

Master Land Use Application



City of La Center, Planning Services

210 E 4th Street

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

Legal Description

Assessor's Serial Number

Lot Size (square feet)

Zoning/Comprehensive Plan Designation

Existing Use of Site

Contact Information

APPLICANT:

Contact Name

Company

Phone

Email

Complete Address

Signature

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name

Company

Phone

Email

Complete Address

Signature

(Original Signature Required)

PROPERTY OWNER:

Contact Name

Company

Phone

Email

Complete Address

Signature

(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application

Previous Project Name and File Number(s), if known

Pre-Application Conference Date and File Number

Description of Proposal

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Pre-Application Conference 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

Electronic Requirements

Provide all materials on a CD or Flash Drive with all application materials as a **PDF** and a **word** version of the narrative.

Written Requirements

Master Permit Application: Provide one copy of the Master Land Use Application with original signatures.

Checklist: Provide one copy of this completed checklist.

Written Narrative: Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

Dimensions & North Arrow

Site Boundary

Proposed Name of Project

Vicinity Map

Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations

Location of Existing and Proposed Buildings & Structures

Proposed Uses of all Buildings

Height and Conceptual Appearance of Building Facades for all Building Structures

Location of Walls and Fences, Height and Construction Material

General Location & Configuration of Proposed Landscaping

Existing and Proposed Exterior Lighting

Location and Layout of Off-Street Parking and Loading Facilities

Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements

Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities

Location of Existing & Proposed Public & Private Utilities

Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

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 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 _____ concerning the following project:

Project Address: _____

Parcel #: _____

Project/Permit Review: _____

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, but not limited to, 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. Unpaid balances shall bear interest at the rate of ten percent (10%) interest per annum.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the Clark County Superior or District Courts. The prevailing party shall be entitled to recover attorneys’ fees and costs.

IT IS SO AGREED:

APPLICANT

CITY OF LA CENTER

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

Harrier House LLC

◆ Daina McLean ◆ Post Office Box 503 ◆ La Center, Washington 98629 ◆ 360-907-7959 ◆

September 15, 2022

City Clerk, City Hall
214 East 4th Street
La Center, WA 98629

Dear City Clerk,

RE: Harrier House Residential-Professional Inquiry
31907 NW Pollock Rd, Ridgefield, WA

I am inquiring whether or not I can have a residential professional business at 31907 NW Pollock Rd, Ridgefield, WA before converting the Harrier House property to fully commercial in support of a community hub . This is not my final decision, as I may find that costs incurred would be too great and I may retain the home as a residence. Please do not discuss these plans outside of a need-to-know basis.

In this day and age of business instability due to Covid, the recession, difficulty to find people wanting to start a new business, employees, etcetera, I want to proceed with small steps. Additionally, I am trying to keep my costs reasonable, currently having to fund the costs for septic relocation identification, driveway repair, a new roof, interior flooring repair / replacement, and lighting improvements. The idea is to do a trial run for a small business and then work into Phase II - a commercial property, with improved ADA access, paved parking, retention pond and more, after ensuring that a business at the house is viable, as well as obtaining additional funding from the residential - professional income or grant sources to fund the improvements.

Attachment A: Building Plan identifies the potential separation of residential and professional locations within the building.

- Currently, the building is being renovated (flooring, painting, etc) and furnished. Intended to be occupied by the owner or the owner's guest (Area A, B, and C).

