



Notice of Pre-Application Conference
Ellertson Lockwood Property Subdivision & Re-zone Pre-Application Conference
(File # 2025-025-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, June 18, 2025 at 2:00 pm. The meeting will be conducted in person and online via (a video conferencing service) and in-person at City Hall 210 E 4th Street La Center, WA 98629.**

Wednesday June 18, 2025, 2:00 – 3:00 PM (PST)

Description of Proposal: The applicant is requesting to rezone the property from LDR-7.5 to MDR-16, and subdivide approximately 8.5 acres into 52 single-family residential homes.

Location of Proposal: The Ellertson Lockwood Property is located in the NW ¼ , of Section 2, Township 4 North, Range 1, East of the Willamette Meridian, Parcel 209094-000 (there is no address available at this time)

Applicant: Jon Girod, Quail Homes, 360.694.2446, jon@quailhomes.com, 4501 NE Minnehaha Street, Suite 200, Vancouver, WA 98661

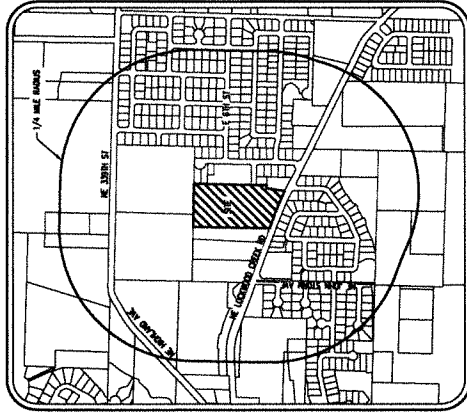
Applicant's Representative: Seth Halling, AKS Engineering, 360.882.0419, 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682, sethh@aks-eng.com

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; 18.210 Subdivision; 18.225 Legal Lot Determination; 18.300 Critical Areas

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.

ELLERTSON LOCKWOOD PROPERTY SUBDIVISION



VICINITY MAP

N.T.S.

APPLICANT

QUAL HOMES
CONTACT: JON GROSS
4501 NE MINNESOTA STREET, SUITE 200
VANCOUVER, WA 98661
PH: 360-694-2446
EMAIL: JON@QUALHOMES.COM

OWNER

ELLERTSON PROPERTIES II LLC
3500 NE 62ND AVE, SUITE 366
VANCOUVER, WA 98662

CONTACT

AKS ENGINEERING & FORESTRY, LLC
CONTACT: SETH HALLING, P.E.
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: SETH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NW QUARTER OF SECTION 2, TOWNSHIP 4
NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLATSOP
COUNTY, WASHINGTON. PARCEL SERIAL # 209094-000.

EXISTING LAND USE

ZONE: LUR-7.5

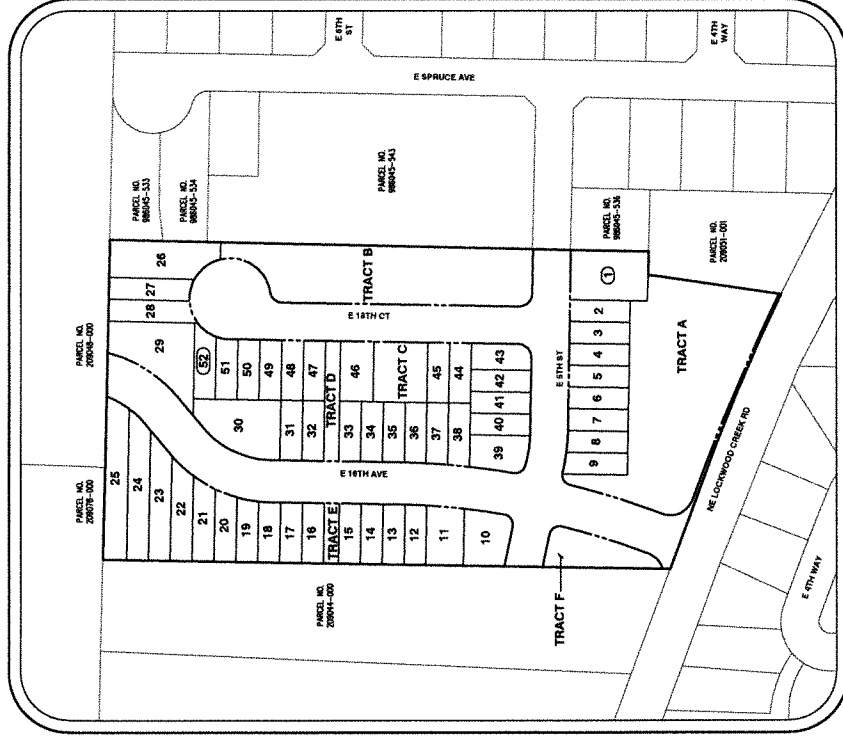
PROJECT PURPOSE

32 LOT RESIDENTIAL SUBDIVISION

SITE AREA

7.89 AC (343,515 SF)

PRE-APPLICATION PLANS



SITE MAP

N.T.S.

SHEET INDEX

PA1.0 COVER SHEET
PA2.0 EXISTING CONDITIONS PLAN
PA3.0 PROPOSED DEVELOPMENT PLAN