



Staff Report & Recommendations

La Center Middle School:

Type III Conditional Use, Site Plan, Variance and SEPA DNS

(2018-027 CUP) January 3, 2019

PROPOSAL:	The La Center School District proposes to construct a new middle school site for grades 6-8. Proposed improvements include a new building of approximately 77,275 S.F. and 50 feet tall for 550 middle school students and 41 employees. Improvements also include landscaping, road and pedestrian access, parking utilities and other required infrastructure.
LOCATION:	2001 NE Lockwood Creek Road, La Center, WA. Two tax lots and the triangular portion of a third tax lot comprising approximately <u>17.32 acres</u> . Property Identification Numbers: 209064000 (#39 OF SEC 2 T4NR1E@M 10.92A), 209118000 (#99 SEC 2 T4N R1EWM 5.48A), and 209120000 (#101 SEC 2 T4N R1EWM 9.78 A M/L), in La Center, Washington. The site is in portions of the SW ¼ NE ¼ and the NW ¼ SE ¼ of Section 2, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington.
Zoning	Low Density Residential (LDR 7.5)
HEARING:	The La Center Hearing Examiner will conduct a public hearing on Thursday, January 10, 2019 beginning at 4:30 PM at La Center City Hall, 214 East 4 th Street, La Center, WA
APPLICABLE STANDARDS	La Center Municipal Code (LCMC) 18.30, Procedures; 18.130, Low Density Residential Zoning; 18.215, Site Plan Review; 18.225, Legal Lot Determination; 18.240, Mitigation of Adverse Impacts; 18.245, Supplemental Development Standards; 18.250, Conditional Use; 18.260, Variances; 18.280, Off-Street Parking and Loading; 18.300, Critical Areas; 18.310, Environmental Policy; 18.320, Stormwater and Erosion Control; 18.340, Native Plant List; 18.350, Tree Protection; and 18.360, Archaeological Resource Protection
RECOMMENDATION:	APPROVAL , subject to conditions

I. CONTACT LIST

APPLICANT

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OWNER

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II. OVERVIEW

II.A Existing Site Conditions

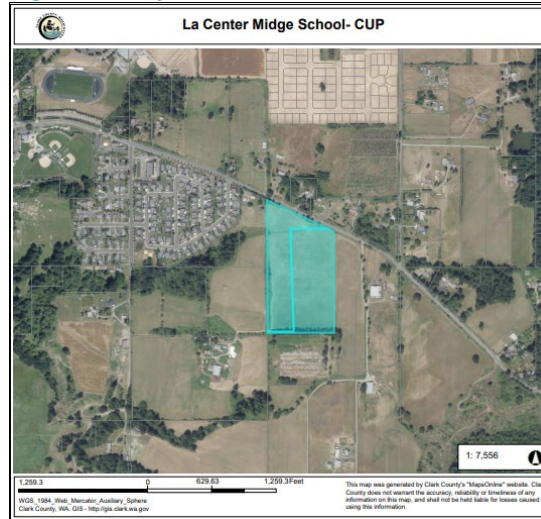
The site consists of vacant land south of NE Lockwood Creek Road and does not contain any existing structures or impervious surfaces. Portions of the site have a noted presence of wetlands with a combination of non-hydric and hydric soils. Preliminary site evaluation indicates the wetlands are Category III and IV wetlands. . The site is primarily an open grassland field with a combination of non-native pasture grasses, nuisance woody vegetation, sparse native vegetation, and naturally-occurring emergent soft rush vegetation within the wetland areas. A large row of native tree canopy exists along the south boundary of the site consisting of Douglas fir and black cottonwood. The northern area of the site consists of tall sweet vernal grass, false rye grass, colonial bent grass, reed canary grass, spreading bent grass, and velvet grass. Vegetation in the upland areas along NE Lockwood Creek Road consists of black cottonwood, cascara, Nootka rose, Himalayan blackberry, trailing blackberry, and reed canary grass. Sparse vegetation along the west property line consists of hazelnut, Nootka rose, bitter cherry, and volunteer willow.

The site is generally described as gently sloping, with the steepest slope on the site as 6.5 percent. Slopes range from 1 percent to 6.5 percent, progressively flattening as grades move from north to south and from east to west. The site is outside the flood hazard area and does not have a shoreline designation. Per Clark County GIS Maps, the site is within a Category 2 Critical Aquifer Recharge Area. Multiple portions of the site have a noted presence of wetlands with a combination of non-hydric and hydric soils. The site does not have any mapped steep slopes, areas of potential instability, or severe erosion hazard areas. Liquefaction is noted as very low. The site is identified with Priority Habitat of Riparian Habitat Conservation Area. The site has a high archaeological probability, but it does not contain any mapping indicators that the site is a historic site.

Figure 1 – Project Location



Figure 2 Subject Site



II.B Proposed Uses

Middle School Building

The primary building is proposed to be 77,275 square feet, more or less, with a maximum height of 50 feet. The building will be comprised of two levels with the main level at 53,048 square feet and the second level at 24,227 square feet. The school will include classrooms, a main gym, fitness room, band room, drama/stage

auditorium, offices, reception and security area, conference and work rooms, art room, cafeteria and kitchen, staff lounge, health station, and student support area.

Figure 3 - Building Concept



Figure 4 Proposed Site Plan



Access and Circulation

The site is accessed from NE Lockwood Creek Road. Two new approaches will be constructed – one in the northwest corner of the site and the other in the northeast corner of the site. Both approaches are full approaches to accommodate two-way traffic in and out of the site. The northwest approach leads to a two-way drive aisle through the visitor parking area and the front of the school, looping back to the approach. A

fire lane extends from the southwest corner of the parking area, to the south and around the rear of the building, connecting with the drive aisle on the east edge of the property.

The northeast approach leads to a one-way drive aisle for bus and staff parking spaces, then loops back on the east side of the site to the approach. The east portion of the approach leads to the two-way drive aisle along the east edge of the property and extends to the south property line for access to future development on the adjacent south parcel.

Parking

Two parking areas are proposed – one in the northwest portion of the site for visitor parking and the second in the northeast portion of the site for bus and staff parking. Additional parking spaces for event parking will be placed around the perimeter of the northwest parking area.

Solid Waste and Recycling

Dumpsters for solid waste and recyclables will be on the east side of the southeast area of the building. They will be screened from view by the building and an 8-foot-tall concrete wall.

Landscaping and Outdoor Recreation Areas

The project proposes approximately 328,680 square feet of landscaped area including two storm water ponds and several bio-retention areas. Vegetative screens will be installed on the east and west edges of the site. Also proposed are a physical education field and a football field will be provided to the south of the building as well as a 100-meter dash strip, a private asphalt running track, a private gravel path, and a private wood chip non-motorized path.

III. REVIEW

III.A Jurisdiction

The site is within La Center City limits and is zoned LDR-7.5, 7,500 sq. ft. lots. The City of La Center provides sanitary sewer service and public streets. Clark Public Utilities provides potable water service. The project is within the La Center School District and the Clark County Fire and Rescue service area.

III.B Applicable regulations

The relevant La Center regulations include La Center Municipal Code (LCMC):

- 18.30 Procedures
- 18.130 Low Density Residential (LDR-7.5)
- 18.215 Site Plan Review
- 18.255 Legal Lot of Record
- 18.240 Mitigation of Adverse Impacts
- 18.245 Supplemental Development Standards
- 18.250 Conditional Use
- 18.260 Variances
- 18.280 Off-street Parking and Loading Requirements
- 18.300 Critical Areas
- 18.310 Environmental Policy
- 18.320 Stormwater and Erosion Control
- 18.340 Native Plant List
- 18.350 Tree Protection
- 18.360 Archaeological Protection
- La Center Engineering Standards

III.C Public Notice

On December 5, 2018 the Battle Ground Reflector published legal notice of the land use application, SEPA MDNS, and public hearing scheduled for January 10, 2019 at the La Center City Hall beginning at 4:00 PM.

The Department of Ecology entered the SEPA Checklist and MDNS in the Ecology SEPA Register on December 6, 2018. (Ecology SEPA # 201806659.)

The SEPA comment period was amended as a result of new information available and extended until 4:30 PM on December 31, 2018. The City has received two comments:

- WA Department of Archaeology and Historic Preservation (DAHP) recommending:
 - Additional survey work,
 - Consultation with affected Tribes, and
 - Compliance with federal law if federal funds will be used.
- WA Department of Ecology (ECY) related to wetland fill, shorelands, hazardous and toxic wastes, grading, solid waste, water resources, and water quality.

The City did not receive additional comments as of this writing.

III.D Key Issues

The relevant issues to consider for a successful public hearing review include:

1. Conditional Use: Whether to allow a middle school in a low density residential zone.
2. Variance: The building at its tallest will be 50 feet; the maximum height in the low density zone is 35 feet – whether to grant the request for a 15-foot height variance.
3. Wetlands: Multiple wetlands are present on site. Direct impacts to wetlands will require review and approval by the WA Department of Ecology and the United States Army Corps of Engineers (USACE). Direct and indirect impacts to wetlands will require compliance with the La Center Critical area code, LCMC 18.280.

Preliminary site investigations reported in the October 25, 2018 plan set delivered to the City indicated the presence of five total wetlands in the main parcel and “north triangle”. However, subsequent a site evaluation indicated the possibility of three additional wetlands on the main parcel. As described in the December 12, 2018 memorandum from PBS Environmental to the City, these new wetlands were not addressed in the plan set, narrative, critical areas report, SEPA, and enhancement/mitigation plan contained in the October submittal.

