



Staff Report & Recommendations

La Center High School Skills Center Building

Type I Site Plan Review
(2024-036-SPR) January 2, 2025

PROPOSAL:	<p>The applicant is proposing the construction of a 3,200 square foot steel building to provide La Center High school Skill's Center Students, with a place for their projects as well as security for materials, tools and equipment.</p> <p>The structure will be located on the northeast side of the existing High School and northwest of the baseball field. The school site is approximately 29.35 acres and located in the UP (Urban Public Facilities) zone district.</p>
LOCATION:	<ul style="list-style-type: none">▪ 725 N.E. Highland Road, La Center, WA 98629▪ #10 Sec 2 T4N R1EWM▪ Property Identification Number: 209078000
APPLICABLE STANDARDS	<p>La Center Municipal Code (LCMC) 3.35, Impact Fees; 18.10.030 Standards Designated; 18.10.080 Timing of Regulations; 18.30 Procedures; 18.170 Urban Public District; 18.215 Site Plan Review; 18.245 Supplementary Development Standards; 18.360 Archaeological Protection; and La Center Engineering Standards.</p>
RECOMMENDATION:	<p>APPROVAL, subject to conditions</p>

CONTACT LIST

OWNER/APPLICANT

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal:

The applicant is proposing the construction of a 3,200 square foot building to provide shelter for the Skills Center students' projects, tools and materials. This building will not connect to have water or sewer. The site is located outside to any environmentally sensitive areas and is located northeast of the high school and northwest of the ball fields.

The proposal is not subject to review under SEPA per LCMC 18.310.090(3) and WAC 197-11 (1.c.iv) as the improvements are considered a storage building of 4,000 square feet or less and no critical areas impacts are proposed. The applicant submitted a geotechnical report confirming the site is not a geologically hazardous area.

Application Timeline:

- The applicant filed the application materials on December 10, 2024.
- The City made a completeness determination on December 11, 2024.
- Notice of application was not provided as the application is a Type I site plan review, which does not require notice to surrounding property owners.
- The City provided this staff report and notice of determination within 21 days after the application was deemed complete.

Applicable Standards and Approval Criteria

La Center Municipal Code (LCMC) 3.35, Impact Fees; 18.10.030 Standards Designated; 18.10.080 Timing of Regulations; 18.30 Procedures; 18.170 Urban Public District; 18.215 Site Plan Review; 18.245 Supplementary Development Standards; 18.360 Archaeological Protection; and La Center Engineering Standards.

II. ENGINEERING REVIEW

Water & Sewer:

The applicant is not proposing to connect the building to water or sewer, therefore a review is not required.

Chapter 18.320 -- Stormwater and Erosion Control

Findings(s): Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC limits the creation of more than, 1,000 square feet of impervious surface for commercial structures is subject to stormwater regulation. The applicant will be required to comply with stormwater regulations as part of the building permit process.

Conditions of Approval:

- The applicant will be required to comply with stormwater regulations as part of the building permit process.

III. LAND USE REVIEW

Chapter 18.30 -- Procedures

Findings: The Type I Site Plan application requires administrative review and approval with no public notice necessary. The application was deemed Technically Complete on December 11, 2024 having provided all applicable submittal requirements as outlined in LCMC 18.30.050. This staff report and notice of decision is issued in accordance with the procedures of LCMC 18.30.080 within 21 days after the application was deemed complete.

Staff finds that the applicant has met the burden of proving they meet the applicable regulations or can be conditioned to do so and that the applicant has made adequate provisions for public services in accordance with the City's adopted level-of-service standards.

Chapter 18.170 – Urban Public District

18.205.020 Permitted Uses

Findings: The location of the proposed Skills Center Building is at La Center High School, which is zoned as Urban Public District (UP). The proposed building qualifies as similar use to those uses permitted under LCMC 18.170.020 since the facility is used for school purposes.

Staff finds that the proposed structure is similar in impact and function to permitted uses within the UP District and is, therefore, also a permitted use. LCMC 18.170.040 Development Standards

Findings: The City has determined that there are no separate standards from another zone that apply, and no additional standards are necessary. The proposed setbacks from the property line are 160 feet or greater on all sides. The proposed setbacks are in conformance with UP zoning standards.

