



NOTICE of Pre-Application Conference
Heritage Center Building B
(File # 2018-031-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Thursday, December 13, 2018 beginning at 9:30 AM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA 98629.

Description of Proposal: The Applicant proposed to construct an 8,800 SF two story office/retail building. The building is known as 'Building B', the third and final phase in the Heritage Center complex. A private residence, 404 E 5th St. will be demolished as part of the project. Parking, landscaping, access and utilities will be provided.

Location of Proposal:

419 E Cedar Ave., La Center WA
98629
#80 JOHN TIMMONS & ANDREW
BREZEE HD CL;
PIN 62702000
Zoning: C-1 (Downtown Commercial)
& DT (Downtown Overlay)

314 E 5th St., La Center, WA
#94 JOHN TIMMONS & ANDREW
BREZEE HD CL .16 A M/L;
PIN 62715000
Zoning: C-1 & DT



No Situs address
#72 & #73 JOHN TIMMONS &
ANDREW BREZEE CL .47A;
PIN 62694000
Zoning C-1 & DT

Owner/Applicant: Genteel Investments, PO BOX 1434, Vancouver WA, 98668. Contact: Richard Colf, 360.606.6564

Applicant's Representative: Rite-Menter Investments, Inc., PO Box 211, Vancouver, WA 98666. Contact: Roy Heikkala, 360.921.8241, royheikkala@gmail.com

Approval Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC) Titles: 3.35 Impact Fees; 12, Streets, Sidewalks & Public Ways; 13, Public Utilities; 15, Buildings and Construction, and the La Center Comprehensive Plan. Applicable Title 18 requirements include chapters: 18.30 Procedures; 18.150 Downtown Commercial (C-1); 18.155 Downtown Overlay; 18.245 Supplemental Development Standards; 18.260 Variances; 18.275, Signs; 18.270 Off-Street Parking and Loading; 18.310 Environmental Policies (SEPA); 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

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. Online www.ci.lacenter.wa.us/city_departments/pw_landuse.php.

Staff Contact: Naomi Hansen, 305 NW Pacific Highway, La Center, WA 98629. 360.263.7665, nhansen@ci.lacenter.wa.us

Planning 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

Notice Posted: December 6, 2018