



# **PROJECT NARRATIVE**

***FOR THE***

# **CONNER SUBDIVISION**

# **A PRE-APPLICATION**

**SUBMITTED TO  
CITY OF LA CENTER**

**FOR  
Endura Development  
421 E Lakeside Ave, Suite 203  
Coeur d'Alene, ID 83814**

**August 2025**

## GENERAL PROJECT INFORMATION

**Applicant:**

**Endura Development**  
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**Owner:**

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**Contact:**

**PLS Engineering**  
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<b>Location:</b>	<b>NE &amp; SE 1/4 Section 34, T5N, R1E, WM</b>
<b>Site Address:</b>	<b>2302 NE North Fork Ave. La Center, WA 98629</b>
<b>Project Size:</b>	<b>29.37 acres</b>
<b>Jurisdiction:</b>	<b>La Center</b>
<b>Zoning:</b>	<b>LDR-7.5 – Low Density Residential</b>
<b>Zoning Overlay:</b>	<b>UH-10 - Urban Holding</b>
<b>Comprehensive Plan:</b>	<b>Urban Low Density Residential</b>
<b>Comprehensive Plan Overlay:</b>	<b>Urban Holding</b>
<b>Current Use:</b>	<b>Single family residential/Farm &amp; Agricultural</b>
<b>Tax Lot Information:</b>	<b>258982000</b>
<b>School District:</b>	<b>La Center</b>
<b>Water District:</b>	<b>Clark Public Utilities</b>
<b>Sewer District:</b>	<b>La Center</b>
<b>Fire District:</b>	<b>Clark-Cowlitz Fire</b>

## **PROPOSAL**

The applicant is proposing an exempt land division to keep the existing home and outbuildings on approximately 13.83 acres, and then proposes to subdivide the remaining 15.54 acres into 50 single-family detached lots. The site is approximately 29.37 acres in size.

## **SITE CHARACTERISTICS AND LOCATION**

There is currently a single-family home, detached garage, shop and arena on site. The site contains field grass with landscaping and trees around the existing home and a treed area along a stream and wetland area that bisects the site. Surrounding uses include single-family residential and vacant parcels. Vineyard Vista is a preliminary plat that has been granted approval by the City of La Center, located east of the site across North Fork Ave.

## **LOTS**

Single family detached dwelling units are a permitted use in the LDR-7.5 zone. Minimum net density for the zone is 4 dwelling units per acre, with a minimum lot size of 7,500 sf. Critical areas are present and density transfer is proposed with a minimum lot size of 6,000 sf.

The proposed development area is 15.54 acres. After removing right-of-way and critical areas 10.3 acres are left as the net site area. At 4 dwelling units per acre, the minimum density for the site is 41 dwelling units.

The applicant proposes to utilize density transfer to reduce the minimum lot size of up to 10% of the lots to 6,000 sf.

The conceptual plan attached shows 50 proposed detached single-family residential lots at a density of 4.85 dwelling units per net developable acre. The lots range in size from 6,664 sf to 11,106 sf, with minimum lot dimensions of 60' in width and 110' in depth. 90% of the lots average 7,811 sf in size. The other 10% of lots have been reduced to approximately 6,000 sf per LCMC 18.130.020(1)(a).

### **Removal of Urban Hold:**

Per LCMC 18.190.060, "The director may remove the UH-10 overlay district, based on certification from the public works director or city engineer that identified capital facilities deficiencies have been satisfactorily resolved."

This application proposes the removal of the UH-10 overlay from Parcel number 258982000. Recent nearby developments such as Stephens Hillside Farm Subdivision to the southwest, the North Fork Urban Holding project south of the site, and the upcoming Vineyard Vista east of the site have extended utilities near to the site. Public water and sewer are available in NE North Fork Avenue, therefore the UH-10 overlay can be removed.

## **UTILITIES**

Clark Public Utilities (CPU) is the water purveyor for this site. There is an existing 12" water main in NE North Fork Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing sanitary sewer main located south of NE North Fork Ave that will be extended to serve the site.

All onsite stormwater runoff will be treated and detained within an onsite stormwater detention facility.

## **STREETS**

NE North Fork Ave is classified as a Rural Major Collector requiring a 30' half-width right-of-way. No direct access to lots is proposed directly off of NE North Fork Ave.

New public streets are proposed to serve the development. All streets will be designed and constructed as Local Access streets providing a 50' right-of-way, 32' paved width with 5' sidewalks on each side. One street will terminate in a cul-de-sac, and one street stub is proposed to the west for future development.

## **PARKS**

La Center municipal code requires that new developments in the LDR-7.5 zone with 40 lots or more provide parks at a ratio of ¼ acre per 40 dwelling units. At 50 dwelling units, this development is required to provide 0.3125 acres (13,613 sf) as a family park.

## **CRITICAL AREAS**

The site is mapped with a stream, oak woodland habitat, riparian habitat area, areas with steep slopes and potential instability, and severe erosion hazard areas. The estimated wetland, streams and buffers are shown on the conceptual plat.