



La Center, Washington 98629  
T/360.263.7665

**PRE-APPLICATION CONFERENCE  
Juniper Ridge Subdivision  
2024-034 PAC**

**PROJECT INFORMATION**

Site Address	34011 & 34017 NW 9th Ave, La Center, WA 98629. Tax Lots 258944-000 & 258945-000
Legal Description	The property contains two tax parcels which are located within the Southeast Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian.
Applicant	Dan Korpela TD West, LLC 360.977.7495 <a href="mailto:info@tdwestllc.com">info@tdwestllc.com</a> 5900 NE 152 <sup>nd</sup> Ave Suite 120, Vancouver, WA 98682
Applicant's Representative	Scott Taylor SGA Engineering 360.993.0911 <a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a> 2005 Broadway, Vancouver, WA 98663
Property Owner	Dan Korpela Juniper Ridge, LLC & NW Pacific Hwy Properties, LLC. 360.944.7495 <a href="mailto:dan@4kequipment.com">dan@4kequipment.com</a> 5900 NE 152nd Ave – Suite 120, Vancouver, WA 98682
Proposal	Perform a boundary line adjustment between parcels 258944000 and 258945000 and subdivide the adjusted parcels into 65 single-family attached and detached residential lots. The current zone is LDR-7.5 and the applicant will need to complete a zone change application or apply for a zone change concurrently with the subdivision application, to change the zone from LDR-7.5 to MDR-16.
Date of Final Report	December 18 ,2024

**SUMMARY**

The applicant proposes a boundary line adjustment between parcels 258944-000 and 258945-000 and subdivision of adjusted parcels into 65 single-family residential lots located in the LDR-7.5 zone. The gross acreage of Parcel 258944-000 following adjustment will be approximately 8.02 acres. The project also proposes frontage improvements to W. F Place, as well as various tracts for residual land areas including critical lands and a tract for a new stormwater facility.

The project area is located within the Southeast Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian. The site is currently zoned LDR-7.5 and the applicant is proposing either a standalone zone change or a subdivision and rezone application running concurrently. The site is surrounded by LDR-7.5 zoned properties. Property to the west is mapped within the Urban Holding District (UH-10) zoning overlay. Two existing houses with associated gravel driveways are located within the project area. A detached barn is also on-site. All existing buildings are proposed for removal following approval.

Clark County GIS indicates a variety of critical areas are mapped across the site including geologically hazardous areas (steep slopes, sever erosion hazard, seismic hazards and unstable slopes), wetlands, riparian habitat and Category 2 Critical Aquifer Recharge Area (CARA). The stream running through the project site is identified as fish habitat. WDFW Priority Habitat and Species (PHS) Map indicates that the stream may have an occurrence of coho, steelhead and other listed fish species. Clark County GIS indicates that oak woodland is within the project limits though WDFW's PHS Map does not reflect that.

A number of trees are located within the project site. The City's tree preservation ordinance (LCMC 18.350) requires that all trees 5-inches or great that will be removed, be inventoried by an arborist and all trees 10 inches or greater require mitigation planting with a new tree. Trees that will remain are required to be protected during construction to ensure their survival. A tree removal permit must meet the approval criteria outlined in LCMC 18.350.080. If Oregon White Oak trees are present within the project limits the applicant will be required to identify these as part of the critical areas report.

This project proposes to divide the project parcels into 65 single-family lots. The project must comply with the minimum and maximum net density zone. Net Density is determined as the number of dwelling units per net area. Net area is the gross site area minus public rights-of-way, private streets, public utility easements, public parks, and undeveloped critical areas and required buffers. The applicant will be required to provide sufficient information at the time of preliminary subdivision submittal to demonstrate compliance with minimum and maximum density.

**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.120 Zone Change; 18.130 Low Density Residential District; 18.140 Medium Density; 18.147 Parks and Open Spaces; 18.157 Sensitive Utility Corridor Overlay District 18.210 Subdivisions; 18.225 Legal Lot Determinations; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 18.360 Archaeological Resource Protection.

## **PRELIMINARY REVIEW**

### **Development Standards**

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

### **LCMC: 3.35 Impact Fees**

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

Impact fees are further discussed in the questions portion of the report.

### **Street Lighting**

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

### **Potable Water**

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

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

### **Land Use Analysis**

#### **Chapter 8.60 Sign Requirements**

If proposed, signs must comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). Signs in residential zones are limited to one illuminated sign at the entrance to the subdivision and no larger than 32 square feet.

#### **Chapter 18.30.100 Type III procedure**

The project would require preliminary plat approval, zone change approval, critical areas permit, boundary line adjustment, legal lot determination, and a variance. Preliminary plats are subject to a Type III review process. Critical areas permits and the variance are subject to Type II review process. The boundary line adjustment and legal lot determination is subject to a Type I review. All applications would be grouped under one review process as permitted under LCMC 18.30.030 and reviewed under the highest order review process. Details regarding the Type III review process are below.

- (1) Hearing. An application subject to a Type III process will be considered at one or more public hearings before the City's hearings examiner. Hearings are scheduled within 78 calendar days after the date the City found the application was technically complete.
- (2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC 18.30.120. At least 10 days before the

date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC 18.30.120.

- (3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The city clerk shall mail a copy of the staff report to the hearings examiner, the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.
- (5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.
- (6) Notice of Decision. Within seven calendar days of the date of the decision, the city clerk shall mail a notice of decision as provided in LCMC 18.30.120.
- (7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III process can be appealed pursuant to LCMC 18.30.130 and can be amended by post-decision changes pursuant to LCMC 18.30.150.

#### **Chapter 18.130 Low Density Residential**

The site is currently zoned LDR-7.5, low density residential. Single- family detached residential dwelling units are a permitted use within the zoning district. The applicant is proposing to change the current zoning to MDR-16.

#### **Chapter 18.140 Medium Density Residential**

The medium density residential (MDR-16) district is intended to provide residential development opportunities with a minimum density of eight units per net acre, and a maximum density of 16 units per net acre consistent with the La Center comprehensive plan. The district is further intended to facilitate use of public transit, reduce the burdens of automobile-related problems, and encourage efficient use of commercial services and public open space.

##### **18.140.015 Location.**

The city council, with the recommendation of the planning commission, generally, shall assign MDR-16 zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and good access to local public schools.

##### **18.140.020 Permitted, conditional, and prohibited uses.**

(1) Permitted Uses. The city permits the following primary uses on buildable lands (outside of sensitive lands), subject to compliance with the requirements of Chapter 18.215 LCMC and compliance with concurrency and level of service standards of the La Center capital facilities plan:

(a) Existing lawful residential uses;

(b) Multifamily dwellings;

- (c) Single-family attached and detached dwelling units;
- (d) Manufactured homes on individual lots that are in accordance with Chapter 18.180 LCMC;
- (e) Accessory buildings and uses normal and incidental to the buildings and uses permitted in this chapter;
- (f) Public parks and recreational facilities;
- (g) Cottage housing compliant with the requirements of Chapter 18.185 LCMC, Cottage Housing; and
- (h) Family day care providers consistent with LCMC 18.270.020.

(2) Conditional uses allowed in an MDR-16 district are those listed as conditional uses in Table 18.130.030.

(3) Prohibited uses in the MDR-16 district are those listed as prohibited uses in Table 18.130.030

18.140.030 Density and dimensional requirements.

(1) All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 18.140.030.

**Table 18.140.030**

**MDR-16 Density and Dimensional Requirements**

Standard	Multifamily	Single-Family		
		Attached	Detached	Manufactured Home Park/Subdivision
<b>Net Density<sup>1</sup></b>	8 – 16	8 – 14	8 – 12	4 – 12
Minimum Project Area <sup>5</sup>	2.5 ac.	2.5 ac.	2.5 ac.	2.5 ac.
Minimum Lot Width	20 feet	20 feet	30 feet	20 feet <sup>4</sup>
Minimum Lot Depth	60 feet	60 feet	60 feet	60 feet <sup>4</sup>
Minimum Lot Area	1,400 SF	1,400 SF	3,000 SF	3,000 SF <sup>4</sup>

Table 18.140.030

## MDR-16 Density and Dimensional Requirements

Standard	Multifamily	Single-Family		
		Attached	Detached	Manufactured Home Park/Subdivision
Maximum Lot Area	N/A	N/A	15,000 SF	5,000 SF <sup>4</sup>
Maximum Lot Coverage	85%	60%	60%	85% <sup>4</sup>
Maximum Height <sup>6</sup>	45 feet	35 feet	35 feet	20 feet
<b>Setbacks<sup>2</sup></b>				
Minimum Front Setback <sup>3</sup>	10 feet	10 feet	10 feet	5 feet <sup>4</sup>
Minimum Garage Setback from the Property Line	5 feet	20 feet	20 feet	5 feet <sup>4</sup>
Minimum Garage Setback from Alley	3 feet	3 feet	3 feet	5 feet
Minimum Side Setback	0 feet attached or 10 feet abutting single-family detached	0 feet attached/4 feet nonattached	4 feet	5 feet <sup>4</sup>
Minimum Street Side Setback	0 feet	10 feet	10 feet	5 feet <sup>4</sup>
Minimum Rear Setback	20 feet	10 feet	10 feet	3 feet <sup>4</sup>

<sup>1</sup> In a phased project, each phase of the project shall meet the density requirements.

<sup>2</sup> Setbacks and building envelopes shall be identified for each lot on the face of the plat or binding site plan.

<sup>3</sup> Minimum front yard setback shall be 25 feet from arterial and collector streets.

