



**NOTICE OF LAND USE APPLICATION**  
**RIVERSIDE ESTATES SUBDIVISION**  
Type II Post Decision Review (File # 2018-029-PDR)

**Background:**

The La Center Hearing Examiner issued a Final Order approving the Riverside Estates Subdivision preliminary plat on October 17, 2017. East Fork Lot Owners Association (EFLOA) filed an appeal of the hearing examiner's Final Order. The La Center City Council upheld the hearing examiner's decision on December 28, 2017. On January 18, 2018, East Fork Lot Owners Association filed a Petition for Judicial Review (Land-Use Petition Act) in the Superior Court of the State of Washington for Clark County under Case No. 18-2-05045-0.

The Developer then filed a petition for a Type II post-decision review to reorganize the construction Phases which the City approved on May 10, 2018. The parties to the Appeal have since negotiated a settlement agreement that requires the Applicant to seek post-decision review of certain negotiated changes to Phase 5. The City will process this post decision review as a Type II administrative review pursuant to LCMC 18.30.

**Description of Proposal:**

The changes to Phase 5 requested by this post decision review application include:

- 1) Rename NW 14th Ave to NW Larsen Drive;
- 2) Revise conditions of approval B.10 and B.13 regarding Larsen Drive to provide full ingress/egress access left and right from Larsen Drive onto Pacific Hwy and vice versa, in addition to the full access at NW 15th Street. The Developer requests that the City waive the 300-foot city street intersection standard to allow 297-foot intersection spacing between NW Larsen Drive and NW 14<sup>th</sup> Ave.
- 3) Eliminate the NW 14th Street (east-west) connection between NW 15th Ave and Larsen.
- 4) Move the sewer pump station out of the NW 339th Street easement to a location south of NW 339th Street.
- 5) Approve the transfer of responsibility for maintenance, repair, and improvement of the stormwater system in the EFLOA from EFLOA to Riverside Estates Subdivision. Both EFLOA and the Subdivision will use the stormwater system in the future, but Riverside Estates Subdivision will maintain, repair, and improve it.

In addition to change requests 1-5 above, the Developer requests permission to make the following adjustments to Phases 1 through 6:

Adjustments to Phases 1 and 2:

- A. Remove lots 1-25 from Phase 1 and all the lots contained in Phase 2 (11 lots) of the approved plat (Exhibit C) and identify and reserve those areas and lots as Phase 3 and 4 for future development (Exhibit F); then
- B. Reconfigure lots 85-87 in Phase 1;
- C. Reconfigure Phase 3 and redistribute the 45 lots to the new Phases 1 and 2; and
- D. Reconfigure Phase 1 add an additional two lots
- E. Phase 1 will have a total of 117 lots.

Adjustments to Phases 4 and 5:

- F. Add Phase 4 lots to the new Phase 3 lots, eliminate Phase 6, and change Phase 4 to future development; and
- G. Add an additional 4 lots to Phase 5.

**Location of Proposal:** The properties subject to this Post Decision review are located in the SE 1 4 of Section 33, T5N, R1E and the NE 1 4 of Section 4, T4N, R1E, W.M. La Center, Washington: Assessor's numbers: 98603021 (1.21 Acres), 986030202 (1.3 Acres), 986028830 & 986028825 (40.02 acres) and 986060206 (1.06 Acres) for a total area of 43.59 acres. See, East Fork Estates Short Plat, Book 311, page 365 (2010).

**Applicant:** WPD Corporation, PO Box 609, Woodland, WA 98674. Contact: Kevin Engelstad, 360.607.9504, [williamsparkdev@aol.com](mailto:williamsparkdev@aol.com).

**Approval Criteria:** The City will review the application for compliance with the La Center Municipal Code (LCMC) Title 18, Development Code: LCMC 18.30.120(1), Type II Notices; 18.30.090, Type II Procedures; 18.30.150, Post Decision Review; 18.140, Medium Density Residential District.

