



July 22, 2025, at 5:30 pm
210 East 4th Street, La Center, WA 98629

Public Hearing:
Public Works Operation Center Improvements
2025-010-CUP/PSR/SEPA/GEO/CAR/TRE

Conditional Use Permit, Site Plan Review, Mitigated SEPA DNS, Critical Areas Review, Tree Cutting Permit and Public Hearing: Type III Review

Staff Report & Recommendations

Public Works Operations Center Improvements: Type III

Conditional Use /Preliminary Site Plan/SEPA/Geotechnical/ Critical Areas Review/Tree Cutting Permit

2025-010-CUP/PSR/SEPA/GEO/CAR/TRE

July 7, 2025

PROPOSAL:	<p>The applicant is proposing to expand the existing La Center Public Works Operations Center facility by demolishing an existing storage structure and constructing a new maintenance shop building. The proposed building will include 3,400 square feet of enclosed shop space and 2,400 square feet of new covered parking areas. An 800 square foot lean-to is proposed to be added to the existing building. The site footprint will be expanded to the south using fill slopes and retaining walls to minimize impacts to the critical areas south of the project site. The site will be re-paved with a combination of asphalt and concrete and a new stormwater collection and detention infrastructure is proposed as a part of the project.</p> <p>The project site is currently zoned Parks and Open Space (P/OS), however P/OS not a zoning district in the City, but a way to implement the La Center</p>
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	<p>parks, recreation, and open space master plan, and for new residential subdivisions to dedicate property as parks and preserved open space. The site is designated Public Facilities/Open Space (PF/OS) in the Comprehensive Plan, and should be zoned Urban Public (UP) based on the existing use of the property. A type IV zone change from Parks and Open Space (P/OS) to Urban Public (UP) is underway as a separate application. The proposed Government Building use in the UP Zone requires a Type III Conditional Use Permit (CUP), additional applications include a Type II Site Plan, SEPA, Critical Areas Review and Tree Cutting Permit.</p>
LOCATION:	<p>291 East Ivy Avenue – Parcels 62965235 and 986053994 - NW ¼, Section 2, Township 4, Range 1 East of the Willamette Meridian</p>
HEARING:	<p>The La Center Hearing Examiner will conduct a public hearing on July 22, 2025, beginning at 5:30 PM at La Center City Hall, 210 East 4th Street, La Center, WA</p>
APPLICABLE STANDARDS	<p>The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 18, Development Code Chapters: 18.30 - Procedures, 18.170 - Urban Public District, 18.215 - Site Plan Review, 18.240 - Mitigation of Adverse Impact, 18.245 - Supplementary Development Standards, 18.250 - Conditional Uses, 18.280 - Off-Street Parking Requirements, 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.</p>
RECOMMENDATION:	<p>APPROVAL, subject to conditions</p>

CONTACT LIST

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OVERVIEW

The project site is located east of E. Ivy Ave and south of Holley Park and consists of two parcels totaling approximately 3.22 acres that are proposed to be combined to form a single parcel as a separate application. The proposed project includes the expansion of the existing Public Works Operations Facility through the demolition of an existing storage building and construction of a new 5-bay shop, covered parking, and associated paving, stormwater and site improvements.

The site is zoned Parks/Open Space (P/OS). A zone change to Urban Public (UP) is proposed as a part of separate Type IV application. The Type IV PC (Planning Commission) hearing is scheduled for Tuesday July 8, 2025 and the CC (City Council Hearing) is scheduled for Wednesday July 9, 2025. The existing use of the site as a Government Building requires a Type III Conditional Use Permit (CUP) in the UP zone. Additional applications include a Type II Site Plan Review, SEPA, Critical Areas Review and a Tree Cutting Permit.

The site is identified as parcels 62965235 and 986053994 - NW ¼, Section 2, Township 4, Range 1 East of the Willamette Meridian. The northern part of the site is currently developed as the City of La Center's Public Works Operations Facility. The southern portion of the site is a vacant parcel containing a Type N seasonal creek, trees and trail that connects to Holley Park. The site access is off E. Ivy Ave, and this access is proposed to remain as a part of the improvements project. The site is bordered by E. Ivy Ave to the west, Holley Park to the North and east and a vacant parcel to the south. Further to the south is the Holley Park Subdivision, an area zoned Low Density Residential (LDR-7.5).

Figure 1 – Project Location



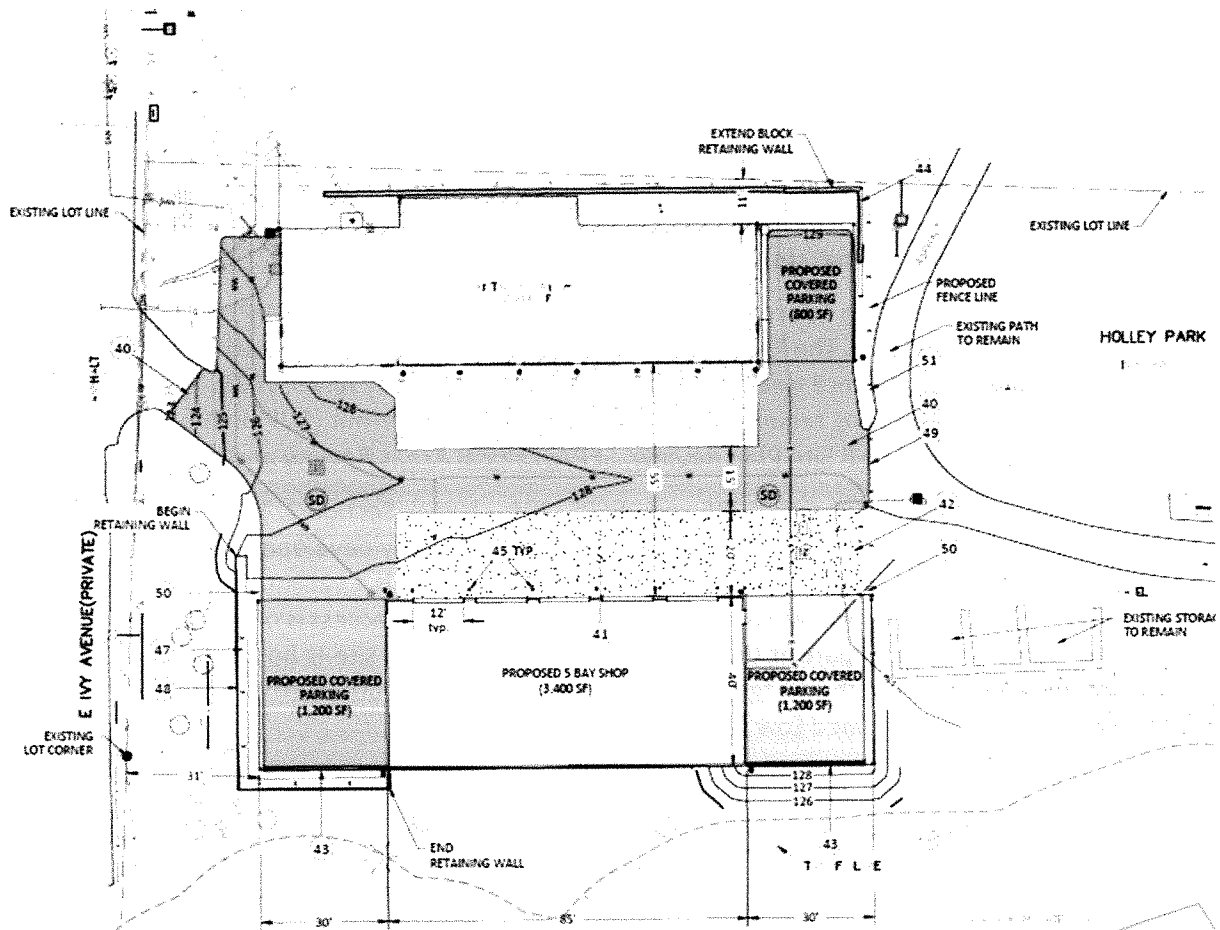
Figure 2 – Subject Site



The project site is currently served by public utilities including sanitary sewer (City of La Center) and potable water (Clark Public Utilities).

