

AGREEMENT TO PAY OUTSIDE PROFESSIONAL REVIEW EXPENSES RELATED TO LAND USE APPLICATION

This Agreement to Pay Professional Review Expenses Related to Land Use Application ("Agreement") is entered into this _____ day of _____ by and between _____, ("Applicant") and the City of La Center ("City") as indicated by the below signed authorized representative of the parties.

Applicant is the Applicant for _____, which has been assigned City Planning File No. _____.

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to determine compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of City staff. In these instances, the City must contract with outside qualified professionals in order to perform its land use review responsibility.

City has adopted a policy that the cost of plan review by outside professionals is not a normal or regular cost of application review and that the Applicant is responsible for paying those fees and related expenses in addition to the normal permit and plan review fees.

When Applicant submits an application with technical support documents that exceed the professional certifications and capabilities of City Staff, City shall contract with a suitably qualified professional to perform the required review.

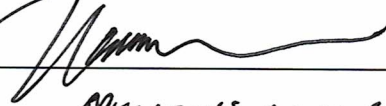
Applicant hereby agrees and commits to pay the actual cost of outside plan review by suitably qualified professionals, selected by the City, when technical support documents submitted by Applicant for City review exceed the professional certifications and capabilities of City Staff.

When Applicant submits an application with technical support documents that exceed the professional certifications and capabilities of City Staff, Applicant agrees to pay to the City, at the time of applications, a deposit estimated to cover the cost of such outside professional review.

In the event a dispute arises regarding the interpretation or application of the Agreement, the prevailing party shall be entitled to its reasonable costs and professional expenses incurred, whether or not formal litigation or an enforcement action is instigated.

IT IS SO AGREED:

Applicant

By: 
Title: OPERATIONS MANAGER
Date: 2-13-2023

City of La Center

By: _____
Title: _____
Date: _____

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 115, 208, 617 NW 348th St & 34700 NE North Fork Ave, La Center, WA 98629

Legal Description #27, #56, #59, #109, #110 SEC 34 T5N R1EWM

Assessor's Serial Number 258919000, 258972000, 258922000, 258971000, 258901000

Lot Size (square feet) 1,842,088 sq ft (42.3 ac)

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Residential

Contact Information

APPLICANT:

Contact Name Naaman Hannu

Company New Tradition Homes

Phone 360-254-9225 Email naaman.hannu@newtraditionhomes.com

Complete Address 11815 NE 113th Street Suite 110, Vancouver WA 98662

Signature 
(Original Signature Required)

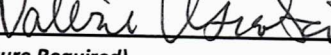
APPLICANT'S REPRESENTATIVE:

Contact Name Valerie Uskoski

Company Hayward Uskoski and Associates

Phone 360-635-5223 Email valerie@huaconsulting.com

Complete Address 1101 Broadway St #130, Vancouver WA 98660

Signature 
(Original Signature Required)


PROPERTY OWNER:

Contact Name Naaman Hannu

Company Hillside Development, Inc.

Phone 360-254-9225 Email naaman.hannu@newtraditionhomes.com

Complete Address 11815 NE 113th Street, Suite 110, Vancouver, WA 98662

Signature 
(Original Signature Required)

Development Proposal

Project Name Stephens Hillside Farm DA

Type(s) of Application Developer's Agreement

Previous Project Name and File Number(s), if known Stephens Hillside Farm / 2018-016-SUB

Stephens Hillside Farm Type II Post Decision Review / 2021-038-PDR/VAR/TRE

Pre-Application Conference Date and File Number n/a based on earlier meeting with city

Description of Proposal Developer's agreement to adjust allowable lot coverage for the development to allow a wider variety of home styles and plans to be constructed on the lots which will improve home choices for seniors, those with mobility issues, people who work from home, and those looking for outdoor living in the Pacific Northwest. It will also allow for a wider variety of facades which will avoid repetition in home styles, improve streetscapes, and reduce the visual dominance of garages.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____