Staff reviewed the Applicant’s wetland-related materials and concluded that although the Applicant’s proposed direct and indirect impacts to wetlands in the project area the Applicant’s proposed avoidance and mitigation measures would comply with applicable no net loss regulations in 18.300. However, because potential impacts to the three newly discovered potential wetlands were not addressed in the plan set, narrative, critical areas report, SEPA, and enhancement/mitigation plan, the City is unable to make findings specific to potential direct and indirect impacts and associated mitigation measures.

Therefore, staff recommends the following **condition of approval**: Prior to soil disturbance in any wetland or potential wetland buffer the Applicant shall update the wetland delineation report to reflect the total wetland area, secure concurrence from the United States Army Corps of Engineers (USACE) and the Washington Department of Ecology (ECY), and submit a mitigation plan to the City of La Center which consistent with the requirements of LCMC 18.300.100 through 18.300.120.

4. Safe access to school: The Applicant proposes to construct a paved pedestrian path for the school site westward on the south side of NE Lockwood Creek Road to provide direct safe access to schools.

III.E Land Use Analysis - LCMC Title 18, Development Code.

LCMC 18.30 Review Process

LCMC 18.30.020 Pre-application review

Finding: The City conducted the required pre-application conference review on August 23, 2018. A copy of the pre-application conference written summary is included as an exhibit to this report. The Applicant submitted a land use application on October 26, 2018 within the required one-year timeframe from the date of the pre-application conference.

LCMC 13.30.050 Review for Technically Complete Status

Finding: The City found the application partially complete on October 25, 2018. On November 9, 2018 the Applicant provided a traffic impact analysis (TIA and on November 13, 2018 the Applicant submitted a request for road modification. The City found the application technically complete on November 14, 2018.

LCMC 18.30.100 Type III Procedures

Finding: The City is processing this application as a Type III Conditional Use and Site Plan Review, Type III Variance, Critical Area Review, and SEPA DNS. The City will conduct a public hearing on the combined application on January 10, 2019 in accordance with the rules of procedure adopted by the hearings examiner. The City provided public notice of application by means of publication, posting and mailing as required by the La Center Municipal Code and invited public comments.

The City received SEPA comments from DAHP and ECY and no other public comments at the time of writing this staff report.

LCMC 18.130 Low Density Residential District – LDR 7.5

18.130.030 Permitted uses

Finding: Table 18.130.030 in 18.130.030 lists public schools as permitted uses; however, Footnote 4 states that public schools grades 7 – 12 require a conditional use permit. The proposed middle school includes grades 6 – 8; therefore, conditional use approval is required.

18.130.070 Height regulations

Finding: The maximum building height in all LDR districts is 35 feet measured from the lowest finished grade level to the highest point on the roof. Sheet A1.03 of the submitted plan set shows the height of the proposed building at 49' – 0 ½" (rounding up to 50 feet) from the lowest finished grade level to the highest point on the

roof. The proposed building exceeds the maximum building height; accordingly, a variance has been requested as part of this application to vary the maximum height from 35 to 50 feet. See variance discussion below

18.30.080 Density requirements

Finding: Residential use is not proposed as part of this application; consequently, this section is not applicable.

18.130.090 Lot coverage and dimensions

(1) Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent.

Finding: The gross area of the site is 17.32 acres (see Sheet L1.00), or 754,617 square feet. Therefore, building lot coverage may not exceed 264,115.95 square feet (35 percent of 754,617) and total impervious surface area may not exceed 377,308.50 square feet (50 percent of 754,617).

The proposed building lot coverage is 53,048 square feet (7 percent), which is less than the maximum allowance of 264,115.95 square feet (35 percent). Total proposed impervious surface area as 242,683 square feet (32 percent), which is less than the maximum allowance of 377,308.50 square feet (50 percent). The proposal meets this section.

(2) Setbacks shall be measured from the nearest edge of the applicable property line to the nearest vertical wall or other element of the building or structure.

(3) Side yard setbacks shall be consistent with Table 18.130.090, unless otherwise expressly allowed by this title.

Finding: Required setback yards in the LDR-7.5 district are: Front - 20 feet; Side – 7.5 feet; Street Side – 10 feet; and Rear – 20 feet. Sheet L1.02 shows the building as 123 feet from the east side property line and 289 feet from the front (or north) property line. Sheet L1.03 shows the west side of the building at 157 feet from the west side property line. Sheet L1.05 shows the rear of the building as 540 feet from the south (or rear) property line. The proposal meets the yard setback standard.

18.130.100 Street Trees

Finding: The school district will plant approximately 19 street trees along NE Lockwood Creek Road spaced at 30-foot intervals. See Sheet L1.00. The proposed tree to be used for the street tree plantings is the scarlet oak as identified on Sheet L2.07. This requirement is met.

18.130.110 Active open space – Family parks

Finding: The proposed project is for a new school; dwellings are not proposed. This section is not applicable.

LCMC 18.215 Site Plan Review

18.215.020 Applicability

Finding: This project is for construction of a middle school. The provisions of Chapter 18.215 are applicable to this application. The required pre-application conference was held on August 23, 2018.

18.215.030 Exemptions

Finding: This project does not qualify for any of the listed exemptions.

18.215.040 Site plan review types and procedures

Finding: This application is for a Type III Conditional Use Permit approval; accordingly, the site plan review is also being processed as a Type III procedure.

18.215.050 Submittal requirements

For Type II site plan review applications, the applicant shall submit the information required for a Type II application as set forth in LCMC 18.30.090, as well as the following:

Written narrative description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if known.

Finding: The City found the application technically complete on November 14, 2018. When the Applicant discovered additional wetlands on site, the applicant amended its wetland determination report. See Exhibit list. This section is met.

18.215.060 Criteria for site plan approval

- (1) In approving site plans, it shall be the responsibility of the planning director or his designee to review each plan for compliance with all provisions of this chapter and any other applicable regulations that may affect the final plan as submitted or revised.*
- (2) In reviewing a site plan for approval, the director shall find that all of the following have been met:*
 - (a) 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.*
 - (b) The proposed use is permitted within the district in which it is located.*
 - (c) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.*
 - (d) The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC 18.245.060.*
 - (e) Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.*
 - (f) All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.*
 - (g) Improvement requirements are provided in accordance with the applicable sections of the La Center development code.*
 - (h) All conditions of any applicable previous approvals (i.e., CUP) have been met.*
 - (i) Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.*
 - (j) 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, infeasible or inappropriate.*
 - (k) Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.*

Finding: The proposed use, a middle school, is allowed in the LDR-7.5 zone only subject to conditional use permit approval. (See conditional use discussion below.) The lot, yard, building, and other dimensional requirements of the Chapter 18.130 are met. The 35-foot height requirement is not met; however, the Applicant has requested a variance to allow a 50-foot tall building. (See variance discussion below.)

As discussed in Chapter 18.245 below the project can meet the requirements for screening, buffering, and landscaping. As discussed below in Chapter 18.280 the application can meet the minimum parking and loading space requirements.

Underground utility lines will be provided to the new school. Sheets C401 through C406 show the proposed stormwater plan in conjunction with the submitted preliminary Technical Information Report. Sheets C501 through C505 show the sanitary sewer and water plans.

The construction of the school facility will not be phased.

Therefore, the application for conditional use as proposed and conditioned may satisfied the applicable site plan approval criteria if the Hearing Examiner approves the requested height variance.

LCMC 18.240 Mitigation of Adverse Impacts

18.240.010 Purpose

This chapter provides the City with the authority to require prospective developers to mitigate the direct impacts specifically identified by the City as a consequence of proposed development, and to make provisions for mitigation for impacts including, but not limited to, impacts upon the public health, safety and general welfare, for open spaces, drainage ways, streets, other public ways, parks, playgrounds, and sites for schools and school grounds.

18.240.020 Determination of Direct Impacts

- (1) Before any development is given the required approval or is permitted to proceed, the review authority shall determine all impacts, if any, that are a direct consequence of the proposed development and which require mitigation, considering but not limited to the following factors:*
 - (a) Predevelopment versus post development demands upon city streets, drainage facilities, parks, playgrounds, recreation facilities, schools, police services, and other municipal facilities or services;*
 - (b) Likelihood that a direct impact of a proposed development would require mitigation due to the cumulative effect of such impact when aggregated with the similar impacts of future development in the immediate vicinity of the proposed development;*
 - (c) Size, number, condition and proximity of existing facilities to be affected by the proposed development;*
 - (d) Nature and quantity of capital improvements reasonably necessary to mitigate specific direct impacts identified as a consequence of the proposed development;*
 - (e) Likelihood that the users of the proposed development will benefit from any mitigating capital improvements;*
 - (f) Any significant adverse environmental impacts of the proposed development;*
 - (g) Consistency with the city's comprehensive plan;*
 - (h) Likelihood of city growth by annexation into areas immediately adjacent to the proposed development;*
 - (i) Appropriateness of financing necessary capital improvements by means of local improvement districts;*
 - (j) Whether the designated capital improvement furthers the public health, safety or general welfare;*

- (k) *Any other facts deemed by the review authority to be relevant.*
- (2) *The cost of any investigations, analysis or reports necessary for a determination of direct impact shall be borne by the applicant.*

18.240.030 Mitigation of Direct Impacts

The City will review an applicant's proposal for mitigating any identified direct impacts and determine whether the proposal is an acceptable mitigation measure considering the cost and land requirements of the required improvement and the extent to which the necessity for the improvement is attributable to the direct impacts of the proposed development. The City may not approve a development until provisions have been made to mitigate identified direct impacts that are consequences of such development. Mitigation methods may include, but are not limited to, dedication of land and/or off-site improvements.

