

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 Approx 34700 NE North Fork Road and 115, 208, 617 and 641 NE 348th St

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

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

Lot Size (square feet) 42.3 acres / approx 1,842,588 square feet

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Residential

Contact Information

APPLICANT:

Contact Name Kelly Helmes

Company New Tradition Homes

Phone 360-787-9352 Email kelly.helmes@newtraditionhomes.com

Complete Address 11815 NE 113th St #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 Carleen Stephens

Company _____

Phone 360-606-2408 Email _____

Complete Address PO Box 2046, Battle Ground WA 98604

Signature _____
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Pre-application for Post Decision Review

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

Pre-Application Conference Date and File Number _____

Description of Proposal Post decision review of Stephens Hillside Farm subdivision, an 85 lot development of 42.3 acres in La Center, WA. Site is zoned LDR-7.5. Preliminary Land Use approval was granted in October 2018. Final engineering was completed in April 2019. The applicant wishes to amend the layout to provide a design which fits more closely with the natural topography of the site.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant New Tradition Homes concerning the following Project:

Project address: Parcel #: 258919000, 258972000, 258922000, 258971000, 258901000
Approx 34700 NE North Fork Road and 115, 208, 617 and 641 NE 348th St
Project/permit review: Stephens Hillside Farm / 2018-016-SUB


Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

By: 
KEVIN HELMES
Title: VICE PRES.
Date: 10/26/21

City of La Center

By: _____

Title: _____
Date: _____