



**Notice of Pre-Application Conference**  
**Timmens Landing Site Plan & Subdivision Pre-Application Conference (File # 2023-030-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, August 30, 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.

**Timmens Landing Site Plan & Subdivision**

Wednesday August 30, 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

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**Description of Proposal:** The applicant proposes to establish 104 apartment units with parking and community center and 32 townhomes on the total 633,659 square foot across parcels located in the Mixed-Use zone (MX).

**Location of Proposal:** 32324 & 32208 NW Pollock Road & 32111 & 32021 NW 4<sup>th</sup> Court, Ridgefield, WA 98642, #11 #12 #15 #19 & #20 SEC 3 T4N R1EVM & LOT 1 SP 1-801, Parcels: 209282000, 209290000, 209284000, 209283000, & 209286000

**Applicant:** Gabe Duus, 1 Structure, 212 NE 83<sup>rd</sup> St, Vancouver, WA 98665. Contact number 360-609-1364.

**Applicant's Representative:** Scott Taylor, SGA Engineering, 2005 Broadway St., Vancouver, WA 98683, Contact number 360-993-0911.

**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.