



# AGENDA

## Planning Commission Meeting

5:30 PM - Tuesday, May 12, 2026  
City Hall, 210 E. 4th St.

Page

1. PLANNING COMMISSION MEETING - 5:30 PM

The public may attend the meeting in person or by accessing the link provided or using their call-in number below and enter the 9-digit access code:

Please join my meeting from your computer, tablet, or smartphone  
<https://meet.goto.com/733461797> [GoTo](#)

You can also use your phone and call + 1(872)240-3212 Access Code: 733-461-797

Any public comments that need to be read must be submitted by email to [amerrill@ci.lacenter.wa.us](mailto:amerrill@ci.lacenter.wa.us) by 4:00pm on May 12, 2026

The submission shall include:

Citizen name:

Address:

Comment:

2. REGULAR MEETING/PUBLIC HEARING - 5:30 PM

2.1. CALL TO ORDER

2.2. PLEDGE OF ALLEGIANCE

2.3. ROLL CALL

2.4. APPROVAL OF THE MINUTES

2.4.1. [Planning Commission - 14 Apr 2026 - Minutes](#)

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2.5. PUBLIC COMMENT

2.6. PUBLIC HEARINGS

Proposal to annex parcel 209709000 approximately 11.5 acres into the City of La Center

2.6.1. Larsen Annexation Staff Report

5 - 12

[Larsen Annexation Staff Report](#)

2.7. UNFINISHED BUSINESS

2.8. NEW BUSINESS

Welcome new Planning Commission Member - Meagan LaPlant

2.9. REPORTS

2.10. PLANNING COMMISSIONER & ALTERNATE COMMENT

2.11. DISCUSS NEXT REGULAR AGENDA & WORK SESSION

Staff is recommending cancelling the June 9th PC meeting.

2.12. NEXT REGULAR MEETING ATTENDANCE

July 14, 2026

2.13. ADJOURN

2.14. Signatures

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Daina McLean, Chairperson

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Angie Merrill, Planner



# MINUTES

## Planning Commission Meeting

5:30 PM - Tuesday, April 14, 2026  
City Hall, 210 E. 4th St.

The Planning Commission of the City of La Center was called to order on Tuesday, April 14, 2026, at 5:32 PM, at City Hall (210 E 4th Street) and on the City's Go To Meeting platform, with the following members present:

**PRESENT:** Planning Commissioners: Jeremy Smith, Dennis Hill, Daina McLean, Stephanie Clark, and Lance Ebarb

**EXCUSED:** Planning Commissioners: Josh Soske

### 1. REGULAR MEETING/PUBLIC HEARING - 5:30 PM

#### 1.1 CALL TO ORDER

#### 1.2 PLEDGE OF ALLEGIANCE

#### 1.3 ROLL CALL

#### 1.4 APPROVAL OF THE MINUTES

##### 1.4.1 [Planning Commission - 17 Mar 2026 - Minutes](#)

**Dennis Hill moved, seconded by Lance Ebarb, to approve the March 17, 2026 meeting minutes.**

<b>RESULT:</b>	<b>CARRIED UNANIMOUSLY</b>
<b>MOVER:</b>	Dennis Hill
<b>SECONDER:</b>	Lance Ebarb
<b>AYES:</b>	Planning Commissioner Jeremy Smith, Planning Commissioner Dennis Hill, Planning Commissioner Daina McLean, Planning Commissioner Stephanie Clark, and Planning Commissioner Lance Ebarb
<b>ABSENT:</b>	Planning Commissioner Josh Soske

#### 1.5 PUBLIC COMMENT

There were no Public Comments.

#### 1.6 PUBLIC HEARINGS

LCMC 18.150 Commercial Zones & Overlay Districts & 18.295 Food Carts & Food Cart Pods code update. The addition of food carts & food cart pods and change restaurants with alcoholic beverages from a Conditional Use (C) to a Permitted Use (P).

##### 1.6.1 LCMC 18.150 Commercial Zones and Overlay Districts & 18.295 Food Carts & Food Cart Pods code update were presented by Angie Merrill and can be heard on YouTube [here](#).

Public Comment Period opened: 5:42 PM

Public Comments can be heard on YouTube [here](#).

Public Comment Period closed: 5:44 PM

**Jeremy Smith moved, seconded by Dennis Hill, to approve the changes to LCMC 18.150 Commercial Zones and Overlay Districts & 18.295 Food Carts & Food Cart Pods as**

presented.

