



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 9/14/2020
To: City of La Center, Planning Services
From: Seth Halling, P.E.
Project Name: North Fork Urban Holding
AKS Job No.: 8283
Subject: Pre-Application Narrative

This memo is written as the narrative for the North Fork Urban Holding. This narrative will describe the proposed conceptual development plan for the North Fork Urban Holding properties.

The North Fork Urban Holding project proposes to remove the urban holding on parcel #'s 258968000, 258913000, and 258909000 and complete a boundary line adjustment. The lifting of the urban holding can be justified upon service of the properties with public sewer. The boundary line adjustment will take the three existing tax parcels and yield two buildable lots. The anticipated use of Lots 1 and 2 is duplex residences. Proposed Lots 1 and 2 are to be served by public sanitary sewer from the intersection of E. 24th Circle and E. Gaither Avenue east of the site. A sanitary sewer easement will be provided. Proposed Lots 1 and 2 are to be served by water, electricity, phone, and cable within NE North Fork Avenue. Access to proposed Lots 1 and 2 will be provided by a driveway accessing NE North Fork Avenue. The existing lot sizes of parcel #'s 258968000, 258913000, and 258909000 range from 0.06 acres to 0.23 acres. The proposed net lot area of Lot 1 is 0.20 acres and Lot 2 is 0.24 acres. The proposed net lot areas exclude right-of-way. Stormwater will be addressed during building permit and will be collected, treated, and discharged per the LCMC Title 18.