

# **Narrative for Belmont Loop RV Park A Type II Site Plan Review And Conditional Use Permit**

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**Owner / Applicant:** **Belmont Loop Storage LLC**  
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## **Introduction:**

This proposal is to develop 3.69, (160,813 SF) acres into; 72 full utility hookup RV sites; with an office building consisting of an office, restrooms, showers and laundry facility; a second building with two restrooms; open space; two garbage and recycling enclosures; and parking for the office building.

## **Site Location and Characteristics:**

The site is located in the Southeast quarter of Section 12, Township 5 North, Range 1 West, of the Willamette Meridian, and falls within the Solomon Strong DLC in Cowlitz County, Washington. This site is bordered by Belmont Loop to the Southwest and Old Pacific Highway to the Northeast. The subject property tax account numbers are 504211600 & 504211602. The property is zoned Highway Commercial, (C-2) with a Comprehensive Plan designation of Commercial.

Subject parcels are currently a vacant field with no improvements.

The site is generally flat with grassy fields. There are no critical area indicators present. This site is within the City of Woodland Transportation District; Woodland School District; Clark County Fire and Rescue Fire District 5; City of Woodland Water District; and City of Woodland Sewer District.

Parcels to the North and South are also C-2 and developed as commercial improvements or unimproved.

**The LEGAL DESCRIPTION for the parcels:**

PARCEL 504211600: LOT 10 OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #3, ACCORDING TO THE PLAT THEREOF RECORDED, IN VOLUME 1 OF BINDING SITE PLANS, PAGE 44, UNDER AUDITOR'S FILE NO. 3191195, BEING A PORTION OF LOT 8 OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 41, UNDER AUDITOR'S FILE NO. 3155290, BEING A PORTION OF PACIFIC PARK CENTER PHASE 2, BINDING SITE PLAN, RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGES 32-35.

PARCEL 504211602: LOT K OF PACIFIC PARK CENTER, BINDING SITE PLAN, REVISION #3 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 44, UNDER AUDITOR'S FILE NO. 3191195, BEING A REVISION OF LOT K OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 41, UNDER AUDITOR'S FILE NO. 3155290, BEING A REVISION OF THE PACIFIC PARK CENTER PHASE 1, RECORDED IN VOLUME 1 BINDING SITE PLANS, PAGES 25-28, AND A REVISION OF PACIFIC PARK CENTER PHASE 2, BINDING SITE PLAN, RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGES 32-35

**WMC 13: Water and Sewer Service**

Connection to the public water main will be located near the north side of the proposed entrance to the site on Belmont Loop. Connection to the public sewer system will be located near the south side of the proposed entrance to the site on Belmont Loop. Connection will not take place until Site Plans and Engineering Plans have been approved.

**WMC 14: Buildings and Construction**

Buildings for the site will adhere to the International Building Code (IBC), the International Mechanical Code (IMC), Uniform Plumbing Code (UPC) and the International Fire Code (IFC) as required in WMC 14.04.

**WMC 15.04: Environmental Policy**

The State Environmental Policy Act procedures require documentation of critical areas as well as discussion on earth, air, water, plants and animals, energy and natural resources, environmental health, noise, land and shoreline uses, aesthetics, recreation, historic and cultural preservation, transportation, and public services and utilities. A SEPA Checklist is included with this application.

**WMC 15.10: Erosion Control**

Erosion Control measures will be submitted with final engineering that will promote health, safety and welfare for the general public. Best Management Practices (BMPs) will be chosen for appropriate phases of land disturbing activity at the subject site. No soil on the site will remain unstabilized for more than seven days during the dry season (May 1 – Sept 30) or more than 2 days during the wet season (Oct 1 – April 30).

### **15.12: Stormwater**

The city has approved use of the existing, approved detention and treatment facility located on the western side of Belmont Loop. Site runoff will be conveyed through an existing 18" culvert located under Belmont Loop. A final Technical Information Report prepared by PLS Engineering was submitted and approved with the previous application for this site known as "Belmont Loop Self Storage". This new development application is substantially similar to the previous approved development application and proposes less impervious surface than the previous application. A final TIR will be prepared and submitted with the final engineering submittal for this RV park development.

### **17.36: Highway Commercial**

Both parcels have a C-2 Highway Commercial zoning designation which is a classification providing for commercial services which are accessible by trucks, require extensive outdoor storage or display areas as well as off street parking and loading areas. It is intended to "minimize any undesirable impacts of these uses on other nearby uses and zoning districts". No regular truck traffic or loading is proposed with this development.

