

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 110 W. 5th St. La Center, WA 98629

Legal Description La Center Lot 10 BIK 26

Assessor's Serial Number _____

Lot Size (square feet) 5,000 Square Feet

Zoning/Comprehensive Plan Designation C1

Existing Use of Site Vacant Parking Lot

Contact Information

APPLICANT:

Contact Name Suzi Pettit

Company Wildcat Coffee

Phone 360-831-2504 Email wildcatcoffeeandevents@gmail.com

Complete Address 1007 Hoffman St Woodland, WA 98674

Signature Suzi Pettit

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Courtney Roberts

Company Wildcat Coffee

Phone 360-977-0533 Email wildcatcoffeeandevents@gmail.com

Complete Address 12301 NE Cedar Creek Rd. Woodland, WA 98674

Signature Courtney Roberts

(Original Signature Required)

PROPERTY OWNER:

Contact Name Pat Hslier

Company TLS LOG 318 LLC

Phone _____ Email pat.hslier@tilgating.com

Complete Address 111 S. 3rd St. Renton, WA 98057

Signature _____

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Wildcat Coffee outdoor coffee restaurant

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

Pre-Application Conference Date and File Number Monday January 6, 2025

Description of Proposal with minimal development needed we would bring electric power onto the lot to support the operation of the proposed outdoor coffee restaurant.

The lot is accessible by the already established entrance on 5th St. with ample designated parking spaces to accommodate customers with 1 space being ADA

Bathroom & handwashing facilities will be placed on the lot for customer needs by way of rented porta potty which will be serviced weekly and a handwashing station.

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 SL Pettit Ent LLC
Suzi Pettit/Wildcat Coffee concerning the following project:

Project Address: 110 W 5th St LaCenter, WA 98629

Parcel #: 63705000

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: Suzi Pettit/SL Pettit Ent LLC BY: _____

TITLE: Owner of Wildcat Coffee TITLE: _____

DATE: January 10, 2025 DATE: _____