<b>RESULT:</b>	<b>CARRIED UNANIMOUSLY</b>
<b>MOVER:</b>	Jeremy Smith
<b>SECONDER:</b>	Dennis Hill
<b>AYES:</b>	Planning Commissioner Jeremy Smith, Planning Commissioner Dennis Hill, Planning Commissioner Daina McLean, Planning Commissioner Stephanie Clark, and Planning Commissioner Lance Ebarb
<b>ABSENT:</b>	Planning Commissioner Josh Soske

**1.7 UNFINISHED BUSINESS**

1.7.1 [PC Staff Report April 14](#)

**1.8 NEW BUSINESS**

Update PC Bylaws

1.8.1 [PLANNING COMMISSION \(Regs & rules\)](#)  
Discussion can be heard on YouTube [here](#).

**1.9 REPORTS**

**1.10 PLANNING COMMISSIONER & ALTERNATE COMMENT**

Comments can be heard on YouTube [here](#).

**1.11 DISCUSS NEXT REGULAR AGENDA & WORK SESSION**

**1.12 NEXT REGULAR MEETING ATTENDANCE**

May 12, 2026

**1.13 ADJOURN**

1.13.1 **Dennis Hill moved, seconded by Stephanie Clark, to adjourn the meeting at 6:12 PM.**

<b>RESULT:</b>	<b>CARRIED UNANIMOUSLY</b>
<b>MOVER:</b>	Dennis Hill
<b>SECONDER:</b>	Stephanie Clark
<b>AYES:</b>	Planning Commissioner Jeremy Smith, Planning Commissioner Dennis Hill, Planning Commissioner Daina McLean, Planning Commissioner Stephanie Clark, and Planning Commissioner Lance Ebarb
<b>ABSENT:</b>	Planning Commissioner Josh Soske

**1.14 SIGNATURES**

\_\_\_\_\_  
Daina McLean, Chairperson

\_\_\_\_\_  
Angie Merrill, Planner

Planning Commission  
April 14, 2026



## CITY OF LA CENTER

### Staff Report

**To:** La Center Planning Commission  
**From:** Angie Merrill, Planner  
**Date:** May 1, 2026  
**Re:** Larsen Annexation

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#### **Overview**

The applicant is proposing to annex approximately 11.5 acres into the City of La Center by 60% petition. The annexation area consists of one tax lot (Parcel 209709000) located at the site address of 33506 NW 11<sup>th</sup> Court., La Center, WA 98629. Upon annexation, the annexation area would be zoned as Low Density Residential (LDR-7.5) within an Urban Holding (UH-10) overlay. There is currently no new development proposed with the annexation. The applicant previously submitted a 10% Notice of Intent to Annex, which was accepted by the City Council on October 22, 2025.

#### **Property Information**

The property is in the City's Urban Growth Area (UGA) and borders City limits to the north. The East Fork Lewis River borders the south side of the property. See Figure 1.

*Figure 1 – Vicinity*



Parcels to the east and west sides of the project parcel are within Clark County's Jurisdiction and are outside the city limits and within the UGA. The two properties are mostly undeveloped; with single-family homes and associated out-buildings.. See Figure 2.

Figure 2 – Aerial



#### Comprehensive Plan and Zoning

The project parcel is designated as Urban Low Density (UL) on the City's comprehensive land use map. The entire property has an Urban Holding overlay by the City, as well. The existing home and outbuilding are located on the southern portion of the site and environmental constraints encumber parts of the entire parcel.

The property is zoned Single-Family Residential (R1-7.5) by Clark County with an Urban Holding (UH-10) overlay. The property immediately to the north is within the City Limits and is zoned R1-7.5. Lands to the east and west of the site are located in Clark County and are currently R1-7.5 with a zoned UH-10 (Urban Holding 10 acre minimum) Overlay.

#### Critical Areas

According to Clark County Maps Online, there are mapped critical areas within the subject property, including severe erosion hazard areas with potentially unstable slopes (landslide hazards). Maps Online also shows a high risk of encountering archaeological resources on the property. There is a Type 2 critical aquifer recharge area (CARA) on the entire property. There is also mapped riparian habitat, priority oak habitat, 100-year floodplains, and potential wetlands adjacent to the East Fork Lewis River.

