

7. Narrative



Oak Village Apartments Type II Site Plan

Date: June 2021

Submitted to: City of Woodland
Community Development Department
PO Box 9, 230 Davidson Avenue
Woodland, WA 98674

Applicant: 41st Avenue LLC
18518 NW 41st Avenue
Ridgefield, WA 98642
Pat Jeffries
(360) 597-5363
pjefries@jbhomeswa.com

AKS Job Number: 8344



Table of Contents

I.	Executive Summary	2
II.	Site Description/Setting	2
III.	Applicable Review Criteria	3
	Woodland Municipal Code	3
	Title 12 - STREETS AND SIDEWALKS	3
	Chapter 12.28 - WOODLAND STREET TREES	3
	12.28.025 - Permitted street trees.	3
	12.28.080 - Street tree protection.	3
	12.28.100 - Prohibited trees.	3
	Chapter 12.30 - STREET NUMBERING	4
	12.30.025 - The system of numbering for multi-tenant and multiple structure complexes.	4
	Title 13 - WATER AND SEWAGE	4
	Chapter 13.20 - EXTENSION OF WATER AND SEWER LINES	4
	Title 14 - BUILDINGS AND CONSTRUCTION	4
	Chapter 14.32 - FIRE CODE	4
	14.32.100 - Fire apparatus access road.	4
	14.32.120 - Fire hydrants.	4
	Chapter 14.33 - FIRE LANES	5
	14.33.010 - Establishment of fire lanes.	5
	14.33.030 - Marking of fire lanes.	5
	Title 15 - ENVIRONMENT	5
	Chapter 15.04 - ENVIRONMENTAL POLICY	5
	Article I. - Purpose and Authority	5
	Article II. - General Requirements	5
	15.08.160 - Critical area reports—Requirements.	5
	15.08.350 - Wetlands.	5
	15.08.420 - Stormwater management.	5
	15.08.420 – Designation of fish and wildlife habitat conservation.	6
	Chapter 15.10 - EROSION CONTROL ORDINANCE	6
	Chapter 15.12 - STORMWATER MANAGEMENT	6
	Title 17 - ZONING	7
	Chapter 17.20 - MULTIFAMILY RESIDENTIAL DISTRICTS (MDR, HDR)	7
	17.20.010 - Purpose.	7
	17.20.020 - Principal permitted uses.	7
	17.20.030 - Accessory buildings and uses.	7
	17.20.090 - Performance standards.	8
	Chapter 17.48 - PERFORMANCE STANDARDS	8
	17.48.010 - Scope, application.	8
	Chapter 17.52 - SIGN REQUIREMENTS	9
	17.52.060 - Residential (LDR, MDR and HDR) districts.	9
	Chapter 17.56 - OFF-STREET PARKING AND LOADING REQUIREMENTS[1]	9
	17.56.050 - Off-street parking—Requirements for designated uses.	9

17.56.060 - Parking space dimensions.....	9
17.56.070 - Required widths of parking area aisles.....	9
17.56.090 - Materials—Design—Lighting.....	9
17.56.140 - Parking facility plans.....	10
Chapter 17.64 - WATER SUPPLY AND SEWAGE DISPOSAL.....	10
17.64.010 - Approval of Cowlitz-Wahkiakum or Clark-Skamania Health District.....	10
Chapter 17.84 - AMENDMENTS AND REVIEW PROCEDURES.....	11
17.84.130 - Site plan review and decision procedures—Development proposals.....	11
IV. Conclusion.....	11

