



Staff Report & Recommendations

Heritage Center Building B

Type III Conditional Use Permit

(2021-006CUP) March 30, 2021

PROPOSAL:	The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code (LCMC) in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner.
LOCATION:	<ul style="list-style-type: none">▪ Southeast corner of the intersection of East Cedar Avenue and East 5th Street (no site address at time of issuance)▪ Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A.▪ Parcel numbers: 62694000, 62715000
APPLICABLE STANDARDS	This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 18.30, Procedures; 18.150, Commercial Districts; 18.155, Downtown Overlay District; 18.215, 18.250 Conditional Users; Site Plan Review; 18.280, Off-Street Parking and Loading Requirements; 18.310, Environmental Policy; and La Center Engineering Standards.
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

OWNER/APPLICANT

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APPLICANT'S REPRESENTATIVE

Same as owner

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

Genteel Investments is proposing to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the entire top floor and part of the bottom floor of the building. The top floor of the building is 3,600 square feet and the bottom floor of the building is 3,080 square feet. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250. The building where the proposed uses would be located is currently constructed and was approved under Site Plan Review (2019-010-SPR/SEPA) in May 2019. The project did not undergo final site plan review before construction. Therefore, as a condition of approval of this staff report, the applicant will be required to obtain final site plan approval prior to occupancy. This staff report focuses on compliance with the City's conditional use permit requirements only.

Application Timeline:

- City approval of preliminary site plan review (2019-010-SPR/SEPA) – May, 2019
- Staff conducted a pre-application conference with the applicant on February 12, 2021.
- The applicant filed the application materials on February 16, 2021.
- The City issued a determination of completeness on March 5, 2021.
- Notice of application was mailed to property owners within 300-feet on March 5, 2021 with the public comment period closing on March 19, 2021. No public comments were received.

Applicable Standards and Approval Criteria

This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 18.30, Procedures; 18.150, Commercial Districts (C-1); 18.155 Downtown Overlay District; 18.215, Site Plan Review; 18.250, Conditional Uses; 18.280, Off-Street Parking and Loading Requirements; 18.310, Environmental Policy; and the La Center Engineering Standards.

II. ENGINEERING REVIEW

Chapter 3.35 -- Impact Fees

Findings: Park and school impact Fees will be applied as the proposal is a residential use.

Condition of Approval: Traffic impact fees are typically assessed at the time of building permit application. Impact fees for traffic, sewer, school and parks will be assessed for this project. Each dwelling unit will be assessed impact fee per LCMC 3.35.040

The applicant submitted a traffic analysis/ Memorandum to determine the number of PM Peak Hour trips that will be generated for the building tenant use. The number of PM Peak hour trips that will be attributed to this building is 14. City Staff completed a study of PM Peak Hour Trips from the ITE Manual, and determined that the number of trips estimated by the applicant's consultant is reasonable for the building usage. The Traffic Generation Analysis for Teresa's Little School from the Traffic Engineer is enclosed.

The Impact fee for sewer, is estimated based on the use of the building. The area of Building B is 8,800 SF as office/retail, according to the application. Per LCMC 18.10.350, commercial use is assigned 1 ERU per 1,600 SF of internal floor area. According to this information, the applicant will be assessed 6 ERU's for Sewer Development Charge impact fee.

Title 12 --Street, Sidewalks and Public Ways

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

Per LCMC 12.10.190, the applicant half street improvements adjacent to the site is required. 5th Street has been previously built to Local Access Standard, so no widening is necessary. Existing damaged sidewalk on 5th Street has been completed and handicap ramp truncated domes need to be installed at the handicap ramp at 5th Street and Cedar Avenue to meet current ADA standards.

Streets and Circulation: There is adequate circulation of existing streets adjacent to the development.

Grading: The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Conditions of Approval

- CCF&R must approve the building sprinkler and suppression system. of the building permit approval.

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.

An existing sewer lateral was placed during construction of Heritage Buildings A & C for building B. Building B has been connected to this new lateral. To verify the condition of this existing sewer lateral, a video of this existing lateral was performed March 29, 2021. The City reviewed the video and determined the sewer lateral was adequate for use.

Per LCMC 13.10.350 The impact fee per the LCMC is 6 ERU's for SDC based on the commercial building area.

Chapter 18.320 -- Stormwater and Erosion Control

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 states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation.

Per LCMC 18.320.340, the construction of Building A and C constructed a underground detention and water quality system to control and treat stormwater. A Technical Information Report was submitted

verifying that the system will treat and detain Heritage buildings A, C and B and their parking lots meeting the LCMC. A lateral for the building roof drains for Building B was provided and the new parking is graded to drain to the existing catch basins in the previous phase to connect to the underground detention and water quality structures. The condition of the existing underground stormwater system will need to be inspected and a maintenance report provided to the City to verify the condition of the system.

Conditions of Approval:

- 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 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.
- Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 1st to become established before the onset of wet weather.

Findings: Building. The site has already been graded, and the building and parking lots are nearly completed. Erosion control will need to remain in place until the project is completed.

Findings: Potable Water. Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval. CPU must approve the water pipe system and service to all lots. CPU will need to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

Conditions of Approval:

- The applicant shall contact CPU about the existing water system pressure and shall obtain CPU approval for the new water system.

III. ENGINEERING REVIEW

Chapter 18.30 -- Procedures

Findings: The application follows a Type III procedure outlined in LCMC 18.30.100 and was noticed in accordance with 18.30.050 and 18.30.120 to property owners within 300 feet, applicant, and agencies with jurisdiction. The application was deemed complete on March 5, 2021, within 14 days of the pre-application meeting that was conducted on February 12. Type III reviews require that the City schedule a hearing before the hearing examiner within 78 days after completeness or by May 22, in this case. The hearing is scheduled for April 6, 2021 meeting this requirement.

Staff find that the applicant has met the burden of proving they meet the applicable regulations or can be conditioned to do so as summarized in this staff report.

Chapter 18.150— Commercial Districts (C-1, C-3, and MX)

18.150.020 -- Uses

Findings: The proposed preschool and private educational use will be located within Building B at the Heritage Center commercial complex located in the Downtown Commercial (C-1) District. Preschools and private educational institutions are listed as a conditional use in the C-1 district and require a conditional use permit. The conditional use permit criteria (LCMC 18.250.040) are addressed below.

18.150.030 – Development Standards

Findings: The building associated with the proposal was constructed after preliminary site plan review approval in May 2019. The building did not receive final site plan approval, but the original staff report included conditions of approval.

As a **condition of approval**, the applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.

Chapter 18.155 – Downtown Overlay District

18.155.020 – Applicability

Finding: The downtown overlay district standards apply to all new commercial, mixed-use, and multifamily buildings. As a new commercial building, the overlay district standards are applicable. The downtown overlay standards were applied to the project during the preliminary site plan review (2019-010-SPR/SEPA) and compliance with these standards will be verified during the final site plan review application.

As a **condition of approval**, the applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.

Chapter 18.215 – Site Plan Review

18.215.020 Applicability

Finding: Site plan review applies to all changes of use, new construction, expansion or alteration of the use of land. The proposed new building and the proposed use of the building are subject to site plan review. The applicant completed preliminary site plan review in 2019 (2019-010-SPR/SEPA) demonstrating compliance with the City's site plan review standards, but never completed final site plan review. The findings and conditions of that preliminary site plan review application continue to apply and are appropriate for the preschool and private educational use.

As a **condition of approval**, the applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.

Chapter 18.250— Conditional Uses

18.250.010 Pre-application review

Finding: Pre-application review is required for all new conditional use permit proposals. The applicant completed a pre-application conference on February 12, 2021. This requirement is met.

18.250.020 Applicant Review Process

Finding: A new conditional use permit is subject to a Type III review process with a public hearing before the hearing examiner who has final decision authority. This conditional use permit is scheduled for a public hearing before the City's hearing examiner on April 6, 2021.

18.250.030 Application contents

Finding: Conditional use permit applications are required to submit all items required under 18.30.050 as determined by the director. The applicant provided all necessary review materials and the application was deemed complete on March 5, 2021.

18.250.040 Criteria for approval, minor modifications and revocation

(1) The hearing 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;*

Finding: The site is zoned Downtown Commercial District (C-1) where a broad range of retail, commercial, office, and service uses are permitted or allowed conditionally. The C-1 zone is the only zone in the city where preschools and private educational uses are allowed either as a permitted use or conditionally and, therefore, is the appropriate zone for the proposed use.

As conditioned under the site plan review process, the site is physically suitable to accommodate the proposed use of a preschool and private educational use. The preschool will use the entire upper floor (3,600 square feet) and will also use approximately 3,080 square feet of the ground floor. According to information provided by the applicant, the facility will accommodate up to 12 students for a 3-hour period and will operate between 7:00 a.m. and 3:00 p.m. Monday through Saturday. The applicant's traffic memorandum assumes attendance by 24 students during the peak hour of instruction. Staff finds the interior areas dedicated to this use are appropriate for this level of use.

The traffic memorandum prepared by Kelly Engineering that states that the proposed use would generate 14 p.m. peak hour trips, significantly fewer trips than other uses already allowed in the C-1 district such as a restaurant, offices, athletic club, or a copy, print, and express ship store. The associated parking facilities available at Heritage Center being constructed concurrent with Building B are appropriate to accommodate this level of use as further detailed in response to LCMC 18.280 below.

The proposed use complies with applicable code standards and the prior approved preliminary site plan review application (2019-010-SPR/SEPA).

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

Finding: Adequacy of public facilities is demonstrated the Engineer Review section of this staff report. The existing building that the proposed use would occupy is currently served by public water, roads, power, and sanitary sewer. Building B would be served by the existing access on Cedar Avenue. The new parking lot would have an access to 5th Street. Conditions of approval for the 2019 site plan approval required the applicant to provide evidence and status of functioning sewer connections and stormwater infrastructure. The applicant provided video evidence of a functioning sewer lateral on March 29, 2021. The City has reviewed the video and has determined it is adequate for use.

As a **condition of approval**, the applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.

- c) *The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the La Center Municipal Code;*

Finding: The proposed use of a preschool/daycare facility is a conditional use in the C-1 zoning district. The building is already constructed and meets the standards of the C-1 zoning district and the conditions of approval required the preliminary site plan review (2019-010-SPR/SEPA). The applicant will be required to file and receive approval for final site plan review prior to occupancy to verify the conditions of approval of 2019-010-SPR/SEPA have been met.

- d) *The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city.*

Finding: The properties adjacent to the proposed use and existing structure are zoned C-1 to the west, east, and south; areas to the north across 5th Street are zoned Residential/Professional across E. 5th Street to the north. The proposed use will not have undue impacts associated with lighting, noise, or odors and will comply zoning and site plan review standards as demonstrated in the preliminary site plan review approval (2019-010-SPR-SEPA). Parking spaces and access to the site are sufficient to accommodate traffic of the proposed use, which will be less than was assumed in the preliminary site plan review approval. The applicant is required to file for a final site plan review approval prior to receiving an occupancy permit.

The applicant has complied or is required to comply with all relevant codes for Building B prior to occupancy issuance for Teresa's including the International Building Code and International Fire Code. In addition, the applicant is subject to all state laws for childcare and early learning services and will need to provide a copy of a valid license issued by the State of Washington Department of Children, Youth and Families

As a **condition of approval**, the applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.

As a **condition of approval**, the applicant shall comply with the International Building Code and International Fire Code prior to occupancy through the issuance of a building permit and tenant improvement permits.

As a **condition of approval**, the applicant shall obtain and furnish to the City a copy of a State of Washington license for childcare and an early learning facility prior to issuance of occupancy.

Chapter 18.280 Off-Street Parking and Loading Requirements

18.280.010 Off-Street Parking Requirements

Off-street parking shall be provided in compliance with Table 18.280.010. The calculation of the minimum parking space requirements shall be rounded up to the nearest whole number.

Finding: The application’s compliance with parking requirements was verified at the time of preliminary site plan review approval in 2019 (2019-010-SPR/SEPA). That application assumed that the building would be used for office and retail uses and that 74 off-street parking spaces would be provided for all three Heritage Center buildings (A-C) meeting the minimum of 64 spaces required based on a ratio of one space per 400 square feet of retail and one space for every two employees. Building B is 8,800 square feet and would have required 22 parking spaces not including employee spaces for office and retail use. Preschools and private educational uses are not listed in Table 18.280.010, but the director finds that the ratio for elementary and middle schools of 1 space for each 12 students plus one per employee and dedicating two spaces for loading and unloading as per the daycare standard is appropriate for the proposal. Based on an assumed maximum of 24 students at a time, plus 5 employees 7 spaces would be required for this use which is less than would have been required if the area were used for retail or office with employees. Therefore, the parking requirement continues to be met.

As a **condition of approval**, the applicant is required to designate two parking spaces for loading and unloading of children prior to final site plan approval.

As a **condition of approval**, parking space adequacy shall be verified prior to occupancy for the remaining unleased space in Building B not used for Teresa’s Little School or when there are subsequent changes of use in the building.

18.280.040 Loading

(2) Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar uses shall provide off-street truck loading or unloading berths in accordance with Table 18.280.040(2):

Square Feet of Floor Area	Number of Berths Required
Less Than 30,000	0

Finding: No loading spaces are required for schools or similar uses.

Chapter 18.310 Environmental Policy

Findings: The proposed development has previously underwent SEPA review during site plan review in May 2019 (2019-010-SPR/SEPA). The prior issued SEPA and conditions of approval continue to apply to and be sufficient for the proposed preschool and private educational use proposed.

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

General Conditions

Per the SPR 2019-010, the applicant shall submit the following for Final Site Plan Review:

1. The applicant shall submit a site lighting plan, showing the photometrics of light coverage. Manufacturers information about the lights shall show that the lights will not glare or result in light trespass on other adjacent property. The information shall show how the lights will be "dark sky" compliant by not impacting light into the sky. All building entrances shall be well lighted and provide at least four-foot candles of light and shall be shielded to reduce glare.
2. If any tree greater than 5" DA will be removed, tree cutting permit shall be obtained from the City showing all trees that are removed to serve the building and parking lot. A tree protection plan will be required in accordance with LCMC 18.350.060. The applicant shall show how the tree plan will provide mitigation of the trees that are removed per LCMC 18.350.050.
3. A final landscaping plan will need to be submitted to enhance the lot appearance and screen off street parking that abuts the street.
4. A maintenance report shall be submitted to the City, verifying the adequacy of the existing underground stormwater detention and treatment system, that will serve Building B.
5. A plan showing the directory signs for Building B and adjacent Buildings A and C will need to be submitted to the City for review addressing the following. These sign locations will be coordinated with CCF&R for emergency access:

The Heritage Complex will need to have directories at each entrance of the complex with the following information.

- Clarify where each building is located in regards to the entrance
- Clarify how to access the entrances of the suites – For instance, Building A has individual access to two suites from the front, but then on the back there is a main entrance to the rest of the suites, Building C has two suites that access from the parking lot of Building C, but there is one more that is accessed on the opposite side.
- Provide the Complex Address

There will also need to be a sign placed at the bottom of the ramp in the parking lot leading up to the backside of A and Building C.

