



Notice of Pre-Application Conference Minit Management (File # 2019-018-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Tuesday, June 11th, 2019 at 2:00 pm** in the La Center Community Development Building, 305 NW Pacific Highway, La Center, WA 98629.

Description of Proposal: The Applicant proposes a phased commercial development that includes the following: 93-unit, four-story hotel; 16,680 SF, one-story multi-tenant commercial building; 5,000 SF, one-story convenience store; 2,300 SF, one-story drive-through restaurant and 12 pump automobile fueling island.

Location of Proposal:

2814 NW 319th St, Ridgefield, WA
#17 #55 SEC 4 T4N R1EWM 3.97A M/L
PIN 209738000

Zoning:

Current Zoning: JP (Junction Plan)
Vested Zoning: C-2 (Commercial)

Developer Agreements:

La Center & Minit Management 3/28/2016
Cowlitz Tribe & Minit Management 3/23/2016



Owner/Applicant: Minit Management LLC, Don Rhoads; PO Box 5889, Vancouver, WA 98668; 360.901.3875

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

Approval Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC) Titles: 3.35 Impact Fees; 12, Streets, Sidewalks & Public Ways; 13, Public Utilities; 15, Buildings and Construction, and the La Center Comprehensive Plan. Applicable Title 18 requirements include chapters: 18.30 Procedures; 18.150 Commercial (C-2); 18.150; Supplemental Development Standards, 18.245; Conditional Uses, 18.250; Variances, 18.260, Signs; 18.275; Off-Street Parking and Loading; 18.280 Environmental Policies (SEPA); 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Public Review: Application materials are on file and are available for public review at La Center Community Development Building, 305 NW Pacific Highway, La Center, Washington. Online www.ci.lacenter.wa.us/city_departments/pw_landuse.php.

Staff Contact: Naomi Hansen, 305 NW Pacific Highway, La Center, WA 98629. 360.263.7665, nhansen@ci.lacenter.wa.us

Planning Consultant Contact: Eric Eisemann, E² Land Use Planning, LLC, 215 W. 4th Street, Suite # 201, Vancouver, WA 98660. 360.750.0038, e.eisemann@e2landuse.com

Notice Posted: May 29th, 2019