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**Notice of Pre-Application Conference**

**Pacific Highway Duplex Short Plat Pre-Application Conference** (File # 2024-029-PAC)

**Pre-Application Conference:** The City of La Center will conduct apre-application conference on **Wednesday, September 25, 2024 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.

**Pacific Highway Duplex (2 Lot Short Plat and one Duplex)**  
Wednesday September 25, 2024, 2:00 – 3:00 PM (PST)  
  
**Join on your computer, mobile app or room device**

[Click here to join the meeting](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWM1ZjE0YTktMDViOS00MmM2LTk0NGItOGZiODQ3OTc3Y2Vm%40thread.v2/0?context=%7b%22Tid%22%3a%22a976adab-35d7-4030-8b1d-d85d334300f2%22%2c%22Oid%22%3a%2210024f47-f4e0-4447-b9e7-c5689940be72%22%7d)

Meeting ID: 261 839 803 057   
Passcode: 9VUktp

[Download Teams](https://www.microsoft.com/en-us/microsoft-teams/download-app) | [Join on the web](https://www.microsoft.com/microsoft-teams/join-a-meeting)

[Learn More](https://aka.ms/JoinTeamsMeeting) | [Meeting options](https://teams.microsoft.com/meetingOptions/?organizerId=10024f47-f4e0-4447-b9e7-c5689940be72&tenantId=a976adab-35d7-4030-8b1d-d85d334300f2&threadId=19_meeting_NWM1ZjE0YTktMDViOS00MmM2LTk0NGItOGZiODQ3OTc3Y2Vm@thread.v2&messageId=0&language=en-US)

**Description of Proposal:** The applicant is requesting to short plat approximately 1.51 acres into two (2) single-family residential lots containing one existing duplex located on Lot 1 and one new duplex located on proposed Lot 2. The site is located in the RP (Residential Professional) zone district.

**Location of Proposal:** Pacific Highway Duplex Short Plat is located in the NW ¼ , of Section 3, Township 4 North, Range 1, East of the Willamette Meridian

**Applicant:** Devin Barboza, Platinum Holdings, LLC, 360.852.4567, [devinib@platinumind.com](mailto:devinib@platinumind.com) , PO Box 1540 Woodland, WA 98674

**Applicant’s Representative**: Scott Taylor, SGA Engineering, 360.993.0911, [staylor@sgaengineering.com](mailto:staylor@sgaengineering.com) 2005 Broadway Vancouver, WA 98663

**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 Chapters: 18.30 Procedures; 18.130 Low Density Residential District; 18.145 Residential Professional District; 18.200 General Provisions; 18.205 Short Plats; 18.225 Legal Lot Determinations; 18.240 Mitigation of Adverse Impact; 18.280 Off-Street Parking Requirements; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 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 Angie Merrill, Associate Planner, 360-263-3654.