



**NARRATIVE**

***FOR***

**LA CENTER HOTEL SITE  
PLAN**

**A PRE-APPLICATION WAIVER**

**SUBMITTED TO  
CITY OF LA CENTER**

**FOR  
Ty Koistinen  
2251 Dike Road  
Woodland, WA 98674**

**March 2024**

## GENERAL PROJECT INFORMATION

**Applicant:**

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<b>Location:</b>	<b>#25 SEC 4 T4N R1EWM 2.48A M/L</b>
<b>Site Address:</b>	<b>No Situs Address</b>
<b>Project Size:</b>	<b>2.48 acres</b>
<b>Jurisdiction:</b>	<b>La Center</b>
<b>Zoning:</b>	<b>JP – Junction Plan</b>
<b>Comprehensive Plan:</b>	<b>JP - Junction Plan</b>
<b>Comprehensive Plan Overlay:</b>	<b>None</b>
<b>Current Use:</b>	<b>Vacant</b>
<b>Tax Lot Information:</b>	<b>209708000</b>
<b>School District:</b>	<b>La Center</b>
<b>Water District:</b>	<b>Clark Public Utilities</b>
<b>Sewer District:</b>	<b>Rural/Resource</b>
<b>Fire District:</b>	<b>Clark Co Fire</b>

## **PROPOSAL**

The applicant proposes a phased commercial development on a 2.57-acre site zoned Junction Plan (JP) within the City of La Center's Urban Growth Area. The site is designated Commercial/Mixed Use on the City of La Center's Comprehensive Plan Map. The site is further designated as being within the Town Center (TC) plan district of the JP.

The proposal includes a 111-unit 4-story hotel with approximately 52,000 square feet, a separate 3,900 sf restaurant (fast casual type), a 2,200 square foot coffee shop with indoor seating and drive-through service, and associated parking. The hotel and restaurant are allowed uses within the JP zone. The drive-through coffee stand requires a Type III Conditional Use Permit (CUP).

A pre-application conference (2023-006-PAC) was held for this project on February 22, 2023. Since that time the applicant has been working through several issues with the original layout with the project team and City of La Center staff. It is because of these ongoing conversations with city staff that we feel a 2<sup>nd</sup> pre-application conference is not necessary; the issues to be addressed are not a year old or more, rather they are recently discussed. Variances will be included with the Type III Application; they also have been discussed with city staff.

## **WAIVER JUSTIFICATION**

The applicant is requesting a pre-application waiver for the La Center Hotel which will be a Type II I application: a Type II Site Plan with a Type III Conditional Use Permit.

LCMC 18.30.020(2) allows pre-application waivers. The applicant has nearly finalized all necessary documents, plans and reports for the preliminary Type III submittal based on the preapplication submitted and reviewed under 2023-006-PAC. Nothing substantial has changed since the preapplication, and all additional questions or concerns that have come up have been addressed with staff.

A pre-application waiver is justified because the following reasons:

- The proposed site plan is substantially similar to the original proposal.
- No significant code changes have occurred in the last year that would affect the proposal.
- The consultants working on this project, including PLS Engineering, have completed many projects within the City of La Center and are very familiar with the submittal requirements and application process.

## **CONCLUSION**

Since no new issues have arisen and the zoning for the site has not changed, the applicant feels confident that the original pre-application conference and subsequent discussions with city staff are sufficient to proceed to the preliminary application phase. Please consider this request to waive a 2<sup>nd</sup> pre-application conference.