The applicant is seeking review for the Conditional Use, Site Plan Review, Mitigated SEPA DNS, Critical Areas Review, and Tree Cutting Permit through a Type III review and Public Hearing.

Figure 3 – Proposed Preliminary Site Plan/Plat



REVIEW

Jurisdiction

The site is within La Center City limits and is proposed to be zoned Urban Public (UP). The City of La Center provides sanitary sewer service and public streets. Clark Public Utilities provides potable water service. The project is within the Clark-Cowlitz County Fire and Rescue Fire District service area.

Public Notice

The notice of application and a likely SEPA Environmental Mitigated Determination of Non-Significance (MDNS) and associated environmental checklist and public hearing notice was mailed to property owners

within 300 feet of the site on June 3, 2025. The public hearing notice was published in The Columbian, and posted on the project site on June 3, 2025. The Department of Ecology entered the SEPA Checklist and MDNS in the Ecology SEPA Register June 3, 2025 (Ecology SEPA # 202502293).

Public Comments

Staff received three comments the proposed project:

- Paul Wemhoener commented on June 8th and requested more detailed information on the project and was sent a copy of the SEPA Checklist and project plans on June 9th.
- The Washington State Department of Ecology commented on June 16th regarding hazardous waste and toxics reduction associated with the demolition of the existing storage building, and Solid Waste Management regarding the need to use only clean fill material for the areas proposed for fill. This has been addressed in the SEPA (MDNS) Documentation and Mitigation Conditions within this report and is a **condition of approval**.
- The Washington State Department of Fish and Wildlife commented on June 17th regarding the impact to Critical areas and the Riparian buffer of the stream to the south of the project area. These comments are addressed in the Critical areas portion of this staff report. Based on the comments received the mitigation ratio has been increased to 2:1 for permanent impacts. See Critical Areas Condition 16.

WDFW also commented that Site Potential Tree Height (SPTH) is now the recommended method to determine buffer widths of streams. The City is in the process of updating the Critical Areas Ordinance to include SPTH, however this update was not adopted at the time the application for this project was received. In accordance with the WDFW comment the type N classification of the stream was verified in the field.

The critical areas report states “The proposed riparian buffer enhancement will transform a degraded riparian buffer from a canopy with dying trees and an understory dominated by invasive species to a diverse, native-dominated forest. The proposed conditions will provide better habitat for native species by creating more niches within the riparian buffer, creating a diverse understory to provide shade for the stream, and by removing aggressive invasive species that provide little benefit to native ecological systems. After the removal of invasives, all bare areas should be planted with the recommended enhancement planting species and quantities. Plantings will consist of native trees, shrubs and ferns.”

Land Use Analysis

LCMC Title 18, Development Code

LCMC 18.30 Procedures

The applicant requested a pre-application waiver for the project. A pre-application waiver was approved on May 29, 2025. The application was deemed technically complete on May 30, 2025. The City publicly noticed the SEPA MDNS on June 3, 2025. The City released the staff report on July 7, 2025, 15 days before the public hearing. Public hearings shall be conducted in accordance with the rules of procedure adopted by the hearings examiner. Public comments may be submitted either prior to or during the public hearing in writing or orally during the hearing.

LCMC 18.170 Urban Public District) | (UP)

The site is proposed to be zoned Urban Public (UP) through a separate Type IV zone change application.

*The completion of this zone change is a **condition of approval** for this application.*

18.170.020 Permitted uses.

The permitted uses in the UP district include public parks, playgrounds, open spaces, natural resource preservation or enhancement, and similar uses subject to the applicable provisions of this and other applicable La Center Municipal Code titles.

This project does not meet any of the permitted uses in the UP zone. Therefore, a Conditional Use Permit is required.

18.170.030 Conditional Uses

The following are conditional uses in the UP district, subject to the applicable provisions of this and other applicable La Center Municipal Code titles:

- (1) Public schools;
- (2) Community centers;
- (3) Public and private utility uses such as electrical substations and telecommunication facilities;
- (4) Other governmental buildings or structures.

***Finding:** The project will be used as a Governmental building or structure, requiring a conditional use permit in the UP zone.*

18.170.040 Development standards.

- (1) All conditional use requests shall participate in the pre-application process.
- (2) In general the dimensional and development standards of the base zone shall apply. At the time of pre-application conference the director shall determine which base zone standards shall be required or whether additional standards are necessary.

The project received a pre-application conference waiver on May 29, 2025.

The City's planning director has determined that the base zone of the project is Low Density Residential (LDR-7.5) based on the zoning of surrounding properties.

LCMC 18.215 Site Plan Review

18.215.010 Purpose

The purpose of site plan approval is to ensure compatibility between new developments, existing uses and future developments in a manner consistent with the goals and objectives of the comprehensive plan in order to create healthful and safe conditions. Site plan approval is required according to the provisions of this chapter in order to promote developments that are harmonious with their surroundings and maintain a high quality of life for area residents, to ensure that new developments are planned and designed to protect privacy, to determine appropriate lighting and noise mitigation measures, and to ensure adequate and safe access. Site plan approval is required for all developments as specified in this title.

18.215.020 Applicability

The provisions of this chapter shall apply to all changes of use, new construction, expansion or alteration of the use of land unless expressly exempted by this title. No use shall be established, no structure erected or enlarged, and no other improvement or construction undertaken except as shown upon an approved plan which is in conformance with the requirements set out in this title.

18.215.030 Exemptions

The following are exempt from the site plan review provisions of this chapter:

- (1) Single-family detached and duplex residential dwellings not occurring in an MDR-16 zoning district;
- (2) Modifications to the interior of an existing structure that does not change the use or the degree of a use;
- (3) Subdivisions or short plats;
- (4) The installation or replacement of underground utilities;
- (5) Other development determined by the planning director to be exempt because it does not result in an appreciable increase in land use activity or intensity or in an adverse impact.

***Finding:** The exemptions are not applicable to the proposed project.*

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. The following are classified as Type I site plan reviews:

- (i) Changes in use of an existing structure or site;
- (ii) New construction or expansions of existing construction which do not exceed:
 - (A) Four thousand square feet of additional floor area;
 - (B) Twenty new parking spaces;
 - (C) Four new multifamily residential units.

(b) Development Reviews. These types of site plans shall be processed as a Type II land use action. These types of reviews are typically more substantial in nature and may have potential incompatibility with surrounding zoning or land uses or may have a more substantial impact on the natural and built environment. The following are classified as Type II site plan reviews:

- (i) Any development which is not listed as a Type I site plan in subsection (1)(b) of this section or listed as exempt under LCMC 18.215.030;
- (ii) Any development subject to SEPA pursuant to Chapter 18.310 LCMC, Environmental Policy.

Findings: Staff finds that the proposed project is subject to a Type II review based on the code. The project is being reviewed as a Type III application based on the need for a Conditional Use Permit. Therefore; the Type II Site Plan Procedure is met.

