



**Notice of Pre-Application Conference**  
**Valley View Pre-Application Conference (File # 2022-014-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, April 27, 2022 beginning at 1:30 PM. The meeting will be conducted online via GoTo Meeting (a video conferencing service).** Participants do not need internet access and can connect by phone. Please see connection instructions below.

**Valley View Pre-Application Conference**

Wed, Apr 27, 2022 1:30 PM - 2:30 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/LaCenterCouncilMeetings/valleyviewpre-applicationconference>

You can also dial in using your phone.

United States: +1 (872) 240-3212

- One-touch: tel:+18722403212,,251607533#

Access Code: 251-607-533

**Description of Proposal:** This proposal is to subdivide approximately 8.64 acres into 33 single-family detached residential lots.

**Location of Proposal:** 2219 NE 339<sup>th</sup> Street, La Center, WA 98629, ADJ LOT 1 SP 3-905 8.64A, parcel 209062000.

**Applicant:** Mason Wolfe, KDev, LLC, 740 S 85<sup>th</sup> Avenue, Ridgefield, WA 98642. Contact number 360-907-9588.

**Applicant's Representative:** Mason Wolfe, Wolfe Project Management, LLC, 2401 W Main Street, Suite 210, Battle Ground, WA 98604. Contact number 360-907-9588.

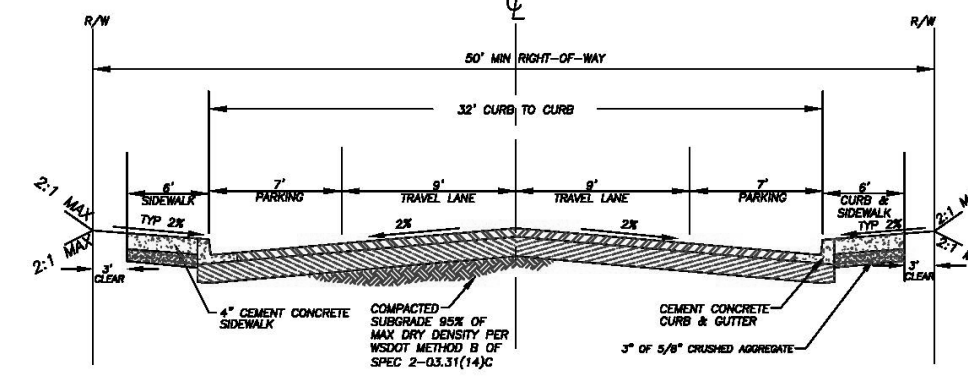
**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC) 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code (Chapter 18.130 Low Density Residential District; LCMC 18.147 Parks and Open Spaces, LCMC 18.210 Subdivision Provisions; LCMC 18.245 Supplementary Development Standards; LCMC 18.280 Off-Street Parking and Loading Requirements; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.330 Shorelines; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

**Public Review:** The file may be examined on the City's Recent Land Use page at [https://www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php); The city contact person and telephone number for any questions on this review is Jessica Nash, Permit Technician, 360.263.7665.

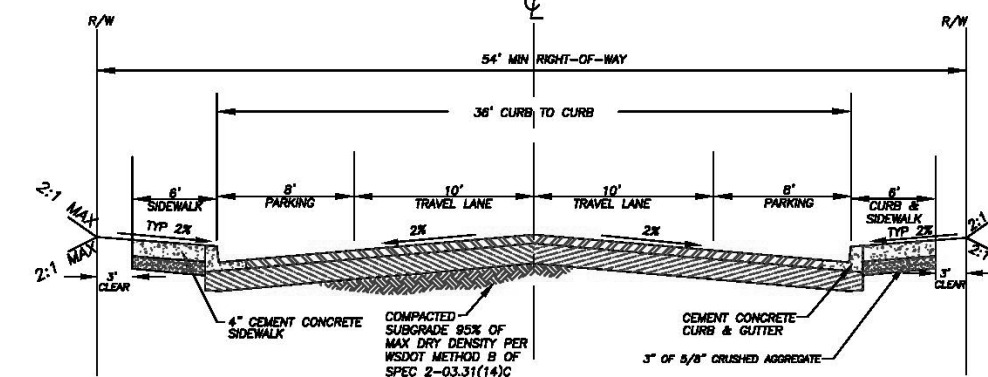
# Valley View

A Subdivision In The  
**NE 1/4 of Section 02, T4N R1E WM**  
 County Parcel #: **209062000**  
 Site Address: **2219 NE 339th Street**  
**La Center, WA 98629**  
 Site Area: **376,358 +/- SF (8.64 +/- acres)**  
 Site Zoning: **LDR-7.5**

