

Date: 4 June, 2024

To: **City of La Center**

Planning Services  
210 E 4<sup>th</sup> Street  
La Center, WA 98629

Re: RESPONSE LETTER TO MASTER LAND USE APPLICATION COMPLETENESS CHECK COMMENTS:  
318 OLD PACIFIC HIGHWAY, LA CENTER, WA 98629

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## Planning Comments

### LCMC 18.215.050 Site Plan Review

- A site plan meeting the standards of Chapter 18.230 LCMC and subsection (2)(e) of this section, which specifically requires:
  - Status: Incomplete. Please provide an updated site plan that includes the following additional information:
    - Property boundaries, dimensions and size of the subject site;  
**Response: Most of this info was already on the site plan but more info has been added.**
    - Legend indicating the total square footage amount of on-site landscaping including percentage of total site area.  
**Response: This info is added to Sheet LU-1, under Project Data.**
    - Demonstrate compliance with applicable state and federal guidelines including, but not limited to, adequate sizing, the provision of handicapped access ramps and appropriate labeling and signing. On-site cross-aisles and circulation areas shall be indicated including their dimensions;  
**Response: This info is added to the Site Plan on Sheets LU-1 and LU-2.**
    - Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, between on-site buildings and on-site or off-site parking areas;  
**Response: The pedestrian path from public ways to entry doors are now shown dashed on the Site Plan and called out. There are no changes to these paths and to the main entries, and they were approved by the City on 8/3/1998.**
    - The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, existing structures to be retained on the site and their distance from the property line, proposed structures (including signs, fences, etc.) and their distance from property lines and the size and location of solid waste and recyclable storage areas;  
**Response: More info has been added to the site plan including the size and location of solid waste and recyclable storage area.**
    - Include survey information consistent with LCMC 18.230.  
**Response: We have previously confirmed via email on 12/12/2023 with Jamie Viveiros that the old existing survey will be sufficient for this submittal. However,**

we forgot to submit the survey initially because a survey was not listed as a required item in the submittal checklist. We have now submitted the old survey with our application and it should be sufficient as previously confirmed. Thomas Strobehn, Bryan Kast, and Anthony Cooper were also copied on that email.

- A landscaping plan meeting the standards of LCMC 18.245.060, or such information included on the site plan;
  - o Status: Incomplete. The plans need to be updated to show required street landscaping, full height curb and sidewalk along 3rd Street where the existing driveway will be removed consistent with LCMC 12.10.350 as discussed in the Public Works and Engineering Comments section.  
**Response: The Site Plan has been updated to show the existing driveway/ curb cut to be removed, and curb, gutter, sidewalk and landscape strip to be constructed per the City Standard Details.**
  
- A lighting plan meeting the standards of LCMC 18.245.040, or such information included on the site plan;
  - o Status: Complete. The plans provide sufficient information regarding existing lighting and proposed relocation of an existing light pole on site. However, a condition of approval will be included in the staff decision requiring compliance with LCMC 18.245.040 including limitations for off-site illumination.

#### LCMC 18.155 Downtown Overlay District/2005 Downtown Design Guidelines

Compliance with dimensional and site design standards of LCMC 18.155.050 is not required based upon the scope/scale of the proposed addition, however, changes in the façade of the existing building are required to comply with the architectural style provisions outlined in the 2005 Downtown Design Guidelines. To the extent possible, original building facades should be retained, and new facades should be designed to maintain the distinct character of the Fortune Casino and the broader Downtown Overlay District. Revised elevation drawings are not required to be submitted as part of this completeness review, but the applicant is encouraged to provide updated elevations prior to the issuance of a staff decision.

**Response: Following a meeting we had with the City officials on 3/27/2024, as suggested by the City officials, the proposed east elevation has been updated to add columns and overhead railing features consistent with the existing main façade. We have confirmed with Bryan Kast that this will be sufficient.**

### **Public Works and Engineering Comments**

LCMC 12.10.190 Developments – Access road – Frontage improvements.

- Half-width road improvements shall be constructed to the applicable standards pursuant to LCMC 12.10 and Section 2.11 of the Engineering Standards.

- o Status: Incomplete. The existing driveway along 3<sup>rd</sup> Street that is east of the building is required to be removed as part of this request. The plans must be updated to show full height curb, gutter, sidewalk and landscape strip where the existing driveway will be removed. The local road section should be consistent with Standard Detail ST-15 per the City Engineering Standards.

**Response: The Site Plan has been updated to show the existing driveway/ curb cut to be removed and curb, gutter, sidewalk and landscape strip to be constructed per the City Standard Details.**

LCMC 12.10.350 Street trees and landscaping.

- Street trees and landscaping are required along the site frontage consistent with LCMC 12.10.350.
  - o Status: Incomplete. The landscape plan must be updated to reflect street trees and landscaping within the new landscape strip. New street trees should conform reasonably to city standards.

**Response: This has been updated and one new street tree, the same species as the existing trees has been called out on the Site Plan, along with the ground cover consistent with the existing landscape strip.**