Phase I Residential-Professional

- The total building area, according to Clark County GIS (<https://gis.clark.wa.gov/gishome/Property/?pid=findSN&account=211515000#>) is:
 - House = 1,7500 sq ft
 - Garage = 576 sq ft, includes two parking spaces
 - Proposed Business Area (B+C) ~ 563 sq ft or 32%
 - Proposed Residential area (not including the garage) = 1, 174 sq ft or 67%
 - Bedrooms are reduced to 2, but a living, kitchen, and dining area are still available.
- Area A is planned to be residential and may be owner occupied; rented to others; used as housing to support an immigrant, a security guard, or a groundskeeper; or rented to a tenant that would use part of the building for a business.
- For Areas B & C, the hope is that business areas may be rented to Southwest Washington, local, or owner-occupied businesses. In example:
 - Local agriculture (farmers, ranchers), florist, art gallery, photography studio, brewery production (small canning, bottling, or aging area with a brewery consumption area), additional winery location, farmers' market, wood workers shop, crafts people shop, etc.
 - Service businesses (real estate office, computer training, certified public accountant, etc.)
 - Intent is to promote La Center and Southwest Washington business and a community centered, park like setting for people to enjoy.

- Area B and Area C might be rented as a single business occupation, or two businesses separately, that share the Area B & C deck area entrance.
- Area B & C deck already has a 42.5" rail, and a plan would be made to make a gated entrance.
- Lighting along the gravel or wood chip walkway will be improved, planned to be completed with dark-sky compliant lights. There are already dual-mode lights in front of the Area A Garage (30%, then 100% when motion is detected), as well as on the Area B & C deck.
- Toilets in the building are ADA required height.
- Attachment B identifies potential parking, potentially five to six spaces (1), and a public right of way area (2) adjacent to the street which, if the City would clear it of the debris that has accumulated during the past few years, could be used as on-street parking, if needed. It is approximately 250' by 14' to 15' deep and covered by invasive weeds, a few fallen branches, and low lying brush. Some of the area under the debris is already paved.
- Attachment C identifies location features.
- Attachment D is the Clark County GIS Property Fact Sheet

Additional Questions and Concerns

- Do I need a permit to construct the door between Area A and Area B?
- What other things do I need to do to convert to Residential - Professional and how much will that cost?
- Is the City planning to update the La Center annexed area from the Ridgefield, WA 98642 city and zip code to the La Center, 98629 any time soon? If the business is to grow and expand, it would be beneficial to not have to change this information at a later date.
- Will police service cover the area 24x7? There is a concern about security. There is an alarm and cameras are in place. However, I am concerned about police coverage for the area and how that would impact the business.

Phase II Plans

In the future, the plan would be to obtain funding for an expanded and paved parking lot (towards the intersection of NW Timmen Rd and NW Pollock Road), rain garden / retention pond - depending on runoff, and renovating the building (in example either creating a new bathroom), adding paved walkways, etc. in order to move it to commercial use after this test phase is successful. If not, then the building may be returned to residential uses.

