

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 975 NW Pacific Hwy La Center WA 98629

Legal Description 76-C SEC 34 TSN RIEWM .55A

Assessor's Serial Number 62965099

Lot Size (square feet) 23958

Zoning/Comprehensive Plan Designation Residential Professional

Existing Use of Site Residential

Contact Information

APPLICANT:

Contact Name Mariah Thomas

Company _____

Phone 360 601-4860 Email kona.mr.bear@gmail.com

Complete Address 975 NW Pacific Hwy La Center WA 98629

Signature 

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name _____

Company _____

Phone _____ Email _____

Complete Address _____

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Mariah Thomas

Company _____

Phone 360 601-4860 Email kona.mr.bear@gmail.com

Complete Address 975 NW Pacific Hwy La Center WA 98629

Signature 

(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Critical Areas Exemption Type 1

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

Pre-Application Conference Date and File Number _____

Description of Proposal Approximately 25 cottonwood trees were planted on the northern border of 975 NW Pacific Highway by the original owner. The Clark County GIS assessor site includes a photo of the home taken in 2004 where the row of living, mature cottonwoods are visible. Since the creation of the Hannah's Farm Wetland in 2012, approximately 11 trees have died in the center of the grove. Two of the trees have broken at the stem and multiple dead branches have dropped throughout the past 2 years that I have resided in the property. Some of the trees have begun to lean toward the house and other structures. They are tall enough to reach the home if they break closer to the trunk. The trees are also a fire hazard. The trees have been deemed high risk hazard trees per the arborist report. To mitigate the risk, 9 stems from 8 dead cottonwood trees will be reduced to 15-20 foot Habitat Snags and all wood material will remain within the wetland/ buffer to minimize impact on wildlife. The reduction in size will prevent damage to any structures should the trees fail, and removing dead tree limbs will protect people, animals, wildlife, and living vegetation from damage.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

- Procedure:** Type I
 Type II
 Type III
 Type IV

Receipt # _____

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

Mariah Thomas

concerning the following project:

Project Address: **975 NW Pacific Hwy La Center WA 98629**

Parcel #: **62965099**

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: Mariah Thomas

BY: _____

TITLE: **RN**

TITLE: _____

DATE: **11/2/2022**

DATE: _____