



**Paradise Park Site Plan,
Conditional Use, Short Plat, Site Plan, Legal
Lot Determination, Variance, SEPA,
Critical Areas
Type III Technical
Completeness Review
La Center City Hall
210 E 4th Street**

Site Address: No address assigned – South of LaCenter Road and East of Paradise Park Road

Parcel: 209708000

Legal Description: SW ¼, Section 04, Township 4, Range 1 East

Project Description:

The applicant is proposing a phased commercial development on a 3.36-acre site located within the City of La Center's Urban Growth Area. The site is designated Commercial/Mixed Use and is zoned Junction Plan (JP). The site is further designated as being within the Town Center (TC) Plan district of the Junction Plan. The proposal includes a phased two (2) lot short plat.

Phase one (1) (Lot 2) will be approximately 95,530 square feet in size and will include a 109-unit five (5) story hotel. Phase two (2)(Lot 1) will be approximately 56,357 square feet in size and will include a quick serve drive through restaurant. The QSR requires a Type III Conditional Use Permit (CUP), additional applications include a Type II Site Plan Review, Type II Short Plat, Type II Critical Areas Permit, Type II & Type III Variance(s) and a Type I Legal Lot Determination.

Date: August 26, 2024

Applicant's Representative:

Contact: Travis Johnson
PLS Engineering
604 W Evergreen Blvd
Vancouver, WA 98660
tm@plsengineering.com

The City's Associate Land Use Planner and Engineering staff reviewed application materials for the proposed Type III Preliminary Review. We are writing to notify you that the application is deemed **Complete** as documented below.

City of La Center's Contact Information:

Planner: Angie Merrill
210 E 4th Street
La Center, WA 98629
amerrill@ci.lacenter.wa.us

Engineering: Anthony Cooper
210 E 4th Street
La Center, WA 98629
acooper@ci.lacenter.wa.us

Completeness Determination: The City of La Center has received the following application materials for the proposed application(s)

- Master Land Use Application(s) & Agreement
- Deeds & Legal Descriptions
- Proof of Ownership
- Pre-Application Conference Report Notes & Waiver
- Project Narrative
- Variance Narrative
- Short Plat Narrative
- Site Plan Narrative
- Conditional Use Narrative
- Legal Lot Determination
- Preliminary Stormwater Report
- SEPA
- Geotechnical Study
- Water Utility Review
- Public Health Review Letter
- Traffic Study & Technical Road Modification
- Archaeological Pre-determination
- Certified Map and Mailing Labels for Properties Within 300 Feet of the Development Site for Noticing
- Critical Areas Report
- Buffer Averaging Plan
- Right-of-Way Vacation
- CARA Hydrological Report
- Preliminary Plan Set
- GIS Packet
- Application Fees

We are writing to notify you that the preliminary application for Paradise Park Site Plan is Technically Complete basea on our review of LCMC 18.30.050. If you have any questions regarding this determination of completeness or the review process, please contact me at amerrill@ci.lacenter.wa.us

Angie Merrill, Associate Planner

Signed: Angie Merrill

Date: 8/26/2024

Anthony Cooper, Engineer

Signed: Anthony Cooper

Date: 8/26/24