



Notice of Pre-Application Conference
Advanced Builders Pre-Application Conference (File # 2022-042-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, December 21, 2022 beginning at 1:30 PM. The meeting will be conducted online via GoTo Meeting (a video conferencing service).** Participants do not need internet access and can connect by phone. Please see connection instructions below.

Advanced Builders Pre-Application Conference - 63610000

Wednesday December 21, 2022, 1:30 – 2:30 PM (PST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/LaCenterCouncilMeetings/advancedbuilders>

You can also dial in using your phone.

Access Code: 339-879-421

United States: +1 (571) 317-3122

- One-touch: tel:+15713173122,,339879421#

Description of Proposal: The project proposes constructing frontage improvements along W 4th Street as part of the site plan process. The project will extend utility services to the new units as part of the site plan process. This project will be proposing public frontage improvements including curb, gutter, sidewalk, street lights, and street trees.

Location of Proposal: Non-addressed, La Center, WA 98629, La Center Lots 1 & 2 BLK 25, parcel 63610000.

Applicant: Paul Williams, Engineering Northwest PLLC, 6168 NE HWY 99 Suite 103 Vancouver, WA 98685. Contact number 360-931-3122.

Applicant's Representative: Same as applicant.

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.