

Minit Management Project Narrative

GENERAL DESCRIPTION

The Applicant, Minit Management, LLC, proposes a phased commercial development that includes the following:

- 101-unit, 5-story hotel.
- 11,600 square foot, one-story multi-tenant commercial building.
- 4,510 square foot, one-story convenience store with a drive through window.
- 2,800 square foot, one-story drive-through restaurant.
- 12-pump automobile fueling island.
- Associated parking, utility, and other infrastructure improvements.
- Four-lot commercial short plat.

The existing convenience store and fueling islands will be removed.

Refer to the Preliminary Site Plan and Short Plat for more information on the site layout and project phasing.

Water service is currently supplied via a well. New water lines will be connected to the existing Clark Public Utilities water stub located in the southeast corner of the subject parcel and extended through the site to provide domestic water service and fire protection. The existing well and water system will be decommissioned.

The site is currently served by a septic system. Upon development, new sanitary sewer laterals will be extended from the existing 8-inch stub located in the southeast corner of the site to serve the new buildings. Grinder pump systems will be utilized where necessary due to the existing grades. The existing septic system will be decommissioned.

Stormwater will continue to be collected in catch basins, routed to the existing treatment vault and detained in an existing underground detention facility prior to release into the existing roadside ditch north and east of Paradise Park Road near the northwest corner of the site. Some runoff from site entrances will continue to run into Paradise Park Road, where it will be captured and treated by the existing city stormwater facility south of La Center Road as originally designed.

Vehicular access to the site will continue to be provided from an existing driveway along the north leg of NW Paradise Park Road and from an existing driveway along the east leg of NW Paradise Park Road. The existing vehicular access onto NW La Center Road will be removed with development of the site. No additional off-site transportation improvements are anticipated with this project. Please refer to the plans provided with this submittal for more information.

Lighting and landscaping will be provided meeting City of La Center code requirements and standards.

EXISTING CONDITIONS

The site is located at 2814 NW 319th Street, Ridgefield, Washington, in the Junction Plan (JP) zoning district. The property is further identified as Tax Lot 17/55, tax assessor's serial number 209738-000, located in the Southwest ¼ of Section 04, Township 4 North, Range 1 East of the Willamette Meridian, Clark County. The site is 3.97 acres (172,933 square feet) according to Clark County GIS, 4.38 acres (190,891 square feet) according to survey by Olson Engineering, Inc.

The site is currently used as a truck stop and contains a convenience store, passenger vehicle fueling island and card lock fueling island.

According to Clark County GIS, there are no critical areas on site. However, because of the existing well, the site is located within a CARA Category 1 and 1-year Wellhead Zone of Contribution. However, this well will be abandoned with the project and all new buildings will be connected to public water.

The site was recently reconfigured with roadway improvements at the La Center Junction. NW Paradise Park Road, which used to run along the west side of the site, was realigned to run along the north and east sides of the site. Vehicular access to the site will continue to be provided from an existing driveway along the north leg of NW Paradise Park Road and from an existing driveway along the east leg of NW Paradise Park Road. The existing access onto NW La Center Road will be removed with development of the site.

The site is subject to a Development Agreement between the City of La Center and Minit Management, LLC effective March 28, 2016. The Development Agreement sets forth certain vesting rights to development standards that were in place at the time of the recording of the Development Agreement as well as other stipulations related to development of the La Center Junction and associated transportation and utility

improvements. Please refer to the Development Agreement included in this application for more information.

The site is also subject to a Development Agreement between the Cowlitz Indian Tribe (Tribe) and Minit Management, LLC. The Development Agreement sets forth certain requirements by the Tribe and Minit Management, LLC related to transportation and utility improvements at the La Center Junction. Please refer to the Development Agreement included in this application for more information.

Clark County Fire & Rescue

Fire apparatus access will be provided to within 150 feet of any point of the proposed buildings. All fire apparatus roads shall have a minimum clear width of 20 feet and clear height of 13 feet 6 inches. Additionally, as the proposed hotel will exceed 30 feet in height, a 26 foot wide area will be provided along the south side of the proposed hotel to provide aerial apparatus access. Fire hydrants will be installed as required by the Fire Marshal.

Compliance with City of La Center Code

LCMC Title 12 – Streets, Sidewalks, and Public Ways/LCMC 12.10 – Public and Private Road Standards

NW Paradise Park Road was recently realigned with development at the La Center Junction as part of the ilani Casino project. As such, there are no proposed improvements to NW Paradise Park Road except for the reconstruction of the existing driveways off NW Paradise Park Road.