- The sign will need to provide clarity to where Building C is located.

The signs will be subject to the requirements of the La Center Sign Code, which is located in 8.60 of the Municipal Code.

B. Land Use

Prior to Issuance of Occupancy

1. The applicant shall obtain final site plan review and engineering document approval prior to occupancy to ensure compliance with the conditions of approval from the preliminary site plan review and this conditional use permit application.
2. The applicant shall comply with the International Building Code and International Fire Code prior to occupancy through the issuance of a building permit and tenant improvement permits.
3. The applicant shall obtain and furnish to the City a copy of a State of Washington license for childcare and an early learning facility prior to issuance of occupancy.
4. Parking space adequacy shall be verified prior to occupancy for the remaining unleased space in Building B not used for Teresa's Little School or when there are subsequent changes of use in the building.

Prior to final site plan approval

1. The applicant is required to designate two parking spaces for loading and unloading of children prior to final site plan approval.

V. APPEALS

A final decision regarding a Type III application may be appealed by the applicant, applicant's representative, or by any person, agency, or firm with an interest in the matter within 14 calendar days after the hearing examiner's date of decision. Appeals shall contain all information specified in LCMC 18.30.130. The public record for this file is available at the City's Public Works Building, 305 NW Pacific Highway, La Center, Washington between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact Sarah Dollar at 360-263-7665 for further information.

For an appeal regarding a decision subject to a Type III process, the Finance Director/City Clerk shall schedule a public hearing to be held by the City Council not more than 35 days from the date a complete appeal was timely filed. Notice and a staff report shall be provided, a public hearing shall be conducted, and a decision shall be made and noticed regarding the appeal. LCMC 18.030.130(4).

Ethan Spoo, AICP
Consulting City Planner

Anthony Cooper, PE
City Engineer

Sam Rubin, AICP
Consulting City Planner

VI. Exhibits

Exhibit A – Application Materials

1. Preapplication Report
2. Master Land Use Application
3. Conditional Use Permit Narrative
4. Application Materials

Exhibit B – Staff Report



PRE-APPLICATION CONFERENCE NOTES
Heritage Center Building B (File # 2021-003-PAC)

PROJECT INFORMATION

Site Address	La Center, WA 98629. Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A.
Parcel Numbers:	62694000, 62715000
Applicant	Roy Heikkala, Genteel Investments, LLC, PO Box 1434, Vancouver, Washington 98668. Contact number 360-921-8244.
Applicant's Representative	Same as applicant
Property Owner	Same as applicant
Proposal	The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code (LCMC) in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner and pre-application meetings are mandatory prior to application submittal.
Meeting Date	Friday, February 12, 2021 at 10:00 a.m.
Date of Issue	Friday, February 18, 2021

SUMMARY

The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the entire top floor and part of the bottom floor of the building. The top floor of the building is 3,600 square feet and the bottom floor of the building is 3,080 square feet. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 and pre-application meetings are mandatory prior to application submittal. The Type III conditional use permit will require a public hearing and approval by the City's Hearing Examiner.

The building where the proposed uses would be located is currently constructed and was approved under Site Plan Review (2019-010-SPR/SEPA) in May 2019.

PRELIMINARY REVIEW

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code (Chapter 18.150 Commercial Districts; LCMC 18.155 Downtown Overlay District; 18.250 Conditional Uses; 18.310 Environmental Policy); 18.320 Stormwater and Erosion Control.

Chapter 3.35 Impact Fees

The applicant will be provided an estimate of traffic impact fees based on the ITE manual for the use submitted with this application. Per the LCMC, the applicant can conduct a traffic study to determine the PM peak hour trips for their intended uses. Park and school Impact Fees are not assessed for commercial uses. Based on conversation in the pre-application meeting, the applicant indicated they will submit a trip generation estimate from a traffic consultant with the conditional use permit application to satisfy this requirement.

Conditions of Approval

- Traffic impact fees will be assessed and collected at the time of occupancy.

Public Works Engineering Analysis

Chapter 13.10 -- Sewer System Rules and Regulations

Finding(s): 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.

The sewer mapping shows there is an existing sewer lateral stub connected to the manhole in Cedar Avenue that is extended to the site.

The applicant has paid the sewer connection fee.

Conditions of Approval

- To verify the condition of the existing sewer lateral, a video inspection of the existing sewer lateral must be performed verifying its structural integrity and ability to accommodate the developer's preferred option.

Stormwater

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 proposes to create new impervious surface for the new parking lot east of the site and the commercial building footprint.

A storm report was completed and submitted to the City for review. The City reviewed the storm report and determined that the area of the proposed building was included in the stormwater report and on-site construction previously completed.

- Per LCMC 18.320.210, treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.
- The City has a final stormwater Technical Information Report (TIR) that complies with LCMC 18.320 that was submitted in 2010 for all the future Heritage buildings.
- Downspouts connections from the building must connect directly into the site stormwater system. This connection needs to be verified in the field.
- Provide a maintenance report of the existing underground detention and water quality structures. Provide the city with a yearly maintenance report showing that the detention and water quality system per the manufactures recommendations.

Street Lighting. Streetlight design and installation is reviewed and approved by the City of La Center. The existing streets adjacent to the development has cobra head LED lights on Clark Public Utility Poles.

Condition of Approval

- To be consistent with the type of light of Cedar Avenue and East 5th Street, New lights may have to be added as necessary to meet the Engineering Standards. New streetlights may be needed to accommodate existing lighting on Cedar Avenue and meet the current lighting standards in the Engineering Standards.
- A Photometric analysis along 5th Street frontage improvements and the intersection of Cedar Avenue and 5th Street needs to be submitted to verify compliance with the Engineering Standards.

Land Use Analysis

LCMC 18.30 Procedures

LCMC 18.30.100 Type III Procedures

The request for a conditional use permit will be processed as a Type III application. Type III applications will be considered at a public hearing before the City's hearings examiner. A public hearing for an application will be scheduled within 78 calendar days after the date the city found the application was technically complete.

A staff report will be issued seven days before the date of the hearing.

LCMC 18.30.050 Review for Technically complete status

Upon receipt of the conditional use permit application, staff will conduct a completeness review. Applications that have undergone pre-application review are subject to a 14-day completeness review under LCMC 18.30.050. Following a determination of completeness, a notice of application is sent to property owners within 300 feet.

LCMC 18.30.050 provides a list of general submittal requirements applicable to all applications. **Bold** items are required for this application.

General submittal requirements

- **An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.**
- *SEPA Checklist (not applicable)*
- *Site Plan*
 - **At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned**
- **Proof of ownership document such as deeds**
- **Legal description of the site**
- **A copy of this pre-application conference summary (since the applicant submitted the conditional use permit application prior to completion of the pre-application notes, the City will supply the pre-application notes as part of the submittal)**
- **A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description; in particular the narrative should address the conditional use permit criteria in 18.250.040 as well as the conditions of approval from the preliminary site plan site plan review approval (2019-010-SPR/SEPA). .**
- **Names and addresses of owners of land within a radius of 300 feet:**
 - **The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted;**
 - **If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application;**
- **Maintenance report of underground detention system.**
- **Video evidence of condition of the existing sewer lateral.**
- **Clark County Fire and Rescue approval for fire suppression system**
- *Applications necessarily associated with the proposal, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the proposal; (not applicable in this case)*
- *A wetlands delineation and assessment as required by LCMC 18.300. (not applicable in this case)*
- *A geotechnical study prepared by a geotechnical engineer or geologist (see further discussion below regarding critical areas). (not applicable in this case)*
- *An archaeological predetermination based on the site's moderate-high or high risk level for encountering resources. (not applicable in this case).*
- *Preliminary grading and erosion control plans (not applicable in this case)*

Previous Decisions

A notice of decision for the site plan review for building B was issued in May 2019 and included conditions of approval. These conditions of approval will need to be verified during the conditional use permit review. Conditions of approval that will be verified include:

- Site improvements related to fencing, waste handling, parking and landscaping as depicted in the original submission for site plan review.
- If any trees were removed without submitting a tree cutting permit and a mitigation plan.
- Downtown overlay design standards:
 - a. Facades shall be varied and articulated. Larger projects shall create the appearance of several smaller buildings with a maximum apparent storefront width of 60 feet.
 - b. Sidewalks within the available 60-foot right-of-way shall generally be 11 feet wide with a three-and-one-half-foot street furniture and landscaping zone and a seven-and-one-half-foot pedestrian zone. The street furniture zone is to accommodate street trees, lighting, benches, street signs, mailboxes, newspaper boxes and other urban accessories.
 - c. Street trees shall be provided at approximately 45 feet on center. Street trees shall be coordinated with parking and streetlights.
 - d. All street and parking lot lighting to have optics or shielding to direct the lighting downward.
 - e. Commercial lighting shall not produce glare or light trespass onto any residential use.
 - f. All parking lots shall contain a consistent distribution of street trees in order to enhance the lot's appearance and to provide shade, thereby lowering air temperatures.
 - g. Off-street parking areas that abut streets must be adequately screened.
 - h. Permitted colors for exterior building finishes are darkened and enriched shades of primary and secondary colors. White, earth tones, creams, and pastels of earth tones are also allowed.
 - k. All building entrances and exits must be well lighted. The minimum lighting level for building entries is four foot-candles. Lighting must be a pedestrian scale and the source light must be shielded to reduce glare.
 - l. All exterior building lighting shall be shielded and directed downwards.
- All handicap ramps must comply with current ADA standards, including street trees and street lighting according to the engineering standards. Any sidewalk that is damaged must be repaired to meet ADA current standards.
- Fire hydrants shall be spaced every 500' per IFC or as otherwise approved by the Fire District. The location of all the hydrants must be approved by the Fire District. CCF&R must approve the fire suppression system for the building sprinklers.
- Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval. CPU must approve the water pipe system and service to Heritage Building B for domestic and fire suppression. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.
- Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole per the Engineering Standards. To be consistent with the type of light of Cedar Avenue and East 5th Street, new cobra head lights may need to be used if the photometric plan results in more lighting that needs to be placed.
- Submit a Photometric analysis along with the streetlight design to verify compliance with the Engineering Standards.

LCMC Chapter 18.150 (Commercial Districts (C-1))

The Downtown Commercial District (C-1) is intended for less intensive commercial areas including convenience shopping needs and limited trade area. These areas are held to a high standard of site plan review due to proximity to residential zones.

The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a **conditional use permit** under section 18.150.020 of the La Center Municipal Code in the C-1 zone where the building is located.

Prior to the pre-application meeting, the applicant inquired about the permit process for a prospective tenant at the facility for chiropractic services. Chiropractic services fall under “Services-Professional Office”, “Professional offices < 10,000 square feet gross floor area) which is a permitted use in the C-1 district. A conditional use permit is not required for this use. Necessary building permits, tenant improvement permits, and occupancy will need to be obtained for the chiropractic use and applicable impact fees and charges will need to be paid for this use.

As discussed in the pre-application conference, the City agreed to review tenant improvement permits for Teresa’s Little School prior to issuance of the conditional use permit provided the applicant signs a hold harmless agreement. The outcome of the conditional use permit process including approval and conditions that may affect Teresa’s is unknown meaning that any tenant improvements are undertaken at the applicant’s own risk. However, the City will not issue an occupancy permit for Teresa’s until after the conditional use permit is approved.

LCMC Chapter 18.155 Downtown Overlay District (DT)

The purpose of the downtown overlay district is to implement the adopted La Center Downtown Design Plan and Guidelines (2005). The guidelines found in this district were required as conditions of approval under the previously approved site plan review (2019-010-SPR/SEPA). The conditions of approval for the previous site plan review approval will need to be verified prior to the issuance of a decision for the conditional use permit.

LCMC 18.250 Conditional Uses

The applicant is proposing a pre-school and tutoring (private educational use) for Building B. The proposed use is classified as a “major conditional use permit” requiring a Type III review.

Application materials in LCMC 18.30.050 are required as noted above and the applicant’s narrative should address the conditional use permit criteria listed in LCMC 18.250.040, as follows:

(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.

SCHEDULE

During the pre-application conference, staff discussed a tentative schedule with the applicant based on an anticipated hearing date of April 6, 2021. The schedule is dependent on the applicant providing the required submittal materials and being deemed complete as well as the applicant’s responsiveness during the permit review if additional information is required or if staff have questions. Should the application be deemed complete or if the review requires additional application materials or staff ask questions that require the City’s review be paused, the schedule below will be revised, and the City will inform the applicant.

Applicant submittal	February 16, 2021
Determination of Completeness issued	March 5, 2021
Notice of Application 14-day notice	March 5, 2021
Public Hearing Notice issued	March 23, 2021
Staff Report issued to applicant	March 23, 2021
Newspaper public notice	March 26, 2021
Receive applicants’ comments on staff report	March 26, 2021
Final Staff Report issued	March 30, 2021
Public Hearing (online)	April 6, 2021

APPLICATION FEES

Based upon the information provided to date, we estimate that the land use application fees will include:

- Pre-Application Conference Type III- \$500 (paid)
- Type III Conditional use permit - \$3,400

ATTACHMENTS

- Attachment A: Clark Public Utilities streetlight detail showing luminaire specifications of existing cobra head lights as well as the standard for cobra head lights. Schematic Plan of existing Street lights on 5th Street and Cedar Avenue.
- Attachment B: Teresa’s Little School City TIF rate based on Estimate of Peak PM Hour Trips

Attachment A

E BIRCH AVE

515
525
218/2

523
309
319

DOGWOOD
525530
515
439

M AVE
51

E 5TH ST.



420
427
427

425(F.S.)
414(F.S.)
409
203
209
219

BLDG "B"
419
314
404
BLDG "A"
419
BLDG "C"
419

414
438

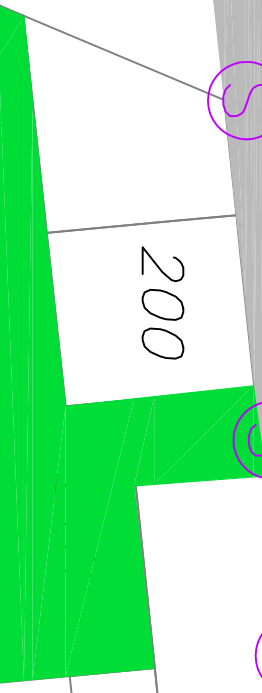
E 4TH ST.



200

314

214
CITY HALL



Bulb and Electronic Photocontrol and disposal of existing HPS bulb and Photocontrol.

- C. Replacement of 92 existing Cobra style HID HPS street light heads with new LED replacement heads and Photo Control Cells to be provided by the City.

Wattages to vary as follows:

Existing HPS Wattage	Quantity	Replacement LED Wattage
100	46	39
150	27	39
200	17	96
400	2	96

- a. Replacement LED Cobra Head fixtures:

Leotek 39w # GCJ1-20H-MV-WW-3-GY-580-PCR7-WL-BBL
Leotek 96w # GCM2-40F-MV-WW-3-GY (or BK)-700-PCR7-WL-BBL

- b. City to obtain Replacement LED Cobra Heads & Photoelectric Luminaire Controls based on existing piggyback contract with Clark Public Utilities.
- c. Replacement fixture to consist of LED Cobra Heads & Photoelectric Luminaire Controls to be delivered to contractor for storage. Contractor responsible for proper storage to prevent damage.
- d. Bid would consist of storage and labor to install LED Cobra Heads & Photoelectric Luminaire Controls and disposal of existing fixture and HPS bulb.