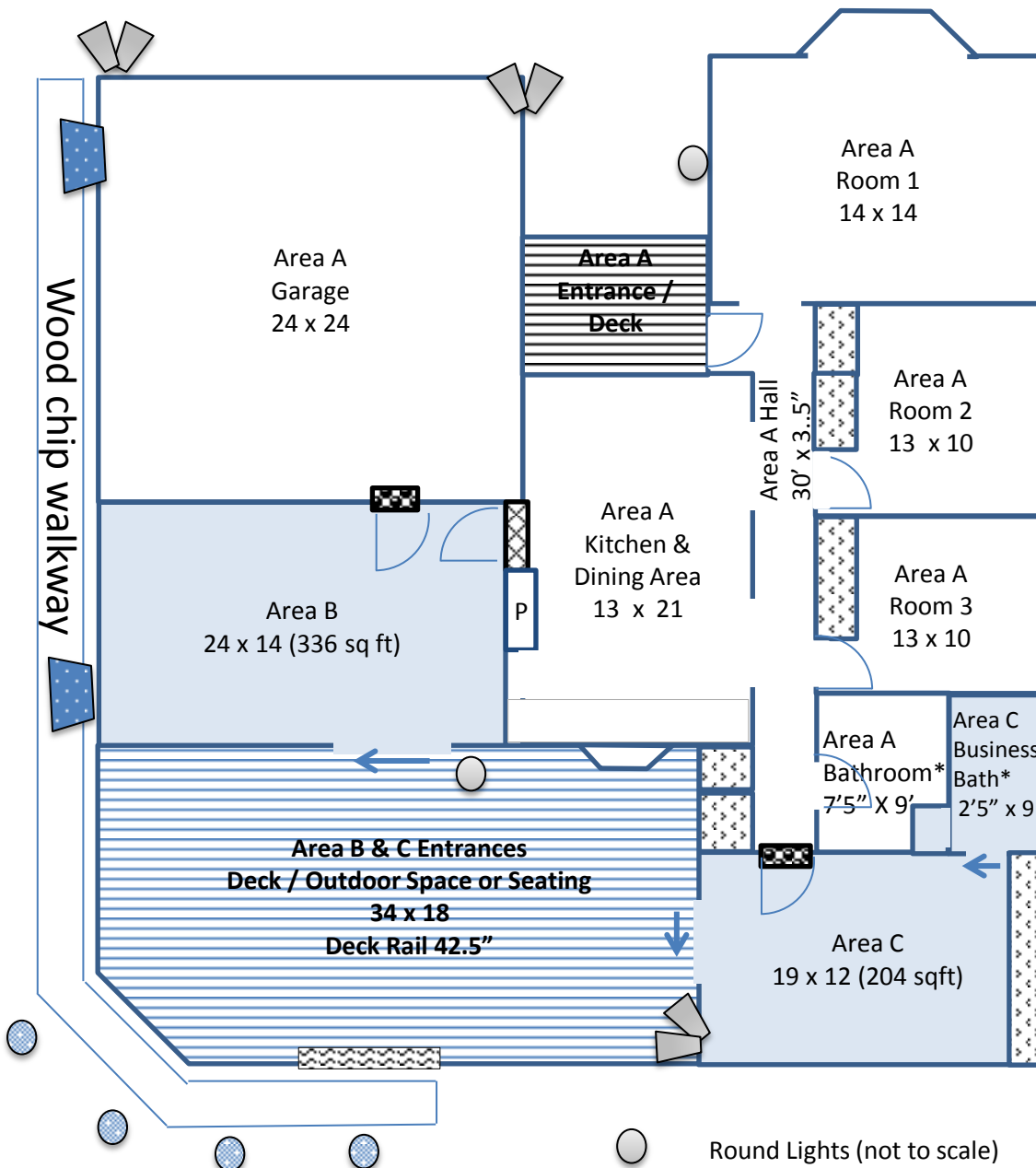
Please let me know if these are feasible options.