Detail 1: Local Access  
 All Proposed Internal Roads  
 Not to Scale

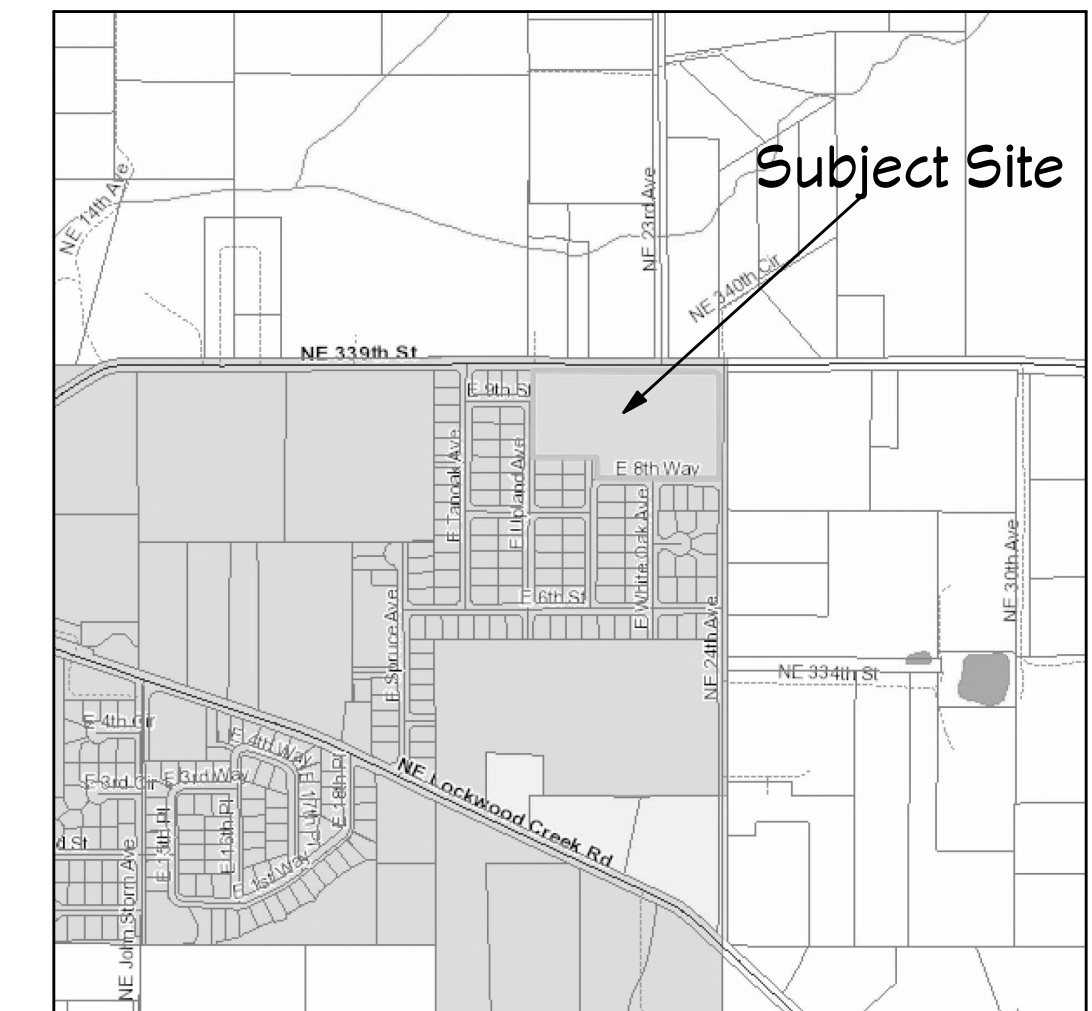


Detail 2: Neighborhood Access  
 NE 339th Street and NE 24th Avenue  
 Not to Scale