#### Annexation in Washington State

There are two phases of annexation: (1) The 10 percent petition and the 60 percent petition. During the 10 percent petition, also called the "Notice of Intent to Annex" the applicant must gather signatures from property owners representing 10 percent of the assessed value. The Council is required to conduct a meeting within 60 days to determine whether to: (1) accept (2) reject or (3) geographically modify the annexation area. If the Council accepts the annexation, the applicant is authorized to accept signatures from property owners representing 60 percent of the assessed value.

Annexation is regulated under Revised Code of Washington 35A.14 and in the La Center Municipal Code (LCMC 18.290). The City also has policies that guide annexation in its Comprehensive Plan. If property is annexed, it creates costs for the City and special districts, because the City is obligated to provide services to the property including police, maintenance of roads, and maintenance of public sewer. Often times developers build public infrastructure, such as roads and sewer, and dedicate it to the City upon development completion, which helps to reduce the costs. The City also receives revenue from annexation primarily in the form of property taxes for residential development. Whether the City receives enough revenue to cover the cost of providing services depends upon the characteristics of the development.

**La Center Municipal Code**

**Chapter 18.290 – Annexations**

**18.290.010 Eligibility.**

To be eligible for annexation, a property or properties must be contiguous to the existing city limits and within the current urban growth area boundary for the city of La Center.

**18.290.030 Sixty percent petition for annexation.**

(1) Provided the city council has approved, or approved with conditions, a previous 10 percent petition for annexation, the initiating party or parties shall submit the following:

(a) A completed 60 percent petition form containing signatures of property owners representing at least 60 percent of the assessed value of the area to be annexed, as provided by the city planner for that purpose; provided, that a petition for annexation of an area having at least 80 percent of the boundaries of such area contiguous with a portion of the boundaries of the code city need be signed by only the owners of not less than 50 percent in value according to the assessed valuation for general taxation of the property for which the annexation is petitioned.

(b) A statement of acceptance of proportionate share of city indebtedness and acceptance of city land use regulations.

(c) A legal description of the annexation area.

(d) A scale map of the annexation area prepared by a licensed surveyor including all rights-of-way proposed for annexation.

(e) A completed SEPA environmental checklist for the zoning designation.

(f) The names and addresses of owners of land within a radius of 300 feet of the perimeter of the annexation area. Owner names and addresses shall be printed on mailing labels.

(i) 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.

(ii) 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.

(g) Evidence demonstrating that all public facilities and services necessary to serve the annexation territory, at full build-out, are either constructed or planned for and funded at a level of service sufficient to meet the demands of the most intense development allowed on the property in question.

(i) The critical public facilities and services subject to this policy include water, wastewater, stormwater, transportation, parks and schools. The applicable level of service standards are those stated in the city's current adopted capital facilities plans or dictated by the calculated demand of the most intense development allowable on the subject property, whichever is greater.

(ii) This evidence shall include a narrative and explanation as to how and when each necessary public facility and service will be provided for the site in question concurrent with development and how the levels of service currently constructed or planned to be constructed will be adequate to serve the most intense development allowable on the subject property.

(h) All appropriate fees identified are paid in full.

(2) Upon submittal of the petition and supporting documentation, the city shall:

(a) Conduct a lead agency review of the environmental checklist and issue a SEPA threshold determination for the zoning designation pursuant to Chapter 18.310 LCMC.

(b) Review evidence regarding public facilities and services.

(c) Seek a certification of sufficiency from the Clark County assessor's office.

(3) Zoning of Residential Land Upon Annexation to the City. Newly annexed lands shall be incorporated into the city consistent with the comprehensive plan land use map. The LDR-7.5 zone is the default zone to be applied upon annexation of areas designated urban residential on the comprehensive plan map unless otherwise provided for at the time of annexation.

#### **Chapter 18.190 – Urban Holding District (UH-10)**

##### **18.190.010 Purpose.**

The city shall apply the urban holding-10 zone to protect lands identified within the city limits from premature development where capital facilities are inadequate to support development under the urban zoning designation.

##### **Discussion**

The subject property is contiguous to the existing city limits and is within the current urban growth boundary for the City of La Center.

The applicant submitted a 60% petition for annexation and all supporting application materials pursuant to LCMC 18.290.030(1) on March 6, 2026, attached as Exhibit B.

