



Staff Report & Recommendations

Minit Management

2020-009/CUP/SPR/SPL/SEPA

Type I Post Decision Review

(2025-027-PST)

June 20, 2025

PROPOSAL:	The applicant is applying for a Type I Post Decision Review for a one (1) year extension to the land use approval under Minit Management 2020-009-CUP/SPR/SPL/SEPA per the Hearings Examiner's Final Decision, Land Use Condition #33 and La Center Municipal Code 18.30.150.
LOCATION:	32022, 32024, 32124 & 32122 NW Paradise Park Road, Ridgefield, WA 98642
APPLICABLE STANDARDS	The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 18, Development Code Chapters: 18.30, Procedures; 18.30.140, Post-decision Review; 18.158, La Center Junction Plan Zoning District
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

APPLICANT/OWNERS

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OVERVIEW

Minit Management was approved under 2020-009-CUP/SPR/SPL/SEPA on June 2, 2020.

The approved project includes the following:

- 101-unit, five (5) story hotel
- 11,600 square foot, one-story multi-tenant commercial building
- 4,516 square foot, one-story convenience store with a drive-through restaurant
- 2,800 square foot, one-story drive-through restaurant
- 12 pump automobile fueling island
- Associated parking, utility, and other infrastructure improvements
- Four (4) lot short-plat

Public Notice

Public Notice is not required for Type I applications according to LCMC 18.30.080.

Land Use Analysis**LCMC 18.30.140 Post Decision Review**

The applicant applied for a Type I Post Decision Review on May 30, 2025.

Except as otherwise expressly provided by the La Center Municipal Code or the decision in question, decisions made pursuant to this chapter expire two years after the effective date of the decision unless, within that time, the applicant or a successor in interest files an application for an extension of the decision or submits an application for project review or a building permit, or undertakes substantial development of the use authorized by the decision. Approval of a preliminary long plat or short plat shall expire within five years from the date of approval.

Staff Finding: The project was approved for four (4) phases. Substantial development has taken place for the first phase (which included issuance of a building permit) including, but not limited to, construction of the convenience store and fueling island, internal vehicular circulation drives and infrastructural improvements. The four (4) lot short-plat recorded August 10, 2022 under Minit Management Short Plat Bk 4 Pg 349. The Hearings Examiner Final Decision, Land Use Condition #33 states that the applicant shall complete construction within six (6) years and shall install all required infrastructure in the first phase of the development. The applicant has met the requirements for a Type I Post Decision Review based on the information provided in the narrative, the recorded plat, the completed infrastructure and Condition #33 in the final decision. Therefore, staff finds this standard has been met.

An application for extension of a decision is subject to a Type I process. An applicant for an extension shall submit the requisite fee, a completed application review form provided for that purpose by the city, and text describing how the application complies with the approval criteria for an extension, and basic facts and other substantial evidence to support the text.

Staff Finding: A Type I Post Decision Review has been submitted, along with an application form, and the fee has been paid. The submitted narrative addresses all of the applicable approval criteria. Therefore, staff finds this standard has been met.

The director may approve a single one-year extension of a decision if he or she finds that the relevant facts and the law have not changed substantially since the original approval, or that the application can comply with the law in effect on the date the application for the extension was filed by complying with certain additional and/or modified conditions of approval, and those additional conditions and/or modifications are adopted.

Staff Finding: The relevant facts and laws have not changed substantially since the original approval and this application complies with the law currently in effect. Additionally, the conditions of approval, unless previously met, are still relevant to the balance of the project. Therefore, staff finds this standard is met.

CONCLUSIONS & RECOMMENDATION

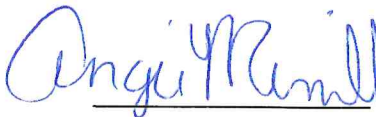
The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Staff recommends **approval** for a one-year extension for the expiration of decisions

18.30.130 Appeal


Deadline for Appeal. 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.

Within seven calendar days after a timely, complete appeal is filed regarding a decision subject to a Type I process, the city clerk shall send to the hearing's examiner a copy of the appeal and the case file together with any new evidence submitted with the 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.

Approval Date: June 20, 2025

 Date: 4/20/2025

Angie Merrill
Associate Planner
City of La Center

 Date: 6/20/25

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