305 NW Pacific Highway,
La Center, Washington 98629
T/360.263.7661 **F**/360.263.7666

PRE-APPLICATION CONFERENCE NOTES
Summit Ridge (2020-005-PAC)
Meeting conducted on Monday, February 10, 2020– 1:30 PM

PROJECT INFORMATION

Site Address	31010 NW Spencer Road, Ridgefield, WA 98642
Parcel Numbers:	211206-000 (5 acres) 211286-000 (20 acres) 211217-000 (20 acres) 211458-000 (5 acres)
Applicant	Fuchsia Robertson, Kirkland Development, 2370 East 3rd Loop, Suite 100, Vancouver, WA 98661; fuchsia@kirklandgloaballlc.com ; 360-816-1490
Applicant's Representative	Joceylyn Cross, Olson Engineering, Inc. 222 E. Evergreen Boulevard, Vancouver, WA 98660 ; jocelyn@olsonengr.com ; 360-695-1385
Property Owner	Parcels 211206000 and 211286000: Steven and Janice Oliva, 915 W 11th Street, Vancouver, WA 98660 Parcels 211458000 and 211217000: James Relyea, 31010 NW Spencer Road, Ridgefield, 98642
Proposal	Rezone 28.3 acres of the 50-acre site to medium density residential (MDR-16). Subdivide the site into 86 single-family residential lots and 1 large lot for development of 386 multifamily (senior housing 55+) units. Preserve riparian and steep slope critical areas on the southwest side of the site.
Date of Issue	February 20, 2020

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.

Public Works and Engineering Analysis

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. LCMC 12.10.040.

In lieu of completing public improvements, a performance bond in the amount not less than 110% of the construction estimate shall be provided prior to issuance of building permits. LCMC 12.10.110.

13th Avenue is a private road between the development and La Center Road. The approximate length of 13th Avenue is over 1,100 lineal feet to La Center Road. According to LCMC 12.10.140, private roads shall only be allowed that have no public interest for traffic circulation…The City shall not maintain roads within private road easements or rights of way. Since the proposed subdivision will serve estimated peak trips from 86 homes and an estimated 343 apartment units, 13th Avenue must be dedicated as a public street and constructed at a minimum as a Minor Collector as recommended in the Transportation Capital Facilities Plan and per Engineering Standard detail ST-14.

NW 316th Street and NW 315 Street, as shown on the applicant's site plan, will be a connector to Timmen or Spencer Road. This should be constructed as a Minor Collector per detail ST-13B.

The applicant shall provide full street improvements on interior streets according to the City of La Center Local Access standard ST-15

In addition to the interior street improvements, street lights, street trees and stormwater improvements per LCMC 12.10.190.

For driveways to each lot the applicant will need to comply with maximum driveway width as shown on standard detail ST-4.

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.

Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District.

The Fire District must approve access to all the lots per the IFC.

The final plat shall contain street names and addresses as provided by the City.

Monumentation shall be as directed by the City and shall be inside a cast iron monument case flush with the final street grade and shall be a brass cap, in a 30-inch long pipe as set by the surveyor of record and shown on the final subdivision plat map.

Comments

Streets and Circulation

Per LCMC 12.10.210, on all dedicated rights-of-way exceeding 500-feet in length, cross streets shall be provided at intervals not greater than 500-feet in urban or city area. However, the recently adopted Transportation Capital Facilities Plan (CFP), the recommends spacing between blocks of Principal Arterials is a minimum of 600-feet, with no maximum length. The CFP recommends that La

Center Road be classified as a Principal Arterial. The conceptual site layout shows that there is over 1300 lineal feet between 13th Avenue and the east boundary of the subdivision. Since the speed limit of La Center Road is 50 mph, access to La Center Road needs to be restricted. In order for the city to allow one access point for this development, a traffic study will need to justify the use of one access point.

There is a restricted line of site from 13th Avenue onto La Center Road. The applicant may need to provide improvements to La Center Road to allow access from the development that will meet City standards. This may include acceleration and deceleration, a flashing traffic beacon, and/or traffic signal. The applicant's traffic report will need to evaluate intersection operations and turn lane warrants to determine if additional turn lanes are needed.

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.

Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

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, 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 designed to care for future loads 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).

A 6-inch diameter HDPE force main was stubbed to the south side of La Center Road at 13th Avenue as part of the La Center Road sewer project. This 6-inch force main can be used to connect the Summit Ridge Development. Connection to this pressure sewer will require a public pump station on site. The city does not allow private pump stations. As an alternate, a connection directly to the existing pump station on La Center Road by gravity pipe may be possible. There is approximately 1,700 lineal feet of distance between the northwest corner of the site to the existing pump station. In order for the city to maintain this system, a sewer easement will be necessary from the development to the existing pump station with at least a 12-foot wide maintenance road along the length of the sewer main. The gravity sewer main on-site to the pump station will need to be at least 8-inches in diameter. The applicant will need to determine if connection to the existing pump station is feasible within the parameters of design by the La Center Engineering and Department of Ecology standards for sewer design.

The property within this development is subject a latecomers agreement that was approved by City Council in 2018. This agreement requires that connection to the public sewer in La Center Road, be subject to a sewer assessment calculated by basins along the sewer. The property is within basin B and will be subject to $4,616 per ERU connection. This latecomer's fee is an addition to the sewer impact fee for connection to the public sewer system.

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 interior streets in the subdivision. 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. It appears that the applicant proposes to use either bioretention or underground treatment cartridges for water quality treatment. City standards recognize these as experimental methods. The applicant will be allowed to use the most recent DOE stormwater manual for design criteria for these systems.

A final 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 a detention pond to

provide water quantity treatment. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

The collection system shall 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 until an HOA is established to maintain the facility. When the HOA assumes responsibility of the facility, they will establish monetary funding of a reserve fund, for maintenance of the stormwater facility, when at least 50% of development of the housing units has occurred or at minimum 2-years after completion and acceptance of the subdivision by the City, whichever is more. The applicant and future owners will be responsible for maintaining 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. The minimum bond amount shall be 20% of the construction cost of the stormwater facility. Stormwater facilities must be located in a separate tract.

Prior to initiation of any construction or final plat approval, the developer shall demonstrate to the City's satisfaction that:

1. The developer shall establish a homeowners association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility and it shall be recorded and incorporated in the CC&Rs.
2. The HOA shall be empowered to access its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities, if enforcement becomes necessary.
3. The City shall have the right of a third party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.

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 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.

Building

The plat is reviewed and approved by Public Works Building Services. Proposed setbacks for each lot will be required on the plat. The plat notes should stipulate amount of impervious/saturation development allowed (maximum building lot coverage is 35% and maximum impervious surface area is 50%).

Development of the lots shall not create hazards or conditions for any adjacent lot. A geotechnical report will be required analyzing the development design and for lot infill. The report should propose plat development conditions for the builders, by lot if required. Plat conditions for individual lot build out should include provision of adequate foundation drainage, in particular on the high side of each lot. An adequate absorption/dissipater design that cannot flow by gravity to the storm lateral should be included in the plat conditions for stormwater. Stormwater collected from newly created impervious sources or surfaces (roof, slabs, flatworks, etc.) shall be terminated in an approved manner. A plat note and detail shall be provided for a concrete truck washout area which builders and contractors shall be required to use and maintain until final build out.

If retaining walls are to be constructed, there design details will need to be included in the plat conditions for the builder(s). Any required walls shall be installed and approved before final occupancy approval. Other walls built shall be built to a plat standard detail. Fence detail will need to be provided. Fencing should be uniform.

Coordinate with Chief Mike Jackson, Clark Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

Land Use

LCMC 18.30 Procedures

LCMC 18.30.030 Application Types and Classification

The process to subdivide the property requires the following applications:

1. A Type I determination of application completeness (applicable to all separate types of applications submitted).
2. A Type IV zone change to convert 28.3 acres of the site from Low Density Residential (LDR-7.5) to Medium Density Residential (MDR-16). The zone change is reviewed by Planning Commission in a public hearing with a recommendation made to City Council who has final decision authority.
3. A Type III development agreement for any variations from code unless handled as a variance application (see further discussion below).
4. A Type III preliminary plat (subdivision) application to create single-family lots and establish the multifamily lot(s). Preliminary plats are reviewed by the City's hearing's examiner in a public hearing.
5. A Type II site plan review application. Site plan reviews are reviewed administratively by staff unless grouped with a higher level application type.
6. A Type II critical areas permit if wetlands, geologic hazards, a category II critical aquifer recharge areas (CARA) and fish and wildlife habitat areas or their buffers will be impacted. Critical areas permits are reviewed administratively by staff unless a variance is requested or they are grouped with a higher level application type (e.g. reduction of buffer widths beyond 25 percent), in which case they are reviewed by the hearing examiner.
7. Type I or II variance application for parking and design standards for multifamily uses (see further discussion below).
8. A type I final plat application. Type I applications are reviewed administratively.
9. A Type I final site plan review for the multifamily residential portion of the project. Type I applications are reviewed administratively.

A State Environmental Policy Act Checklist (SEPA) threshold determination is also required for the zone change and preliminary plat and critical areas applications. If the zone change application is submitted and reviewed separately from the preliminary plat application, a separate SEPA checklist will be required for each.

Per LCMC 18.30.030, all applications may be reviewed concurrently. However, in this case, due to the complexity and number of applications involved, the City does not recommend that all applications be reviewed at the same time. The recommended review sequence is: (1) zone change application review and approval (2) Development agreement review and approval (3) Preliminary plat, preliminary site plan review, variances, critical areas permit (4) final plat and final site plan (5) building permits. There is significant risk to the applicant to have the subdivision, site plan review, and critical areas permits reviewed concurrently with the development agreement and the zone change; if the development agreement and zone change applications are not approved or conditions are placed on them, the site design and engineering may be affected and require significant and costly revisions. If the applicant

chooses to have all applications reviewed concurrently, Planning Commission would make a recommendation in a public hearing to the City Council who would have final decision authority.

LCMC Chapter 18.30.050 Review for Technically Complete Status

Upon receipt of the various applications, staff will conduct a completeness review. Applications that have undergone pre-application review are subject to a 14-day completeness review under LCMC 18.30.050. Following a determination of completeness, a notice of application is sent to property owners within 300 feet, affected agencies and tribal governments.

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications:

General submittal requirements

- *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.*
- *A completed SEPA checklist*
- *Preliminary plans 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;*
- *Proof of ownership document such as deeds*
- *Legal description of the site*
- *A copy of this pre-application conference summary*
- *A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description;*
- *Names and addresses of owners of land within a radius of 300 feet:*
    - *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;*
    - *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;*
- *Applications necessarily associated with the proposal, such as applications for 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 proposal;*

- *A wetlands delineation and assessment as required by LCMC 18.300 (see discussion below about critical areas).*
- *A geotechnical study prepared by a geotechnical engineer or geologist (see further discussion below regarding critical areas).*
- *An archaeological predetermination based on the site's moderate-high or high risk level for encountering resources (see further discussion below regarding archaeological resources).*
- *Preliminary grading and erosion control plans*

Chapter 18.60 Development Agreements

Chapter 18.60 allows the City to enter into development agreements and attach any conditions deemed necessary. The development agreement allows the applicant to vest the development in the code for the build-out period of the development during which the development is not subject to any code updates or changes thereafter. The City has the authority to vary or modify any development standard with a development agreement without the need for a variance application. Development agreements are subject to approval by the City's hearing examiner or City Council. In this case, the City recommends the development agreement be approved by City Council to give it the same authority as an ordinance.

