

Pre-Application Conference Application



City of La Center, Planning Services
210 E 4th Street
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665

Electronic Requirements

- Provide all materials digitally as **PDFs** and/or **Word** files.

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 (1) Copies of Scaled Plans (1' = 200 Recommended) 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.

1. Are walls allowed in stormwater ponds?
2. What is the process and timeline for a BLA?
3. What are your current permit timelines for preliminary plats?
4. What are your current permit timelines for Engineering/Construction plans?
 - a.Can they be submitted while the preliminary plat is being reviewed?
5. Please provide all current impact fees.
 - a.Can you provide a sample building permit showing the calculation of single-family building permit fees? DR Horton permit?
6. Are there any later comer fees attached to these parcels. If so, please provide.
7. Are there any pending traffic mitigation requirements, other than impact fees?
8. Will fire sprinklers be required in these single-family homes?
9. Will there be a Design Review required of the single-family homes?
10. Will an arborist report be required with the Preliminary Plat application?
11. If the Geotech supports a reduced set back off of the steep slope, would staff also support it?
12. Do the beveling standards in section 18.141.030.(2) apply on the east end of the site given that immediately adjacent LDR land is undevelopable due to critical areas?
13. The applicant does not desire to include multifamily or attached housing in the development. Is there any flexibility in regards section 18.141.030.(4) "Product Types"? Could the applicant provide zero lot line detached homes that would be functionally very similar to the size, density, and style of attached homes.

Office Use Only

File # _____

Fees: \$ _____

Received By _____

Date Paid: _____

Date Received: _____

Receipt # _____

- Procedure: Type I
 Type II
 Type III
 Type IV

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 MJS Investors, Andrew Rockwell concerning the following project:

Project Address: No Situs Address

Parcel #: 258631000

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

DocuSigned by:
BY: Andrew Rockwell
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BY: _____

TITLE: VP of Acquisitions

TITLE: _____

DATE: 7/3/2023

DATE: _____