

Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

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 2814 NW 319th St. Ridgefield, WA 98642

Legal Description #17 #55 Sec. 4 T4N R1E W1M. 3.97A M/L

Assessor's Serial Number 209738-000

Lot Size (square feet) 3.97ac GIS, 4.38ac. survey

Zoning/Comprehensive Plan Designation JP (Junction Plan) / JP (Junction Plan)

Existing Use of Site Convenience Store and vehicle fueling facility

Contact Information

APPLICANT:

Contact Name Don Rhodes Rhoads

Company Mint Management, LLC

Phone 360-901-3875 Email drhodes@tcgstores.com

Complete Address P.O. Box 5889 Vancouver, WA 98668

Signature _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Mike Odren

Company Olsen Engineering, Inc.

Phone 360 695-1385 Email mikeo@olsenengr.com

Complete Address 222 E. Evergreen Blvd. Vancouver, WA 98660

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Don Rhodes Rhoads

Company Mint Management, LLC drhodes@

Phone 360 901-3875 Email drhodes@tcgstores.com

Complete Address P.O. Box 5889 Vancouver, WA 98668

Signature [Signature]

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Pre-application conference

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

Pre-Application Conference Date and File Number _____

Description of Proposal 4-story 93 unit hotel, 16,680 sf multi-tenant commercial building, 5,000 sf convenience store, and 2,300 sf drive through restaurant. Convenience store includes a vehicle fueling facility

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: ☐ Type I
☐ Type II
☐ Type III
☐ Type IV

Receipt # _____

Notes _____

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1. Will the city accept a 2' bumper overhang on to sidewalks or into landscape areas provided the sidewalk or landscape area is widened by 2' in order to shorten the paved depth of the parking stall by 2'? This will reduce the amount of impervious surface and meet more sustainable development requirements.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: ☐ Type I
☐ Type II
☐ Type III
☐ Type IV

Receipt # _____

Notes _____

Pre-Application Conference Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Electronic Requirements

- ☒ Provide all materials on a CD or Flash Drive with all application materials as a **PDF** and a **word** version of the narrative.

Written Requirements

- ☒ **Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- ☒ **Checklist:** Provide one copy of this completed checklist.
- ☒ **Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- ☒ Dimensions & North Arrow
- ☒ Site Boundary
- ☒ Proposed Name of Project
- ☒ Vicinity Map
- ☒ Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- ☒ Location of Existing and Proposed Buildings & Structures
- ☒ Proposed Uses of all Buildings
- ☐ Height and Conceptual Appearance of Building Facades for all Building Structures *To be provided @ site plan review & submitted*
- ☒ Location of Walls and Fences, Height and Construction Material
- ☒ General Location & Configuration of Proposed Landscaping
- ☒ Existing and Proposed Exterior Lighting
- ☒ Location and Layout of Off-Street Parking and Loading Facilities
- ☒ Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- ☒ Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- ☒ Location of Existing & Proposed Public & Private Utilities
- ☒ Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Olson Engineering Inc.

Subject Property Account Number(s):

209738000

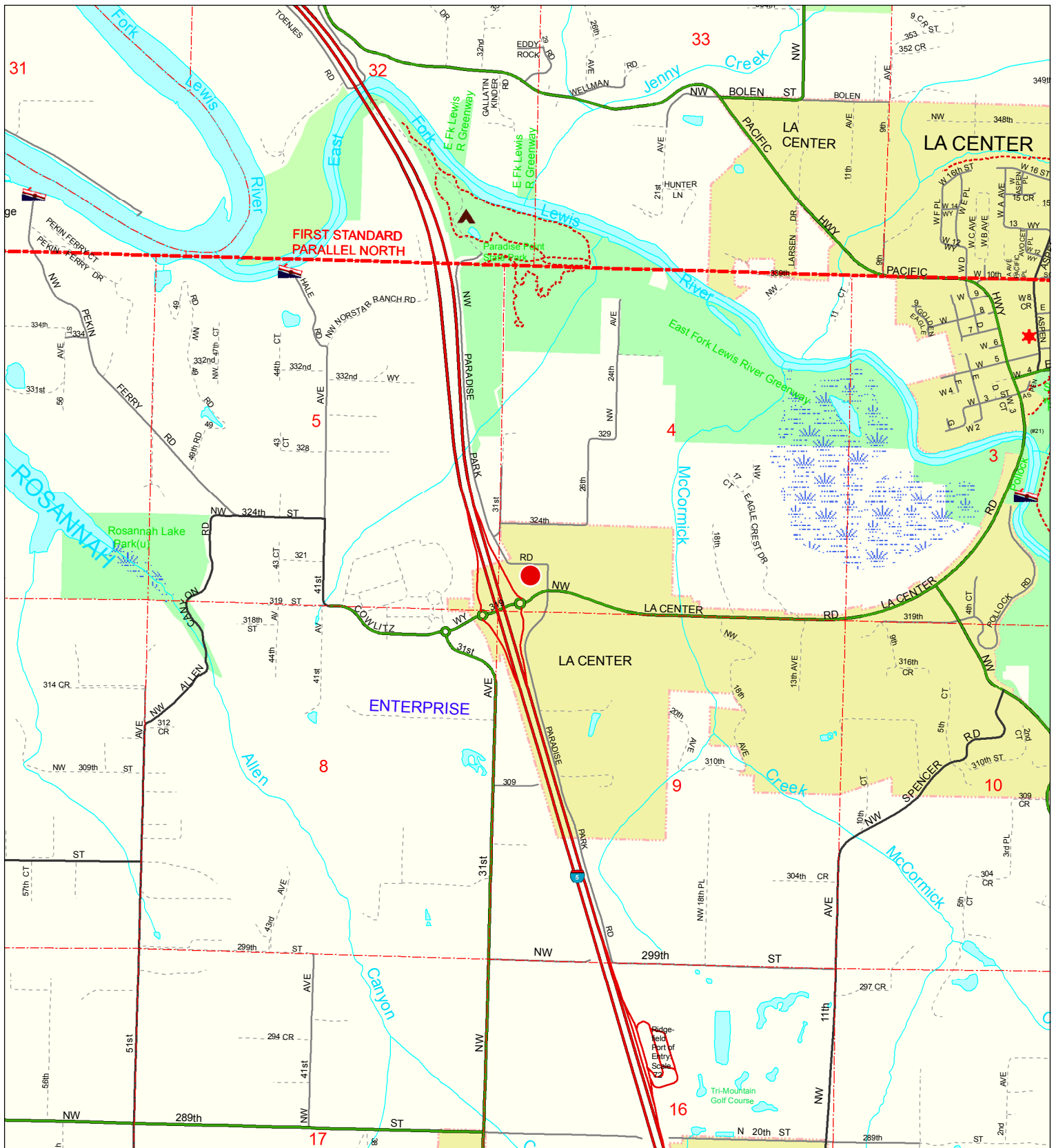
PDF # 211706

Printed: October 30, 2018

Expires: October 30, 2019

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2016 Aerial Photography	4
2016 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16

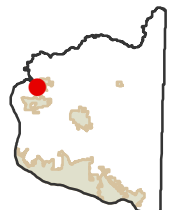


General Location

Printed on: October 30, 2018

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

● Location of Subject Property(s)



Geographic Information System

0 1,000 2,000 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 209738000
Owner: MINIT MANAGEMENT LLC
Address: PO BOX 5889
C/S/Z: VANCOUVER, WA 98668

Assessed Parcel Size: 3.97 Ac

Property Type: CONVENIENCE STORE - W/ PUMPS & TANKS

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S04,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: JP

Zoning Overlay: Urban Holding District (UH-10) - LAC

Comprehensive Plan Designation: JP

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: Current,
LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center, Ridgefield

Elementary School: Union Ridge, La Center

Junior High School: La Center, View Ridge

Senior High School: La Center, Ridgefield

Fire District: Clark Co Fire

Sewer District: Rural/Resource

Water District: Clark Public Utilities

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 90.0% of parcel

OdB, 10.0%

Hydric Soils: Hydric, 10.0% of parcel

Non-Hydric, 90.0%

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low

NEHRP: C

Slope: 0 - 5 percent, 76.7% of parcel

5 - 10 percent, 23.3%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

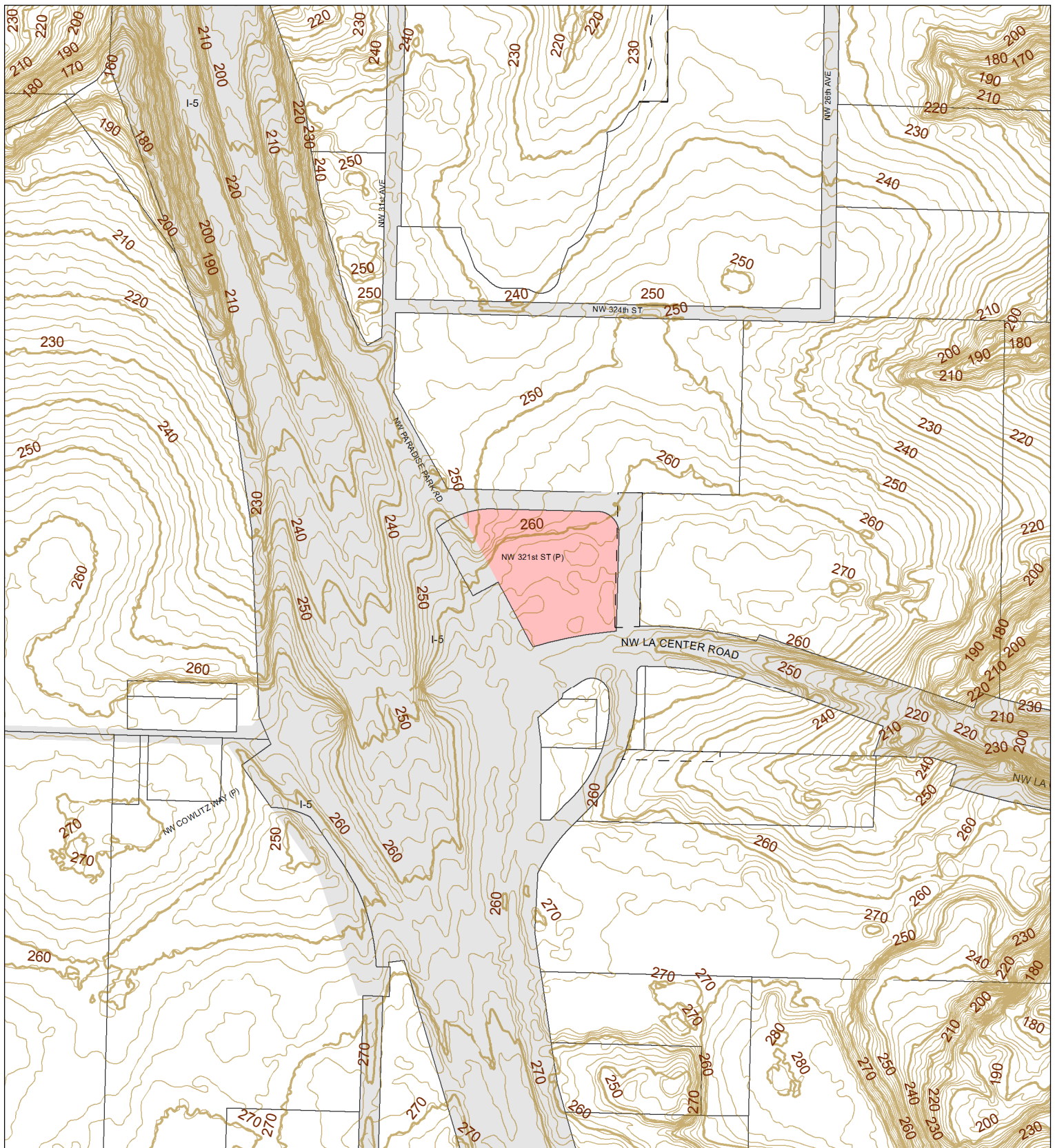
Cultural Resources:


Archeological Predictive: High, 99.0% of parcel

Moderate-High, 1.0%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators





CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Elevation Contours

Account: 209738000
Owner: MINIT MANAGEMENT LLC
Address: PO BOX 5889
C/S/Z: VANCOUVER, WA 98668

Printed on: October 30, 2018

51132	51133
41105	41103
41108	41110

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours



2016 Aerial Photography

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: October 30, 2018



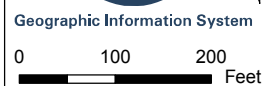
Geographic Information System

0 200 400 Feet

 Subject Property(s)