Oak Village Apartments

Type II Site Plan

Submitted to:	City of Woodland Community Development Department PO Box 9, 230 Davidson Avenue Woodland, WA 98674
Applicant:	41st Avenue LLC 18518 NW 41st Avenue Ridgefield, WA 98642 Pat Jeffries (360) 597-5363 pjeffries@jbhomeswa.com
Property Owners:	41st Avenue LLC 18518 NW 41 st Avenue Ridgefield, WA 98642 Pat Jeffries (360) 597-5363 pjeffries@jbhomeswa.com
Applicant's Consultant:	AKS Engineering & Forestry, LLC 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 Contact(s): Michael Andreotti Email: AndreottiM@aks-eng.com Phone: (360) 882-0419
Site Location:	Woodland, WA, 98674
Clark County Parcels:	508630-100, 508610-100, 508620-100, 508650-100, 508680-101, 508680-100, 508690-100, 508720-100
Site Size:	Apartment Parcel ±9.75 acres (424,842 square feet) Overall Site ±34.68 acres (1,510,870 square feet)
Land Use Districts:	Medium Density Residential (MDR)

I. Executive Summary

Through this application, 41st Avenue LLC (Applicant), requests approval from the City of Woodland (City) to develop the Oak Village Apartments (Apartments), an eight building (186 unit) medium density residential apartment complex. The Applicant additionally requests approval for early grading and road construction on neighboring properties associated with the Apartments. The development will gain access from Burris Lane, which will be constructed with the development, connecting Green Mountain Road and Old Pacific Highway. Access from the site to Green Mountain Road will be emergency access only. Frontage improvements will be construction on Green Mountain Road and Green Mountain Loop Road along the frontage of Parcel 508630-100. The development will be served by sanitary sewer, storm sewer, water, and dry utilities. In addition to this narrative, the application package includes the materials necessary for the City to review and approve this submittal, including Preliminary Plans, Stormwater Technical Information Report (TIR), Geotechnical Site Investigation Report (included in the TIR), Traffic Report, Wetland and Habitat Report, and State Environmental Policy Act (SEPA) checklist.

This application is primarily focused on the Apartments. Additional parcels are included in the application for early grading purposes (fill removed from the Apartment site will be placed on these parcels) and Burris Lane construction. The additional parcels will apply separately for any future development.

The highlights of this project, that will be discussed further in this narrative, include:

- Eight three-story buildings and one office/clubhouse building.
- Construction of an internal access network and parking areas to serve the development.
- Construction of Burris Lane to serve the development.
- Construction of all necessary utilities to serve the development.
- Early grading on neighboring properties for preparation for future construction.
- Frontage improvements for Green Mountain Road and Green Mountain Loop Road.

The written narrative includes findings of fact demonstrating that the application complies with all applicable approval criteria. These findings are supported by substantial evidence, including Preliminary Plans and other written documentation. This information, which is included in this application package, provides the basis for the City to approve the application.

II. Site Description/Setting

The subject site consists of eight contiguous parcels. The overall project is 34.68 acres in size. The Apartments are proposed to be on Parcel 508630-100, which is ±9.75 acres in size. Parcel 508630-100 is not currently addressed and is located west of the intersection of Green Mountain Loop Road and Green Mountain Road in the City of Woodland, Cowlitz County, Washington 98674. The properties are identified as Cowlitz County Parcels: 508630-100, 508610-100, 508620-100, 508650-100, 508680-101, 508680-100, 508690-100, 508720-100 of Section 12, Township 5 North, Range 1 West, Willamette Meridian.

The Apartments site is zoned Medium Density Residential (MDR). The other parcels are zoned Highway Commercial (C-2). Property to the south and west are zoned C-2, and properties to the north and east are unzoned rural Cowlitz County.

The Apartments site has frontage on Green Mountain Road and Green Mountain Loop Road, both public. Parcels 508620-100 and 508720-100 have frontage on Green Mountain Road, and parcels 508610-100,

508650-100, and 508680-101 have frontage on Old Pacific Highway. Parcel 508680-100 has frontage on both Green Mountain Road and Old Pacific Highway.

