



NOTICE OF APPLICATION

Stephens Hillside Farm Development Agreement & Variance

(2023-009-DA & 2023-010-VAR)

Project Description: The applicant filed a Development Agreement (DA) and a Variance application for Stephens Hillside Farm Subdivision, an approved (File No. 2018-016-SUB) 85-lot single-family detached development. The DA is a request to increase the maximum building lot coverage and maximum impervious surface area requirements in the Low Density Residential (LDR) 7.5 zone, while also providing additional public open space, vegetation, and amenities. The DA is subject to approval by the City Council in after a public hearing. .

The variance is a request to reduce the LDR-7.5 minimum front setback from 20 feet to 10 feet for the front porch and living area walls for 61 out of 85 lots in the development. The front garage setback will remain 20 feet for all lots. The variance is subject to a Type II review process. These applications will be reviewed concurrently.

Applicant: Jarret Helmes & Naaman Hannu, New Tradition Homes, 11815 NE 113th Street, Suite 110, Vancouver, WA 98662.

Applicant's Representative: Valerie Uskoski, Hayward Uskoski and Associates, 1101 Broadway St #130, Vancouver, WA 98660

Location of proposal: 617 NW 348th St, La Center, WA 98629. Parcel Number: 258919000. Legal Description: #27 #56 #59 #109 #110 SECTION 34 T5N R1EWM 42.03M/L.

Application review process: The Type II variance is subject to the review process of LCMC 18.30.090. The variance application was deemed "technically complete" on March 14, 2023. The final decision of Type II applications must be issued within 56 days after the application is deemed complete or by May 9, 2023.

The DA will go to public hearing before the City Council. A separate notice will be provided at least 14-days before the City Council public hearing. A public hearing will be scheduled for a date to be determined.

SEPA: The City has concluded that a determination under the State Environmental Policy Act (SEPA) is not required for both applications. The proposal meets the SEPA exemption requirements in WAC 197-11-800(6)(e).

Public Review: The files may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) at La Center City Hall, 210 E 4th St La Center, WA as well as online 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 Jessica Nash, Permit Technician, 360.263.7665.

Comment Period: You may comment on the Type II Variance application and Development Agreement within fourteen (14) days of this notice publication date; March 28, 2023. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends ***April 11, 2023***.

The public may submit written comments to:

Stephens Hillside Variance & Development Agreement

210 E 4th Street

La Center, WA 98629

Contact: Jessica Nash, Permit Technician, 360.263.7665, jnash@ci.lacenter.wa.us

Issued: March 28, 2023