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:

- (a) 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;
- (b) Current list of names and addresses of all property owners within a 300-foot radius as shown upon the Clark County assessor's records. The list shall be no older than 90 days and shall be dated and certified as being a complete list of adjacent owners by the assessor's office, surveyor, or title company. This list shall also be provided on self-adhesive mailing labels;
- (c) Developer's GIS packet (can be obtained from the Clark County planning department);
- (d) Copies of an existing conditions plan drawn to a minimum scale of one-inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The existing conditions plan shall at a minimum indicate the following:
 - (i) Vicinity map showing location of subject site within the city of La Center and the surrounding existing street system;
 - (ii) Property boundaries, dimensions and size of the subject site;
 - (iii) Graphic scale of the drawing and the direction of true north;
 - (iv) Zoning and uses of subject site and of properties within 100 feet of the subject site;
 - (v) Current structural or landscaped setbacks;
 - (vi) Location of on-site driveways and access points within 100 feet of the subject site;
 - (vii) Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site;
 - (viii) Location of existing aboveground electrical, telephone or utility poles and traffic control poles;
 - (ix) Location of existing fire hydrants;
 - (x) Location of existing structures within 100 feet of the site;
 - (xi) Location, centerline and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site;
 - (xii) Location, centerline and dimensions of existing private streets on-site and within 100 feet of the site;
 - (xiii) Approximate on-site slopes and grades within 100 feet of the site;
 - (xiv) Approximate location of significant natural conditions such as rock outcroppings, floodplain, drainage patterns and courses, slopes in excess of 25 percent, unstable ground, high seasonal water table or impermeable soils, areas

of severe erosion potential, areas of weak foundation soils, areas of significant wildlife habitat, areas of known or suspected historic, cultural or archaeological resources and the location of trees or clusters of trees having a diameter of six or more inches measured four feet above grade;

(e) Copies of a site plan drawn to a minimum scale of one-inch equals 200 feet on a sheet no larger than 24 inches by 36 inches and including one reduced 11-inch by 17-inch copy. The site plan shall at a minimum indicate the following:

- (i) Property boundaries, dimensions and size of the subject site;
- (ii) Location, dimensions and height of proposed buildings;
- (iii) Location of building accesses;
- (iv) Proposed building and landscape setbacks;
- (v) Proposed project-phasing boundaries, if applicable;
- (vi) Legend indicating total site area, the total square footage of proposed building or structures including percentage of total site area, the total square footage amount of impervious area square footage including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces and the number of handicapped-accessible parking spaces. The required number of parking spaces should also be indicated;
- (vii) Location of proposed access points including vehicular driveways and designated pedestrian access points including the proposed depth of the vehicular driveway throats;
- (viii) Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact or handicapped-accessible. 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;
- (ix) 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;
- (x) Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed cross-aisles and circulation areas including dimensions;
- (xi) Location, centerline and dimensions of proposed on-site public or private streets and public and private easements;
- (xii) Location, centerline and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation and public sidewalk installation;
- (xiii) 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;

(xiv) Specialized site treatments including but not limited to pedestrian plazas, heavy duty paving, concrete score patterns, bicycle parking and outdoor seating areas;

(f) Preliminary utilities plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water and stormwater drainage and control. Stormwater information shall be provided in conformance with Chapter 18.320 LCMC and shall indicate compliance with all applicable standards of LCMC Titles 13 and 15. Public and private easements for sanitary sewer, water and stormwater shall also be indicated;

(g) Preliminary grading and erosion control plan indicating proposed on-site excavation and fill activities, and within public rights-of-way, if applicable, including demonstration of conformance with city of La Center erosion control measures;

(h) Landscape plan indicating the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated;

(i) Architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions and structural heights;

(j) Lighting plan indicating the location, height and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted);

(k) Legal description for the parcel(s) in question;

(l) Most recent conveyance document (deed) showing current ownership;

(m) State Environmental Policy Act (SEPA) checklist, completely filled out in ink or type and signed, if applicable;

(n) Traffic study, if applicable;

(o) Sign plan(s) (if applicable);

(p) Copy of pre-application conference report and any other items requested in the pre-application conference report, if completed.

Findings: Staff finds that all applicable application submittal requirements were submitted and deemed Technically Complete on May 30, 2025. Therefore, the submittal criteria have been 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.

Findings: *The proposed use of a Governmental Building is a Conditional Use in the Urban Public (UP) zone. Please see the discussion in LCMC 18.250 for additional discussion.*

(c) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.

Findings: *Staff reviewed the maximum height and dimensional requirements of the UP zone. The UP-code states that the standards of the base zone shall apply. The planning director has determined that the base zone for this project is LDR-7.5. 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. Staff have reviewed the proposed buildings and found that the buildings will be less than 35-feet tall. Additionally, the LDR zone requires a minimum lot with of 60 feet, a minimum lot depth of 90 feet, a front setback of 20 feet, a minimum side yard setback of 7.5 feet, and a minimum street side yard setback of 10 feet. Based on the submitted plans staff finds that the proposed project will meet these dimensional and setback requirements provided that the two lots are combined as proposed.*

As a condition of approval, *prior to the issuance of a building permit, a lot combination request shall be submitted through the Clark County Assessor's office combining the project parcels.*

(d) The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC 18.245.060.

Findings: *Staff finds that the proposed project meets the screening, buffering and landscaping requirements. Please see the LCMC 18.245 – Supplementary Design Standards section for additional discussion.*

(e) Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.

Findings: *Staff finds that the off-site parking and loading requirements are not required for the proposed project. Please see the 18.280 LCMC - Parking and Loading section of the staff report for additional discussion.*

(f) All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.

Findings: *Staff have determined that the required applicable approval criteria found within La Center Municipal Code are met.*

(g) Improvement requirements are provided in accordance with the applicable sections of the La Center development code.

Findings: *All improvements have been addressed in this staff report and staff have determined that the applicable approval criteria subject to conditions of approval have been met.*

(h) All conditions of any applicable previous approvals (i.e., CUP) have been met.

Findings: *A conditional use permit is included with the review of this project. Staff have reviewed the approval of the Holley Park Subdivision to the south to ensure that the proposed project is consistent with the critical areas and buffer mitigation for that project. Staff finds that there are no other conditions of previous approvals that are required to be 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.

Finding: *The site is currently served by underground utility lines. No changes to the utility services are proposed as a part of this project. Therefore this criterion is met.*

(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.

Finding: *No changes to the water, or sewer utility services to the site are proposed with this project. Additional stormwater infrastructure will be constructed with the project. Please see the Engineering review and conditions of approval located within this staff report.*

(k) Proposed phasing plans do not exceed six years, and all required public infrastructure is installed in the first phase of the development.

Multiple phases are not proposed for this project. Therefore, this criterion is not applicable.

18.215.070 Appeals

Appeals of decisions on site plans shall be made and processed pursuant to LCMC 18.30.130.

Finding: *Please reference the appeal section at the end of the report.*

18.215.080 Final site plan approval.

Where a site plan is issued subject to conditions that require the submittal of additional materials or changes to existing plans, the director may require that the applicant submit for final site plan approval to determine if the revised plans comply with the conditions of site plan approval. Final site plans shall be considered as Type I applications.

As a condition of approval, the applicant will submit for final site plan approval for the project.

18.215.090 Modifications to approved site plan

No approved site plan shall be modified or amended except after reapplication for site plan review and approval. Minor modifications may be completed through a Type I process if they do not result in an increase in the density or intensity of uses or other change that would result in significant changes to the site plan which would modify the impacts on adjacent properties or public facilities. All other modifications shall be processed through a Type II approval process.

18.215.110 Completion prior to occupancy

All required public and site improvements and other conditions of site plan approval shall be met prior to occupancy of any site unless required sooner as a condition of approval; provided, that completion and occupancy may be accomplished in phases if approved by the planning director as part of the site plan review process. Incomplete items may be secured by the issuance of a performance bond or other suitable security as a condition of approval of a site plan to secure applicant's obligation to complete the provisions and conditions of the approved site plan.

LCMC 18.240 Mitigation of Adverse Impacts

Chapter 18.240.010 Purpose

This chapter provides the City with the authority to require prospective developers to mitigate the direct impacts the City has specifically identified 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.

Chapter 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 paid for by the applicant.

Chapter 18.240.030 Mitigation of Direct Impacts

(1) The review authority shall review an applicant's proposal for mitigating any identified direct impacts and determine whether such 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. Such developments will not be approved by the review authority until provisions have been made to mitigate identified direct impacts that are consequences of such development.

