



**THE CITY OF LA CENTER, WASHINGTON
NOTICE OF PUBLIC HEARING**

File: 2024-019-CUP/SPR/PLD/LLD/VAR/CAR/GEO/SEPA (Paradise Park Site Plan)

NOTICE IS HEREBY GIVEN that the La Center Hearings Examiner will conduct a Public Hearing on Monday, November 4, 2024, scheduled to begin at 5:30 p.m. This meeting will be held at the La Center City Hall Council Chambers, located at 210 East 4th Street, La Center, Washington and virtually through GoTo Meetings.

Paradise Park Site Plan - Public Hearing

Monday November 4, 2024, 5:30 – 7:30 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/LaCenterCouncilMeetings/asasviewsubdivision-publichearing>

You can also dial in using your phone.

Access Code: 403-305-957

United States: [+1 \(224\) 501-3412](tel:+12245013412)

The Hearings Examiner will be reviewing the record and hearing public testimony on the proposal to short plat 3.36 acres into two (2) commercial lots within the Junction Plan (JP) zone district. The proposal will include a five (5) story 109-unit hotel, a 3,900 square foot commercial building and a 2,200 square foot quick service drive through restaurant. The proposal includes a site plan review, conditional use permit, short plat, variance, critical areas, legal lot determination, geotechnical review, and SEPA determination.

The site is located south of NE Paradise Park Road and west of NW La Center Road. The parcel number is 209708-000 and is located at the SW ¼, Section 04, Township 4 North, Range 1 East of the Willamette Meridian. A SEPA Determination of Non-Significance (DNS) will be issued for File No. 2024-019-CUP/SPR/VAR/LLD/CAR/GEO/SEPA on October 18, 2024.

The Hearings Examiner's written decision on this request will be final unless appealed. Appeals proceed to the City Council not more than 35 days from the date a complete appeal is filed.

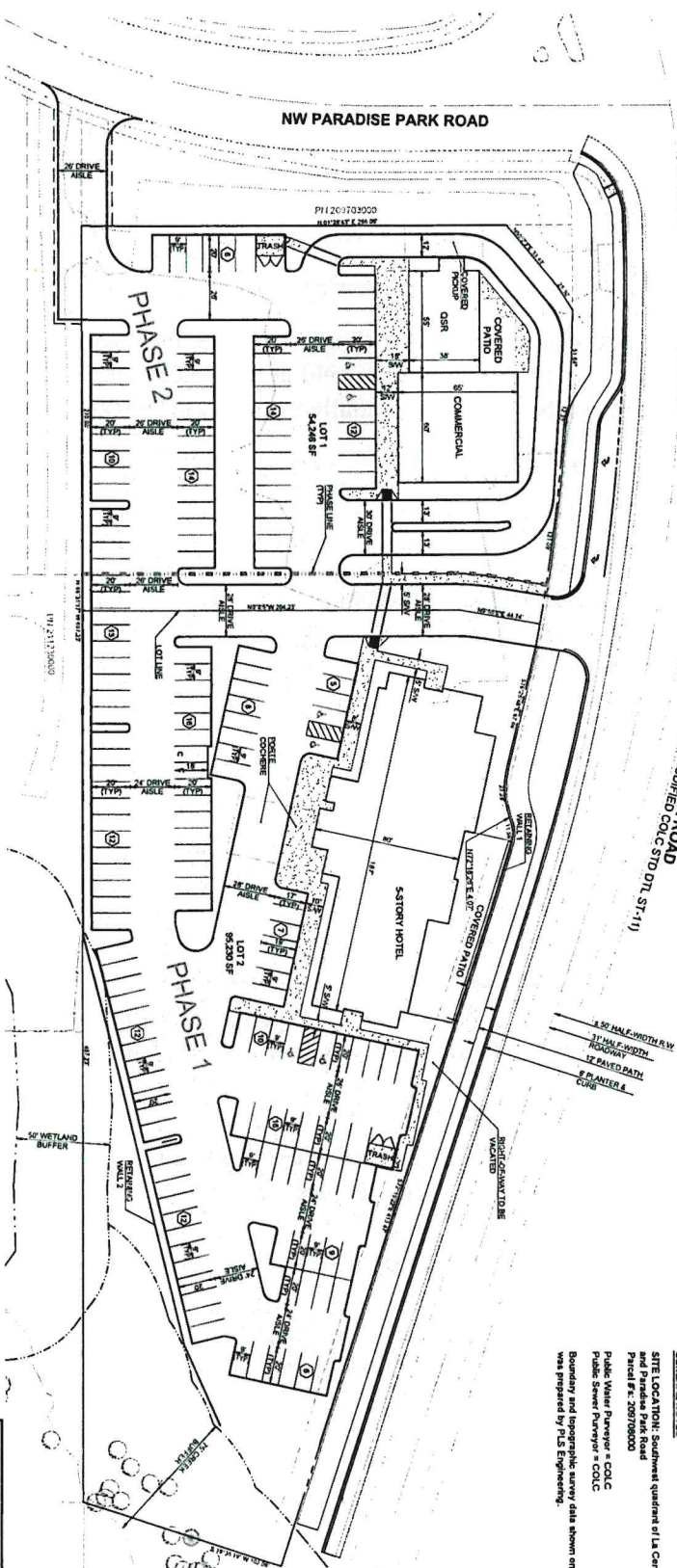
ALL PERSONS ARE INVITED to appear at such time and place through in-person or virtual, as public testimony will be taken. Public testimony may be written and must be received by the City of La Center no later than November 4, 2024, at 5:00 p.m. The complete application may be viewed at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>.