- D. Retrofitting of 3 existing Post Top style 100 Watt HID HPS street lights with new 39 watt LED Cobra Style Replacement Heads, Photo Control Cells, and Tenon Mount Street Light Arms.

- a. Replacement LED Cobra Head fixtures:

Leotek 39w # GCJ1-20H-MV-WW-3-GY-580-PCR7-WL-BBL

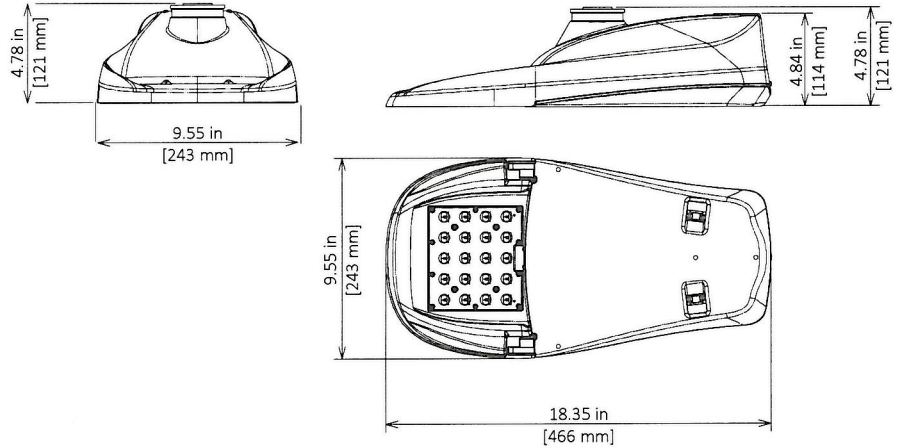
- b. City to obtain Replacement LED Cobra Heads and Photo Control Cells based on existing piggyback contract with Clark Public Utilities.
- c. Replacement LED Cobra Heads & Photo Control Cells to be delivered to contractor for storage. Contractor responsible for proper storage to prevent damage.
- d. Tenon Mount Street Light Arms to be provided by Contractor which meets the following specifications:

1.0 SCOPE

GreenCobra™ Jr. LED Street Light GCJ H-Series Specification Data Sheet

Luminaire Data

Weight 7 lbs [3.2 kg]
EPA 0.39 ft²



Ordering Information

Sample Catalog No. GCJ1 20H MV NW 2R GY 580

Product	LED Code	Voltage	Color Temperature	Distribution	Finish	GCJ0 Drive Current Code ¹	Options
GCJ0	15H	MV 120-277V	WW 3000K NW 4000K CW 5000K	2R Type 2 3 Type 3 4 Type 4 5 Type 5	GY Gray DB Dark Bronze BK Black	300 390 490 590 700	FDC ² Fixed Drive Current LPCR Less Photocontrol Receptacle PCR5 ³ ANSI 5-wire Photocontrol Receptacle PCR7 ³ ANSI 7-wire Photocontrol Receptacle
GCJ1	20H					GCJ1 Drive Current Code ¹ 350 450 530 580 680 700	PCR5-CR ⁴ Control Ready 5-wire PC Receptacle PCR7-CR ⁴ Control Ready 7-wire PC Receptacle WL Utility Wattage Label 4B 4-Bolt Mounting Bracket
GCJ2	20H					GCJ2 Drive Current Code ¹ 700 830 900 1A	DSC Door Safety Cable RWG Rubber Wildlife Guard

Notes:

- Factory set drive current, field adjustable standard. Refer to Performance Data Table. Consult factory if wattage limits require a special drive current.
- Non-field adjustable, fixed drive current. Specify required drive current code. Not available with PCR5-CR or PCR7-CR options.
- Field adjustable current selector included. Wireless node dimming is disabled, field changeable connectors included to enable dimming with PCR5/7.
- Control-ready wiring at factory for wireless node dimming. Default maximum drive current code (700 or 1A) must be specified.
- Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
- Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.
- Specify Color (GY, DB, BK)

Accessories*

HSS ⁵	House Side Shield, Snap-On*
CSS ⁶	Cul-De-Sac Side Shield, Snap-On*
SPB ⁷	Square Pole Horizontal Arm Bracket
RPB ⁷	Round Pole Horizontal Arm Bracket
PTB ⁷	Pole Top Tenon Horizontal Arm Bracket
WB ⁷	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
PC	Twist Lock Photocontrol
LLPC	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and not to be included in the catalog number. For factory installed HSS, CSS specify as option in luminaire catalog number.

Luminaire Specifications

Housing

Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. One-piece aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Four-bolt mounting bracket is available. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from ± 5° in 2.5° steps. Electrical components are accessed without tools via a high-strength, non-conductive polycarbonate door with quick-release latches. Polycarbonate material meets UL 746C for outdoor usage. Available rubber wildlife guard (RWG option) conforms to mast arm with no gaps.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4, or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield cuts light off at 1/2 mounting height behind luminaire. Cul-de-sac shield provides back and side light control for end of cul-de-sac applications. Both shields are field installable without tools.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls

3-Wire photocontrol receptacle is standard. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a durable, fade-resistant polyester powder coat finish. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components.

Adjustable Drive Current Code Ranges

Field adjustable drive current selections can be made according to the table below. For GCJ0 and GCJ2, all drive current codes are selectable with all products. For GCJ1, the other selectable drive currents depend on if the product is specified with a drive current from Range 1 or Range 2 below.

GCJ0 Range	GCJ1		GCJ2 Range
	Range 1	Range 2	
300	350	450	700
390	580	530	830
490	700	680	900
590			1A
700			

Performance Data: 3000K (WW)

Consult factory for IES files or LM-79 reports.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
GCJ0	15H	300 ²	15	1810	121
		390 ²	19	2280	120
		490 ³	24	2840	118
		590	30	3410	114
		700	35	3910	112
GCJ1	20H	350 ³	25	3040	122
		450	29	3470	120
		530	34	3980	117
		580	39	4470	115
		680	44	4960	113
		700	46	5130	112
GCJ2	20H	700	45	5020	112
		830	54	5780	107
		900	58	6120	106
		1A	68	6960	102

Notes:

- 1 Nominal lumens. Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, and ambient temperatures.
- 2 DLC Approved only at 120VAC.
- 3 DLC Approved at 120-240VAC.

Performance Data: 4000K (NW) and 5000K (CW)

Consult factory for IES files or LM-79 reports.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
GCJ0	15H	300 ²	15	2000	133
		390 ²	19	2490	131
		490 ³	24	3070	128
		590	30	3650	122
		700	35	4180	119
GCJ1	20H	350 ³	25	3240	130
		450	29	3720	128
		530	34	4320	127
		580	39	4850	124
		680	44	5370	122
		700	46	5510	120
GCJ2	20H	700	45	5430	121
		830	54	6210	115
		900	58	6630	114
		1A	68	7430	109

Notes:

- 1 Nominal lumens. Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, and ambient temperatures.
- 2 DLC Approved only at 120VAC.
- 3 DLC Approved at 120-240VAC.

BUG Ratings: 3000K (WW)

All data nominal. IES files for all CCTs are available at leotek.com.

Product & LED Code	Drive Current Code	Type 2R	Type 3	Type 4	Type 5
		BUG Rating	BUG Rating	BUG Rating	BUG Rating
GCJ0 15H	300	B0 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	390	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	490	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	590	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
GCJ1 20H	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	450	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	580	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	680	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
GCJ2 20H	700	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	830	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	900	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	1A	B1 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1

BUG Ratings: 4000K (NW) and 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

Product & LED Code	Drive Current Code	Type 2R	Type 3	Type 4	Type 5
		BUG Rating	BUG Rating	BUG Rating	BUG Rating
GCJ0 15H	300	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	390	B1 U0 G0	B1 U0 G1	B1 U0 G1	B1 U0 G0
	490	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	590	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
GCJ1 20H	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	450	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	580	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	680	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
GCJ2 20H	700	B1 U0 G1	B2 U0 G1	B2 U0 G1	B3 U0 G1
	830	B1 U0 G1	B2 U0 G2	B2 U0 G1	B3 U0 G1
	900	B1 U0 G1	B2 U0 G2	B2 U0 G2	B3 U0 G1
	1A	B1 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1

Attachment B



Public Works Department
305 NW Pacific Highway
La Center, WA 98629

February 17, 2021

**(Summary of Heritage Building B Traffic Impact Fees
Teresa's Little School)**

This is an estimate of the Traffic Impact Fees for Teresa's Little School that is based on the square footage of the proposed use.

The First Floor Area = 3,080 Square Feet = 3.08 KSF
The Second Floor Area = 3,600 Square Feet = 3.60 KSF

The 9th Edition of the ITE manual was used to determine the number of PM Peak Hour trips

Based on the square footage:

The PM Peak hour trips for the first floor are 10 trips
The PM Peak hour trips for the second floor are 11 trips

Estimate of Total PM Peak hour trips are 21.

The TIF rate for each trip is \$7,561

Description/ITE Code	Units					Expected Units	Total Generated Trips			Total Distribution of Generated Trips						Impact fee	
		AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	Unit	Impact fee
		Daycare Center 565	KSF ²	53%	47%		47%	53%	3.08	228	38	38	10	9	19	10	10
Daycare Center 565	Students	53%	47%	47%	53%	18.0	79	14	15	4	3	7	3	4	7	\$7,561	\$25,906.25
Daycare Center 565	Employees	53%	47%	47%	53%	20.0	535	97	95	26	23	49	22	25	47	\$7,561	\$168,088.59

Peak PM

TIF First Floor	\$75,610.00	10.00
TIF Second Floor	\$83,171.00	11.00
Total TIF	\$158,781.00	

NA = Not Available **KSF²** = Units of 1,000 square feet
DU = Dwelling Unit **Fuel Position** = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

Description/ITE Code	Units					Expected Units	Total Generated Trips			Total Distribution of Generated Trips						Impact fee	
		AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	Unit	Impact fee
		Daycare Center 565	KSF ²	53%	47%		47%	53%	3.60	267	44	44	11.62	10.30	21.92	11.00	11.77
Daycare Center 565	Students	53%	47%	47%	53%	20.0	88	16	16	4.24	3.76	8.00	3.81	4.29	8.10	\$7,561	\$28,784.73
Daycare Center 565	Employees	53%	47%	47%	53%	11.0	294	53	52	14.14	12.54	26.68	12.23	13.79	26.02	\$7,561	\$92,448.73

NA = Not Available **KSF²** = Units of 1,000 square feet
DU = Dwelling Unit **Fuel Position** = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 419 Cedar Avenue LaCenter WA

Legal Description _____

Assessor's Serial Number 62702000, 62694000, 62651000, 62715000 & 62615000

Lot Size (square feet) 79,279

Zoning/Comprehensive Plan Designation Commercial C-1

Existing Use of Site Office and Retail Shopping Center

Contact Information

APPLICANT:

Contact Name Roy Heikkala

Company Genteel Investments LLC

Phone 360 921-8244 Email royheikkala@gmail.com

Complete Address PO Box 1434 Vancouver, WA 98668

Signature _____
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Roy Heikkala

Company Genteel Investments LLC

Phone 360-921-8244 Email royheikkala@gmail.com

Complete Address 11815 NE 113th St. Suite 110 Vancouver, WA 98662

Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Robert L Colf

Company Genteel Investments

Phone 360-448-4718 Email Genteel Investments

Complete Address Genteel Investments

Signature _____
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Application for a Conditional Use Permit

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number Feb 12, 2021

Description of Proposal Requesting a Conditional Use Permit for Teresa's Little School to operate a Educational Tutoring and PreSchool in a C-1 Commercial ZONE at the Heritage Center in LaCenter WA.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

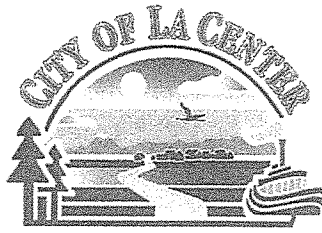
Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant GENTEEL INVESTMENTS concerning the following Project: LLC

Project address: Parcel #: 62702000, 62694000, 6265000
62657000, 62715000

Project/permit review: PRE APP CONF & CONDITIONAL USE PERMIT

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

City of La Center

By: Robert [Signature]

By: _____

Title: MEMBER/MANAGER

Title: _____

Date: 2/2/21

Date: _____

Narrative and Justification

Feb 16, 2021

The Heritage Center located at 419 Cedar Avenue in LaCenter Washington contains two buildings (Bldg. A & C) together totaling 16,054 sq ft. Building B totaling 8,800 sq ft is under construction on the 1.82 acre site.

Currently Teresa's Little School occupies one space in existing building A and one space in existing building C for a total of 1,600 sq ft. They have been operating since 2017. They wish to move their operation to Building B. They have signed leases to take the top floor (3,600 sq ft) and 3,020 sq ft on the lower floor of Building B. Once they move to Building B, they will be no longer use their existing 1,600 sq ft in buildings A and C.

On the upper floor of Building B (see plan) they will have a pre-school area that can accommodate up to 12 students for a 3 hour period. The operating hours for the preschool will be 7am to 3 pm. All areas are devoted to one on one tutoring from age kindergarten to adult. We have provided for an adequate number of bathrooms to accommodate the maximum amount of students, tutors and administrators that could be present at any one time. The schools operating hours will be 7am to 8pm Monday through Saturday.

We are in a Commercial Zone C-1 and are requesting a Conditional Use Permit to operate the school.

Criteria for Approval LCMC 18.250.040

Criteria (a) The characteristics of the site to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features

Answer: The Heritage Center is designed to accommodate both office and retail uses. The proposed use of an educational facility will not require additional changes to the facility with respect to public services (sanitary, power, stormwater, sidewalk a or public access). The attached Traffic Memo in Tab 4 of this application shows that the school will generate less traffic than many outright uses within the C-1 zone such as Small Office Buildings, Athletic Clubs and Copy, Print and Express Ship Stores. The building will be fully sprinkled and provide approved fire protection and access requirements by code.

Criteria (b) All required public facilities (water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use.

Answer: The existing buildings on site are served by public water, roads, power and sanitary sewer. The storm water systems was designed to accommodate a full build out of the center including Build B. We have already received building permits for Building B shell and top floor tenant improvements. The approval was based on the fact that there are adequate roads, sanitary facilities, stormwater system and other utilities available to adequately service the center.

Criteria (c) The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the LaCenter Municipal Code.

Answer: The property of the Heritage Center is zoned Commercial C-1. Chapter 18.1`50.020 Use Table Section 14 allows Preschools and Private Educations Institutions by Conditional Use. The attached floor plans comply with the space and restroom requirements of the proposed usage. The building is fully sprinkled and adequate onsite parking is provided.

Criteria (d) The establishment, maintenance or operation of the proposed 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.