<sup>4</sup> In a manufactured home subdivision the lot area and setback standards represent an average within the subdivision.

<sup>5</sup> The minimum project area requirements do not apply when legal lots in the R/P zone are proposed for multifamily or attached single-family housing.

<sup>6</sup> The maximum height of a dwelling is depicted in this table; the maximum height of a garage or accessory building is 20 feet.

(2) Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 90 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet. The beveling standard does not apply to multifamily developments and manufactured home subdivisions. Multifamily developments are subject to the setback requirements of Table 18.140.030, including the minimum side and rear setback requirements when abutting single-family.

(a) A project subject to the beveling requirement described in subsection (2) of this section may transfer density to interior lots, on an acre-per-acre basis, to achieve a density of no greater than 16 units per net acre. For example, if the cumulative area of all beveled perimeter lots is two acres, a maximum of two acres of interior lots may reach a density of 16 units per net acre. The balance of the nonbeveled areas may not exceed the maximum density allowed for project type described in Table 18.140.030.

(3) Density Transfer. A project that is eligible for a residential density transfer from critical areas shall be in accordance with LCMC 18.300.130. A residential density transfer from the sending lands to the receiving lands shall not exceed maximum net densities as set forth in Table 18.300.130(1)(c)(ii).

(4) Product Types. The city desires to foster an opportunity for the creation of a variety of MDR-16 housing products so as to promote housing affordability, architectural variety and unique neighborhood character. An MDR-16 project, which consists of 10 gross acres or more, including abutting lands under common ownership, may not include more than 75 percent of one housing type, i.e., multifamily, single-family attached or single-family detached.

18.140.040 General standards for developments within the MDR-16 district.

The standards of this section apply to all development in the MDR-16 zone, excluding single-family, detached, manufactured home subdivisions regulated by LCMC 18.140.080.

(1) Design Requirements.

(a) MDR-16 projects shall create a unifying design theme for each building or housing complex. The design theme can be created by the use of stone, wooden lap siding, or other natural material.

(b) MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

(c) MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, and chimneys, etc.

(d) Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.

(2) Active Open Space – Family Parks. If a medium density residential (MDR-16) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces).

(3) Landscaping and Open Storage.

(a) Landscaping. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.

(b) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant



materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.

(c) At least 15 percent of the net acreage of the project site must be landscaped.

(d) All setback areas shall be landscaped and maintained with live vegetation.

(e) Street trees, if required by the director of public works, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless otherwise specified by the city's public works director.

(f) Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:

(i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.

(ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

(g) Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.

(4) Parking. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units.

(a) Parking is encouraged to locate behind the dwelling unit with access from an alley. When an alley is provided, pedestrian access from the alley to the dwelling shall be provided for each lot.

(5) Garages.

- (a) Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 20 feet from the property line.
- (b) No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space.
- (c) Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space.
- (d) In each building of single-family attached units or each multifamily building, no more than 50 percent of the garages may extend beyond the front plane of the primary facade of the dwelling unit.
- (e) Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.
- (f) Detached garages are allowed, provided they are accessed from an alley or driveway and do not exceed 18 feet in height.

(6) Vehicular Access. Access to MDR-16 development projects shall be from collector or arterial streets; however, individual dwelling units within an MDR-16 development project shall not have direct access to an arterial or a collector street.

- (a) Within an MDR-16 development project, parking lots or driveways to individual dwelling units shall connect directly to a local access street that has direct access to an arterial or collector street.
- (b) MDR-16 development projects shall not have direct primary access to existing local access streets within an MDR-16 zoning district unless the review authority finds, by substantial evidence, that environmental, topographic or other issues relating directly to public safety or welfare require general access to a local, public residential street.

(7) Pedestrian Access.

- (a) An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.

(b) Public sidewalks shall be required and constructed according to the city's road standards.

(c) Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one of the preceding methods. Pedestrian access shall be provided to transit corridors without having to pass through a parking lot whenever possible.

(d) Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.

(e) Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

(8) Impact Fees. School and park impact fees for attached housing shall be assessed at the multifamily rate while impact fees for detached housing shall be assessed at single-family rates.

18.140.050 Requirements for single-family attached housing.

In addition to the requirements of LCMC 18.140.040, a single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Land divisions shall be reviewed according to Chapter 18.205 or 18.210 LCMC and Chapter 58.17 RCW. Building permits for attached developments may only be approved where fully consistent with the approved land division.

(2) Notations on the plat and/or covenants running with the land, approved by the city attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.

(3) Single-family attached housing shall not be permitted in buildings of greater than six units.

(4) No portion of a unit may occupy space above or below any other unit, except underground shared parking.

(5) Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:

(a) Providing 200 square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or

(b) Providing 200 square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

18.140.060 Requirements for multifamily housing.

In addition to the requirements of LCMC 18.140.040, a multifamily housing proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards, the director shall apply the more specific standard.

18.140.070 Requirements of single-family detached housing.

In addition to the requirements of LCMC 18.140.040, a single-family detached proposal, other than a single-family, detached, manufactured home subdivision regulated under LCMC 18.140.080, shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary facade. Garages facing an alley shall be set back a minimum of three feet from the rear property line. Garage doors shall have a minimum of 50 percent of their area decorated with glazing, relief panels, or similar ornamentation.

(2) Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of five feet.

(a) Rooflines shall be a minimum of 6:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.

(b) Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.

(c) Finished surfaces on building elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or

other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the director.

(d) A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.

**Chapter 18.147 Parks and Open Spaces**

LCMC 18.147 requires single-family residential development of 40 or more dwelling units to provide publicly accessible park space at a ratio of 0.25 acres per 40 dwelling units in excess of the first 40 units.

The site is located within the proposed park plan, however Riverside Park is also within the boundaries of the plan. Staff is researching to see if two parks can be within or near the same boundary. Staff will also research to see if a trail can constitute as a park.

The project proposes 65 dwelling units therefore LCMC 18.147 is applicable.

(1) The purpose of this chapter is to ensure implementation of the La Center parks, recreation, and open space master plan ("parks plan") in new residential development by requiring developers to dedicate, develop, and maintain family parks, trails, and open space based on the size of their development. These parks benefit all residents by:

- (a) Providing opportunities for both active and passive outdoor activities;
- (b) Providing a variety of activities;
- (c) Ensuring outdoor activities are available to all elements of the community; and
- (d) Enhancing the sense of community.

(2) The La Center parks, recreation, and open space master plan, as amended, is incorporated by reference. [Ord. 2017-07 § 2 (Exh. A), 2017.]

**18.147.020 Applicability.**

(1) Any residential development meeting any of the following criteria shall provide parks consistent with the standards of this chapter:

- (a) Any development in an LDR-7.5 zoning district that includes 40 or more dwelling units; or
- (b) Any development in an MDR-16 zoning district that includes 35 or more dwelling units; or
- (c) Any development in an MX zoning district that includes 35 or more dwelling units.

(2) Any phased development of adjoining parcels of land under the same ownership at time of final plat approval shall provide parks consistent with subsection (1) of this section based on the total number dwelling units on all adjoining parcels of land. [Ord. 2017-07 § 2 (Exh. A), 2017.]

18.147.030 Park size and design standards.

(1) If a development proposal meets the applicability criteria of LCMC 18.147.020, the new development shall provide parks and trails in the following manner:

(a) Size. The size and location of park shall be established in such a manner as to ensure compliance with and implementation of the parks plan. The minimum park size requirements are:

(i) Each development in an LDR-7.5 zoning district shall provide one or more family parks at a ratio of one-quarter acre per 40 dwelling units (0.25 ac/40 du).

(ii) Each development in an MDR-16 zoning district shall provide one or more family parks at a ratio of one-quarter acre per 35 dwelling units (0.25 ac/35 du).

(iii) Each development in an MX zoning district shall provide one or more family parks at a ratio of one-quarter acre per 35 dwelling units (0.25 ac/35 du).

(iv) The size criteria of this subsection (0.25 ac/40 du or 0.25 ac/35 du) shall be applied proportionally to the total dwelling units in excess of the dwelling unit threshold (40 du for LDR-7.5 districts or 35 du for MDR-16 and MX districts).

(b) Design. Parks provided pursuant to this section shall meet the following minimum standards:

(i) Park design and layout shall meet current La Center Park standard requirements and Americans with Disabilities Act (ADA) regulations.

(ii) Parks shall be designed by a landscape architect licensed in the state of Washington.

(iii) It is highly desirable that parks required pursuant to this chapter be one contiguous space to minimize maintenance workload. However, a required park need not be a single contiguous area if the applicant demonstrates the following:

(A) A noncontiguous park arrangement meets the requirements of this section and the goals of the parks plan; and

(B) A noncontiguous park arrangement better meets the needs of the residents; or

(C) The development topography does not make it feasible to provide a contiguous space for the required park.

(iv) The minimum contiguous parks size shall be 0.25 acres.

(v) Parks provided under these provisions shall not be located on streets of a minor collector or higher classification as defined in the La Center comprehensive plan.

(vi) All parks shall be fronted by a public road for at least 40 percent of their perimeter. If it is not feasible or practical to meet this standard because of location and/or physical site constraints, a pedestrian pathway or other design element approved by the review authority to assure free and open public accessibility shall be established through a dedication or perpetual easement with a minimum width of 20 feet. This pedestrian pathway connection shall be made from the public street to the park.

(vii) All parks shall have at least 75 percent of their area improved with usable active play areas and open space.

(viii) The provided park facilities and amenities should consider the range of ages of the target residents for the development. While the choice of park facilities and amenities is determined by the developer, each family park shall, at a minimum, contain the following amenities. The review authority may amend this requirement if the proposed facilities and amenities meet the intent of this chapter and the parks plan.