The site is 3.69 acres in size combined. The applicant proposes to develop the two parcels into an RV park with accompanying office building and additional restroom building. The RV park consists of 72 RV sites, the smallest of which is 910 SF meeting the minimum site size of 750 SF. The office building is 728 SF and consists of an office, restrooms, showers and laundry facility. The secondary building consists of two restrooms. RV parks are permitted under Conditional Use WMC17.72.060 and has its own set of standards under WMC17.72.100 (D). Conditional Use standards and RV park standards are addressed later in this narrative.

The proposed office building has been placed at the edge of an existing 15' utility easement, placing it as close as possible to the fronting public street per COW 17.36.070 1. Enhanced vegetation is proposed to compensate for the required setback. The location of the office building entrance will be located on the southern side of the building. Per COW code 17.36.130 G1, the entrance to the office building will have a large entry door and a porch type canopy.

Maximum building heights within the C-2 zone are 45' and the minimum building heights are 15'. The office building is proposed at 17' maximum height.

Please see the Proposed Site Plan for further details.

### **17.48 Performance Standards**

Primarily, noise from the site will be caused by construction activities, however due to its proximity to I-5, the noise should be miniscule. Construction hours will be set so that construction noise will not be present after normal work hours.

### **17.52 Signs**

A sign will be designed based on parameters from the Woodland Municipal Code. The applicant will be submitting signage application separately.

### **17.56 Off-Street Parking and Loading**

Per COW code 17.56.010 B, one parking space is required for every three hundred square feet of gross floor area with a minimum number of 4 spaces. The office building for the site measures 728 sq-ft. The proposed development will include a total of 5 on-site parking spaces, (including an ADA space) located adjacent to the office building at the entrance off Belmont Loop. The number of spaces will be sufficient for the uses planned on the property. RV parking will be reserved in the building spaces planned for the RV users and not parking outside the proposed gate. Parking by the office will be for trips associated with prospective customers and the on-site manager working at the site.

Drive aisle dimensions on the site are a minimum of 24' and will provide two-way traffic flow.

No loading areas are proposed or necessary for this RV park.

### **17.64 Water Supply and Sewage Disposal**

The office building will be connected to the City of Woodland public sewer and water systems. A sanitary sewer stub and water stub are located on the eastern side of Belmont Loop.

### **17.72.50 Conditional Use**

- A.** This development will not be materially detrimental as it fits in well with a freeway adjacent commercial development with access to the freeway and surrounding services.
- B.** This development meets performance standards of the zoning district as it will have regular revenue from RV sites and provides permanent employment onsite.
- C.** This development is generally compatible with surrounding uses with traffic &, pedestrian circulation and buildings. This development will extend sidewalks and construct vehicular entrances that meet traffic standards for this district and the buildings will be in similar kind to existing buildings.
- D.** This development meets performance standards of the comprehensive plan as it will have regular revenue from RV sites and provides permanent employment onsite.
- C.** With 20% open space and vegetation, this development will more than mitigate any minor adverse impact it may have.

### **17.72.100 (D) Recreational Vehicle Camper Park**

1. Any signs will meet this standard and the sign standards of WMC.
2. All camper spaces have more than the minimum 750 SF requirement.
3. Public water and sewer is being provided to all buildings and camper sites.
4. This development proposes more than 20% of open space.
5. No residences are proposed at this time.
6. No occupancy of any camper site will be permitted beyond 90days, provided however, if the City of Woodland revises its code to allow longer occupancy, applicant may utilize this revision upon future agreements of impact fees.
7. This camper park will meet and adhere to all state regulations and standards related to operation and maintenance of recreational vehicle facilities.

**19.10.050 Site Plan Review Submittal Requirements**

All Site Plan Review Submittal Requirements have been included.

**19.10.060 Site Plan Approval Criteria**

All conditions for approval have been addressed with this submittal.

**Topographic Data**

Topographic and boundary data as shown on the Existing Conditions Plan is based on a topographic survey completed by PLS Engineering. A final grading plan will be submitted with final engineering.

**Pre-Application Conference Issues and Required Applications:**

The major issues and comments from The City of Woodland staff have been addressed with this application.

**Summary**

The development of this property into a commercial facility will aid in meeting both the zoning and comprehensive plan goals for the area. The full build-out of this development will provide needs along I-5 within the City of Woodland as well as create frontage improvements to a developing area within the City of Woodland.