



TAKE NOTICE
Pre-application Conference
Riverside Estates (File # 2016-025-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Tuesday, December 20, 2016 beginning at 10:30 AM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA.

Description of Proposal: The applicant proposes to obtain a binding site plan, subdivision and site plan approval to create 99 single family residential lots, 60 townhouses and approximately 200 multi-family units.

Location of Proposal: The site is located in La Center, WA at 1514 & 1518 NW 339th Street and 34509 & 34512 NW Pacific Highway. Also described as East Fork Estates Lot 1/10 & 2/20, East Fork Estates Phase 2 Lot 1, Lot 2 and Lot 9: Assessor's #: 986028830, 986030206, 986028825, 986030202, and 986030201. 44.48 acres. Zoning: MDR-16.

Owner: Randy Goode, 707 N Abrams Park Road, Ridgefield, WA 98642

Applicant: Kevin Englestad, PO Box 689, Woodland, WA 98674; 360.607.9504, williamsparkdev@aol.com

Applicant's Representative: PLS Engineering, 604 N 16th Ave., Kelso, WA 98626; Contact: Tim Wines, 360.431.9988, tim@plsengineering.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, 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. Comments are welcomed.

Lead Agency: The City of La Center, Office of the Mayor.

Staff Contact: Jeff Sarvis, Public Works Director, 305 NW Pacific Highway, La Center, WA 98629.360.263.7665, jsarvis@ci.lacenter.wa.us

Notice Posted: December 7, 2016

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