Thank you for your consideration,




Daina McLean
 Owner / Agent
 Harrier House LLC










Attachment A: Building Plan

Parking



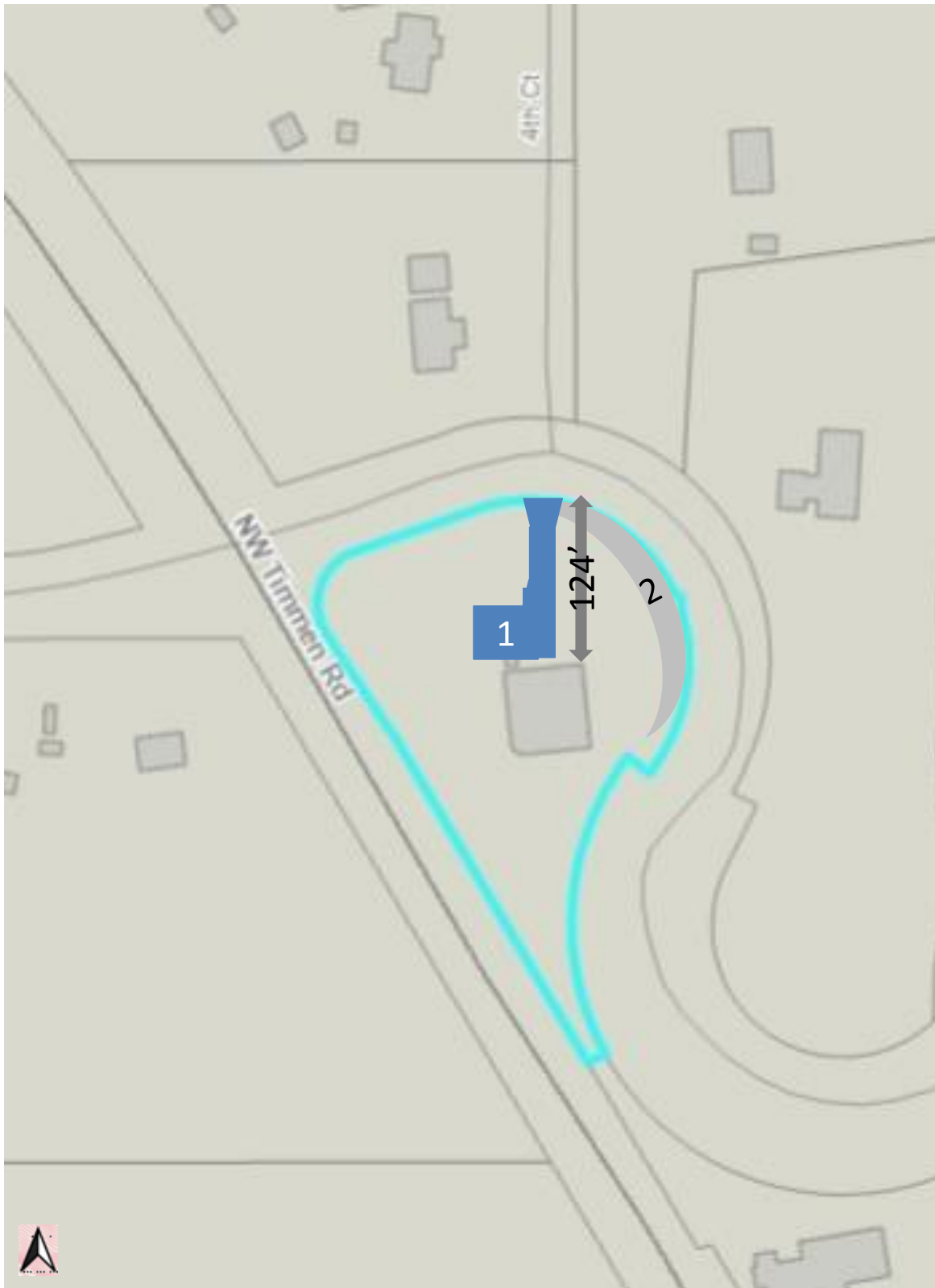
Scale: .10" = 1'

-  Business Area
-  Deck
-  Sliding Door Direction
exterior doors will have exterior locks added

-  Round Lights (not to scale)
-  Flood Lights (not to scale)
-  Proposed Lights (not to scale)
-  Proposed Lights (not to scale)
-  Door to be built
-  Gate to deck to be built
-  Existing Door / Barrier Between Areas
-  Closet
-  Pantry

