



**NOTICE OF
Type II Land Use Application – Hiller Tri-Plex**
(File # 2015-017 VAR - Variance)

TAKE NOTICE that Terry Hiller applied for a variance to the MDR-16 density standards in conjunction with the pending application for site plan and setback variance. (File #2015-014-SPR/VAR) The applicant proposes to reduce the number of proposed units from four to three.

Applicant: Terry Hiller, Restore Pro LLC, 12107 NW 41st Ave, Vancouver, WA 98685; 360.852.1365; tahiller@aol.com

Location: Southwest corner of E. 6th Street and E. Dogwood Avenue. McCann's Addition to La Center ADJ LOT 1 BLK 3; Assessor's PIN 64470000. Lot Area: 7,725 Sq. Ft.

Description of Proposal: Modify a pending land use application for site plan and rear yard setback variance to allow construction of a Tri-plex at the corner of E. 6th Street and E. Dogwood Avenue. Type II variance review is required. The maximum density allowed in the zone is 16 units per acre; the applicant is requesting a variance to allow 16.90 units per acre.

Applicable Standards and Approval Criteria: La Center Municipal Code (LCMC): 18.140, Medium Density Residential District (MDR-16); 18.250, Site Plan Review; 18.260, Variance; 18.245, Supplemental Standards

Public Review: Application materials are on file and are available for public review at La Center Public Works Office, 305 NW Pacific Highway, La Center WA. Written comments are welcome and must be received at La Center City Hall no later than **4:30 PM on January 7, 2015.**

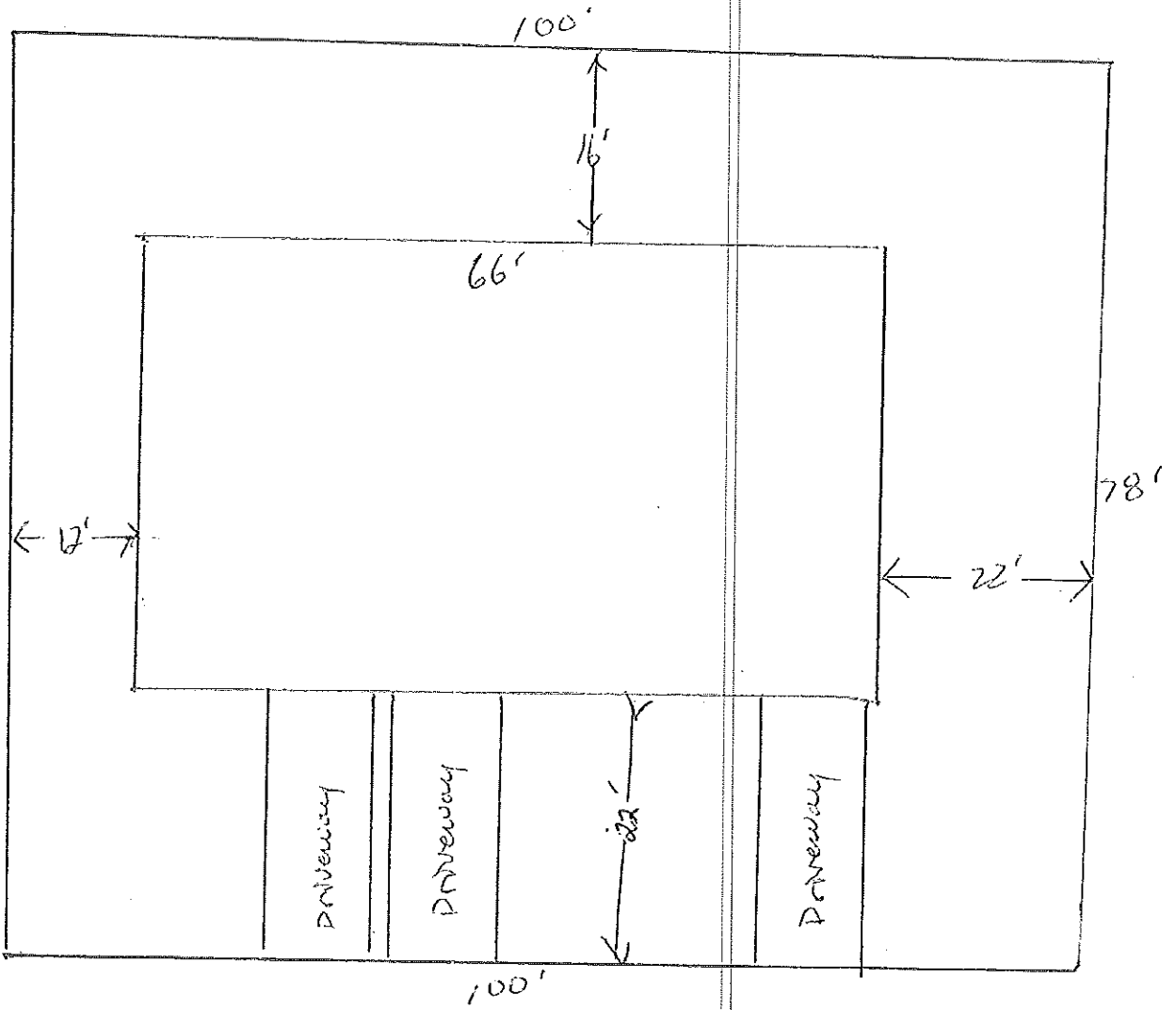
Appeal Process: Within 7 days of the close of the public comment period the City will issue a written decision. An interested party may appeal a final Type II decision pursuant to LCMC 18.30.130

Contact: Eric Eisemann, Consulting City Planner, E² Land Use Planning Services, LLC, 215 W 4th St., Vancouver, WA 98642; 360-750-0038 e.eisemann@e2landuse.com

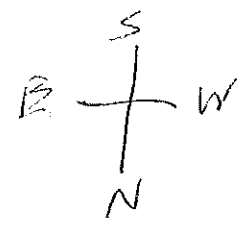
Naomi Hansen, Permit Specialist/Admin. Asst.
La Center Public Works
305 NW Pacific Highway
La Center, WA 98629
Phone 360.263.7665 Fax 360.263.7666 nhansen@ci.lacenter.wa.us

December 23, 2015

E. Dsgwood Ave



E 6th St



City of LaCenter
Site Plan

Project 3 plex
By Terry Miller 12-22-15