



CITY OF LA CENTER – PUBLIC HEARING NOTICE
Riverside Estates Subdivision (File # 2017-007-SUB)

The La Center Hearing Examiner will conduct a public hearing on an application for preliminary subdivision and critical area review on **Tuesday October 3, 2017** at the La Center City Hall, 214 East 4th St., La Center, WA, beginning at **5:30 PM**. The public is invited to present written comments or to testify in person.

Applicant: La Center Riverside Estates LLC, PO Box 689, Woodland, WA 98674; Contact: Kevin Engelstad, Managing Member, kevin.wpdc@gmail.com, (360) 607-9504

Owners: Randy & Kari Goode/Ross C. Miles & Beverly A. Miles, PO Box 9, Ridgefield, WA 98648: Contact: gooderandy@msn.com, (360) 903-2538

General Location: 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, 986030201 and 258641000

Proposal: La Center Riverside Estate LLC proposes to develop 44.48 acres south of Pacific Highway in La Center, Washington. The proposed project consists of 211 residential lots in multiple phases and 4 multi-family lots reserved for future development. Public review of the additional phases will occur separately at a date to be determined.

Applicable Standards and Approval Criteria: La Center Municipal Code: Procedures, 18.30; Development Agreements, 18.60; Medium Density Residential, 18.140; Parks and Open Space, 18.147; Subdivision, 18.210; Monumentation, Survey, and Drafting Standards, 18.230; Mitigation of Adverse Impacts, 18.240; Supplemental Development Standards, 18.245; Off-street Parking and Loading Requirements, 18.280; Environmental Policy, 18.310; Stormwater, 18.320; Native Plants, 18.340; Tree Protection, 18.350; and Archaeological Protection, 18.360.

State Environmental Policy Act (SEPA): The City of La Center invites issued a preliminary SEPA Threshold Determination of Non Significance (DNS) and published notice of the DNS in the Battle Ground Reflector on August 2, 2017 and registered the DNS with the Department of Ecology. (See Ecology file #17-4037.) The SEPA comment period closed at 4:30 PM on August 16, 2017. The city will consider SEPA mitigation measures consistent with the comments received.

Review of File Information: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; or http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php - Contact: Naomi Hansen, Permit Specialist/Admin. Asst., La Center Public Works, 360.263.7665, nhansen@ci.lacenter.wa.us

Issued: Naomi Hansen

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