



**NOTICE of  
Pre-application Conference  
Holley Park Subdivision (File # 2018-023-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Tuesday, October 9, 2018 beginning at 3:30 PM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA 98629.

**Description of Proposal:** Annex two parcel (62965242 & 209059000). Subdivide three parcels totaling 14.37 gross acres to create 39 single family detached residential lots, open space, amenities and utilities. Access from NE 2<sup>nd</sup> Street. Critical areas are present.

**Location of Proposal:**

No Situs  
#51 SEC 2 T4N R1E 1.88A  
PIN 62965242  
Zoning: Park/Open Space (La Center)

No Situs  
#28 OF SEC 2 T4NR1EWM .64A  
PIN 209055000  
Zoning: Park/Open Space (Clark County)



33105 NE Ivy Avenue, La Center, WA  
#34 OF SEC 2 T4NR1EWM 11.85A  
PIN 209059000  
Zoning R1-7.5 (Clark County)

**Owner:** Angela and Gerald Minehan, 375 NE Ivy Avenue, La Center, WA 98629. Contact: 360.606.6564

**Applicant:** TUM LLC, PO Box 1900 Battle Ground, WA 98604. Contact: Keith Tapani 360.687.1148, [keith@tapani.com](mailto:keith@tapani.com)

**Applicant's Representative:** AKS Engineering & Forestry LLC, 9600 NE 126<sup>th</sup> St, Ste 2520, Vancouver, WA 98682.  
Contact: Seth Halling, 360.882.0419, [sethh@aks-eng.com](mailto:sethh@aks-eng.com)

**Approval Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC) Titles: 3.35 Impact Fees; 12, Streets, Sidewalks & Public Ways; 13, Public Utilities; 15, Buildings and Construction, and the La Center Comprehensive Plan. Applicable Title 18 requirements include chapters: 18.30 Procedures; 18.130 Low Density Residential; 18.245 Supplemental Development Standards; 18.260 Variances; 18.275, Signs; 18.270 Off-Street Parking and Loading; 18.300 Critical Areas; 18.310 Environmental Policies (SEPA); 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

**Public Review:** Application materials are on file and are available for public review at La Center Public Works Building, 305 NW Pacific Highway, La Center, Washington. Online [www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php).

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[nhansen@ci.lacenter.wa.us](mailto:nhansen@ci.lacenter.wa.us)

**Planning Consultant Contact:** Eric Eisemann, E<sup>2</sup> Land Use Planning, LLC, 215 W. 4th Street, Suite # 201, Vancouver, WA 98660. 360.750.0038, [e.eisemann@e2landuse.com](mailto:e.eisemann@e2landuse.com)

**Notice Posted:** September 18, 2018