



Notice of Decision
LA CENTER HIGH SCHOOL FIELD HOUSE
Type II Site Plan Review (File # 2016-011-SPR)

- Proposal:** The La Center School District proposes to construct a Youth Sports Facility - Field House - at the La Center High School. The building will be used for school activities including, soccer, track, football, PE, cheer, dance, music, graduation events, and more. The building includes a field house, bleacher roof, multi-purpose areas, restrooms, concessions, storage, and press area. The building area is 150 feet by 100 feet. The applicant requests a Type II Permit.
- Location:** La Center High School outdoor field area, 725 Highland Road, La Center, WA. #10 SEC 2 T4N R1E WM. Assessor's PID: 62965191,
- Zoning:** Public Facilities (PF) 29.35 acres
- Applicant/Owner:** La Center School District # 101, P.O. Box 168, La Center, WA 98629. Contact: Mark Mansell, 360.263.2131, mark.mansell@lacenterschools.org
- SEPA:** The City issued a Determination of Nonsignificance (DNS) on May 28, 2014 which included this facility.
- Pre Application:** The City conducted an informal meeting on March 14, 2016.
- Public Comment:** The 14-day public comment period ran from May 13, 2016 through May 27, 2016. The City did not receive any comments on the proposed project.

Background

Schools are allowed as a conditional use in the UP zone. LCMC 18.170.030. The La Center High School is an approved conditional use. Adding a cover and accompanying building spaces to the existing field requires site plan review.

Applicant's Narrative

The La Center High School Youth Sports Facility building will be used for school and community activities including soccer, track, football, PE, cheer, dance, jogging, music, band, performances and graduation. This building is an accessory use as all activities are already taking place on the high school campus.

The building includes a field house and bleacher roof, as well as multipurpose areas, restrooms, press and video area and concessions. The total area under cover is approximately 150' x 100'. The total enclosed footprint at buildout will be approximately 4700 sf. The building site is approximately 35,000 S.F.

The building is expected to be built in 3 phases commencing in June of 2016. Construction is steel, drywall, concrete block, and concrete. The building site is over 120' from the nearest property line. The existing facilities are currently used by the community before and after school as well as on weekends.

School day usage is between 8am and 6pm. School games are typically weekdays between 3pm and 10pm. The new building usage hours will be the same. Access and parking will be unchanged on the site as there will be no new patrons. There will be no additional deliveries on completion of this project and current deliveries are less than once a week.

Site Description

There are no adjacent properties within 100' of the building site. The site and building boundary are the same for all phases. All structures on the high school property are set back more than 90' from the district's property lines. The only structure within 100' of the building to be constructed is the bleacher seating installed in 2014 which the new roof will be built over. There are no above-ground electrical, telephones, or utility poles or traffic control poles within 100' of the building site. There are no public rights-of-way, private streets or easements within 100' of the building site. There are no grades or slopes in excess of 1:6 within 100' of the building site. There are no rock outcroppings, flood plain, slope in excess of 25%, unstable ground, high seasonable water table, impermeable soil, severe erosion potential, weak foundation soil, tree, significant wildlife habitat, historic, cultural or archaeological resources on the building site.

Site and utilities plan

According to the provided site plan: There are no property boundaries within 100' of the building site. The building site is about 35,000. The field house building and bleacher roof will be 150' x 100'. Building height will be 29.5' above FF. 15,000 S.F. will be under cover. The building is set back more than 150' from all other buildings.

4,000 S.F. additional non-pollution generating impervious surfaces will interconnect the new building with existing accesses. Both the building and the total impervious surface are less than 2% of the high school property. No new access routes are provided to the building site. Sidewalk access to the site exists from the north, west and south. The existing emergency vehicle access road and parking approach from the east will be widened as specified in the drawing.

No additional parking is required. 200 standard landscaped parking spaces exist on the high school property and make up less than 6% of the total square footage of the high school property. The parking lot is accessible from an entrance off of Highland Road. None of the parking spaces are compact. There are 6 disabled parking spaces. This project does not increase campus or facility patron capacity as this building is an accessory use with all activities already taking place on the existing campus.

No new on-site public or private streets or easements are created. No new dedications or frontage improvements will be made. The project has no new loading or service areas, recreational or open space features, above ground utilities, repurposed structures, solid waste or recyclable storage. The outdoor seating area presently exists and the building adds a roof over those seats. There are no new pedestrian plazas, heavy duty paving, concrete score patterns or bicycle parking.