Answer: The proposed use is within a Commercial zone that the City has designated numerous retail and service businesses. The center provides three areas of ingress and egress. In addition, the proposed use will also have an area on 5th street to drop off and pick up students, thus eliminating the need to drive into the center. With the onset of Covid the demand for one-on-one tutoring has skyrocketed to assist students that are falling behind with online learning. Rather than transferring to private schools, students can get the supplemental help they need and be successful in the public school system.

Chapter 18.155 Downtown Overlay District

The proposed development complies with the LaCenter downtown Overlay District. This building shell permit has already been approved and meets these requirements.

Condition: Facades shall be varied and articulated.

Answer: The building is one story on the western end and two story on the eastern portion. The covered walking over hang is broken up into several sections. The building is a mirror image of building A built in the early 2000s.

Condition: Sidewalk Construction

Answer: All sidewalks are existing. We will repair any that are damaged during construction and will work with the City Engineer on ADA corrections as needed.

Condition: Street and Parking Lot Trees

The attached landscape plan shows that all necessary street and parking lot trees are provided according to City code.

Condition: Street, parking lot and building Lighting

Answer: All lighting will be shielded so as not to create off site glare to neighbors.

Condition: Permitted Colors

Answer: the building color is an earth tone light brown to match the existing buildings.

Condition: Pitched Roof, minimum of 6:12

Answer: The roof pitch is 7:12.

Condition: Limit building height to 35 feet.

Answer: The building is built on a slope parcel of land. It is two stories on the shopping center side(south) and 1 story on the 5th street side facing neighbors. The height meets the height limitation.

Condition: Building Entry and Exit lighting.

Answer: All building entry and exits have adjacent lighting in excess of 4 foot candles. They are also shielded or located so as not to create glare to the neighboring properties.



MIN 12"x18" METAL SIGN PAINTED BLUE ON WHITE. MOUNT SIGN ON BUILDING WALL OR ON A POST FROM 3'-0" TO 5'-0" ABOVE PARKING SURFACE. POST MOUNTED SIGNS ARE NOT TO INTERFERE WITH ACCESSIBLE ROUTE OF TRAVEL IN FRONT OF PARKING STALL NOR LOCATED WITHIN AUTO BUMPER OVERHANG SPACE.



ADD 'VAN ACCESSIBLE' SIGN AT SPACES MARKED 'VAN' ON SITE PLAN.

2 **DISABLED PARKING**
NOT TO SCALE

ZONING/CODE INFORMATION

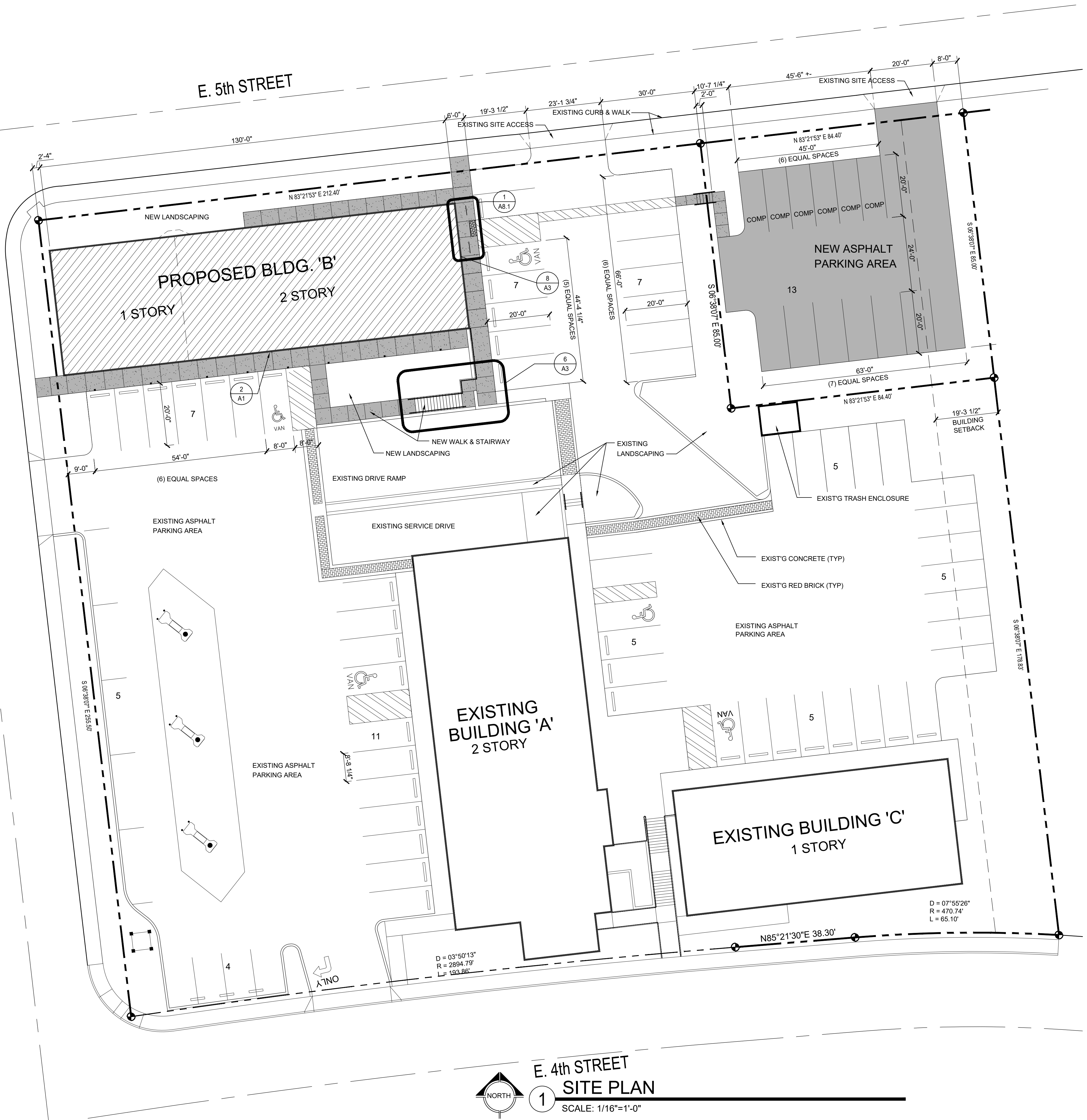
JURISDICTION: CITY OF LA CENTER
 PROPERTY OWNER: GENTEEL INVESTMENTS, INC.
 PO BOX 1434 LA CENTER WA 98668
 PHONE (360) 921-8244
 CONTACT: ROY HEIKKALA
 BUILDING CODE:
 2015 I.B.C. W/ WASH. AMENDMENTS
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL FIRE CODE
 2015 UNIFORM PLUMBING CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 WASHINGTON STATE ENERGY CODE
 2017 I.C.C. A117.1
 ZONING CODE: CITY OF LA CENTER ZONING ORDINANCE
 CONDITIONAL USE PERMIT: 01-4-CUP
 ZONE: GC
 PUBLIC WATER SYSTEM CITY OF LA CENTER
 SANITARY SEWER: CITY OF LA CENTER
 STORM WATER SYSTEM: CITY OF LA CENTER
 SITE AREA: 96,000 S.F. OR 1.58 ACRES
 OCCUPANCY: B
 OCCUPANCY SEPARATION: N.A.
 SETBACKS: FRONT - NONE
 SIDE - NONE
 SIDE (INTERIOR) - 7'-6" (UR ZONE)
 REAR - 20'-0" TYPE OF CONSTRUCTION: TYPE V-B
 ALLOWABLE FLOOR AREA: 9,000 S.F.
 ACTUAL FLOOR AREA: 7,800 S.F.
 NO. OF STORIES: 2 STORIES

BLDG	AREA		PARK'G @ 400S.F./STALL	
	FLOOR	AREA	REQ'D	ACTUAL
'A'	UPPER	6,000 S.F.	15.00	
	GRND	6,288 S.F.	16.00	
'B'	UPPER	3,600 S.F.	9.00	
	GRND	5,200 S.F.	13.00	
'C'	GRND	3,520 S.F.	9.00	
	BASEMNT	625 S.F.	2.00	
TOTAL		25,229 S.F.	64.00	74.00

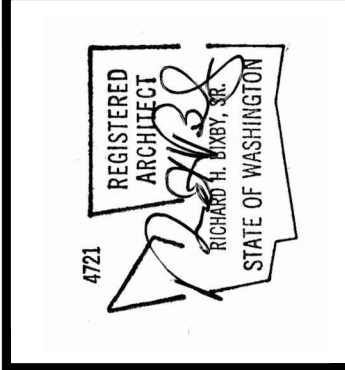
EMPLOYEE PARKING = 10 STALLS = 20 EMPLOYEES
 REQUIRED ACCESSIBLE PARKING - TABLE 1106: 51-75 = 3 STALLS
 PROVIDED ACCESSIBLE PARKING - 5 STALLS (VAN STALLS)

STANDARD SIZE STALLS (9x20) = 69 CARS = 93%
 COMPACT SIZE STALLS (7.5x15) = 5 CARS = 7%

CEDAR AVE



1 **E. 4th STREET**
SITE PLAN
SCALE: 1/16"=1'-0"



Richard Bixby-Architect
 5037 N.E. 15th AVE. PORTLAND OR 97211
 503-752-7923 EMAIL: rhibarcht@gmail.com

HERITAGE CENTER BLDG 'B'
RITE MENTOR INVESTMENTS
 LA CENTER, WASHINGTON

DRAWING CONTENTS SITE PLAN DISABLED PARKING SIGNAGE SITE / ZONING CODE INFORMATION	DATE	2/20/2019
	REVISION	
	PROJECT NUMBER	201804

SHEET NUMBER
A1

KELLY ENGINEERING
1805 NE 94th Street No. 19
Vancouver, WA 98665

Phone: 360-433-7530
e-mail: Kellyengineer@comcast.net

February 9, 2021

Roy Heikkala
PO Box 211
Vancouver, WA 98666

*Subject: Site Traffic Generation, Teresa's Little School
La Center, Washington*

Roy:

This is a site traffic generation estimate for the amount of traffic that could come from the 6,620 sq. ft. GFA private school for tutoring to be known as Teresa's Little School. The site is located in the Heritage Center at 419 Cedar Ave. in La Center. A private school for tutoring would be a conditional use under Chapter 18.150 (14, Services - Educational, h., Public/private educational institutions) of the La Center Municipal Code. The site is in the Downtown Commercial (C-1) District.

I based my calculations on 24 students that would attend the school during the peak hour of school activities. This would be the peak hour of the generator, i.e. the school. I also used a land use of Private School (K-12) and an independent variable of students. Private School (K-12) is land use code 536 in the ITE Trip Generation Manual, 10th edition. Based on my calculations the site could generate 14 trips during the PM peak hour of activities at the school. A trip is a one directional vehicle movement.

In comparison to other permitted land uses for an assumed 6,620 sq. ft. GFA building under the C-1 zoning 14 trips is a minimal impact in regards to traffic. Other permitted land uses under the C-1 zoning for a building of comparable size would be a Quality Restaurant (ITE code 931, 31 PM trips), Small Office Building (ITE code 712, 25 PM trips), Athletic Club (ITE code 493, 42 PM trips) and a Copy, Print and Express Ship Store (ITE code 920, 81 PM trips).

Please contact me if you have any questions regarding the above. I can be reached at 360-433-7530 or e-mail to Kellyengineer@comcast.net.