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

51132	51133	
41105	41104	41103
41108	41109	41110



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

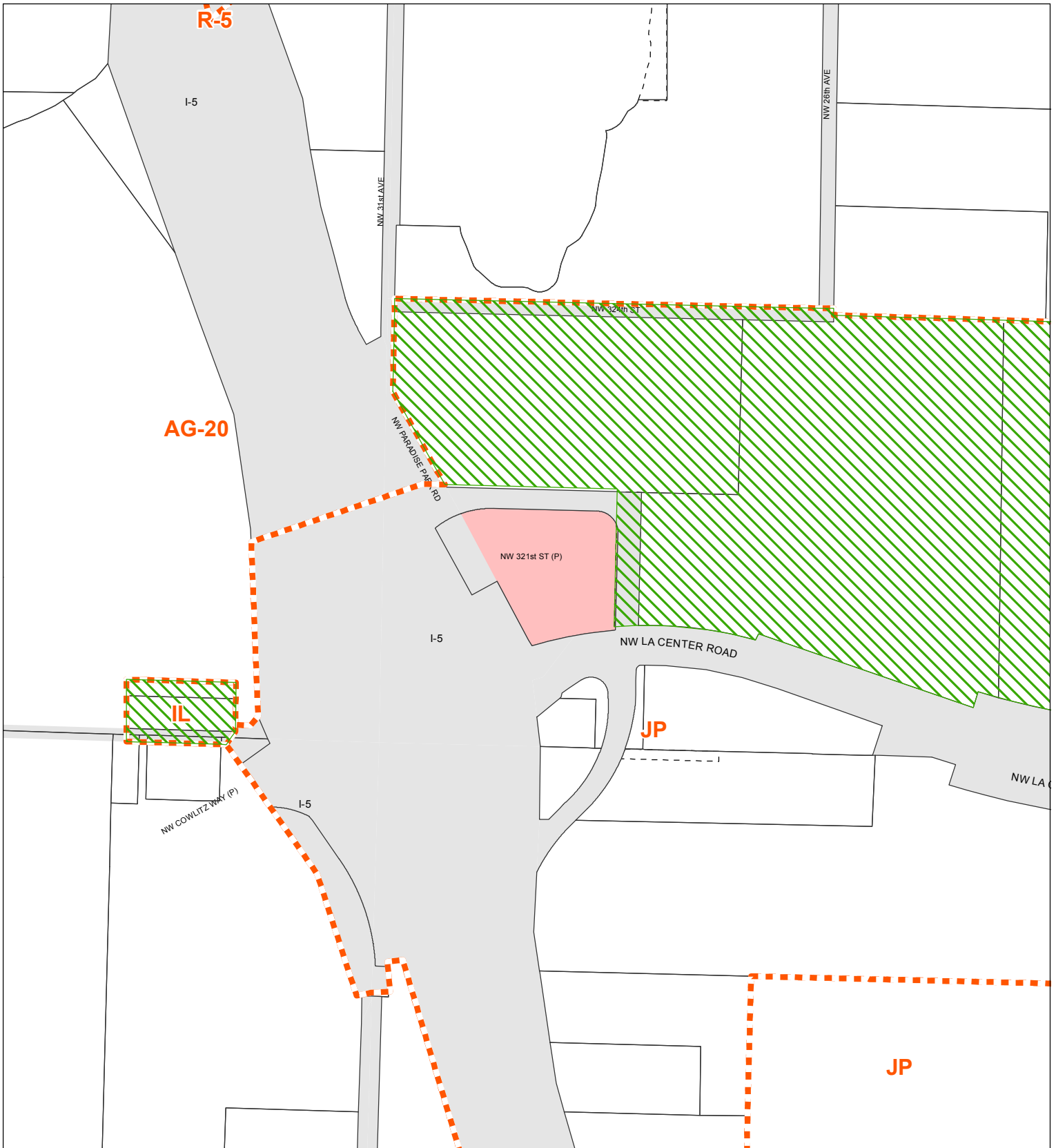
2016 Aerial Photography with Elevation Contours

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- 2' Elevation Contours

Printed on: October 30, 2018

51132	51133	
41105	41104	41103
41108	41109	41110



0 200 400 Feet

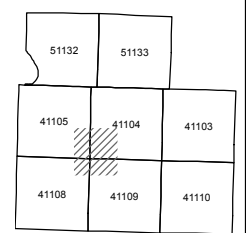
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

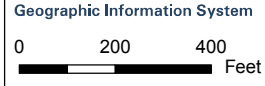
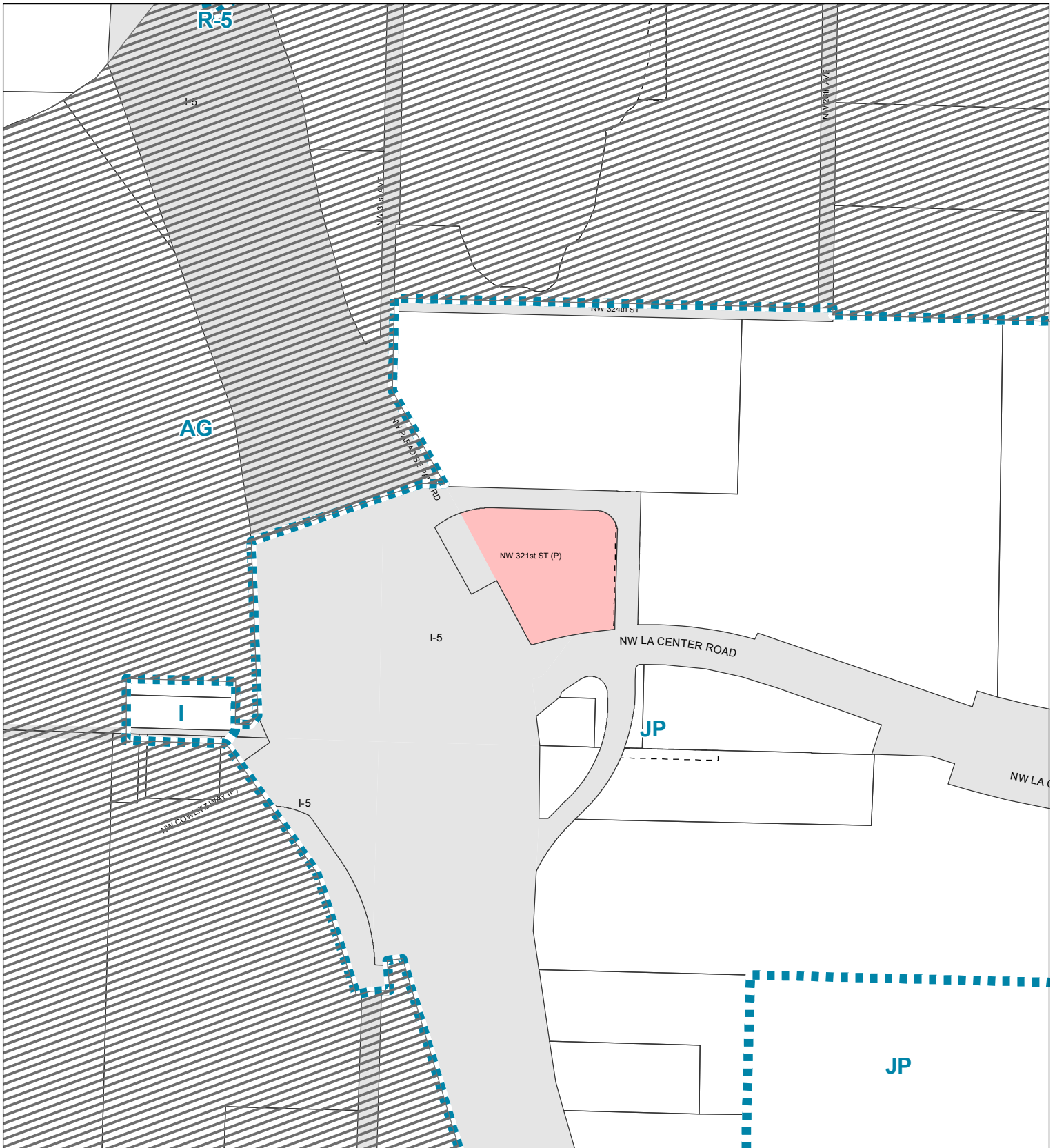
Zoning Designations

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

Printed on: October 30, 2018





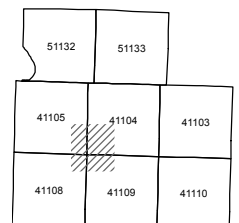
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

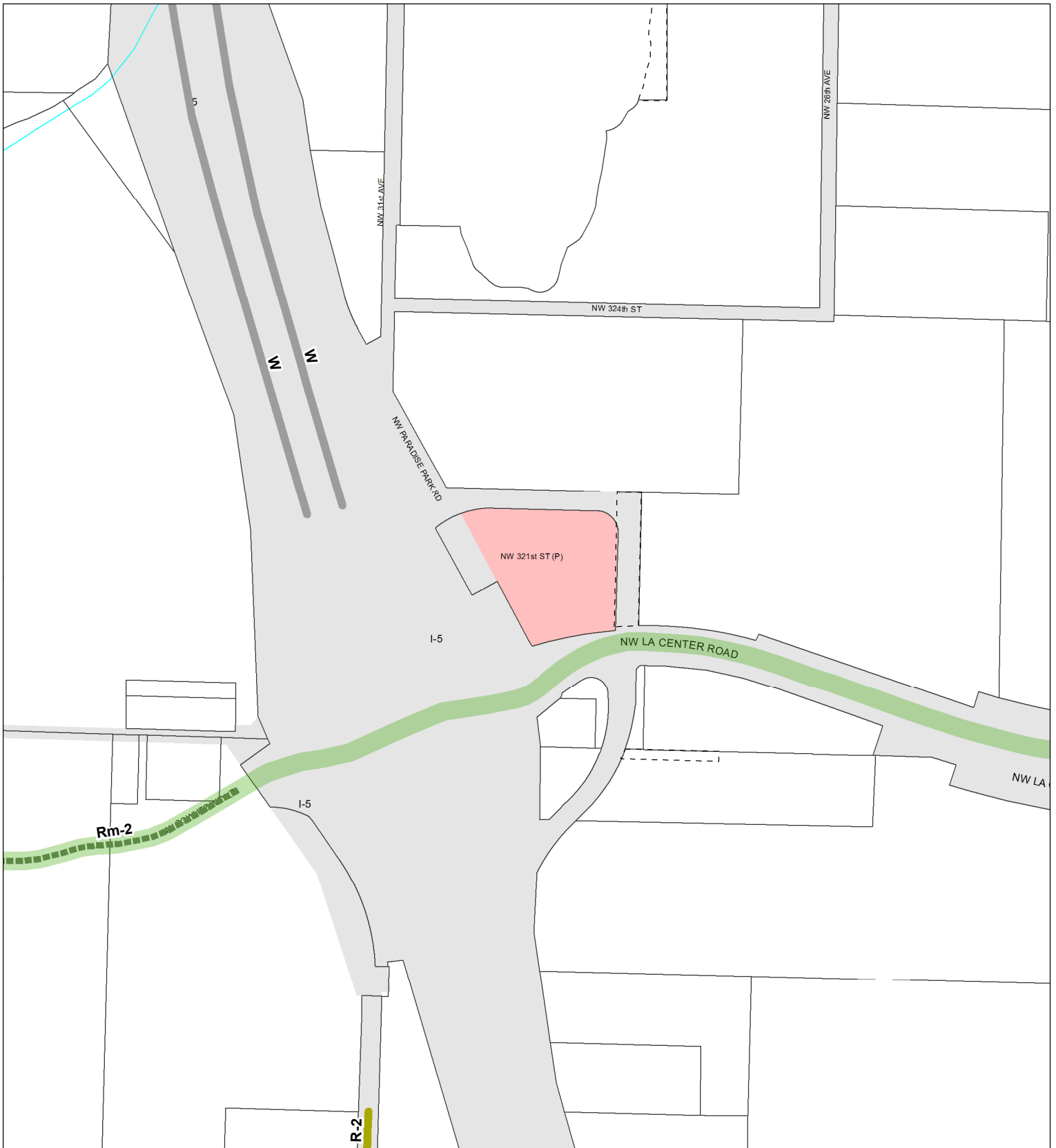
Comprehensive Plan Designations


Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- | | |
|--|----------------------------------|
| Subject Property(s) | Industrial Reserve |
| Public Road | Railroad Industrial Reserve |
| Transportation or Major Utility Easement | Mining |
| Comprehensive Plan Boundary | Rural Center Mixed Use |
| Urban Reserve | Columbia River Gorge Scenic Area |

