



**NOTICE of
Pre-application Conference
NW Natural Telecommunications
(File # 2018-018-CUP)**

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Thursday, August 23, 2018 beginning at 11:00 AM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA 98629.

Description of Proposal: The applicant proposes to install a 30-foot wireless telecommunications tower (SCADA antenna) at an existing facility.

Location of Proposal: No site address. NW Spencer Road. PIN 211471000, #37 SEC 10 T4NR1EWM 0.014A (TCO 6-153) and 211471000, #38 SEC 10 T4NR1EWM 0.028A (TCO 6-150). **Zoning:** LDR 7.5 (low density residential).

Owner/Owner: Northwest Natural, 220 NW 2nd Ave., Portland, OR 97209. Contact: Gregory Horner, 503.226.4211 x5560; gregory.horner@nenatural.com

Applicant's Representative: Westlake Consultants, Inc. 1511 SW Sequoia Pkwy. Ste. 150, Tigard, OR; Contact: Kenneth Sandblast, 503.684.0652, ksandblast@wetlakeconsultants.com

Approval Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Titles: 13, Public Utilities; 15, Buildings and Construction, 18, Development Regulations, and the La Center Comprehensive Plan.

Central issues are:

1. Review Process: Whether to classify the use as a "Public Utility", a limited use in the LDR 7.5 zone and subject to administrative Type II site plan review, or a telecommunications facility, a conditional use in the zone subject to a Type III public hearing.
2. Variance: The maximum building height allowed in the LDR 7.5 district is 35 feet. The maximum accessory structure height is 12.5 feet.

Applicable Title 18 requirements include chapters: 18.30 Procedures; 18.40 Definitions, 18.130 Low Density Residential; 18.215 Site Plan Review; 18.245 Supplemental Development Standards; 18.250 Conditional Uses; 18.260 Variances; 18.275, Signs; 18.270; and Off-Street Parking and Loading.

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.

Staff Contact: Naomi Hansen, 305 NW Pacific Highway, La Center, WA 98629. 360.263.7665, nhansen@ci.lacenter.wa.us. **Planning Consultant Contact:** Eric Eisemann, E² Land Use Planning, LLC, 215 W. 4th Street, Suite # 201, Vancouver, WA 98660. 360.750.0038, e.eisemann@e2landuse.com

Notice Posted: August 10, 2018