LCMC 18.120 Plan Amendments and Zone Changes

As previously mentioned, a Type IV zone change is required. The zone change from LDR-7.5 to MDR-16 will enable the applicant to develop multifamily residential/senior housing on the central portion of the site and allow for an increase in density not otherwise allowed in the LDR-7.5 zone. The zone change application will be reviewed by staff, Planning Commission in a public hearing, and City Council will have final decision authority. Submittal requirements for the zone change are contained in LCMC 18.12.040 and include:

1. *An existing and proposed zoning map*
2. *A narrative describing the effects of the zone change on public service including streets, schools, parks and utilities and demonstrating compliance with the approval criteria (below).*
3. *An analysis of cumulative impacts of the proposal.*

Criteria for the zone change that need to be addressed in the applicant's narrative are contained in LCMC 18.120.050 including:

1. The zone change must be consistent with the goals and policies of the comprehensive plan
2. The zone change shall not decrease level-of-service for capital facilities identified in the Capital Facilities Plan
3. The zone change shall be consistent with population projections from the Washington Office of Financial Management (OFM). The Growth Management Act (RCW 36.70A.110) requires a City to accommodate growth for the succeeding 20-year period in its comprehensive plan. The applicant's proposal will accommodate more than the 20-year growth forecast provided in the 2016 Comprehensive Plan.
4. The zone change shall meet any locational criteria for the proposed district as set forth in the Comprehensive Plan and municipal code.

   a. The Comprehensive Plan says that "areas planned for medium density residential use may be located near commercial uses and transportation facilities in order to efficiently provide for these services."
   b. The MDR-16 zone location language (LCMC 18.140.015) says that the City…"shall assign MDR-16 zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and with good access to local public schools."
5. Shall demonstrate that conditions have substantially changed since the current zoning was applied to the property, if appropriate.

It will be critical that the applicant address all applicable zone change criteria so that staff has adequate information to review the application.

LCMC 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. The applicant intends to rezone 28.3 acres of the site to be MDR-16 (addressed below). For the remaining area or the entire site (if the zone change is not approved), the LDR-7.5 zone standards will apply.

Single-family detached residential dwelling units are a permitted use within the LDR-7.5 zoning district. Ninety percent of lots within the LDR-7.5 zone must average within 10 percent of 7,500 square feet for the development and any phase. The remaining 10 percent of lots may be reduced to 6,000 square feet as result of density transfer from critical areas. Individual parcels may not be smaller than 6,000 square feet. The conceptual plan submitted for the pre-application conference shows lots smaller than 6,000 square feet. To permit lot sizes smaller than 6,000 square feet, the applicant must either: (1) apply for and receive approval for a Type I or II variance or (2) receive approval of adjusted lot sizes in a development agreement or (3) adjust the lots to be at least 6,000 square feet in size. The variance criteria in LCMC 18.260.040 require demonstration of an "unusual circumstance." Staff is unaware of any unusual circumstances on the site justifying the need for a variance. Critical areas are common in La Center.

Development in the LDR-7.5 zone must meet a minimum of 4 units per gross acre, minus right-of-way and critical areas. (See LCMC Table 18.210.080 – Density Requirements.). The applicant's density calculations on the conceptual plan do not remove rights-of-way or critical areas in the LDR-7.5 portion of the site, but use a gross acre density calculation that does not comply with the code. Any variations in density from the code need to be approved through a development agreement. Alternatively, the applicant can adjust the design to meet the net density per acre calculation required in the code for the LDR-7.5 zone.

Each lot shall comply with the dimensional standards within Table 18.130.090 unless variances are applied for and approved.

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

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

The LDR-7.5 zone also requires that new developments provide street trees in planter strips with a minimum 30-foot spacing. Publicly dedicated park space is required based on ratios established LCMC 18.147 discussed below.

LCMC Chapter 18.140 Medium Density Residential District (MDR-16)

The applicant intends that 28.3 acres of the site undergo a zone change from LDR-7.5 to MDR-16 to permit 348 multifamily, senior housing units on the central portion of the site. Should the zone change be approved, development within the new MDR-16 zone would need to comply with medium density residential standards. The MDR-16 zone permits multifamily dwellings at densities of 8-14 units per net acre. Based on the applicant's concept plan, of the 28.3 acre area proposed to be rezoned MDR-16, 9.03 acres are developable accounting for critical areas which would require a minimum of 73 units and a maximum of 127 units in compliance with the code. The applicant is proposing 348 multifamily units which is equivalent to 38 units per net acre or about 12 units per gross acre, which complies with the comprehensive plan density range, but not density standards in the code. Any variations from code required density need to be approved through a development agreement. Alternatively, the applicant can adjust the site design for the multifamily portion of the site to meet the code required density of 8-14 units per net acre.

The MDR-16 zone requires multifamily development to meet the density and dimensional standards in Table 18.140.030.

Standard	Multifamily
Net density	8-14 units
Minimum project area	2.5 acres
Minimum lot width	20 feet
Minimum Lot Depth	60 feet
Minimum Area	1,400 square feet
Maximum Area	N/A
Maximum Lot Coverage	85%
Minimum Front Setback	10 feet
Minimum Garage Setback from Public Street	5 feet

Minimum Garage Setback from Alley	3 feet
Minimum Side Setback	0 feet attached or 10 feet abutting single-family
Minimum Street Side Setback	0 feet
Minimum Rear Setback	20 feet

Based on the above standards, the applicant's proposal for Building E does not meet the minimum front setback of 10 feet or rear setback of 20 feet from NW 314th Street (depending on how the building is oriented). Please adjust this building to meet the applicable setback standard. Likewise, if the fronts of buildings A and B face the interior parking lot, they may not meet the required setback and also need to be adjusted.

MDR-16 developments must adhere to the design standards in LCMC 18.140.040 regarding building design, landscaping, parking, pedestrian access, and specific standards for multifamily housing. The applicant will need to submit building elevations and landscaping plans to ensure these requirements are met. Of note in the design standards are the following provisions:

- Building Design: MDR-16 projects shall create a unifying design theme; shall avoid repetitive building massing through the use of design elements such as porches, balconies, bay windows, covered entries; and shall avoid monotonous roof lines by using devices such as various elevations, gables, dormers, chimneys, etc.
- Landscaping Design: permanent underground irrigation is required; 15% of the gross square foot of the project site must be landscaped including all setbacks; street trees are required 30 feet on center; trash and recycling containers must be screened.
- Pedestrian system: an on-site pedestrian circulation system is required connecting public and private streets, building entrances and must connect to the pedestrian system in adjoining areas. Pedestrian systems crossing parking areas must be identifiable through elevation changes, speed bumps, or different paving material. Lighting is required for parking lots.
- Multifamily specific standards: multifamily developments shall not be permitted in clusters of greater than 10 dwelling units, private outdoor recreation areas for ground level units of at least 48 square feet are required.

Chapter 18.147 (Parks and Open Spaces)

LCMC 18.147 requires that larger residential developments dedicate and improve family parks meeting the requirements of this chapter as follows:

- Developments in the LDR-7.5 zone are required to provide parks at a ratio of one-quarter acre per 40 dwelling units
- Developments in the MDR-16 zone are required to provide parks at a ratio of one-quarter acre per 35 dwelling units.

Assuming the applicant's zone change from LDR-7.5 to MDR-16 is approved, the applicant would be required to provide 0.54 acres of park space to serve the LDR-7.5 development and another 2.49 acres

to serve the MDR-16 development for a total of 3.03 acres of park. Parks are required to meet the design requirements of 18.147.030(1)(b) including, but not limited to:

- Must meet ADA requirements
- Must be designed by a licensed landscape architect
- Be contiguous area unless specific standards are met
- Not be located on a minor collector or higher street classification
- Be fronted by a public road for at least 40 percent of their perimeter
- At least 75 percent of their area shall be improved with usable active play areas or open space
- Contain certain amenities including pedestrian path, benches, trash receptacles, bike racks, play structure, and picnic tables.
- Trails shall be provided meeting the City's parks plan.
- Passive open spaces (wetlands, stream corridors etc.) shall be connected either contiguously or through pedestrian linkages.

Prior to preliminary plat approval, the applicant will be required to meet all other requirements of this section including for amenities, pedestrian connectivity, public road frontage, etc.

Chapter 18.157 Sensitive Utilities Corridor Overlay District

The sensitive utilities corridor overlay district applies to areas mapped as within this overlay on the City's zoning map. This includes the eastern half of parcel 211206-000 and the northeastern corner of parcel 211217-000. The overlay district is intended to protect land uses from the William's natural gas pipeline that traverses the property.

Different levels of regulation apply within the sensitive utility corridor overlay district:

- The "consultation zone" is the area within 641 feet of the centerline of the hazardous pipeline which is the potential impact radius and is the same as the boundary of the sensitive utility corridor overlay district. Within the consultation zone all uses specifically permitted in the base zone are permitted. Developers are required to contact the pipeline operator and provide documentation about the proposed use, provide documentation evidencing the operator's review, submit a SEPA checklist for all areas within the consultation zone, show the restricted area and consultation zone on all engineering and construction drawings, mark the restricted pipeline area by a temporary construction fence and flagging throughout construction.
- The "restricted pipeline area" is the area within a sensitive pipeline easement. Within the restricted pipeline area, construction or expansion of structures or other activities requiring disturbance are prohibited unless the pipeline operator provides written approval of these encroachments. The prohibition does not apply to utility lines or service connections, roads or parking lots.

It appears that the single-family use areas are within the consultation zone and at least two lots are within the restricted pipeline area; the multifamily/senior housing is not within either area. The Williams Pipeline contacts are provided below. Evidence that the pipeline operator approves all uses within the

consultation zone and restricted pipeline areas must be provided concurrent with the subdivision application.

Williams Pipeline (360-687-3156)

- Jean Brady, Land Department (360-666-2106)
- Eric Skreen, Technician (360-901-0036)

Chapter 18.210 Subdivisions

The applicant is proposing to subdivide the site to create 86 lots for single-family detached dwellings and one large parcel for multifamily development. The division of land into lots and parcels requires that the applicant file a Type III subdivision application. Subdivision review is divided into two parts: preliminary and final. Following the submittal and approval of a preliminary subdivision application, the applicant will be required to file a Type I final plat application to confirm that the proposed development complies with all conditions of approval of the preliminary review.

LCMC 18.210.030 Submittal Requirements: The following additional items are required to file a preliminary subdivision application

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.*
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. *If wetland are present on the site, a wetland delineation and assessment is required by Chapter 18.300 LCMC. Based on Clark County Maps Online, there are wetlands adjacent to the Type F (fish bearing) stream in the southwestern part of the site. The wetlands need to be delineated since their buffers may be larger than the stream buffer.*
11. *A geotechnical study is required since there will be substantial cut and fill activities on the site and there are mapped geologic hazard areas (steep slopes, landslide hazards, erosion hazards, and seismic hazards).*
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. The site is mapped as having moderate-high and high risk areas of encountering archaeological resources. An archaeological predetermination report is required under LCMC 18.360 (see further discussion below).*
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.)

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 which should be addressed in the applicant's narrative.

- 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;

- Title 18, Development Code;
- 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 Review Process: 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 you and adjacent property owners. The comment period shall remain open for a minimum of 14 days. The City will schedule a hearing within 78 days after the City finds the application to be technically complete. The City shall issue a staff report 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.

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.