Printed on: October 30, 2018







Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Arterials, C-Tran Bus Routes, Parks & Trails

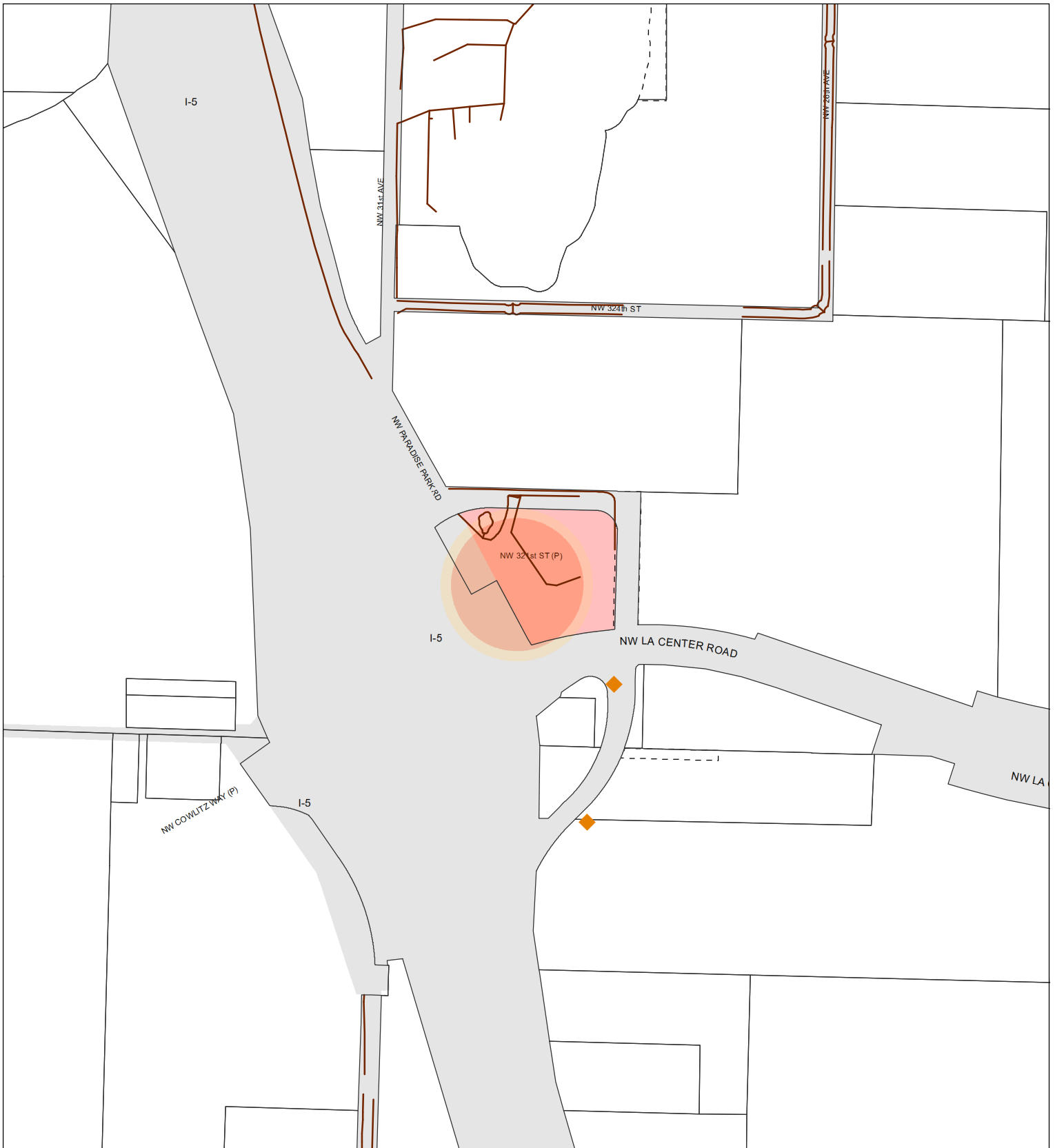
Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: October 30, 2018



- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route

- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

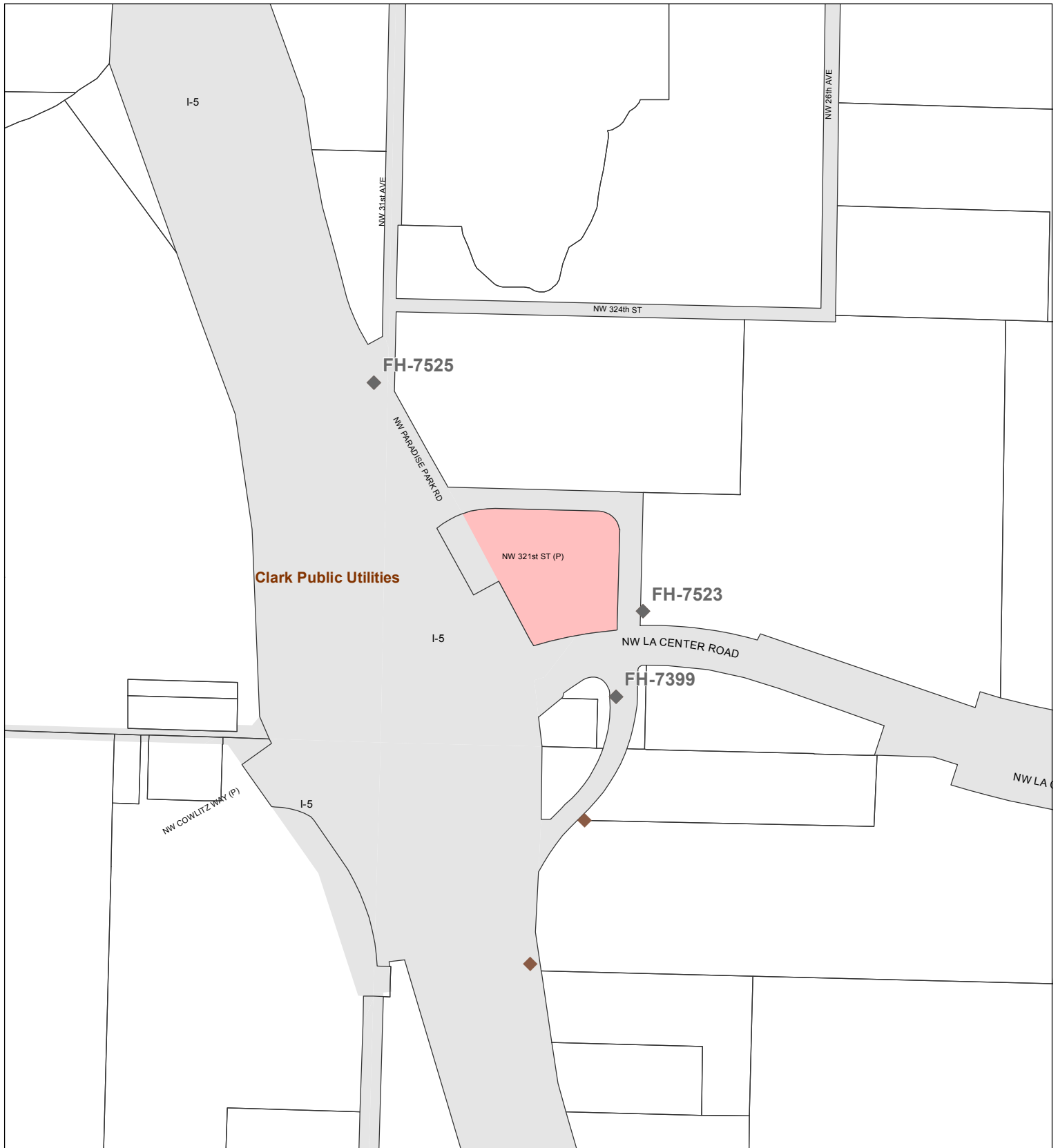
Water, Sewer, and Storm Systems


Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: October 30, 2018







CLARK COUNTY, WASHINGTON

Geographic Information System


0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water Systems

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: October 30, 2018



Subject Property(s)

Public Road

Water District Boundary

Unknown Size Water Line

< 10" Water Line

10-20" Water Line

> 20" Water Line

No Flow Data Hydrant

0 - 499 GPM at 20 PSI

500 - 999 GPM at 20 PSI

> 1000 - 1749 GPM at 20 PSI

> 1750 GPM at 20 PSI

Hydrant > 500' from parcel(s)

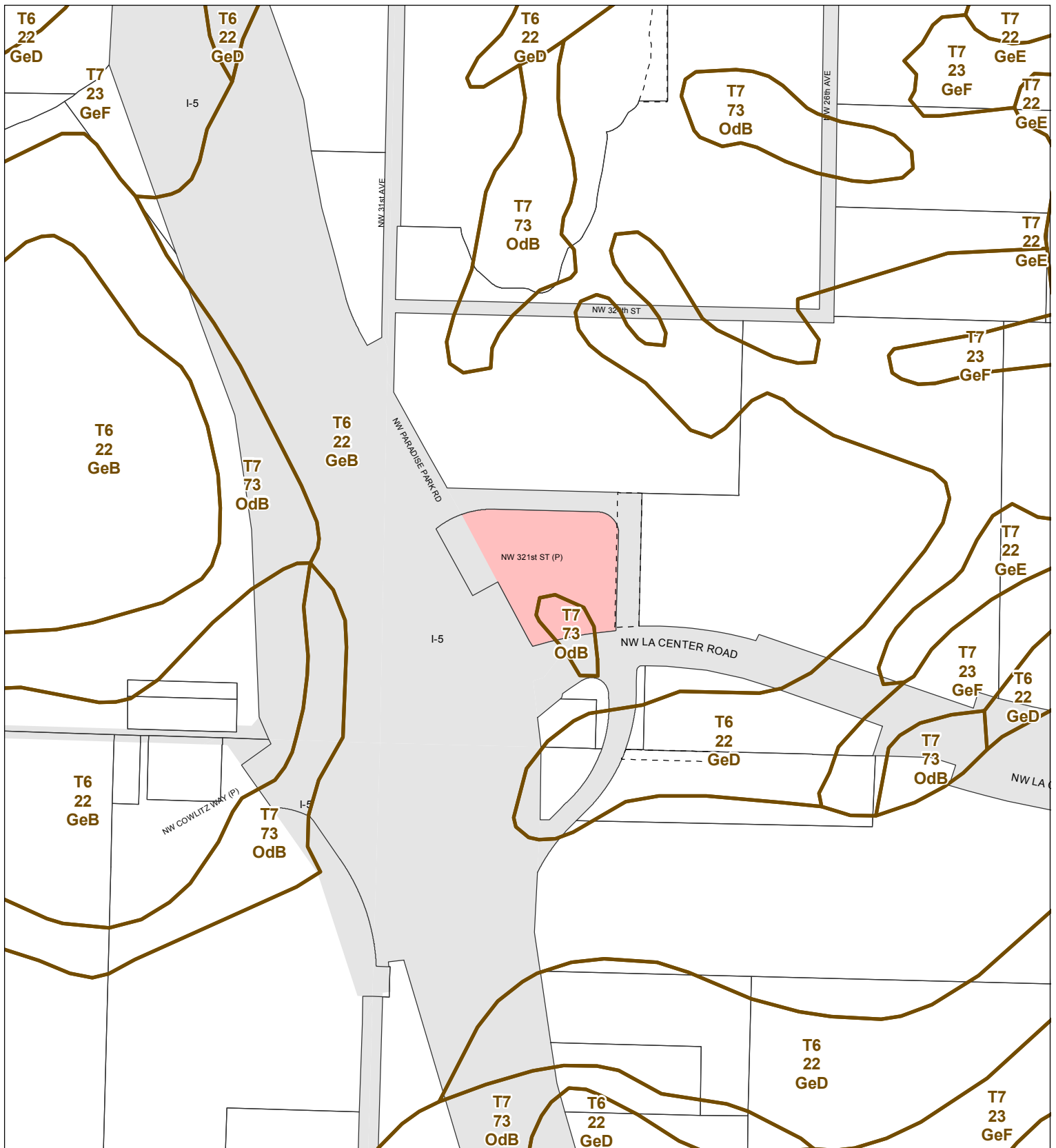
Hydrant Fire Flow Details


Account No.: 209738000
Owner: MINIT MANAGEMENT LLC
Address: PO BOX 5889
C/S/Z: VANCOUVER, WA 98668

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-7523	Clark Public Utilities	0.0"	No Data	None	77 ft
FH-7399	Unknown	0.0"	No Data	None	199 ft
FH-7525	Clark Public Utilities	0.0"	No Data	None	471 ft





Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Soil Types

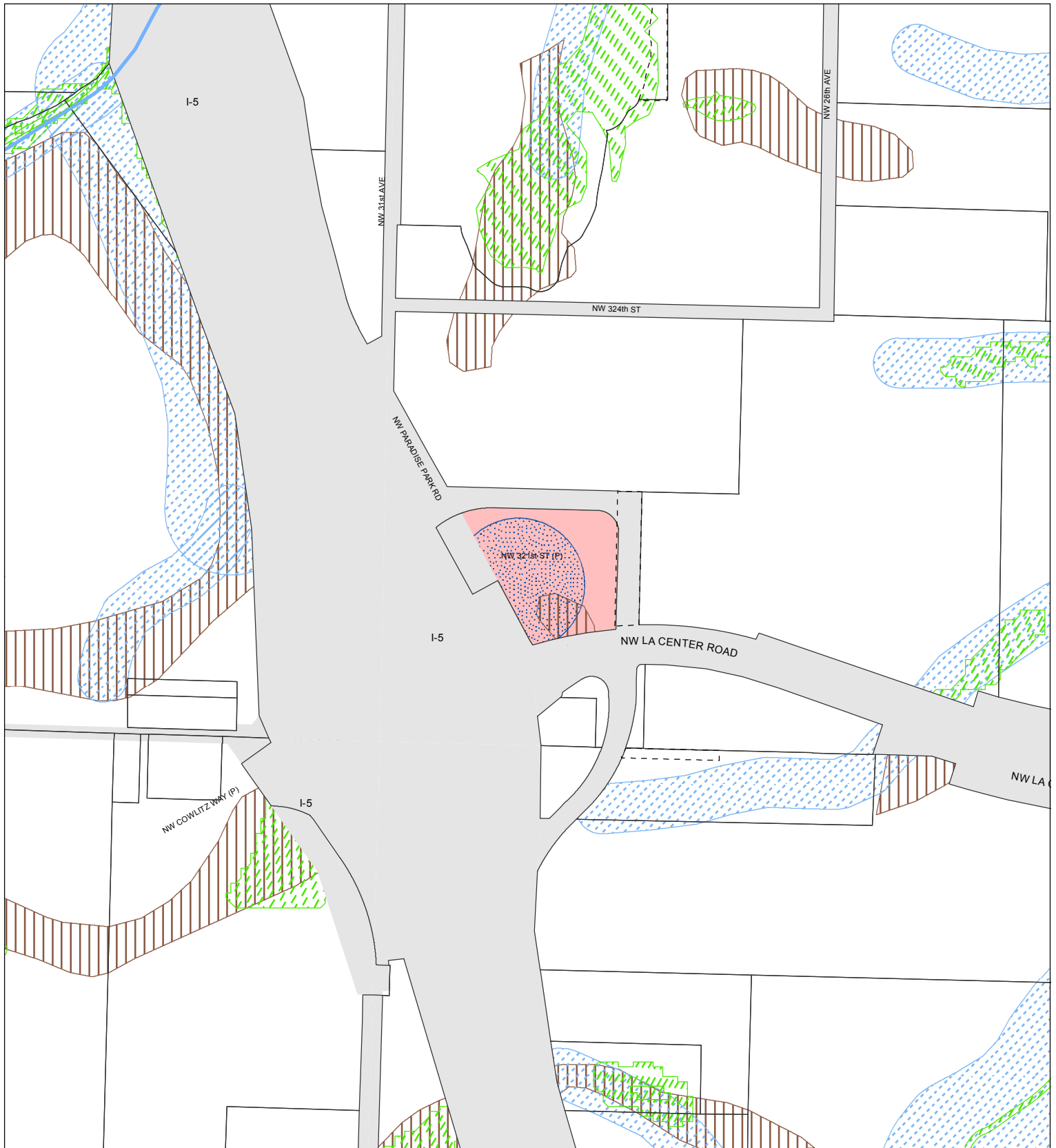
Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Subject Property(s)
 Public Road
 Transportation or Major Utility Easement
 Soil Type Boundary

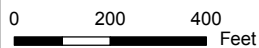
Printed on: October 30, 2018

51132	51133
41105	41104
41108	41109
41103	41110

Developer's Packet Page 12 of 16



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

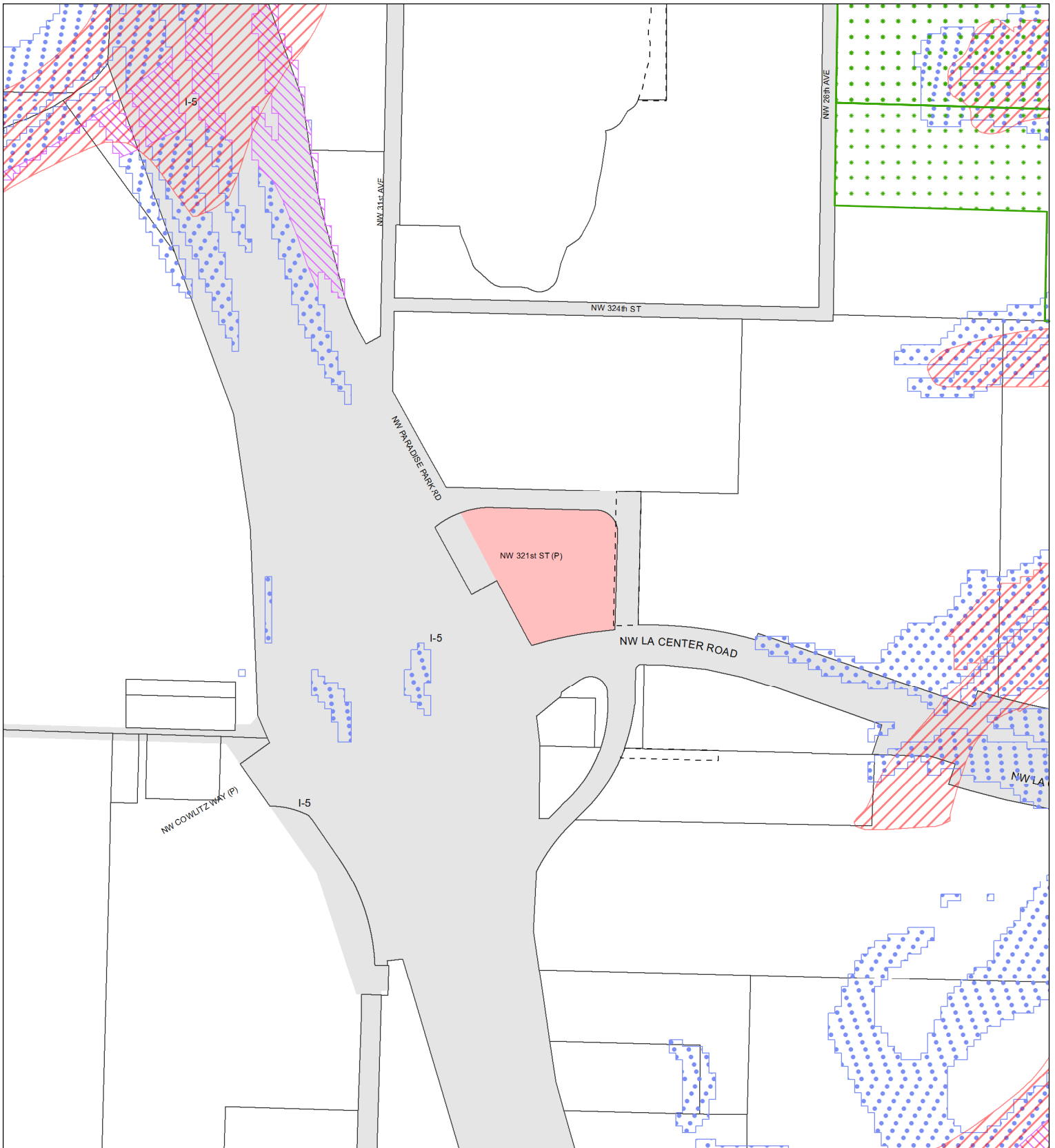
Environmental Constraints I

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

Printed on: October 30, 2018





Environmental Constraints II

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: October 30, 2018

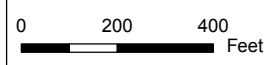
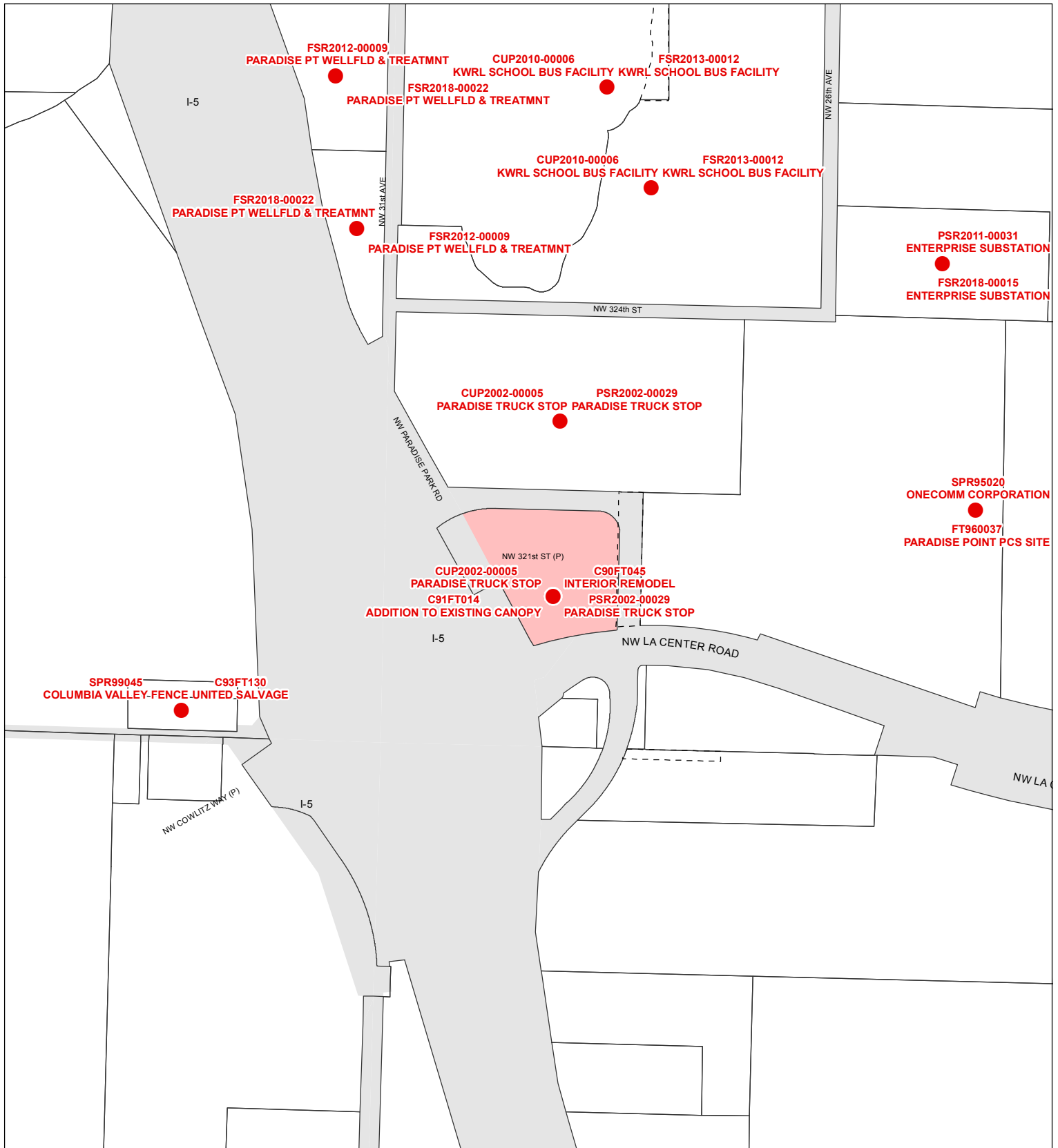


0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site





Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Adjacent Development

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

Printed on: October 30, 2018



Minit Management Pre-Application Conference Narrative

GENERAL DESCRIPTION

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

- 93-unit, 4-story hotel.
- 16,680 square foot, one-story multi-tenant commercial building.
- 5,000 square foot, one-story convenience store.
- 2,300 square foot, one-story drive-through restaurant.
- 12-pump automobile fueling island.
- Associated parking, utility, and other infrastructural improvements.

The existing convenience store and fueling islands will be removed.

Refer to the Preliminary Site Plan 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 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 will be decommissioned.