Finding: Development is required to provide safe access to and from public schools. There is a public sidewalk along the south side of NE Lockwood Creek Road at 118 E 118th Place. The School District will construct a sidewalk along its frontage. An intervening private property (1901 NE Lockwood Creek Road, PIN 209069000) does not have a sidewalk along the south side of NE Lockwood Creek Road for a distance of approximately 300 feet. Middle school aged children walking to from the subdivisions east of the project site could be exposed to open traffic for this 300-foot distance. The City and the School District agree that this is a potential public safety hazard directly connected to the new school project.

To mitigate for potentially unsafe walking areas for the students to walk to and from the school and to meet the intent of RCW 47.04.300 and WAC 393-141-340, in addition to the frontage improvements to the site's NE Lockwood Creek frontage, the project will also install an asphalt-paved pathway along the frontage of the adjacent parcel, 1901 NE Lockwood Creek Road. The proposed asphalt- paved pathway will connect the west end of the existing sidewalk east of E 18th Place with the east end of the new sidewalk to be installed along the site's frontage. See pathway details on Sheet C701. Construction of this pathway will provide a safe, vehicular-free, hard-surface connection for students to use when walking to and from the school site.

LCMC 18.245 Supplemental Development Standards

18.245.020 Height of fences and hedges

Finding: Fencing is not proposed along the Lockwood Creek frontage. Sheets L.00, L1.01, L1.02, L1.05, and L1.06 show a 4-foot-tall, 3-rail wood fence around the riparian and wetland areas being preserved on the site. Sheets L1.04 and L1.06 show the proposed 6-foot-tall chain link fence and gate around the storm pond in the southeast corner of the site. Also shown on Sheet L1.04 is a 6-foot-tall chain link fence with slats in it around the pump station in the southeast area of the site.

Other than the plantings contained in the landscape screenings on the east and west property lines, no hedges are proposed. Sheets L2.00 through L2.07 provide details on the plantings proposed along the east and west property lines.

18.245.030 Solid waste

Finding: The refuse container areas are on the east side of the southeast-most portion of the building. See Sheets L1.00 and L1.04. Placement of the containers by the building, along with additional screening by an 8-foot-tall concrete wall will provide full sight-obstruction of the solid waste containers. The trash enclosure will be secured with a chain-link double-swing gate with slats. See Sheet L1.04.

18.245.040 Lighting

Finding: The on-site lighting plan for the project is shown on Sheets E1.01A and E1.02A. The three types of exterior on-site lighting fixtures are identified as Gleon-AF-01-LED-E1-5MQ-8030, Gleon-AF-01-LED- E1-SL2-8030-HSS, and Gleon-AF-01-LED-E1-5MQ-8030. The lighting details and the cut sheets demonstrate that the proposed lighting does not rotate, glitter, or flash. The light fixtures adjacent to property lines include optics to reduce emitted light. Illuminance information at the property lines is proposed to be less than 1 foot-candle measured at the property line. See Sheet E1.02A.

Street lights will be installed along the southern side of NE Lockwood Creek Road consistent with City standards See Sheets C801 through C803.

There will be a 32-square-foot monument sign installed on the east side of the northwest driveway approach. See Sheet L1.01. The monument sign will not be illuminated internally or externally. However, a portion of the monument sign will contain a digital reader board. Sheet A1.03 illustrates the dimensions of the monument sign, as well as placement and dimensions of the reader board within the monument sign.

Sign permits are not subject to land use review and approval. LCMC Chapter LCMC 8.60 governs sign permits. The middle school is an Urban Public use (see 18.170.030(1)) allowed conditionally in the low density residential zone.

As **condition of approval**, prior to construction of the monument sign and reader board the school district shall apply for a sign permit demonstrating compliance with LCMC 8.60, Signs. When the School District applies for a sign permit, staff recommends that the City treat the proposed school monument sign and internal reader board as if it is a sign in a UP zone, subject to LCMC 8.60.110.

18.245.050 Noise

Finding: This application is for a new middle school. No manufacturing, processing, or industrial uses are proposed. The Applicant does not anticipate that the usual activities generated from middle school use will violate the noise standards in Chapter 173-60 WAC. Normal business hours for the school are generally between 7:00 a.m. and 4:00 p.m., Monday through Friday. Occasional evening events such as school plays or sporting events will take place.

18.245.060 Landscaping

The following standards apply to landscaping and screening on private property required pursuant to Table 18.245.060. Landscaping and screening within public rights-of-way shall comply with the applicable provisions in Chapter 12.10 LCMC.

Finding: Excepting one parcel to the west of the site which is zoned Clark County's Agriculture 20 (AG 20), the site is surrounded by other properties having single-family or low-density residential zoning. When the zoning of the site and the zoning of the abutting sites are the same, no screening is required. See Table 18.245.060. Therefore, technically landscape screen is not required along the north, south, or east boundaries or along the north portion of the west boundary.

Because the use is a conditional use and because of the Applicant's desire to create a visually attractive school complex, the Applicant has proposed landscape strategy. The Applicant proposes to install a 20-foot-wide Type L1 landscape screen along the north portion of the west boundary and along the east boundary. There

will be a designated 20-foot-wide strip along the south boundary to define the row of existing mature trees as a landscape screen. See Sheets L1.05 and L1.06.

Sheets L1.02, L1.04, and L1.06 show the proposed 20-foot-wide Type 1 landscape screen along the east boundary. Sheets L1.01 and L1.03 show the Type L1 screen along the north portion of the west boundary.

Table 18.245.060 does not provide a screening requirement between residential and agricultural zones. The Applicant proposes a 20-foot-wide Type L3 landscape screen along the south portion of the west boundary. The Type L3 landscape screen will end before reaching the wetland and wetland buffer in the southwest corner of the site as this area is remaining undisturbed. The proposed Type L3 screen along the south portion of the west boundary is depicted on Sheets L1.03 and L1.05.

Sheets L2.00 through L2.07 provide details of the proposed plantings. Types of trees, shrubs, and groundcover are listed on Sheet 2.07 along with sizes at planting and general landscaping notes.

- (2) *Regardless of the zoning of the abutting property, if an industrial or commercial use is proposed abutting or across a street from an existing single-family or multifamily dwelling, the industrial or commercial use shall landscape and buffer the property line abutting that dwelling as though the abutting property was zoned UR.*

Finding: No industrial or commercial uses are proposed as part of this application; therefore, this criterion is not applicable.

- (3) *Existing vegetation may fulfill landscaping and screening requirements of this chapter if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.*

Finding: The mature tree canopy along the south boundary will remain and will serve as landscaping along the south property line and screening between the proposed school and the existing field to the south. A 20-foot width for these existing trees is identified on Sheets L1.05 and L1.06.

- (4) *As a condition of approval of a conditional use or planned unit development, the city may require an applicant to provide landscaping and screening that differs from the standards in this section where necessary to comply with the other applicable approval standards for the use or development.*

Finding: The City recommends that the Applicant comply with the landscaping plans provided in the Sheet L1 and L2 series provided in the application materials.

- (5) *Landscaped areas required for stormwater management purposes may be used to satisfy the landscaping area requirements of this chapter, even though those areas may be inundated by surface water.*

Finding: Bioretention areas and storm ponds will be landscaped. The Applicant calculates that the total landscaped area of the site is 7.55 acres, including the bioretention and storm pond areas.

- (6) *Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement, unless authorized under Chapter 12.10 LCMC.*

Finding: The east, west, and south perimeters contain landscape screening. The north lot line contains required street trees. Landscaping will not be planted in the NE Lockwood Creek Road right-of-way.

- (7) Outdoor activity areas shall be screened from property used or zoned for residential purposes or a public road right-of-way to at least an F2 or L3 standard if within 100 feet of the property or right-of-way and to at least an F1 standard if equal to or more than 100 feet from the property or right-of-way. Outdoor activity areas include storage of solid waste and recyclables from the site and, where permitted, storage of goods, materials or equipment.*

Finding: Other than the storage of the school's solid waste and recyclables, no other outdoor activity areas are proposed. The trash enclosure is on the east side of the southeast portion of building. The dumpsters and remainder of the service area will be screened from sight by the building and an 8-foot high concrete wall. A chain-link, double-swing gate with slats will secure the trash enclosure. See Sheet L1.04.

- (8) Rooftop and ground-level exterior equipment shall be screened from adjoining property used or zoned for residential purposes or from an adjoining public road right-of-way to at least an F2 or L3 standard if visible at grade from the property or right-of-way.*

Finding: No rooftop exterior equipment is proposed. Ground-level exterior equipment will be placed in the service area at the rear southeast corner of the building. This equipment will be screened by the building and an 8-foot tall concrete wall and will be secured with a chain-link, double-swing gate with slats. See Sheet L1.04.

- (9) Parking and loading areas shall be landscaped as follows:
(a) A minimum five-foot-wide strip landscaped to at least an L2 standard or a minimum 10-foot-wide strip landscaped to at least an L1 standard shall be provided where vehicle parking or loading adjoins a public road right-of-way.*

Finding: None of the parking areas directly adjoin NE Lockwood Creek Road. This standard is not applicable.