(2) The methods of mitigating identified direct impacts required as a condition to any development approval may include, but are not limited to, dedication of land to any public body and/or off-site improvements.

***Findings:** The proposed project has the potential to impact critical areas, and other elements of the environment. Mitigations proposed by the applicant are reviewed in this staff report for conformance with applicable standards and any additional mitigations and conditions addressing said impacts are highlighted throughout this report.*

Chapter 18.245 Supplementary Development Standards

The standards in this chapter apply to development generally within the city of La Center. They can be used in any review process where applicable to evaluate or condition approval of an application.

LCMC 18.245.050 Noise

All development shall comply with the noise standards in Chapter 173-60 WAC.

As a condition of approval, all development shall comply with the noise standards in Chapter 173-60 WAC.

18.245.060(10) Landscaping

Per LCMC 18.245.060 a L1(general landscaping) 5-foot landscape buffer is required along lot lines that are abutting the open space tract to the south of the project. The proposed project will provide a minimum of 40-feet of riparian buffer and native vegetation between the proposed site improvements and the parcel to the south. LCMC 18.245.060 (3) states that "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."

Findings: Staff finds that the L1 buffer requirements are satisfied.

As a condition of approval the applicant shall continually maintain the required landscaping in a healthy manner. Any plants that die must be replaced with in-kind materials. A permanent or temporary irrigation system shall be used to ensure plant survival through the establishment period.

LCMC 18.250 Conditional Uses

The existing use of the site as a governmental building or structure is a conditional use in the UP zone. The applicant is applying for a conditional use permit as a part of this application.

Applications for conditional use permit or modification of a conditional use permit are subject to pre-application review consistent with LCMC 18.30.020. Pre-application review is not required for an exempt or minor modification to or extension of a conditional use permit. As noted previously in the report the applicant has applied for and received approval for a pre-application conference waiver.

18.250.020 Review Process

Review of a technically complete application for conditional use permit is subject to a Type III process. See LCMC 18.30.100.

Finding: A technically complete determination was issued on May 30, 2025.

18.250.030 Application Contents

An applicant for a conditional use permit shall submit the requisite fee and the information required by LCMC 18.30.050, except as otherwise provided therein

18.250.040 Criteria for approval, minor modifications and revocation

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 size, shape, location, topography and natural features;
- (b) All required public facilities (i.e., water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use;
- (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;
- (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.

Findings: Staff reviewed the project and find that characteristics of the site are suitable for the proposed use, engineering staff have reviewed the proposal for adequate capacity to serve the proposed site expansion, the proposed use complies with the applicable requirements of the zone except, and 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. Therefore, staff finds the approval criteria is met.

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. These conditions may include, but are not limited to, the following:

- (a) Increased setbacks, lot size or yard dimensions;
- (b) Additional design features necessary to minimize environmental impacts such as noise, vibration, air pollution, glare, odor and dust;
- (c) Restrictions on the location, number and design of vehicular access points to the property;
- (d) Additional off-street parking or loading spaces;
- (e) Limits on the number, size, location, height and lighting of signs;
- (f) Limits on building height, coverage or location;
- (g) Restrictions on the hours, days, place and manner of operations;
- (h) Additional requirements for drainage and surfacing of maneuvering, parking and loading areas;
- (i) Limits on the location and intensity of outdoor lighting;
- (j) Requiring certain berming, screening, landscaping and/or fencing;
- (k) Requirements under which any future enlargement or alteration of the use shall be reviewed by the city and new conditions imposed;
- (l) Requirements for periodic review of the permit.

The hearings examiner may revoke or amend a conditional use permit pursuant to a Type III process if he or she finds:

- (a) The conditional use is not being conducted consistent with the decision or conditions of approval authorizing the conditional use permit or other applicable standards of the La Center Municipal Code; and
- (b) The applicant has failed to remedy the alleged violation within a reasonable time required by the city clerk/treasurer or within 60 calendar days after the city clerk/treasurer mails notice of such alleged violations to the operator of the conditional use or owner of the property, whichever is first.

18.250.050 Expiration and extension

A conditional use permit expires and can be extended as provided in LCMC 18.30.140.

18.250.060 Transfer prohibited

An approved conditional use permit is specific to the subject property and cannot be transferred to another property.

LCMC 18.280 Off-Street Parking and Loading Requirements

***Finding:** The project is not proposing any additional off-street parking. Parking will consist of on-site parking, shop bays and covered parking areas proposed by the project.*

LCMC 18.280.020 - Applicability.

(1) Off-street parking shall be provided consistent with this chapter in the following situations:

- (a) For all new development;
- (b) Expansions of the square footage of an existing structure by 20 percent; provided, that parking requirements shall be determined based on the use expansion area only;
- (c) When construction valuation exceeds 80 percent of the existing site and building valuation;
- (d) Concurrent with construction of any parking lot, whether required or not; or
- (e) When there is a change in use, which increases the required number of parking spaces by more than 10 percent.

***Finding:** Staff finds the applicability criteria section of the code are not triggered by the proposed project. The project will increase the square footage of the existing structure from 2,500 square feet to 3,4000 square feet, a 14% increase. The construction value of the proposed project will not exceed 80% of the existing site, and there is no parking lot proposed as a part of the project.*

LCMC 18.310 Environmental Policy

The Applicant provided a SEPA Checklist. The City reviewed the checklist and relevant materials, including an archaeological pre-determination report, and the Responsible Official issued an optional Mitigated Determination of Non-Significance (MDNS) threshold determination in conformance with Washington Administrative Code 197-11-355 on June 3, 2025. (Ecology SEPA # 202502293). The notice of the likely MDNS was posted in the Ecology SEPA Register. **This staff report serves as a final SEPA determination of a Mitigated Determination of Non-Significance (MDNS) for File# 2025-010-SEPA** upon issuance at least 15-days prior the public hearing as required by WAC 197-11-310 and was issued July 7, 2025.

LCMC 18.340 Native Plant List

The landscape plan has referenced the native plant list.

As a condition of approval, the applicant is required to comply with the planting of native plants.

Please refer to the Preliminary Landscape Plan and Preliminary Tree Protection Plan included with the application submittal packet.

LCMC 18.350 Tree Protection

The applicant has submitted a tree removal permit with an associated narrative and preliminary landscaping plan which identifies 36 new, native species trees to be planted. The site currently contains 19 jurisdictional trees, 4 of which are proposed to be removed.

As a Condition of Approval, the applicant shall install construction fencing around trees to remain, so they are not inadvertently removed, and grading does not occur within their root zones.

As a Condition of Approval, the applicant shall plant a minimum of one 2-inch caliper DBH deciduous tree for each deciduous trees proposed to be removed, as well as planting a minimum of one 6 to 8-foot tall evergreen tree for each evergreen tree proposed to be removed.

LCMC 18.360 Archaeological Resource Protection

The site is located within an area mapped as having a high and moderate high risk for encountering archaeological resources by the Clark County Archaeological Predictive Model. The City required the applicant to complete an archaeological predetermination study in compliance with LCMC 18.360.

As a condition 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.

CRITICAL AREAS REVIEW

LCMC 18.300 Critical Areas

Mapped critical areas on the site include wetlands, fish and wildlife habitat conservation areas (FWHCAs) (riparian habitat), and a geologically hazardous area (landslide and severe erosion hazard areas).

- **FWHCAs (stream and riparian habitat):** The applicant provided a critical areas report by a qualified professional that identifies an unnamed non-fish-bearing stream (Type Ns) on the southern portion of the project site. The riparian habitat buffer is required to be 75 feet under LCMC 18.300.090(2)(f). This project is requesting a 50% buffer reduction in accordance with LCMC 18.300.090(2)(l). Mitigation is proposed to the temporary and permanent impacts to the buffer.