Chapter 18.215 – Site Plan Review

18.215.020 Applicability

18.215.040 Site plan review types and procedures:

- (1) Site plan reviews shall be classified and processed as follows:
 - (a) Building Permit Reviews. These types of reviews shall be processed as a Type I land use action. These site plan reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses and do not have a substantial impact on the natural and built environment.

Findings: The proposed "Skills Center Building" is considered a new construction that does not exceed four thousand square feet of additional floor area, with no proposed new parking, and no new multifamily residential units. Therefore, this application qualifies and is being processed as a Type I Site Plan Review.

18.215.060 Criteria for site plan approval

The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code, the following are enumerated to indicate the various requirements

under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval:

1. The proposed use is permitted within the district in which it is located.
2. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.
3. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Section 18.245.060 LCMC.
4. Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.
5. All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.
6. Improvement requirements are provided in accordance with the applicable sections of the La Center development code.
7. All conditions of any applicable previous approvals (i.e., CUP) have been met.
8. Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.
9. Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. There are no conditions to connecting the public storm or sewer system.

Findings: Staff finds that the applicant has met the site plan review standards as follows:

1. The proposed use is similar to permitted uses in the UP District and is therefore a permitted use in the UP District. See response to LCMC 18.170 in this staff report. *Therefore, this criterion is met.*
2. As noted above, there are not any lot, yard, building, height, or other dimensional requirements of the UP District within which it is located, as also detailed in this staff report. *Therefore, this criterion is met.*
3. Landscape requirements are not applicable for the proposed use. See additional analysis in response to LCMC 18.245 in this staff report. *Therefore, this criterion is met.*
4. Minimum parking and loading space requirements are not applicable for the proposed use. The "Skills Center Building" will not generate additional demand for parking since it is an accessory use to the high school. Loading spaces are not required for school uses or public buildings of less than 30,000 square feet. *Parking and loading requirements are not applicable to the proposal.*
5. This staff report addresses the applicable criteria of the LCMC, and conditions of approval are provided at the end of this report.
6. No previous approvals are applicable to the proposed use.
7. The proposed use will not be providing underground public and private utility lines since water and sewer service are not proposed or necessary for the shed. A stormwater utility plan is provided for stormwater overflow of the proposed rainwater collection system.
8. The City Engineer has found that engineering is not applicable to the proposed use.
9. The applicant is proposing that the development occurs in a single phase.

Chapter 18.245 – Supplementary Development Standards

Findings: The applicant provided a preliminary site plan (Exhibit A) and additional documents which are consistent with this chapter.

Staff finds that the applicant will meet the supplementary development standards as conditions.

- Fencing: No fencing is proposed. *Therefore, these standards are not applicable.*
- Solid waste: No solid waste is proposed or required. *Therefore, these standards are not applicable.*
- Lighting: These standards require that: (1) onsite lighting not reflect or cast glare into any residential zone (2) rotate, glitter, or flash (3) conflict with readability of traffic signs and control signs and (4) cause no more than one foot-candle measured at any property line. No new lighting is proposed at the time of preliminary site plan review. *The applicant will be conditioned to comply with these standards should building or onsite lighting be proposed in the future.*
- Noise: These standards require that noise generated by the proposed use not exceed the standards in Washington Administrative Code 173-60. The site is located in an environmental designation for noise abatement (EDNA) Class B and surrounding residentially-zoned properties are located in a Class A EDNA. Noise is limited to 57 decibels at the property line during the daytime and 47 at night. The proposed use of the site as a “Skills Center Building” for storage and education is located interior to the high school property and is not anticipated to be a substantial noise generating use and will not operate at night. Noise standards are unlikely to be exceeded. *The applicant will be conditioned to comply with these standards.*
- Landscaping: LCMC contains landscaping and screening requirements by zone. The subject site is zoned UP and surrounded by LDR-7.5 and are not separated by a street, requiring landscaping with an L3, 5-foot wide buffer. The L3 buffer standards require shrubs six feet high and 95 percent opaque year-round, one tree per 30 lineal feet, and groundcover over the remainder of the landscaped area. A fence of six feet high and sight obscuring can substitute for the shrubs. LCMC 18.245.060(3) allows for existing vegetation to be used to substitute for the landscaping requirements. *Staff has determined that the existing natural vegetation to the north and the location of the high school and ball field provide sufficient screening for the proposed building.*