The City issued a SEPA Determination of Non-Significance on April 16, 2026, pursuant to LCMC 18.290.030(2)(a), attached as Exhibit D. The comment period is open until April 30, 2026 at 5:00 PM. To date, the City has not received comments.

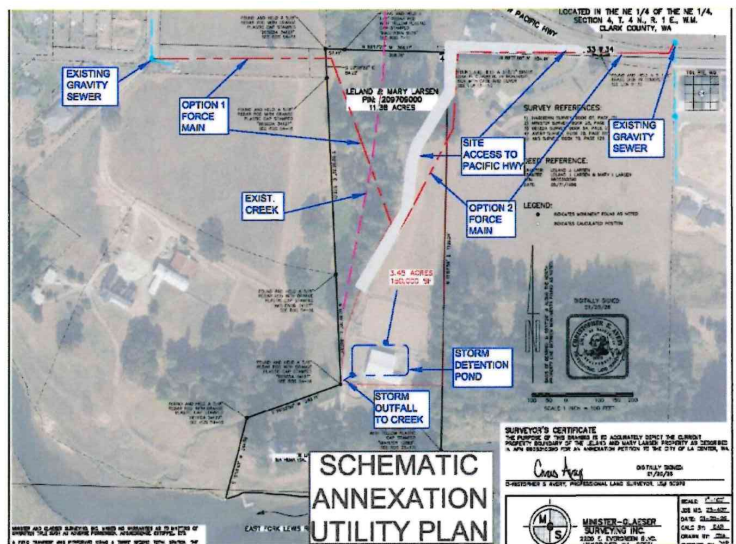
##### **Public Facilities Analysis:**

Although no development is proposed at this time, the property would be zoned for residential use at the time of annexation, which is consistent with the comprehensive plan and surrounding zoning.

Staff conducted an analysis of the following public facilities. If the property is annexed, these requirements will be included as recommended conditions of approval.

- **Parks and Schools:** Park and school impact fees will be collected when development is proposed and building permits are issued. If the property is annexed and more than 40 units are proposed, the applicant would have to provide public park space meeting the requirements of LCMC 18.147.
- **Water:** CPU will check the availability of water for this parcel.

- **Sewer:** Per LCMC 13.10.100, connection to the city sewer system will be required when developed. There are a couple of options for connection of the parcel to the city sewer. One option is to obtain easements to the west and connect to the existing public sanitary sewer manhole adjacent to the existing pump station. The second option is to connect to the existing sanitary sewer manhole just north of Pacific Highway east of the site. Because the site elevation is lower than the existing public sewer system, a force main will have to be built to service this site. A schematic map is included to show how the sewer connection could be accomplished.
- **Storm:** Per LCMC 18.320, added impervious area over 2,000 SF, must comply with the city requirements for stormwater treatment and detention. The annexed area will result in over 2,000 SF of added impervious area when developed. Treatment and detention of stormwater will be required. The site, when developed, can comply with the stormwater requirements and connect the outfall to the existing creek that outfalls to the Lewis River. An option is shown for installation of a stormwater pond to meet the city requirements.
- **Access:** Per LCMC 12.10.090 public roads and right of way shall be dedicated to the city for access to a development. Access to the site is feasible along NW. 11<sup>th</sup> Court, which is a private road to connect to Pacific Highway. Dedication of right of way from the site and along NW 11<sup>th</sup> Court to the city to maintain public access will be required.



**Simultaneous Adoption of Zoning**

In accordance with LCMC 18.130.020, and the comprehensive plan, the default zoning of the property upon annexation would be zoned low density residential (LDR-7.5) with an Urban Holding (UH-10) overlay upon annexation, which is consistent with the zoning of surrounding properties. The UH-10 overlay would remain in place until any identified capital facilities deficiencies have been satisfactorily resolved (LCMC 18.190.015).

**Budget Impact**

If the City Council votes to adopt the annexation ordinance, a recommended condition of approval will be for the property owner to assume its share of all of the existing City indebtedness of the annexation area at the time of approval of annexation. Assumption of indebtedness would ensure that the property contributes toward local levies and general obligation bonds if the City carries these in the future, the

same as would all other properties in the city.

**Recommendation**

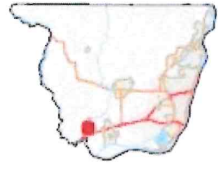
Staff finds the proposal complies with the applicable provisions of the La Center Municipal Code.