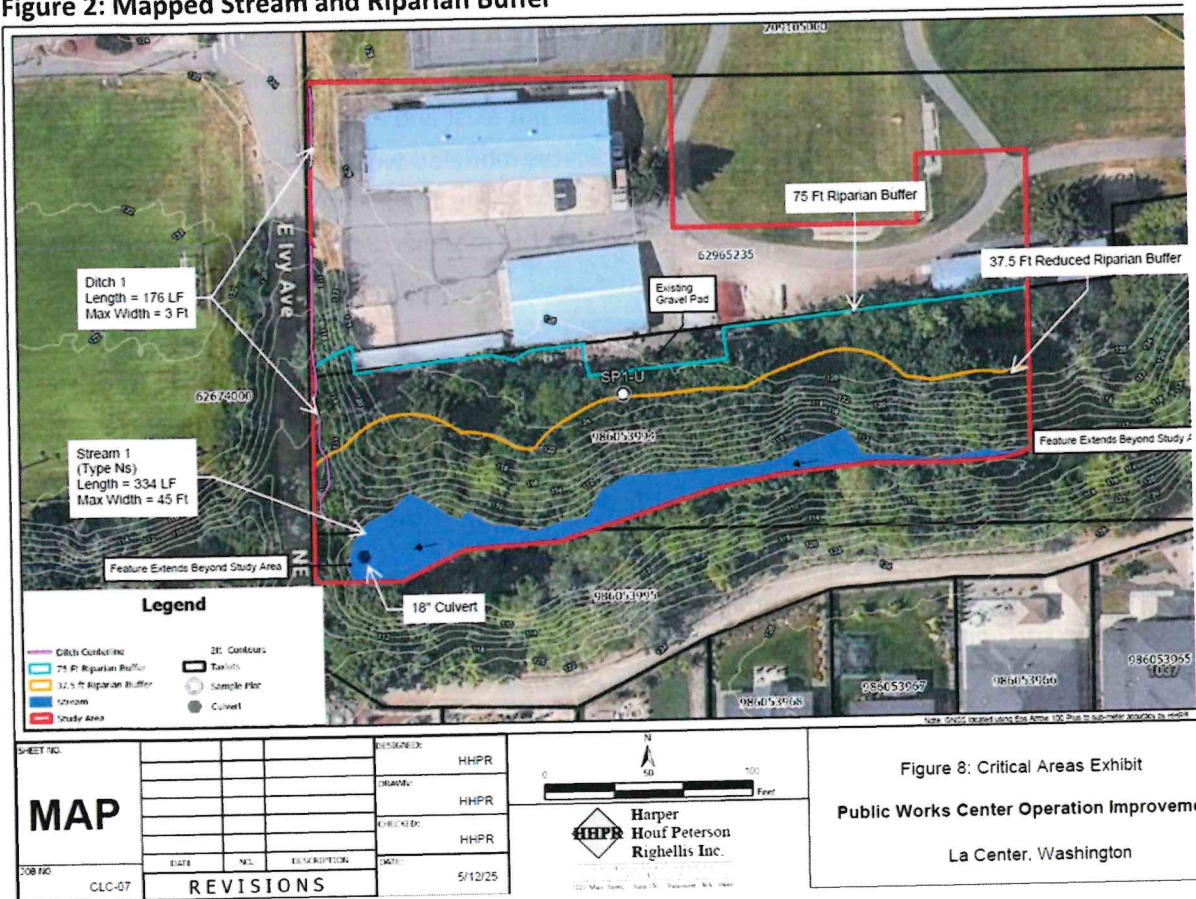
- **Geological hazard areas:** Clark County MapsOnline indicates that the site has “severe erosion hazard areas” and “areas of potential instability” on the southern portions of the site, which is an indicator of a landslide hazard area. However, the provided geotechnical report has determined that the mapped landslide hazard area does not exist and .
- **Wetlands:** Clark County MapsOnline indicates modeled wetlands on the site within the existing Public Works Operations Center and Holley Park. The applicant provided a critical areas report by a qualified professional that determined that the modeled wetlands were not present on site.

LCMC 18.300.090(2) FWHCA's

- (a) Identified sensitive fish and wildlife habitat conservation areas shall be preserved or adverse impacts mitigated. Fish and wildlife habitat conservation areas that must be considered for classification and designation include:
- (i) Riparian.

Findings: According to Clark County Maps Online and the submitted Critical Areas Report, the southern portion of the site contains riparian habitat buffer. The submitted critical areas report verified an unnamed non-fish-bearing (Type Ns) stream, as well as a roadside ditch east of Ivy Ave – see Figure 2. A Type Ns stream requires a 75-foot riparian buffer in accordance with Table 18.300.090(2)(f).

Figure 2: Mapped Stream and Riparian Buffer

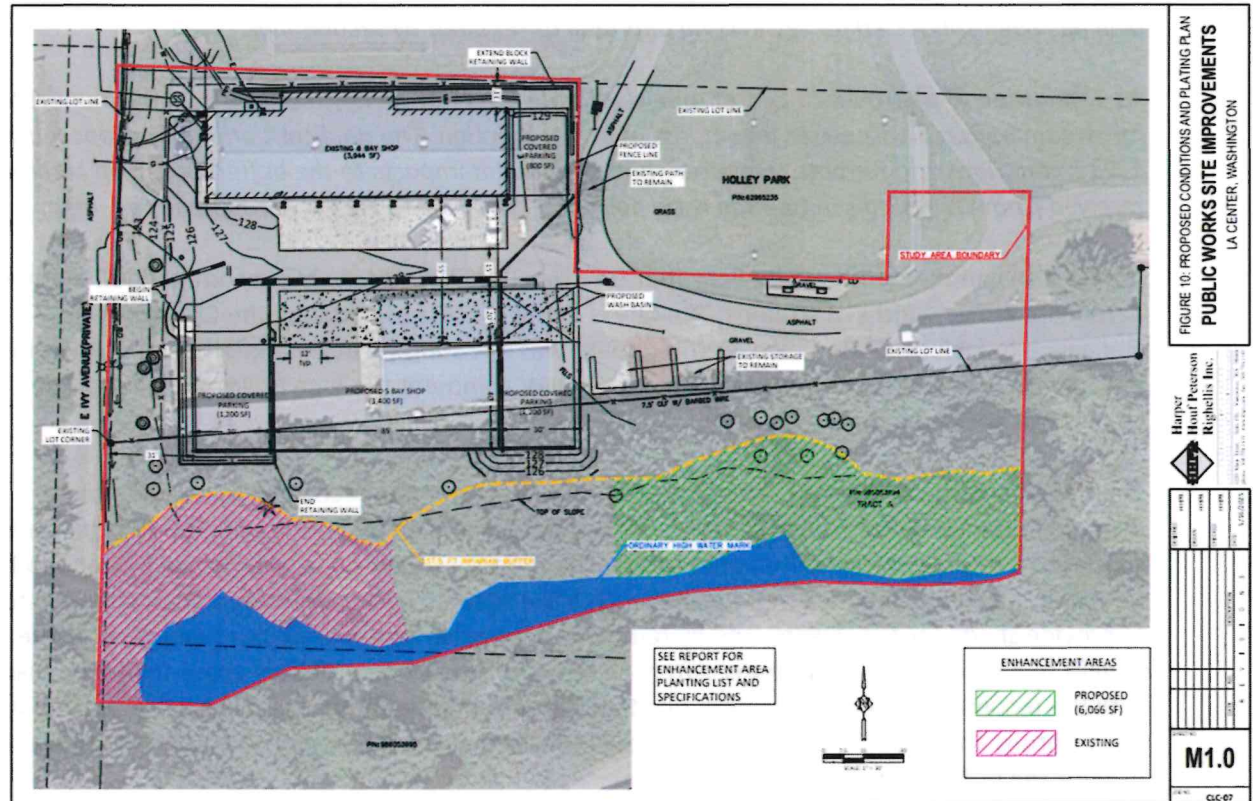


Pursuant to LCMC 18.300.090(2)(g)(ii), the edge of the buffer area shall be clearly staked, flagged, and fenced prior to and through construction completion. The buffer boundary markers shall be clearly visible, durable, and permanently affixed to the ground.