LCMC 18.215 Site Plan Review

The applicant is required to undergo Type II preliminary and final site plan review for the multifamily portion of the development. Submittal requirements for site plan review applications are specified in LCMC 18.215.050 and include:

1. *For Type II site plan review applications, the applicant shall submit the information required for a Type II application as set forth in LCMC 18.30.090, as well as the following:*
    a. *Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if known;*
    b. *Current list of names and addresses of all property owners within a 300-foot radius as shown upon the Clark County assessor's records. The list shall be no older than 90 days and shall be dated and certified as being a complete list of adjacent owners by the assessor's office, surveyor, or title company. This list shall also be provided on self-adhesive mailing labels;*
    c. *Developer's GIS packet (can be obtained from the Clark County planning department);*

d. Ten copies of an existing conditions plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The existing conditions plan shall at a minimum indicate the following:

i. Vicinity map showing location of subject site within the city of La Center and the surrounding existing street system;
ii. Property boundaries, dimensions and size of the subject site;
iii. Graphic scale of the drawing and the direction of true north;
iv. Zoning and uses of subject site and of properties within 100 feet of the subject site;
v. Current structural or landscaped setbacks;
vi. Location of on-site driveways and access points within 100 feet of the subject site;
vii. Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site;
viii. Location of existing aboveground electrical, telephone or utility poles and traffic control poles;
ix. Location of existing fire hydrants;
x. Location of existing structures within 100 feet of the site;
xi. Location, centerline and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site;
xii. Location, centerline and dimensions of existing private streets on-site and within 100 feet of the site;
xiii. Approximate on-site slopes and grades within 100 feet of the site;
xiv. Approximate location of significant natural conditions such as rock outcroppings, floodplain, drainage patterns and courses, slopes in excess of 25 percent, unstable ground, high seasonal water table or impermeable soils, areas of severe erosion potential, areas of weak foundation soils, areas of significant wildlife habitat, areas of known or suspected historic, cultural or archaeological resources and the location of trees or clusters of trees having a diameter of six or more inches measured four feet above grade;

e. Five copies of a site plan drawn to a minimum scale of one inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The site plan shall at a minimum indicate the following:

i. Property boundaries, dimensions and size of the subject site;
ii. Location, dimensions and height of proposed buildings;
iii. Location of building accesses;
iv. Proposed building and landscape setbacks;
v. Proposed project-phasing boundaries, if applicable;
vi. Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage

amount of impervious area square footage including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated;

vii. *Location of proposed access points including vehicular driveways and designated pedestrian access points including the proposed depth of the vehicular driveway throats;*

viii. *Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. Demonstrate compliance with applicable state and federal guidelines including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions;*

ix. *Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas;*

x. *Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed cross-aisles and circulation areas including dimensions;*

xi. *Location, centerline and dimensions of proposed on-site public or private streets and public and private easements;*

xii. *Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation;*

xiii. *The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas;*

xiv. *Specialized site treatments including but not limited to pedestrian plazas, heavy duty paving, concrete score patterns, bicycle parking and outdoor seating areas;*

f. *Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Stormwater information shall be provided in conformance with Chapter 18.320 LCMC and shall indicate compliance with all applicable standards of*

LCMC Titles 13 and 15. Public and private easements for sanitary sewer, water and stormwater shall also be indicated;

g. *Preliminary grading and erosion control plan indicating proposed on-site excavation and fill activities, and within public rights-of-way, if applicable, including demonstration of conformance with city of La Center erosion control measures;*
h. *Landscape plan indicating the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated;*
i. *Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights;*
j. *Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted);*
k. *Legal description for the parcel(s) in question;*
l. *Most recent conveyance document (deed) showing current ownership;*
m. *State Environmental Policy Act (SEPA) checklist, completely filled out in ink or type and signed, if applicable;*
n. *Traffic study, if applicable;*
o. *Sign plan(s) (if applicable);*
p. *Copy of pre-application conference report and any other items requested in the pre-application conference report, if completed.*

LCMC 18.215.060 contains the criteria for site plan approval which need to be addressed in the applicant's narrative.

Following preliminary site plan approval, the applicant is required to submit a Type I final site plan application with engineered plans demonstrating compliance with all conditions of approval from the preliminary site plan application.

LCMC 18.245 Supplementary Development Standards

The applicant did not include specific information regarding the fencing, hedging, solid waste, lighting, noise, and landscaping requirements regulated by Chapter 18.245. The preliminary plat and site plan review applications must address these specific issues. Of note in this chapter are landscape buffer requirements which necessitate the provision of a five-foot L1 buffer between LDR-7.5 and MDR-16 development.

Chapter 18.260 Variances

As discussed above, variances may be necessary for specific development standards, if not approved through a development agreement. Standards that staff preliminarily identified as potentially requiring a variance include:

- 18.140.040(4): *Each MDR-16 dwelling unit shall provide 1.75 off-street parking spaces per individual dwelling unit.* The applicant indicated in the pre-application conference that they will be applying for a variance to reduce the amount of required parking for the multifamily uses.
- 18.140.060(1): *Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units.*
- 18.280.070(6): *In no event shall on-site parking facilities exceed 50 contiguous spaces per parking cluster.*

Other variances may be necessary depending on the applicant's final design. There are two types of variance applications: Type I for variances of 10 percent or less and Type II for variances of 10 percent or more. If requested, please fully address the variance approval criteria in LCMC 18.260 including demonstrating that there is an unusual circumstance or condition which applies to the site. Since critical areas are common place in La Center, they do not constitute a special circumstance justifying the need for a variance.

LCMC 18.282 Outdoor Lighting

The City recently adopted an outdoor lighting code which restricts brightness and requires shielding. Lighting plans in compliance with the chapter are required at the time the land use permit (preliminary plat in this case).

LCMC 18.280 Off-Street Parking and Loading Requirements

Each single-family dwelling unit shall be provided with two off-street parking spaces per Table 18.280.010. Multifamily units are also required to have 2 spaces per unit plus 1 space per dwelling unit for guests. There is a conflict in the code between the MDR-16 code section which requires 1.75 spaces per unit (see 18.140.040(4)) and LCMC 18.280. LCMC 18.140.060 indicates that where a conflict exists between more general and specific standards, the more specific standard applies. Staff consider the 1.75 spaces per unit to be more specific than those contained in the off-street parking standard. Multifamily parking lots must be located behind buildings with buildings fronting the street. The multifamily parking requirement may be reduced to 1.25 spaces per unit when development is located within 1/4-mile of existing or planned transit. A 10-foot landscape buffer is required between parking lots and adjoining streets. A maximum of 50 contiguous spaces may be provided in a cluster with each cluster separated by a landscape buffer of 20 feet wide. Each parking cluster must accommodate bicycle parking and pedestrian walking lanes must be clearly delineated.

Parking requirements for single-family units may be accommodated with a note on the plat requiring each lot to provide two off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement.

LCMC 18.300 Critical Areas

The City recently updated its critical areas ordinance to comply with state guidance. Based on Clark County Maps Online, there appear to be four types of critical areas mapped on the site that may trigger the need for a critical areas permit: (1) wetlands adjacent to the Type F stream in the southwestern portion of the site (2) fish and wildlife habitat conservation area (Type F stream) (3) geologic hazard areas (steep slopes, landslide hazards, erosion hazards, and seismic hazards) and (4) a category II CARA. With the exception of the Type II CARA, each of these types of critical areas will require Type II critical areas permit review under the City's critical areas ordinance if these areas will be impacted by development or utilities including stormwater outfalls in the stream or buffer. If these areas will not be impacted, critical areas review and a permit will not be required. While it appears the applicant is attempting to keep development outside of critical areas, depending on the eventual site design, some of these critical areas may be impacted and staff provide some general observations and requirements for critical areas review.

General Requirements

- Applications for development within critical areas or buffers shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas and buffers. LCMC 18.300.110(2) and 18.300.120(2).

Wetlands

- New lots shall not be platted in wetlands or wetland buffers. (LCMC 18.300.050(5)(c)(iii)
- Stormwater Facilities. LCMC 18.300.050(5)(c). Stormwater facilities may be allowed in buffers of Class III and IV wetlands with a habitat score of 3 to 5 points; provided, the hydrologic functions of the wetland can be improved, the wetland lies in the natural routing of the runoff, and all regulations regarding stormwater and wetland management are followed. Facilities shall be built on the outer 25 percent of the buffer
- Wetlands must be delineated onsite to determine their required buffer widths and whether the buffer or wetland will be impacted.
- Buffers. All buffers shall be measured perpendicularly outward from the delineated wetland boundary. Buffer requirements for various wetland categories are contained in 18.300.090(5)(i).
- Marking Buffer during Construction. The location of the outer extent of the wetland buffer shall be marked in the field and such markings shall be maintained throughout the duration of the permit.
- Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, fencing, or other prominent physical marking approved by the hearings examiner. In addition, small signs shall be posted at an interval of one per lot or every 50 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer worded substantially as follows: "Wetland and Buffer – Please Retain in a Natural State."

- A conservation covenant shall be recorded in a form approved by the City attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a wetland permit prior to engaging in regulated activities within a wetland or its buffer.
- In the cases of plats, short plats, and recorded site plans, include on the face of such instrument the boundary of the wetland and its buffer and a reference to the separately recorded conservation covenant provided for in subsection (6)(f)(vii) of this section.

LCMC 18.300.090(2) Fish and Wildlife Habitat Conservation Areas
Streams and Riparian Areas

- The Type F stream mapped on the southwestern side of the site is a classified as a fish and wildlife habitat conservation area.
- Any impacts to the stream or its buffer require a critical areas permit.
- Type F streams require a 200-foot buffer on either side of the stream as measured from the ordinary high water mark.
- Based on the applicant's concept plan, it is unclear whether the 200-foot buffer will be impacted.
- If the buffer is impacted a critical areas report meeting the requirements of LCMC 18.300.090(2)(d) is required to be completed by a habitat biologist and submitted with the subdivision and/or site plan review application.
- A minimum setback of 15 feet from the edge of the buffer for construction of any impervious surface where the overall slope is greater than 35 percent unless the applicant demonstrates the slope stability will not be undermined.
- If the buffer or stream are impacted a mitigation plan is also required to be prepared in accordance with LCMC 18.300.090(2)(i)

LCMC 18.300.090(2)(a) Oregon White Oak

Based on the WDFW online PHS mapping program, there aren't any mapped Oregon white oaks on the site. However, white oaks are common in La Center. Should they be discovered on the site, they are required to be protected with a buffer of 300 feet or a threshold based upon consultation with WDFW or through the City's peer review process.[1] Oak buffers are commonly reduced to the drip line area through consultation with WDFW.

LCMC 18.300.090 Geologically Hazardous Areas

Based on Clark County Maps Online, there appear to be geologically hazardous areas (erosion, landslide, and seismic hazards) located on the site primarily around the stream ravine on the west/southwest side of the site. However, some erosion and landslide hazard areas do appear elsewhere on the site. The

[1] For example, the city may allow a reduced buffer around a single Oregon white oak tree as a result of consultation with the regulatory agency or as a result of the city peer review process if the important functions and values of the resource will not be significantly diminished as a result of the buffer reduction.

USDA Websoil Survey also maps severe and very severe erosion hazard areas in various locations throughout the site.

Development within geologically hazardous areas (erosion hazards, landslide hazards or seismic hazards) is prohibited unless a critical areas permit is obtained. A geotechnical engineering support must be submitted which can serve as the critical areas report for the purposes of obtaining a critical areas permit. Development within geologically hazardous areas must meet the design standards in LCMC 18.300.090(4)(c-e). These standards include, but are not limited to:

- Avoid placing structures in landslide and erosion hazard areas, unless unavoidable
- Minimize alterations to natural slopes including using tiered foundations in hazard areas
- Vegetation removal in hazard areas or buffers must be recommended by a qualified professional. Vegetation restoration may be required if there is inadequate existing vegetation.
- Development in hazard areas shall not result in increased surface water discharge or sedimentation on adjacent properties
- A drainage plan prepared by a qualified professional is required. Drainage must be directed over slopes in tight lines with energy dissipative devices.
- Clearing within hazard areas is limited to May 1st to October 1st unless recommended by a qualified professional.
- Landslide hazards require a buffer of 50 feet and can be reduced to 25 feet as recommended by a qualified professional.
- Landslides and buffers are required to be recorded on the final plat.
- Erosion hazard areas require buffers as recommended by a professional.
- Stabilization best management practices are required within erosion hazards
- Development in seismic hazard areas is required to comply with the International Building Code.

