



NOTICE OF APPLICATION

Paradise Park Site Plan Post Decision Review (2025-002-PST/VAR/MOD) Type II Review

Notice of Application Project Description: The applicant is applying for a Type II Post Decision Review for a Type I Variance to allow for a maximum building height of 65 feet instead of the approved 60-foot height requirement for the proposed hotel. A road modification has been submitted with this application to modify the required accessway/block every 400 feet and to exempt the applicant from providing an A-street along the eastern edge of the site and lastly a Type I Post Decision Review has been requested for the correction of the landscape buffer noted on Land Use Condition 36 to meet the required L1-5' buffer.

Applicable approval criteria: Title 3 Fees; Title 8 Health and Safety; Title 12 Streets, Sidewalks & Public Ways; 18.10 General Provisions; 18.30 Procedures; 15.158 JP Zone District; 18.200 General Provisions; 18.245 Supplementary Development Standards; 18.260 Variances

Applicant: Luke Sasse, 9321 NE 72nd Ave Bldg C #7 Vancouver, WA 98665, 360-907-0226, luke@timberlandinc.com

Applicant's Representative: Travis Johnson, PLS Engineering, 604 W Evergreen Blvd Vancouver, WA 98660, 360-944-6519, pm@plsengineering.com

Location of proposal: No situs address, parcel 209708000, #25 SEC 4 T4N, R1EWM

Application review process: The application is subject to a Type II process with an administrative final decision. The applicant filed the application materials on January 15, 2025 and the City deemed the application Technically Complete (TC) on January 28, 2025.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) at La Center City Hall, 210 E 4th St La Center, WA as well as online at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>; The City contact person and telephone number for any questions related to this review is Angie Merrill, Associate Planner, 360.263.3654.

Comment Period: You may comment on this application within fourteen (14) days of this notice which ends March 12, 2025.

Appeal Process: Within seven calendar days after a timely, complete appeal is filed regarding a decision subject to a Type I process, the city clerk shall send to the hearings examiner a copy of the appeal and the case file together with any new evidence submitted with the appeal. The hearings examiner shall conduct a de novo review. Within 21 calendar days after a timely, complete appeal is filed, the hearings officer shall send to the city clerk a final decision for distribution to the applicant and applicant's representative.

For an appeal regarding a decision subject to a Type II process, the city clerk shall schedule a public hearing to be held by the hearings examiner not more than 35 days from the date a complete appeal was

timely filed. Notice and a staff report shall be provided, a public hearing shall be conducted, and a decision shall be made and noticed regarding the appeal as for application subject to a Type III process in LCMC 18.30.100.

The public may submit written comments to:

City of LaCenter

Attn: Angie Merrill

210 E 4th Street

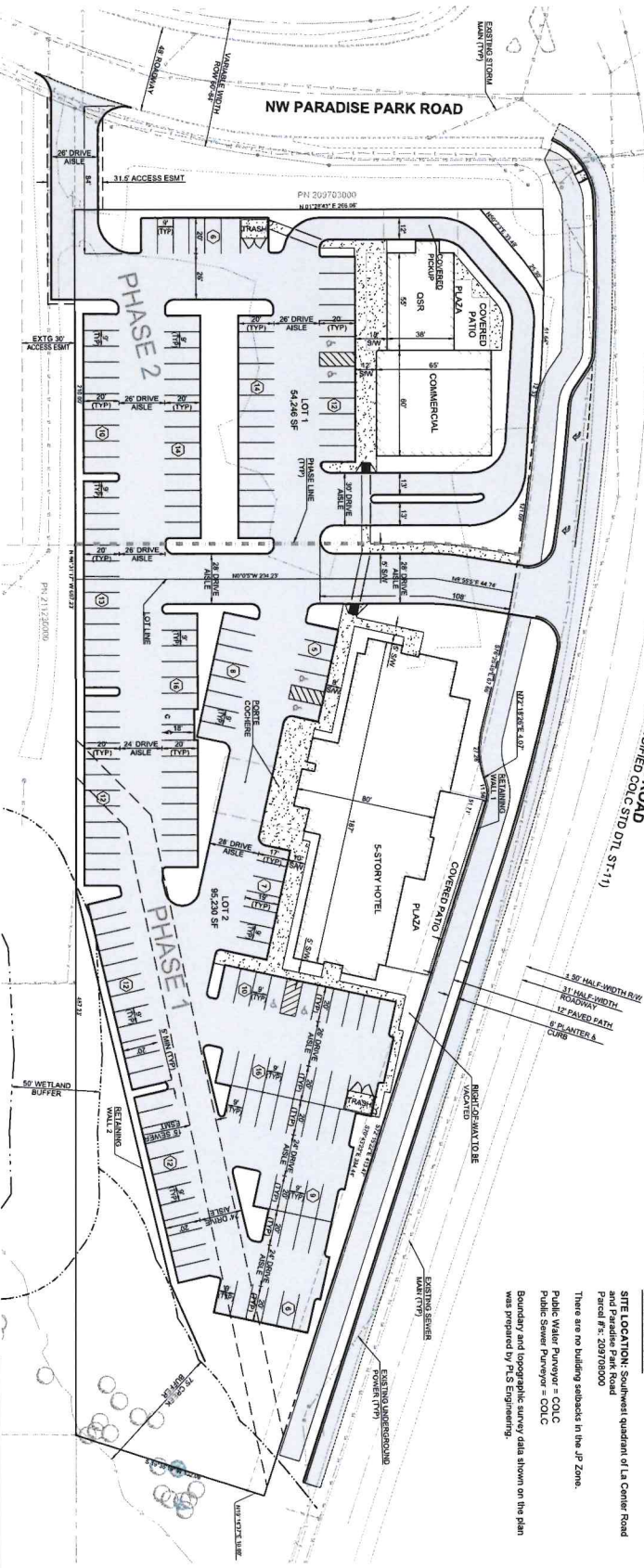
La Center, WA 98629

Contact: Angie Merrill, Associate Planner, 360.263.3654. amerrill@ci.lacenter.wa.us

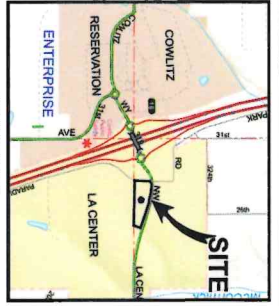
Issued: February 26, 2025

Paradise Park Site Plan

Located in the SW 1/4 of Section 4, T4N, R1E W.M.
La Center, Washington



SITE STATISTICS	
Zone: JUNCTION PLANI (P)	
Existing Site Area	146,601 sq ft
Right of Way Dedication	1,291,920 sq ft
Right of Way Variation	4,298,502 sq ft
Critical Areas	12,603,502 sq ft
Developed Site Area	137,658 sq ft
Total Building Footprint SF	11,273,202 sq ft
Hotel	11,873,502 sq ft
OSR I Commercial	6,190,502 sq ft
Impervious Area	109,498 sq ft
Landscape Area	38,979,502 sq ft
Parking Area	62,432,502 sq ft
Total Parking Spaces	1281 (1150) REQUIRED
Standard Parking Spaces	114
Compact Parking Spaces	2
Handicap Parking Spaces	6
Hotel Building Height	67
OSR I Commercial Building Height	47



APPLICANT:
LUCAS STARR
3221 NE 77th Ave Bldg C #7
Vancouver, WA 98665
PH (360) 801-0228
lstar@starr-engineering.com

OWNER:
John & Shirena Vanrossen
Vancouver, WA 98665

GENERAL NOTES

SITE LOCATION: Southwest quadrant of La Center Road
Parcel #s: 209700000
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Legend	
[Symbol]	Proposed Asphalt
[Symbol]	Proposed Concrete
[Symbol]	Proposed Reeking Wall
[Symbol]	Proposed Parking Count

Project No. 2024	Scale: 1" = 30'
Drawn by: JMS	Checked by: JMS
03	10

Preliminary Site Plan & Short Plat For: Paradise Park Site Plan

A Site Located In The City Of La Center, Washington