CURRENT OWNER:  
 The Chicken Ranch, LLC  
 PO Box 128  
 La Center, Washington 98629  
 503-348-1134  
 sandyperrott88@hotmail.com

## VICINITY MAP

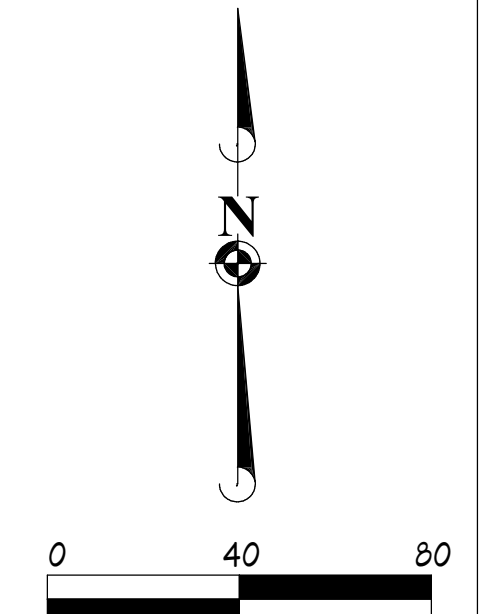


### PLAT NOTES:

- Total Gross Area = 376,358 SF / 8.64 acres
- This subdivision proposes 33 single family residential lots.
- Site is currently zoned LDR-7.5
- Largest lot is 16,031 SF; Smallest lot is 7,509 SF; Average Lot size is 9,291 SF.
- Gross density equals 3.82 dwelling units per acre; Net density equals 5.34 dwelling units per acre.
- All existing structures are to be removed. No new buildings or structures are proposed. Refer to Existing Conditions for existing structures.
- If required, a 6' tall chain-link fence around storm facility in proposed Tract A is only proposed fence. No walls are proposed.
- Only proposed landscaping are required street trees installed at required locations.
- Only proposed lighting is required street lighting that will be designed during final engineering.
- Only street parking proposed with this plan. Driveway and garage parking will be provided during building permit. No loading facilities are proposed.
- It is presumed that NE 339th St and NE 24th Ave are classified as "Neighborhood Access" roads.
- All proposed internal roads are presumed to be classified as "Local Access" roads.
- There are NO existing or proposed pedestrian facilities besides sidewalk.
- There are NO existing or proposed easements.
- There is an existing well shown on the Existing Conditions that will be properly abandon.
- There is an existing septic tank and septic drain-field shown on the Existing Conditions that will be properly abandon.
- There are NO other above ground tanks or known underground tanks.
- Refer to Existing Conditions for all existing public and private utilities.
- Public water will be extended from Heritage Country Estates and serve all new lots.
- Public sewer will be extended from Heritage Country Estates and serve all new lots.
- Storm water will be collected and sent to existing storm system in Heritage Country Estates, except that storm water that drains north east that will be collected, treated and detained in proposed Tract A.
- Private utilities such as phone, cable & gas may be extended on to and throughout this plan.
- There are NO environmental critical areas on or known within 100' of site.

### LEGEND

— (dashed line)	INDICATES EXISTING RIGHT-OF-WAY
— (solid line)	INDICATES EXISTING STORM PIPE
— (dashed line)	INDICATES PROPOSED STORM PIPE
— (solid line)	INDICATES EXISTING WATER LINE
— (dashed line)	INDICATES PROPOSED WATER LINE
— (solid line)	INDICATES EXISTING SANITARY SEWER LINE
— (dashed line)	INDICATES PROPOSED SANITARY SEWER LINE



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**La Center, WA 98629**

## Preliminary Plat & Preliminary Utility Plan

APPLICANT/CONTACT:  
 KDev, LLC  
 Mason Wolfe  
 2401 W Main Street, Suite 210  
 Battle Ground, Washington 98604  
 360-907-9588  
 mason@wolfepm.com

DRAWING PROVIDED BY:  
 Wolfe Project Management, LLC  
 Mason Wolfe  
 2401 W Main Street, Suite 210  
 Battle Ground, Washington 98604  
 360-907-9588  
 mason@wolfepm.com

DATE:

04/13/2022

SCALE:

1" = 40'

SHEET:

P-1