The NW La Center Road was recently reconstructed with development at the La Center Junction. As such, there are no improvements to NW La Center Road except for removal of the existing driveway approach and installation of curb and gutter, sidewalk and landscaping.

LCMC Title 13 – Public Utilities/LCMC 13.10 – Sewer System Rules and Regulations

A sanitary sewer main was installed in NW La Center Road and an 8-inch sanitary sewer lateral was extended to the site as part of the ilani Casino project. Sanitary sewer laterals will be extended to each building to provide sanitary sewer service. Additionally, a grease interceptor will be installed for each building as dictated by their proposed use.

LCMC Title 15 – Buildings and Construction

Building permits will be applied for separately from the Site Plan Review application.

Electric vehicle charging parking stalls will be provided meeting the requirements of WAC 51-50-0427, including one ADA stall. While these stalls are conceptually shown on the Architectural Site Plan, final placement of these stalls shall take place upon final engineering design.

LCMC Title 18 – Development Code

LCMC 18.010 – General Provisions

This application meets the applicable provisions as indicated in this section.

LCMC 18.010.090 – Concurrency

The site is subject to a Development Agreement between the City of La Center and Minit Management, LLC. The Development Agreement sets forth the vesting of 2,000 Average Daily Trips, 187 a.m. and 199 p.m. peak hour trips as credits for the existing convenience store and fueling facilities. Redevelopment of the site will generate 4,326 Average Daily Trips, 144 new a.m. peak trips and 120 new p.m. peak trips. Existing development generates 3,380 Average Daily Trips, 68 a.m. peak trips and 68 p.m. peak trips. The net trip increase from the existing uses vs. the proposed uses is 946 Average Daily Trips, 76 a.m. peak trips and 52 p.m. peak trips. Please refer to the Development Agreement Between the City of La Center and Minit Management, LLC, recorded October 3, 2016, and the Trip Generation Assessment Minit Management Development, as prepared by Charbonneau Engineering, LLC, dated March 2, 2020, for more information.

The City of La Center bases traffic impact fees on p.m. peak hour trips. As the total p.m. peak hour trip generation for the redeveloped site falls below the vested 199 p.m. peak trips (120 p.m. peak trips), traffic impact fees will not be assessed.

LCMC 18.020 – Administration

This application meets the applicable provisions as indicated in this section.

LCMC 18.030 – Procedures

This application is subject to the applicable procedures as indicated in this section. A Pre-Application Conference was held on June 11, 2019. The development is subject to a Type II Site Plan Review, a Type II Short Plat, and a Type II Conditional Use Permit. Review of all aspects of the project will be subject to a Type III review in front of a Hearing Examiner.

LCMC 18.040 – Definitions

The Applicant has reviewed the applicable definitions of this chapter. The Site Plan Review, Conditional Use Permit and Short Plat application, as proposed, complies with all applicable chapters of the La Center Municipal Code as clarified by the definitions contained in LCMC 18.040.

LCMC 18.150 – Commercial Districts (C1, C2, C3 and MX)

The subject parcel is currently zoned Junction Plan (JP) with a Town Center (TC) overlay. However, this application is vested to the development regulations in place at the time when the City of La Center and the applicant entered into a development agreement regulating future development activity on the property. The effective date of the development agreement is March 28, 2016. As such, this development will meet the requirements pertaining to the C-2 zoning district, the Development Agreement as well as other development regulations in effect on March 28, 2016.

LCMC 18.150.020 and Table 18.150.020 Uses lists the uses allowed in the C-2 zoning district. The proposed hotel, multi-tenant retail building, drive-through restaurant and 12-pump fueling island are all conditional uses. The convenience store is a permitted use.

LCMC 18.150.030- Development Standards

The following is how the proposed development meets the applicable development standards for the C-2 zoning district:

- A. The proposed lots and structures comply with the standards of this section.
- B. Landscaping - Landscape area of approximately 17% of the site has been provided, exceeding the 15% minimum for the C-2 zone.
- C. Site Plan Review Standards

1. A minimum 11-foot wide pedestrian route with a minimum 3 feet of landscaping on one side has been provided connecting the buildings to the abutting sidewalks located within the rights-of-way. Where landscaping is not appropriate along the fronts of the buildings, tree wells have been placed at approximately every 30 feet on center.
2. Landscaping
 - a. Trees have been placed at an average of 30 feet on center along the sides of the buildings that provide the primary pedestrian access.
 - b. Landscape buffers have not been provided between each pad development site.