- (b) Where a vehicle parking or loading area adjoins a property with zoning or land uses other than the proposed land use, the area shall be landscaped and screened as provided in Table 18.245.060 adjoining the other property.*

Finding: The project proposes two parking areas – one in the northwest portion of the site and the other in the northeast portion of the site. Both the parking areas are adjacent to properties with similar zoning of single-family or low-density residential. However, the proposed use is a middle school, a conditional use; consequently, the entire area in the northwest corner of the site between the west property line and the west edge of the drive aisle will be landscaped. Trees and shrubs will be planted along the west property line, avoiding the riparian and wetland areas and their buffers. See Sheets L1.01, L1.03, and L1.05 and details on types of plantings on Sheets L2.01, L2.03, 2.05, and L2.07. An archaeological site boundary in the northwest corner will be a seeded lawn to avoid ground disturbance. The east property line will contain a 20-foot-wide Type 1 landscape screen consisting of a mixture of trees and shrubs.

- (c) Parking areas that contain at least seven spaces shall contain landscape islands equally distributed at a ratio of one island for every seven parking spaces. A landscape island shall contain at least 25 square feet, shall be at least four feet wide, and shall prevent vehicles from damaging trees, such as by using a wheel stop or curb.*

Finding: The northwest parking area contains more than seven parking spaces. The Applicant proposes a landscape island of 20 feet deep by 9 feet wide for a total of 180 square feet between every seventh parking space. Curbing is shown around the proposed islands to prevent damage to the plantings contained within the islands. See Sheet L1.01 and Sheet L2.07.

Sheet L1.02 of the submitted plan set shows the parking area in the northeast portion of the site. This parking area also contains more than seven spaces and, therefore, also proposes the required landscape islands. In this area, one landscape island is placed between seventh and eighth parking space on the west row of 12 spaces. The east row of nine spaces does not contain an island between the seventh and eighth space as this would eliminate one of the staff parking spaces and leave one parking space between the interior island and the landscaped bioretention area at the south end of the row. Instead, the east row of staff parking spaces is nine spaces with a landscape island at the north end and landscaped bioretention area at the south end as well as having landscaping along the west edge of the east spaces, dividing them from the west row of 12 spaces. The proposed landscaping is shown on Sheet L1.02 with details of plantings given on Sheet L2.07. To provide the required 21 staff parking spaces (two of which are disabled accessible and two of which have sub-outs for future EV charging stations), the Applicant requested approval of the elimination of the one landscape island between the seventh and eighth space in the east row of staff parking spaces.

To the north, west and south of the 9 stall parking area the Applicant proposes landscape areas. Staff finds that the Applicant's parking solution for the northeast area is consistent with the City's goal of breaking up parking areas with landscaping and bioretention areas to reduce heat gain and break up impervious surface areas. Therefore staff recommends elimination of the landscape island in the nine stall western parking area.

(d) At least one tree shall be planted in each landscape island. Trees in landscape islands shall reach a mature height of 30 feet or more, cast moderate to dense shade in the summer, live at least 60 years, require little maintenance (such as by being insect-, disease- and drought- resistant and not producing fruit), and be suited for use in the proposed location (such as by being tolerant of pollution and direct reflected heat).

Finding: The Applicant will plant Autumn fantasy freeman maples in the northwest parking landscape islands and Black tupelo sour sweetgums in the northeast parking landscape islands. See Sheets L1.01 and 2.07.

(10)The applicant shall install landscaping and screening required by this chapter consistent with the approved site plan or an approved modification thereto before the city issues an occupancy permit or final inspection for the development in question; provided, the city clerk/treasurer may defer installation of plant materials for up to six months after the city issues an occupancy permit or final inspection for the development in question if doing so increases the likely survival of plants.

Finding: The Applicant will plant the proposed landscaping and screening prior to issuance of the occupancy permit or final inspection. The City may defer planting for up to six months if the City finds extenuating circumstances, such as inclement weather, unexpectedly delayed planting.

LCMC 18.250 Conditional Uses

18.250.010 Pre-application review

Finding: The City conducted a pre-application conference on Tuesday, August 23, 2018.

18.250.020 Review processes

Finding: The requested conditional use permit is subject to a Type III process. The application also includes a Type III Site Plan Review, a Type III Variance, a Critical Area Review, and a SEPA review.

18.250.030 Application contents

Finding: The City found the application technically complete.

18.250.040 Criteria for approval, minor modifications and revocation

(1) *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:*

(a) *The characteristics of the site are suitable to accommodate the proposed use and necessary mitigation of potential adverse impacts considering the size, shape, location, topography and nature features;*

Finding: The site slopes mildly. The site is rectangular and large consisting of 17.32 acres overall. These conditions are consistent with the proposed school use which requires building and parking area as well as activity outdoor activity centers. The wetlands on site have been identified and will be managed consistent with city, state and federal regulations. This criterion is met.

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

Finding: The City Engineer has determined that adequate provisions have been made and that adequate capacity is available for all required public facilities, i.e., water, sanitary waste, drainage and roads. See Public Work and Engineering discussion below. This criterion is met.

(c) *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;*

Finding: All portions of the building are 30 feet or more from any property line, thus meeting setback requirements. The maximum building height of 50 feet exceeds the 35-foot height limit in the zone. However, the Applicant has requested a variance to the height limit. Required street trees will be planted along NE Lockwood Creek Road at 30-foot intervals. This criterion is met.

(d) *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.*

Finding: The surrounding area is zoned for residential and agricultural use. There are no commercial or industrial zones or uses in the vicinity which might conflict with the proposed use. Residential neighborhoods inherently bring families with children. City Code recognizes middle schools as a conditional use in the LDR-7.5 zone. Construction of a new middle school is consistent with the School Districts Capital Facilities Plan which the City of La Center adopted and incorporated into its Capital Facilities Plan. Therefore, staff concludes that proposed use is not detrimental or injurious to the property and improvements in the neighborhood or and that the proposed use is consistent with adopted City Capital Facilities Plans. This criterion is met.

(2) *The hearings examiner may impose, in addition to regulations and standards expressly specified in this*

title, other conditions of approval necessary to ensure the use complies with applicable approval standards.

Finding: Staff has proposed a series of conditions to ensure that the proposal will comply with applicable regulations and standards.

18.250.050 Expiration and extension

Finding: The preliminary approval will expire within two years after issuance of the Final Order and Notice of decision unless extended consistent with LCMC 18.30.140.

LCMC 18.260 Variance

18.260.40 Approval criteria

- (1) *Unusual circumstances or conditions, such as size, shape, topography and location of an existing legal development on the site, apply to the property and/or the intended use such that the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone; and*

Finding: The site is zoned for low density residential use and a middle school is allowed as a conditional use. The expected property rights include either residential or, if approved, conditional uses. However, the property owner, the La Center School District, was not established for the purpose of building houses; its property rights are limited to school uses.

The 17 acre site is constrained by the presence of multiple wetlands and a riparian area. When allowing for the wetlands and riparian area, the maximum impervious surface coverage requirement, and all the required features commensurate with a middle school for 550 students, City staff concludes that the most efficient way to accommodate the school's needs is to increase the height of the building – going “up” rather than “out”. The height increase allows the project to meet all the outdoor requirements necessary for a middle school, preserve the site's largest wetlands, stay under the maximum impervious surface coverage requirement, and still provide enough space in the new building to meet the educational needs of new students.

Granting the variance will protect the rights and expectation of the existing property owner and will not deprive nearby property owners of their anticipated property rights. This criterion is met.

- (2) *The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.*

Findings: The requested variance is to allow an additional 15 feet of height to the new school. In seeking this variance, the building has been placed as far from the property lines as possible with over 120 feet between the east and west sides of the building and the side property lines and more than 180 feet from the street front. This proposed placement so far inward on the site mitigates negative impacts to existing and future adjacent development. Additionally, a 20-foot-wide landscape buffer will be created on the east and west side property lines further mitigating the height of the proposed school building.

The City of La Center has adopted the La Center School District's Capital Facility Plan, recognizing the importance of providing adequate school facilities for the growing community. Implementing the School District CFP will be materially beneficial to the community. This criterion is met.

LCMC 18.280 Off-Street Parking And Loading Requirements

18.280.010 Off-street parking requirements

Finding: LCMC Table 18.280.010 requires one parking space per 12 students, plus one space per two employees, based on maximum capacity, including temporary structures. The maximum capacity of the middle school will be 550 students with 41 employees. This equates to a minimum requirement of 46 student and 21 employee off-street parking spaces. 62 parking spaces are being provided for student parking and 21 spaces for staff. See Sheet L1.00. This criterion is met.

18.280.020 Joint use of facilities

Finding: Joint use parking facilities are proposed. This section is not applicable.

18.280.030 Parking design standards

(1) Size of Parking Space.

Response: All required parking spaces are 9 feet wide by 20 feet deep for a total of 180 square feet per space. These dimensions and area meet the parking space size requirements. All spaces have access to a 24-foot wide drive aisle for ingress and egress to NE Lockwood Creek Road. See As shown on Sheets L1.01 and L1.02. This criterion is met.

(2) Location.

Finding: Off-site parking is not proposed. This section is not applicable.

(3) Materials, Design, and Lighting

(a) Off-street parking facilities shall be surfaced with a durable and dustless surface...

Finding: The proposed parking areas will have an asphalt-paved surface, a durable and dustless surface. See Sheets L1.01 and L1.02. Sheet C401 shows the proposed stormwater plan for the northwest parking area, and Sheets C402 and C404 show the stormwater plan proposed for the northeast parking area. Sheet C406 shows the large stormwater facility in the southeast corner of the site serving as the main stormwater treatment facility with discharge to the wetland in the southwest corner of the site. This criterion is met.

