer is over 200 ft away) obtain septic system approval from Clark County Public Health prior to occupancy.

(10) Construction and Safety Standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

Findings: A complete set of building plans were not provided or required with the application submittal to determine if the ADU conforms to applicable building, plumbing, electrical, mechanical, fire, health, and other standards.

As a condition of approval, the ADU must obtain a building permit prior to construction to ensure conformance with applicable building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

- Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
- Take reasonable steps to ensure confidentiality of the discovery site; and,
- Take reasonable steps to restrict access to the site of discovery.

II. CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

A. Land Use

1. The ADU shall comply with all standards found in LCMC 18.247

2. Impact fees are required to be paid in conjunction with the Building Permit fees and the time of building permit issuance.
3. The applicant shall obtain septic system approval from Clark County Public Health if applicable or connect to public sewer.
4. The ADU must obtain a building permit prior to construction to ensure conformance with applicable building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
5. At the time of building permit submittal, the applicant shall submit building plans that show how the ADU will match the existing or proposed (remodeled) home located on the site. The ADU shall match the single-family dwelling’s siding, color, and roof form and pitch.
6. In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions must be taken:
 - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - Take reasonable steps to ensure confidentiality of the discovery site; and,
 - Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

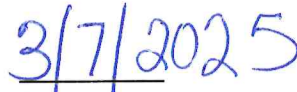
Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Directors	Phone: 360- 263-5189; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

III. APPEALS

A final decision regarding an application subject to a Type II process may be appealed by the applicant or applicant's representative or by any person, agency, or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of the decision being appealed. For an appeal regarding a decision subject to a Type II process, the City Clerk shall schedule and conduct a public hearing to be held by the hearing examiner not more than 35 days from the date a complete appeal was filed with notice and a staff report. The hearing examiner shall make a final decision of the appeal with notice within seven calendar days of the date of decision.