(A) Paved pedestrian circulation path or sidewalk;

(B) Two sitting benches, a minimum of four feet long each, for each 0.25 acre of park area or part thereof;

(C) One trash receptacle for each 0.25 acre of park area or part thereof;

(D) Bike rack(s) to accommodate a minimum of six bicycles for each 0.25 acre of park area or part thereof;

(E) One play structure intended primarily for use by children ages two to 12;

(F) One picnic table for each 0.25 acre of park area or part thereof.

(ix) The undeveloped play space shall be covered with live vegetation which shall be irrigated by a permanent, below-ground, automatic irrigation system.

(x) A low fence or impassible vegetative buffer shall be used for the screening of park borders where they abut a residential area. This screening should be a minimum of three and one-half feet in height and shall not exceed six feet in height. Neither the fence nor hedge shall be fully sight-obscuring.

(xi) Policing of the parks is a critical concern for the city, therefore, each park shall meet the following safety requirements:

(A) The parks shall be designed to facilitate community policing through crime prevention through environmental design (CPTED) guidelines.

(B) A minimum of one side of the park shall abut a public road, unless otherwise approved by the review authority.

(C) Street lighting or park lighting as necessary shall be used to illuminate the park for citizen and

police patrols to see into the park at night from a public street.

(xii) Trail linkages shall be provided to the existing or planned La Center and regional trail systems consistent with the provisions of the parks plan. The total area allocated to new trails shall not be used to meet the parks area requirement of subsection (1)(a) of this section.

(xiii) Passive open spaces, such as wetlands, stream corridors or other unbuildable lands, shall be combined with active open spaces, either contiguously or via pedestrian facilities, to create interconnectivity between neighborhoods and/or other park and pedestrian facilities. Where possible and feasible, these areas shall be improved with an integrated network of trails within the buffer areas. Where feasible these trails will be connected to existing or planned La Center and regional trail systems consistent with the provisions of the parks plan. Such unbuildable areas shall either be dedicated to the city or encumbered with public easements for pedestrian facilities. Easements shall be composed of a 20-foot-wide construction easement which, upon completion, will expire in lieu of trail construction and a 12-foot-wide perpetual pedestrian easement.

(xiv) Developers are encouraged to incorporate into the open spaces other required facilities such as stormwater treatment and detention ponds to provide more open space. However, such areas shall not be used to meet the park area requirements of subsection (1)(a) of this section.

(xv) Other design features in addition to or in lieu of the standards included in this section may be acceptable if determined by the review authority to meet the intent of this section and the parks plan.

(2) Parks required pursuant to this chapter shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development.

(3) All park improvements required pursuant to this chapter shall be either dedicated to the city or have public access easements established prior to or concurrent with final development approval. [Ord. 2017-07 § 2 (Exh. A), 2017.]

**18.147.040 Facility plan.**

(1) A complete preliminary land use application shall include a preliminary park site plan and landscape plan. The preliminary site plan shall depict the location and number of play structures, bike parking structures, surface materials, how ADA requirements are being met, furnishings, and pedestrian circulation routes. The preliminary landscape plan shall depict the location of plant materials, species and size at time of planting. The applicant shall demonstrate how proposed parks and trails comply with the parks plan.

(2) The final site plan and final landscape plan shall provide all information contained in the preliminary plans with additional construction information including but not limited to: irrigation plan, construction details, grading, CC&Rs, utility services and parking. The land use application for final approval shall provide a mechanism for adequate funding and the continual care and maintenance of the parks and trails as approved by the review authority. The city shall not approve the final plat or final master plan of a land use application in which parks and trails is required unless the police chief and public works director have reviewed and approved the final plans and specifications for the park. [Ord. 2017-07 § 2 (Exh. A), 2017.]



**18.147.050 Facility maintenance and liability.**

(1) Applicant Maintenance. The applicant retains maintenance and liability responsibilities for the parks and trails developed pursuant to this chapter unless these responsibilities are accepted by the city. Where the applicant retains maintenance and liability responsibilities, the facilities must be maintained at a level at least equal to comparable facilities maintained by the city. The applicant shall ensure that the developer or homeowners' association owning the facility grants the city the right of third-party enforcement or other similar mechanism to assure perpetual care and maintenance of the facility.

(2) City Maintenance. The city reserves the right to, but is not obligated to, assume maintenance and liability of park and trail facilities developed pursuant to this chapter.

(a) The city may accept maintenance and liability for park and trail facilities if the public works director finds all of the following:

(i) The applicant requests that the city assume the responsibilities.

(ii) The facility lies within land dedicated or granted to the city.

(iii) The facility has been constructed to city standards.

(iv) The facility meets a need identified in the parks plan.

(v) The city has adequate resources for maintenance of the facility.

(b) The city shall accept maintenance and liability for a park and trail facility through approval by the city council.

(c) If the city accepts maintenance and liability for the park and trail facilities the applicant shall provide maintenance of provided parks and trails for a period of two years after the dedication of the park or trails to the city. The applicant shall submit a park landscape maintenance agreement and a two-year park maintenance bond, in a form acceptable by the public works director.

The applicant is showing an on-site park area and walking trail. The park is located in the Cit of La Center's Proposed Park Service area and the trail is located within the trail system.

**18.147.060 Impact fee credits.**

Park and trail improvements and dedications made pursuant to this chapter may be eligible for park impact fee credits pursuant to the provisions of the Chapter 3.35 LCMC.

**Chapter 18.190 Urban Holding District**

The property does not contain an UH-10 overlay.

**Subdivision Provisions (LCMC 18.210)**

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

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.

2. Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.
3. Proof of ownership documents, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
5. If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments, and concerns in the summary.
7. A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description. See applicable subdivision review criteria below.
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.
  - a. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
  - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.
9. Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.
10. A critical areas report is required to identify and delineate any critical areas within the project limits as required by Chapter 18.300 LCMC. If regulated critical areas or buffers are impacted by the project a critical area permit will be required.
11. ***IF*** wetlands are present and will be impacted by the development a wetland delineation will be required. Any wetlands on site must be classified using the 2014 Ecology wetland rating system. A wetland mitigation report is required if wetlands or associated buffers will be impacted.
12. A geotechnical study is required since the site will contain substantial fill and because there are seismic, landslide, and erosion hazards on the site.
13. A tree protection plan is required and to be prepared by a certified arborist or landscape architect in accordance with LCMC 18.350.060(2).
14. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.
15. 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.
16. A phasing plan, if proposed.
17. An archaeological predetermination report in accordance with LCMC 18.360.
18. 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.)

19. A preliminary stormwater report in conformance with LCMC 18.320.  
20. Boundary Line adjustment request including all submittal requirements and addressing approval criteria outlined in LCMC 18.220.

**Vesting:** Applications are vested in the current version of the code on the date the City deems the application to be technically complete.

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

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

#### **18.220 Boundary Line Adjustments**

The proposal includes a boundary line adjustment between Parcels 258944-000 and 258945-000 therefore the applicant will be required to provide documentation specified in LCMC 18.220.010(3).

The applicant must demonstrate consistency with the following approval criteria:

- No additional lots could be created that do not meet current zoning of the property.
- Lots must meet current size requirements including minimum width and depth requirements.
- Lots must be buildable.

It is unclear what level of development would be possible on the resulting land within Adjusted Lot 258945-000. The applicant will need to address this criterion and how the proposal meets all criteria.

#### **18.225 Legal Lot Determinations**

Staff will complete a legal lot determination concurrent with the review of the subdivision application. The applicant shall submit information required pursuant to LCMC 18.225.010(4)) including a sales history dating to 1969; prior city/county short plat, subdivision, lot determination or other written approvals; prior segregation requests; prior recorded surveys; and/or any other information demonstrating compliance with criteria of this section.

#### **18.240 Mitigation of Adverse Impacts**

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

- Predevelopment versus post development demands upon city streets, drainage facilities,

parks, playgrounds, recreation facilities, schools, police services, and other municipal facilities or services;

- Likelihood that a direct impact of a proposed development would require mitigation due to the cumulative effect of such impact when aggregated with the similar impacts of future development in the immediate vicinity of the proposed development;
- Size, number, condition and proximity of existing facilities to be affected by the proposed development;
- Nature and quantity of capital improvements reasonably necessary to mitigate specific direct impacts identified as a consequence of the proposed development;
- Likelihood that the users of the proposed development will benefit from any mitigating capital improvements;
- Any significant adverse environmental impacts of the proposed development;
- Consistency with the city's comprehensive plan;
- Likelihood of city growth by annexation into areas immediately adjacent to the proposed development;
- Appropriateness of financing necessary capital improvements by means of local improvement districts;
- Whether the designated capital improvement furthers the public health, safety or general welfare;
- Any other facts deemed by the review authority to be relevant.

#### **18.245 Supplementary Development Standards**

Landscape screening is not required on the perimeter of the development, as the development is bordered by LDR-7.5 zoned properties. LCMC 18.245.020 outlines fencing and hedge standards if the applicant plans to utilize these features within the development. All proposed landscaping must comply with landscaping size, spacing, and quality requirements in LCMC 18.245.060.

#### **18.282 Outdoor Lighting**

Residential outdoor lighting must comply with the general requirements as spelled out in LCMC 18.282.030. The riparian area in the northeastern corner of the proposed development is subject to the requirements in LCMC 18.282.040 Critical Area Lighting - exterior lighting luminaires and accent luminaires regardless of the lighting zone in which they are installed shall not directly illuminate the La Center Bottoms, critical areas and critical area buffers, even if these areas are privately owned.