(b) Except for a single-family or duplex dwelling, groups of more than two parking spaces per lot shall be:

(i) Provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner; and

Finding: The plan set indicates that the northwest parking area including the 24-foot wide drive aisles around the parking area and between the rows of spaces as well as the 26-foot wide fire lane extending south from the southwest corner of the northwest parking area. The full approach from NE Lockwood Creek Road leads into the looped two-way drive aisle so all vehicles may exit the site onto NE Lockwood Creek Road in a forward motion. See Sheets L1.00 and L1.01.

The two-way approach on NE Lockwood Creek Road leads into a 20-foot one-way drive aisle for bus parking on the west side of the aisle and staff parking on the east side of the aisle. This aisle loops to the east and then runs to both the north and south as a 24-foot-wide two-way drive aisle where it connects back at the north

with the NE Lockwood Creek Road approach, thus allowing for exiting from the northeast parking area in a forward motion. See Sheet L1.02.

Additionally, the Applicant provided a fire truck turning exhibit showing the circulation route for fire trucks through the site.

This criterion is met

- (ii) Served by a driveway designed and constructed to facilitate the flow of traffic on and off the site, with due regard to pedestrian and vehicle safety, and shall be clearly and permanently marked and defined. In no case shall two-way and one-way driveways be less than 20 feet and 12 feet, respectively, and be so arranged so as not to use any part of adjoining public sidewalks, street, or alley rights-of-way, except for ingress and egress.*

Finding: All proposed drive aisles are at least 20 feet wide.

Adjoining public sidewalks or street rights-of-way are not used for parking. See Sheets L1.01, L1.02, L1.03, and L1.04. Concrete paving will be utilized at on-site crosswalk areas to differentiate pedestrian crossings from asphalt-paved vehicular travel areas. See Sheets L1.01 and L1.02. This criterion is met.

- (iii) Lighting used to illuminate off-street parking facilities shall be arranged so as to reflect light away from any adjoining residential area(s).*

Finding: Proposed lighting for the off-street parking areas does not allow glare onto adjoining residential areas. See Sheets E1.1A and E1.02A. This criterion is met.

- (4) Boats and Recreational Vehicles.*

Finding: No boats or recreational vehicles will be parked at the middle school. This section is not applicable.

18.280.040 Loading

Finding: The proposed middle school has approximately 77,275 square feet of floor area which requires one loading berth. See Table 18.280.040(2). A roofless loading berth is in the rear southeast corner of the building. The berth is 19 feet deep and approximately 40 feet long. It is screened from view by the building and an 8-foot-tall concrete wall. See Sheet L1.04. This criterion is met.

LCMC 18.300 Critical Areas

18.300.040 Applicability and critical areas map

- (1) Applicability. The provisions of this chapter apply to lands within the La Center corporate limits and urban growth area that are either designated as critical areas and their buffers on the city's official areas maps, or are critical areas and buffers which are identified as part of a project specific application and land use review.*

Finding: The site contains critical areas identified in subsection (2) of this section: wetlands, CARA II and fish and wildlife habitat conservation areas.

18.300.050 Allowed uses

- (1) Unless the requirements of this chapter are met, La Center shall not grant any approval or permission to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement regulated through the following: building permit, commercial or residential; binding site*

plan; franchise right-of-way construction permit; site development permit; right-of-way permit; shoreline permit; short subdivision; use permit; subdivision; utility permit; or any subsequently adopted permit or required approval not expressly exempted by this chapter.

Finding: Critical area review and approval is required and its applicability is discussed below.

- (4) *Allowed Uses. The city may allow the following uses on critical areas and within buffer areas subject to the development standards of LCMC 18.300.110 and appropriate mitigation standards as described in LCMC 18.300.120:*

Finding: Above and below ground utilities may be permitted in critical areas.

- (2) *Limited Uses.*

Finding: Development subject to Site Plan review may be approved and stormwater facilities may be allowed in buffers of Category III and Category IV wetland buffers within the outer 25% of the buffer so long as the facility does not degrade the functions of the buffer and blends into the natural landscape.

The application materials propose impacts the outer 25% of a Category III wetland buffer in the southwest portion of the site for purpose of the installation of stormwater facility pipe, dispersal trench, and junction structure. The pond design was kept very shallow to keep the pond discharge in the buffer and out of the wetland while still meeting stormwater requirements. Mitigation is proposed for the installation of the stormwater improvements in the buffer area.

18.300.060 Variances

- (1) *An applicant who seeks to vary from the requirements of this chapter may seek a variance pursuant to this section. The city shall review a request to vary from the requirements of this chapter through a Type III review process.*

Finding: The initial application mitigation/enhancement plan propose mitigation of a total of 0.25 acres of buffer enhancement area at 1:1 ratio for both Category III and Category IV buffer impacts. The Applicant requests a variance to allow the 1:1 ratio enhancement and the impact to the wetland buffer area in the southwest portion of the site to install the stormwater facility pipe, dispersal trench, and junction structure.

- (2) *An application to vary from the requirements of this chapter shall demonstrate compliance with all of the following criteria:*
- (a) *There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to other properties;*

Finding: In the southwest corner, the property naturally slopes from east to west. The existing drainage flow pattern currently deposits surface water into the existing southwest wetland. To avoid the least amount of ground disturbance, grading, cutting, and filling, it is necessary to install the dispersal trench and junction structure in the buffer area of the southwest wetland. This avoids having to change the existing drainage flow patterns. As also stated in the initial Critical Areas Report, the impacts are due to the required discharge elevation for the stormwater pond outfall. The grade difference between the building, the stormwater pond in the site's southeast corner, and the southwest wetland is minimal. The pond design was kept very shallow to keep the pond discharge in the buffer and out of the wetland while still meeting stormwater requirements.

- (b) *The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;*

Finding: A storm water discharge is required for all development. The School District has a property right in a conditional use, subject to approval, to build a middle school. Because of the existing topography and surface flow drainage patterns, using the site for development while maintaining the current flow patterns necessitate discharge to the southwest wetland area. To avoid unnecessary cut and fill and destruction of the natural ground surface and flow pattern, installation of the pipe, dispersal trench and junction structure is necessary in the buffer area of the southwest wetland.

The temporary and permanent buffer impacts to the southwest wetland are due to the required discharge elevation for the stormwater pond outfall and the new pedestrian trail. The grade difference between the building, stormwater pond, and wetland is minimal. The pond design was kept very shallow to keep the pond discharge in the buffer and out of the wetland while still meeting stormwater requirements.

(c) Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvement;

Finding: The City of La Center adopted the School Districts CFP which forecasts the need for additional school facilities. Land use approval and critical area review and approval for such facilities may be materially beneficial; to the community.

Construction of the proposed storm water plan will follow the existing natural ground surface and flow patterns, thus creating the least disturbance to the site as possible. Not granting the variance would be materially detrimental as it could impede the development process of the needed new school and would require greater disturbance, cutting, and filling to the site to achieve discharge and could ultimately result in further disturbance to the wetland itself.

(d) Granting the variance will not violate, abrogate, or ignore the goals, objectives, or policies of the La Center comprehensive plan;

Finding: Among other things, the La Center comprehensive plan seeks to provide safe schools for the community, along with required public services of sanitary sewer and water, transportation, and appropriate drainage. The comprehensive plan also seeks to protect critical areas to the greatest extent possible. Granting of this variance will allow construction of a new middle school with street frontage improvements, a sanitary sewer pump station, water system, and a storm water system which discharges to an existing wetland in the same manner prior to development.

(e) In addition to the approval criteria above, an application to vary from the buffer requirements of a fish habitat conservation area or riparian area shall demonstrate...

Finding: The affected buffer is a wetland buffer. This section is not applicable.

(f) When granting a variance, the city may attach specific conditions to the variance that will serve to meet the goals, objectives, and policies of this chapter, including the preparation and implementation of a mitigation and monitoring plan consistent with LCMC 18.300.090(6)(I).

Finding: A mitigation and monitoring plan has been included as part of the Critical Areas Report submitted as part of this application.

18.300.070 Exemptions

Finding: The Applicant will remove invasive vegetation encountered in the process of installing a private wood chip pedestrian path, stormwater pipe, dispersal trench, and junction structure. Such removal will take place with hand labor and light equipment and is exempt from additional review.

18.300.080 Reasonable use exception

Finding: This section is not applicable.

18.300.090 Critical lands

(1) Critical Aquifer Recharge Areas

Finding: The site includes CARA 2 coverage, however the proposed school use will not trigger additional CARA 2 review. This section is not applicable.

(2) Fish and Wildlife Habitat Conservation Areas

Finding: The application includes a report titled "Fish & Wildlife Habitat Conservation Areas Assessment", dated November 30, 2017, prepared by Kevin Grosz of Olson Environmental LLC.

The report provides the following details:

"It appears that the stream in the northwest corner has been previously piped across the property north of the study area. Currently, the pipe outfall is located near the west property line of the study area as shown in Figure 5. The stream on or near the southeastern portion of the property is located in a roadside ditch as shown in Figure 5. Both of these streams are Type Ns. According to LCMC Table 18.300.090(2)(f) Type Ns streams are protected by a 75-foot riparian buffer (Fig. 5)." (Page 3)

"No species listed as threatened or endangered or their habitats were identified on the study area. However, threatened fish species listed under the Federal Endangered Species Act occur in the East Fork of the Lewis River which is the project watershed." (Page 3)

"Locally important habitats and species areas are legislatively designated and mapped by the City. No locally important habitats or species are mapped within the study site." (Page 3)

Regarding priority habitat and species, the report notes that the only priority habitat identified within the study area is the riparian habitat described above and that the review indicated that no known occurrences of any ETR plant species are located within Section 2 of Township 4 North, Range 1 East, Willamette Meridian. (Page 4)

The report concludes that two Type Ns streams are on or near the property. Both of these streams are protected by a 75-foot riparian buffer. See LMC 18.300.090(2). No disturbance is proposed in the riparian area; however a 300 square feet temporary disturbance may occur to the outer buffer area. Appendix B of the Critical Areas Report shows the proposed plantings in the riparian buffer area to mitigate for the temporary disturbance of the 300 square feet for grading to accommodate the driveway and parking area.