**SEPA:** Not applicable.

**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. Copies may be obtained for cost.

**The public may submit written comments until 4:30 PM on December 4, 2018 to:**

Riverside Estates PDR – 2

305 NW Pacific Highway

La Center, WA 98629

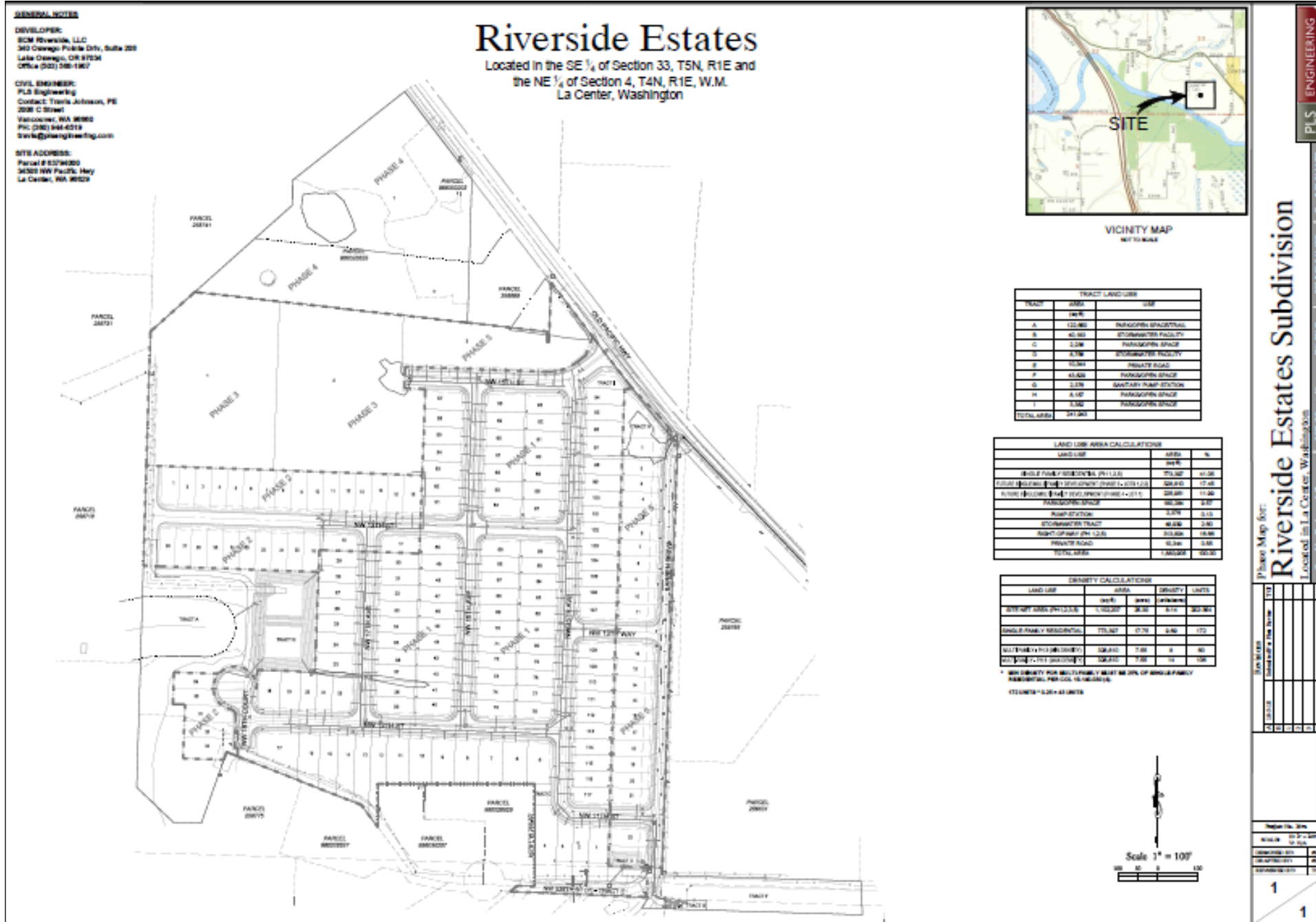
Contact: Naomi Hansen, Permit Specialist, 360.263.7665, [nhansen@ci.lacenter.wa.us](mailto:nhansen@ci.lacenter.wa.us)

