



TAKE NOTICE
Pre-application Conference
Ellertson Properties Zone Change (File # 2016-026-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Tuesday, December 20, 2016 beginning at 9:30 AM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA.

Description of Proposal: The applicant proposes to change the zoning designation from LDR 7.5, low density residential, to MDR-16, medium density residential. LDR-7.5 zoning requires 7,500 sq. ft. minimum lot sizes, creating approximately four lots an acre. MDR-16 zoning provides a range of density from eight units up to sixteen units an acre. The subject property is approximately 8.5 acres.

Location of Proposal: The site is located at NE Lockwood Creek Road west of 18th Place; also known as #75 SEC 2 T4N R1E WM; Assessor's Serial Number 209094000. Surrounding properties include: MDR-16, LDR-7.5 and PF (Public Facilities).

Owner/Applicant: Ellertson Properties, LLC, PO Box 1864, Battle Ground, WA 98605. Contact: Don Ellertson, 360.989.6266, gphjeff@yahoo.com

Applicant's Representative: SGA Engineering, 2005 Broadway, Vancouver, WA 98663. Contact: Scott Taylor, 360.993.0911, staylor@sgaengineering.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