As a condition of approval, the applicant shall stake, flag, and fence the riparian area buffer prior to any site improvements prior to and through the duration of site construction.

The applicant is proposing both temporary and permanent impacts to the buffer and is requesting a 50% buffer reduction in accordance with LCMC 18.300.090(2)(l). The applicant is also proposing buffer enhancement as mitigation for these impacts pursuant to LCMC 18.300.090(2)(m) as shown in Figure 3.

Figure 3: Stream and Riparian Buffer Impacts and Enhancement



LCMC 18.300.090(2)(l) provides for the City to allow for the reduction of buffers by no more than 50% to type Np and N streams if the area proposed for buffer reduction meets the following criteria:

- i. Is currently adversely impacted by development such as roads, parking areas, buildings, or public facilities; or
- ii. Has primarily nonnative vegetation, such as grass pasture; and
- iii. The proposed reduction will not significantly reduce the water quality and habitat functions of the buffer;
- iv. When buffer reduction is allowed, the applicant shall provide the city with a vegetative buffer enhancement plan for review and approval;
- v. Stormwater facilities are not permitted in the remainder of buffers reduced by operation of this buffer reduction provision.

The critical areas report describes the existing buffer area as “degraded” with a dying canopy and an understory dominated by invasive species that do not provide diverse habitat niches

within the buffer. The report goes on to state that invasive species including English ivy, English holly, and Himalayan blackberry are crowding out native shrubs, ferns, and herbaceous species identified in other parts of the stream buffer.

Findings: Staff find that the existing buffer meets the criteria of LCMC 18.300.090(2)(l)(ii) allowing for buffer width reduction. The proposed buffer enhancement will not significantly reduce the water quality and habitat functions of the buffer as required by section (iii), and the buffer enhancement plan has been submitted for review and approval as required by section (iv).

As a **condition of approval** La Center municipal code does not specify required enhancement ratios for stream buffers but requires no net loss of buffer function. The applicant originally proposed a 1.5:1 mitigation ratio for both temporary and permanent impacts to the buffer. Based on comments received from WDFW this mitigation ratio has been increased to 2:1 for permanent impacts.

WDFW also commented that Site Potential Tree Height (SPTH) is now the recommended method to determine buffer widths of streams. The City is in the process of updating the Critical Areas Ordinance to include SPTH, however this update was not adopted at the time the application for this project was received. In accordance with the WDFW comment the type N classification of the stream was verified in the field.

The critical areas report states "The proposed riparian buffer enhancement will transform a degraded riparian buffer from a canopy with dying trees and an understory dominated by invasive species to a diverse, native-dominated forest. The proposed conditions will provide better habitat for native species by creating more niches within the riparian buffer, creating a diverse understory to provide shade for the stream, and by removing aggressive invasive species that provide little benefit to native ecological systems. After the removal of invasives, all bare areas should be planted with the recommended enhancement planting species and quantities. Plantings will consist of native trees, shrubs and ferns." The report also details performance standards and an annual monitoring plan for the buffer enhancement as follows:

Invasive species, including Class A-C noxious weeds listed by Clark County and Himalayan blackberry, English ivy and English Holly, will not exceed 20% cover in enhancement areas during all monitoring years.

Tree, shrub, and fern survival rates:

Year 1: 80% Survival

Year 2: 65% survival

Year 3: 60% survival

Years 4 and 5: 60% survival or 65% combined cover of native trees, shrubs, and fern or herbaceous species (planted and volunteer)

Performance standards should be considered achieved in Year 5 if standards are met in Year 3 or 4 and native plant establishment is considered satisfactory by a qualified biologist.

As a **condition of approval** the applicant shall follow the proposed performance and monitoring plan, including watering of enhancement plantings in dry months, weed suppression and invasive

species control within the enhancement area, caging of plants to protect from animal damage, and re-planting of any vegetation required to meet the performance standards.

LCMC 18.300.090(2)(n) requires (i) marking the outer extent of the habitat buffer throughout the duration of construction. This has been conditioned above. (ii) Permanent marking of the outer extent of the buffer using logs, a tree, hedgerow, wood, or wood-like fencing, or other permanent physical marking approved by the direction shall be placed and also including signs that shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer approved by the director and worded as follows: "Habitat Buffer – Please Retain in a Natural State."

As a condition of approval, Marking Buffer During Construction. The location of the outer extent of the habitat buffer, or if no buffer is required the habitat area, shall be marked in the field and such markings shall be maintained throughout the duration of the permit. [LCMC 18.300.090(2)(n)(i)]

As a condition of approval, Permanent Marking of Buffer Area. A permanent and perpetual physical demarcation along the upland boundary of the habitat buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood-like fencing, or other prominent physical marking approved by the director. In addition, signs (measuring minimum size one foot by one foot and posted three and one-half feet above grade) shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer approved by the director worded substantially as follows: "Habitat Buffer – Please Retain in a Natural State." [LCMC 18.300.090(2)(n)(ii)]

As a condition of approval, A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer. [LCMC 18.300.090(2)(n)(iii)]

LCMC 18.300.090(4) Geologically Hazardous Areas

(b) Exempt, Prohibited, and Permitted Activities in Geologically Hazardous Areas

(i) Alterations. [...]

- (A) Will not increase the threat of the geologic hazard to adjacent properties beyond predevelopment conditions;*
- (B) Will not impact other critical areas adversely;*
- (C) Are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than predevelopment conditions; and*
- (D) Are recommend by a qualified professional in a signed and stamped geotechnical report.*

Findings: *The applicant's report addresses LCMC 18.300.090(4) including alterations to geologically hazardous areas (b), general design standards for landslide and erosion hazard areas (c), and design standards for landslide hazards (d). The report indicates that the proposed developments will be more than 15-feet from the landslide and erosion areas. Based on the recommendations of the project Engineer this is a safe distance to avoid impacts.*

*As a **condition of approval**, the applicant shall avoid any impacts to any area within 15-feet of landslide or erosion hazard areas.*

Public Works and Engineering Analysis

Stormwater and Erosion Control; and Chapter 15.05 LCMC

Transportation Impact Analysis

Since the project consists of adding a new Operations Center shop building, no additional trips will be generated.

Grading and Erosion Control

The city proposes to remove the existing shop building on the south end of the site and construct a new Public Works maintenance building with associated site improvements. The site will be regraded to accommodate the new building, and parking and "wash down" area adjacent to the building. The existing impervious area of the shop and adding 200 square feet of asphalt and 3,500 square feet of roof area.

LCMC 18.320.120 states that ground disturbing area over 500 square feet, must follow the requirements of the city Erosion Control Standards. Since the site will add over 3,700 square feet of impervious area, an erosion and grading permit will be required.

The applicant submitted a final grading and erosion control permit as part of the Operations Building Modification showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards.

Since the disturbed site is not over 1 acre in size, no construction stormwater permit is likely required.

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 1 and October 31 with planting and seeding erosion control measures completed by October 1 to become established before the onset of wet weather.

*As a **condition of approval**, retaining walls shall require a building permit.*

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. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

There is an existing sewer lateral that connects the existing sewer lateral to a grinder pump with force main in Ivy Avenue. There will be no new bathrooms in the new building, so no connection to the sewer is necessary

Chapter 18.320 (Stormwater & Erosion Control)

- 2) The provisions of this chapter apply to each of the following “development activities”:
- (a) The creation of more than 2,000 square feet of impervious surface or the division of urban single-family residential land creating the reasonable potential for more than 2,000 square feet of additional impervious surface.
 - (b) The addition of more than 1,000 square feet of new impervious surface on existing industrial or commercial parcels.
 - (c) Replacement of existing structures exceeding 5,000 square feet on commercial or industrial parcels.

