



Notice of Pre-Application Conference

Manning Meadows Rezone & Subdivision- Pre-Application Conference (File # 2025-003-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, February 12, 2025 at 2:00 pm**. The meeting will be conducted in person and online via (a video conferencing service). City Hall is located at **210 E 4th Street La Center, WA 98629**.

Participants do not need internet access and can connect by phone. Please see connection instructions below.

The applicant is requesting to do a concurrent zone change and subdivision in the LDR-7.5 zone. The zone will change from LDR-7.5 to MDR-16 and subdivide approximately 12 acres into 84 single-family attached and detached residential lots.

The meeting will be held on Wednesday February 12, 2025, 2:00 – 3:00 PM (PST)

Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 275 659 110 927

Passcode: WonSaY

Description of Proposal: The applicant is requesting rezone & subdivision approval. The site is currently zoned LDR-7.5, and the request is for MDR-16. According to 18.110.010 the zones are located within the same zoning classification. The subdivision request is for 84 single-family detached and attached residential homes.

Location of Proposal: Manning Subdivision is located in the NW 1/4,S02,T4N,R1E

Applicant: LGI Homes, Washington LLC, Ian McGrady-Beach, 509.998.6814, ian.mcgrady-beach@lgihomes.com ,700 Washington Street Suite 200, Vancouver WA, 98660

Applicant's Representative: Jayson Taylor, PLS Engineering, 360.944.6519, pm@plsengineering.com 604 W Evergreen Blvd, Vancouver WA, 98660

Applicable Criteria:

The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.120 Zone Change; 18.130 LDR-7.5; 18.140 MDR-16; 18.200 General Provisions; 18.210 Subdivision; 18.225 Legal Lot Determination; 18.300 Critical Areas; 18.360 Archaeological Resource Protection;18.320 Stormwater

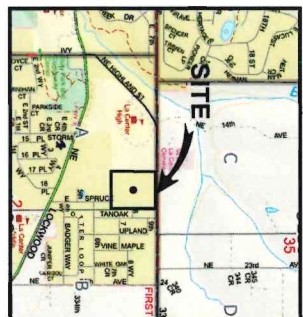
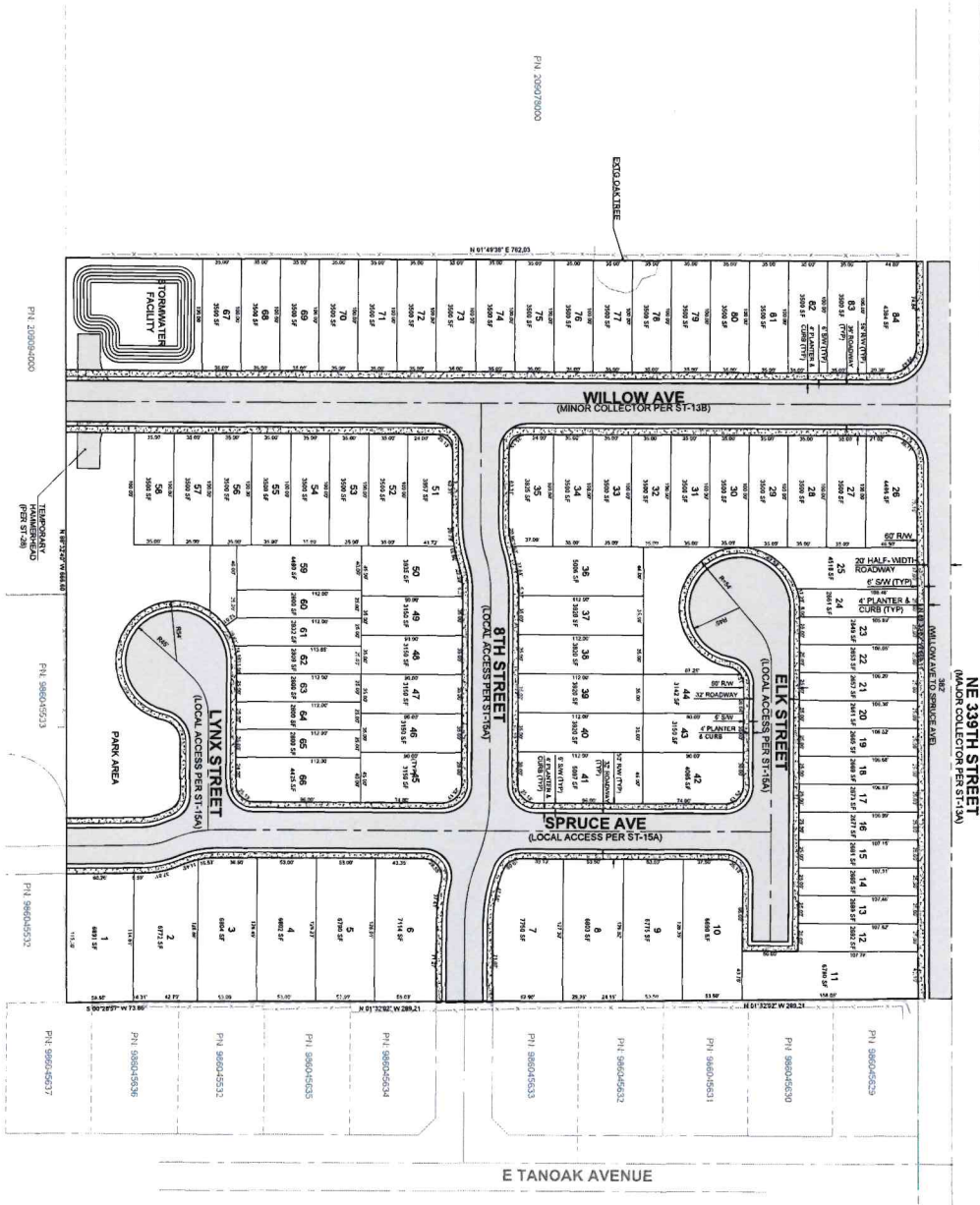
Public Review: The file may be examined on the City's Recent Land Use page at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>; The city contact person and telephone number for any questions on this review is Angie Merrill, Associate Planner, 360-263-3654, amerrill@ci.lacenter.wa.us

