



PRE-APPLICATION CONFERENCE NOTES
Dalling Home Business Station (File # 2025-015-PAC)

PROJECT INFORMATION

Site Address	140 W 15 th Street La Center, WA 98629
Parcel Numbers:	258939-000
Applicant/Owner	Zachary Dalling Viking Vitality Fitness LLC 140 W 15 th Street La Center, WA 98629 Ph: (360)628-7049 zrdalling@gmail.com
Proposal	The applicant is proposing a home business to be used as a private gym. The proposal requests the use of an existing outbuilding for the gym equipment and a bonus room located off of the attached existing residence & garage. The gym will serve no more than four (4) clients during one (1) session. The site is located on approximately 44,867 square feet in the LDR-7.5 zone district.
Meeting Date	Wednesday May 14, 2025, at 2:00PM
Date of Issue	The final report will be issued no later than Friday June 23, 2025

SUMMARY

The applicant is proposing a private home gym that will be open to private clients for fitness and coaching. The gym will allow for a maximum of four (4) clients on site at a time during operating hours of 7am to 7pm Monday through Friday. The site is located on approximately 44,867 square feet in the LDR-7.5 zone district.

The proposed gym will be located in an existing shop building and garage. All activities will be contained inside the existing structures.

The applicant will provide four (4) parking spaces for their clients. The applicant is not proposing new impervious surface. All buildings and parking areas exist.

PRELIMINARY REVIEW

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 18, 18.10 General Provisions; 18.130 Low Density Residential District LDR-7.5; 18.270.010 Home Occupations; 18.215 Site Plan Review; 18.245 Supplementary Development Standards;

Land Use Analysis

LCMC 18.30 Procedures

The project will be reviewed as a Type II Site Plan Review permit (LCMC 18.30.090 & 18.215)

LCMC 18.30.080 and 18.30.090 Type I and Type II Procedures

The Type II process includes the following:

- A pre-application review meeting
- A 14-day application completeness review during which staff will review the application to make sure all necessary information is provided to conduct formal review.
- A 56-day application review period The review period does not include times during which staff requests additional information or updated application materials when the review clock would be stopped.
 - A Type II review requires staff to send public notice of application to residents within 150 ft of the project site. There is a 14 day comment period for the notice of application.
 - Prior to the end of the review period, staff would issue a draft staff report as a courtesy to the applicant to provide an opportunity to review the report and conditions of approval.
 - The City would issue a notice of decision on permit either approving, approving with conditions, or denying the permit.

LCMC 18.30.050 Review for Technically complete status

Upon receipt of the Type II Site plan review, staff will conduct a completeness review.

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. **Bold** items are required for this application.

Submittal requirements

- ***A completed application form that features the name, mailing address, and telephone number of the property owner(s) and if applicable, engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application***
- ***Submit a reimbursement agreement***
- ***An existing conditions plan drawn to a minimum scale of one-inch equals 200 feet on a sheet no larger than 24 inches by 36 inches.***
- ***A preliminary plan at a scale of no more than one inch equals 200 feet, 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.***
- ***Proposed easements or dedications to the city or other agency, if applicable***

- *Written authorization to file application by the owner of the property that is the subject of the application if the applicant is not the same as the owner listed by the Clark County assessor*
- *Proof of ownership document such as deed*
- *A legal description of the site*
- *A copy of the pre-application summary*
- *A written description of how the application does or can comply with each applicable approval criterion and basic facts and other substantial evidence supportive of the description*
- *For a Type II application, the names and addresses of owners of land within a 150-foot radius of the site for a type II review (can be obtained from Clark County for \$10). A statement to the assessor's office certifying the list is complete within 30 days of completion. This includes submitting mailing labels for the owners within 150 feet of the site.*
- *Information about utilities, including water and sanitary waste and hydrant locations.*
- *Submit a layout of the proposed gym and office with dimensions. This doesn't have to be to scale and it can be hand drawn.*

LCMC Chapter 18.130 LDR-7.5

The LDR district is intended to implement the provisions of the La Center comprehensive plan. In addition, this district is intended to:

- (1) Recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment;
- (2) Create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design;
- (3) Provide for additional related uses such as schools, parks and utility uses necessary to serve residential uses;
- (4) Maintain and enhance sensitive lands;
- (5) Encourage traditional pedestrian-oriented neighborhoods.