The site is currently served by a septic system. Upon development, new sanitary sewer laterals will be extended from the existing stub located in the southeast corner of the site to serve the new buildings. The existing septic system will be decommissioned.

Stormwater will continue to be collected in catch basins, routed to a treatment vault and detained in an existing underground detention facility prior to release into the existing roadside ditch.

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. No additional off-site transportation improvements are anticipated with this project.

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 Lots 17 and 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.

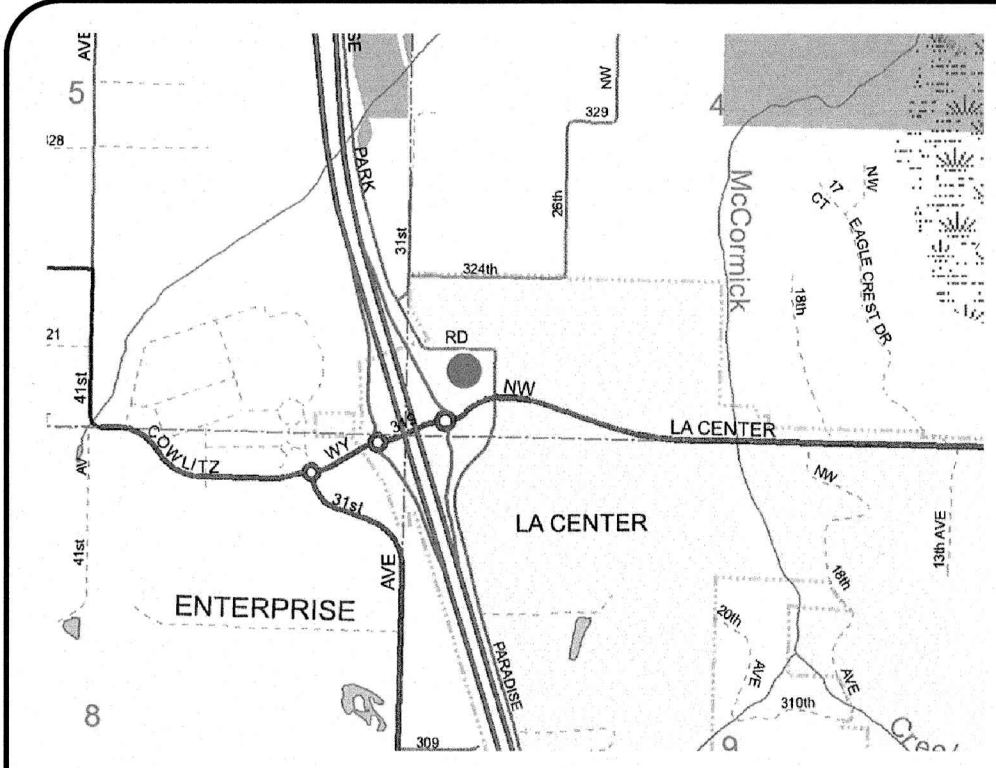
The site is currently used as a truck stop and contains a convenience store, passenger vehicle fueling island and card lock fueling island.

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.

The site was recently reconfigured with 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. 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. The Development Agreement sets forth certain vesting rights to development standards, 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.



VICINITY MAP SEC. 04 T4N R1E W.M.
NTS

EXISTING CONDITIONS NOTES

EXISTING SITE DATA:
PRESENT USE: CONVENIENCE STORE AND GAS STATION
EXISTING ZONING: JP
GROSS SITE AREA: PARCEL 209738-000 IS 3.97 ACRES (172,933 SF) ACCORDING TO CLARK COUNTY GIS, 4.38 ACRES (190,891 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

EXISTING IMPROVEMENTS NOTES:

EXISTING STRUCTURES: AS SHOWN
EXISTING DRIVEWAYS: AS SHOWN
EXISTING PARKING: NONE
EXISTING LOADING: AS SHOWN
EXISTING PEDESTRIAN AND BICYCLE PATHS: NONE
EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE: NONE
EXISTING UTILITIES: AS SHOWN
EXISTING EASEMENTS: AS SHOWN
EXISTING WELLS: NONE KNOWN
EXISTING SEPTIC SYSTEMS: AS SHOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY: AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS: NO MAPPING INDICATORS
100 YEAR FLOODPLAIN: NO MAPPING INDICATORS
DESIGNATED SHORELINE AREAS: NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS: NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS: NO MAPPING INDICATORS
WETLAND DELINEATION: NO MAPPING INDICATORS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL: NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS: NO MAPPING INDICATORS
SLOPES EXCEEDING 15%: NONE
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT: NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES: NONE KNOWN
ROCK OUTCROPPINGS: NONE KNOWN

LEGEND

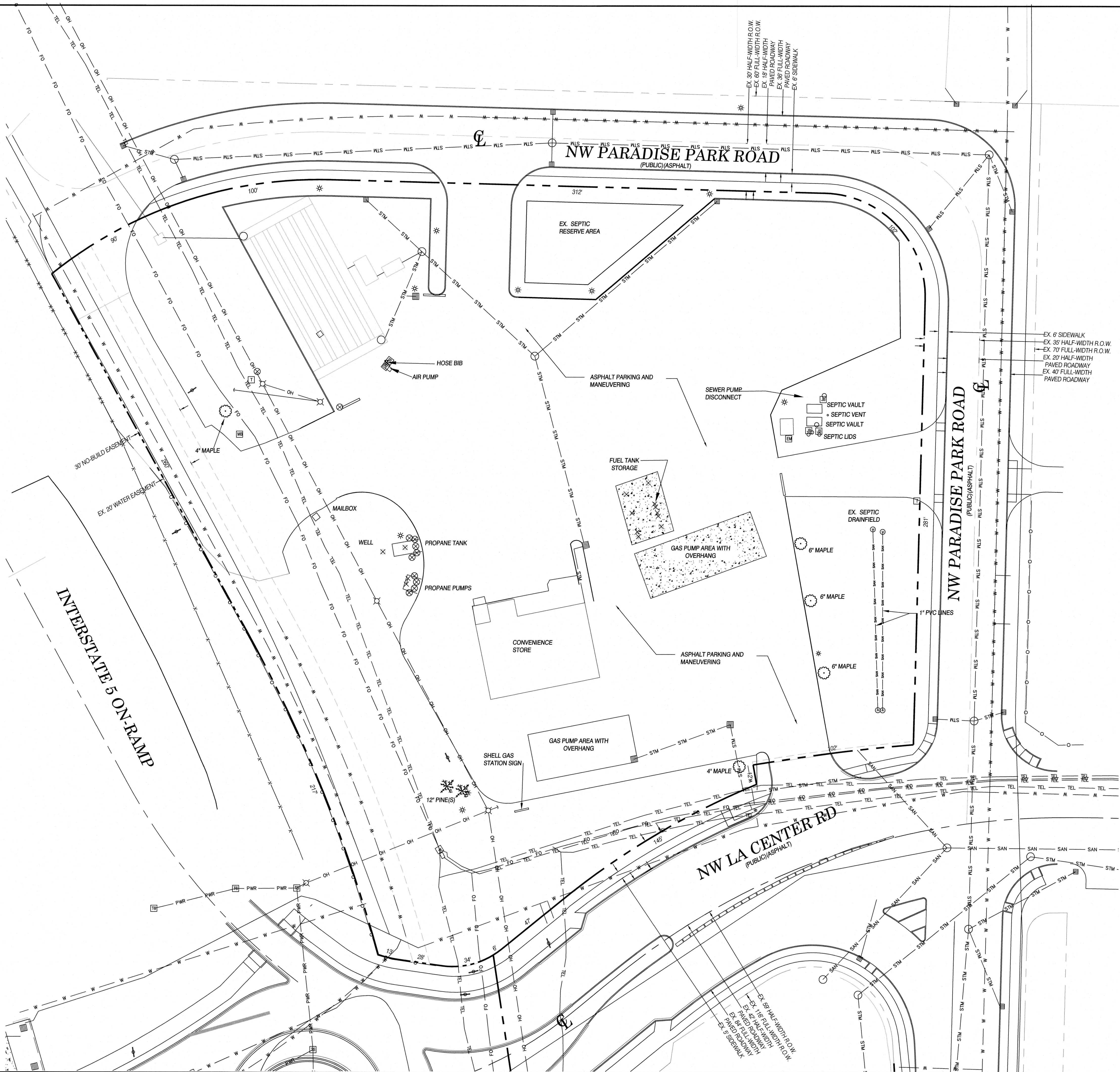
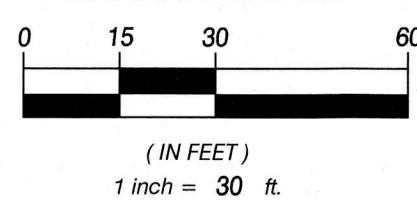
	GUY ANCHOR AND POWER POLE
	STREET LIGHT
	BOLLARD / GATE POST
	SQUARE STORM CATCH BASIN
	ROUND STORM CATCH BASIN
	CLEANOUT
	CONIFEROUS TREE AS NOTED
	DECIDUOUS TREE AS NOTED
	SIGN AS NOTED
	TELEPHONE J-BOX
	TRAFFIC SIGNAL BOX
	ELECTRICAL METER
	TV JUNCTION BOX
	MAIL BOX
	ELECTRICAL J-BOX
	CONCRETE BRIDGE COLUMN, UNLESS NOTED OTHERWISE
	MONITORING WELL
	WETLAND SAMPLE PIT
	EASEMENT LINE
	OVERHEAD POWER LINES
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND POWER LINE
	STORM SEWER LINE
	WATER LINE
	SANITARY SEWER LINE
	SEPTIC DRAINFIELD LINES
	CONCRETE PAVING

OWNER/APPLICANT:
MINIT MANAGEMENT, LLC
2814 NW 319TH STREET
RIDGEFIELD, WA 98668
(360) 901-3875
FAX UNAVAILABLE
dhodes@tcgstores.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

PLDT: consultant3.ctb
FILE: J:\data\9000\9800\9820\9825\Planning\9825.p_extg.cond.dwg

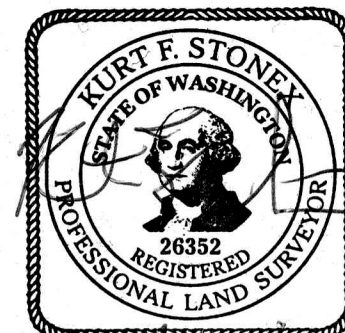
GRAPHIC SCALE



EXISTING CONDITIONS PLAN FOR:

MINIT MANAGEMENT

LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
509-289-9868



CHANGES / REVISIONS

DESCRIPTION: DATE:

DESIGNED:

DRAWN: JMB/MRO

CHECKED: KFS

DATE: MAY 2019

SCALE: H: 1" = 30'

V:

COPYRIGHT 2019, OLSON ENGINEERING, INC.

