



**PUBLIC NOTICE**  
**Pre-application Conference**  
**Riverside Estates Apartments (File # 2019-016-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Tuesday, May 14, 2019 beginning at 1:00 PM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA.

**Description of Proposal:** The applicant proposes to develop approx. 5.8 acres known as Phase III of the Riverside Estates Subdivision. The applicant proposes to build six, three story garden-style apartment buildings and a clubhouse. Each apartment block would contain 24 units. Other proposed on-site amenities include a swimming pool, park, gym and basketball court.

**Location of Proposal:** The site is located in La Center, WA at 34212 NW Pacific Highway, La Center, WA 98629. Tax ID 986050071 within the SW ¼ of the SE ¼ of Section 33 T 5 N. R.1E WM. Zoning = MDR-16.

**Owner:** ECM Riverside LLC, 340 Oswego Pointe Drive, Suite 208, Lake Oswego, OR 97034. Contact: Jeff Bivens, 503.568.1907, [peter@etthrocapi.com](mailto:peter@etthrocapi.com)

**Applicant:** 9317 LLC, 9321 NE 72<sup>nd</sup> Ave, Vancouver, WA 98665. Contact: Sam Scheuble, 360.449.0099, [sam@timberlandframing.com](mailto:sam@timberlandframing.com)

**Applicant's Representative:** 9317 LLC; 9321 NE 72<sup>nd</sup> Ave, Vancouver, WA 98665. Contact: Luke Sasse, 360.907.0226 [like@timberlandframing.com](mailto:like@timberlandframing.com)

**Approval 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 15, Buildings and Construction; Title 18, Development Code; La Center Engineering Standards; and the La Center Comprehensive Plan.

**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.

**Staff Contact:** Naomi Hansen, Associate Planner, 305 NW Pacific Highway, La Center, WA 98629. 360.263.7665, [nhansen@ci.lacenter.wa.us](mailto:nhansen@ci.lacenter.wa.us)

**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 Posted:** May 1, 2019