(3) Frequently Flooded Areas

Finding: The site is not an area classified as frequently flooded.

(4) Geologically Hazardous Areas

Finding: The site is flat and does not contain any geologically hazardous areas.

(5) *Slopes with a Gradient of 25 Percent or Greater*

Finding: The site is flat and does not contain any slopes with a gradient of 25 percent or greater.

(6) *Wetlands*

(b) *Applicability. The provisions of this chapter apply to any soil disturbance occurring or land use proposal affecting a Category I, II, III, or IV wetland or its buffer.*

Finding: On December 12, 2018 the Applicant formally notified the City of the presence of three additional heretofore undocumented wetlands on site. (See letter from PBS Environmental to the City of La Center dated December 12, 2018.)

Cumulatively, the Applicant submitted the following wetland delineation reports:

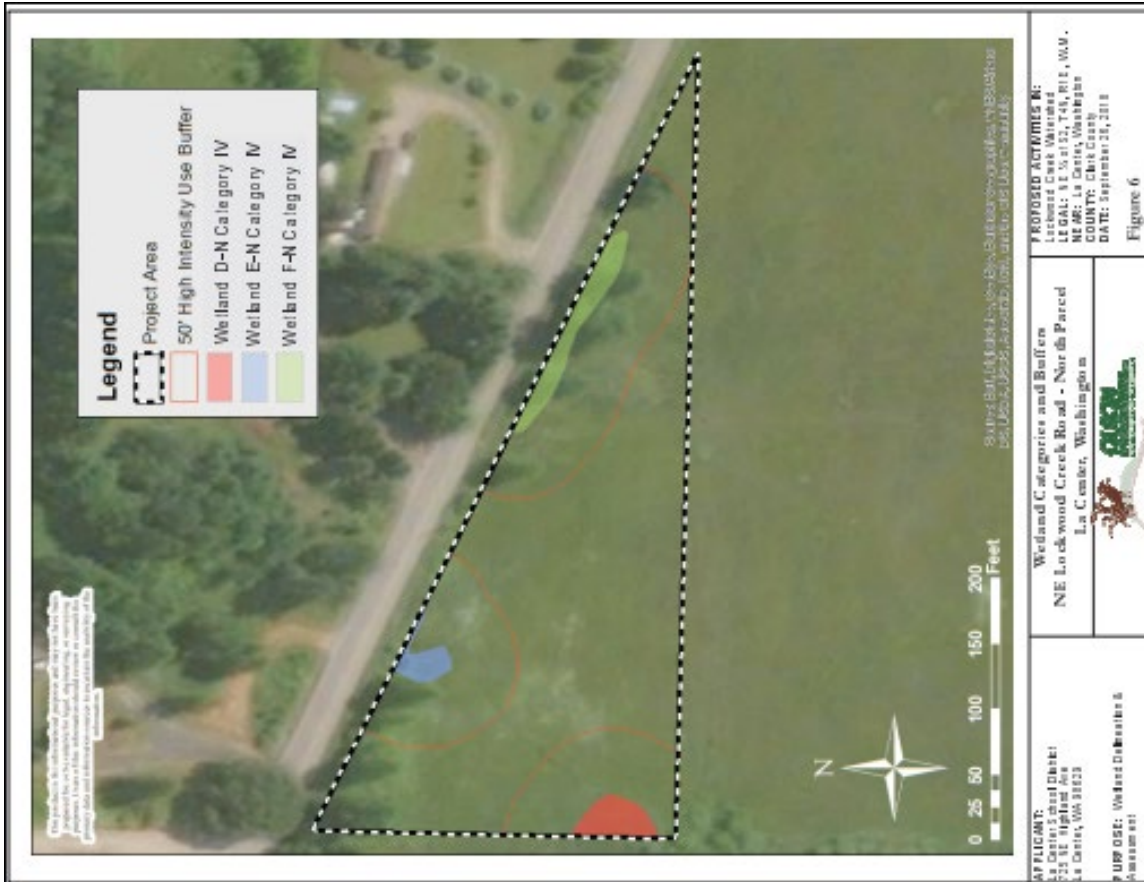
[Revised Delineation Report 12.18.18](#)

[Revised Delineation Report North Triangle 12.20.18](#)

[Revised Delineation Report South 12.20.18](#)

The Olson Environmental 2018 report for the North Triangle identified three wetlands – two along the site’s NE Lockwood Creek Road property line and one along the west property line in the north corner. The two wetlands along the street property line will be completely removed, along with their buffers. The wetland along the west property line will not be disturbed, but its buffer will have temporary disturbance during grading of the site for installation of the driveway and parking area.

Figure 5 North Triangle Delineation



Olson Environmental classified all three North Triangle wetlands as Category IV wetlands. See Figure 6. The North triangle delineation is unchanged as a result of the re-evaluation of the main parcel.

Figure 6 North Triangle Wetland Ratings

Table 1. Wetland Function Rating

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
D-N	Slope	6	3	5	14	IV
E-N	Slope	6	3	4	13	IV
F-N	Slope	6	4	4	14	IV

The revised materials wetland delineation for the main parcel includes potential wetlands not originally identified. Wetlands A-s, C-S, D-s and E-s are potentially Category IV wetlands. Wetland B-S is potentially a Category II wetland. See Figure 6:

Figure 7 Revised Olson Environmental Wetland Determination



The revised study reported the functional ratings for potential wetlands on the main parcel. See Figure 8

Figure 8 Revised Wetland Function Rating

Table 1. Wetland Function Rating

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
A-S	Depressional	5	4	5	14	IV
B-S	Slope	6	5	5	16	III
C-S	Depressional	6	4	5	15	IV
D-S	Slope	5	4	5	14	IV
E-S	Depressional	6	4	5	14	IV

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Wetland Delineation and Assessment - Revised

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At present neither ECY nor the USACE have conclusively rated the wetlands on the main parcel neither has the time frame for the conclusion of the agency concurrence or disposition is not known. Mitigation plans have not been finalized. As a **condition of approval** the Applicant will be required provide a final wetland delineation and classification and associated mitigation report prior to soil disturbance associated with any potential wetland and wetland buffer. Consequently, this report does not address wetland issues further.

Staff believes that the Examiner may approve the request for conditional use, preliminary site plan review, and height variance based on the application materials and analysis provided by the Applicant and the City. Once all wetlands have been delineated and have concurrence from ECY and the USACE and the Applicant completes the required mitigation plan, the Applicant may apply for Type II Critical Area Review to determine whether the fully revised wetland delineations, ratings and mitigation plans are consistent with LCMC 18.300. In the event the Applicant amends the Site Plan, the City will conduct Post Decision Review, consistent with LCMC

LCMC 18.310 Environmental Policy - SEPA

Finding: The required SEPA has been completed and is included as part of this submittal. SEPA Mitigation Measures are reported in Section IV.D

LCMC 18.320 Stormwater and Erosion Control

See Public Works section below.

LCMC 18.340 Native Plant List

Finding: The preliminary Critical Areas Report (Appendix B) proposes to use following native plants selected from Table 18.340.040(2)

LCMC 18.350 Tree Protection

Finding: The Applicant submitted a tree protection plan. See Sheets L0.00 through L0.6. The large row of existing trees on the site's south boundary, (approximately 100 trees) will remain and will be preserved in a 20-foot-wide landscape buffer area. Approximately 16 existing trees along Lockwood Creek Road will be removed to install City-required street frontage improvements.

To mitigate for removal of any of the healthy trees along the north boundary, noting that removal of dead, dying, diseased, or hazardous trees are exempt from mitigation requirements, additional tree plantings will occur. More than 200 new trees will be planted. See Appendix B of the Critical Areas Report

LCMC 18.360 Archaeological Resource Protection

Finding: Archaeological Investigations Northwest, Inc. (AINI) invested the primary parcel and submitted a report dated May 16, 2018. The company assessed the north triangular portion of the site and reported their findings in a memo dated September 17, 2018. Copies of both documents were submitted to DAHP.

The September 2018 AINI report indicates the presence of a possible archaeological resource in the northwest corner of the site. The Applicant proposes to cover and grass seed the site to prevent further disturbance. See Sheet L2.01. The AINI reports state that no additional archaeological work is recommended and recommended following standard inadvertent discovery procedures in the event cultural resources were unearthed during construction.

DAHP provided a comment letter during the SEPA review process. DAHP recommends the following mitigation measures:

- Additional survey work,
- Consultation with affected Tribes, and

- Compliance with federal law if federal funds will be used.

III.F Public Works and Engineering Analysis

Chapter 12.05 LCMC, Sidewalks’ Chapter 12.10 LCMC, Public and Private Road Standards; Chapter 18.320 LCMC, Stormwater and Erosion Control; and Chapter 15.05 LCMC, Building Code and Specialty Codes

Transportation Impact Analysis

The Applicant conducted a transportation impact study for the La Center Middle School (LCMS), prepared by PBS, dated November 18, 2018. The proposed development will construct an 81,648 square-foot middle school located on Lockwood Creek Road. Access to the site is proposed from Lockwood Creek Road. The proposed project is scheduled for completion in 2020.