MINIT MANAGEMENT

JOB NO. 9825.01.01

SHEET

EX1.0



<u>EXISTING SITE DATA:</u>	
PRESENT USE:	CONVENIENCE STORE AND GAS STATION
EXISTING ZONING:	JP
GROSS SITE AREA:	PARCEL 209738-000 IS 3.97 ACRES (172,933 SF) ACCORDING TO CLARK COUNTY GIS, 4.38 ACRES (190,891 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

PROPOSED SITE DATA:

PROPOSED PROJECT: CONVENIENCE STORE WITH GAS SERVICE, HOTEL,
COMMERCIAL/RETAIL AND 4-LOT SHORT PLAT

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	TO BE SHOWN ON ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.:	TO BE SHOWN ON ENGINEERING PLANS
PROPOSED LOADING ZONES:	AS SHOWN
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	TO BE SHOWN ON THE LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC.:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN
PROPOSED WALLS OR FENCES:	NONE PROPOSED

PARKING CALCULATIONS

PARKING REQUIRED	93-Room Hotel
	93 Stalls (1 Stall Per Room)
	12 Employees = 6 Stalls (1 Stall Per Every 2 Employees)
	16,680 SF Commercial Use
	16,680 / 400 SF = 42 Stalls (1 Stall Per 400 SF Commercial Use)
	5,000 SF Commercial Use
	5,000 / 400 SF = 13 Stalls (1 Stall Per 400 SF Commercial Use)
	2,300 SF Restaurant Use
	2,300 / 200 SF = 12 Stalls (1 Stall Per 200 SF Rest. Use)

PARKING PROVIDED 211 PARKING STALLS, WHICH INCLUDES:
150 STANDARD STALLS, WHICH INCLUDES 12 ADA STALLS.
61 COMPACT STALLS

CONSTRUCTION PHASING SHALL GENERALLY FOLLOW THE PHASING AS INDICATED BELOW. PHASING MAY BE ADJUSTED DEPENDING ON FUTURE TENANT REQUIREMENTS, BUSINESS OPERATIONAL ISSUES, CONSTRUCTION RELATED ISSUES, MARKET CONDITIONS, ETC. EVEN THOUGH PHASING IS LISTED AS PHASES 1-4, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY. PLEASE SEE BELOW A DESCRIPTION OF EACH PHASE:

PHASE 1- CONSTRUCTION OF THE CONVENIENCE STORE, FUEL PUMPS AND ASSOCIATED PARKING

PHASE 2 - CONSTRUCTION OF THE MULTI-TENANT BUILDING AND ASSOCIATED PARKING

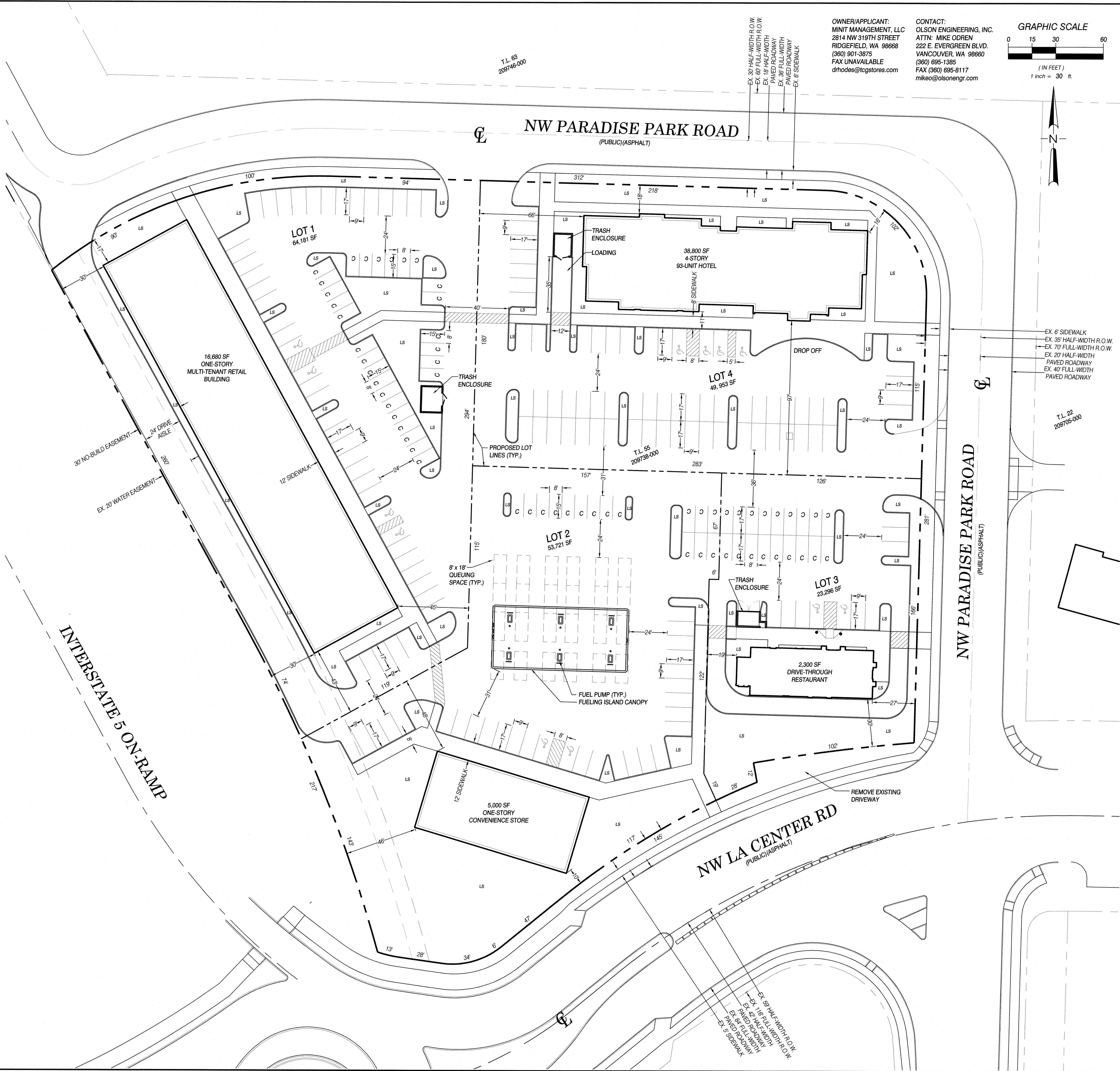
PHASE 3 - CONSTRUCTION OF THE HOTEL AND ASSOCIATED PARKING

PHASE 4 - CONSTRUCTION OF THE DRIVE-THROUGH RESTAURANT AND ASSOCIATED PARKING

THE PROPOSED FOUR-LOT SHORT PLAT MAY ALSO BE RECORDED IN PHASES

	PROPOSED BUILDING
	EXISTING EASEMENT
	PROPOSED LOT
	PARKING LOT CURB
	PARKING LOT STRIPING
	PROPERTY LINE
	ASPHALT ROAD/STREET/DRIVEWAY
	ROAD CENTERLINE
	SIDEWALK/CONC. PAD/TRAIL
	TRASH ENCLOSURE
	ADJACENT TAXLOT
	C COMPACT PARKING STALL
	ADA STALL

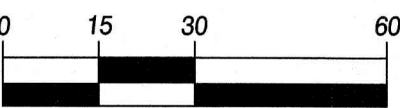
PLOT: consultant3.ctb
FILE: J:\data\9000\9800\9820\9825\Planning\9825.p.siteplan.preapp.dwg



OWNER/APPLICANT:
MINIT MANAGEMENT, LL
2814 NW 319TH STREET
RIDGEFIELD, WA 98668
(360) 901-3875
FAX UNAVAILABLE
drhodes@tcgstores.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

GRAPHIC SCALE



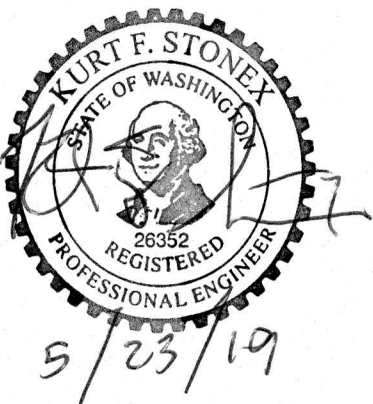
inch = 30 ft.

PRELIMINARY SITE PLAN FOR:

MINIT MANAGEMENT

ncma LAND SURVEYORS

CLARK
ENGINEERING INC.
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9636



CHANGES / REVISIONS

DESCRIPTION:	DATE:
--------------	-------

DESIGNED: MRO

DRAWN: MRO

CHECKED: KFS

DATE: MAY 2019

SCALE: H: 1" = 30'

COPYRIGHT 2019, OLSON ENGINEERING, INC.

MINIT MANAGEMENT

JOB NO. 9825.01.01

SHEET

SP1.0

**DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF LA CENTER
AND MINIT MANAGEMENT, LLC**

This Development Agreement (the "Agreement") is entered into by and between the CITY OF LA CENTER, a Washington Municipal Corporation (the "City") and MINIT MANAGEMENT, LLC ("Minit Management") a Washington Limited Liability Corporation and the record owner of the following real property (the "Property") located in Clark County, City of La Center:

Assessor's Parcel Number: 209738000
Abbreviated Legal Description: Legal # 17 # 55 SEC 4 T4N R1EWM 4.22A M/L

RECITALS

WHEREAS, Minit Management is the record owner of the Property, which is located within the City limits of La Center and legally described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference; and

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, local governments and private property owners are authorized by RCW 36.70B.170 to enter into development agreements, and the City has adopted and codified this authority in Chapter 18.60 of the La Center Municipal Code ("LCMC"); and

WHEREAS, this Agreement relates to future development of the Property for commercial and related accessory purposes; and

WHEREAS, the City and Minit Management agree to mitigation measures due to the relocation of ingress and egress access currently enjoyed by the Minit Management commercial venture; and

WHEREAS, the following events have occurred or are anticipated to occur as a result of the design, construction and relocation(s) of the I-5 Interchange, NW Paradise Park Road and NW La Center Road that will necessitate the relocation of safe ingress and egress access to the Minit Management commercial venture:

- a) The Cowlitz Indian Tribe (the "Tribe") in conjunction with the Washington State Department of Transportation and Federal Highway Administration, is constructing a new Interchange at the La Center/I-5 Junction,
- b) Portions of the new construction require the relocation and reconstruction of roads within City jurisdiction, including NW Paradise Park Road and NW La Center Road,

- c) Minit Management currently has access to and from NW Paradise Park Road and NW La Center Road, and this access will need to be relocated off of NW La Center Road to maintain the safe design and use of that road, and
- d) The City and the Tribe entered into an intergovernmental agreement, dated March 3, 2016 (the "City-Tribe Intergovernmental Agreement") that provides for the Tribe's paying the full cost of designing, permitting and constructing all of the transportation improvements associated with its reconstruction of the I-5 interchange, including all of the transportation improvements described in this Agreement; and

WHEREAS, this Agreement is intended to implement those aspects of the City-Tribe Intergovernmental Agreement that affect the Minit Management Property and its access to the City's public transportation system.

NOW, THEREFORE, based on the foregoing Recitals, the parties agree as follows:

Section 1. Recitals. The Recitals above set forth are incorporated into this Agreement by reference.

Section 2. Development Agreement. This Agreement is a Development Agreement that is adopted and shall be implemented and interpreted in accordance with RCW 36.70B.170 through RCW 36.70B.210 and LCMC chapter 18.60. It shall be a binding contract between Minit Management and the City upon the City's approval by resolution following a public hearing in accordance with RCW 36.70B.170 and execution by an authorized Minit Management representative.

Section 3. Effective Date, Term, Termination, and Modification. This Agreement shall be effective (the "Effective Date") upon adoption of a resolution or Ordinance by the La Center City Council and the subsequent execution and signature by the authorized representatives of both parties. This Agreement shall be and remain in force for a period of 5 years from the Effective Date, after which it shall expire automatically and become null and void (the "Termination Date"), except that any development approvals (land use, land division, building permits and the like) issued by the City for development of the Property prior to the Agreement's expiration date shall continue to impose on-going legal obligations and vesting benefits on the holder of the those development approvals in accordance with state law and applicable city ordinances. This Agreement may be modified prior to termination only upon written mutual written agreement of both parties after a public hearing as required by RCW 36.70B 200 and LCMC 18.60.040.

Section 4. Construction of Access Facilities, Transfer of Right-of Way, and the Closure of NW La Center Road Access.

A. Paradise Park Road Realignment. Currently, NW Paradise Park Road runs north-south just east of the I-5 right-of-way and west of the Minit Management Property, where it intersects with NW La Center Road. The Minit Management Property has access from NW Paradise Park Road and from NW La Center Road. Pursuant to the City-Tribe Intergovernmental Agreement,

the Tribe will construct a new alignment for NW Paradise Park Road along the east boundary of the Minit Management Property on land owned by Fudge that will intersect NW La Center Road at the southeast corner of the Minit Management Property. Pursuant to the City-Tribe Intergovernmental Agreement, the preferred alignment for NW Paradise Park Road extends due north from its proposed new intersection with NW La Center Road, north beyond the Minit Management Property to NW 324th Street (the "Preferred Alignment"). However, in the event that construction of the Preferred Alignment is not feasible, the parties agree to accept an alternative alignment that turns west at the northeast corner of the Minit Management Property and extends within the Minit Management Property along its north boundary to intersect with the current NW Paradise Park Road alignment (the "Alternative Alignment").