NOTE There are existing lights over Area A Entrance as well

Attachment B: Potential Parking



Existing driveway – not to scale
See also attached letter

Proposed Updates

Attachment C: Current and proposed Utilities

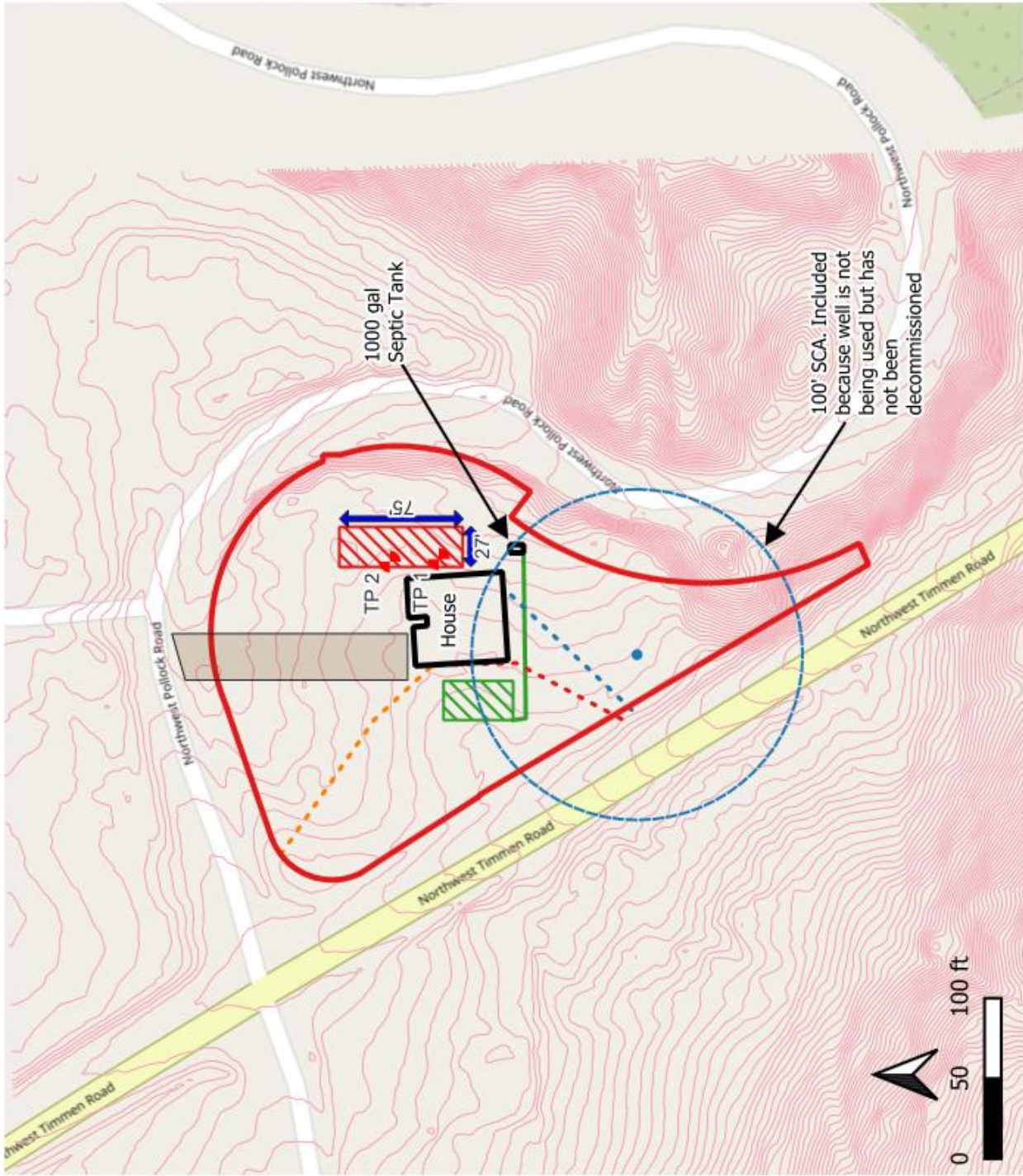
Property Owners: HARRIER HOUSE LLC
 Property Identification Number: 211515000
 Site Address: 31907 NW POLLOCK RD,
 RIDGEFIELD, WA 98642
 Abbreviated Description: #82 SEC 10 T4N
 R1EWM 1.37A M/L

Zoning Designation: Mixed Use (MX)
 Water District: Clark Public Utilities
 Section-Township-Range: SW 1/4, S03, T4N, R1E
 Public Health WRAP Inspector District: District 2