The City of La Center has adopted mobility standards for transportation facilities during the highest one-hour period on an average weekday. The City’s 2017 Transportation Capital Facilities Plan requires signalized intersections to operate with a Level of Service (LOS) “D” or better and have a Volume-to-Capacity (V/C) ratio not higher than 0.95. All unsignalized or roundabout controlled intersections must operate with a Level of Service (LOS) “E” or better.

The traffic impact analysis provided operations for existing (2018) and future (2020) conditions during the AM peak hour and PM peak hour at the study intersections listed below. The three Bobcat driveway intersections refer to the driveways at the existing middle school on 4th Street. The middle school’s mascot is a bobcat.

- 4th Street/Aspen Avenue (stop-controlled on minor street)
- Stonecreek Drive/4th Street (stop-controlled on minor street)
- Bobcat West Driveway/4th Street (stop-controlled on minor street)
- Bobcat East Driveway/4th Street (stop-controlled on minor street)
- Highland Road/Ivy Avenue/4th Street (stop-controlled on minor street)
- Bobcat Exit Only Driveway/Ivy Avenue (stop-controlled on minor street)
- Hawk West Driveway/Lockwood Creek Road (stop-controlled on minor street)
- Hawk East Driveway/Lockwood Creek Road (stop-controlled on minor street)
- 40th Avenue/Lockwood Creek Road (stop-controlled on minor street)

Peak hour traffic counts were conducted at all study intersections on Thursday, September 13, 2018. Year 2018 traffic volumes were increased by two percent per year for two years to account for background traffic growth through 2020. Trips generated from the approved Highland Terrace, Riverside Estates, Stephens Hillside Farm and Sunrise Terrace/Heritage County Estates in-process developments were also added to the year 2020 traffic volumes. Trips associated with the development are identified for the AM, midday and PM peak hours at each study intersection.

Traffic accident history was obtained and evaluated for the study intersections (2013 to 2017). None of the intersections reach a collision rate of 1.00 collisions per million entering vehicles. The rate of 1.00 is used as a limit level to identify where mitigations could be required. No safety issues were reported at the study intersections.

ITE Ninth Edition Trip Generation Land Use Code 222 (Middle School) was used to estimate project trips. The proposed school would generate approximately 1,125 daily trips, 355 AM peak hour trips (195 in/160 out), 206 midday peak hour trips (93 in/113 out) and 97 PM peak hour trips (50 in/47 out). Trip distribution assumptions for new trips were based on existing traffic patterns and engineering judgement. Trips generated by the existing middle school were redistributed to the proposed middle school site.

No future capacity projects were included in the 2020 intersection operation analysis. The Highland Road/Ivy Avenue/4th Street intersection was shown to operate at LOS F for the minor street approach in all scenarios. The Highland Road/Ivy Avenue/4th Street intersection does not meet signal warrants under the 2020 Background plus Site Trip Conditions. The remaining study intersections were found to operate at LOS E or better during both AM, midday and PM peak periods of the 2018 Existing, 2020 Background and 2020 Background plus Site Trip Conditions.

The planned site driveways onto Lockwood Creek Road were reviewed and found to meet minimum sight distance requirements. The City requires 600-foot spacing on Lockwood Creek Road. The proposed driveways are 560-feet apart and represent the maximum spacing to support the preferred site layout. The Applicant submitted a road modification request to address the proposed nonconforming access spacing.

Chapter 12.10 -- Public and Private Road Standards

The Applicant shall comply with all staff conditions of approval in addition to City of La Center Engineering Standards for Construction for all public road improvements unless modified by the City Engineer. LCMC 12.10.040.

General Requirements

Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District. The Fire District must approve access to all the lots per the IFC.

Clark Public Utilities must approve the water pipe system and service to all lots. CPU needs to be contacted about the existing water system pressure and the Applicant must meet CPU approval for the new water system. Internal street names, and street addresses must conform to adopted city standards.

Monumentation shall be as directed by the City and shall be inside a cast iron monument case flush with the final street grade and shall be a brass cap, in a 30-inch long pipe as set by the surveyor of record and shown on the final subdivision plat map.

Streets and Circulation

The Applicant shall provide half street improvements along the length of Lockwood Creek Road according to the City of La Center Minor Arterial A standard ST-12A along the length of the frontage.

In addition to the half street improvements, as a **Condition of Approval** the Applicant shall provide street lights, street trees and stormwater improvements per LCMC 12.10.190.

A maintenance bond for 20% of the cost of the public improvements along the length of Lockwood Creek Road shall be provided before final construction approval.

A 6-foot wide sidewalk, per detail ST-23 including a full height 0.5-foot concrete curb and gutter will be required along the length of Lockwood Creek Road. In Lieu of the concrete sidewalk, a HMAC walkway along the length of the frontage connecting to the existing sidewalk west of the site may be constructed to meet Safe Routes to School requirement.

All pedestrian path of travel in public right of way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

Street Lighting

Street light design in Lockwood Creek Road shall be reviewed and approved by CPU. The City of La Center has new Engineering Standards for street lighting. The Applicant must submit a photometric plan of the lighting verifying compliance with the illumination levels shown on Table 2.6 of the Engineering Standards. Lockwood Creek Road is a Minor Arterial and cobra head street lights are required along the street frontage improvements per section 2.27 E of the Engineering Standards.

Grading

The Applicant shall submit final grading and erosion control permit as part of the plans showing the proposed contours on the plans for the school site as well as along Lockwood Creek Road. The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards. As part of these standards a construction stormwater permit is required from the Department of Ecology and an SWPPP will be necessary as part of the plan submittal to the City. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the Applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

The Applicant shall incorporate all recommendations for site construction as described in the Geotechnical Report by Columbia West Engineering Inc. dated October 3, 2018. The Geotechnical Report did not investigate the structural section necessary for the pavement in Lockwood Creek Road. The report found that there are AASHTO A-6 and A-7 soils present. The Applicant shall follow the structural section of asphalt and base in Lockwood Creek Road per the Minor Arterial Section "A" per the engineering standards for this soil classification.

In addition the report must recommend the over-excavation section for unstable soil encountered during construction. The Geotechnical Engineer is responsible for determining the over-excavation stabilization section during construction for unstable soil encountered, but a recommended over-excavation for Lockwood Creek Road.

Chapter 13.10 -- Sewer System Rules and Regulations

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. Per LCMC 13.10.110, all costs associated with installing the side sewer shall be borne by the Applicant.

Per the City Engineering Standards, sanitary sewers should be designed to care for future loads that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan).

The City Engineer has reviewed the Sewer Basin Capacity Analysis by the Applicant's Engineer and found it to be adequate to support connection to the existing 8-inch sewer main in Lockwood Creek Road with the following requirements as described in the report:

- The Applicant will install a public pump station at the appropriate low point of the site per the City General Sewer Plan and the City of La Center Engineering Standards.
- The wet well, vaults and infrastructure shall be installed to serve the basin draining to the pump station in full buildout condition.
- The force main from the pump station to the public sanitary sewer in Lockwood Creek Road shall be sized for the basin for future buildout.
- The pumps must be supplied with variable frequency drives (VFDs) to allow smoother start-up of pumps and to prevent water hammer and degradation of the force main. The Applicant's engineer must provide a detailed analysis for design of the new pumps and based on Department of Ecology (DOE) criteria, to support the new pumping system. The Applicant's engineer prepared at Sewer Basin Capacity Analysis that supports the new pump station size. The pumps can be sized to serve the school with additional capacity for some of the basin buildout.
- The Applicant will provide gravity pipe stubs from the wet well up to the east for future extension of a gravity sewer to serve the basin.

LCMC 18.320 Stormwater and Erosion Control

Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation. The Applicant proposes to create new impervious surface on the school site. Per LCMC 18.320.210, treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

A final Technical Information Report (TIR) must be submitted by the Applicant and must comply with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required.

The Applicant proposes to use bio retention facilities for water quality treatment and detention before release of stormwater to the existing downstream wetland on and off-site.

The use of bio retention facilities is allowed in the latest Western Washington Stormwater Manual. However, the City of La Center allows the use of experimental BMPs. See LCMC18.320(6). The Applicant must verify that the bio retention facilities will meet the water quality standards and in 1992 Puget Sound Manual which requires compliance with the Water Pollution Control Act and the Water Resources Act.

The collection system in Lockwood Creek Road shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method. Downspouts connections from the school buildings must connect directly into the site stormwater system.

Maintenance of Stormwater Facility

The Applicant shall be responsible for maintenance of the stormwater facility. The Applicant will submit an O&M Report describing the maintenance requirements of the facility to the City. The school must submit yearly maintenance records verifying compliance with the O&M Report.

Construction Notes

- If retaining walls are to be constructed the Applicant must provide design details in the conditions for the builder(s). Any required walls shall be installed and approved before final occupancy approval. Other walls built shall be built to a City standard detail.
- Provide a note and detail for a concrete truck washout area which builders and contractors shall be required to use and maintain until final build out.
- The school shall coordinate with Clark County Fire and Rescue (CCF&R) regarding hydrant spacing and related fire flow and fire protections issues and shall provide the City Engineer with evidence of said coordination.

IV. CONCLUSIONS & RECOMMENDATION

The review authority finds the Applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. The subject application should be **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

IV.A Planning Conditions

1. The Applicant, at time of engineering approval, shall comply with all applicable City of La Center Engineering Standards for Construction and all engineering recommendations contained in the Staff Report unless modified by the Public Works Department (LCMC 12.10.040); and the Applicant shall comply with all applicable La Center land use regulations, goals and policies.
2. Archaeology. The Applicant shall coordinate with the Department of Archaeology and Historic Preservation (DAHP) regarding conformance with DAHP's SEPA comment letter dated December 19, 2018.