Conditions of Approval

- If building or site lighting is proposed in the future, it shall comply with the requirements of LCMC 18.245.040 and LCMC 18.282 and the applicant shall submit lighting cut sheets demonstrating that these standards are met.
- The proposed use shall comply the noise requirements for a Class B EDNA adjacent to a Class A EDNA contained in LCMC 18.245.050 and WAC 173-60.

Chapter 18.310 – Environmental Policy

Findings: Since the site has been determined to not be in a critical area per LCMC 18.300.090 and the proposed development does not exceed the SEPA exempt thresholds in LCMC 18.310.090, the City does not require a SEPA review of the site.

LCMC 18.360 Archaeological Resource Protection

The City’s archaeological protection standards require that an archaeological predetermination report be filed when development would be located in moderate, moderate-high or high risk areas that is either moderate or high impact. The subject site is located in an area mapped as having a moderate-

high risk of encountering archaeological resources. The High-School and associated buildings on-site have provided previous Archaeological Pre-determinations. The proposed building will not be located within an environmentally sensitive area and will not require a new pre-determination. The applicant shall follow the archaeological requirements for a building permit.

Conditions of Approval

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

- Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
- Take reasonable steps to ensure confidentiality of the discovery site; and,
- Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the applicant 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.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

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. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

A. Engineering and Public Works

Streets, Sidewalks and Public Ways

1. No public improvements are required.

Sanitary Sewer

2. No sanitary sewer requirements, since there is no proposed connection.

Stormwater and Erosion Control

3. Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Erosion control standards apply as part of the building permit requirement.

Building

4. Retaining walls and perimeter fencing are subject to building permit review.

B. Land Use

General

5. If building or site lighting is proposed in the future, it shall comply with the requirements of LCMC 18.245.040 and LCMC 18.282 and the applicant shall submit lighting cut sheets demonstrating that these standards are met.
6. The proposed use shall comply the noise requirements for a Class B EDNA adjacent to a Class A EDNA contained in LCMC 18.245.050 and WAC 173-60.

Permitted Uses at the Skills Center Building

7. The applicant shall follow development standards of UP zoning under LCMC 18.170.020

Critical Areas, Environmental

8. In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions must be taken:
 - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - Take reasonable steps to ensure confidentiality of the discovery site; and,
 - Take reasonable steps to restrict access to the site of discovery.
9. The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant 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.
10. See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.
11. Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Angie Merrill, Associate Planner	Phone: 360- 263-3654; email: amerrill@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov

Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov
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V. APPEALS

A final decision regarding an application subject to a Type I process may be appealed by the applicant or applicant's representative or by any person, agency or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of the decision being appealed. For an appeal regarding a decision subject to a Type I process, the City Clerk shall send the hearings examiner a copy of the appeal and the case file together with any new evidence submitted with the appeal within 7 days after receiving a complete appeal. The hearings examiner shall conduct a de novo review. Within 21 calendar days after a timely, complete appeal is filed, the hearings officer shall send to the city clerk a final decision for distribution to the applicant and applicant's representative.

Angie Merrill
City of La Center
Associate Planner



VI. EXHIBITS

Exhibit A – Proposed Site Plan

LACENTER SKILL CENTER SITE PLAN

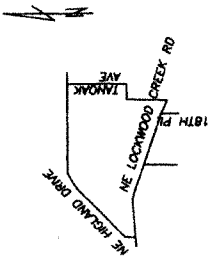
SERIAL NUMBER 209078000, 62965191, 62965252, & 62965230

DEC 4, 2024

SITE AREA = 29.35 AC
NO PHASE PROPOSED

SITE AREA 29.35 AC
PROPOSED BUILDING AREA 0.073 AC (0.25 %)
TOTAL IMPERVIOUS AREA 0.1 AC (0.34 %)
NO ADDITIONAL PARKING PROPOSED

VICINITY
NO SCALE



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12/5/2024