- i. The City-Tribe Intergovernmental Agreement reflects these terms generally stated herein, including the relocation of NW Paradise Park Road. The City-Tribe Intergovernmental Agreement provides for the Preferred Alignment and for the Alternative Alignment of NW Paradise Park Road. In the case of either alignment, the City-Tribe Intergovernmental Agreement provides that the Tribe shall bear all costs of design, obtaining permits and constructing the realigned NW Paradise Park Road and access points thereto for the Minit Management Property.
 - ii. Minit Management shall accept and cooperate with the City and the Tribe in the implementation of the City-Tribe Intergovernmental Agreement .
 - iii. In the event that the Alternative Alignment is chosen and constructed for NW Paradise Park Road, Minit Management shall dedicate to the City sufficient right-of-way along the entire northern boundary of the Minit Management Property as identified as item 11 in the attached Exhibit B to construct the new (Alternative Alignment) for NW Paradise Park Road so as to meet all applicable City street standards. Documentation for this dedication shall be prepared by the City or the Tribe and presented to Minit Management for its review and execution. Minit Management shall execute the right-of-way dedication for the realigned NW Paradise Park Road upon demand by the City.
 - iv. Minit Management will cooperate with the Tribe in the design and construction of an east-west connecting road from the northwest corner to the northeast corner of the Minit Management property (at no cost to Minit Management or the City) with the proviso that stormwater management and utilities will be relocated to accommodate this road in a manner that is satisfactory to Minit Management and the City. The redesigned stormwater management system shall be constructed at the Tribe's expense and be located underground and with a capacity to serve the future redevelopment of the Minit Management property. Minit Management will provide a temporary construction easement to allow the Tribe to relocate the stormwater facility and construct the necessary access connections related to the new public road facilities adjacent to the site. The system will drain the stormwater in a fashion that does not conflict with WSDOT property and will comply with all applicable City stormwater requirements.
- B. Change of Access for Minit Management Property. The realignment of NW Paradise Park Road will necessitate a change to the access for the Minit Management Property, *i.e.*, the

closure of its current access points on NW La Center Road and NW Paradise Park Road and construction of new access points on the re-aligned NW Paradise Park Road. The City will allow Minit Management to retain its current access to NW Paradise Park Road in the northwest corner of the Minit Management property. At Minit Management's request, the Tribe shall construct a forty foot (40') wide road and "T" intersection with the newly realigned NW Paradise Park Road to reach such access point at the Tribe's expense and in compliance with the City's current road design standards. The City will also allow Minit Management to retain its current access to NW La Center Road as a right-in/right-out until such time as the City determines that the new (yet to be constructed) intersection of NW Paradise Park Road and NW La Center road meets signalization warrants. When signal warrants are met at that new intersection, Minit Management will close its NW La Center Road access and, from that point forward, rely upon the new access points onto NW Paradise Park Road. The full cost of the design, permitting and construction of the new access points shall be paid by the Tribe through separate agreements with the Parties. All of these street and intersection improvements shall be designed, permitted and constructed by the Tribe to the applicable City design standards.

- i. Through the City-Tribe Intergovernmental Agreement, the City has contractually obligated the Tribe to design, permit and construct a 40-foot wide road and "T" intersection access with the realigned NW Paradise Park Road on the east side of the Minit Management Property. This intersection shall be designed to City standards.
- ii. If the Alternative Alignment for NW Paradise Park Road is developed, the City has contractually obligated the Tribe to design, permit and construct a similar 40-foot wide road and "T" intersection access with the realigned NW Paradise Park Road on the northwest side of the Minit Management Property.
- iii. Once the realigned NW Paradise Park Road is constructed and accepted by the City together with the new access point(s) from the Minit Management Property onto NW Paradise Park Road, Minit Management shall allow the City to impose access control and limit its existing access to NW La Center Road to right-in/right-out only via the installation of a raised median. Minit Management agrees that at that time, the City shall exercise complete access control over access to NW La Center Road, including the eventual closure of all access points in accordance with this Agreement, without further compensation by the City, except as provided in Section 5.
- iv. At such time that the City determines that the new NW Paradise Park Road and NW La Center Road intersection meets signalization warrants, the City will direct the Tribe to install a traffic signal at this intersection at the Tribe's sole expense. Pursuant to the City's access control authority, herein provided, Minit Management agrees that the Minit Management access to NW La Center Road shall be closed upon 30 days written demand by the City, without further compensation by the City, except as provided in Section 5. From that point forward, Minit Management shall rely solely upon the new access points onto NW Paradise Park Road.
- v. New access/egress locations shall be approved by the City and Minit Management in conjunction with the relocation and modification of NW Paradise Park and NW La

Center Roads. These access points for the Minit Management Property will include, at a minimum, a forty foot (40') wide full turn access on the north boundary of the Minit Management property from the realigned NW Paradise Park Road, and a forty foot (40') wide full turn access point on the east boundary of the Minit Management property from the realigned NW Paradise Park Road at a point that is the minimum distance allowed by the City's current road standards for driveway access from a signalized intersection. These modifications and realignments are identified on Exhibit B attached to this Agreement.

In the event NW Paradise Park Road is realigned pursuant to the Preferred Alignment, Minit Management will be granted two forty foot (40') wide full turn access points from realigned NW Paradise Park Road on the east boundary of the Minit Management property. The southern access point shall be located at the minimum distance allowed by the City's current road standards for driveway access from a signalized intersection. The northern access point shall be located pursuant to the driveway spacing requirements under the City's current street standards. Two access points can be accommodated on the Minit Management's eastern side, while meeting the city's current intersection spacing and driveway separation standards without a variance..

Section 5. Vacation of Right-of-way Not Needed by the City. As a result of the realignment and reconstruction of NW Paradise Park Road and NW La Center Road, the City will no longer require any or a portion of NW Paradise Park Road between (west of) the Minit Management Property and I-5 for right-of-way purposes. For that reason, the City shall entertain a request by Minit Management pursuant to RCW chapter 35.79 for the vacation of all or a portion of the adjacent portion of NW Paradise Park Road identified as item 12 on the attached Exhibit B. In processing such a vacation request, the City agrees that Minit Management's surrender of its NW La Center Road access constitutes sufficient consideration for the City's vacation of the portion of NW Paradise Park Road adjacent to the Minit Management Property identified as item 12 on Exhibit B, and the city shall not require further compensation. In the event that the alternative alignment of Paradise Park Road is selected and constructed, the City shall entertain a vacation request for the northern portion of the existing NW Paradise Park Road west of the Minit Management Property and shall deem Minit Management's dedication of right-of-way to be sufficient compensation for granting that vacation request. As the requestor of these vacations, Minit Management shall pay all of the associated costs of the vacation request(s), including surveying fees, the cost of documentation and recordation of the final Vacation Ordinance(s).

Section 6. Proportionate Share in the Cost of Intersection Signal. As part of the transportation improvements described in Section 4, a new intersection of NW Paradise Park Road and NW La Center Road will be constructed at the southeast corner of the Minit Management Property. Initially, that intersection will be controlled by stop signs only, but as traffic volumes increase over time, signalization warrants will be met, and the City will require the intersection to be signalized. Pursuant to the City-Tribe Intergovernmental Agreement, the cost to design, permit and construct the intersection and subsequently signalize it shall be borne by the Tribe. The City hereby agrees that Minit Management's proportionate share contribution to the cost of that signalization shall be zero.

Section 7. Vesting of Vehicle Trips. For purposes of future concurrency management and Transportation Impact Fees (TIFs) that would be assessed by the City on the redevelopment or change in use at the Minit Management Property, the City will credit the Average Daily Trip (ADT) generation and p.m. peak hour trips from the Minit Management operation on the Property as of the effective date of this Agreement. That trip generation credit is 2,000 ADT, 187 a.m. peak hour trips and 199 p.m. peak hour trips. The TIF that will be due for the redevelopment or change in use of the Minit Management Property will be based on the increase in ADT generation attributable to the new development or use beyond the current level of trip generation. Capacity for the current p.m. peak hour trips from the current use of the Minit Management Property shall be reserved by the City and vested for Minit Management. If the ADT generation for the use on the Minit Management Property decreases over time, the ADTs attributable to the Property's use on the effective date of this Agreement shall serve as the basis for any TIF calculation performed within 5 years of the Effective Date of this Agreement.

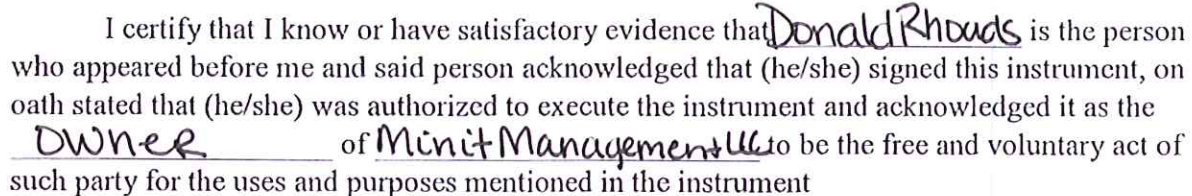
Section 8. Vesting of Development Standards. As provided for in RCW 36.70B.170(1) and LCMC chapter 18.60, during the term of this Agreement, development of the Minit Management Property shall be controlled by the terms and conditions of this Agreement and any requirements and/or standards adopted by the City that are not inconsistent with the terms and requirements of the Agreement. Development of the Minit Management Property during the term of this Agreement shall be controlled by the City's zoning and development standards as they exist on the Effective Date of this Agreement. Minit Management may, consistent with RCW 36.70B.180, elect to be subject to any amendment to City zoning or development standards adopted during the term of this Agreement. Upon expiration of this Agreement, the Minit Management Property shall be subject to the City's then-applicable zoning and development standards. The City reserves the authority to impose new or different regulations on the Minit Management Property to the extent required by a serious threat to public health and safety.

Section 9. Provision of Sanitary Sewer Connections. Pursuant to the City-Tribe Intergovernmental Agreement, the Tribe will design and construct and stub a dry sanitary sewer line and a water line meeting city standards to the southwest corner of the Minit Management Property for future connection by the Minit Management Property, as shown on Exhibit C attached to this Agreement, when the Minit Management Property is redeveloped. Such sewer and water lines will be connected to existing collection and distribution lines to be constructed by the Tribe that will be located in NW La Center Road and which meet city standards. When the Minit Management property is redeveloped, Minit Management will connect these dry lines to such sewer and water systems, if available, subject to the costs of connection and systems development charges or latecomer fees in effect at the time of connection.

Section 10. Remedies. Should a disagreement arise between the City and Minit Management regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If this does not result in resolution the parties agree to employ a mutually agreed upon mediator to resolve the disagreement. If mediation proves unsuccessful the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Dated this 23rd day of MARCH, 2016

My Commission Expires: 4.12.17



Dated this 28th day of March, 2016

My Commission Expires: March 09, 2019



**DEVELOPMENT AGREEMENT
BETWEEN THE COWLITZ INDIAN TRIBE
AND MINIT MANAGEMENT, LLC**

This Development Agreement (the "Agreement") is entered into by and between the COWLITZ INDIAN TRIBE, a federally recognized Indian Tribe (the "Tribe") and MINIT MANAGEMENT, LLC ("Minit Management") a Washington Limited Liability Corporation and the record owner of the following real property (the "Minit Management Property") located in Clark County, City of La Center:

Assessor' Parcel Number: 209738000
Abbreviated Legal Description: Legal # 17 # 55 SEC 4 T4N R1EWM 4.22A M/L

RECITALS

WHEREAS, Minit Management, is the record owner of the Minit Management Property, which is legally described in Exhibit A to this Agreement and is located within the City limits of La Center, attached hereto and incorporated herein by this reference; and

WHEREAS, the Tribe, along with the City of La Center, the Federal Highway Administration (FHWA), and the Washington State Department of Transportation (WSDOT) are collectively planning for construction of certain improvements to the Interstate 5 (I-5) Interchange at NW 319th Street/La Center Road, including but not limited to modifications to NW Paradise Park Road, 31st Avenue, and 319th Street (Improvements); and

WHEREAS, the Tribe has entered into an Intergovernmental Agreement ("IGA") with the City of La Center setting forth the Tribe's responsibility for completion of the Improvements; and

WHEREAS, access to the Minit Management Property is impacted by the Improvements and the City of La Center and Minit Management have agreed to certain mitigation measures due to the relocation of ingress and egress access currently enjoyed by the Minit Management commercial venture ("Mitigation Measures"), which agreements are set forth in a Development Agreement; and

WHEREAS, the Tribe has obligated itself to the City of La Center through the IGA to complete some of the Mitigation Measures, and the Tribe and Minit Management desire to confirm those obligations as they impact the Minit Management Property as set forth in this Agreement.

NOW, THEREFORE, based on the foregoing Recitals, the parties agree as follows:

Section 1. Recitals. The Recitals above set forth are incorporated into this Agreement by reference.

Section 2. Construction of Access Facilities.

A. Paradise Park Road Realignment. Currently, NW Paradise Park Road runs north-south just east of the I-5 right-of-way and west of the Minit Management Property, where it intersects with NW LaCenter Road. The Minit Management Property takes access from NW Paradise Park Road and from NW LaCenter Road. The Tribe will design, obtain permits and construct at the Tribe's sole expense, a new alignment for NW Paradise Park Road along the east boundary of the Minit Management Property on land owned by Fudge that will intersect NW LaCenter Road at the southeast corner of the Minit Management Property and north beyond the Minit Management Property to NW 324th Street (the "Preferred Alignment").

