



Notice of Pre-Application Conference
Manning Subdivision Pre-Application Conference (File # 2022-008-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Tuesday, March 8, 2022 beginning at 2:00 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.

Manning Subdivision Pre-Application Conference

Tue, Mar 8, 2022 2:00 PM - 3:00 PM (PST)

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

<https://meet.goto.com/LaCenterCouncilMeetings/manning-subdivision-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 (408) 650-3123

- One-touch: <tel:+14086503123,612930693#>

Access Code: 612-930-693

Description of Proposal: The applicant proposes to construct 39 single-family detached lots on +12.0 acres

Location of Proposal: 1819 NE 339th Street, La Center, WA 98629. #16 #53 & #76 SEC 2 T4N R1E, parcel 209048000.

Applicant: Mike Anders, Lennar Northwest Inc., 11807 NE 99th St. Ste. 1170, Vancouver, WA 98682. Contact number 360-258-7882.

Applicant's Representative: Dave Weston, AKS Engineering & Forestry, 9600 NE 126th Ave. Ste. 2520, Vancouver, WA 98682. Contact number 360-882-0419.

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://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.