Additionally, in the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:

- a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and,
 - c. Take reasonable steps to restrict access to the site of discovery.
 - d. The project proponent will notify the concerned Tribes and all appropriate city, county, state, and federal agencies, including the DAHP. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.
4. The conditional use and preliminary site plan approval shall expire within two years of the date of Final Order and Notice of Decision for this proposal.

5. The application for final site plan approval (see 18.215.080) must confirm that the proposed fencing, hedging, and landscaping and solid waste, lighting, and noise impacts are consistent with Chapter 18.245 – Supplementary Development Standards.
6. Wetlands. Prior to soil disturbance in any wetland or potential wetland buffer the Applicant shall update the wetland delineation report to reflect the total wetland area, secure concurrence from the United States Army Corps of Engineers (USACE) and the Washington Department of Ecology (ECY), and submit a mitigation plan to the City of La Center which consistent with the requirements of LCMC 18.300.100 through 18.300.120.
7. Impact Fees. Transportation impact fees (TIF) shall be assessed and paid at the time of building permit issuance.
8. Signs and reader Board. Applications for sign permits are not subject to land use review. Prior to construction of the monument sign and reader board the School District shall apply for a sign permit demonstrating compliance with LCMC 8.60, Signs. When the School District applies for a sign permit, staff recommends that the City treat the proposed school monument sign and internal reader board as if it is a sign in a UP zone, subject to LCMC 8.60.110.

IV.B Public Works Engineering Conditions

1. The Applicant, at time of engineering approval, shall demonstrate compliance with all applicable La Center regulations, goals and policies contained herein including the requirements and condition in Section III.H., Public Works and Engineering Analysis in the Final Staff Report.
2. As-constructed drawing(s) will be provided in '*.dwg' electronic format as well as Mylar and paper.
3. Construction Plans. Construction plans shall:
 - a. Identify staging areas for all equipment, contractors, deliveries, and supplies prior to construction plan approval.
 - b. Identify and show all utilities with trench and location details.
4. Streets:
 - a. The development shall construct the street improvements noted in section III.H. Public Works and Engineering Analysis of this Staff Report.
 - b. Minimum sight distance requirements shall be met at all site intersections and driveways. The City Public Works Department prior to final site plan approval shall approve sight distances on the internal street system.
 - c. Street lighting installed shall be installed consistent with City and Clark Public Utility standards.
5. Street names. The Applicant shall coordinate with the Public Works Department regarding the City's future street naming procedure prior to final plat approval.
6. Street trees. The Applicant shall provide street trees at a minimum of 30-foot intervals near the Lockwood Creek Road frontage. Prior to construction the Applicant shall provide the Public Works Department with a scaled plan showing the type, location, and planting method of street or front yard trees. A Street Tree bond shall be provided to the City guaranteeing the performance and maintenance of planted trees for two years. LCMC 18.130.100.
7. Grading and Erosion Control.

- a. Site development earthwork for site grading and construction of sewer, storm drain, water, and street systems should occur during the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 31st.
 - b. The Applicant shall inspect and confirm any property markers before grading and add new markers as may be necessary.
 - c. Site improvements shall not proceed without an approved erosion control plan. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and City Engineering Standards. The Applicant is required to have a construction stormwater permit in place with a SWPPP per D.O.E. before construction begins. Where these standards differ, the more stringent shall apply. All erosion control measures shall be in place prior to removal of vegetation or any construction activity and shall be maintained during all phases of construction.
8. Geotechnical. Prior to site disturbance, the Applicant shall consult with the Public Works Department or and City Engineer to incorporate the design recommendations in Section 6.0 of the Geotechnical Site Investigation prepared by Columbia West Engineering.
 9. The Developer is responsible for all costs associated with the service installation, hydrant installations, and any other needed water improvements.
 10. Stormwater.
 - a. The design and construction of storm drainage shall be in accordance with the LCMC and applicable La Center Engineering Standards for public works.
 - b. The developer shall dispose of stormwater on-site per LCMC. The Applicant is required to treat stormwater and detain on-site meeting the City ordinance.
 11. Utilities.
 - a. The Developer shall confirm functionality of existing wastewater facilities and capacity to treat proposed loads from all phases of proposed development and make design modifications to the proposal if such is found deficient.
 - b. The Developer shall add utility stubs to allow future connection of adjoining developments to the public sanitary sewer service and water service.

IV.C Transportation Conditions

1. The development shall construct half-street frontage improvements to Lockwood Creek Road per City standard detail ST-12A. The roadway design shall be approved by the City Public Works Director prior to final approval.
2. The development shall contribute Transportation Impact Fees toward citywide impacts.
3. The development shall construct a school speed zone along Lockwood Creek Road consistent with MUTCD requirements.
4. Minimum sight distance requirements shall be met at all site driveways. Sight distances shall be approved by the City Public Works Director prior to final site plan approval.

IV.D SEPA Mitigation Measures

1. The Applicant shall follow the SEPA recommendations made by the two commenting state agencies:

WA Department of Archaeology and Historic Preservation (DAHP) recommending:

- o Additional survey work,
- o Consultation with affected Tribes, and
- o Compliance with federal law if federal funds will be used.

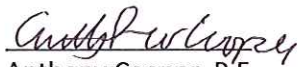
WA Department of Ecology (ECY) related to wetland fill, shorelands, hazardous and toxic wastes, grading, solid waste, water resources, and water quality.

IV.E CCFR Fire Conditions

1. Fire hydrants must be provided on fire access roadways so that average spacing does not exceed 500' and the maximum distance from any point on the street frontage to a hydrant is no more than 250' per IFC C102.¹ The Fire District must approve the location of all the hydrants.
2. The perimeter of all structures must be within 150' an approved access road with a minimum clear width of 20' per IFC 503.1.1 / D102.
3. Combustible construction above ground should not occur until the required, paved access roadways and fire hydrants are in place and functional.
4. Any dead-end fire access roadway longer than 150' must be provided with an approved cul-de-sac or hammer-head turn-around in accordance the International Fire Code design criteria per IFC D103.4.
5. Fire access roadways must have signage for parking restrictions as follows: Signs for no-parking must be provided on both sides of all accessways that are less than 26 ft. wide. Signs for no-parking must be provided on one side of all accessways that are between 26 ft. and 32 ft. wide in accordance with local standards for future enforcement. Accessways that are 32 ft. or greater in width do not require parking restrictions or related signage. IFC D103.6

V. APPEALS

The Applicant, applicant's representative, or any person, agency or firm with an interest in the matter may appeal the Critical area decision. The appellant shall file the appeal together with the requisite fee and information within 14 calendar days of the date of the decision being appealed. (§18.030.130 LCMC.)



Anthony Cooper, P.E.
City of La Center
City Engineer



Eric Eisemann
Planning Consultant
E² Land Use Planning, LLC

¹ Hydrant spacing was assessed based on structures that are non-sprinklered, type V-B Construction and no larger than 4,800 combined square feet. Additional hydrants may be required for streets providing access to structures greater than 4,800 SF per (IFC Table B105.1(2) / C102.1).

Exhibits

Application Materials

Date Submitted

<u>Application and Narrative</u>	10/26/2018
<u>Pre-Application Conference Summary</u>	10/26/2018
<u>Statutory Warranty Deed</u>	10/26/2018
<u>Purchase and Sale Agreement</u>	10/26/2018
<u>Assessor's Certified Mailing Information</u>	10/26/2018
<u>SEPA</u>	10/26/2018
<u>DAHP Submittal Email</u>	10/26/2018
<u>Archaeological Report</u>	10/26/2018
<u>Archaeological Report Addendum</u>	10/26/2018
<u>Critical Areas Report</u>	10/26/2018
<u>Wetland Report North</u>	10/26/2018
<u>Wetland Report South</u>	10/26/2018
<u>Habitat Conservation Areas Assessment</u>	10/26/2018
<u>Site Plan Iterations</u>	10/26/2018
<u>Geotechnical Report</u>	10/26/2018
<u>Tree Assessment Letter</u>	10/26/2018
<u>Color Palette</u>	10/26/2018
<u>Fire Truck Turning</u>	10/26/2018
<u>Cut Sheet Light Z01</u>	10/26/2018
<u>Cut Sheet Light Z01A</u>	10/26/2018
<u>Cut Sheet Light Z01B</u>	10/26/2018
<u>Preliminary Technical Information Report</u>	10/26/2018
<u>Plan Set</u>	10/26/2018
<u>Traffic Impact Analysis</u>	11/8/2018
<u>Developer's GIS Packet</u>	10/26/2018
<u>Technically Complete Comments</u>	11/14/2018
<u>Middle School SEPA DNS Packet</u>	12/5/2018
<u>Revised Middle School SEPA DNS Packet</u>	12/12/2018
<u>Revised Delineation Report 12.18.18</u>	12/18/2018
<u>Revised Delineation Report North Triangle 12.20.18</u>	12/20/2018
<u>Revised Delineation Report South 12.20.18</u>	12/20/2018

SEPA Comments

<u>DAHP Additional Work Recommended</u>	12/19/2018
<u>ECY Comments</u>	12/21/2018

Correspondence

Date

<u>LCSD Middle School Technical Meeting Agenda</u>	10/5/2018
<u>LCSD Middle School Technical Meeting 1 Outcomes</u>	10/5/2018

Technical Meeting #2 (No Agenda)
[LC Middle School CFP Understanding Final](#)

10/18/2018

11/1/2018