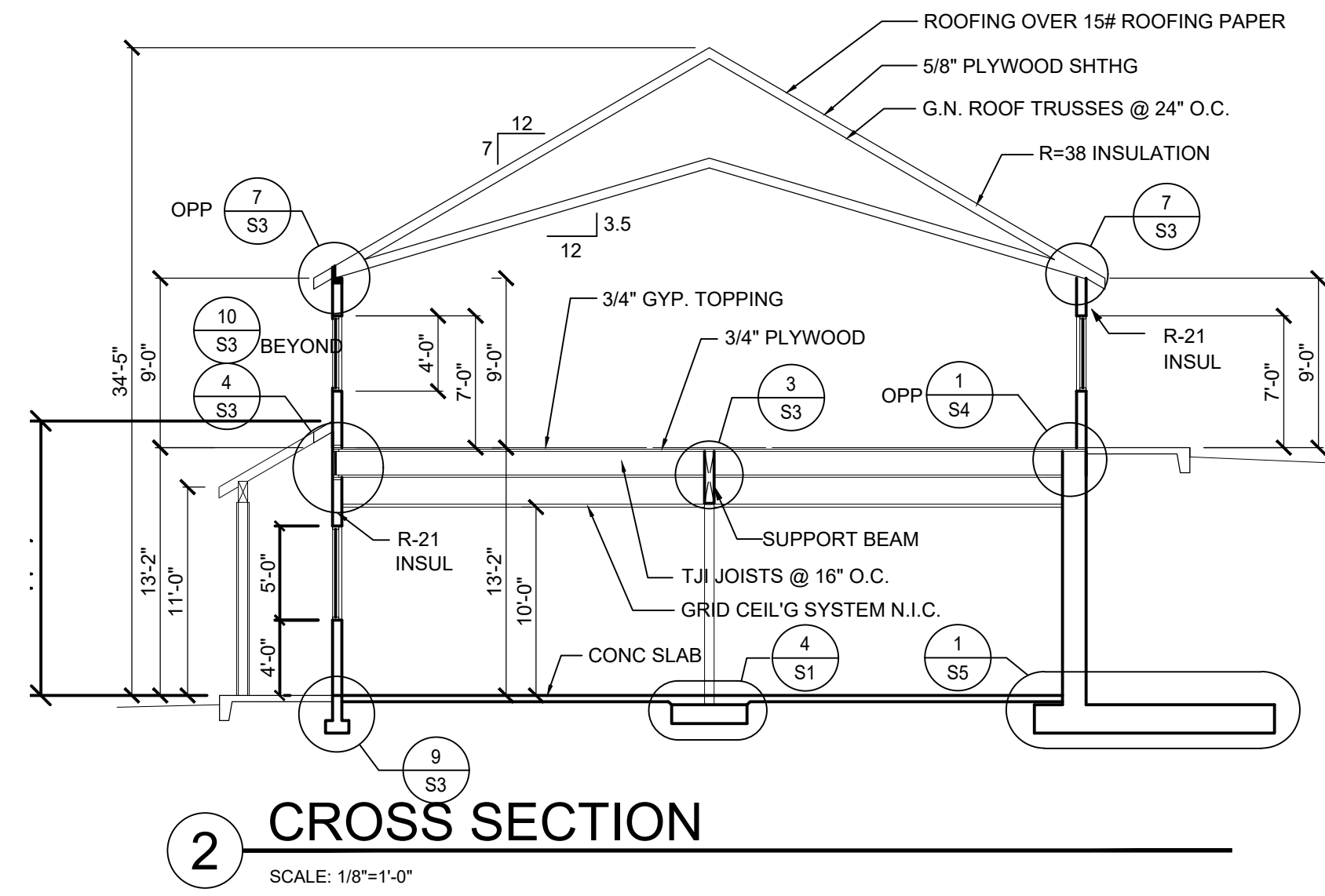
Sincerely,

David Kelly

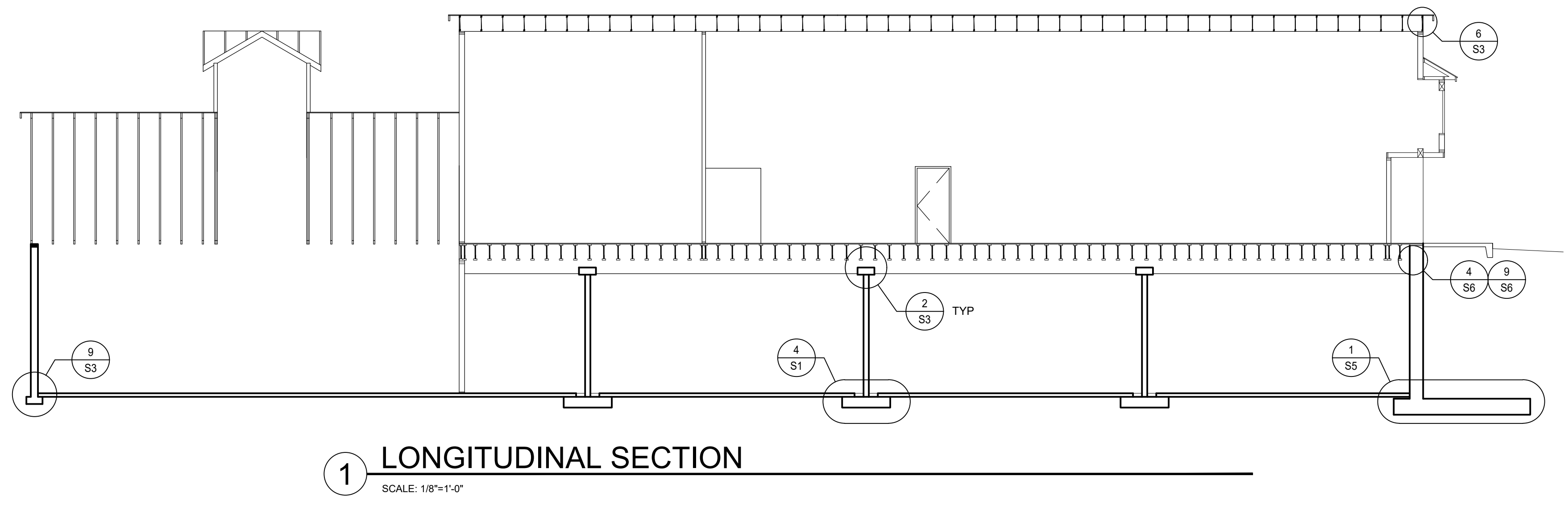
David Kelly, P.E.
Transportation Engineer



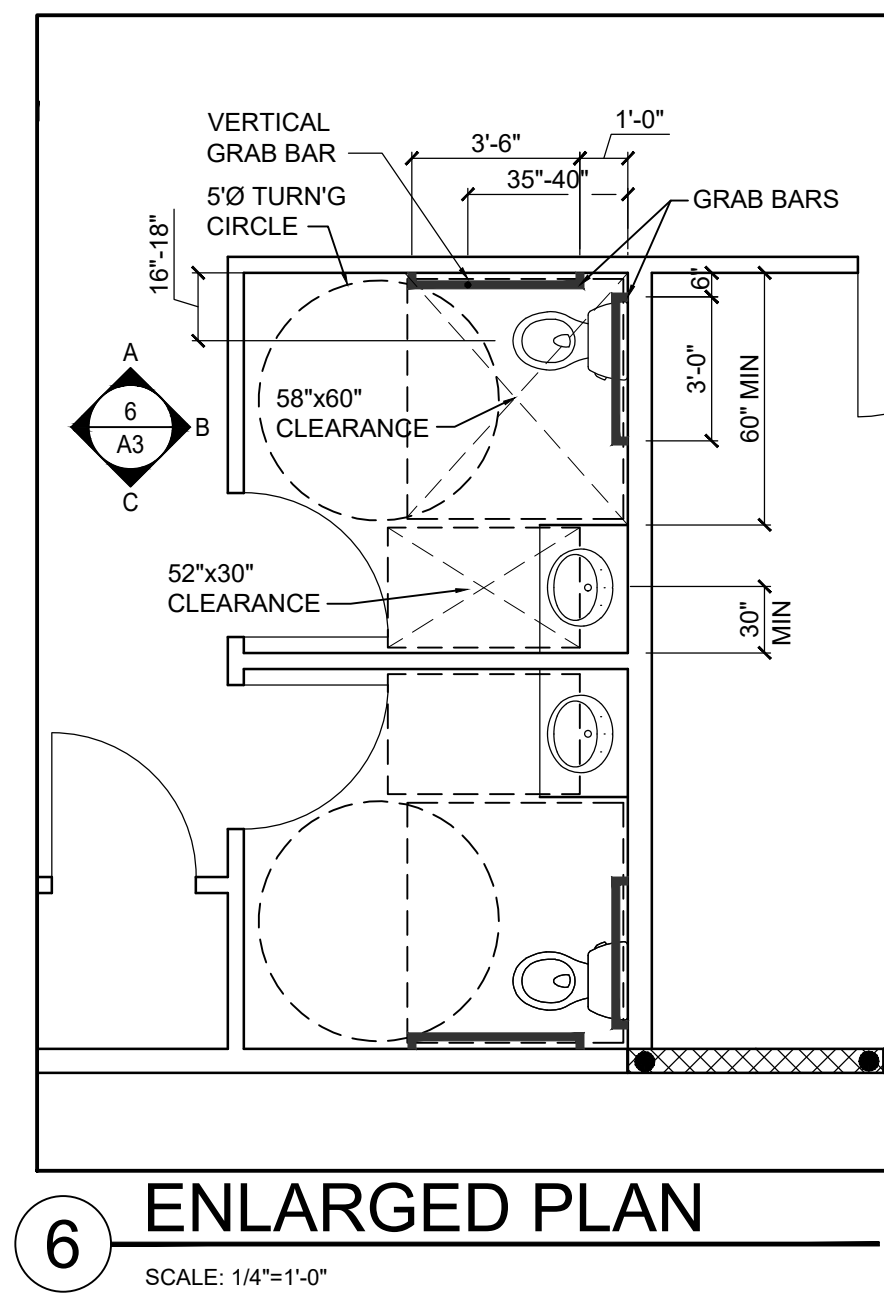
2/9/2021



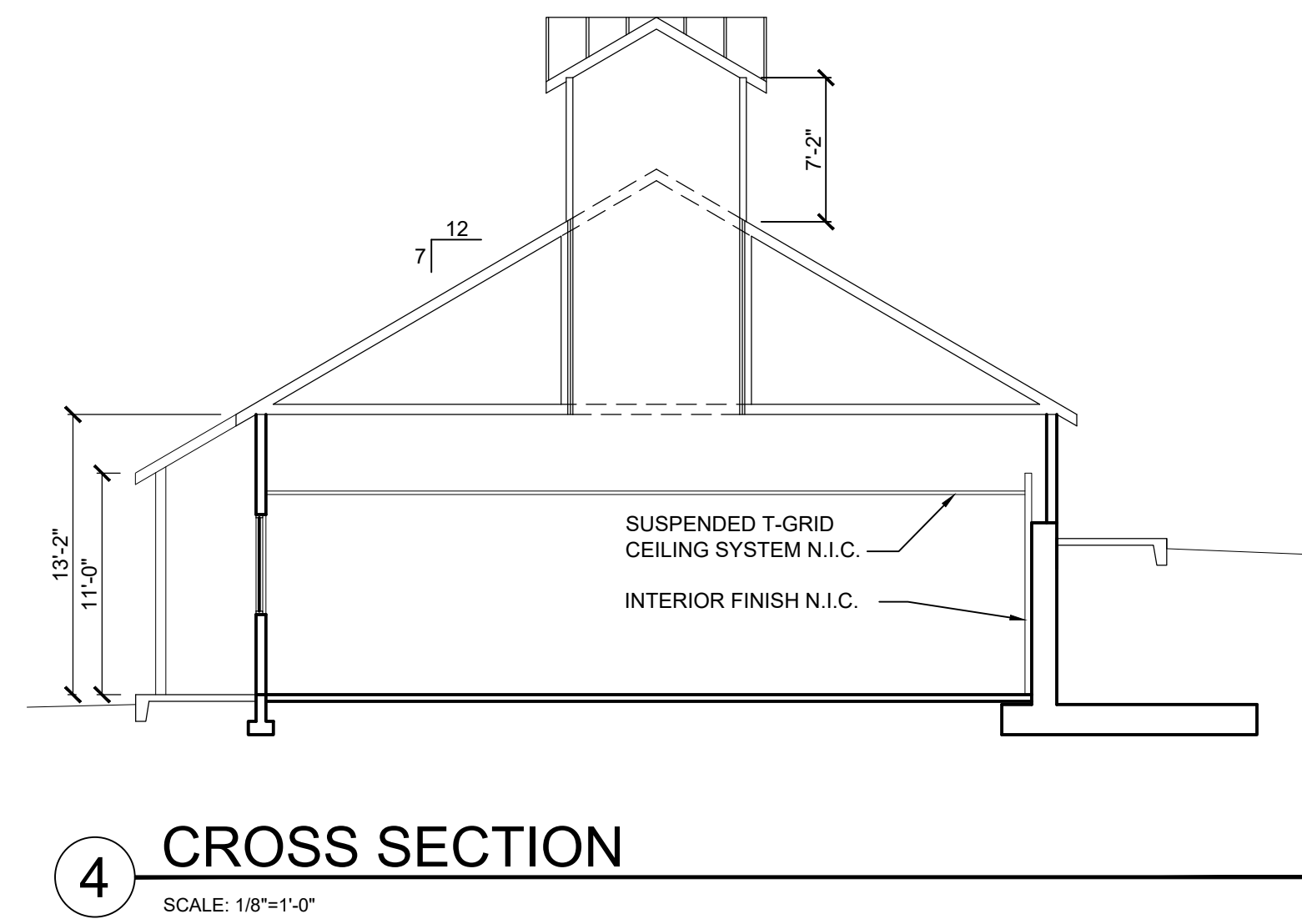
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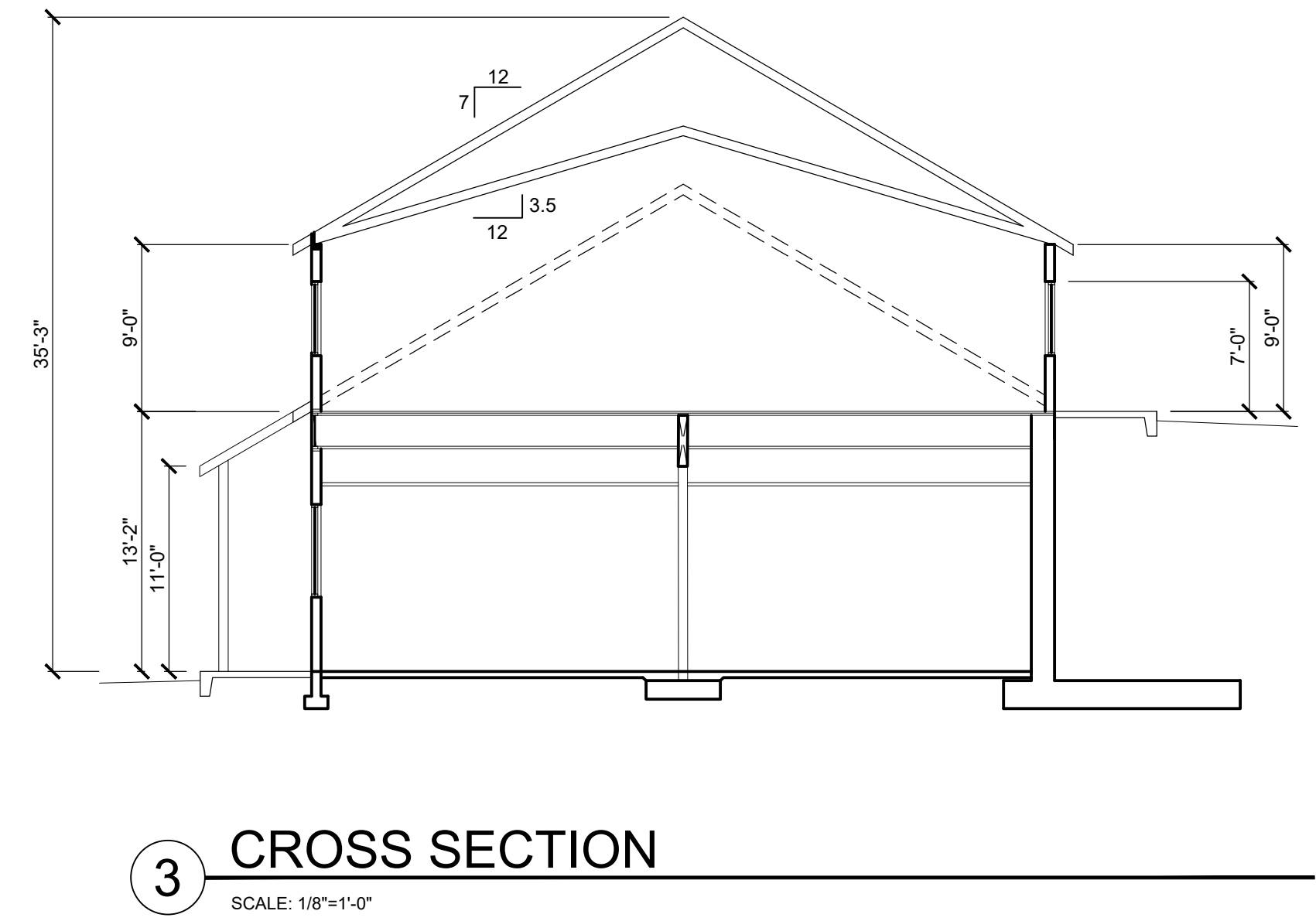
1 LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"