**Decision:** The city will issue a final decision within 56 days after issuing this public notice.

**Appeal:** A party to this request may appeal the administrative decision, consistent with LCMC 18.03.1130, within 14 days after issuance of the decision.

**Consultant Contact:** Eric Eisemann, E<sup>2</sup> Land Use Planning, LLC, 215 W. 4th Street, Suite # 201, Vancouver, WA 98660, 360.750.0038, [e.eisemann@e2landuse.com](mailto:e.eisemann@e2landuse.com)

**Notice Issued:** November 19, 2018



**GENERAL NOTES**

**DEVELOPER:**  
ECM Riverside, LLC  
360 Oswego Public Dr., Suite 200  
Lake Oswego, OR 97034  
Office (503) 588-1967

**CIVIL ENGINEER:**  
P.L.S. Engineering  
Contact: Travis Johnson, PE  
2038 C Street  
Vancouver, WA 98660  
Ph: (360) 544-6019  
travis@plsengineering.com

**SITE ADDRESS:**  
Parcel # 22794300  
34500 NW Pacific Hwy  
La Center, WA 98529

# Riverside Estates

Located in the SE ¼ of Section 33, T5N, R1E and  
the NE ¼ of Section 4, T4N, R1E, W.M.  
La Center, Washington



VICINITY MAP  
NOT TO SCALE

TRACT	AREA	LAND USE
A	122.80	PARADIGM SPACE/USE
B	45.90	STORAGE/USE FACILITY
C	2.28	PARADIGM SPACE
D	4.78	STORAGE/USE FACILITY
E	10.94	PRIVATE ROAD
F	45.00	PARADIGM SPACE
G	2.28	STORAGE/USE FACILITY
H	6.17	PARADIGM SPACE
I	7.32	PARADIGM SPACE
<b>TOTAL AREA</b>	<b>241.90</b>	

LAND USE AREA CALCULATIONS		
LAND USE	AREA	%
RESIDENTIAL (SINGLE-FAMILY)	275.00	113.68
STORAGE/USE FACILITY	50.68	20.95
ROADS (PRIVATE + PUBLIC)	28.00	11.58
PARADIGM SPACE	90.28	37.36
PUMP STATION	0.00	0.00
STORAGE/USE TRACT	48.00	19.84
RIGHT-OF-WAY (R.O.W.)	33.00	13.64
PRIVATE ROAD	10.94	4.52
<b>TOTAL AREA</b>	<b>241.90</b>	

DENSITY CALCULATIONS				
LAND USE	AREA	DENSITY	UNITS	
STORAGE/USE FACILITY	1,100.00	20.00	0.14	20.00
RESIDENTIAL (SINGLE-FAMILY)	275.00	0.75	0.40	172
RESIDENTIAL (SINGLE-FAMILY)	275.00	1.00	1.00	80
RESIDENTIAL (SINGLE-FAMILY)	275.00	1.00	1.00	78

\* MAX DENSITY FOR SINGLE-FAMILY MUST BE 20% OF SINGLE-FAMILY RESIDENTIAL PER USE, 16.00 UNITS

† UNITS = 0.20 \* 40 UNITS

Phase Map for:  
**Riverside Estates Subdivision**  
Located in La Center, Washington

PLS ENGINEERING

DATE	DESCRIPTION	BY	CHK

Project No. 2018-01  
Scale: 1" = 100'