



**NOTICE of
Pre-application Conference
La Center School District Middle School (File # 2018-020-PAC)**

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Thursday, August 23, 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 proposes to construct a new middle school intended to serve approximately 450 students (grades 6, 7 & 8). Improvements include approximately 80,000 S.F. main building, location for future portable classrooms, an outdoor classroom, landscaping, access, permanent and event parking areas, and utilities.

Location of Proposal: No site address. PIN 209118000, #99 Sec 2 T4NR1E WM 5.48Ac. PIN: 209120000, #101 Sec 2 T4NR1E WM 9.78Ac; Triangular portion of PIN 209064000, #39 of Sec 2 T4NR1E WM 10.92Ac. SW¼ NE¼ and NW ¼ SE and NE¼ SW¼ of Sec 2 T4N R1E WM Clark County, WA; approximately 18 acres.

Zoning: LDR 7.5 (low density residential). Conditional use review is required.

Owner: La Center School District, 725 NE Highland Ave., La Center, WA 98649. Contact: Dave Holmes, Superintendent, 360.263.2131, dave.holmes@lacenterschools.org

Applicant: NAC Architecture 20-25 1st Ave, Suite 300, Seattle, WA 98121. Contact: Ben Hill, 206.441.4522, bhill@nacarchitecture.com

Applicant's Representative: PBS Environmental, 4412 SW Corbett Ave., Portland, OR 97239. Contact Anne Marie Skinner, 503.417.7684, Annemarie.skinner@pbsusa.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; 18.130 Low Density Residential; 18.215 Site Plan Review; 18.245 Supplemental Development Standards; 18.250 Conditional Uses; 18.260 Variances; 18.275, Signs; 18.270 Off-Street Parking and Loading; 18.300 Critical Areas; 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, nhanson@ci.lacenter.wa.us

Notice Posted: August 10, 2018

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