



**Notice of Pre-Application Conference**  
**Aspen Ridge Subdivision Pre-Application Conference (File # 2022-007-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, February 23, 2022 beginning at 1:00 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.

**Aspen Ridge Pre-Application Conference**  
Wed, Feb 23, 2022 1:00 PM - 2:00 PM (PST)

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

<https://meet.goto.com/LaCenterCouncilMeetings/aspen-ridge-pre-application-conference>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212  
- One-touch: <tel:+18722403212,,593843485#>

Access Code: 593-843-485

**Description of Proposal:** The developer proposes to divide the existing 4.1 acre lot into a 17 lot single family subdivision. Shared private drives are proposed to provide access from the proposed lots to Aspen Avenue. A stormwater facility tract is proposed along the southern boundary of the site along the north side of Southview Heights Drive in order to provide runoff treatment and quantity control in association with City requirements. It is anticipated the project will connect to public water and sewer which are available in roads fronting the project site.

**Location of Proposal:** 1319 Aspen Ave, La Center, WA 98629. TL 2 Sect 34, T5N R1E, parcel 258891000.

**Applicant:** Margo Clinton, SGS Development, 62765 Powell Butte Hwy., Bend, OR 97701. Contact number 541-318-1830

**Applicant's Representative:** Andrew Gunther, 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; 8.330 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://www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php); The city contact person and telephone number for any questions on this review is Jessica Nash, Permit Technician, 360.263.7665.