Chapter 18.310 Environmental Policy

The project review application must include a 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.

Chapter 18.350 Tree Protection

If any tree greater than 5" DBH is proposed to be removed, a tree cutting permit and mitigation will be required. A tree protection plan will also be required in accordance with LCMC 18.350.060. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050.

Chapter 18.360 Archaeological Resource Protection

LCMC 18.360 requires that archaeological resources be identified prior to development and protected throughout the development process. All development activities located in class 5 (high probability) areas or where the disturbance area is 5 acres or greater and located within class 4 (moderate-high

probability) require submittal of a predetermination report. The entirety of the site is located in class 4 and class 5 areas based on the Clark County archaeological predictive model Requirements for predetermination reports are contained in LCMC 18.360.080(4). Should the predetermination identify archaeological resources and recommend further archaeological work, a full archaeological survey will be required. Requirements for archaeological surveys are contained in 18.360.090(2).

APPLICATION FEES

Based upon the information provided to date, we estimate that the land use application fees will include:

- Zone change ($2,125);
- Development agreement ($1,275);
- Preliminary subdivision plat ($3,400 +$125/lot);
- Final plat ($425 + $85/lot);
- Type II Site Plan Review ($1,275 + $85/1,000 SF of building area);
- SEPA ($510);
- Critical Area review ($340);
- Variances (if requested) (ranges from $425-$2,125/variance request);

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. A copy of the agreement is attached to the master land use application on the City's website.

IMPACT FEES

Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). The following impact fees apply to the project:

- Park Impact Fees: $2,842 per unit
- School Impact Fees:
  - $3,501 per single-family unit
  - $3,104 per multifamily unit
- Traffic Impact Fees: $7,561 per unit
- Sewer System Development Charge: $7,800 per unit
- Sewer late comer's agreement fee: $4,616 per ERU

February 10, 2020 – Attendees

Name	Organization Name	Email Address	Phone Number

Greg Thornton	City of La Center	gthornton@ci.lacenter.wa.us	360-263-7665
Sarah Dollar	City of La Center	sdollar@ci.lacenter.wa.us	360-263-7665
Tony Cooper	City of La Center	acooper@ci.lacenter.wa.us	360-263-2889
Matt Jenkins	City of La Center	mjenkins@ci.lacenter.wa.us	360-263-3335
Jim Perry	City of La Center	jperry@ci.lacenter.wa.us	360-263-2701
Ethan Spoo	WSP	ethan.spoo@wsp.com	360-823-6138
Jeff Swanson	Exigy Consulting	jeff@exigyconsulting.com	360-975-9466
Kevin Jones	Exigy Consulting	kevin@exigyconsulting.com	541-603-6768
Rick Davis	Equity NW	Bafe13@gmail.com	360-513-3604
Jim Relyea	Land Owner	Jjrelyea@gmail.com	360-907-5744
Mick Whiteaker	Equity NW	mick@hometeamnetwork.com	425-273-6425
Peter Tuck	Olson Engineering	peter@olsonengr.com	360-695-1385
Jocelyn Cross	Olson Engineering	jocelyn@olsonengr.com	360-695-1385
Kurt Stonex	Olson Engineering	kurt@olsonengr.com	360-695-1385
Scott Benedetti	Axiom Luxury Homes	scott@axiumluxury.com	503-781-2639
Fuchsia	Kirkland Development	fuchsia@kirklandglobalIlc.com	
Dean Kirkland	Kirkland Development	dean@kirklandglobalIlc.com	

ATTACHMENTS

- A: Reimbursement Agreement
- B: ST-13B Rural Minor Collector

- C: ST-15 Local Access
- D: Transportation Capital Facility Plan Excerpts
- E: La Center Road Pump Station Plan Excerpts

Attachment A: Reimbursement Agreement

AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant _____ concerning the following Project:

Project address: Parcel #:_____

_____

Project/permit review: _____

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

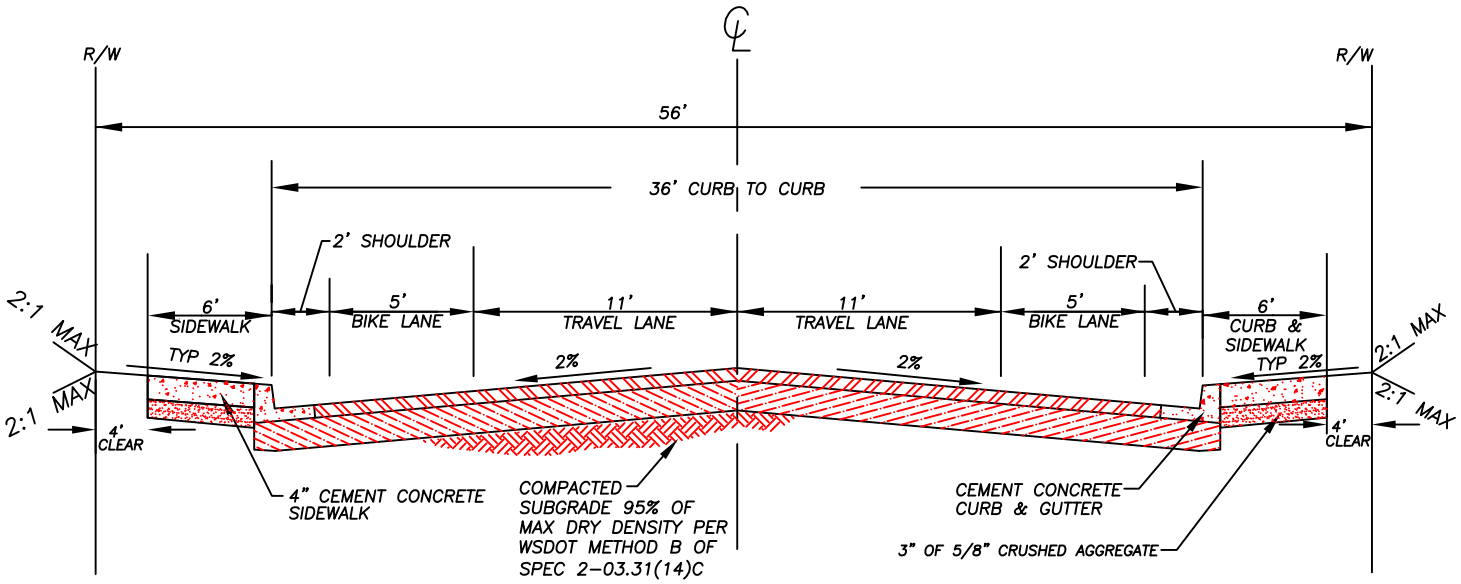
Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant	**City of La Center**
By: _____	By: _____
_____	_____
Title: _____	Title: _____
Date: _____	Date: _____

Attachment B: ST-13B Rural Minor Collector

FOR LEFT TURN BAYS TO ACCOMODATE ADJACENT STREET ACCESS, "ARTERIAL ROAD SECTION" SHALL BE USED



CONVENTIONAL CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

THICK ASPHALT CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS ½" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

NOTE: DETAIL ONLY FOR ADT UP TO 2000
A TRAFFIC STUDY MAY BE REQUIRED TO JUSTIFY THIS DESIGN

RURAL MINOR COLLECTOR

PLAN #

CITY OF LA CENTER APPROVED

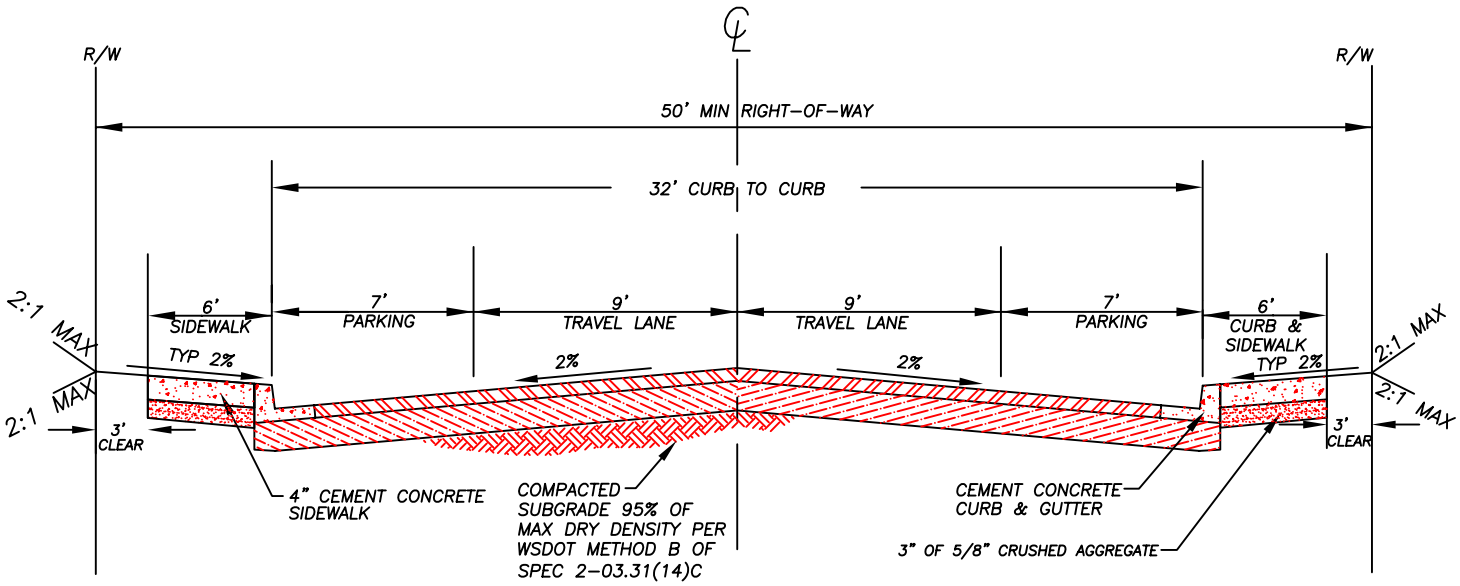
Anthony Lee Cooper 12/9/14

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	12/9/14	ALC	ALC

ST-13B

Attachment C: ST-15 Local Access



CONVENTIONAL CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'
A-2	0.35'	0.50'
A-3	0.35'	0.50'
A-4	0.35'	0.60'
A-5	0.35'	0.90'
A-6	0.35'	1.20'
A-7	0.40'	1.60'
OTHER	NO SECTION	ESTIMATED

THICK ASPHALT CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.42'	0.25'
A-2	0.42'	0.25'
A-3	0.42'	0.25'
A-4	0.45'	0.25'
A-5	0.55'	0.25'
A-6	0.62'	0.25'
A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED

NOTES:

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS ½" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

LOCAL ACCESS

PLAN #

CITY OF LA CENTER APPROVED

Bart Stupp, PE 9/27/10

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	9/27/10	BES	BES

ST-15

Attachment D: Transportation Capital Facility Plan Excerpts

functional classifications can be seen in Figure 3. These changes will trigger new access spacing standards for the affected roadways.

