



NOTICE of LAND USE APPLICATION
SCHWARZ-LESTER/HEIKKALA BED & BREAKFAST –
CONDITIONAL USE PERMIT/BLA
Type III Conditional (File # 2019-018-CUP/BLA)

The City of La Center received an application for a Type III conditional use and boundary line adjustment relating to a proposed bed and breakfast in the Commercial (C-1) zone and Downtown Overlay District.

Description of Proposal: Adjust the property line between 615 and 625 Aspen Avenue and construct a dwelling to be used as a Bed and Breakfast (B&B) and private residence. A B&B is a conditional use in the C1 zone and requires review before the hearing examiner.

Location of Proposal: 615 Aspen Ave., La Center, WA, BRAZEES ADD TO LACENTER LOT 3 BLK 3, PIN # 63760000
625 Aspen Ave, La Center, WA 98629 BRAZEES ADD TO LACENTER LOTS 1 & 2 BLK 3, PIN # 63750000

Applicant: Colf Construction, P.O. Box 1434, Vancouver, WA 98668. Contact: Roy Heikkala, 360.921.8240, royhekkala@gmail.com

Owner: Brenda L. Schwarz-Lester, P.O. Box 284, La Center, WA 98629. Contact: 360.518.4457

Approval Criteria: Applicable review criteria are: La Center Municipal Code Title 18: 18.30.100, Type III Procedures; 18.30.120, Notices; 18.150, Commercial Districts (C-1); 18.245; Supplementary Development Standards, 18.260; Off-Street Parking and Loading Requirements, 18.320; Stormwater and Erosion Control, 18.340; Native Plant List, 18.350; Tree Protection, 18.360. A staff report will be available on August 7, 2019, one week prior to the public hearing.

SEPA: The applicant submitted a SEPA Checklist; after review of the materials, the city decided, consistent with LCMC 18.319.090, the proposal is exempt from additional SEPA review.

Public Review: Application materials are on file and are available for public review at La Center Public Works Building, 305 NW Pacific Highway, La Center, Washington. Copies may be obtained for cost.

The public may submit written comments until 4:30 PM on August 5, 2019, to:

La Center Public Works, 305 NW Pacific Highway, La Center, WA 98629
Contact: Dustin Bailey, Finance Manager, 360.263.2782, [dbailey@ci.lacenter.wa.us](mailto:d Bailey@ci.lacenter.wa.us)

Public Hearing: The City will conduct a public hearing on **Monday, August 12, 2019 beginning at 5:30 PM** at La Center City Hall, 215 W 4th St., La Center, WA. **The public is welcome and invited to provide oral testimony.** The Hearing Examiner will issue a final decision within 14 days after the close of the public hearing.

Appeal: A party to this request may appeal the hearing examiner's decision in accordance with the provisions of LCMC 18.03.130, within 14 days after issuance of the decision

Consultant Contact: Eric Eisemann, E² Land Use Planning Services, LLC 215 W 4th St, # 201 Vancouver, WA 986609. 360.750.0038, e.eisemann@e2landuse.com

Notice Issued: July 22, 2019