



Notice of Application

Minit Management Conditional Use Permit, Site Plan Review, Short Plat, and SEPA (File # 2020-009-CUP/SPR/SPL/SEPA)

Applicant: Minit Management LLC, Don Rhoads; PO Box 5889, Vancouver, WA 98668

Applicant's Representative: Olson Engineering, Inc., Mike Odren; 222 E Evergreen Blvd., Vancouver, WA 98660; 360.695.1385, mikeo@olsoneagr.com

Location of proposal: 2814 NW 319th St, Ridgefield, WA #17 #55 SEC 4 T4N R1EWM 3.97A M/L

Description of proposal: The Applicant proposes a phased commercial development that includes the following: 101-unit 5-story hotel; a 11,600 square foot, one-story, multi-tenant commercial building; a 4,510 square foot one-story convenience store with a drive-through window; a 2,800 square foot one-story drive-through restaurant; a 12-pump automobile fueling island; associated parking, utility, and other infrastructure improvements.

Application review process: The application is subject to site plan review, a conditional use permit, a short plat (four-lot land division), and state environmental policy act (SEPA) review. The applicant filed the application materials on March 16, 2020, and the City made a completeness determination on March 27, 2020. The hearing examiner will conduct a public hearing and notice of the hearing will be published in The Columbian and mailed to property owners within 300-feet and other parties who have requested notice fourteen (14) days prior to the public hearing. The public hearing has not been scheduled at this time.

SEPA: The proposed rezone is subject to SEPA review under LCMC 18.290.030 and WAC 197-11. The City will conduct lead agency review of the environmental checklist and issue a SEPA threshold determination.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; The city contact person and telephone number for any questions on this review is Sarah Dollar, Community Development Department, 360.263.7665, sdollar@ci.lacenter.wa.us

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; April 10, 2020. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends April 24, 2020.

The public may submit written comments to:

Minit Management Application Review
305 NW Pacific Highway
La Center, WA 98629
Contact: Sarah Dollar, Community Development Assistant, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: April 10, 2020