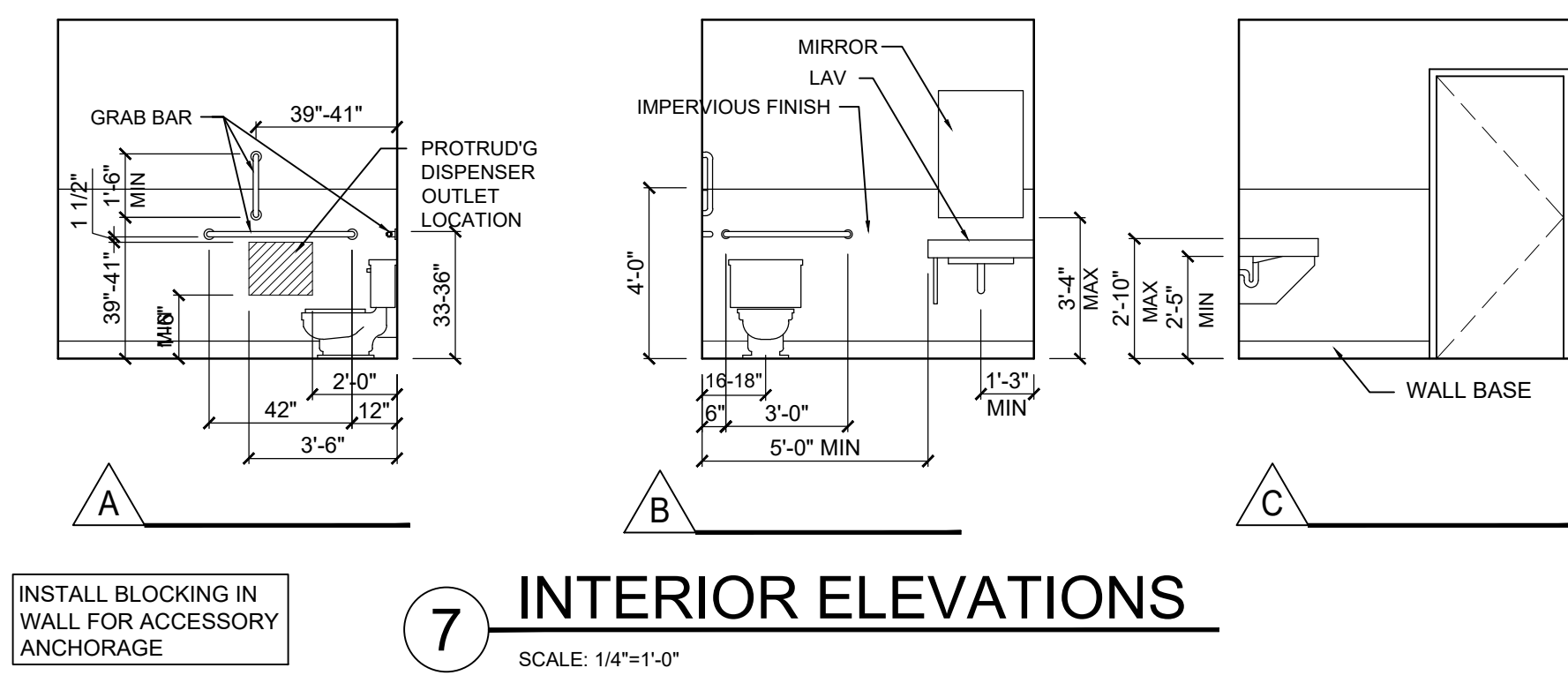
6 ENLARGED PLAN
SCALE: 1/4"=1'-0"



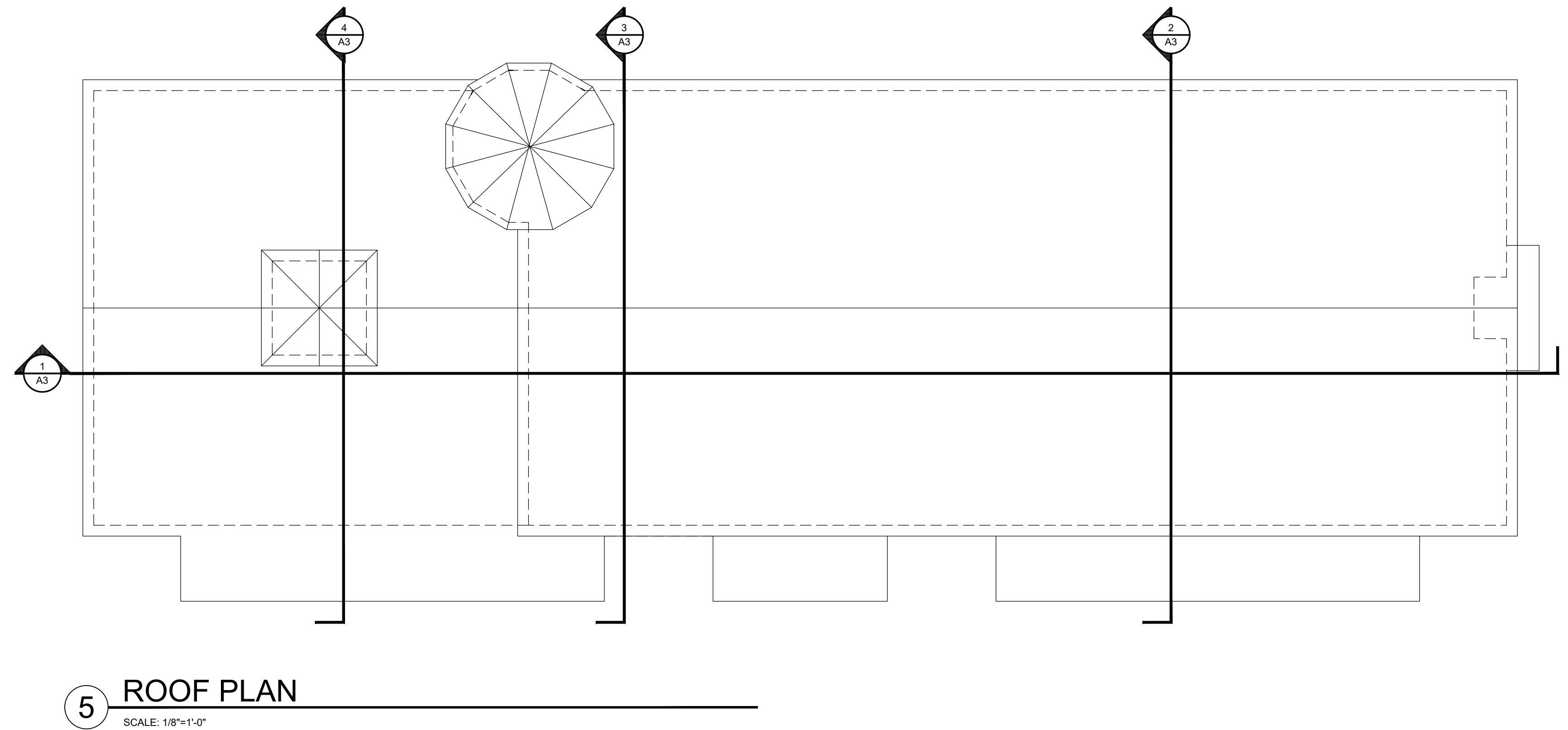
4 CROSS SECTION
SCALE: 1/8"=1'-0"



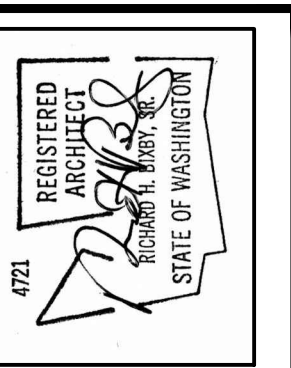
3 CROSS SECTION
SCALE: 1/8"=1'-0"



7 INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/8"=1'-0"

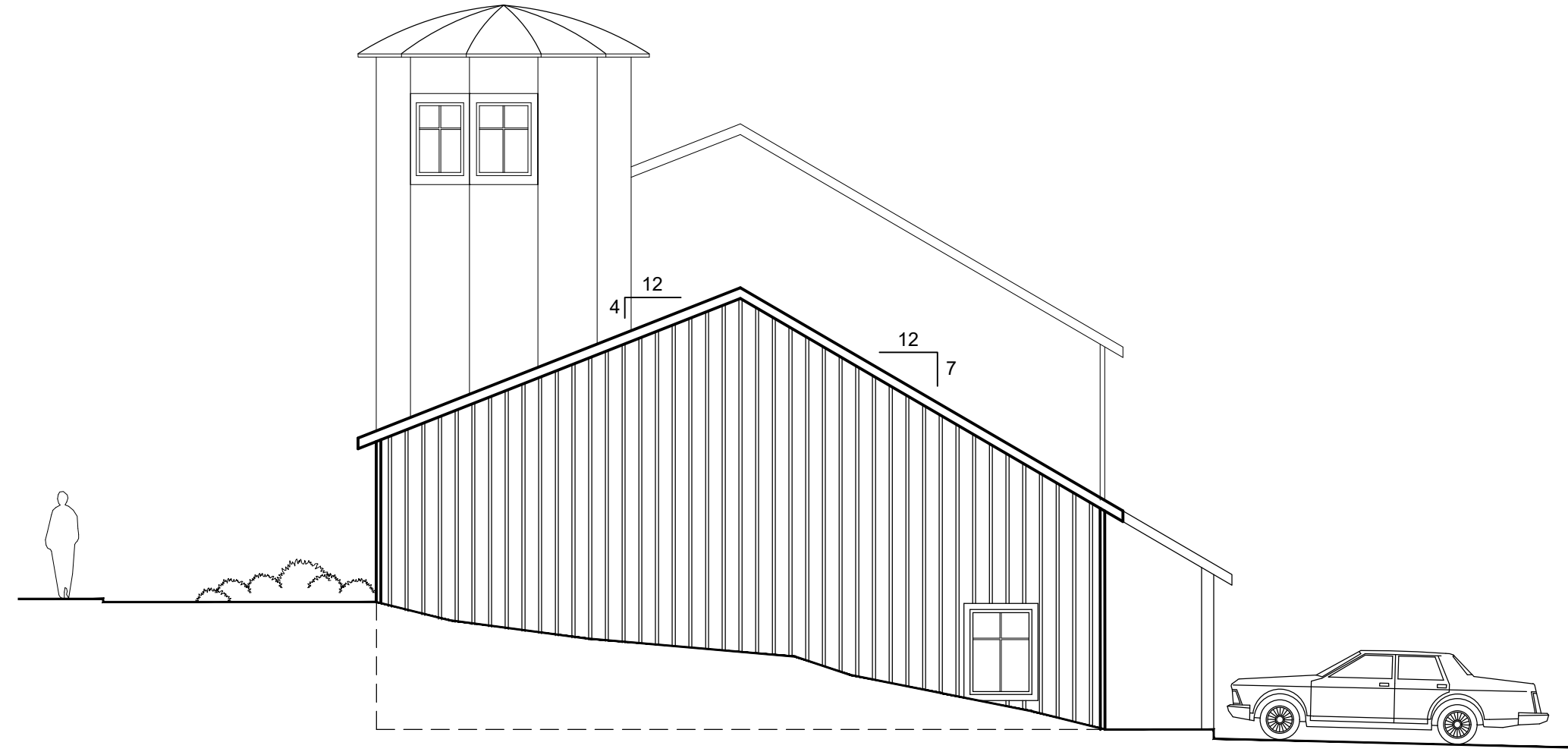


Richard Bixby-Architect
5037 NE. 15th AVE. PORTLAND OR 97211
503-752-7923 EMAIL: rhibarctt@gmail.com

HERITAGE CENTER BLDG 'B'
RITE MENTOR INVESTMENTS
LA CENTER, WASHINGTON

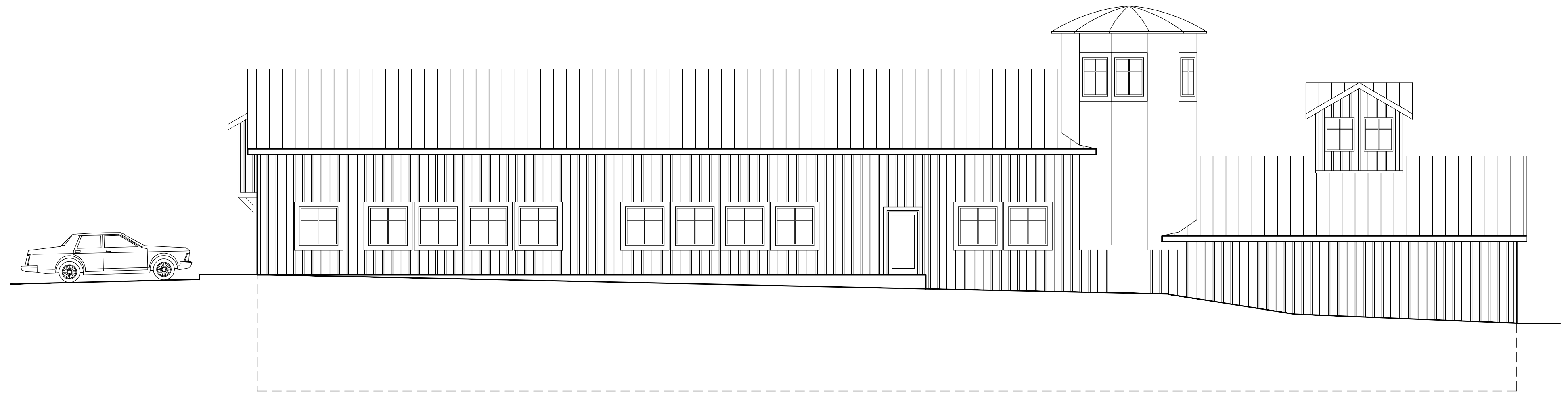
DRAWING CONTENTS BUILDING CROSS SECTIONS ROOF PLAN LARGE SCALE TOILET PLAN TOILET INTERIOR ELEVATIONS	DATE	2/20/2019	REVISED
	PROJECT NUMBER	201802	

SHEET NUMBER
A3



3 WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



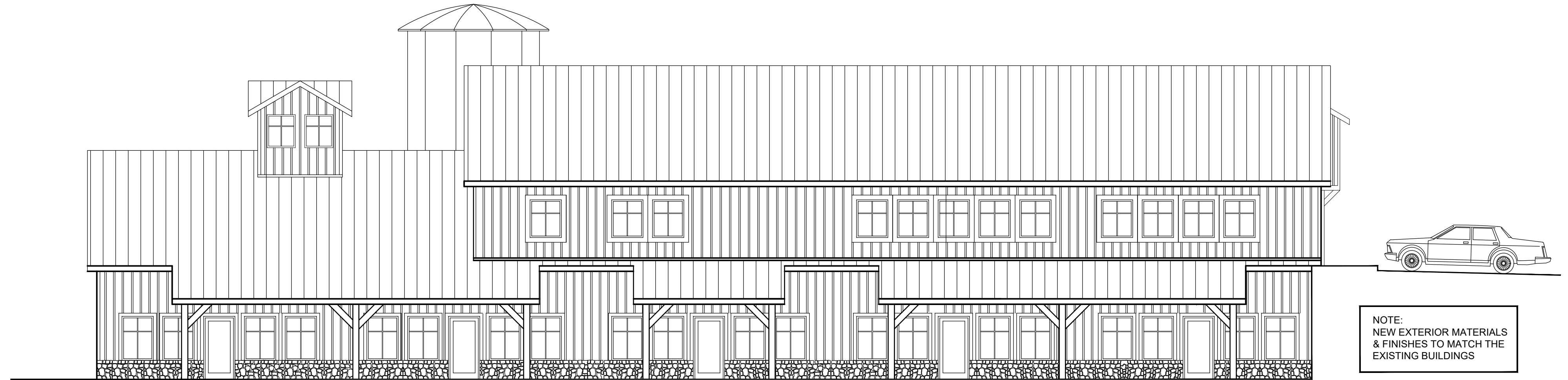
1 NORTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



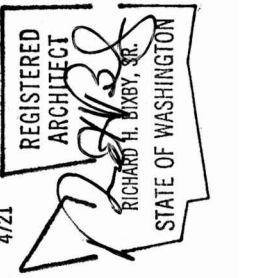
4 EAST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