The project will replace 6,534 square feet of impervious area. The city code requires the replacement of existing structures exceeding 5,000 square feet on commercial or industrial projects” must provide flow control. The project proposes to provide flow control for the new and replaced roof area, which is 6,534 square, flow control is required per the LCMC as stated below. Since only 200 square feet of pavement will be added, water quality treatment will not be required for the pavement:

A Technical Information Report (TIR) was submitted by the applicant, and it complies with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an option, 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 must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot.

The applicant proposes to construct a 100-foot long 24-inch diameter detention pipe with flow control at the downstream end of the pipe, out-falling to the existing drainage ditch west of the building. Downspouts and the new catch basins are shown to connect to this detention pipe. The outfall will connect to the existing roadside ditch west of the building, on the east side of East Ivy Avenue. The critical area review recommends that the existing ditch being used for outfall from the new storm pipe be protected from erosion. Staff recommend that rip rap be placed along the length of this ditch to protect the slope.

A final Technical Information Report (TIR) was submitted by the applicant and is in compliance with the LCMC 18.320.

A catch basin will be added to a concrete pad northeast of the proposed building. The area will be graded creating a sump for use of the Public Works personnel, as a “wash-down area. This may be used to wash trucks and owner items to clean.

Per 18.320-210(4), CPS Oil-water separators shall be used to provide water quality for vehicle maintenance or high risk for high oil loading in runoff. The CPS oil water separator will meet the ordinance.

Maintenance of Stormwater Facility

The city will need to periodically monitor the detention pipe, catch basins and outfall periodically to ensure it is operating correctly. The oil water separator will need to be maintained per the manufacture's specifications.

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.**

Planning Conditions:

1. The approval of the Type IV rezone application is required prior to Final Site Plan Review.
2. Prior to the issuance of a building permit, a lot combination request shall be submitted through the Clark County Assessor's office combining the project parcels.
3. All development shall comply with the noise standards in Chapter 173-60 WAC.
4. The applicant shall continually maintain the required landscaping in a healthy manner. Any plants that die must be replaced with in-kind materials. A permanent or temporary irrigation system shall be used to ensure plant survival through the establishment period.
5. The applicant is required to comply with the planting of native plants.
6. The applicant shall install construction fencing around trees to remain, so they are not inadvertently removed, and grading does not occur within their root zones.
7. The applicant shall plant a minimum of one 2-inch caliper DBH deciduous tree for each deciduous trees proposed to be removed, as well as planting a minimum of one 6 to 8-foot tall evergreen tree for each evergreen tree proposed to be removed.
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.

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.

Critical Areas

9. The applicant shall stake, flag, and fence the riparian area buffer prior to any site improvements prior to and through the duration of site construction.
10. Permanent impacts to the riparian buffer shall be mitigated at a ratio of 2:1.
11. The applicant shall follow the proposed performance and monitoring plan, including watering of enhancement plantings in dry months, weed suppression and invasive species control within the enhancement area, caging of plants to protect from animal damage, and re-planting of any vegetation required to meet the performance standards.
12. Marking Buffer During Construction - The location of the outer extent of the habitat buffer, or if no buffer is required the habitat area, shall be marked in the field and such markings shall be maintained throughout the duration of the permit. [LCMC 18.300.090(2)(n)(i)]
13. Permanent Marking of Buffer Area - A permanent and perpetual physical demarcation along the upland boundary of the habitat buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood-like fencing, or other prominent physical marking approved by the director. In addition, signs (measuring minimum size one foot by one foot and posted three and one-half feet above grade) shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer approved by the director worded substantially as follows: "Habitat Buffer – Please Retain in a Natural State." [LCMC 18.300.090(2)(n)(ii)]
14. A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer. [LCMC 18.300.090(2)(n)(iii)]
15. The applicant shall avoid any impacts to any area within 15-feet of landslide or erosion hazard areas.
16. The La Center municipal code does not specify required enhancement ratios for stream buffers but requires no net loss of buffer function. The applicant originally proposed a 1.5:1 mitigation ratio for both temporary and permanent impacts to the buffer. Based on comments received from WDFW this mitigation ratio has been increased to 2:1 for permanent impacts.
17. The applicant shall follow the proposed performance and monitoring plan, including watering of enhancement plantings in dry months, weed suppression and invasive species control within the enhancement area, caging of plants to protect from animal damage, and re-planting of any vegetation required to meet the performance standards.

Public Works and Engineering Conditions

1. City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director LCMC 12.10.040. General roadway and right-of-way standards shall apply.
2. The half street improvements, streetlights, street trees, and stormwater improvements per LCMC 12.10.190. Street lighting shall be LED and shall comply with the City Engineering standards or match the lighting to be consistent with the junction for the type and spacing of the lights.
3. The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. 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 30, no soils shall remain exposed for more than two (2) days. From May 1 through September 30, no soils shall remain exposed more than seven (7) days.

SEPA (MDNS) Documentation and Mitigation Conditions

1. Earth: All grading and filling of land must utilize only clean fill, i.e., dirt or gravel from an approved source;
2. Earth: All debris removed off-site must be disposed of at an approved location;
3. Air: The applicant is required to sprinkle the site with water during construction to reduce dust.
4. Air: The applicant shall use vehicles fitted with standard manufacturer's emission's control equipment to reduce construction-period emissions. Construction vehicles shall not be permitted to idle when not in use.
5. Water: The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.
6. Water: The applicant must comply with the recommendations of the Critical Areas Report
7. Water: The applicant must comply with the recommendations of the critical areas report (
8. Water: The applicant must use approved erosion control best management practices during construction.
9. Water: A City stormwater permit, and Stormwater Pollution Prevention Plan (SWPPP) shall be required for the proposed project and shall be approved prior to construction.
10. Plants: The applicant shall plant a minimum of one 2-inch caliper DBH deciduous tree for each deciduous trees proposed to be removed, as well as planting a minimum of one 6 to 8-foot tall evergreen tree for each evergreen tree proposed to be removed.

11. Environmental Health (Noise): All construction equipment shall have muffled exhaust and construction activities are only permitted during City-approved construction hours. Contractors are required to comply with the maximum noise level provisions of WAC 173-60 during construction.
12. Light and Glare: The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).
13. Recreation: The applicant shall comply with LCMC 18.147 (Parks and Open Space).
14. Historic and cultural preservation: 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;
 - b. Take reasonable steps to ensure confidentiality of the discovery site; and,
 - c. Take reasonable steps to restrict access to the site of discovery.
15. 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.
16. 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.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Tracy Coleman, Public Works Director	Phone: 360-263-5189; email: tcoleman@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

17. Transportation: The site is existing and the project will not cause further impact to traffic
18. Utilities: The operations center is existing and is not proposing new utilities.
19. Public Services: The operations center is existing and will not have impact on public services

IV.D CCFR Fire Conditions

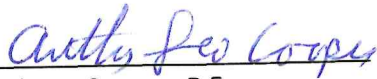
1. Applicant must comply with all applicable requirements and receive approval through Clark Cowlitz Fire & Rescue.

