



**Exit 16 Sips & Scoops  
Type III Conditional Use &  
Site Plan Review  
Technically Complete**

**Site Address:** 305 NW Pacific Highway La Center, WA 98629

**Parcel Numbers:** 63330000

**Legal Description:** La Center Lots 4 & 5, 2 LOTS 7 & 8 BLK 14 .34A

**Project Description:** The applicant is proposing to open a restaurant that will serve food & alcohol. The building is existing and will be changing use from office to restaurant use. The lot is approximately 14,810 square feet and is located in the Downtown Commercial (C-1) zone with a Downtown Overlay District

**Date:** December 18, 2025

**Applicant/ Owner:**

G5 Assets LLC

Sam Glackler

34202 NE Finalburg Rd

La Center WA, 98629

(503)333-5546

[Pwa98629@gmail.com](mailto:Pwa98629@gmail.com)

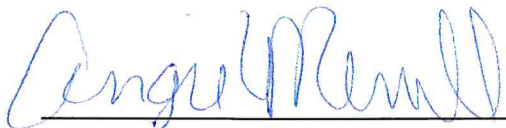
The City's planning staff reviewed application materials for the proposed Type III Conditional Use & Site Plan Review applications. We are writing to notify you that the application is deemed **Complete** as documented below.

**Planning Comments**

The pre-application conference notes (2025-052-PAC) contain a list of required submittal items based on LCMC 18.30, 18.150, 18.215, & 18.250

- *An application form with original signatures by the applicant and property owners. if there is more than one property owner, separate application forms and signatures are required.*
  - Status: **Complete**. The applicant provided an application form signed by the property owners for all applications.
- *Proof of ownership documents, such as copies of deeds and/or a policy of satisfactory*

- o Status: **Complete.** The applicant provided a copy of the statutory warranty deed for the property confirming ownership.
- *A legal description of the site.*
  - o Status: **Complete.** The legal description is contained on the application form and an extended legal description is contained on the deed.
- *Site Plan with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
  - o Status: **Complete.** The applicant provided a preliminary site plan (with north arrow, date, graphic scale, lots, tracts, and rights-of-way) and an existing conditions plan.
- *A copy of the pre-application conference summary*
  - o Status: **Complete.**
- *A written description of how the proposed application can comply with each applicable approval criterion for the conditional use and site plan applications, and basic facts and other substantial evidence that support the project.*
  - o Status: **Complete.** The applicant provided a Project Narrative discussing compliance with all selected standards.
- *Names and addresses of owners of land within a radius of 300feet:*
  - o Status: **Complete.** The applicant provided mailing labels for properties within 300 feet of the subject site.

 12/18/2025

Angie Merrill, Planner