



*The City of Ilwaco is an  
equal opportunity provider  
and employer.*

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**CITY OF ILWACO  
NOTICE OF  
APPLICATION, NOTICE OF PUBLIC HEARING, & STATE ENVIRONMENTAL  
POLICY ACT (SEPA) DETERMINATION (OPTIONAL DNS)**

NOTICE IS HEREBY GIVEN in accordance with IMC 15.08.090 that a Site Plan Review Permit Application, SEPA Checklist, and associated application materials were received by the City of Ilwaco on March 4, 2026. A determination of completeness was issued on June 5, 2026. A Notice of Application and twenty-one (21) day public comment period is provided in accordance with IMC 15.08.090.

**DATE ISSUED:** June 10, 2026

**PROJECT NAME:** Ocean Beach Health Express Care Clinic and Ilwaco Clinic Renovation

**FILE NUMBER:** 03042026

**APPLICANT NAME:** Ocean Beach Health

**LOCATION OF PROPOSAL:** 176 First Avenue N., Ilwaco WA

**DESCRIPTION OF PROPOSAL:**

The proposal is for the renovation and expansion of the Ocean Beach Health medical campus. The project includes a 6,458 square-foot renovation of an existing clinic building, including interior wall modifications and changes to certain room functions. A building which used to be directly north of the existing Ocean Beach Hospital has been demolished under a separate project, and a 4,607 square-foot express care clinic will be constructed in its place. The express clinic will include exam rooms, offices, and a shared waiting and reception area designed to serve both the existing clinic and the proposed express care clinic. The existing gravel parking lot serving the development will be improved through paving and enhanced with associated circulation, parking, and stormwater upgrades. A concrete pad for a mobile imaging truck will be installed in the existing asphalt parking lot, adjacent to the site.

**ASSOCIATED PROJECT PERMITS:**

The project requires Site Plan Review and a SEPA determination pursuant to IMC 15.50 and WAC 197-11-800. Subsequent right-of-way and building permits and associated reviews will also be required. An application for a boundary line adjustment was submitted on February 26, 2026, to consolidate Tax Parcel No.(s) 10113313985, 10113313086, 10113313885, 10113313157, 10113313168, and 10113313139. The application was approved on May 6, 2026.

Additional permits from other agencies are not anticipated.

The project will be reviewed for consistency with IMC 15.33 (C-2 Low Density Commercial District), IMC 15.50 (Site Plan Review), and other applicable regulations.

**SEPA ANALYSIS AND DETERMINATION:**

Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impact of this proposal prior to the public hearing.

**COMMENT PERIOD INFORMATION:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by July 1, 2026, via mail at PO Box 548, Ilwaco, WA 98624, or via the staff contact email address provided below. Commenters may also provide written or oral comments at the hearing. Project information can be found on file at Ilwaco City Hall, 120 First Avenue N, Ilwaco, WA 98624. To request notice of hearings, to receive a copy of the decision, once made, or for information on appeals, contact us at the address end of this notice. Staff Contact: Holly Beller; treasurer@ilwaco-wa.gov; (360) 642-3145.

Public comments related to the expected DNS must be submitted by June 24, 2026. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after reviewing the completed environmental checklist and other information on file with the lead agency.

**PUBLIC HEARING INFORMATION:**

The City of Ilwaco will hold a public hearing to consider the Site Plan Review Permit for the Ocean Beach Health Express Care Clinic and Ilwaco Clinic Renovation Project. The Public Hearing will take place on July 10, 2026, at 9:00 a.m. at the Ilwaco Community Building Meeting Room, 156 First Avenue North, Ilwaco, WA 98624. The Public Hearing can also be attended virtually using Zoom Meeting ID 385 864 1217. Residents may provide written or oral comments at the hearing.

Project information can be found on file at Ilwaco City Hall, 120 First Avenue N, Ilwaco, WA 98624. To receive a copy of the decision, once made, or for information on appeals, contact us at the above address. Staff Contact: Holly Beller; treasurer@ilwaco-wa.gov; (360) 642-3145.