The Apartment site is hilly with a ridge running east to west in the center of the site, sloping down to the north, south, and west. The remaining parcels are all generally flat, with minimal slope to the south and west. The existing vegetation on site consists of evergreen and deciduous trees, scrub shrubs, and field grass. According to information provided by Ecological Land Services (ELS), there are five wetlands and a stream on and adjacent to the site, with associated buffers. Oregon white oak are also located on site. The stream is identified as Burris Creek and the wetlands are identified by ELS as Wetland A, B, C, D and E. The wetlands and Burris Creek will be protected, as shown in this application. The majority of the Oregon white oak will be removed with the development due to grading constraints and mitigation will be provided within the protected critical areas on site. The proposed driveway providing access to the site from Burris Lane will cross Burris Creek using a culvert. Vegetation within the development area on site will be removed and vegetation within the critical areas on site will be protected. Landscaping will be provided in accordance with WMC (Woodland Municipal Code) Chapters 17.44.135 and 17.44.136.

All critical areas will be discussed in further detail later in this narrative.

III. Applicable Review Criteria

Woodland Municipal Code

Title 12 - STREETS AND SIDEWALKS

Chapter 12.28 - WOODLAND STREET TREES

12.28.025 - Permitted street trees.

Response: This application proposes to install street trees along the frontage of Burris Lane. Trees are only proposed along the north side of the road and trees will be installed along the south side of the road with future development of the commercial properties. This will allow the trees to be planted when there is a use on site to maintain the trees. The tree type will be selected according to restrictions listed in WMC 12.28.025 and 12.28.100. See the Preliminary Plans included with this application for more information. Tree installation, protection, maintenance, and applicable permitting will adhere to Section 12.28.060. This standard is met.

12.28.080 - Street tree protection.

Response: There are no existing street trees; therefore, there are no trees which are proposed to be protected. Street trees will be planted according to WMC Chapter 12.28. This standard is met.

12.28.100 - Prohibited trees.

Response: This application will not include any prohibited trees in the public planting strip. This standard is met.

Chapter 12.30 - STREET NUMBERING

12.30.025 - The system of numbering for multi-tenant and multiple structure complexes.

Response: The site is currently not addressed. The address for the proposed apartment complex will be determined with the construction permit. The buildings will be lettered, and each unit will be numbered according to the regulations of this section. This standard is met.

Title 13 - WATER AND SEWAGE

Chapter 13.04 - WATER SERVICE RATES AND REGULATIONS*

Response: The project will connect to City water. The water line is proposed to be constructed in Burriss Lane and tie into the existing water main line in Old Pacific Highway. Service to the site will be extended from Burriss Lane and be looped within the site. All regulations, maintenance, and applicable permitting will be adhered to according to this section.

As applicable, the applicant will pay required costs for connection, installation, and extension for the water meter. This standard is met.

Chapter 13.08 - SEWER SERVICE RATES AND REGULATIONS

Response: The project will connect to City sanitary sewer. The sewer line is proposed to be constructed in Burriss Lane and tie into the existing main line in Old Pacific Highway, which feeds in to the existing Lift Station #12 (further analysis during final engineering will verify capacity, provide upgrades if necessary and feasible, or evaluate the need to install a new on-site pump station). Service to the site will be extended from Burriss Lane. All regulations, maintenance, and applicable permitting will be adhered to in accordance with this section.

As applicable, the applicant will pay required fees for sanitary sewer connection. This standard is met.

Chapter 13.20 - EXTENSION OF WATER AND SEWER LINES

Response: The water and sanitary sewer lines will be extended from Old Pacific Highway along Burriss Lane. The mains will not extend into Green Mountain Road, which is a Cowlitz County road.

Title 14 - BUILDINGS AND CONSTRUCTION

Chapter 14.32 - FIRE CODE

14.32.100 - Fire apparatus access road.

Response: Fire apparatus access will be provided from Burriss Lane and Green Mountain Road (emergency access only). Accessways within the development will be suitable for fire apparatus access. See the Preliminary Plans included with this application for more information. This standard is met.

