



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 291 E Ivy Avenue
Legal Description #44 SEC 2 T4N R1E 1.30A, HOLLEY PARK TRACT A1 312073
Assessor's Serial Number 62965235 and 986053994
Lot Size (square feet) 140,436 square feet
Zoning/Comprehensive Plan Designation P / OS
Existing Use of Site Public Works Maintenance Site

Contact Information

APPLICANT:

Contact Name Hillary Harris, AICP
Company Harper Houf Peterson Righellis, Inc
Phone 503-221-1131 Email hillaryh@hhpr.com
Complete Address 205 SE Spokane Street Suite 200 Portland, OR 97202
Signature *Hillary Harris*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Same as Applicant
Company _____
Phone _____ Email _____
Complete Address _____
Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Tracy Coleman
Company City of La Center
Phone 360-263-2889 Email tcoleman@ci.lacenter.wa.us
Complete Address 210 E 4th Street La Center, WA 98629
Signature _____
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application _____ Zone Change, Conditional Use Permit

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

Pre-Application Conference Date and File Number Waived

Description of Proposal The project includes demolition of existing storage structures and replacement with a new maintenance building. The proposed building includes 3,400 square feet of interior work space, and 2,400 square feet of new covered parking area. A proposed lean-to will be constructed along the existing shop building to remain, creating an additional 800 square feet of covered parking. Portions of the site will be raised by importing fill material. Retaining walls will be constructed to reduce the project footprint and limit impacts to critical areas. Surface improvements include new asphalt pavement and concrete approaches to the new building. The project also includes onsite utility extensions, stormwater management improvements, and relocation of fences and gates.

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 _____ 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

BY: _____

TITLE: _____

DATE: _____

CITY OF LA CENTER

BY: _____

TITLE: _____

DATE: _____