DATED THIS 18TH DAY OF OCTOBER 2024

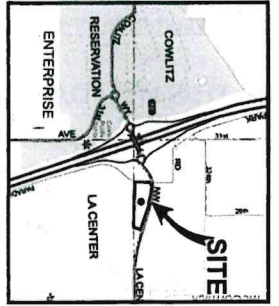
City of La Center

Paradise Park Site Plan

Located in the SW 1/4 of Section 4, T4N, R1E, W1M,
La Center, Washington



SITE STATISTICS	
Zone: JUNCTION PLAY (PJ)	
Existing Site Area	148,501 SQ FT
Right of Way Dedication	1,200 SQ FT
Right of Way Vacation	4,200 SQ FT
Critical Areas	12,000 SQ FT
Developed Site Area	137,500 SQ FT
Total Building Footprint SF	172,750 SQ FT
Hotel	11,875 SQ FT
GSR / Commercial	6,100 SQ FT
Proposed	152
Standard Parking Spaces	129 (11,875 SQ FT)
Compact Parking Spaces	114
Handicap Parking Spaces	6
Hotel Building Height	6'
GSR / Commercial Building Height	18'



APPLICANT:
PLS ENGINEERING
6031 NE 77th Ave Bldg C #7
Vancouver, WA 98665
Ph: (860) 507-0228
Info: @plsengineering.com
www.plsengineering.com

OWNER:
John & Shana Varnstrom
7400 Waverly, WA 98685
Vancouver, WA 98685

GENERAL NOTES:
SITE LOCATION: Southwest quadrant of La Center Road
Parcel #s: 200708000
Public Water Purveyor = CCLC
Public Sewer Purveyor = CCLC
Boundary and topographic survey data shown on the plan was prepared by PLS Engineering.



Legend	
	Proposed Asphalt
	Proposed Concrete
	Proposed Fencing Wall
	Proposed Parking Court

Revisions	Date	By	Check

Preliminary Site Plan & Short Plat For:
Paradise Park Site Plan
A Site Located In The City Of La Center, Washington



Project No. 1344
SCALE: 1/8" = 1'-0"
DESIGNED BY: JMS
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 03/11/11

03
09