Manning Meadows Subdivision

Located in the NW 1/4 of Section 02, T4N, R1E, WM
La Center, Washington

PH: 206-1230000

PH: 291-134000



GENERAL NOTES:
 PROJECT CONTACT:
 PLS Engineering
 604 W. Eisenhower Blvd
 Vancouver, WA 98660
 (509) 598-8144
 info@plsengineering.com
 plse@plsengineering.com

APPLICANT:
 LGI Homes - Washington, LLC
 700 Washington Street, Suite 200
 Vancouver, WA 98660
 (509) 598-8144
 lm.mcgrath-4searl@lghomes.com

OWNER:
 Ken and Debra Manning
 1819 NE 338th Street
 La Center, WA 98029
 PH: 206-948-8000

SITE ADDRESS:
 1819 NE 338th Street
 La Center, WA 98029

LAND USE:
 The applicant is proposing to rezone the site from LDR-7.5 to MOR-16 and develop the site with six single-family attached and detached homes. The site is approximately 11.55 acres in size. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

Single family, detached and attached dwelling units are a permitted use in the MOR-16 zone. MOR-16 projects that are 10 gross acres or larger are required to provide a mix of housing types, with no more than 75% being one type. The minimum lot size for detached dwellings is 12,500 sq ft (28,750 sq ft for detached dwellings) and 75% of the lots as detached dwellings.

The required net density for attached dwellings is 8-14 units/acre, and 8-12 units/acre for detached dwellings. The minimum lot size is 8,000 sq ft, and 8-12 units/acre for detached dwellings.

With 8 units on the proposed density of the site is 8.4 units/acre.

UTILITIES: Utilities (GPU) is the water purveyor for this site. There are existing Clark Public Utility (CPU) in the water purveyor for this site. There are existing Clark Public Utility (CPU) in the water purveyor for this site. There are existing Clark Public Utility (CPU) in the water purveyor for this site. There are existing Clark Public Utility (CPU) in the water purveyor for this site.

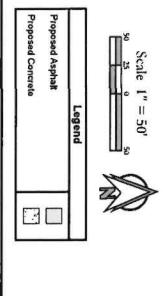
The City of La Center is the public sanitary sewer purveyor for this site. There is an existing 8" sanitary sewer main located within Spruce Ave that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

TRANSPORTATION:
 The proposed development has access to multiple public roadways. NW 338th Street is classified as a major collector and the site frontage will be improved per ST-134. No street access to lots is proposed directly off of NW 338th Street. NW is subject to the eastern property line and is classified as a local access street. This roadway will be extended through the site and established as a local access street. The roadway will be extended through the site and established as a local access street. This roadway will be extended through the site and established as a local access street.

Willow Ave is proposed along the western end of the site. This roadway is proposed as a minor collector per ST-135. Lots are proposed to directly access Elk Street and Lynx Street are proposed public roadways and will be built to ST-15A.

CRITICAL AREAS:
 The site is proposed as having a habitat area likely associated with an Oregon Spotted Owl. The applicant will evaluate this area and provide measures for its protection.



Conceptual Plat For:

Manning Meadows Subdivision

A Subdivision Located In The City Of La Center, Washington

Engineering | Surveying | Planning | 604 W. Eisenhower Blvd., Vancouver, WA 98660 | PH: (509) 598-8144 | FAX: (509) 598-8145

PLS ENGINEERING

Project No. 2406
 SCALE: H: 1" = 50'
 REVISIONS:
 DATE: 11/11/2024
 DRAWN BY: JMT
 CHECKED BY: JMT
 APPROVED BY: JMT

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