



**Notice of Pre-Application Conference
Heritage Center Building B (File # 2021-003-PAC)**

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Friday, February 12, 2021 beginning at 10:00 AM. 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.

Heritage Building B Pre-Application Conference

Friday, February 12, 2021 10:00 AM - 11:00 AM (PST)

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

<https://global.gotomeeting.com/join/229317773>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3112

Access Code: 229-317-773

Description of Proposal: The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 and pre-application meetings are mandatory prior to application submittal.

Location of Proposal: La Center, WA 98629. Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A.

Applicant: Roy Heikkala, Genteel Investments, LLC, PO Box 1434, Vancouver, Washington 98668. Contact number 360-921-8244.

Applicant's Representative: Roy Heikkala, Genteel Investments, LLC, PO Box 1434, Vancouver, Washington 98668. Contact number 360-921-8244.

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 18.150 Commercial Districts; LCMC 18.155 Downtown Overlay District; 18.250 Conditional Uses; 18.310 Environmental Policy); 18.320 Stormwater and Erosion Control.

Public Review: The file may be examined on the City's Recent Land Use page at http://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.