Staff recommend the Planning Commission open a public hearing to accept public comments for the proposed annexation. Following the public hearing staff recommends that the Planning commission make a recommendation to the City Council regarding the code update.

Proposed Motion: I move to recommend that the La Center City Council annex the Larsen property into the City of La Center

**ATTACHMENTS**

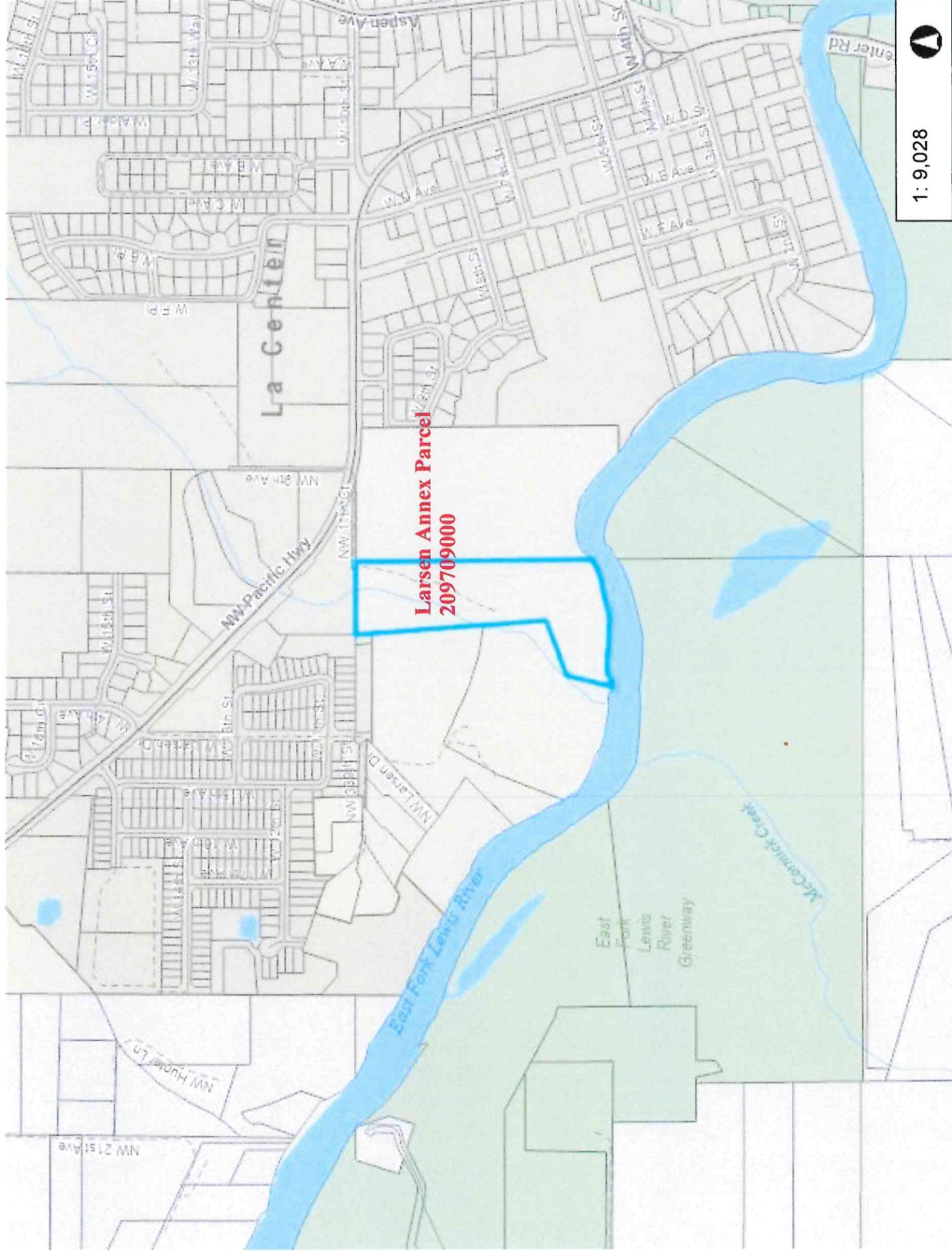
Exhibit A: Annexation Map



**Legend**

- Taxlots

**Notes:**



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

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