#### **18.300 Critical Areas**

There are known critical areas on the project site. The north central portion of the site has steep slopes which will be avoided with the development. There are GIS mapped wetlands down along the existing creek which runs throughout the project area. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary applications.

Except for frequently flooded areas that are designated as special flood hazard areas as shown on the flood insurance rate map, refer to LCMC 18.300.090(3) for all regulations pertaining to development exemptions in critical areas. If the proposed development does not impact the critical area or the identified buffer area, then the proposed development is exempt from the provisions of LCLMC 18.300.

**18.300.090(2) Fish and Wildlife Habitat Conservation Areas (Riparian Areas)**

Clark County MapsOnline indicates there are priority habitat areas along the southwestern portion of the project site. Using the WDFW Priority Habitat and Species (PHS) Map, the East Fork Lewis River Riparian Corridor runs along the southwestern portions of the site.

The applicant shall provide critical areas report in accordance with LCMC 18.300.090(2)(d) for the stream and riparian area mapped throughout the project site. Riparian areas specifically are discussed under 18.300.090(2)(a)(i). Development within the riparian area should be avoided, but if it is unavoidable, a mitigation plan is required to compensate for the loss of riparian habitat in compliance with LCMC 18.300.090(2)(i). Mitigation plans must demonstrate how no net loss of riparian habitat function will be achieved in conformance with LCMC 18.300.100 and 18.300.120. The critical areas report and mitigation plan should be provided at the time of preliminary plat application.

**Environmental Constraints Map**



Habitat buffers are assigned to the lands regulated in 18.300 according to Table 18.300.090(2)(a). Development activities are restricted within buffer areas as indicated in Table 18.300.090(2)(f) below:



**Table 18.300.090(2)(f) – Riparian Areas**

<b>Fish and Wildlife Habitat Areas RIPARIAN AREAS</b>	<b>Characteristic</b>	<b>Riparian Ecosystem Area (in feet)</b>
Type S (fish bearing)	East Fork of the Lewis River	250
Type F (perennial or fish bearing)	Breeze, Jenny and McCormick Creeks and stream < 5 feet wide, if fish bearing	200
Type Np streams, low mass wasting potential	Less than 3 feet in width on average	150
Type Ns stream, high mass wasting potential	Seasonal streams with a defined channel	75

LCMC 18.300.090(2)(g) includes buffer standards for buildings and construction near a buffer.

- A minimum setback of 15 feet from the buffer is required for the construction of any impervious surface(s) greater than 120 square feet of base coverage from the head or toe of a slope where the overall slope is greater than 35 percent.
- Clearing, grading, and filling within 15 feet of the buffer setback is only allowed if the applicant demonstrates native vegetation within the buffer will not be damaged.
- The additional impervious surface setback from the toe and head of a slope may be waived if the applicant provides credible evidence that the proposed impervious surface will not significantly affect the stability of slope.
- The edge of the buffer area shall be clearly staked, flagged, and fenced prior to and through completion of construction. Additional standard requirements pursuant 18.300.090(2)(n) includes permanent marking of a buffer area shall be installed during and after site construction.
- A permanent and perpetual physical demarcation along the upland boundary of the habitat buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood-like fencing, or other prominent physical marking approved by the director. The buffer boundary delineation must be clearly visible, durable, and permanently affixed to the ground. This includes signs that shall read “Habitat Buffer – Please Retain in a Natural State” and to be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer.
- A conservation covenant shall be recorded in a form approved by the City attorney and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer.

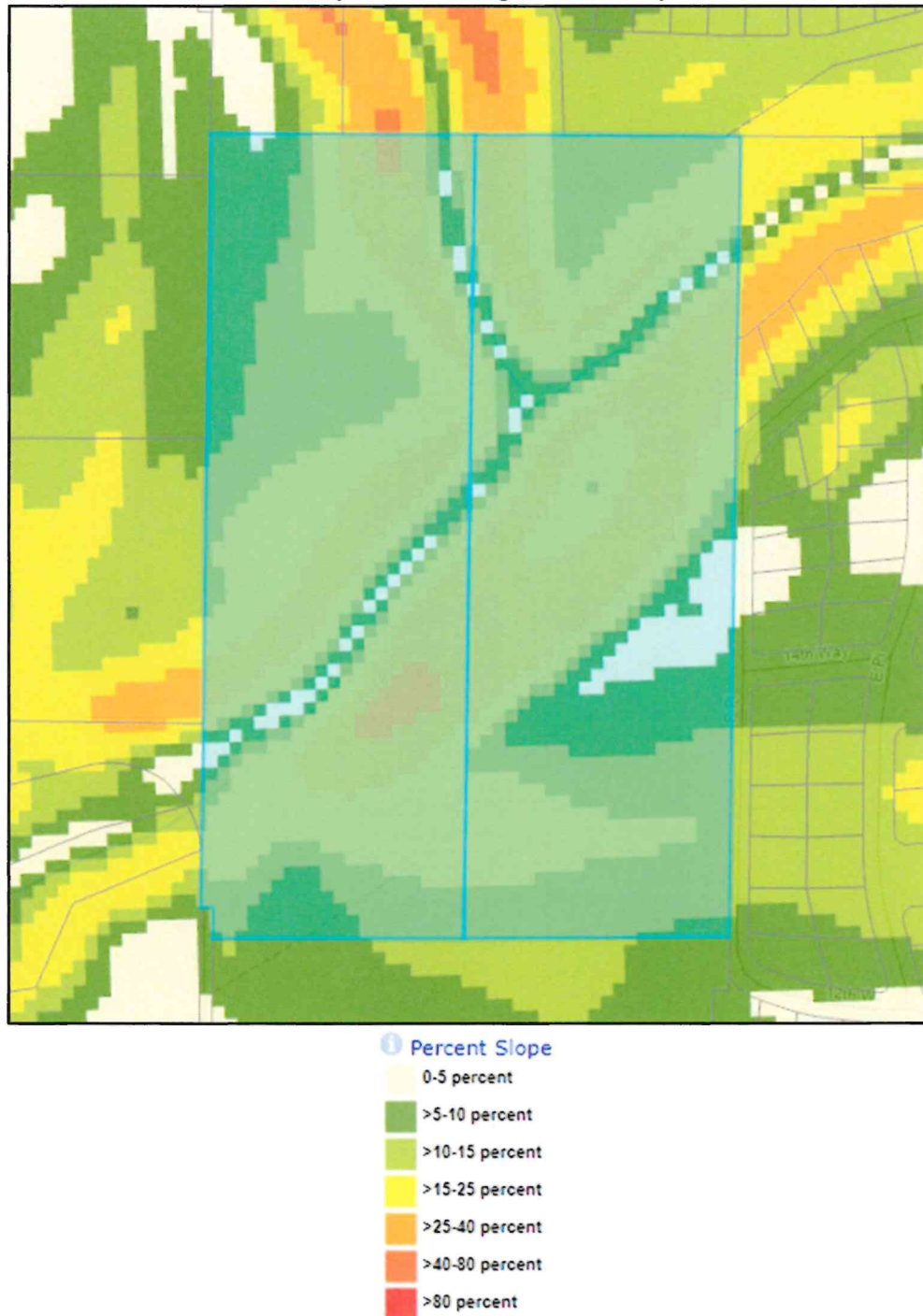
The City’s critical areas ordinance permits buffer reductions of Type N streams of up to 50 percent if the riparian area is currently impacted or has non-native vegetation such as grass or pasture per LCMC 18.300.090(2)(l). The applicant must demonstrate that the proposed buffer reduction will not significantly reduce water quality or habitat functions and must provide a buffer enhancement plan.

#### **LCMC 18.300.090(4) Geologic Hazards**

Clark County maps an area throughout the project site as a severe erosion hazard area which is a

regulated geologically hazardous critical area. Development on lands classified as an erosion hazard areas are prohibited unless the applicant meets the requirements of LCMC 18.300.090(4)(b)(i) and LCMC 18.300.090(4)(c & e). This includes erosion hazard area buffers as recommended in an approved geotechnical report. The applicant must provide an erosion control plan that meets the requirements of LCMC 18.300.090(4)(e)(ii).

