



CITY OF LA CENTER, WASHINGTON
NOTICE of PUBLIC HEARING

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

The La Center Hearing Examiner will conduct a public hearing on a proposed mixed-use development on NW La Center Road. The hearing will be held on **Tuesday, May 26, 2020 beginning at 6:30 PM**. Due to the ongoing public health threat posed by COVID-19 and social distancing guidelines, the City has modified the hearing and public testimony procedures relating to this matter. **The hearing will be conducted online via GoTo Meeting (a video conferencing service)**. Participants do not need internet access and can connect by phone.

The public is encouraged to provide written or oral testimony. **Directions for participating are included under the "Public Testimony" section below.**

Action: Type III Conditional Use Permit, Type II Site Plan Review, Type II Short Plat, and SEPA

Proposal: The development will include a 101-unit 5-story hotel; an 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; and a 12-pump automobile fueling island. Improvements also include landscaping, road and pedestrian access, parking utilities, and other required infrastructure. There is an existing well on site that the applicant intends to decommission.

Location: Street address: 2814 NW 319th Street, Ridgefield, WA. Legal: #17 #55 SEC 4 T4N R1EWM 3.97A M/L. Tax Assessor's PIN: 209738-000. 4.38 acres more or less. Current zoning: Junction Plan (JP). Vested zoning: Commercial (C2).

Approval Criteria: La Center Municipal Code *as vested on March 28, 2016*: Title 12 (Streets, Sidewalks, and Public Ways) including 12.10.190 (Frontage Improvements); Title 13 (Public Utilities) including 13.10.110 (Side Sewers and Connections); Title 15 (Building and Construction); Title 18 (Development Code) including 18.030 (Procedures); 18.150 (Commercial Districts); 18.205 (Short Plat Provisions); 18.215 (Site Plan Review); 18.245 (Supplemental Development Standards); 18.250 (Conditional Uses); 18.275 (Sign Requirements), 18.280 (Off-



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Street Parking and Loading Requirements); 18.300 (Critical Areas); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control); and 18.350 (Tree Protection).

Written materials will be available seven (7) days prior to the hearing online at http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php. Due to social distancing measures, interested parties cannot obtain written materials at the Public Works Department. However, hard copies may be requested from the City by contacting Sarah Dollar, Permit Coordinator, 360-263-7665 or sdollar@ci.lacenter.wa.us.

Remote Hearing Attendance and Public Testimony:

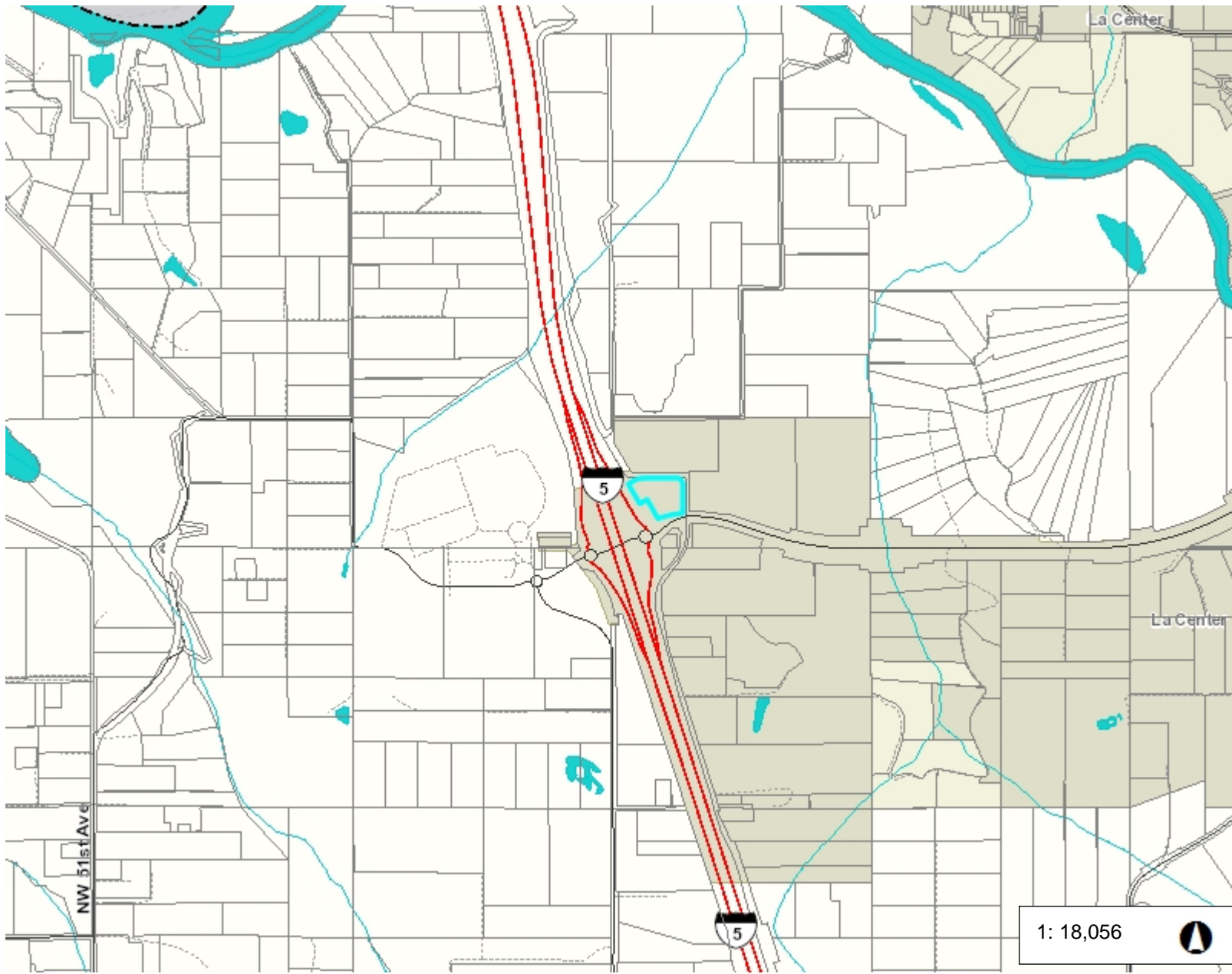
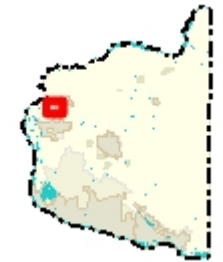
1. **Attending remotely and giving oral testimony.** You can attend the hearing remotely and provide testimony by connecting to the hearing via phone or computer at 6:30 pm on May 26, 2020. You must contact staff no later than noon on May 26, 2020 to sign up to testify at sdollar@ci.lacenter.wa.us (preferred) or 360-263-7665. Staff will provide you information on participating in the hearing.
2. **Submitting written testimony.** Due to the modified format, the record will be left open for one week following the hearing for written public testimony. Testimony supplied via e-mail or in writing must be received by Community Development by 5 p.m. on June 2, 2020. *This deadline may be extended by the Hearing Examiner.*
 - a. Submitting via email. Please send an email to Sarah Dollar, at sdollar@ci.lacenter.wa.us with the case name and number and your testimony.

Submitting via U.S. Mail. Written testimony may be mailed to City of La Center, Re: Minit Management Public Hearing, 305 NW Pacific Highway, La Center, WA 98629. Email is strongly preferred.

Public Notice Issued: May 12, 2020



Minit Management Site



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 18,056

3,009.3 0 1,504.67 3,009.3Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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