



Notice Date: December 19, 2025

NOTICE OF APPLICATION

Exit 16 Sips & Scoops

Conditional Use Permit and Site Plan Review

File # 2025-058 CUP

Description of proposal: The applicant is requesting a change of use from office use to a restaurant & drinking establishment. The building is existing and is located in the C-1 (Downtown Commercial) zone district with a Downtown District Overlay.

Application: Exit 16 Sips & Scoops

Location of proposal: 305 NW Pacific Highway, La Center, WA 98629

Parcel Numbers: 63330000

Application date: December 12, 2025

Technically Complete: December 18, 2025

Applicant/ Owner:

G5 Assets LLC

Sam Glackler

34202 NE Finalburg Road

La Center, WA 98629

(503)333-5546

Pwa98269@gmail.com

Property Owner:

City of La Center

210 E 4th Street

La Center, WA 98629

(360)263-3654

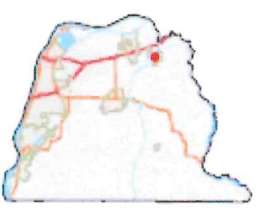
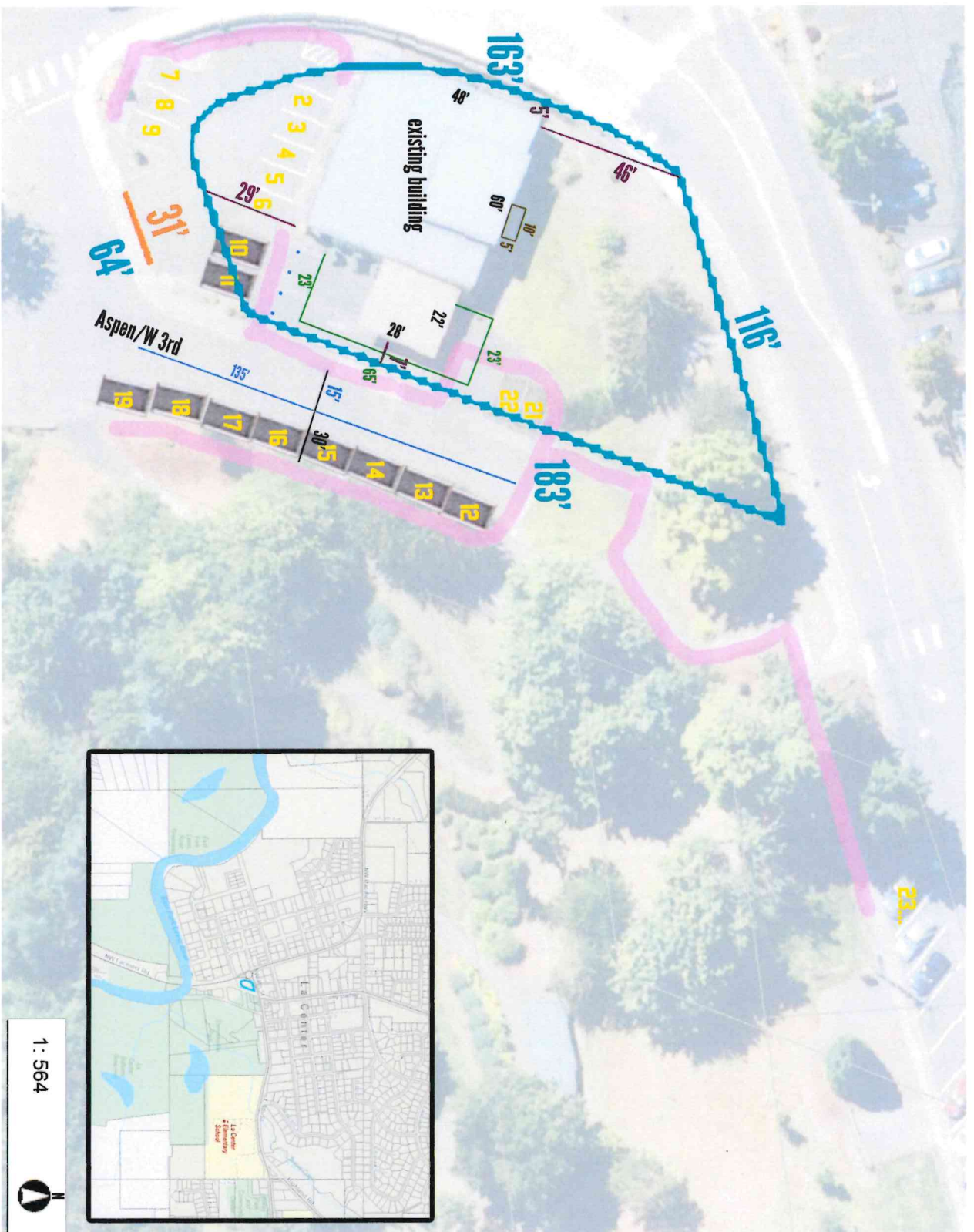
amerrill@ci.lacenter.wa.us

The project file can be found online at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/> for questions regarding the project please contact City of LaCenter Planner: Angie Merrill – amerrill@ci.lacenter.wa.us - 360.263.3654

Public Hearing: A public hearing is required and is tentatively scheduled for January 20, 2026 at 5:30 pm. A separate notice will be provided at least 14 days in advance of the public hearing, to include additional information regarding the hearing instructions.

Exit 16 Sips & Scoops

SITE PLAN



Legend

- Taxlots
- bollard
- outdoor seating
- driveway/access point
- site dimensions
- pedestrian connections
- parking
- existing setbacks
- enclosed garbage/recycling

NOTES:

Zoning Designation:

Downtown Commercial (C-1)

Site = 14,810 sq. ft. (.34 acres)

Building (first floor only) = 2,934 sq ft

Covered area (attached at south) = 616 sq ft

Outdoor seating area must be surrounded by a minimum 42" high rope fence. Proposing a maximum 72" high wooden fence on the south side and a 48" high wooden fence on the east and north sides.

Closest fire hydrants are (1) at corner of W 3rd St and Pacific Highway on southeast side and (2) Aspen and W 4th St on northeast side.