**Slopes and Geologic Hazard Maps**

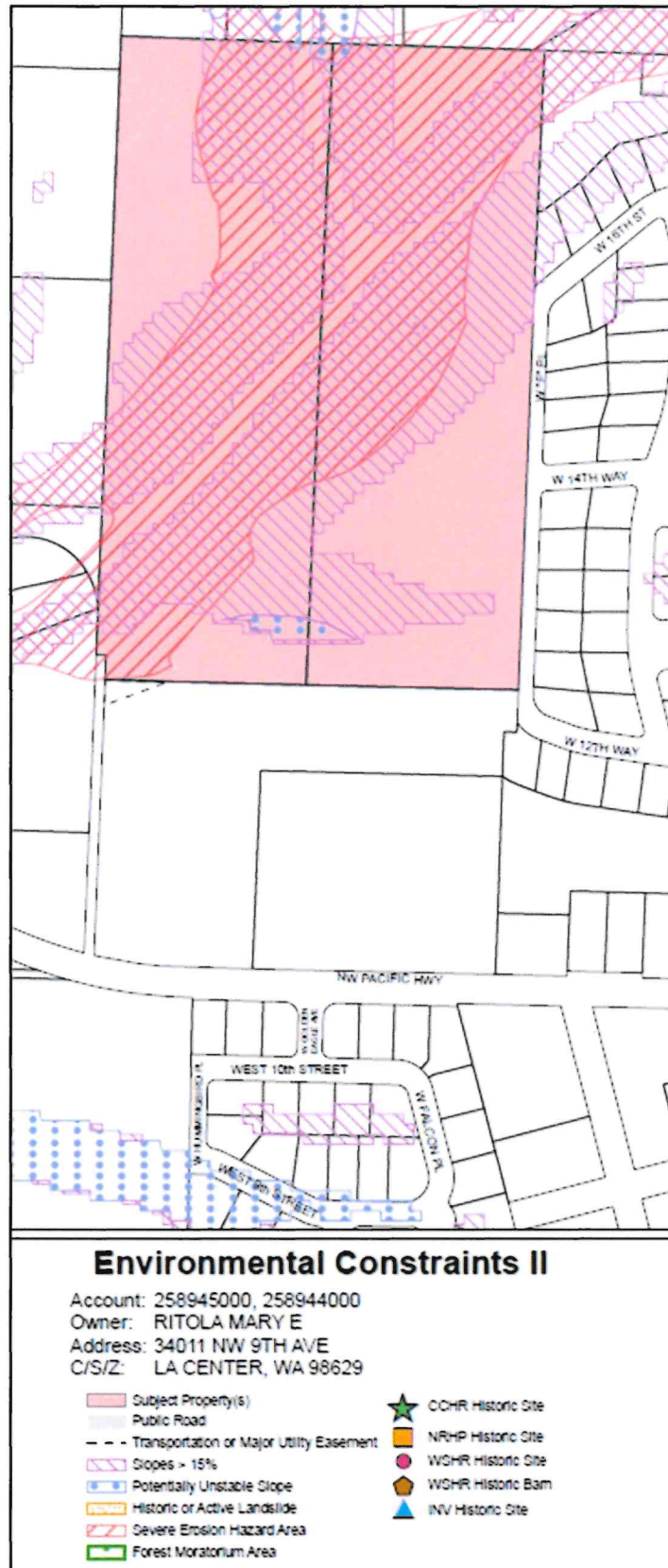




**Severe Erosion Hazard Areas**



**Environmental Constraints Map II**



These areas are a regulated geologically hazardous critical area. Development on lands classified as a landslide hazard area are prohibited unless the applicant meets the requirements of LCMC 18.300.090(4)(b)(i) and LCMC 18.300.090(4)(c & d). Landslide hazard areas shall be protected with buffers as required by LCMC 18.300.090(4)(d)(i) and as determined by a qualified professional.

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

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

The applicant must also comply with the International Building Code for development in seismic hazards.

#### **18.300.130 Residential density transfer**

1) Residential Density Transfer. A property owner may transfer residential density to a receiving area.

(a) A receiving area shall be on the same parcel or same property, within the same zoning classification, owned by the property owner sending the density.

(b) Density may be transferred from a sending area only once.

(c) The value of the transfer in the MDR-16, R/P, and MX districts shall be calculated as follows:

(i) Density transfer credits shall be calculated by multiplying the minimum net density allowed in the zone by the total acres of critical areas protected. For example, in an MDR-16 zone, if two acres of critical areas are completely avoided and protected and the minimum density allowed is eight units per net acre, the maximum allowable density transfer would be 16 units (two acres of protected critical areas multiplied by minimum net density of eight units per net acre equals 16 units).

(ii) Notwithstanding the density available for transfer under subsection (1)(c)(i) of this section, the transfer of density to a receiving area shall not result in an increase in density throughout the developable portion of the project greater than the maximum allowed densities by product type as set forth in Table 18.300.130(1)(c)(ii):

#### **Table 18.300.130(1)(c)(ii) – MDR-16 Maximum Allowed Net Density for Density Transfer**

<b>MDR-16 Product Type</b>	<b>Maximum Allowed Net Density With a Critical Areas Density Transfer</b>
Multifamily	18 units/acre
Single-family attached	16 units/acre
Single-family detached	14 units/acre
Manufactured home park/subdivision	14 units/acre

(d) The value of the transfer in the LDR-7.5 district shall be calculated as set forth in subsection

(1)(c)(i) of this section to determine the number of dwelling units that can be transferred. A maximum of up to 20 percent of the total lots in the development may be transferred dwelling units on a minimum lot size of no less than 6,000 square feet. The transfer shall not result in a net density of greater than six and one-half units/acre. The density transfer provisions only applies to single-family detached dwellings in this zone.

(2) Transfer Criteria. The density transfer request shall be approved through a preliminary plat or site plan review and be subject to the following criteria:

(a) Adverse impacts to natural resources on the receiving areas shall be mitigated consistent with the mitigation section of this chapter.

(b) The building height standards of the receiving district shall be met.

(c) The transfer of density to a receiving area shall not result in the construction of a housing type not otherwise allowed in the receiving area.

(d) Sending areas shall be:

(i) Dedicated to the city for public use; or

(ii) Protected as an unbuildable area by means of deed restriction, conservation easement, or other mechanism approved by the city council.

**18.310 Environmental Policy**

The project exceeds the exemption thresholds in LCMC 18.310.090(1) and WAC 197-11-800(1)(a). The preliminary plat application package must include a completed SEPA checklist and appropriate processing fees.

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

**18.340 Native Plant List**

Any mitigation to avoid using nuisance or prohibited plants. Lists of native plants, nuisance plants, and prohibited plants are contained in Tables 18.340.040(2), 18.340.040(3), and 18.340.040(4).

**18.350 Tree Protection**

An initial Google Earth survey shows a large number of trees onsite. If any tree greater than 5" DBH is proposed to be removed, a tree cutting permit is required and trees larger than 10 inches in diameter must be mitigated. Mitigation may consist of replanting on or off-site or payment in lieu of planting per LCMC 18.350.050. A tree inventory and protection plan will also be required in accordance with LCMC 18.350.060 including an inventory of all trees onsite and be prepared by an arborist or accredited landscape architect. The inventory and protection plan must include:

- Location, species, and diameter of each tree on-site and within 15 feet of the site;
  - Oregon White Oak may be regulated as priority habitat and subject to additional mitigation pursuant to LCMC 18.300 in consultation with WDFW.
- Location of the dripline of each tree;
- Location of existing and proposed roads, utilities, facilities, and easements;
- Locations of proposed and existing structures;
- Grade change or cut and fill during and/or after construction;
- Existing and proposed impervious surfaces;
- Identification of a contact person and/or arborist who will be responsible for implementing and maintain the approved tree protection plan; and
- Location and type of tree protection measures to be installed per LCMC 18.350.060(3).

Due to the large quantity of trees on site, the City has determined that trees in areas that are to be preserved or undeveloped (i.e., the stream on the eastern side of the site and its buffer) are not required to be inventoried per above. However, these areas shall be mapped on the tree inventory and protection plan for Staff review.

The applicant must respond to the review criteria in LCMC 18.350.080 in their compliance narrative. Under the review criteria, the City can require the applicant to alter their site design to eliminate or reduce tree removal.

**18.360 Archeological Resource Protection**

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

the predetermination report, further archaeological work or a full archaeological survey may be required.

#### **Questions**

The applicant has asked about maximum impact fee allocations for the trailhead and park impact fees. I have included a map of the trails system and proposed park service areas. It appears that Riverside Park may be within the same service area and staff will need to do further research to see if park impact fees will be available for this project, or if the credits have already been used.

The impact fees are unknown at this time. The fees are based on cost of the park and if the park can be considered a proposed park within the service area.

The applicant inquired about tree removal prior to development. The city will require at a minimum a Type II Tree Removal Permit. A tree removal plan will be required prior to the permit to determine how many trees will be removed and if additional permits are required such as critical areas permits, erosion control permits, etc.

#### **Public Works and Engineering Analysis**

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

#### **LCMC 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.

F Place is classified as a Local Access. The Local Access per the Engineering Standards consists of a 32-foot wide paved road. Half Street Improvements will apply for the portion of the property that is adjacent to F Place. The north end of the existing F Place only has a half width street section of 20-feet per the minimum road width per CCF&R. Half Street improvements will need to be shown to complete this Local Street Standard per LCMC 12.10.190. Right of way and street improvements shall apply to the interior streets per Local Engineering Standards.

#### **Streets and Circulation**

Per the Engineering Standards section 2.12 Street Ends:

- A. Cul-de-sacs shall be provided at all public and private street ends.
- B. Temporary Dead Ends. Where a street is temporarily dead ended, turn around provisions must be provided where the road serves more than one lot. The turn around may be a hammerhead if the dead end is less than two-hundred feet (200) in length. If over two-hundred feet (200) long, a cul-de-sac is required for residential streets.

NW 14th Street will serve more than one lot, therefore a cul-de-sac is normally required. The plans appear to show a permanent cul-de-sac at the dead end of the street. The cul-de-sac is on another property. Per LCMC 12.10.90, the minimum right of way for roadway widths for all city roads shall be required in the engineering standards, The cul-de-sac needs to be on the applicant's property and dedicated as public right of way. It needs to meet a minimum of a 96-foot diameter cul-de-sac from curb to curb, per the city and CCF&R standard.

The applicant shows a dead end at the south W. G Avenue that is approximately 300-lineal feet. Per 2.12 B, this must be cul-de-sac if over 200-lineal feet. It appears that the applicant is placing a

connection from W. G Avenue to W. F Place. If this a road connection, it will need to meet the half width of a Local Street Access or 25-feet width with no parking on both sides of the street, per LCMC 12.10.110. The curb radius will need to be a minimum of 25-foot radius, allowing for a fire truck to meet this turn.