Table 1: Functional Classification Changes

Roadway	From	To	Change from Prior Functional Classification
La Center Road	West UGA Boundary	4th Street	Upgrade from Major Collector to Principal Arterial
Paradise Park Road	North UGA Boundary	South UGA Boundary	Upgrade from Local Street to Major Collector
31st Avenue	Paradise Park Road	324th Street	Upgrade from Local Street to Minor Collector
324th Street	31st Avenue	26th Avenue	Upgrade from Local Street to Minor Collector
13th Avenue	La Center Road	South terminus	Upgrade from Local Street to Minor Collector
Timmen Road	La Center Road	South UGA Boundary	Upgrade from Major Collector to Minor Arterial
Spencer Road	Timmen Road	South UGA Boundary	Upgrade from Minor Collector to Major Collector
Pacific Highway	4th Street	North UGA Boundary	Upgrade from Major Collector to Minor Arterial
4th Street-Lockwood Creek Road	La Center Road	East UGA Boundary	Upgrade from Major Collector to Minor Arterial
5th Street	Pacific Highway	Aspen Avenue	Upgrade from Local Street to Minor Collector
5th Street	Aspen Avenue	Stonecreek Drive	Downgrade from Minor Collector to Local Street
10th Street	Pacific Highway	Aspen Avenue	Upgrade from Local Street to Minor Collector
Aspen Avenue-North Fork Avenue	18th Street	North UGA Boundary	Upgrade from Minor Collector to Major Collector
348th Street	Aspen Avenue-North Fork Avenue	West terminus	Upgrade from Local Street to Major Collector
Highland Avenue-339th Street	4th Street	East UGA Boundary	Upgrade from Minor Collector to Major Collector
John Storm Avenue	Lockwood Creek Road	South terminus	Upgrade from Local Street to Minor Collector
24th Avenue	Lockwood Creek Road	339th Street	Upgrade from Local Street to Minor Collector

Access Spacing Standards

Access management is a broad set of techniques that balance the need to provide for efficient, safe, and timely travel with the ability to allow access to individual destinations. Appropriate access management standards and techniques can reduce congestion and accident rates and may lessen the need for construction of additional roadway capacity.

Table 2 identifies the minimum and maximum public street intersection and minimum private access spacing standards for streets in La Center. New streets or redeveloping properties must comply with these standards to the extent practical, as determined by the City. As the opportunity arises through redevelopment, streets not complying with these standards could improve with strategies such as shared access points, access restrictions (through the use of a median or channelization islands), or closure of unnecessary access points, as feasible.

Table 2: Street and Access Spacing Standards

	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local
Maximum Block Size (Public Street to Public Street)	N/A	N/A	500 feet*	500 feet*	500 feet*
Minimum Block Size (Public Street to Public Street)	600 feet	600 feet	275 feet	275 feet	None
Minimum Driveway Spacing (Public Street to Driveway and Driveway to Driveway)	600 feet**	600 feet**	130 feet	130 feet	None

* If the maximum block size is exceeded, mid-block 15-foot wide pedestrian and bicycle accessways must be provided at spacing no more than 500 feet, unless the connection is impractical due to existing development, topography, or environmental constraints.

** Driveway access should be prohibited, unless no other option is available.

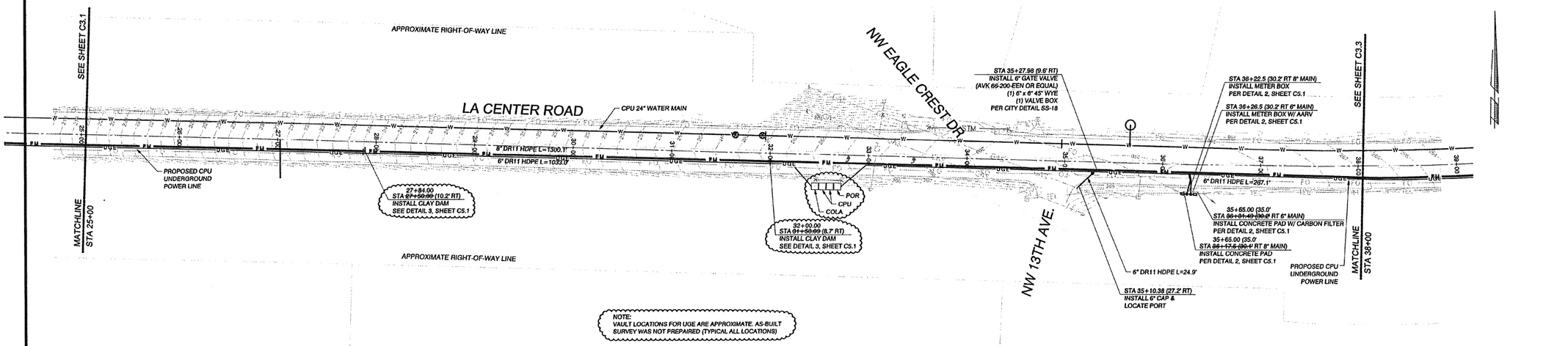
Attachment E: La Center Road Pump Station Plan Excerpts

SANITARY SEWER CONSTRUCTION NOTES:

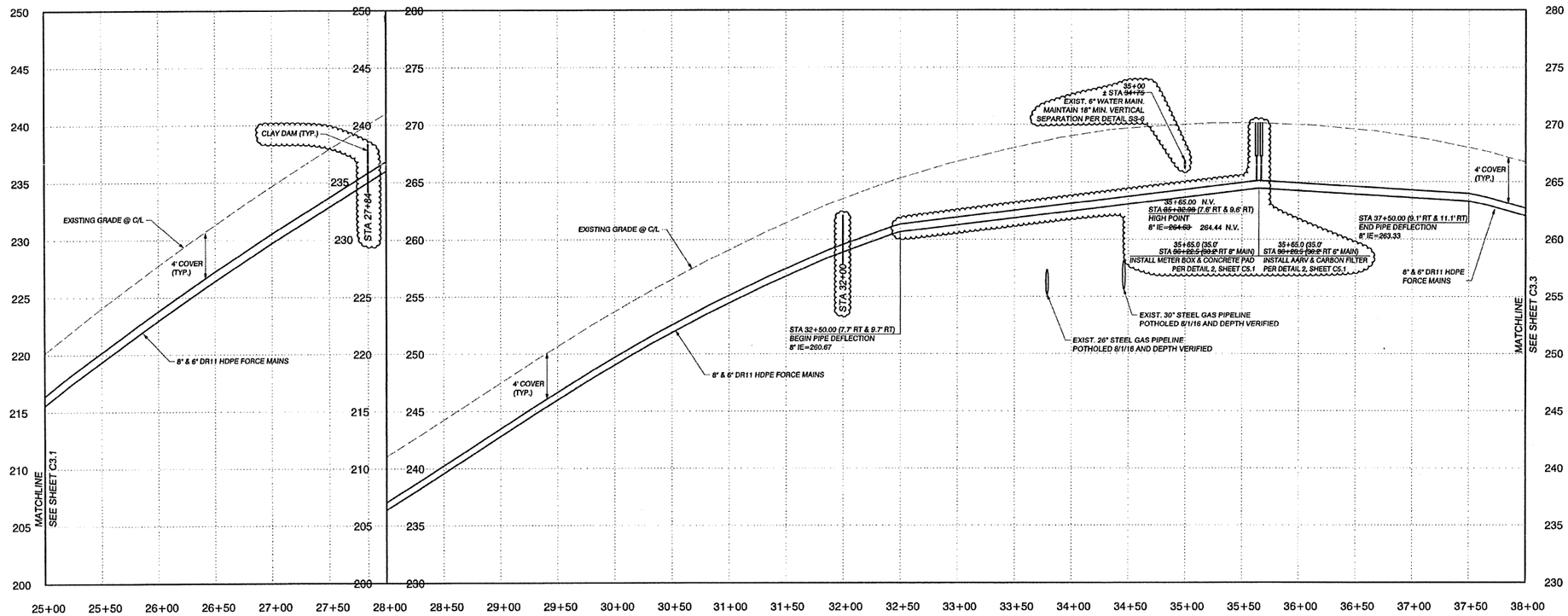
1. GENERAL SANITARY SEWER NOTES PER CITY OF LA CENTER DETAIL SS-1 SHALL BE FOLLOWED.
2. ALL SANITARY SEWER MANHOLES SHALL BE PER CITY OF LA CENTER DETAILS SS-7, SS-10, AND SS-11
3. TRENCH BACKFILL AND PIPE BEDDING SHALL BE PER CITY OF LA CENTER DETAILS SS-4 AND SS-5.
4. ALL SANITARY SEWER FORCE MAIN SHALL BE DR11 HDPE WITH FUSED FITTINGS UNLESS OTHERWISE SPECIFIED.
5. ALL SANITARY SEWER FORCE MAIN SHALL TONING WIRE AND LOCATOR TAPE PER CITY OF LA CENTER DETAIL SS-20.

SCALE: 1"=50'

-50 0 50 100



NOTE:
VAULT LOCATIONS FOR UGE ARE APPROXIMATE. AS-BUILT SURVEY WAS NOT PREPAIRED (TYPICAL ALL LOCATIONS)



PETER A. TUCK
STATE OF WASHINGTON
21617
REGISTERED
PROFESSIONAL ENGINEER
4/5/18

THIS STAMP APPLIES TO THE HORIZONTAL AND VERTICAL ASBUILT INFORMATION SHOWN ON THIS SHEET ONLY BY ( ) FOR:

A N/A
- [ ] [X] GRADING
- [X] [X] STORM SEWER
- [X] [X] SANITARY SEWER
- [X] [X] WATER
- [X] [X] OTHER UTILITIES LOCATIONS FOR WATER VALVES, SERVICES AND FIRE HYDRANTS CONFIRMED BY VISUAL INSPECTION

NOTE:
N.V. INDICATES DATA NOT VERIFIED IN THE FIELD.

PETER A. TUCK
STATE OF WASHINGTON
21617
REGISTERED
PROFESSIONAL ENGINEER
10/7/17

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CITY OF LA CENTER

CLIENT:
COWLITZ INDIAN TRIBE
ATTN: WILLIAM IYALL,
TRIBAL CHAIRMAN
1055 9TH AVE. STE. B
LONGVIEW, WA 98632
PH: (360) 597-8140

AS-BUILT

LA CENTER ROAD
PUMP STATION & SANITARY SEWER

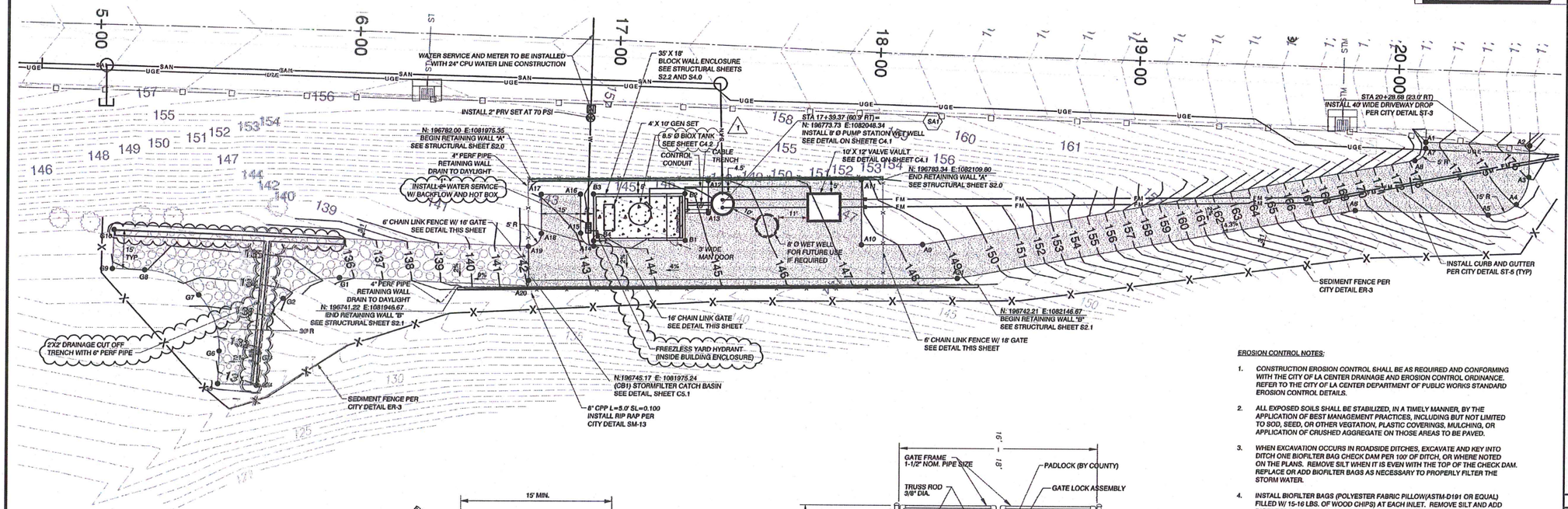
OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN, VANCOUVER, WA 98660
360-695-1385
503-289-9936

