



MINISTER-GLAESER SURVEYING INC.

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TO: CITY OF LA CENTER COMMUNITY DEVELOPMENT
DATE: JULY 27, 2023
SUBJECT: PREAPP NARRATIVE FOR BREEZE CREEK TRAILS SUBDIVISION

PROJECT LOCATION

- The subject property is Tax lot 49 located in the Northeast Quarter of Section 3, Township 4 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington.
- The parcel is unaddressed Ivy Ave & 2nd Way.
- Clark County Property Identification Number: 986044822.

DEVELOPMENT PROPOSAL

This proposal will subdivide the 4.87-acre parcel into fifteen (15) lots utilizing the development standards of the LDR-7.5 zone. The existing parcel is an undeveloped field, with steep slopes on the North, Southwest, and Southeast corners. An unnamed tributary to the East Fork of the Lewis River flows Southwesterly, North of the subject property, with habitat buffers extending onto the North side of the subject property.

This proposal will extend 2nd Way (public road and public utilities) from where it abuts the Northeast corner of the subject site, through the development as shown on the proposed development plan. A private gate is proposed to block access to NE Ivy Ave to the parcels in this development. Parcel 209481000 will be given the only access to the proposed gate in order to maintain their historic access rights.

No construction plans are available at this time.

Please see the Proposed Development Plan, included with this application, for further detail.