



NOTICE OF PRE-APPLICATION CONFERENCE

LOCKWOOD CREEK MEADOWS SUBDIVISION (FILE # 2019-006-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Tuesday, March 19, 2019 beginning at 2:00 PM** at the La Center Public Works Building, 305 NW Pacific Highway, La Center, WA 98629.

Description of Proposal: Subdivide 2000 NE Lockwood Creek Road totaling approximately 20 acres into 71 detached single-family residential lots. Access is proposed off the following streets: E 4th Way, E Upland Ave and NE 24th Avenue. Critical areas are present.

Location of Proposal:

2000 NE Lockwood Creek Road
#94 SEC 2 T4N R1EWM 20A
PIN 209113-000
Zoning: LDR 7.5

Owner: Patricia Kay Reed, 2000 NE Lockwood Creek Rd, La Center, WA 98629.

Applicant: Matthew Vissotzky, The Holt Group, Inc. PO Box 61426, Vancouver, WA 98666 Contact: 360-220-5354
matthew@hotgroupinc.com

Applicant's Representative: AKS Engineering & Forestry LLC, 9600 NE 126th St, Ste 2520, Vancouver, WA 98682.
Contact: Dave Weston 360.882.0419, davew@aks-eng.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; 18.245 Supplemental Development Standards; 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,
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: March 1, 2019