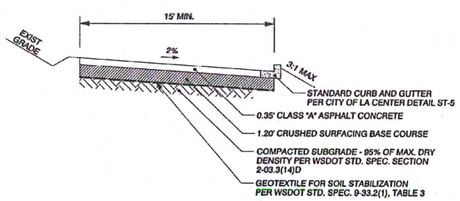
CHANGES / REVISIONS	
DESCRIPTION:	DATE:
ADD CLAY DAMS	4/19/17
SHIFT AARVs	8/31/17

DESIGNED: PAT
DRAWN: SMW
CHECKED: PAT
DATE: JULY 2016
SCALE: H: 1"=50'
V:

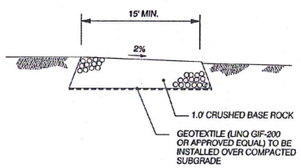
LA CENTER ROAD SEWER SYSTEM
JOB NO.: 7714.02.01

SHEET
C3.2





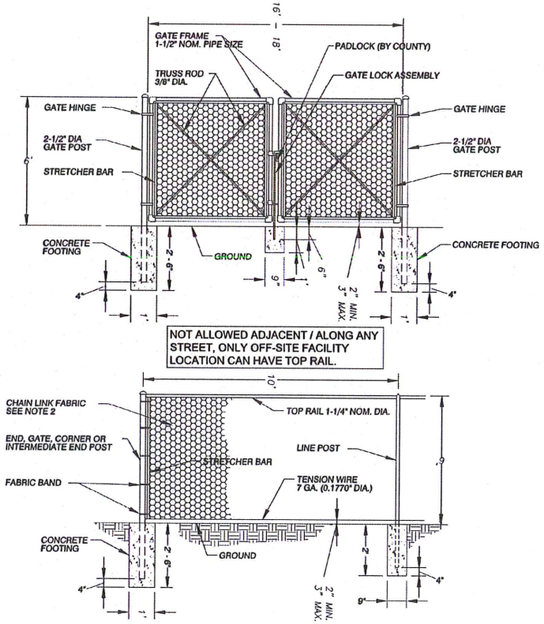
PAVED ACCESS ROAD
NTS



GRAVEL TURNAROUND ROAD
NTS

FINISH GRADE DATA

I.D.	NORTHING	EASTING	ELEV	DESCRIPTION
A1	196799.01	1082319.14	173.54	EOP/BACK OF DRIVEWAY
A2	196797.87	1082359.12	177.19	BEGIN CURB/GUTTER
A3	196785.63	1082358.83	176.08	CURB PC
A4	196775.31	1082354.15	175.06	CURB MID
A5	196771.20	1082343.40	174.05	CURB PT
A6	196772.71	1082292.20	169.32	CURB ANGLE POINT
A7	196796.75	1082319.08	173.50	EOP PC
A8	196791.85	1082314.95	173.30	EOP PT
A9	196768.49	1082125.23	148.38	EOP ANGLE POINT
A10	196758.26	1082101.80	147.45	EOP ANGLE POINT
A11	196783.26	1082101.56	147.66	EOP/BOT OF WALL
A12	196783.07	1082044.92	145.78	EOP/BOT OF WALL
A13	196770.57	1082045.04	145.24	EOP ANGLE POINT
A14	196757.24	1081999.00	143.84	EOP PC
A15	196762.19	1081993.86	143.07	EOP PT
A16	196777.19	1081993.80	143.62	EOP ANGLE POINT
A17	196777.04	1081978.80	143.05	EOP ANGLE POINT
A18	196762.04	1081978.95	142.45	EOP PC
A19	196756.99	1081974.00	142.35	EOP FF@BTM GRAVEL
A20	196743.99	1081974.13	142.09	END FACE CURB@BTM GRAVEL
A21	196745.63	1082138.64	148.86	FACE CURB/GUTTER/ANGLE POINT
B1	196759.59	1082033.99	144.50	BUILDING CORNER
B2	196777.69	1082033.80	144.86	BUILDING CORNER
B3	196777.24	1081998.90	144.86	BUILDING CORNER
B4	196759.24	1081998.98	144.50	BUILDING CORNER
G1	196744.71	1081901.34	135.50	GRAVEL EDGE PC
G2	196738.72	1081879.91	133.67	GRAVEL EDGE MID
G3	196715.85	1081870.24	131.84	GRAVEL EDGE PT
G4	196703.36	1081868.77	131.00	GRAVEL EDGE END
G5	196703.93	1081854.78	130.70	GRAVEL EDGE END
G6	196716.42	1081855.25	131.54	GRAVEL EDGE PC
G7	196737.84	1081847.26	133.40	GRAVEL EDGE MID
G8	196747.52	1081826.39	135.05	GRAVEL EDGE PT
G9	196747.99	1081813.90	134.95	GRAVEL EDGE END
G10	196762.99	1081814.46	135.25	GRAVEL EDGE END



NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. CHAIN LINK FENCE FABRIC TO MEET OR EXCEED REQUIREMENTS OF WSDOT STANDARD SPECIFICATIONS 9-16.1(1)B FOR TYPE 1 FENCE (9 GA) 2" DIAMOND. CHAIN LINK FENCE FABRIC SHALL BE HOT DIP GALVANIZED WITH A MINIMUM OF 0.8 OUNCE PER SQUARE FOOT OF SURFACE AREA. FENCING MATERIALS SHALL BE COATED WITH AN ULTRAVIOLET INSENSITIVE PLASTIC OR OTHER INERT MATERIAL AT LEAST 2 MILS IN THICKNESS. ANY PRETREATED OR COATING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE MANUFACTURER'S WRITTEN SPECIFICATIONS DETAILING THE PRODUCT AND METHOD OF FABRICATION SHALL BE PROVIDED TO CLARK COUNTY PRIOR TO CONSTRUCTION. THE COLOR SHALL BE BLACK.

6' HIGH CHAIN LINK FENCE
NTS

EROSION CONTROL NOTES:

1. CONSTRUCTION EROSION CONTROL SHALL BE AS REQUIRED AND CONFORMING WITH THE CITY OF LA CENTER DRAINAGE AND EROSION CONTROL ORDINANCE. REFER TO THE CITY OF LA CENTER DEPARTMENT OF PUBLIC WORKS STANDARD EROSION CONTROL DETAILS.
2. ALL EXPOSED SOILS SHALL BE STABILIZED, IN A TIMELY MANNER, BY THE APPLICATION OF BEST MANAGEMENT PRACTICES, INCLUDING BUT NOT LIMITED TO SOD, SEED, OR OTHER VEGTATION, PLASTIC COVERINGS, MULCHING, OR APPLICATION OF CRUSHED AGGREGATE ON THOSE AREAS TO BE PAVED.
3. WHEN EXCAVATION OCCURS IN ROADSIDE DITCHES, EXCAVATE AND KEY INTO DITCH ONE BIOFILTER BAG CHECK DAM PER 100' OF DITCH, OR WHERE NOTED ON THE PLANS. REMOVE SILT WHEN IT IS EVEN WITH THE TOP OF THE CHECK DAM. REPLACE OR ADD BIOFILTER BAGS AS NECESSARY TO PROPERLY FILTER THE STORM WATER.
4. INSTALL BIOFILTER BAGS (POLYESTER FABRIC PILLOW(ASTM-D191 OR EQUAL) FILLED W/ 15-16 LBS. OF WOOD CHIPS) AT EACH INLET. REMOVE SILT AND ADD BIOFILTER BAGS AS NECESSARY TO PROPERLY FILTER THE STORM WATER.
5. IF SEDIMENT IS TRANSPORTED ONTO THE ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF THE WORKDAY, OR MORE IF NECESSARY. SIGNIFICANT SOIL DEPOSITS SHALL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING.
6. THE LENGTH OF THE TRENCH OPEN AT ONE TIME SHALL BE MINIMIZED AND WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIALS SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

SANITARY SEWER CONSTRUCTION NOTES:

1. GENERAL SANITARY SEWER NOTES PER CITY OF LA CENTER DETAIL SS-1 SHALL BE FOLLOWED.
2. ALL SANITARY SEWER MANHOLES SHALL BE PER CITY OF LA CENTER DETAILS SS-7, SS-10, AND SS-11
3. TRENCH BACKFILL AND PIPE BEDDING SHALL BE PER CITY OF LA CENTER DETAILS SS-4 AND SS-5.
4. ALL SANITARY SEWER FORCE MAIN SHALL BE DR11 HDPE WITH FUSED FITTINGS UNLESS OTHERWISE SPECIFIED.
5. ALL SANITARY SEWER FORCE MAIN SHALL HAVE TONING WIRE AND LOCATOR TAPE PER CITY OF LA CENTER DETAIL SS-20.

PETER A. TUCK — STATE OF WASHINGTON — 21617 — REGISTERED PROFESSIONAL ENGINEER
6/15/18

THIS STAMP APPLIES TO THE HORIZONTAL AND VERTICAL ASBUILT INFORMATION SHOWN ON THIS SHEET ONLY BY ( ) FOR:

A N/A

- [X] GRADING
- [X] STORM SEWER
- [X] SANITARY SEWER
- [X] WATER
- [X] OTHER UTILITIES
- [X] LOCATIONS FOR WATER VALVES, SERVICES AND FIRE HYDRANTS CONFIRMED BY VISUAL INSPECTION

SCALE: 1"=20'

-20 0 20 40

J:\data\7000\7700\7710\7714\Engineering\La Center Rd Utils\Sanitary\AS-BUILTS\7714.e.C4.0.pump.station.dgn
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CITY OF LA CENTER

CLIENT:
COWLITZ INDIAN TRIBE
ATTN: WILLIAM IYALL
TRIBAL CHAIRMAN
1055 9TH AVE. STE. B
LONGVIEW, WA 98632
PH: (360) 597-8140

AS-BUILT

PUMP STATION SITE PLAN FOR:
LA CENTER ROAD PUMP STATION & SANITARY SEWER

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN, VANCOUVER, WA 98660
360-695-1385
503-289-9668