14.32.120 - Fire hydrants.

Response: Fire hydrants will be installed according to this section and according to recognized standards and sound engineering practices. Fire Hydrant locations are shown on the accompanying plans. This standard is met.

Chapter 14.33 - FIRE LANES

14.33.010 - Establishment of fire lanes.

Fire lanes in conformance with this code shall be established by the city of Woodland fire chief or authorized designee.

Response: Fire lanes will be established according to the Woodland fire chief or designee. Fire lanes will be shown on the final engineering plans. This standard is met.

14.33.030 - Marking of fire lanes.

Response: Fire lanes within the development will be marked according to this section. This standard is met.

Title 15 - ENVIRONMENT

Chapter 15.04 - ENVIRONMENTAL POLICY

Article I. - Purpose and Authority

Response: A State Environmental Policy Act (SEPA) checklist has been completed for this project and is included in the application. This standard is met.

Article II. - General Requirements

15.08.160 - Critical area reports—Requirements.

Response: A critical areas report and mitigation plan has been completed by Ecological Land Services (ELS) in June 2021 for this project and is included in the application. Best available science was used in the critical areas report and mitigation plan. This standard is met.

15.08.350 - Wetlands.

Response: The project site has five wetlands on or near the site. The wetlands are identified as Wetlands A, B, C, D, and E. Wetland A is Category II wetland located just off site to the west, with a 150-foot high-intensity land use buffer extending into the site. Wetlands B and C (B is east of C) are Category IV wetlands located on the southern section of property, just north of Burris Creek, with 50-foot high-intensity land use buffers. Wetland D is a Category III wetland located south of Wetland A on the east side of Old Pacific Highway, with an 80-foot high-intensity land use buffer. Wetland E is a Category IV wetland located along the north property line with portions of the wetland located off site to the north and a 50-foot high-intensity land use buffer. Wetlands A, B, C and E will be protected, but buffer impacts will occur with the development. Buffer impacts will be mitigated with the use of buffer averaging and buffer enhancement on site. Portions of Wetland D will be filled with the future construction of Burris Lane., at which time appropriate permitting and mitigation will occur as required. See the critical areas report and mitigation plan included in the critical areas report for further details.

15.08.420 - Stormwater management.

Response: Stormwater runoff from pollution-generating surfaces will be collected and treated via either bioretention facility or wet pond, with all water eventually flowing into Burris Creek. Best Management Practices (BMPs) will be used to minimize impacts wetlands. More information is provided in the response to Chapter 15.12 below, and in the

Technical Information Report/Stormwater Management Plan included in the application for full details.

15.08.700 – Designation of fish and wildlife habitat conservation.

Response: The project area also contains a Type F stream, identified as Burris Creek, which is located south of the proposed apartment site, on the north side of proposed Burris Lane. The creek flows generally east to west across the site and has a 150-foot riparian buffer. The Applicant is proposing to cross the creek to provide access to the Apartment. A bridge will be constructed for the crossing, and no work is proposed within the banks or ordinary high water of Burris Creek. The Applicant is also proposing construction of stormwater facilities within the riparian buffer, as allowed by WMC. The creek will be protected with the project, and an existing concrete weir located at the west end of the creek will be removed. Therefore, protecting fish and wildlife that use the stream corridor as habitat. A Hydraulic Project Approval (HPA) application will be submitted to the state for the proposed crossing of the access drive over Burris Creek.

Chapter 15.10 - EROSION CONTROL ORDINANCE

Response: The applicant will provide erosion control BMPs with the development. See the Preliminary Plans included with this application for more information. This standard is met.

