



**Notice of Pre-Application Conference**  
**Peterson Subdivision Pre-Application Conference (File # 2023-025-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, July 26, 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 4<sup>th</sup> Street La Center, WA 98629.** Participants do not need internet access and can connect by phone. Please see connection instructions below.

**Peterson Subdivision**

Wednesday July 26, 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](#)

[Learn More](#) | [Meeting options](#)

**Description of Proposal:** The applicant proposes to subdivide into 47 single family residential lots on the 278,784 (after boundary line adjustment) square foot parcel located in the Medium Density Residential Zone (MDR 16).

**Location of Proposal:** La Center, WA 98629. #8, #11 SEC 33 T5NR1EWM 3.96A, parcel 258631000.

**Applicant:** Andrew Rockwell, MJS Investors, 11201 SE 8<sup>th</sup> Street, Suite 116, Bellevue, WA 98004. Contact number 503-888-2597.

**Applicant's Representative:** Travis Johnson, PLS Engineering, 604 W Evergreen Blvd, Vancouver, WA 98660. Contact number 360-944-6519.

**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, Permit Technician, 360-263-7665.