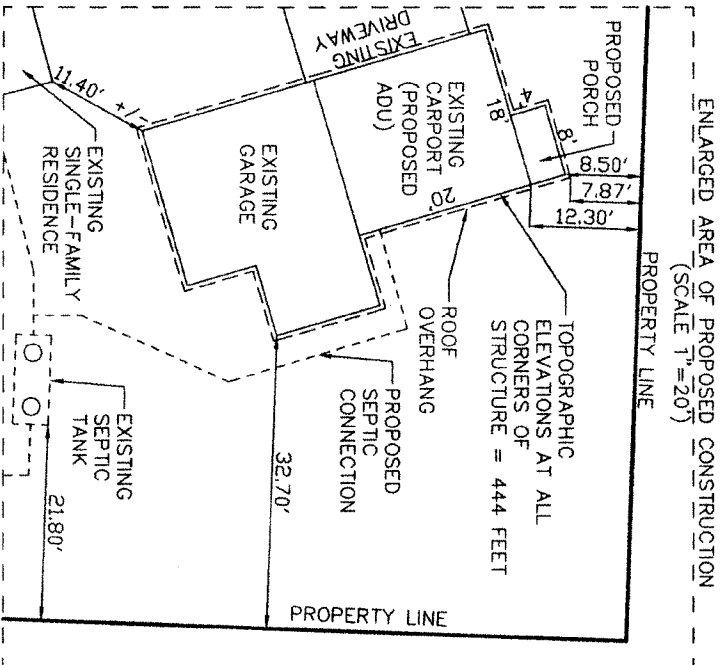
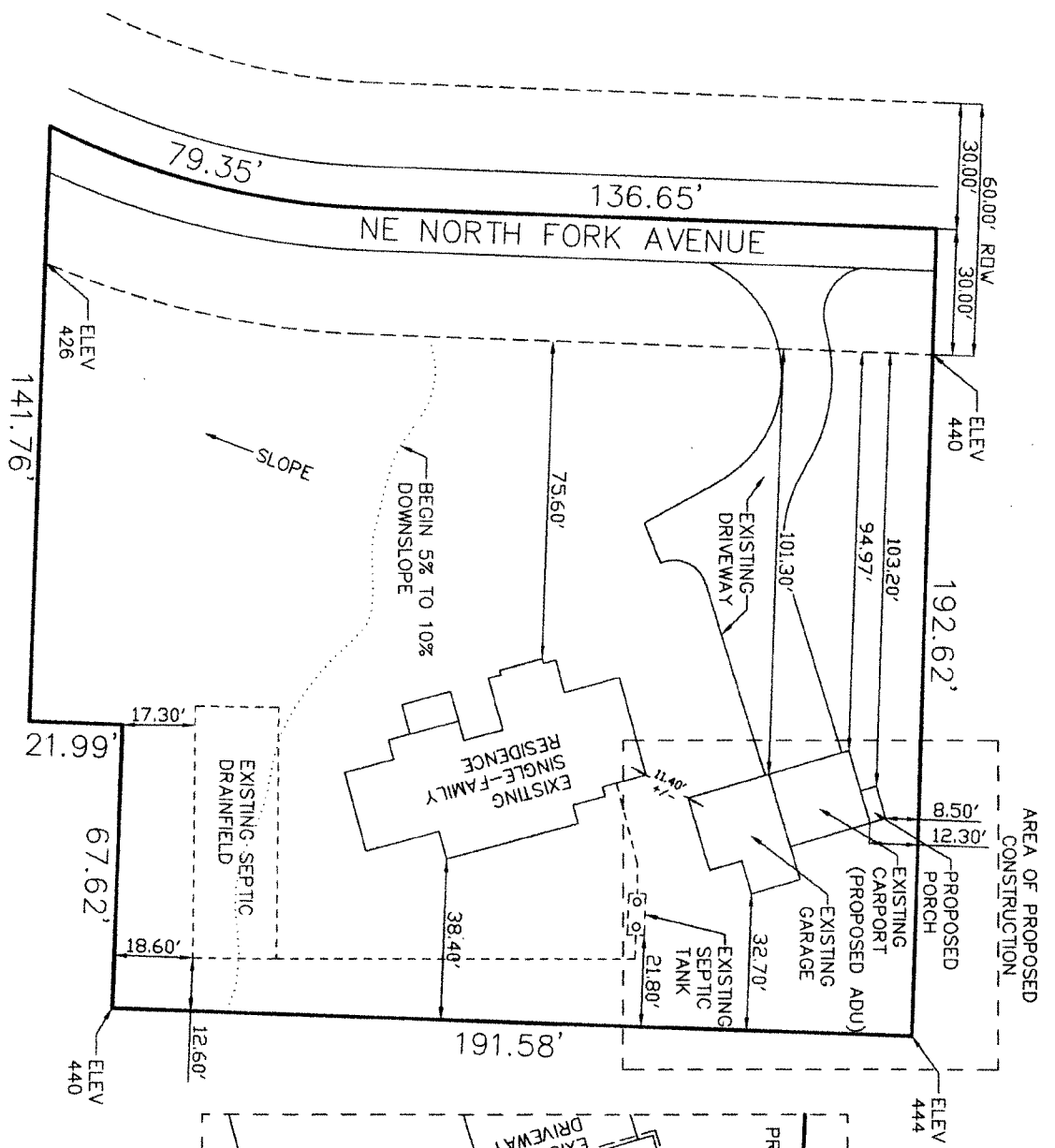

Angie Merrill, Associate Planner


Date

IV. EXHIBITS

1. Proposed Site Plan

2103 NE NORTH FORK AVE.
 PARCEL #258898000
 40,075 SQ. FT.
 OWNER: CHINOOKAN LLC
 SCALE 1"=40'



LOT AREA	40,075 SF
TOTAL PROPOSED BUILDING COVERAGE	2,900 SF

ZONING DISTRICT: LDR-7.5	REQUIRED	PROPOSED
MINIMUM FRONT COVERED PORCH SETBACK	10'	103.20'
MINIMUM FRONT-LOADING GARAGE SETBACK	20'	101.30'
MINIMUM REAR YARD SETBACK	20'	32.70'
MINIMUM SIDE YARD SETBACK	7.5'	8.5'
MINIMUM STREET SIDE YARD SETBACK	10'	N/A
MAXIMUM BUILDING COVERAGE FOR LOT	35%	7.2%
MAXIMUM IMPERVIOUS SURFACE FOR LOT	50%	13.00%
MAXIMUM BUILDING HEIGHT	3.5'	14.25'
OTHER	N/A	N/A

** If there are multiple setbacks, use the minimum being proposed.
 *** Development Agreement allows for coverage to exceed standard 35% coverage on up to 50% of lot within the development. Maximum building development for 44% on an individual lot.
 **** Development Agreement allows maximum impervious surface area to be increased to 55% on up to 20 lots within the development.
 ***** Special conditions i.e., anchors, loading, critical area, wetland, etc.

DEVELOPERS AGREEMENT: YES NO