In addition to final site grading for the apartment construction, the is proposing early grading to lower the Apartments site to ensure adequate water pressure can be provided to the development and to allow for a feasible layout of the development. Approximately 79,900 cubic yards of cut and 9,900 cubic yards of fill will occur on the Apartments site, with 67,800 cubic yards of material moved from the Apartment site and placed on neighboring parcels 508630-100, 508610-100, 508620-100, 508650-100, 508680-101, 508680-100, 508690-100, and 508720-100, in anticipation of grading needs for future development. The noted parcels will have a total of 30,100 cubic yards of cut and 100,300 cubic yards of fill. Fill material will come from on-site sources and an approved off-site source. A grading permit application is included in the application package to allow for the grading to occur prior to final engineering plan approval.

Chapter 15.12 - STORMWATER MANAGEMENT

Response: Stormwater runoff from pollution-generating surfaces will be collected and treated via either bioretention facility or wet pond. Quantity control will be provided via detention ponds and wet ponds. The detention pond in the northwest corner of the residential parcel will discharge to Wetland A. The detention ponds in the southern half of the residential parcel discharge to two, relatively small, degraded wetlands prior to natural overland flow towards Burris Creek, which enters Wetland A. The wet pond between Burris Lane and Burris Creek will discharge to a proposed meandering conveyance ditch before entering Wetland A to the west. Wetland A then drains through a conveyance pipe beneath Parcel 508580100 to the west. The wet pond south of Burris Lane will discharge to an existing conveyance ditch before being routed to Wetland D. Wetland D ultimately discharges northwest via the existing Old Pacific Highway roadside ditch. All water

eventually flows into Burris Creek. All outfalls from the ponds will utilize rocked outfalls to dissipate and spread out the flows prior to entering downstream waters. See the Technical Information Report/Stormwater Management Plan for details.

Title 17 - ZONING

Chapter 17.20 - MULTIFAMILY RESIDENTIAL DISTRICTS (MDR, HDR)

17.20.010 - Purpose.

- A. The following multifamily residential districts are established; properties so designated shall be subject to the provisions contained in this chapter:
 - 1. MDR, medium density multifamily residential district;
- B. The multifamily residential districts are intended to reserve appropriately located areas for multifamily living at a broad range of dwelling unit densities consistent with the comprehensive plan. They are further intended to protect the public health, safety and general welfare by ensuring that opportunities to obtain reasonable cost housing exist for households representing a variety of income categories and lifestyles, facilitating the provision of utility services and other public facilities commensurate with anticipated population and dwelling unit densities, providing designs compatible with community goals, and providing that multifamily developments offer the amenities and conveniences necessary to assure the comfort and enhance the lifestyles of their occupants.

Response: The subject site is zoned Medium Density Residential (MDR), which allows a density up to 25 units per acre. The project proposes to construct 186 dwelling units on a ±9.75 acre parcel, for a density ±19 units per acre. The proposed apartments will provide for housing options to a range of income categories and lifestyles. The project meets the intent of this criterion.

17.20.020 - Principal permitted uses.

- C. Multifamily dwellings including duplexes, apartments, condominiums, townhouses, or other group of dwellings in accordance with the density standards set forth;

Response: The project proposes to construct eight three-story, 24-unit buildings. Apartments are a principal permitted use for the MDR zoning district. The project meets the intent of this criterion.

17.20.030 - Accessory buildings and uses.

- E. Recreational facilities intended for the use of residents including swimming pools, saunas, tennis courts and exercise rooms.

Response: The project proposal includes a community clubhouse for the use of residents. The project meets the intent of this criterion.

17.20.060 - Special conditions—Parking.

- B. Required Parking for Multifamily and Conditionally Permitted Uses. All permitted multifamily and conditionally permitted uses in the multifamily districts shall provide on-site automobile parking at ratios specified in Chapter 17.56 of this code.

Response: The required parking is provided on-site. See below under Chapter 17.56 for details.

17.20.070 - Property development standards.

The following sets forth the required development standards applicable to properties located in the MDR and HDR zones. (Development standards for townhouses on individually-owned lots are contained in Section 17.20.080).