Impacts to other intersections will need to be assessed in the traffic report. The city shall confirm the intersections that will be impacted by the development with the Traffic Engineer.

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

#### **Grading**

The applicant shall submit final grading and erosion control permit as part of the subdivision plans show 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.

#### **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.

#### **Trail requirement**

The Park Master Plan is in the process of being updated. In this plan and the existing 2017 park plan, it shows that a future trail extending from Pacific Highway along an unnamed street through the Ritola Property. This trail will eventually connect to the existing trail north of Hannas Farm.

The applicant will need to dedicate right of way and construct for an 8-foot wide trail along this corridor per the rustic trail section T3. The trail will need to connect to Pacific Highway, via 9th Street public right of way. See the park plan map and description

Per LCMC 18.60.010 Statutory development agreement can be authorized by City Council. This procedure is discussed below under land use Type III procedures. If the developer chooses to enter into a Developer Agreement, one benefit to the city can be the dedication to the city of right of way and construction of a trail along the property, that aligns with the park plan.

#### **LCMC Chapter 13.10 -- Sewer System Rules and Regulations**

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

Per the City Engineering Standards, sanitary sewers should be with adequate capacity for future flows that may reasonably be expected from full development upstream, consistent with the La Center



Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan). As stated above a sewer impact fee is assessed for every new home at the time the building permit.

**Sewer Connection**

The applicant proposes to connect to the existing sewer system in Hannas Farm for the proposed subdivision. The applicant is showing an easement from W 1 4th Street to the temporary street connection at the south end of the site. It appears that the applicant proposes to Hannas Farm Subdivision sanitary sewer at the south end of W. F Place. Maintenance will need to be in a public easement conveyed to the city if the sewer from Juniper Ridge will extend on private property, instead of along public right of way.

Another alternative is to connect to the gravity storm sewer on private property just north of Pacific Highway, just north of Kays Subdivision. Attached is a plan showing the design that was built. An easement will be needed from the property owner south of Juniper Ridge, to connect to this storm manhole.

**LCMC Chapter 18.320 (Stormwater and Erosion Control)**

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

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

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

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

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

**Maintenance of Stormwater Facility**

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

**Street Lighting**

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

applicant shall submit a Photometric analysis along with the street-light design to verify compliance with the Engineering Standards.

#### Potable Water

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

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

#### **Application Fees**

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

- Preliminary subdivision plat (\$3,000 + \$125/lot);
- Rezone (\$240)
- SEPA (\$510);
- Critical Area review (\$340 per critical area);
- Boundary Line Adjustment (\$425 + \$75 per lot)
- Legal Lot Determination (\$425 + 75 per lot (≥ 2 lots); and
- Tree Removal (\$60)

The City requires an applicant pay actual costs of outside professional services including engineering, & legal. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). The City requires that all applicants sign a reimbursement agreement. This agreement covers cost recovery; actual cost of staff, consultants, and/or hearing examiner plus 10 percent. This fee is applicable as part of a land use action or development review. Please include a signed agreement with the application.

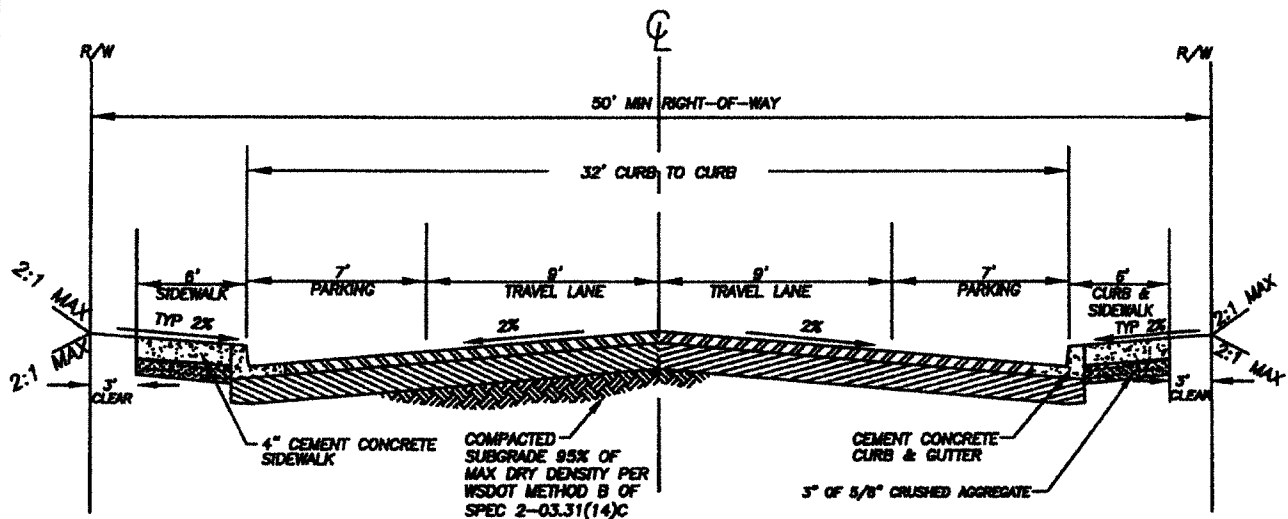
#### December 11, 2024, Pre-application Conference Attendees

Name	Organization Name	Email Address	Phone Number
Angie Merrill	City of La Center	<a href="mailto:amerrill@ci.lacenter.wa.us">amerrill@ci.lacenter.wa.us</a>	
Anthony Cooper	City of La Center	<a href="mailto:acooper@ci.lacenter.wa.us">acooper@ci.lacenter.wa.us</a>	
Mike Lackey	City of La Center	<a href="mailto:mike.lackey@clarkfr.org">mike.lackey@clarkfr.org</a>	
Scott Taylor	SGA Engineering	<a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a>	
Dan Korpela	Owner/Applicant	<a href="mailto:info@tdswestllc.com">info@tdswestllc.com</a>	
Chester Long	Neighbor	<a href="mailto:maryandchet@aol.com">maryandchet@aol.com</a>	
Rod Stryker	Neighbor	<a href="mailto:ssisfro@gmail.com">ssisfro@gmail.com</a>	



## Road Standards and county map





#### 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'	0.80'
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  $\frac{1}{2}$ " 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

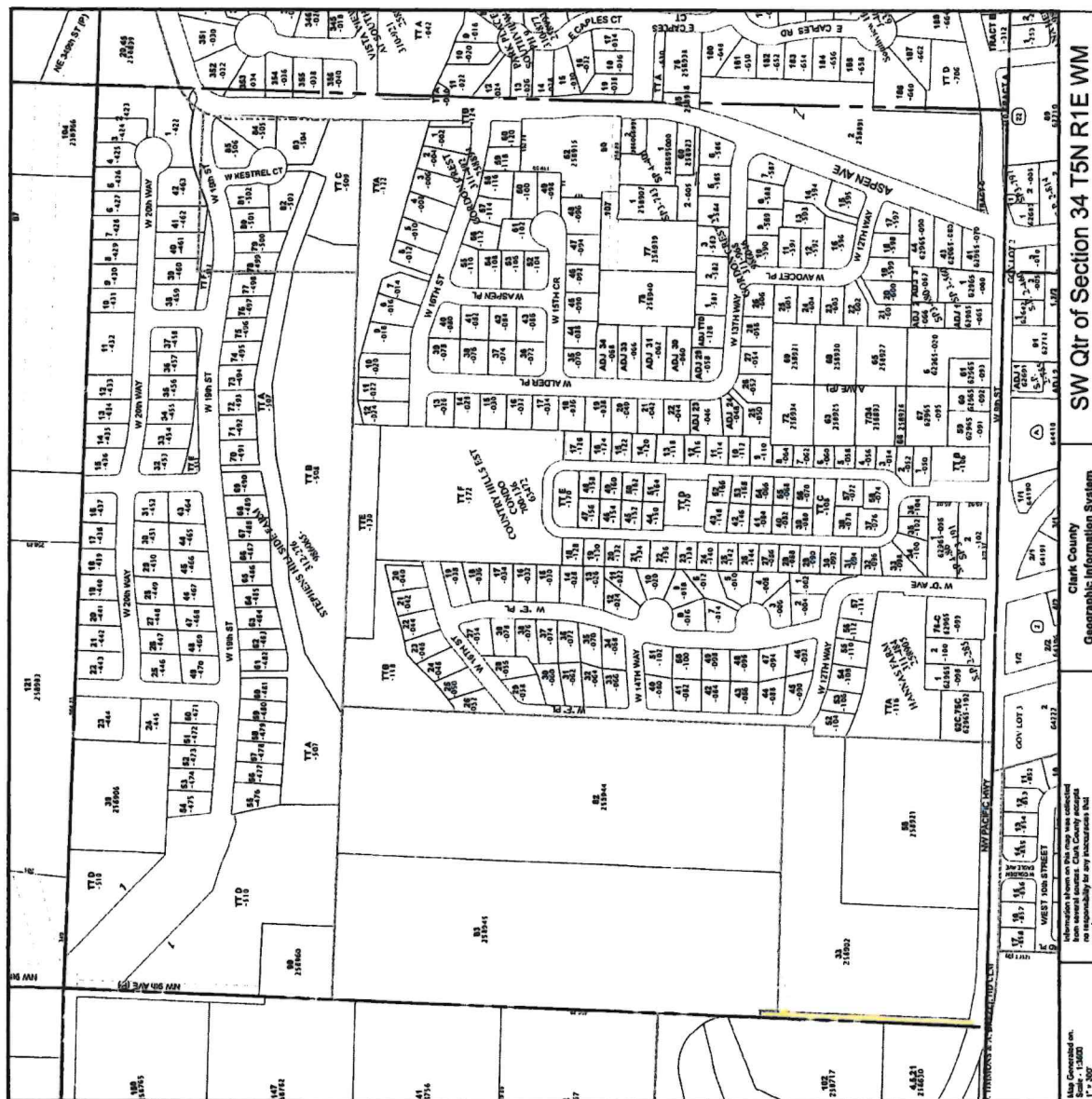
REVISIONS: 1 DATE: 9/27/10 DRAWN: BES DESIGNED: BES

