



Notice of Pre-Application Conference
Breeze Creek Trails Subdivision Pre-Application Conference (File # 2023-029-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, August 23, 2023 at 2:00 pm. The meeting will be conducted online via GoTo Meeting (a video conferencing service) and in-person at City Hall 210 E 4th Street La Center, WA 98629.** Participants do not need internet access and can connect by phone. Please see connection instructions below.

Breeze Creek Trails Subdivision

Wednesday August 23, 2023, 2:00 – 3:00 PM (PST)

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 261 839 803 057

Passcode: 9VUktp

[Download Teams](#) | [Join on the web](#)

Description of Proposal: The applicant proposes to subdivide into 15 single family residential lots on the 212,031 square foot parcel located in the Low-Density Residential Zone (LDR 7.5).

Location of Proposal: La Center, WA 98629. #49 JOHN TIMMONS & ANDREW BREEZE HD CL 4.87A, parcel 986044822.

Applicant: Chris Avery, Minister-Glaeser Survey, 2200 E Evergreen Blvd., Vancouver, WA 98661, Contact number 360-694-3313.

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 18.130 Low Density Residential District; LCMC 18.147 Parks and Open Spaces, LCMC 18.210 Subdivision Provisions; LCMC 18.245 Supplementary Development Standards; LCMC 18.280 Off-Street Parking and Loading Requirements; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.330 Shorelines; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Public Review: The file may be examined on the City's Recent Land Use page at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>; The city contact person and telephone number for any questions on this review is Jessica Nash, Administrative Specialist, 360-263-7665.