



Notice of Pre-Application Conference
Stephen's Hillside Estates Subdivision Pre-Application Conference (File # 2021-033-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, November 10, 2021 beginning at 3:00 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.

Stephen's Hillside Estates Subdivision Pre-Application Conference
Wed, Nov 10, 2021 3:00 PM - 4:00 PM (PST)

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

<https://global.gotomeeting.com/join/594174301>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3122

Access Code: 594-174-301

Description of Proposal: The applicant proposes to revise the previous approved preliminary plat application from 2018 of Stephen's Hillside Estates Subdivision approved under City file no. 2018-016-SUB. The revised subdivision proposal on the 42-acre parcel would contain 85 single-family lots in the LDR 7.5 zone, the same number that was approved in 2018. The applicant wishes to amend the layout to provide a design which fits more closely with the natural topography of the site.

Location of Proposal: 617 NW 348th St., La Center, WA 98629. #56 SEC 34 T5N R1EWM 20.01A, parcel 258919000. 115 NE 348TH ST, LA CENTER, WA 98629. #110 SEC 34 T5N R1EWM 6A M/L, parcel 258972000. 208 NE 348TH ST, LA CENTER, WA 98629. #59 SEC 34 T5N R1EWM 6.70A, parcel 258922000. 34700 NE NORTH FORK AVE, LA CENTER, WA 98629. #27 SEC 34 T5N R1EWM 4.30A, parcel 258901000. #109 SEC 34 T5N R1EWM 5.02A, parcel 258971000.

Applicant: Kelly Helmes, New Tradition Homes, 11815 NE 113th St., #110, Vancouver, WA 98662. Contact number 360-787-9352.

Applicant's Representative: Valerie Uskoski, Hayward Uskoski & Associates, 1101 Broadway St., #130, Vancouver, WA 98660. Contact number 360-635-5223.

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; 18.340 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; The city contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, 360.263.7665.