Project information: Reserve Septic approval
 Water: Clark PUD connection (public)
 No. Bedrooms: 3
 System Type: Pump to Gravity

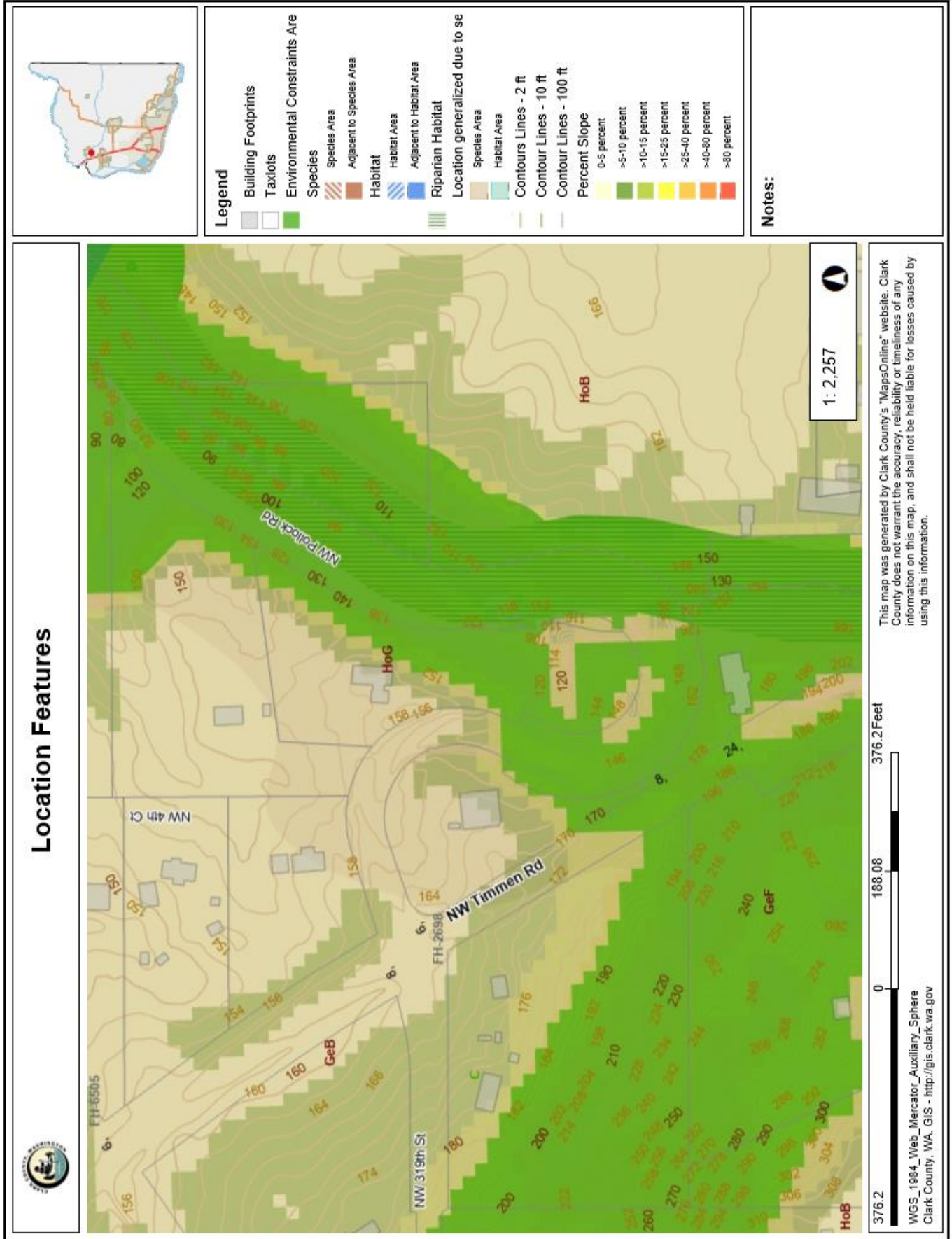
Narrative: The homeowner wants to expand driveway to the west. The building department is requiring a septic drainfield reserve area be designated before the driveway permit can be issued. This report is submitted to fulfill that requirement.

