



**Notice of Pre-Application Conference  
Sasse Flats Subdivision Pre-Application Conference  
(File # 2023-032-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, November 1, 2023 at 2:00 pm. The meeting will be conducted online via Microsoft Teams (a video conferencing service) and in-person at City Hall 210 E 4<sup>th</sup> Street La Center, WA 98629.** Participants do not need internet access and can connect by phone. Please see connection instructions below.

**Sasse Flats Subdivision**

Wednesday, November 1, 2023, 2:00 – 3:00 PM (PST)

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 219 454 761 833

Passcode: mwfBoe

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**Description of Proposal:** The applicant is proposing to subdivide two existing parcels with a total area of 205,225 square feet into 30 single-family residential lots in the Medium Density Residential District (MDR-16).

**Location of Proposal:** 1518 NE Lockwood Creek Rd., La Center, WA 98629, #64 SEC 2 T4N R1EWM 3A, Parcel 209083000; & Vacant Parcel, La Center, WA 98629, #4 SEC 2 T4N R1EWM 2.17A, Parcel 209044000

**Applicant:** Luke Sasse, Timberland Inc., 9321 NE 74<sup>th</sup> Ave. C7, Vancouver, WA 98665. Phone Number: (360) 499-0099.

**Applicant's Representative:** Travis Johnson, PLS Engineering, 604 W Evergreen Blvd, Vancouver, WA 98660. Phone Number: (360) 944-6519.

**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC) Ch 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code (Chapters 18.30 Procedures, 18.140 Medium Density Residential District; 18.147 Parks and Open Spaces; 18.210 Subdivision Provisions; 18.225 Legal Lot Determinations; 18.240 Mitigation of Adverse Impacts; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking and Loading Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 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 Jamie Viveiros, Associate Planner, (360) 263-7664.