*Barb Stapp, PE* 9/27/10

CITY ENGINEER

DATE

ST-15



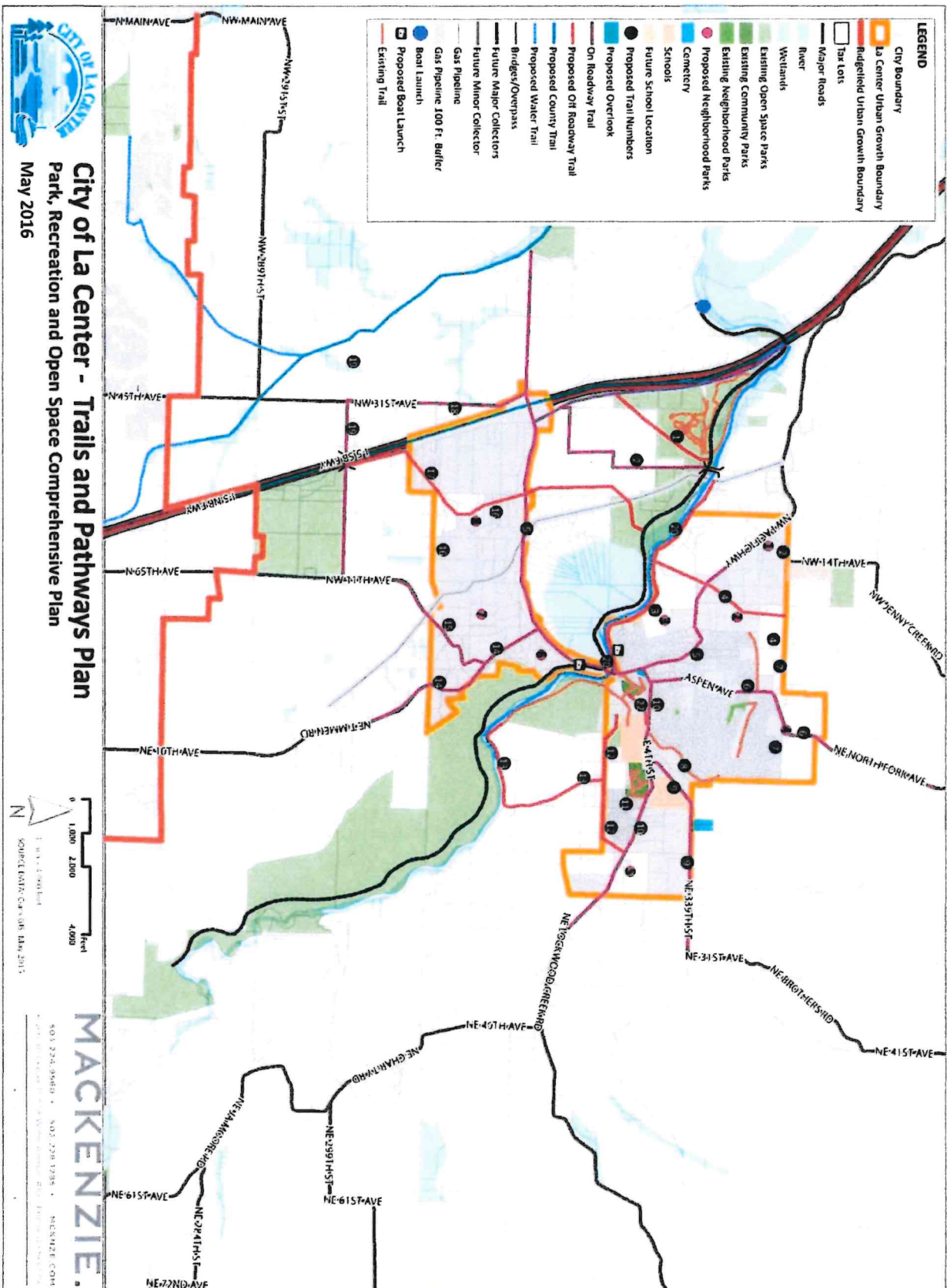
## Park plan requirements for trails



## Map 6: Existing & Conceptual Recreational Trails



Figure 12b



## Trail and Pathway System

#	Trail Name	Jurisdiction	Type	Length (miles)	Description
1	Paradise Point (T)	Clark County	T 3 Rustic	0.19	The trail will provide connection between the proposed County trail located along Paradise Park Road to the east end of Paradise State Park and the proposed East Fork of the Lewis River Regional trail system.
2	West Side Connector (P)	Clark County	T 5 on-road	2.00	Begins at the intersection of 31 <sup>st</sup> Avenue and 324 <sup>th</sup> Street eventually linking the south and north side of town and to a future school.
3	East Fork of the Lewis River Water Front (T)	La Center	T 2 shared use	1.26	Parallel the north bank of the East Fork of the Lewis River. This trail will be the gem of the City by providing public water front access and may be a catalyst for urban water front development that would occur to the north of the trail. This trail will also provide access to a small scale community boat launch and Sternwheeler Park.
4	Bolen Creek (T)	La Center	T 3 rustic	0.90	Follows the Bolen Creek Greenway. This trail will link the East Fork of the Lewis River Trail and the Heritage Trail Extension.
5	Pacific Highway (P)	La Center	T 5 on-road	3.75	Parallel Pacific Highway and NW La Center Road. This trail will link Interstate 5. It will also provide access to regional trails, boat launches, and trailheads. Phase 1 – north of river from bridge to edge of UGA; Phase 2 – South of river from bridge to I-5.
6	Heritage Trail Extension (T)	La Center UGA	T 3 Rustic/ gravel	1.20	Connect the Bolen Creek Trail to the Heritage Park trail system, park, and neighborhood.
7	Bolen Street (P)	La Center UGA	T 5 on-road	1.40	Part of a future minor collector development for Bolen Street. This trail will link the north end of town to the north-south trail and path systems and future school.
8	Breeze Creek (T)	La Center	T 2 shared use	0.75	Links the existing schools to downtown, Heritage Trail, and to the neighborhoods to the north. This trail is located in the Breeze Creek Greenway and is a major pedestrian corridor.
9	Highland Road (P)	La Center	T 5 on-road	0.90	Link the elementary and middle school back to the high school and future neighborhoods to the east.
10	Lockwood Creek Road (P)	La Center	T 5 on-street	1.40	Parallels Lockwood Creek Road. This trail will also provide linkages between downtown, the school system, and the neighborhoods to the east.
11	John Storm (P)	La Center	T 5 on-road	0.50	Provides a linkage from the La Center Bottoms Loop Trail north to the school system and community park. This pathway would be developed based on the completion of the Loop Trail and growth on the east end of town.
12	South Connector (T)	La Center	T 4 semi-primitive	0.93	Extends along the southeast planning area expansion area linking eastern neighborhoods to Sternwheeler Park and La Center Bottoms. This trail would use the open space or greenways at the base of the hillside. Parking may be available on the street or by the public works buildings.
13	La Center Bottoms Loop (T)	Clark County	T 2 shared use	1.00	Begin at the endpoint of the existing trail in the Bottoms and will loop around the critical area tie back to the South Connector Trail (12).



14	Timmen Road (P)	La Center	T 5 on-road	0.76	Parallel NW Timmen Road linking the Pacific Highway Pathway (5) back to the southeast.
15	Spencer Road (P)	La Center/ Clark County	T 5 regional	0.46	Parallel NW Spencer Road linking the Timmen Road Pathway (14) to the vicinity of the Tri-Mountain Golf course and NW 299 <sup>th</sup> pathway system.
16	McCormick Creek (T)	La Center / Clark County	T 1 regional	1.58	Follow the McCormick Creek Greenway from the Spencer Road Pathway (15) down to the Pacific Highway Trail and finally connecting to the County's proposed McCormick Creek Trail
17	Tri-Mountain (T)	La Center / Clark County	T 3 rustic	0.44	Link the east side of Tri-Mountain Trail and highway interchange back to the north and access the McCormick Creek trail system.
18	NW 31 <sup>st</sup> Avenue (P)	Clark County	T 5 on-road	1.26	Parallel NW 31 <sup>st</sup> Avenue from La Center Road and to NW 299 <sup>th</sup> Street. This trail would provide a connection between Tri-Mountain Golf course and La Center Road, eventually linking up with the trail system that returns to downtown.
19	NW 299 <sup>th</sup> (P)	Clark County	T 5 on-street	0.80	Parallel NW 199 <sup>th</sup> Street from the west end of the Planning Area to the Interstate-5 corridor and eventually could be extended to the Tri-Mountain Golf Course
20	East Fork Lewis River (WT)	La Center / Clark County	T 6 water	N/A	Along the south side of the East Fork of the Lewis River inside the planning area boundaries. This trail will tie into the greater water trail system of both the East and North Fork of the Lewis River.
21	Aspen Avenue (T)	La Center	T 5 on-road	1.13	Link Sternwheeler Park along Avenue and continue north to the city limits.
22	Brezee Creek Extension	La Center	T 3 rustic	0.21	Provide a connection to La Center Middle School from Sternwheeler Park.
23	High School (T)	La Center	T 3 rustic	0.16	Connect La Center High School with the existing Brezee Creek Trail, including a boardwalk spanning Brezee Creek.
Total miles				22.98	