- Driveway
- Lot
- wells
- Test Pit
- Structures
- Reserve area
- Primary area
- OSS sewer lines
- Contours (1 ft)
- Utilities**
- power
- cable
- city water



DESIGNED: JNY APPROVED: JNY DATE: 06/19/2022 PROJECT: 21.6		URBAN SOILS, LLC 1807 Lewis River rd. PMB 131 Woodland WA, 98674 360.353.9879 justin@urban-soils.com	ONSITE SEPTIC DESIGN/EXPANSION	Layout	SHEET 2 SHEET 2 OF 5
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Attachment C: Location Features



Attachment D: Clark County Property Fact Sheet

8/28/22, 1:11 PM

Property Fact Sheet for 211515000

 Property Fact Sheet for Account 211515000		August 28, 2022
General Information		
Property Account	211515000	
Site Address	31907 NW POLLOCK RD, RIDGEFIELD, WA 98642	
Owner	HARRIER HOUSE LLC	
Mail Address	PO BOX 503 LA CENTER WA , 98629	
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES	
Property Status	Active	
Tax Status	Regular	
1st Line Legal	#82 SEC 10 T4N R1EWM 1.37A M/L	
Area (approx.)	59,677 sq. ft. / 1.37 acres	
Assessment (2021 Values for 2022 Taxes)		
Land Value	\$169,759.00	
Building Value	\$272,523.00	
Total Property Value	\$442,282.00	
Total Taxable Value	\$442,282.00	
Most Recent Sale		
Sale Date	04/13/2015	
Document Type	D-SWD	
Sale Number	724682	
Sale Amount	\$0.00	
Administrative		
Zoning Designation	Mixed Use (MX)	
Zoning Overlay(s)	none	
Comprehensive Plan	Mixed Use	
Comp. Plan Overlay(s)	none	
Census Tract	404.03	
Jurisdiction	La Center	
Fire District	Clark-Cowlitz Fire Rescue	
Park District	n/a	
School District	La Center	
Elementary	La Center	
Middle School	La Center	
High School	La Center	
Sewer District	Rural/Resource	
Water District	Clark Public Utilities	
Neighborhood	n/a	
Section-Township-Range	NW 1/4,S10,T4N,R1E SW 1/4,S03,T4N,R1E	
Urban Growth Area	La Center	
C-Tran Benefit Area	Yes	
School Impact Fee	La Center	
Transportation Impact Fee	La Center	
Transportation Analysis Zone	587	
Waste Connections	Tuesday	
Garbage Collection Day	Tuesday	
Last Street Sweeping	n/a	
CPU Lighting Utility District	0	
Burning Allowed	No	
Increased Wildfire Danger Area	No	
Public Health Food Inspector District	District 1	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
Public Health WRAP Inspector District	District 2	
Councilor District	5	
		
Wetlands and Soil Types		
Wetland Class	No Mapping Indicators	
Wetland Inventory	No Mapping Indicators	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Non-Hydric / HoG	
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C0206D	
Watershed	East Fork Lewis River	
Sub Watershed	East Fork Lewis (r.m. 03.19)	
Geological Hazards		
Slope Stability	Severe Erosion Hazard Area	
Geological Hazard	Areas of Potential Instability Slopes > 15%	
NEHRP Class	C	
Liquefaction	Very Low to Low	
Development Moratorium		
none		
Cultural Resources		
Archaeological Probability	Moderate-High High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
Habitat and Species Impacts:	No Mapping Indicators	