The storm water plan is per our January 8, 2014 discussion with Tony Cooper [Chapter 18.215.050. The project proposes to trade the storm water capacity from the uncompleted parking lot into draining this non-polluting project which is sited where the parking lot was designed to be built. The storm water from this project will to be piped directly into the existing storm water system in place of the parking lot run off.

Preliminary grading and erosion control plan were provided. The proposal is in the same location as the 2014 bleacher project grading and erosion control plan.

Landscaping plan. None proposed.

Architectural. 100% Schematic provided.

Lighting plan. No pole mounted lights will be installed.

Irrigation plan. No irrigation will be disturbed or installed.

Sign plan. No new signs will be installed within 120' of public roads or right-of-way.

Approval Criteria

An application for site plan must satisfy the approval criteria in LCMC 18.215.060(2). The City shall find the following have been met:

- (a) The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code; the following are enumerated to indicate the various requirements under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval.

Findings: The application meets the applicable requirements of Title 18.

(b) The proposed use is permitted within the district in which it is located.

Findings: The High School is an approved conditional use in the UP district. The City issued a SEPA/DNS for the proposal in 2014. The proposed field house supports the approved conditional use.

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

Findings: There are no property boundaries within 100' of the building site. The building is set back more than 150' from all other buildings. Building height will be 29.5'.

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

Findings: The field house is located more than 100 feet from a property line or public right-of-way. The landscaping standards in LCMC Table 18.245.060 do not identify a need for landscaping within the interior of a PF zone lot.

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

Findings: La Center High School provides a 200-space, off-street parking lot to the north on the school campus. Public parking is also available to the south along 4th Street. Bus loading and unloading will occur along the existing school driveway area. The city's parking standard for a high school is one parking space per student. The field house will serve existing students and does not add any student capacity. Therefore, this standard is not applicable.

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

Findings: The Supplement Standards chapter, LCMC 18.245.030 requires screening of large refuse containers. The applicant has not proposed installation of large refuse containers, however, with the addition of a concession stand, such a facility may be installed at a later date. As a **Condition of Approval**, if large refuse containers added to the site in the container(s) shall be screened from view from off-site by a sight-obscuring fence and/or evergreen landscaping and the area kept clean of all litter. [Ord. 2006-17 § 1, 2006.]

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

Findings: There are no additional applicable approval criteria in the UP base zone (LCMC 18.170).

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

Findings: There are no outstanding conditions of approval from prior land use decisions.

(i) Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.

Findings: As a **Condition of Approval**, all public and private utility lines shall be placed underground.

(j) Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the city engineer that such extensions are impractical, infeasible or inappropriate.

Findings: The field house will connect to existing public water and sewer service. Extension of these services to the edge of all property lines is not required because the field house location is isolated in the site interior.

As a **Condition of Approval**, the applicant must submit final engineered plans demonstrating that the new building downspout connection to the existing school storm piping and bioswale/pond will drain to adequately. The applicant must submit a stormwater summary that the existing site storm piping and bioswale/ pond have capacity meeting the city stormwater ordinance 18.320. The applicant must submit plans showing the connection of the sewer system to the existing site sewer system per city code.

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

Findings: The building will be installed in three phases. As a **Condition of Approval**, all required public infrastructure shall be installed in the first phase of the development. New land use permits are required for any work authorized by this decision and not completed within six years of the date of this land use approval.

CONCLUSIONS & DECISION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. Therefore, the subject application is hereby **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS**:

- 1) At all times the improvements approved herein shall be consistent with the applicable La Center Municipal Code and engineering standards.

- 2) If large refuse containers added to the site in the container(s) shall be screened from view from off-site by a sight-obscuring fence and/or evergreen landscaping and the area kept clean of all litter. [Ord. 2006-17 § 1, 2006.]
- 3) All public and private utility lines shall be placed underground.
- 4) Prior to site development the applicant must submit:
 - a. Final engineered plans demonstrating that the new building downspout connection to the existing school storm piping and bioswale/pond will drain to adequately;
 - b. A stormwater summary that the existing site storm piping and bioswale/ pond have capacity meeting the city stormwater ordinance 18.320; and
 - c. Plans showing the connection of the sewer system to the existing site sewer system per city code.
- 5) All required public infrastructure shall be installed in the first phase of the development. New land use permits are required for any work authorized by this decision and not completed within six years of the date of this land use approval.

APPEALS

A final decision regarding a Type II application may be appealed to the Finance Director/City Clerk within fourteen (14) calendar days of the date of the issuance of the decision. LCMC 18.030.130.



Eric Eisemann
Consulting Planner

June 13, 2016



Anthony Cooper,
City Engineer

June 13, 2016