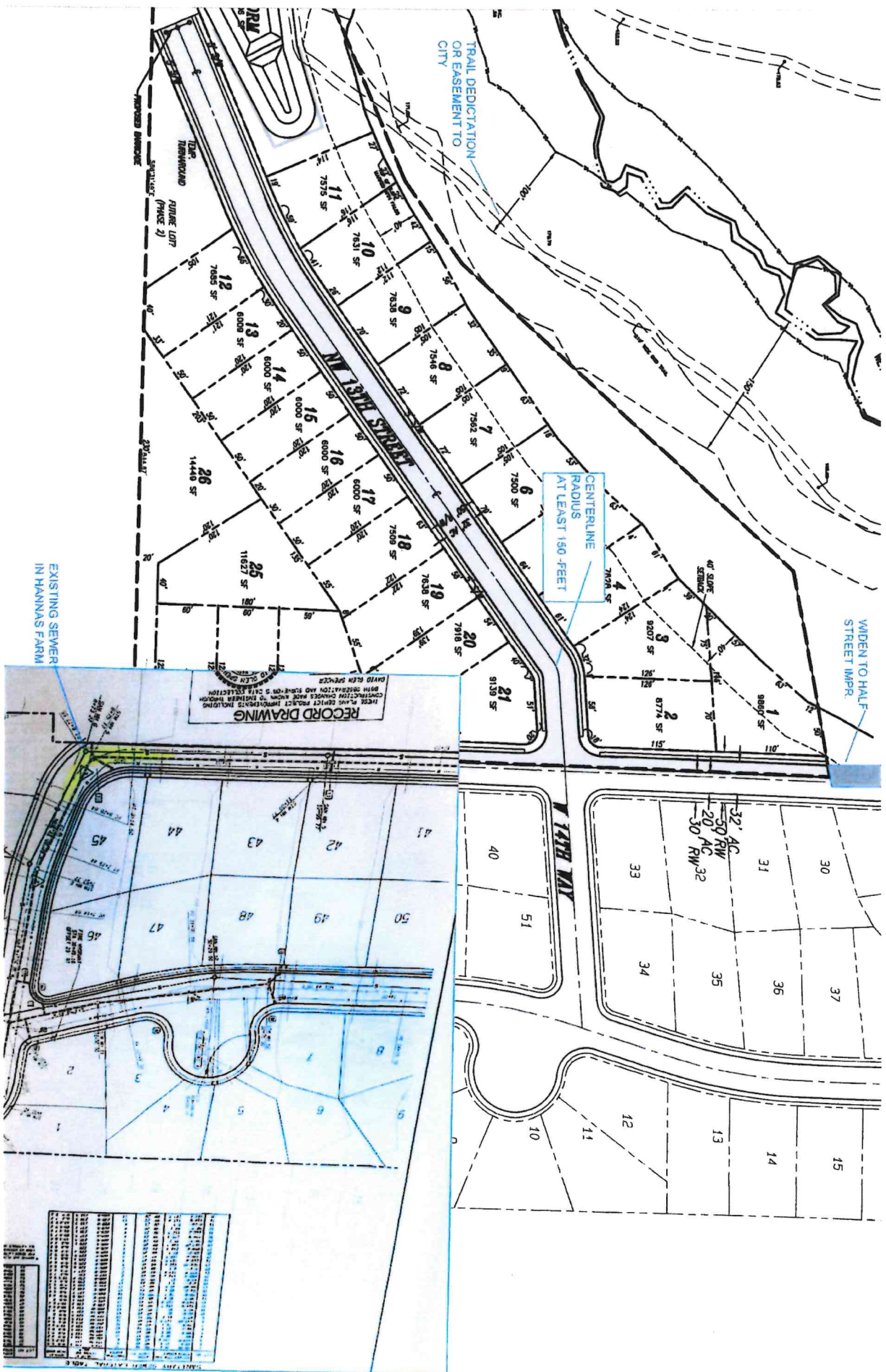
Note: T = Trail; P = Pathway; WT = Water Trail



Figure 15

## Excerpts from Hannas Farm sewer plans





EXISTING SEWER  
IN HANNA'S FARM

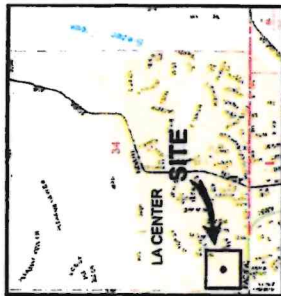
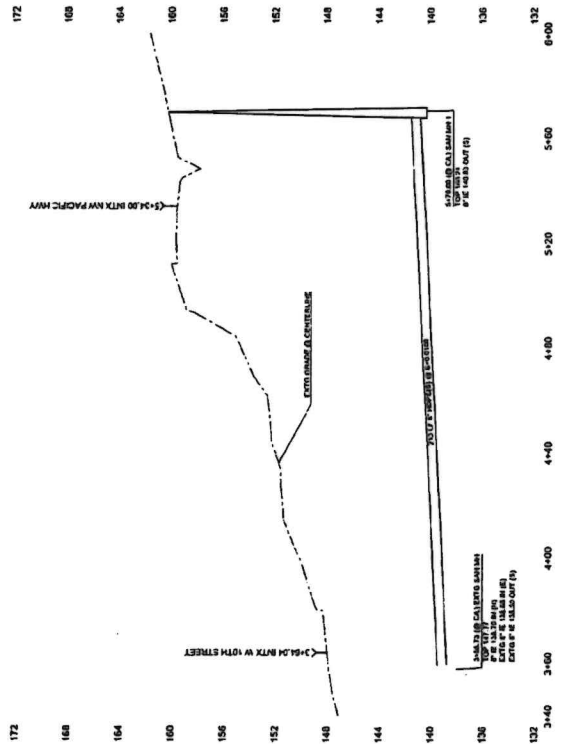
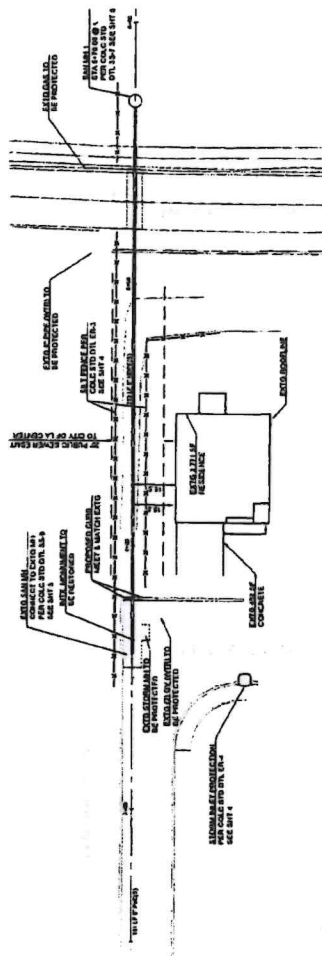
RECORD DRAWING  
THIS PLAN AND CENTER LINE PROJECT IMPROVEMENTS INCLUDING  
CONSTRUCTION CHANGES MADE KNOWN TO ALL INTERESTED PARTIES  
DATE OF RECORD DRAWING

NO.	DESCRIPTION	DATE
1	PLAN	10/1/19
2	SECTION	10/1/19
3	DETAIL	10/1/19
4	ASSEMBLY	10/1/19
5	GENERAL NOTES	10/1/19
6	LEGEND	10/1/19
7	INDEX	10/1/19
8	APPENDIX	10/1/19
9	REFERENCE	10/1/19
10	REVISIONS	10/1/19

**9<sup>th</sup> Avenue sewer extension to north side of  
Pacific Hwy**

# NW 9th Ave Subdivision

Located in the SW 1/4 of Section 34, T5N, R1E  
La Center, Washington



- Sheet Index**
- 1 - Sewer Extension Plan & Profile
  - 2 - Sewer Extension Plan & Profile
  - 3 - Sewer Extension Plan & Profile
  - 4 - Sewer Extension Plan & Profile
  - 5 - Sewer Extension Plan & Profile

**UTILITY COMPANY AND EMERGENCY CONTACTS:**

City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center  
City of La Center

**GENERAL NOTES:**

OWNERS/DEVELOPER:  
Dan Weller / Danny Martin  
1800 NW 9th Ave  
La Center, WA 98546  
PH: (509) 827-2448

CONSULTANTS:  
P.J. Engineering  
Consult: Trench, Johnson, PE  
1800 NW 9th Ave  
La Center, WA 98546  
PH: (509) 827-2448

**SITE ADDRESS:**  
Parcel # 200021-000 & 200021-000  
1800 NW 9th Ave  
La Center, WA 98546

**Legend**

Proposed Road  
Proposed Concrete  
Proposed Asphalt

Scale 1" = 20'

**CALL 2 BUSINESS DAYS BEFORE YOU DIG**  
1-800-424-5555  
It's the Law

City of La Center  
9/1/24

## NW 9th Ave Subdivision

A Subdivision Located in the City of La Center

Revisions	By	Date
1		
2		
3		
4		
5		



Project No. 2024  
Sheet No. 1 of 5  
Drawn By: [Name]  
Checked By: [Name]  
Reviewed By: [Name]  
Date: 9/1/24