PETER A. TUCK — STATE OF WASHINGTON — 21617 — REGISTERED PROFESSIONAL ENGINEER

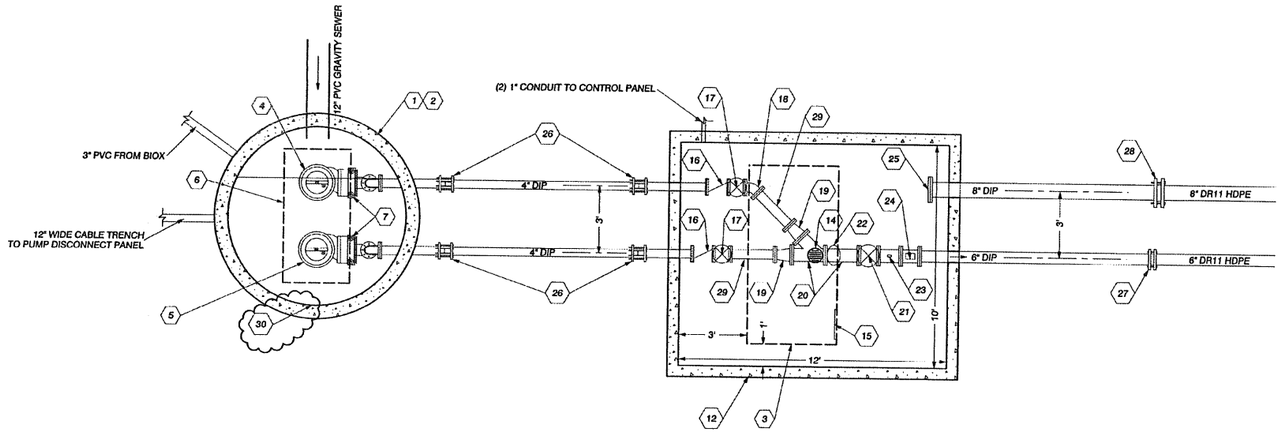
CHANGES / REVISIONS

	DESCRIPTION:	DATE:
1	REVISE BIOXIDE TANK SIZE	3/9/17
2	MOVE CURB AND CB 2'	8/16/17

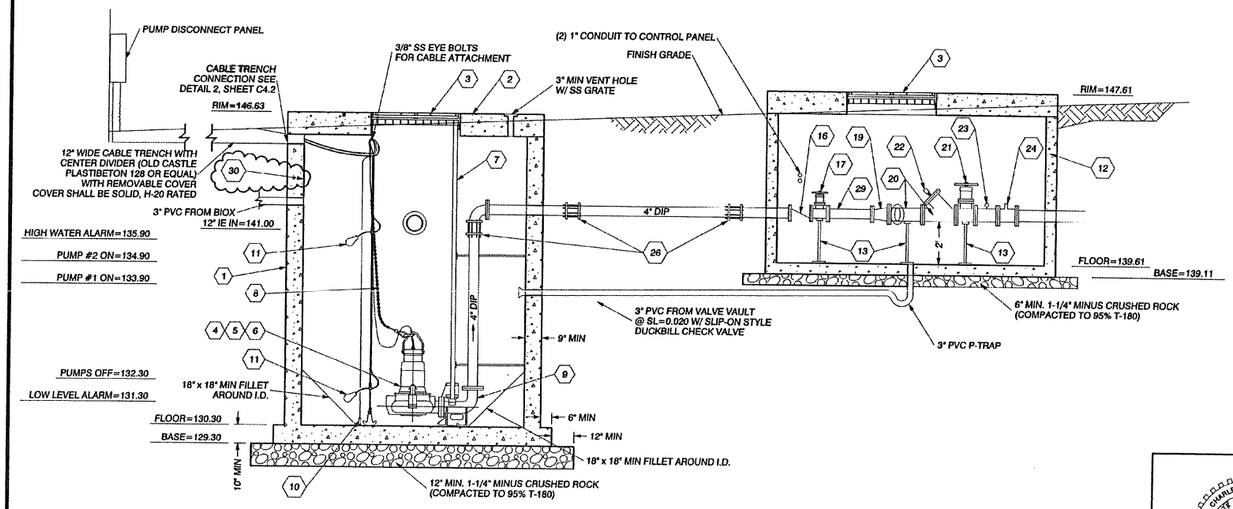
DESIGNED: PAT
DRAWN: SMW
CHECKED: PAT
DATE: JULY 2016
SCALE: H: 1"=20' V:

LA CENTER ROAD SEWER SYSTEM
JOB NO.: 7714.02.01

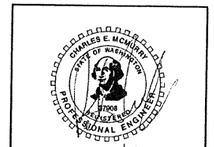
SHEET
C4.0



WET WELL & VALVE VAULT PLAN VIEW



WET WELL & VALVE VAULT PROFILE VIEW



6/15/18

THIS STAMP APPLIES TO THE HORIZONTAL AND VERTICAL ASBUILT INFORMATION SHOWN ON THIS SHEET ONLY BY ( ) FOR:

A N/A

- ☐ ☒ GRADING
- ☐ ☒ STORM SEWER
- ☒ ☐ SANITARY SEWER
- ☐ ☒ WATER

☒ ☐ OTHER UTILITIES
☐ ☒ LOCATIONS FOR WATER VALVES, SERVICES AND FIRE HYDRANTS CONFIRMED BY VISUAL INSPECTION

PUMP STATION CONSTRUCTION NOTES:

1. WET WELL SHALL BE 8' MIN. DIAMETER REINFORCED CONCRETE MEETING ASTM C478 AND ACI-318-11.
2. WET WELL LID SHALL BE 12" MIN. THICKNESS AND H-20 RATED
3. DOUBLE LEAF ACCESS HATCH AND FRAME, 48" x 96" MINIMUM OPENING. HATCH SHALL BE ALUMINUM, WITH DIAMOND PLATE, H20 RATED, AND SPRING ASSISTED WITH RECESSED PADLOCK CLIP FOR LOCKING WITH STANDARD PADLOCK. INSTALL GRATED FALL PREVENTION SYSTEM INTEGRAL WITH THE HATCH. ALIGN HATCH OVER PUMPS AND RAILS PER PUMP MANUFACTURER'S RECOMMENDATIONS WITH HINGES ON SHORT SIDES OF OPENING.
4. PUMP #1: FLYGT NP3153 SH 3~274
5. PUMP #2: FLYGT NP3153 SH 3~274
6. DOUBLE LEAF ACCESS HATCH AND FRAME, 36" x 72" MINIMUM OPENING. HATCH SHALL BE ALUMINUM, WITH DIAMOND PLATE, H20 RATED, AND SPRING ASSISTED WITH RECESSED PADLOCK CLIP FOR LOCKING WITH STANDARD PADLOCK. INSTALL GRATED FALL PREVENTION SYSTEM INTEGRAL WITH THE HATCH. ALIGN HATCH OVER PUMPS AND RAILS PER PUMP MANUFACTURER'S RECOMMENDATIONS WITH HINGES ON SHORT SIDES OF OPENING.
7. INSTALL STAINLESS STEEL RAIL AND SUPPORT(S) AT REQUIRED SPACING PER PUMP MANUFACTURER'S RECOMMENDATIONS.
8. POLY ROPE (W/3' SLACK) ATTACHED TO 6' STAINLESS STEEL LIFTING CHAIN, GRIP EYE, AND BOW SHACKLE WITH SCREW PIN FOR EACH PUMP.
9. QUICK DISCONNECT DISCHARGE ELBOW PER PUMP MANUFACTURER.
10. PRESSURE LEVEL SENSOR (SEE ELECTRICAL SHEETS FOR MORE DETAIL).
11. FLOAT SWITCH (SEE ELECTRICAL SHEETS FOR MORE DETAIL).
12. VALVE VAULT SHALL BE 10'W x 12'L x 7'D.
13. ADJUSTABLE PIPE SUPPORT (STANDON MODEL S92 OR EQUAL).
14. 3" BRASS FLOOR DRAIN.
15. ALUMINUM LADDER WITH RECESSED EXTENSION.
16. 4" SWING CHECK VALVE W/EXTERNAL SPRING AND LEVER (FLG) (VALMATIC MODEL 7804LS OR APPROVED EQUAL), WITH (2) LIMIT SWITCHES.
17. 4" PLUG VALVE (FLG) W/HANDWHEEL (CLOW MODEL 2639 OR APPROVED EQUAL).
18. 4" DIP 45° BEND (FLG).
19. 6" x 4" DIP CONCENTRIC REDUCER (FLG).
20. 6" x 6" DIP 45° WYE (FLG).
21. 6" PLUG VALVE (FLG) W/HANDWHEEL (CLOW MODEL 2639 OR APPROVED EQUAL).
22. 6" BLIND FLG TO BE TAPPED & THREADED W/4" NIPPLE & QUICK CONNECT CAM LOCK HOSE CONNECTION.
23. 6" x 12" DIP (FLG) SPOOL, PRESSURE GAUGE ON TYPE 1 DIAPHRAM, 1/4" BALL VALVE, & PIPE SADDLE WITH BUSHING.
24. MAGMETER SHALL BE TOSHIBA MODEL LF650KL1BCCAAF (6") MAG FLOW TUBE W/TOSHIBA MODEL LF620FAA21E MAG CONVERTER CONNECTED BY TOSHIBA 2A SIGNAL CABLE & TOSHIBA 3A EXCITATION CABLE OR APPROVED EQUAL.
25. 8" BLIND FLG.
26. RESTRAINED COUPLING (EBAA 3800, SMITH-BLAIR MAXI-GRIP, OR APPROVED EQUAL).
27. 6" DR11 HDPE FLG x FUSED JOINT ADAPTOR WITH DUCTILE IRON BACKING RING.
28. 8" DR11 HDPE FLG x FUSED JOINT ADAPTOR WITH DUCTILE IRON BACKING RING.
29. 4" x 24" DIP (FLG) SPOOL.
30. COAT INSIDE OF WET WELL WITH RAVEN 405 EPOXY COATING

GENERAL CONSTRUCTION NOTES:

ALL PIPE PENETRATIONS SHALL BE CORE DRILLED. NO PENETRATION SHALL BE MADE WITHIN 6" OF A WETWELL JOINT. A PIPE JOINT SHALL BE MADE WITHIN 12" OF THE OUTSIDE OF THE WET WELL. ALL CONNECTIONS SHALL BE MADE WITH FLEXIBLE SEALS. PENETRATIONS 4" AND LARGER SHALL BE SEALED USING KOR-N-SEAL BOOTS W/SS WEDGE AND PIPE CLAMPS. SMALLER PENETRATIONS SHALL BE SEALED USING LINK-SEAL MODEL S-316 OR APPROVED EQUAL.

ALL PIPES AND FITTINGS SHALL BE FLANGED CEMENT LINED CLASS 52 DUCTILE IRON EXCEPT WHERE SPECIFIED.

ALL MISCELLANEOUS HARDWARE (INCLUDING ANCHOR BOLTS) INSTALLED IN THE WET WELL AND VAULT SHALL BE TYPE 304 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

ALL VALVE STANDS SHALL BE ADJUSTABLE.

VALVE VAULT FLOOR SHALL BE SLOPED @ MIN. 2% TO SUMP DRAIN W/3" BRASS FLOOR DRAIN.

GENERATOR CONSTRUCTION NOTES:

GENERATOR SHALL BE:
- SKID MOUNTED
- MOUNTED ON STRUCTURAL CHANNEL RAILS
- ANCHORED TO CONCRETE PAD
- PROVIDED WITH ENCLOSURE FOR "QUIET" OPERATION (69 dB @ 23')
- PROVIDED WITH A FUEL TANK CAPABLE OF HOLDING A 24-HOUR FUEL SUPPLY WITH ALL SAFETY AND VENTING EQUIPMENT REQUIRED BY CITY OF LA CENTER SPECIFICATIONS

SCALE: 1"=3'

-3 0 3 6

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CITY OF LA CENTER

CLIENT:
COWLITZ INDIAN TRIBE
ATTN: WILLIAM IYALL
TRIBAL CHAIRMAN
1055 9TH AVE. STE. B
LONGVIEW, WA 98632
PH: (360) 597-8140

AS-BUILT

PUMP STATION DETAILS FOR:
LA CENTER ROAD PUMP STATION & SANITARY SEWER

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN, VANCOUVER, WA 98660
360-695-1385
503-285-1536