	MDR	HDR
A. Minimum lot area per building site in square feet	7,500	7,500
B. Maximum development density Dwelling units per net acre	25	35
Net square feet of lot area per dwelling unit	1,740	1,240
C. Minimum lot width in feet	75	75
D. Front, rear and interior side setbacks		
1. Front yard setback in feet	20	20
2. Rear yard setback in feet	25	25
3. Interior side yard setback in feet	5	5
E. Street side yard setback in feet	10	10
F. Maximum building height in feet	35	35
G. Maximum lot coverage by percentage of net area	35	45
H. Minimum street frontage in feet	30	30
I. Minimum setback from principal or minor arterial	25	25

Response: The property development standards for the MDR zoning district are met, as demonstrated in the Preliminary Plans included with this application.

17.20.090 - Performance standards.

The following special requirements and performance standards shall apply to properties in the multifamily districts.

A. Exterior Mechanical Devices.

Response: The location of exterior mechanical devices is unknown at the time of this application. Any exterior mechanical devices installed with this development will be screened and operated in accordance with this section. This standard will be met.

B. Landscaping Required.

Response: Landscaping and open space is provided in accordance with this section, as demonstrated in the Preliminary Plans included with this application.

I. Trash Receptacles.

Response: Trash receptacles will be provided on-site, and will be screened by an enclosure constructed from compatible material to the apartment materials, and will be at a minimum as tall as the trash receptacle.

L. Sight Distance Requirements.

Response: Sight distance triangles are provided in accordance with this section. See the Preliminary Plans included with this application for more information.

Chapter 17.48 - PERFORMANCE STANDARDS

17.48.010 - Scope, application.

A. The performance standards that are included within this chapter are to be considered maximum standards and shall apply to all home

occupations, commercial, and industrial development in all zones and in certain zoning districts as noted.

Response: The proposed development is not a home occupation, commercial, or industrial development or in a zoning district otherwise noted. However, the proposed development is not anticipated to conflict with any regulations in Chapter 17.48.

Chapter 17.52 - SIGN REQUIREMENTS

17.52.060 - Residential (LDR, MDR and HDR) districts.

Response: No signs are proposed with this application. Any signs proposed with the project will first obtain a building permit for the sign in accordance with this section.

Chapter 17.56 - OFF-STREET PARKING AND LOADING REQUIREMENTS[1]

17.56.050 - Off-street parking—Requirements for designated uses.

Response: The proposed Apartment development will calculate parking according to CCC 17.56.050(E)(2) – Multifamily dwellings, which requires one and one-half parking spaces per one and two-bedroom apartment units and two parking spaces per three or more-bedroom apartment units. The application proposes 186 one- and two-bedroom units, requiring 279 parking stalls. The development will provide 279 parking stalls. See the Preliminary Plans included with this application for more information. This standard is met.

17.56.060 - Parking space dimensions.

Response: The parking spaces provided are typically 20 feet by 9 feet and at a 90-degree parking angle. Some parking spaces on curved sections of aisles are striped at slightly varied angles, with a 9-foot by 20-foot rectangular area within the striped stall. See the Preliminary Plans included with this application for more information. This standard is met.

17.56.070 - Required widths of parking area aisles.

Response: The required parking aisle width for 90-degree parking with two-way traffic is a minimum of 24 feet. This project proposal includes 26-foot widths. This standard is met.

17.56.090 - Materials—Design—Lighting.

- A. Vehicle accommodation areas, including lanes for drive-in windows, shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Design of pavement section for vehicle accommodation areas shall be approved by the director of public works. The parking area shall be graded and drained so as to dispose of surface water to the satisfaction of the director of public works.**

Response: The parking, drive aisles and accessways within the development will be constructed with asphalt, and will be graded to correctly dispose of surface water. See the Preliminary Plans included with this application for more information. This standard is met.