LCMC Tables 18.150.030A and 18.150.030B list the minimum lot requirements, setbacks, lot coverage and building height. The proposed lots meet the requirements of a minimum lot area of 10,000 square feet. Additionally, the minimum setbacks shall be met by providing the minimum landscape buffers pursuant to Chapter 18.245. The height of the hotel will not exceed the maximum building height of 60 feet.

LCMC 18.205 – Short Plat Provisions

The Applicant proposes a 4-lot short plat. This application contains the required contents of LCMC 18.205-030 for a fully complete short plat application. Additionally, a Pre-Application Conference was held on June 11, 2019, meeting the requirements of LCMC 18.205.010.

Approval criteria for a preliminary short plat application have been met as follows:

1. *The applicant has sustained the burden of proving that the application complies with the following regulations of the La Center Municipal Code to the extent relevant; or*
 - a) *Chapters 12.05 (Sidewalks) and 12.10 (Public and Private Road Standards) LCMC;*
 - b) *Chapter 18.300 LCMC (Critical Areas);*
 - c) *Chapter 18.310 LCMC (Environmental Policy);*
 - d) *Chapter 18.320 LCMC (Stormwater and Erosion Control);*
 - e) *Chapter 15.05 LCMC (Building Code and Specialty Codes)*
 - f) *Chapter 15.35 LCMC (School Impact Fees); and*

g) *Title 18 LCDC (Development Code*

The Applicant has provided a review of the applicable chapters listed in this section as found in this application or otherwise listed in this narrative.

2. *That the application can comply with those regulations by complying with certain conditions of approval, and those conditions are adopted; or that necessary adjustments, exceptions, modifications or variations have been approved or are required to be approved before the final short plat is approved;*

The application can comply with those regulations listed above and any conditions of approval. There are no proposed adjustments, exceptions, modifications or variations proposed.

3. *The application makes appropriate provision for potable water supplies and for disposal of sanitary wastes; and*

As indicated elsewhere in this application, the site is already served by public water and sanitary sewer. Each building will be connected to public water and sanitary sewer.

4. *The application complies with RCW 58.17.110.*

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following findings address this requirement:

- The project will implement existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow is adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshall.
- The City of La Center and the Clark Public Utilities indicates that sanitary sewer and water are available at the site.
- This project will manage stormwater runoff from the site.
- Improvements will be constructed in compliance with the City of La Center's development regulations.
- As the site has trips vested to it through a Development Agreement, transportation impact fees will not be imposed.

- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of the City of La Center by complying with all applicable statutes, regulations, and ordinances.

LCMC 18.215 – Site Plan Review

This application contains the required contents of LCMC 18.215-050 for a fully complete short plat application. The site plan is being reviewed as a Type III review as it is combined with a Conditional Use Permit application for several of the proposed uses. Approval criteria for a site plan application have been met as follows:

C. The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code, the following are enumerated to indicate the various requirements under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval:

- 1. The proposed use is permitted within the district in which it is located.*

The proposed uses are either permitted outright or are Conditional Uses within the C-2 zoning district.

- 2. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.*

As indicated elsewhere in this narrative, the proposal meets the lot, yard, building, height and other dimensional requirements of the C-2 zoning district.

- 3. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Section 18.245.060 LCMC.*

As indicated on the Preliminary Landscape Plan and elsewhere in this application, the proposal meets the screening, buffering and landscape strip requirements.

- 4. Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.*

As indicated on the Preliminary Site Plan and Short Plat, the minimum parking and loading space requirements have been met.

5. *All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.*

As indicated on the plans, in this narrative and in other application material, all applicable conditions and criteria contained in other titles of La Center Municipal Code either have been or can be met.

6. *Improvement requirements are provided in accordance with the applicable sections of the La Center development code.*

Improvement requirements, as applicable to this project, have been provided in accordance with the applicable sections of the La Center development code.

7. *All conditions of any applicable previous approvals (i.e., CUP) have been met.*

All previous conditions of previous approvals have been met.

8. *Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.*

The site is currently served by all required utilities, including electricity and communication.

9. *Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the city engineer that such extensions are impractical or infeasible or inappropriate.*

The site is currently served with public water and sanitary sewer. Additionally, a stormwater system was previously installed with future development contemplated.

10. Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

Phasing is proposed with development taking place in up to four phases. This also includes the short plat also being recorded in up to four phases. Please refer to the Preliminary Site Plan and Short Plat for more information regarding phasing.

LCMC 18.245 – Supplemental Development Standards

LCMC 18.245.020 – Height of fences and hedges

Hedges along the front and street side yards will be maintained to a height not to exceed four feet. There are no proposed fences.

LCMC 18.245.030 – Solid Waste

Trash enclosures are proposed to screen solid waste and recycling containers from view.

LCMC 18.245.040 – Lighting

Lighting shall be designed to meet the requirements of this section.

LCMC 18.245.050 – Noise

While loud noises are not anticipated with this project (upon project completion), noise standards as found in Chapter 173-60 WAC shall be adhered to.

LCMC 18.245.060 – Landscaping

The project will meet the applicable provisions found in this section as indicated below:

- Solid waste and recycling enclosures will meet the F2 or L3 buffer standard.
- Any rooftop or ground-level exterior equipment will be screened to an F2 or L3 standard.
- Parking has been screened by a 5-foot wide L2 landscape buffer.
- Landscape islands have been provided at a ratio of one island for every 7 parking stalls, are a minimum of 25 square feet, are at least 4 feet wide and are protected by a 6-inch concrete curb.
- One tree has been proposed in each landscape island.

- Tree, shrub and groundcover sizes meet or exceed the minimum sizes required.
- A permanent, automatic underground irrigation system will be installed.

Refer to the Preliminary Landscape Plan for more information.

LCMC 18.250 – Conditional Uses

Several proposed uses require a Conditional Use Permit. A Pre-Application Conference was held on June 11, 2019, meeting the requirements of LCMC 18.205.010. Approval criteria for a Conditional Use Permit application have been met as follows:

A. The hearings examiner shall approve or approve with conditions an application for conditional use permit if he or she finds the applicant has sustained the burden of proving that:

- 1. The characteristics of the site are suitable to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features;*

As the subject parcel is currently developed with a convenience store, fueling island and card lock fueling facility, it is suitable to accommodate the proposed development with mitigation measures as required by City of La Center code.

- 2. All required public facilities (i.e., water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use;*

The site is currently served with sanitary sewer, public water and an existing stormwater facility. Additionally, all public roads were constructed with previous development associated with the ilani Casino project.

- 3. The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the La Center Municipal Code;*

The proposed uses comply with the applicable requirements of the zone as indicated in this application.

4. *The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city.*

The convenience store and vehicle fueling uses are existing and will simply be replaced/relocated on site. As each new use is either a permitted or conditional use and was contemplated in the city's comprehensive plan and zoning code, the proposed uses will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, nor be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city. Additionally, the site's proximity to Interstate 5 makes this site ideal for the existing and proposed uses.

LCMC 18.260 – Variances

There are no variances proposed.

LCMC 18.275 – Signs

While a monument sign is proposed and shown on the Preliminary Site and Plan and Short Plat, no signs are proposed at this time. Any proposed signs shall be applied for at a later date.

LCMC 18.280 – Off-Street Parking and Loading Requirements

LCMC 20.280.010 – Off-Street Parking Requirements

The project has met the minimum parking requirements per Table 18.280.010 as follows:

- 101-room hotel (1 stall per room) plus 12 employees (1 stall for every 2 employees) = 107 stalls

- 11,600 square foot multi-tenant building / 400 square feet (1 stall for every 400 square feet commercial use) plus 22 employees (1 stall per every 2 employees) = 40 stalls
- 4,000 square foot convenience store / 400 square feet (1 stall for every 400 square feet commercial use) plus 4 employees (1 stall per every 2 employees) = 12 stalls
- 2,800 square foot drive through restaurant / 200 square feet (1 stall for every 200 square feet restaurant use) plus 8 employees (1 stall per every 2 employees) = 18 stalls
- Total stalls required = 177
- Total stalls provided = 184 standard stalls, which includes 8 ADA stalls.