PETER A. TUHY
STATE OF WASHINGTON
21911
REGISTERED
PROFESSIONAL ENGINEER
2/8/17

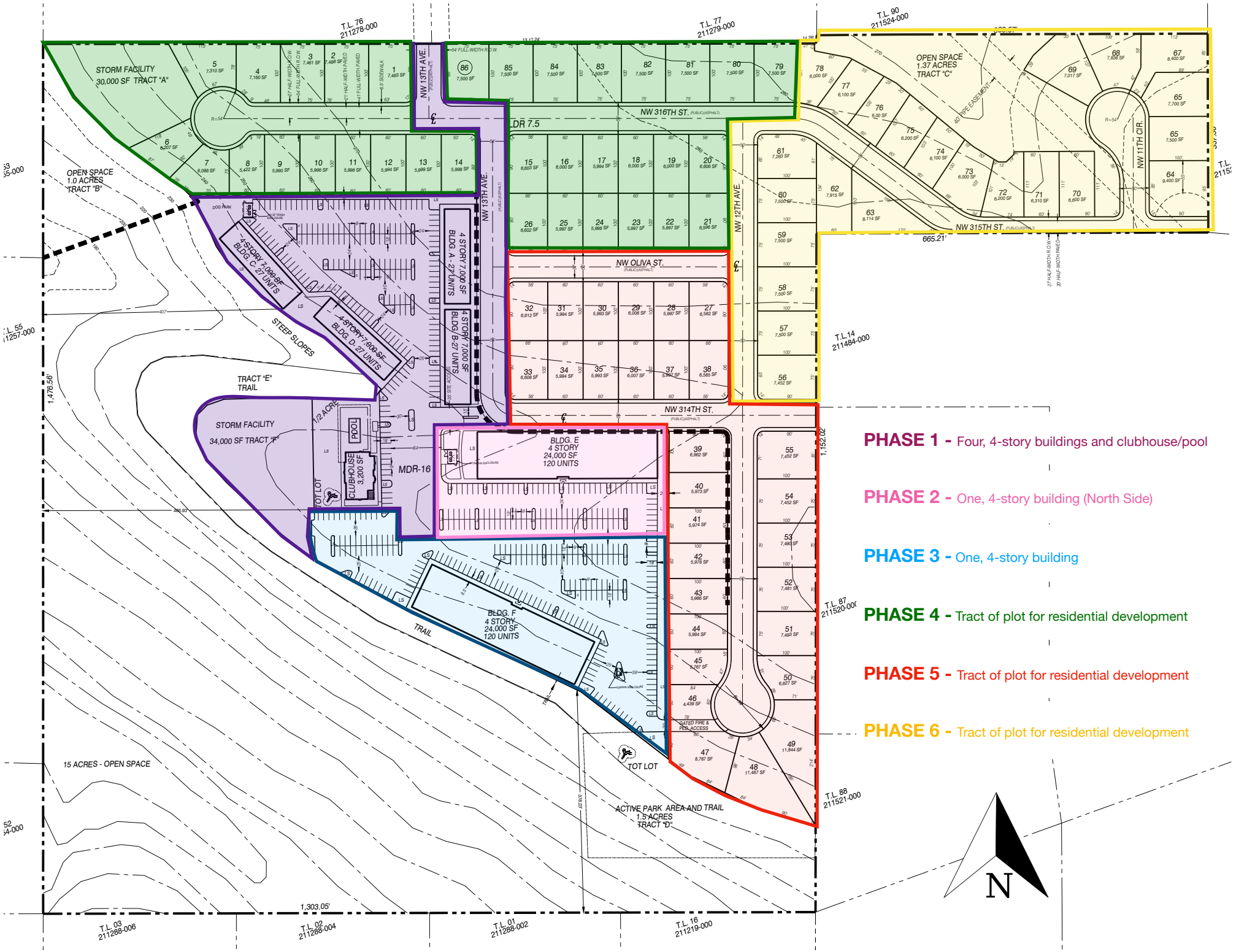
CHANGES / REVISIONS	
DESCRIPTION:	DATE:
ADD PUMP INFORMATION	4/19/17

SCALE: H: N.T.S. V:

LA CENTER ROAD SEWER SYSTEM

JOB NO.: 7714.02.01

SHEET
C4.1



PHASE 1 - Four, 4-story buildings and clubhouse/pool

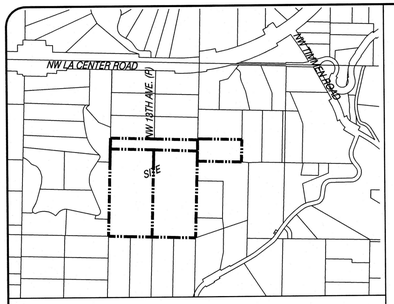
PHASE 2 - One, 4-story building (North Side)

PHASE 3 - One, 4-story building

PHASE 4 - Tract of plot for residential development

PHASE 5 - Tract of plot for residential development

PHASE 6 - Tract of plot for residential development



VICINITY MAP SEC. 09 T4N R1E W.M.

SITE PLAN NOTES:

EXISTING SITE DATA:

PRESENT USE:	VACANT LAND
EXISTING ZONING:	LDR 7.5
GROSS SITE AREA:	PARCEL 211206-000 IS 5 ACRES (217,800 SF) ACCORDING TO CLARK COUNTY GIS, PARCEL 211286-000 IS 20 ACRES (871,200 SF) ACCORDING TO CLARK COUNTY GIS. PARCEL 211217-000 IS 20 ACRES (871,200 SF) ACCORDING TO CLARK COUNTY GIS. PARCEL 211458-000 IS 5 ACRES (217,800 SF) ACCORDING TO CLARK COUNTY GIS. TOTAL 50 ACRES (2178,000 SF) ACCORDING TO CLARK COUNTY GIS.

TRANSIT ROUTES & STOPS: C-TRAN CONNECTOR ROUTE SERVICES ILANI.

PROPOSED SITE DATA:

PROPOSED PROJECT:	86 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS, AND 6, MULTI-FAMILY BUILDINGS (348 UNITS).
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	WITHIN THE OPEN SPACE TRACT
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	PROVIDED WITH FUTURE PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	SIDEWALKS AND TRACTS AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	PROVIDED WITH FUTURE PLANS
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	AS SHOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	PROVIDED WITH FUTURE PLANS
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	PROVIDED WITH FUTURE PLANS
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

ALL PARKING STALLS, UNLESS DIMENSIONED TO FULL DEPTH, HAVE A 3' LANDSCAPE OR CONCRETE OVERHANG ASSOCIATED WITH THEM.

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY:	AS SHOWN PER CLARK COUNTY GIS
WATERCOURSES AND DRAINAGE PATTERNS:	ACCORDING CLARK COUNTY GIS
100 YEAR FLOODPLAIN:	NO MAPPING INDICATORS
DESIGNATED SHORELINES AREAS:	NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	ACCORDING TO CLARK COUNTY GIS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	POTENTIAL AREAS ACCORDING TO CLARK COUNTY GIS ACCORDING TO CLARK COUNTY GIS
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	ACCORDING TO CLARK COUNTY GIS.
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	ACCORDING TO CLARK COUNTY GIS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	NONE KNOWN
ROCK OUTCROPPINGS:	NONE KNOWN

LDR-7.5:

SINGLE-FAMILY LOT AREA: 21.7 ACRES (945,252 SF)
NET AREA: 21.7 ACRES (945,252 SF)
MIN. NET DENSITY PER ACRE = 4
MAX . LOTS = 87
PROPOSED LOTS = 86

MIN. LOT WIDTH 60'
MIN. LOT WIDTH 60'
MIN. LOT DEPTH 90'

MIN. LOT AREA WITH CRITICAL AREAS: 6,000 SF

MDR-16:

APARTMENT AREA: 28.3 ACRES (1232748 SF)
APARTMENT NET AREA: 9.07 ACRES (395,089 SF)
CRITICAL AREA: 19.23 ACRES (837,659 SF)
MIN. DENSITY = 8 UNITS PER NET ACRES
MAX. DENSITY = 14 UNITS PER NET ACRES

MAXIMUM DENSITY	281 UNITS
UNITS PROPOSED	348 UNITS

SETBACKS:

FRONT SETBACK:	20 FEET
STREET SIDE SETBACK:	20 FEET
SIDE YARD SETBACK:	7.5 FEET
FRONT SETBACK:	20 FEET
REAR YARD SETBACK:	20 FEET

PARKING CALCULATIONS:

MULTI-FAMILY PARKING REQUIRED: 1.75/DWELLING UNIT
1.75 / 348(1.75 STALL PER UNIT) = 609 STALLS - CITY OF LA CENTER REQ.

LEGEND:

- PROPOSED BUILDING
- EXISTING EASEMENT
- PROPOSED LOT - PLAT
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- ADJACENT TAXLOT
- PROJECT BOUNDARY

APPLICANT:
KIRKLAND DEVELOPMENT
2370 EAST 3RD LOOP SUITE 100
VANCOUVER, WA 98661
(360) 816-1490
FAX UNAVAILABLE
fuchsia@kirklandgloballlc.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: JOCELYN CROSS
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
jocelyn@olsonengr.com

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

PLOT: consultant3.ctb
FILE: J:\data\A10000\A10020\A10026\Planning\A10026.p.preapp.dwg

CONCEPTUAL SITE LAYOUT FOR:

SUMMIT RIDGE

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

KURT F. STONEX
STATE OF WASHINGTON
28332
REGISTERED PROFESSIONAL ENGINEER
1/29/2020

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: JC
DRAWN: JC
CHECKED: KFS
DATE: JANUARY 2020
SCALE: H: 1" = 100'
V:

SUMMIT RIDGE
JOB NO. A10026.01.01

SHEET
P.1

OLSON ENGINEERING INC.
Practical expertise. Exceptional results.

Civil Engineering Surveying Planning Landscape Architecture

222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

Pre-Application Narrative

The applicant, Kirkland Development, is proposing 86, single-family detached lots, and 6, 4-story multi-family buildings, on 50 acres (217,8000 SF according to Clark County GIS). The project site includes parcel numbers, 211206-000, 211286-000, 211217-000, and 211458-000 located in the NE 1/4, S10, T4N, R1E, W.M.

The project site contains two existing residences and associated outbuildings which are proposed to be removed. All four (4) parcels are located within the Low-Density Residential (LDR-7.5) zone, and the UL Comprehensive Plan. Approximately 28.3 acres are proposed for a zone change to Medium Density Residential (MDR).

The height of all proposed structures will be in accordance with La Center code. Fences, walls, and lighting have not been determined.

According to Clark County GIS, environmental constraints exist on the site. GIS shows drainage ways on the site which would have riparian buffers associated with them. Avoidance is proposed; however, if there are any encroachments to the buffers, the applicant will mitigate for those impacts. Further details regarding the critical areas will be provide at the time of the Type III application.

A 1.5-acre walking path and active park area accessible to the entire development is proposed in the southwest portion of the project site. A clubhouse, pool, and a tot lot are proposed on a half-acre as part of the multi-family amenities. Approximately 19-acres of open space is provided along the western portion of the site. The multi-family units located in the MDR portion of the project, are proposed to be senior living with the tenants being 55 and older.

Utility, stormwater, and other infrastructure-related improvements will be shown at the time of the Type III Subdivision application. Proposed buildings will meet the International Building Code as adopted by the City La Center.

On-site stormwater facilities will be designed to meet the City of La Center stormwater design standards.

- Water quality treatment – Stormwater quality control is to be provided by either Bioretention cells or underground treatment cartridges. Treatment standards will be per City of La Center code.

- Quantity Control – All Stormwater on-site will be collected and routed to detention facilities. Discharges from the facilities will be in accordance with the City of La Center code requirements.

Water – There is a public water line existing in NW La Center Road. A mainline will be extended from the existing waterline to the site. The proposed waterline will be sized to provide the required domestic and fire flows. Water meters, fire hydrants, and fire protection systems will be provided in accordance with Clark Public Utilities and the Fire District requirements.

Sanitary Sewer – There is an existing pump station located in the low point of La Center Road northwest of 13th Avenue, and a forcemain extending from the pump station to the City of La Center treatment plant. Service to the site will be provided either from extending a gravity line from the pump station to the site or constructing a new pump station on-site. Sanitary sewer will be routed through the site to provide sewer service to all buildings and residential lots per City of La Center requirements.

Site Access – Site access is proposed from NW La Center Road and NW 13th Avenue.

Phasing is proposed and construction is anticipated to begin upon approval and procurement of all applicable applications and permits.