



Notice of Pre-Application Conference
Conner Subdivision Pre-Application Conference (File # 2025-044-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, October 8, 2025 at 2:00 pm. The meeting will be held at City Hall 210 E 4th Street La Center, WA 98629.**

Wednesday October 8, 2025, 2:00 – 3:00 PM (PST)

Description of Proposal: The applicant is proposing to subdivide 29.37 acres into 50 single-family residential detached lots located on 15.54 of the 29.37 acres and the remaining 13.83 acres will include the existing single-family residence and outbuildings. The proposed lots will range in size from 6,664 square feet to 11,106 square feet. This application proposes utilizing the density transfer provision. The site is located in the LDR-7.5 zoning district.

Location of Proposal: 2302 NE North Fork Avenue La Center, WA 98629, parcel 258982000, #120 SEC 34 T5N R1EWM 30.57 Acres

Applicant: Endura Development, Justin Sherfey, 421 E Lakeside Ave, Suite 203 Coeur d'Alene, ID 83814, 509.981.5232, justin@enduradev.com

Applicant's Representative: PLS Engineering, Travis Johnson, 604 W Evergreen Blvd Vancouver, WA 98660, 360.944.6519, pm@plsengineering.com

Property Owner: Matthew & Alyssa Conner, 2302 NE North Fork Avenue La Center, WA 98629

Applicable Criteria:

The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 3, Chapter 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 8.130 LDR-7.5; 18.210 Subdivision; 18.225 Legal Lot Determination; 18.245 Landscaping; 18.300 Critical Areas; 18.320 Stormwater & Erosion Control

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 Angie Merrill, Associate Planner, 360-263-3654.

Notice Date: September 17, 2025