In the event the Preferred Alignment is not permitted, the parties would accept an alignment that turns west at the northeast corner of the Minit Management Property and extends along the north boundary of (within) the Minit Management Property to intersect with the current NW Paradise Park Road alignment (the "Alternative Alignment").

B. Minit Management shall accept and cooperate with the City and Tribe in the implementation of the IGA that reflects these terms related to the relocation of NW Paradise Park Road.

C. In the event that the Alternative Alignment is chosen and constructed for NW Paradise Park Road, Minit Management shall dedicate to the City sufficient right-of-way along the entire northern boundary of the Minit Management Property as identified as item 11 in Exhibit B attached to the Development Agreement to construct the Alternative Alignment for NW Paradise Park Road so as to meet all applicable City street standards. Documentation for this dedication shall be prepared by the City or Tribe and presented to Minit Management for its review and execution. Minit Management shall execute the right-of-way dedication for the realigned NW Paradise Park Road upon demand by the City.

D. Minit Management will cooperate with the Tribe in the design and construction of an east-west connecting road from the northwest corner to the northeast corner of the Minit Management property (at no cost to Minit Management) with the proviso that stormwater management and utilities will be relocated to accommodate this road in a manner that is satisfactory to Minit Management and the City of La Center. The redesigned stormwater management system shall be constructed at the Tribe's expense and be located underground and with a capacity to serve the future redevelopment of the Minit Management property. Minit Management will provide a temporary construction easement to allow the Tribe to relocate the stormwater facility and construct the necessary access connections related to the new public road facilities adjacent to the site. The system will drain the stormwater in a fashion that does not conflict with WSDOT property and will comply with all applicable City of La Center stormwater requirements. In the event the Preferred Alignment is chosen, the Tribe will nonetheless construct the storm management system at its expense to serve the future redevelopment of the Minit Management Property.

Section 3. Change of Access for Minit Management Property. The realignment of NW Paradise Park Road will necessitate a change to the access for the Minit Management Property,

i.e., the closure of its current access points on NW LaCenter Road and NW Paradise Park Road and construction of new access points on the re-aligned NW Paradise Park Road. The City of La Center will allow Minit Management to retain its current access to NW Paradise Park Road in the northwest corner of the Minit Management property. At Minit Management's request, the Tribe shall construct a forty foot (40') wide road and "T" intersection with the newly realigned NW Paradise Park Road to reach such access point at the Tribe's expense and in compliance with the current road standards under LCMC. The City of La Center will also allow Minit Management to retain its current access to NW LaCenter Road as a right-in/right-out until such time as the City determines that the new (yet to be constructed) intersection of NW Paradise Park Road and NW LaCenter road meets signalization warrants. When signal warrants are met at that new intersection, the City will require Minit Management to close its NW LaCenter Road access and, from that point forward, rely upon the new accesses onto NW Paradise Park. The full cost of the design, permitting and construction of the new accesses shall be paid by the Tribe. All of these street and intersection improvements shall be designed, permitted and constructed by the Tribe to the applicable City design standards.

A. The Tribe will design, permit and construct a 40-foot wide road and "T" intersection access with the realigned NW Paradise Park Road on the east side of the Minit Management Property. This intersection shall be designed to City of La Center standards.

B. If the Alternative Alignment for NW Paradise Park Road is developed, the Tribe will design, permit and construct a similar 40-foot wide road and "T" intersection access with the realigned NW Paradise Park Road on the north side of the Minit Management Property.

C. Once the realigned NW Paradise Park Road is constructed and accepted by the City of La Center as are the new access points from the Minit Management Property onto NW Paradise Park Road, Minit Management shall allow the City of La Center to impose access control and limit its existing access to NW La Center Road to right-in/right-out only via the installation of a raised median. At that time, Minit Management shall consent to City of La Center's exercise of complete access control over access to NW LaCenter Road, including the eventual closure of all access points in accordance with this Agreement.

D. At such time that the City of La Center determines that the new NW Paradise Park Road and NW LaCenter Road intersection meets signalization warrants, the City will direct the Tribe to install a traffic signal at this intersection at the Tribe's sole expense. Pursuant to the City's access control authority, herein provided, Minit Management shall allow the City to close the Minit Management access to NW LaCenter Road upon 30 days of written demand by the City. From that point forward, Minit Management shall rely solely upon the new access points onto NW Paradise Park Road.

E. New access/egress locations shall be approved by the City of La Center and Minit Management in conjunction with the relocation of and modification to NW Paradise Park and NW La Center Roads, and which will include, at a minimum, a forty foot (40') wide full turn access point on the north boundary of the Minit Management property from the realigned NW Paradise Park Road, and a forty foot (40') wide full turn access point on the east boundary of the Minit Management property from the realigned NW Paradise Park Road. These modifications

and realignments are identified on Exhibit B attached to the Development Agreement and shall be constructed by the Tribe at the Tribe's sole expense.

F. In the event NW Paradise Park Road is realigned pursuant to the Preferred Alignment, Minit Management will be granted two forty foot (40') wide full turn access points from realigned NW Paradise Park Road on the east boundary of the Minit Management property which shall be constructed by the Tribe at the Tribe's sole expense.

Section 4. Provision of Sanitary Sewer Connections. The Tribe will design and construct a dry sanitary sewer line, and a water line meeting City of La Center standards, to the southwest corner of the Minit Management Property for future connection by the Minit Management property attached and shown on Exhibit C attached to Development Agreement when the Minit Management Property is redeveloped. Such sewer and water lines will be connected to existing collections and distributions lines to be constructed by the Tribe and located in NW La Center Road meeting city standards. When the Minit Management Property is redeveloped, Minit Management will connect these dry lines to such sewer and water systems, if available, subject to the costs of connection and systems development charges or latecomer fees in effect at that time of connection. The Tribe agrees to reimburse Minit Management the difference between Minit Management's proportional share of systems development charges or latecomer fees calculated on the basis of the Tribe's casino project being connected to the sewer line and the proportional share of systems development charges or latecomer fees calculated on the basis of the Tribe's casino project not being connected to the sewer line. The express purpose of this provision is to ensure that the system development charges or latecomer fees for the Minit Management Property are significantly less than what would be a proportional share if the casino project was not connected, and reimbursement to Minit Management of the difference. Such reimbursement by the Tribe shall occur within ten (10) days of Minit Management's payment of said fees to the City of La Center.

Section 5. Attorney Fees. The Tribe agrees to reimburse Minit Management for the attorney fees it incurs as a result of the negotiation of this Agreement and the Development Agreement with the City of La Center.

Section 6. Remedies. Should a disagreement arise between the Tribe and Minit Management regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If this does not result in resolution the parties agree to employ a mutually agreed upon mediator to resolve the disagreement. If mediation proves unsuccessful the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 7. Performance. Failure by either party at any time to require performance by the other party of any of the provisions or requirement of the Agreement shall in no way affect the parties' rights hereunder to enforce any and all requirements of this Agreement, nor shall any failure by a party to declare a default or breach of the Agreement by the other party be deemed a waiver of an default or breach or a waiver of this non-waiver clause.

Section 8. Enforcement and Venue. This Agreement shall be construed in accordance with and governed by, the laws of the State of Washington. The parties agree to venue in Superior Court for Clark County to resolve any disputes that may arise under this Agreement.

Section 9. Severability. If any portion of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 10. Binding on Successors. This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and to their respective heirs, successors and assigns. Minit Management may sell or otherwise lawfully dispose of all or any portion of the property to another person, corporation, partnership or other entity, who shall be bound by and benefitted by the requirements and terms of this Agreement.

IT IS SO AGREED, as indicated by the below-signed authorized representative of the parties hereto.

COWLITZ INDIAN TRIBE:

By: 

Date: March 23, 2016

MINIT MANAGEMENT, LLC

By:  Manager

Date: March 4, 2016

STATE OF WASHINGTON)
) ss
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated this _____ day of _____, 2015

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

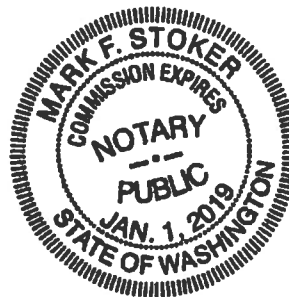
STATE OF WASHINGTON)
) ss
County of Clark)

I certify that I know or have satisfactory evidence that Donald R Rhoads the person who appeared before me and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Manager of Minit Management LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated this 4 day of March, 2016

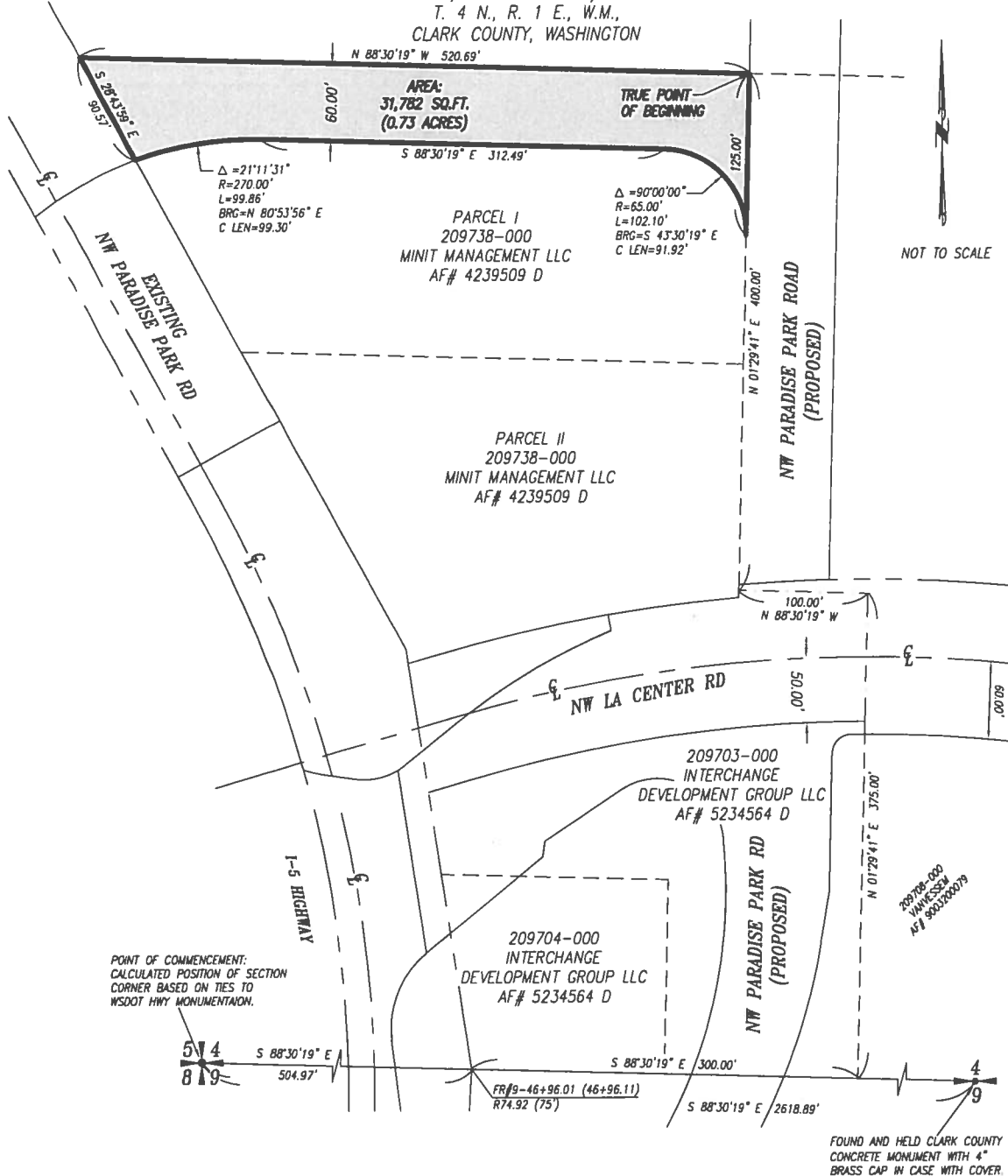
[Signature]

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 1-1-19



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PROPOSED RIGHT-OF-WAY

PORTION OF ASN 209738-000
IN THE SW 1/4 OF THE SW 1/4 SECTION 4
T. 4 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PROPOSED RIGHT-OF-WAY

PORTION OF ASN 209738-000
IN THE SW 1/4 OF THE SW 1/4 SECTION 4
T. 4 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