LCMC Table 18.130.030(5): Allows for a Home Occupation Permit with Type II Site Plan Review approval.

LCMC 18.270.010 Home Occupations

In addition to the use limitations applicable in the LDR-7.5 zone district, home occupations shall be subject to the following use limitations:

If a home occupation permit is granted but the occupant fails to consistently comply with the following limitations, the home occupation permit may be revoked subject to a hearing before the hearings examiner.

- (a) Except as qualified in this subsection, a home occupation must be conducted wholly within a dwelling that is the bona fide residence of the principal practitioner or in an accessory building thereto which is normally associated with a residential use.
- (b) Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
- (c) No alteration to the exterior of the principal residential building shall be made which changes the character thereof as a dwelling.

(d) No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy and a district in question under normal circumstances wherein no occupation exists.

(e) No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.

(f) No more than one person, other than a member of the immediate family occupying the dwelling, may be employed on the premises.

(g) Only one sign shall be permitted consistent with Chapter 8.60 LCMC.

(h) The use may not increase traffic flow by more than one p.m. peak hour trip.

(i) Schools or special education uses shall not exceed a class size of four people at any given time.

(4) Homeowner's or Neighborhood Association. The applicant is responsible for meeting any and all requirements and/or conditions set forth by any applicable homeowner's or neighborhood association.

(5) Appeal. The applicant or applicant's representative may appeal the decision of the planning director, or designee, pursuant to LCMC 18.30.130.

(6) Business License. A business license granted by the city shall also be required for persons conducting home occupations.

(7) Expiration. A permit granted under this chapter shall expire if the home occupation for which it is granted does not operate as a business for a period of 12 consecutive months.

LCMC 18.245 Supplementary Development Standards

If fences are proposed, they must be no taller than 6 feet. Fencing shall not conflict with the sight distance requirements of the La Center Engineering Standards for Construction. 18.245.020 states that security fencing may be permitted within commercial or industrial land uses. The fencing may be six feet tall with four strands of barbed wire on top.

On-site lighting must not cause more than one foot-candle measured at the property line. All outdoor lighting must comply with LCMC 18.282 (Outdoor Lighting).

Application Fees

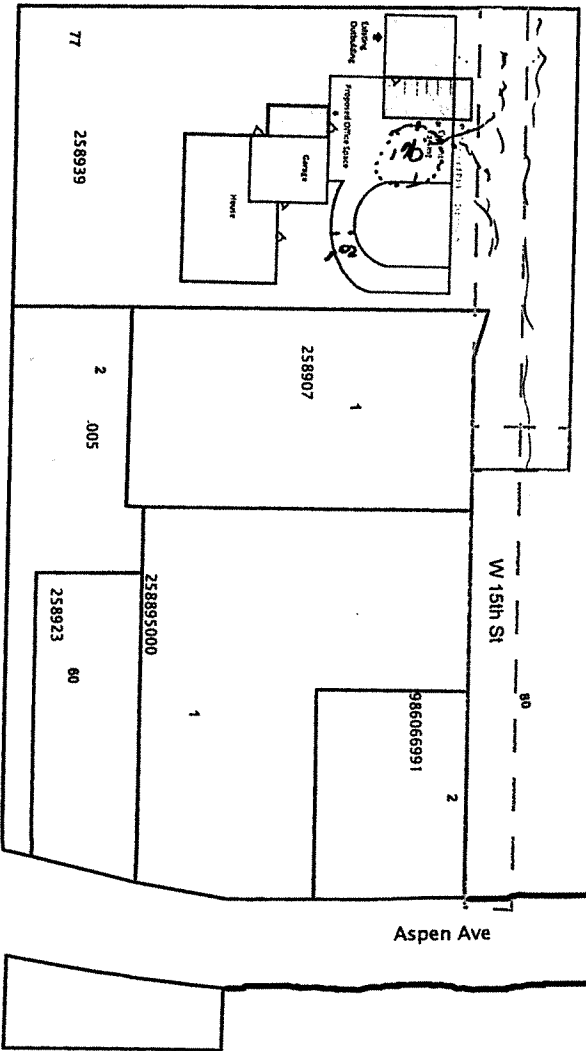
An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