APPEALS

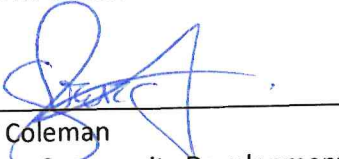
The applicant, applicant's representative, or any person, agency or firm with an interest in the matter may appeal the Critical area decision. The appellant shall file the appeal together with the requisite fee and information within 14 calendar days of the date of the decision being appealed. (18.030.130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



Angie Merrill
Associate Planner
City of La Center



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



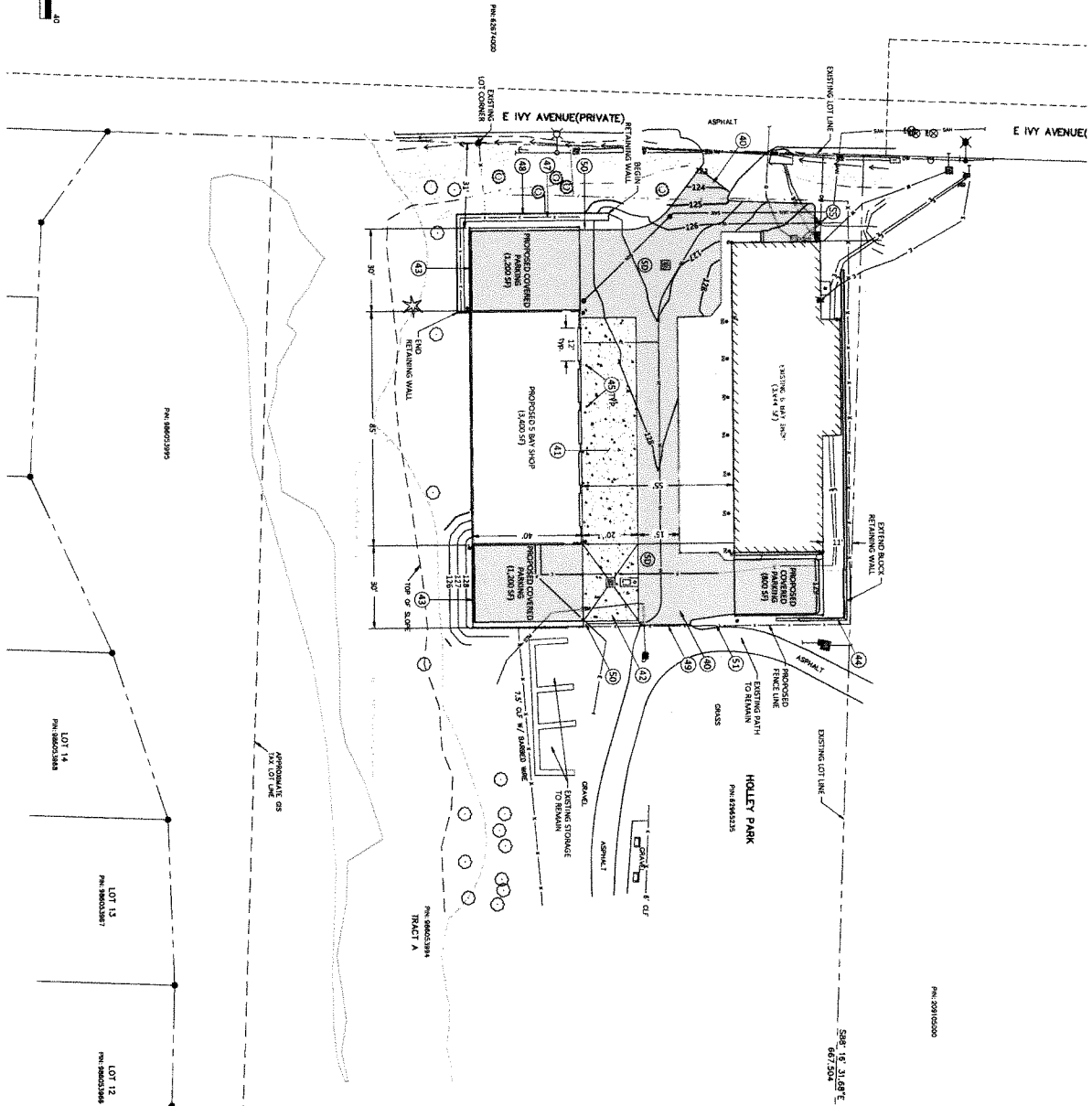
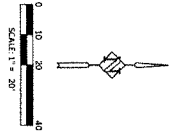
Tracy Coleman
Director Community Development/ Public Works
City of La Center

EXHIBIT LIST

Project Name: **City of La Center Public Works Operations Center Improvements**
Case Number: **2025-010-CUP/PSR/SEPA/GEO/CAR/TRE**

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
1	5/16/25	COL/ Applicant	Application Package
2	5/30/25	COL	TC Determination
3	6/3/25	CC Land Use	Notice of Application & SEPA
4	6/8/25	Paul Wemhoener	Comment Letter
5	6/16/25	DOE/ Garret Peck @ Derek Rocket	Comment Letter
6	6/17/25	Dept of Fish & Wildlife/ Isaac Holowatz, Habitat Biologist	Comment Letter
7	7/3/25	COL/ Crescent Consulting	Staff Report for Re-zone
8	6/13/25	Travis Goddard	Critical Areas Review for COL
9	6/16/25	DOE Joe Thomas	Statewide SEPA Register No 202502293
10	6/3/25	COL/ Planner	Affidavit of Mailing Notice of Application & SEPA
11	7/7/25	COL/Planner	Notice of Hearing
12	7/7/25	COL/ Planner	Affidavit of Mailing Notice of Hearing, Published Notice of Hearing in the Columbian and Posted Notice of Hearing on Site and on the Bulletin Board at City Hall
13	7/7/25	COL/ Planner	Staff Report for CUP
14	7/7/25	COL/ Planner	Affidavit of Mailing

Copies of these exhibits can be viewed at:
Department of Community Development
Development Services Division
1300 Franklin Street
Vancouver, WA 98666-9810



- CONSTRUCTION NOTES:**
- 40) CONSTRUCT HOT TAP ASPHALT SURFACE PER SECTION ON SHEET XXX.
 - 41) CONSTRUCT CONCRETE APPROACH PER SECTION ON SHEET XXX.
 - 42) CONSTRUCT CONCRETE WASH BASIN PER SECTION ON SHEET XXX.
 - 43) CONSTRUCT CONCRETE TRAILING CURB PER DETAIL ON SHEET XXX.
 - 44) CONSTRUCT LANDSCAPE BLOCK RETAINING WALL PER DETAIL ON SHEET XXX.
 - 45) INSTALL 6 IN. DIAM. FIBER BOLLARD PER DETAIL ON SHEET XXX.
 - 46) INSTALL 4 FT COATED CHAIN LINK FENCE.
 - 47) SEE SHEET C1.2 FOR RETAINING WALL DETAILS.
 - 48) REINSTALL BOLLARD PER DETAIL.
 - 49) REINSTALL POLE PER DETAIL.
 - 50) REINSTALL CHAIN LINK FENCE AND POSTS.

TOTAL SITE AREA = 62,800 SF
TOTAL IMPERVIOUS (EXISTING) = 22,600 SF (36%)
TOTAL IMPERVIOUS (PROPOSED) = 26,300 SF (42%)

NEW ROOF AREA = 6,600 SF
PROPOSED BUILDING HEIGHT = 24 FT
LANDSCAPING AREA = 0 SF
DEDICATED PARKING AREA = 3,200 SF
DEDICATED PARKING STALLS = 6

LEGEND	
	EXISTING CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SEWER LINE
	WATER LINE
	UNDERGROUND POWER
	PHONE LINE
	STORMWATER MANHOLE
	CAUTION BOLLARD
	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE

SITE PLAN REVIEW SET
NOT FOR CONSTRUCTION

JOB NO. CLC-07	SHEET NO. C1.0	DESIGNED	DJW												
		DRAWN	DJW												
		CHECKED	BMH												
		DATE	5/23/2025												
<table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>				NO.	DATE	DESCRIPTION									
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Harper Houf Peterson
Righellis Inc.

1220 Main Street, Suite 150, Vancouver, WA 98660
Phone 360.750.1141 www.hhp.com Fax 360.750.1141

SITE PLAN

PUBLIC WORKS SITE IMPROVEMENTS

LA CENTER, WASHINGTON

