



Notice of Pre-Application Conference
Aspen Avenue Subdivision Pre-Application Conference (File # 2023-002-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, January 11, 2023 at 1:30 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.

Aspen Avenue Subdivision

Wednesday January 11, 2023, 1:30 – 2:30 PM (PST)

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

<https://meet.goto.com/509764861>

You can also dial in using your phone.

Access Code: 509-764-861

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Description of Proposal: The applicant proposes to subdivide approximately 4.1 acres in 16 single family residential lots in the Low Density Residential Zone (LDR 7.5).

Location of Proposal: 1319 Aspen Avenue, La Center, WA 98629. #2 SEC 34 T5NR1EWM 4.1A, parcel 258891000.

Applicant: Oleg Moroz, Cross Construction LLC, 10009 NE 97th Court Vancouver, WA 98662. Contact number 360-601-6248.

Applicant's Representative: David G. Spencer (Admin), Jolma Design, 12306 SE Mill Plain, Suite 175m, Vancouver, WA 98684. Contact number 360-953-8488.

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.