- Type II Site Plan Review (\$220)

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). A copy of the agreement is attached to the City's Master Application form.

Please note that the City is due to update its land use fees. Timeline for that is uncertain, but the fees listed above could change.

Viking Vitality Fitness-La Center



SITE PLAN
SCALE: 1/4" = 3'-0"

PROJECT DESCRIPTION

APPLICANT: TYPE III LAND USE APPLICATION FOR COMMERCIAL USE, IMPROVE AND EXPAND EXISTING BUILDING IN COMMERCIAL USE, IMPROVE AND EXPAND PARKING AREA, REMODEL MONSIEUR FOR OFFICE SPACE AND AN ADA COMPLIANT RESTROOM.

CONTACT INFO.

BUILDING OWNER:
Zach Dilling
140 W 15th St
La Center, WA
98629

CONTRACTOR:
TBD

ARCHITECT:
TBD

ENGINEER:
TBD

CODES

LA Center Municipal Code, 2011 International Building Code & Existing Building Code with Washington State Amendments, 2012 International Residential Code with Washington State Amendments, 2012 International Fire & Building Code & Other Applicable Local & National Agencies.

SHEET INDEX

104 SITE PLAN WITH NOTES
104 LANDSCAPE
104 EXISTING/PROPOSED

NOTES:
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

PROJECT DATA

PROJECT ADDRESS:
140 W 15th St
La Center, WA

ZONE:
L2H-2.5

PARCEL #:
25000000

LEGAL DESCRIPTION:
Single Family Home

OCCUPANCY TYPE:
Single Family Home

LOT SIZE:
44,467 sq ft

PARCels:
Room for 3 parking spaces in front of existing building and new of existing driveway type for proposed use.

BUILDING TYPE:
Residential

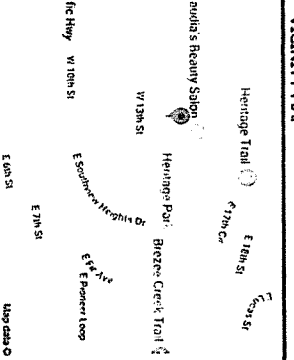
NUMBER OF STORIES:
Single Story

BUILDING:
720 sq ft (2% of Site Area)

CONTRIBUT:
No Proposed Changes

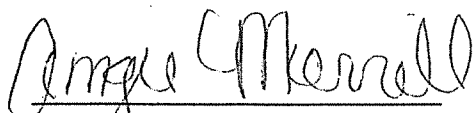
LANDSCAPE PROS:
Existing: 41977 sq ft = 94.6% of site area
Proposed: 41564 sq ft = 92.7% of site area

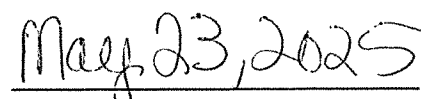
VICINITY MAP



May 14, 2025 – Attendees

Name	Organization Name	Email Address	Phone Number
Angie Merrill	City of La Center	amerrill@ci.lacenter.wa.us	360-263-3654
Mike Lackey	City of La Center	Mike.Lackey@clarkfr.org	360-887-6210
Zachary Dalling	Business Owner	zrdalling@gmail.com	360-628-7049


Angie Merrill, Associate Planner


Date of Issuance