- B. Parking spaces in areas surfaced in accordance with subsection A of this section shall be appropriately demarcated with painted lines or other markings.**

Response: Parking spaces within the development will be striped and marked in accordance with WMC 17.56.090(A). This standard will be met.

- C. Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (free from potholes, weeds, dust, trash, and debris, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

Response: The property owner or designee will maintain the parking, drive aisles and vehicle access to keep those areas in good condition. This standard will be met.

- D. Any lighting used to illuminate any off-street parking facility shall be arranged so as to reflect light away from any adjoining residential area.

Response: Parking lot lighting will be installed to reflect light away from residential areas. See the Preliminary Plans included with this application for more information. This standard is met.

17.56.140 - Parking facility plans.

Site plans for any multifamily (MDR and HDR), commercial, industrial or conditional use (as required by Chapter 17.72) shall include the location, dimension, and number of parking spaces required by this title. Any proposed change to existing buildings or uses in floor area, seating, number of beds, or use shall include with their plans the location, dimension and number of parking spaces required by this title.

Response: The Apartments development is for 186 one- and two-bedroom units. The Applicant is required to provide 1.5 parking spaces for each unit. Therefore, 279 parking spaces are required. The Applicant proposes 279 parking spaces. The parking locations and dimensions are shown in the Preliminary Plans included in this application. This standard is met.

Chapter 17.64 - WATER SUPPLY AND SEWAGE DISPOSAL

17.64.010 - Approval of Cowlitz-Wahkiakum or Clark-Skamania Health District.

- A. No building or structure to be used for human habitation or commercial enterprise shall be erected, nor shall any such building or structure be moved, altered, enlarged, or rebuilt unless said building or structure has adequate provision for domestic water supply and sewage disposal. The water supply and sewage disposal system shall be approved by the Cowlitz-Wahkiakum or Clark-Skamania Health District before occupancy of said building or structure.

Response: Approval of public water and sanitary sewer systems will be obtained from the Cowlitz County Health & Human Services Department before occupancy of any buildings. This standard will be met.

- B. All new commercial and residential construction shall connect to Woodland's public sewer and water systems. Industrial development's sewer service and water supply shall be approved by the city and the appropriate health district if such service or supply is other than the city's public system.

Response: Public water and sanitary sewer will be constructed in Burris Lane for the Apartment project proposal. The water and sanitary sewer line is proposed to be constructed in Burris Lane and tie into the lines in Old Pacific Highway. Sanitary sewer will tie into a main line which feeds into the existing Lift Station #12. All regulations, maintenance, and applicable permitting will be adhered to according to this section.

Chapter 17.84 - AMENDMENTS AND REVIEW PROCEDURES

17.84.130 - Site plan review and decision procedures—Development proposals.

The site development plan for development proposals shall accompany application for the building permit and shall be reviewed by the community development director, building official, public works director and other affected agencies for conformance to standards, ordinances, and codes. The city staff will work with the applicant to correct any site plan deficiencies, if necessary. Approval of site plans for development proposals shall be by the community development director, who shall denote approval on the face of the site plan for filing in city records. The approved site plan shall be binding on the ultimate design and construction of the project. Prior to decision, the community development director may refer site plans for development proposals to the planning commission for review and comment and shall make such referral when requested by the planning commission.

Response: The entirety of the site plan application binder includes the information, reports and drawings necessary to review the proposed project, is subject to approval by the community development director, and will be reviewed by the planning commission if the planning commission requests a review.

IV. Conclusion

The Applicant is proposing a 186-unit multifamily apartment community, early grading and Burris Lane construction, which meets the requirements of the City of Woodland Medium Density Residential (MDR) zoning district and other applicable portions of the Woodland Municipal Code.

The submittal requirements have been met and the required findings made for all applicable approval criteria. These findings serve as the basis for the City to approve the application and are supported by substantial evidence in the application materials. Therefore, the Applicant respectfully requests approval of the proposed project (Oak Village Apartments).