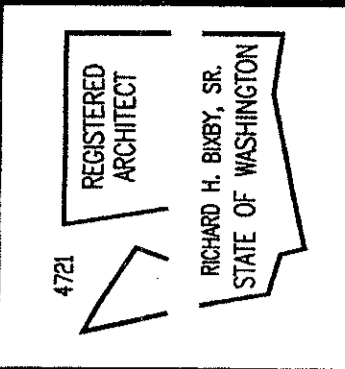


Richard Bixby-Architect
5037 N.E. 15th AVE. PORTLAND OR 97211
503-752-7923 EMAIL: rlbarcht@gmail.com

HERITAGE CENTER BLDG 'B'
RITE MENTOR INVESTMENTS
LA CENTER, WASHINGTON

DRAWING CONTENTS EXTERIOR ELEVATIONS	DATE	2/20/2019	REVISED
	PROJECT NUMBER	201804	

SHEET NUMBER
A4



BIXBY ARCHITECTS
 ARCHITECTURE-PLANNING-CONSULTANTS-INTERIORS
 3600 MAIN STREET, SUITE B-1, VANCOUVER, WA 98663
 (360) 684-4841 FAX (360) 684-3536

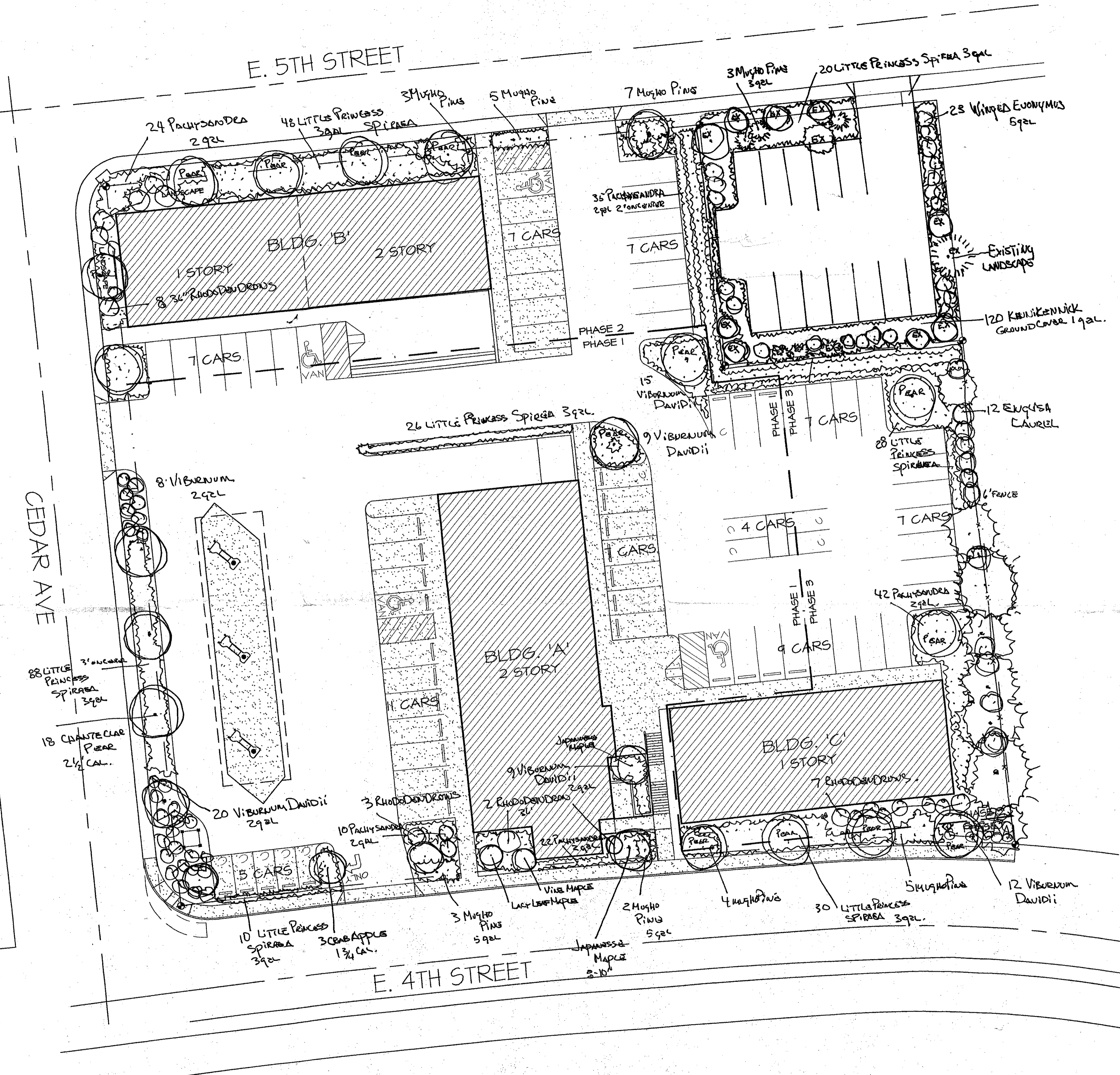
COMMERCIAL DEVELOPMENT
GENTEEL INVESTMENTS
 LA CENTER, WASHINGTON

DRAWING CONTENTS
 SITE PLAN: EXISTING APPROVED LANDSCAPE PLAN
 PROJECT NUMBER: 2103
 DATE: 4/1/02
 REVISED

SHEET NUMBER
A1

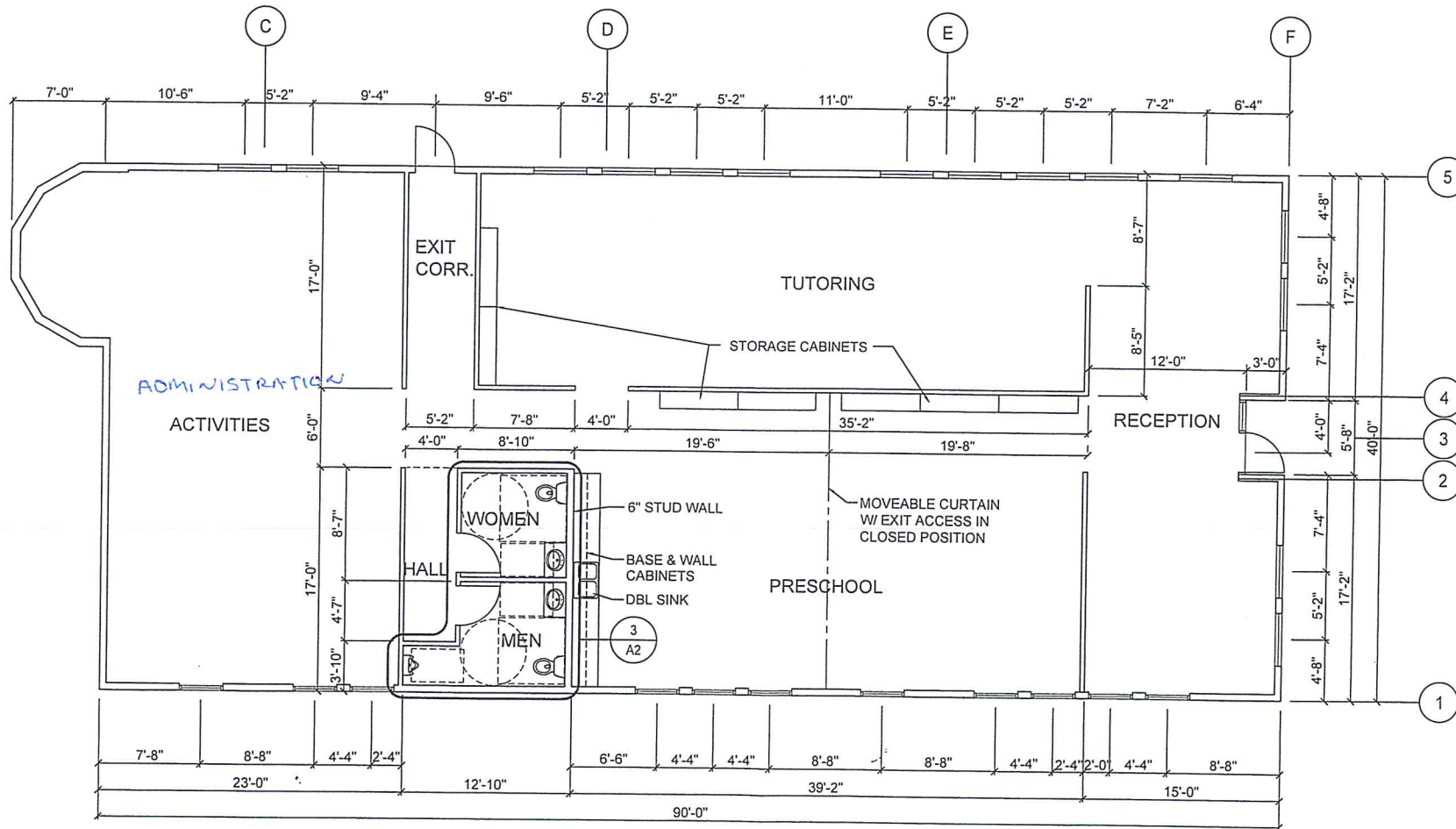
PHASE	MARK	BUILDINGS		PARKING	
		FLOOR	AREA	REQUIRED	ACTUAL
1	A	UPPER	5,552 S.F.	13.88	16
		GRND	6,332 S.F.	15.83	16
2	B	UPPER	2,600 S.F.	6.50	14
		GRND	5,200 S.F.	13.00	7
3	C	GRND	3,880 S.F.	9.70	17
TOTAL			23,664 S.F.	58.91	70

NOTE: MIN. REQUIRED DISABLED PARKING STALLS = 3
 11 COMPACT CAR STALLS = 16%



① SITE PLAN
 SCALE: 1"=20'-0"

TERESA'S SCHOOL
 2ND FLOOR
 3600 sq ft



1 BLDG UPPER FLOOR TENANT PLAN
 SCALE: 1/8"=1'-0"



MIN 12"x18" METAL SIGN
PAINTED BLUE ON WHITE.
MOUNT SIGN ON BUILDING
WALL OR ON A POST
FROM 3'-0" TO 5'-0"
ABOVE PARKING SURFACE.
POST MOUNTED SIGNS ARE
NOT TO INTERFERE WITH
ACCESSIBLE ROUTE OF
TRAVEL IN FRONT OF
PARKING STALL NOR
LOCATED WITHIN AUTO
BUMPER OVERHANG SPACE.



ADD 'VAN ACCESSIBLE' SIGN
AT SPACES MARKED 'VAN'
ON SITE PLAN.

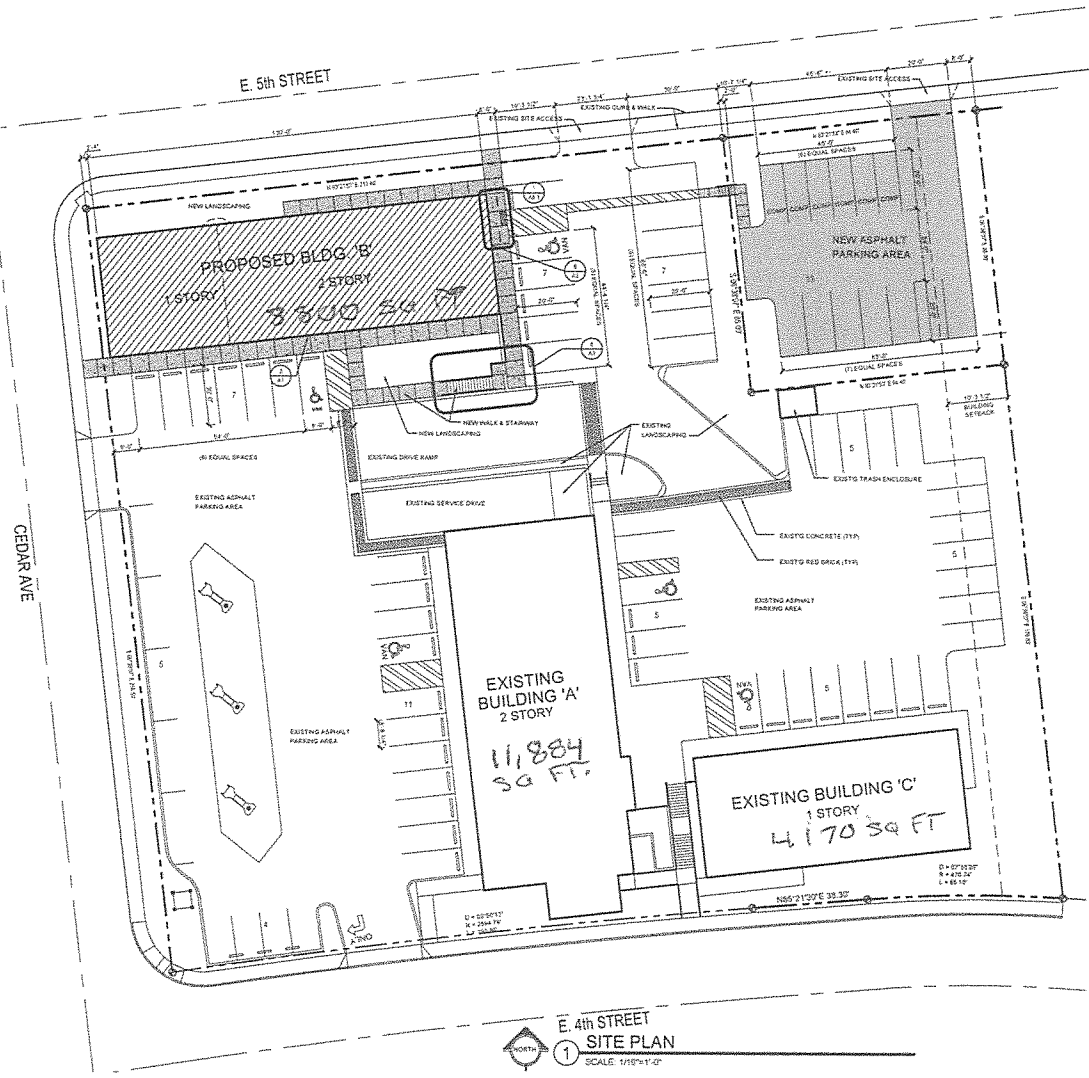
2 DISABLED PARKING
NOT TO SCALE

ZONING/CODE INFORMATION

JURISDICTION: CITY OF LA CENTER
PROPERTY OWNER: GENTEEL INVESTMENTS, INC.
PO BOX 1434 LA CENTER WA 98666
PHONE (360) 921-8244
CONTACT: ROY HEIKKALA
BUILDING CODE:
2015 I.B.C. W/ WASH. AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 UNIFORM PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2015 WASHINGTON STATE ENERGY CODE
2017 I.C.C. A117.1
ZONING CODE: CITY OF LA CENTER ZONING ORDINANCE
CONDITIONAL USE PERMIT: 01-4-CUP
ZONE: GC
PUBLIC WATER SYSTEM: CITY OF LA CENTER
SANITARY SEWER: CITY OF LA CENTER
STORM WATER SYSTEM: CITY OF LA CENTER
SITE AREA: 96,000 S.F. OR 1.58 ACRES
OCCUPANCY: B
OCCUPANCY SEPARATION: N.A.
SETBACKS: FRONT - NONE
SIDE - NONE
SIDE (INTERIOR) - 7'-6" (UR ZONE)
REAR - 20'-0" TYPE OF CONSTRUCTION: TYPE V-B
ALLOWABLE FLOOR AREA: 9,000 S.F.
ACTUAL FLOOR AREA: 7,800 S.F.
NO. OF STORIES: 2 STORIES