LCMC 18.280.030 – Parking Design Standards

The project has meet the parking design standards as follows:

- Each parking space is 9 feet wide by 20 feet deep. A two-foot bumper over hang has been provided where parking stalls abut sidewalks or landscape areas. The sidewalks and landscape areas have been widened by two feet to accommodate the bumper overhang.
- All parking is located on site.
- The parking lot will be paved with asphalt.
- 24-foot wide drive aisles have been provided except as otherwise indicated on the Preliminary Site Plan and Short Plat to accommodate aerial apparatus access, turning movements and queuing.
- The existing driveways off NW Paradise Park Road will be used for vehicular access. However, the accesses will be reconstructed to accommodate development.
- Loading has been provided per the requirements of LCMC 18.260.040. As there is more than 5,000 square feet of commercial use but less than 30,000 square feet, one loading berth has been provided on the east side of the 11,600 square foot multi-tenant building. An additional loading area has been proposed along the south side of the drive through restaurant. As the hotel contains more than 30,000 square feet but less than 100,000 square feet, one loading berth has been provided within the porte cochere along the south side of the building. Each loading area meets or exceeds the minimum size of 12 feet wide by 35 feet long.

LCMC 18.300 – Critical Areas

LCMC 18.300.090(A) – Critical Aquifer Recharge Areas

The Pre-Application Conference notes state the following:

The subject parcel is located within a wellhead protection area and 1-year and 10-year wellhead zone of travel (CARA I). Please refer to the CARA report compliance with this chapter and how the proposed activity will not have any adverse impacts on ground water in critical aquifer recharge areas, based on the Safe Drinking Water Act and the Wellhead Protection Area Program, pursuant to Public Water Supplies, Chapter 246-290 WAC; Water Quality Standards for Ground Waters of the State of Washington, Chapter 173-200 WAC; and Dangerous Waste Regulations, Chapter 173-303 WAC. By this reference, Chapters 173-200, 173-303 and 246-290 WAC.

The subject parcel is mapped within a wellhead protection area and the 1- and 10-year wellhead zones of travel, known as a CARA I area. This wellhead protection area is associated with the existing well serving the public water system on the subject property. As part of the proposed development, this well is being abandoned and the site connected to the municipal water supply, which will extinguish the wellhead zones of travel and remove this site from the CARA I area.

The City of La Center's CARA code requires permits whenever certain activities are planned within the CARA I area. The only one of the activities that require a CARA permit applicable to this site is the placement of new fueling tanks. The fuel tanks on site will remain and were previously permitted through Clark County. No activities requiring a CARA permit are proposed.

As a result of abandoning the well (thereby removing the associated CARA) and utilizing the existing tanks, the need for a new CARA permit is not applicable per LCMC.

LCMC 18.310 – Environmental Policy

A SEPA checklist has been submitted with this application. The lead agency is the City of La Center. The applicant is not aware of any potential significant adverse environmental impacts that would necessitate the lead agency to impose

any substantive SEPA mitigation measures in excess of those already provided for by the City of La Center Municipal Code. A Determination of Non-Significance (DNS) is anticipated for this project.

Clark County GIS Data indicates that 99% of the parcel has a high (80-100%) probability of containing archaeological findings. An archaeological pre-determination has been completed by Archaeological Services, LLC and forwarded to the Department of Archaeology and Historic Preservation (DAHP), and submitted with this application. The pre-determination indicated that no archaeological items were found and that no further archaeological work is recommended.

LCMC 18.320 – Storm Water and Erosion Control

Stormwater and erosion control plans will be prepared and implemented in accordance with City of La Center code. These include silt fencing and other erosion control BMPs needed to meet the requirements of the Construction Stormwater General Permit. Sources of developed runoff include the roofs, sidewalks, parking lot, and other paved surfaces. Stormwater runoff from the proposed parking area will be collected and routed through the existing oil-water separator and StormFilter vault for quality treatment prior to being routed to an existing underground detention facility. Stormwater will then be released into the existing pipe network, which ultimately discharges to the roadside ditch which lies east and north of Paradise Park Road near the northwest corner of the development site. The fueling island will be covered. However, a dead end sump with an oil/water separator will collect any stormwater that does fall onto the fueling island. Stormwater runoff from the proposed building roofs may be routed directly into the existing detention facility. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.

Erosion control onsite shall meet or exceed the City of La Center Erosion Control, Stormwater Ordinance and the Construction Stormwater General Permit. Erosion control plans will be developed as part of the final engineering process. Erosion control will be in place prior to any construction. Refer to the Engineering Plans for more information.

LCMC 18.350 – Tree Protection

There are several trees that exist on site. However, none of the existing trees meet the criteria for being classified as a Heritage Tree. It is the intent of the

applicant to remove all existing trees. Trees in excess of the minimum required to meet interior parking lot trees, buffer trees and other required trees will mitigate for the removal of the existing trees.