BLDG	AREA		PARK'G @ 400S.F./STALL
	FLOOR	AREA	
A'	UPPER	6,000 S.F.	15.00
	GRND	6,288 S.F.	16.00
B'	UPPER	3,600 S.F.	9.00
	GRND	5,200 S.F.	13.00
C'	GRND	3,520 S.F.	9.00
	BASEMNT	623 S.F.	2.00
TOTAL		29,229 S.F.	64.00

EMPLOYEE PARKING = 10 STALLS = 20 EMPLOYEES
REQUIRED ACCESSIBLE PARKING - TABLE 1106: 51-75 = 3 STALLS
PROVIDED ACCESSIBLE PARKING - 5 STALLS (VAN STALLS)
STANDARD SIZE STALLS (8x20) = 69 CARS = 93%
COMPACT SIZE STALLS (7.5x15) = 5 CARS = 7%



Richard Bixby-Architect
5037 NE 15th AVE. PORTLAND OR 97211
503.752.7923 ENR. rbarch@bixbyarch.com

HERITAGE CENTER BLDG 'B'
RITE MENTOR INVESTMENTS
LA CENTER, WASHINGTON

OWNER: RITE MENTOR INVESTMENTS
PROJECT NUMBER: 2020015
DATE: 02/20/21

SHEET NUMBER
A1

63

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Att.# 159937 Date 2-24-00
For Details of tax paid see
Att.# 17
Doug Lasher
Clark County Treasurer
By [Signature]
Deputy

QUITCLAIM DEED

THE GRANTOR, METROPLEX INVESTMENTS, LLC, a Washington limited liability Company, for and in consideration of a capital contribution, conveys and quits claim to, **GENTEEL INVESTMENTS, LLC.**, a Washington limited liability company, the following described real property, situated in the County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire, to wit:

Delegans Parcel No. 062650-000

That portion of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at a point 30 feet Easterly of the Northeast corner of Block 13, in BREZEE'S ADDITION, said point being the South line of 6th Street; thence Easterly along said South line 162.5 feet; thence Southerly and parallel to the East line of Maple Street in said Brezee's Addition, 262.4 feet to the North line of the County Road; thence Westerly along the North line of said County Road, 162.6 feet to the center line of Maple Street, 60 feet wide; thence Northerly along the center line of Maple Street, 270 feet to the place of beginning.

EXCEPT the West 30 feet thereof, as dedicated for street purposes in the instrument recorded October 16, 1953, under Auditor's File No. G 135065 in Book 586, Page 11, records of Clark County, Washington.

ALSO EXCEPT the East 10 feet thereof.

ALSO EXCEPT the North 160 feet, measured along the Easterly and Westerly lines thereof.

"Jackson Parcel" Parcel No. 062694-000

PARCEL I.

The North 95 feet, measured along the Easterly and Westerly line thereof, of that portion

of Section 3, Township 4 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning at a point 30 feet Easterly of the Northeast corner of Block 18 in Brezee's Addition; thence Easterly along said line 162.5 feet; thence Southerly and parallel to the East line of Maple Street in said Brezee's Addition 262.4 feet to the North line of the County Road; thence Westerly along the North line of said County road 162.6 feet to the center line of Maple Street, 60 feet wide; thence Northerly along the center line of Maple Street 270 feet to the place of beginning.

EXCEPT the West 30 feet as dedicated for street purposes in the instrument recorded October 16, 1953, under Auditor's File No. G 135065 in Book 586, page 11, records of Clark County, Washington.

PARCEL II:

The South 75 feet of the North 160 feet, measured along the Easterly and Westerly lines thereof, of that portion of Section 3, Township 4 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning at a point 30 feet Easterly of the Northeast corner of Block 18 in Brezee's Addition, said point being on the South line of Sixth Street; thence Easterly along said line 162.5 feet; thence Southerly and parallel to the East line of Maple Street in said Brezee's Addition 262.4 feet to the North line of said County Road 162.6 feet to the center line of Maple Street, 60 feet wide; thence Northerly along the center line of Maple Street 270 feet to the place of beginning.

EXCEPT the West 30 feet as dedicated for street purposes in the instrument recorded October 16, 1953, under Auditor's File No. G 135065 in Book 586, page 11, records of Clark County, Washington.

DATED this 23 day of February, 2000.

METROPLEX INVESTMENTS, LLC.

Robert L. Olson

By: Robert L. Olson, Managing Member

STATE OF WASHINGTON)

ss.

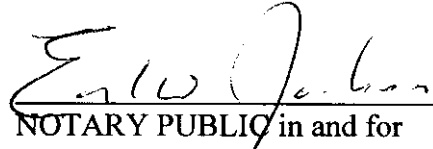
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Robert L. Olson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of The



Whalebone Group, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 23 day of February, 2000.



NOTARY PUBLIC in and for
the State of Washington; my appt. expires:

EARL W. JACKSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 20, 2000

2

When Recorded Return to:
Genteel Investments, LLC
P.O. Box 1434
Vancouver WA 98668

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 2225.00 has been paid
Recpt.# 501813 Date 7-18-02
Sec. 61, see Affd. No.
Doug Lasher
Clark County Treasurer
By: [Signature] Deputy

ORDER NO: K128465 JB

30

CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED

THE GRANTOR Randi Buker Gay, Trustee of the Kathleen M Buker Trust Dated August 29, 1994

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

GENTEEL INVESTMENTS, LLC, a Washington limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Tax Account No. : 062702-000

Abbreviated Legal: Section 3 Township 4 North Range 1 East

Dated: June 26, 2002

Kathleen M Buker Trust
[Signature] Successor Trustee
Randi Buker Gay
Successor Trustee

Idaho
STATE OF WASHINGTON
COUNTY OF Nez Perce
I certify that I know or have satisfactory evidence that Kathleen M Buker Trust to me known to be the and, respectively, of Kathleen M Buker Trust the entity that they executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they is/are authorized to execute the said instrument on behalf of said entity.
Dated: 6/27/02
[Signature] FAYE HAUGHT
Notary Public in and for the State of Washington
Residing at [Address] MY COMMISSION EXPIRES July 23, 2005
My appointment expires: BONDED THIRD NOTARY PUBLIC UNDERWRITING

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K128465 JB

The Easterly 84.4 feet of the Northerly 85 feet, measured along the North and East lines thereof, of the following described property:

That portion of the Northeast quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the Easterly extension of the Northerly line of Block 18, Brezee's Addition to the Town of LaCenter, Clark County, Washington, according to the plat thereof, recorded in Volume "A" of Plats, Page 22, records of Clark County, Washington, that is 192.4 feet Easterly from the Northeast corner of said Block; thence Easterly, along the extension of the Northerly line of said Block, 164.4 feet to the Northwest corner of that certain tract conveyed to Florence Hobert, by deed recorded in Volume 66, Page 414, records of said County; thence Southerly parallel with the East line of Maple Street in said Addition, and along the Westerly line of said Hobert tract, 263.4 feet to the North line of the County Road; thence Westerly along the North line of said Road, 164.4 feet to the Southeast corner of that certain tract conveyed to Ellen Carson, by deed recorded in Volume 52, Page 296, records of said County; thence Northerly along the Southerly line of said Carson tract, 266.4 feet to the point of beginning.

EXCEPT that portion lying within 6th Street.

SUBJECT TO:

1. Taxes and assessments as they become due and payable.

4



2

When Recorded Return to:
Genteel Investments, LLC
PO Box 730
LaCenter, wa 98629

Ch. 1, Rev Laws 1997
\$1683.00 has been
Receipt # 454136
Sec. 61, see Affidavit No. _____
Clark County Treasurer
By C. Miller Deputy 9-28-99

ORDER NO: V10166 TLH

Washington Title Company
STATUTORY WARRANTY DEED

THE GRANTOR LARRY J. HUMPHREY and TANYA A. HUMPHREY, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to GENTEEL INVESTMENTS, LLC, a Washington
limited liability Company

the following described real estate, situated in the County of Clark, State of Washington:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Tax Account No. : 062715-000
Abbrev Legal: Ptn of the NW 1/4 of the NE 1/4, Sec 3 T4N R1E

Dated: September 23, 1999

Larry J. Humphrey
Larry J. Humphrey
Tanya A. Humphrey
Tanya A. Humphrey

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Larry J. Humphrey and Tanya A. Humphrey the person(s) who
appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 9-27-99
Hendrickson
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 4-30-



Washington Title Company

EXHIBIT A

Description:

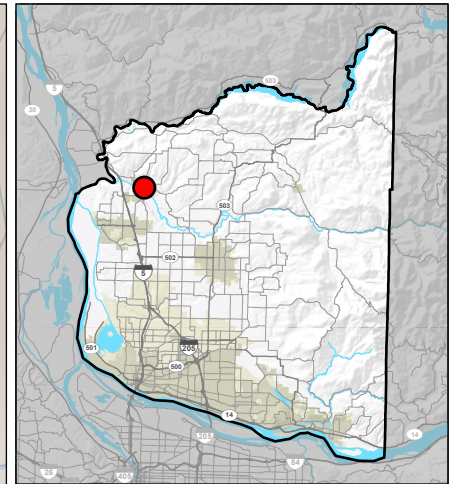
Order No.: V10166

That portion of the Northeast quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of Block 18, BREZEE'S ADDITION TO THE TOWN OF LA CENTER, according to the plat thereof, recorded in Volume 'A' of Plats, Page 22, records of Clark County, Washington; thence East along the Easterly extension of the North line of said Block 18, a distance of 192.5 feet to the Northeast corner of that tract conveyed to Perry L Campbell, et ux, by deed recorded under Auditor's File No. 7805230235, and the true point of beginning of the tract herein described; thence continuing East along the Easterly extension of the North line of said Block 18, a distance of 80 feet to the West line of that tract conveyed to Kenneth R Cardon, et ux, by deed recorded under Auditors' File No G 593916; thence South along the West line of said Cardon tract and the Southerly extension of said West line, a distance of 105 feet; thence West parallel with the Easterly extension of the North line of Block 18 of said BREZEE'S ADDITION, a distance of 90 feet to the East line of the aforementioned Campbell tract; thence North along the East line of said Campbell tract, 20 feet to an inner corner of said East line; thence East along said Campbell tract 10 feet to the most Easterly Southeast corner thereof; thence North along the East line of said Campbell tract 85 feet to the True Point of Beginning.

SUBJECT TO:

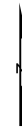
Assessments, if any, affecting the subject premises
Levied by: The City of La Center



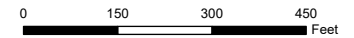
**PID(s): 62702000,
300-Foot Buffer**

KEY

- Subject Property
- Buffer Selection
- Parcels



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Owner Name	Mailing Address
ANDERSON DONALD A	PO BOX 348, LACENTER, WA, 98629
CHANNEY INVESTMENT GROUP LLC	PO BOX 2276, VANCOUVER, WA, 98686
CHASE RICHARD K & CHASE AMY R	35216 NE 23RD AVE, LA CENTER, WA, 98629
CITY OF LACENTER	214 E 4TH ST, LACENTER, WA, 98629
CLARK COUNTY FIRE & RESCUE	911 N 65TH AVE, RIDGEFIELD, WA, 98642
CLARK COUNTY LEGACY LANDS	4700 NE 78TH ST, VANCOUVER, WA, 98665
DEK PROPERTIES LLC	29910 NW 18TH PL, RIDGEFIELD, WA, 98642
DOLLAR VORA & SHAFER CASEY	7107 NW MT LAKE WAY, VANCOUVER, WA, 98665
FORD ROBERT A & FORD PRISCILLA I	515 E ELM AVE, LACENTER, WA, 98629
GENTEEL INVESTMENTS LLC	PO BOX 1434, VANCOUVER, WA, 98668
LATHAM CHRISTIAN	438 E 5TH ST, LACENTER, WA, 98629
LEIGH JANET ELLEN	525 ELM AVE, LACENTER, WA, 98629
MARSHALL ELIZABETH G	414 E 5TH ST, LA CENTER, WA, 98629
MARSHALL JAMES A & MARSHALL VIOLET M	PO BOX 211, LACENTER, WA, 98629
REINIGER FRED W & REINIGER HEIDI J	344 OLD MOUNTAIN RD, GOLDENDALE, WA, 98620
RICE THOMAS E	PO BOX 367, LA CENTER, WA, 98629
SMITH SYLVIA J ESTATE	PO BOX 1399, OMAK, WA, 98841
STEVENS MICHAEL & STEVENS CYNTHIA	309 E 5TH ST, LA CENTER, WA, 98629
WINSTON GEORGE	530 E ELM AVE, LACENTER, WA, 98629

**This document was created by the Clark County,
Washington Geographic Information System**

Number of Records 19

Number of Pages 1

Date Created 2/8/2021

Employee *Bob Pool*

Employee Name Bob Pool

PID	Situs Address			
62663000	438 E 5TH ST	LA CENTER	WA	98629
62692000	414 E 5TH ST	LA CENTER	WA	98629
62650000	419 E CEDAR AVE	LA CENTER	WA	98629
64502000	525 E DOGWOOD AVE	LA CENTER	WA	98629
62708005	515 E ELM AVE	LA CENTER	WA	98629
64510000	439 E 5TH ST	LA CENTER	WA	98629
64492000	309 E 5TH ST	LA CENTER	WA	98629
62664000	514 E 5TH ST	LA CENTER	WA	98629
62702000	404 E 5TH ST	LA CENTER	WA	98629
62694000			WA	0
64505000	515 E DOGWOOD AVE	LA CENTER	WA	98629
64140000			WA	0
62715000	314 E 5TH ST	LA CENTER	WA	98629
63742002	525 E ELM AVE	LA CENTER	WA	98629
64500000	530 E ELM AVE	LA CENTER	WA	98629
64080000	414 E CEDAR AVE	LA CENTER	WA	98629
62651000	419 E CEDAR AVE	LA CENTER	WA	98629
64081000	219 E 4TH ST	LA CENTER	WA	98629
64470000	340 E 6TH ST	LA CENTER	WA	98629
64490000	523 E CEDAR AVE	LA CENTER	WA	98629
64495000	319 E 5TH ST	LA CENTER	WA	98629
62646000			WA	0
62724000	214 E 4TH ST	LA CENTER	WA	98629

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Washington Geographic Information System**

Number of Records 23

Number of Pages 1

Date Created 2/8/2021

Employee *Bob Pool*

Employee Name Bob Pool