

**ATLAS PRE-FABRICATED SHOP**  
**Type II Site Plan Review Narrative**

Woodland, WA

**Prepared By:**



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## ***Introduction***

This narrative has been prepared to support the Land Use application for the Atlas Pre-Fabricated Shop located in Woodland, WA. This application is considered a Type II Site Plan Review per the City of Woodland Planning Department. It is based from the Pre-Application Conference summary notes dated 10/15/2020.

The intent of the narrative is to address applicable approval criteria from the following sections of Woodland Municipal Code (WMC):

- 15.04 Environmental Review (SEPA Checklist)
- 17.36 Highway Commercial District C-2
- 17.48 Performance Standards
- 17.52 Signs
- 17.56 Off-Street Parking and Loading
- 17.64 Water Supply and Sewage Disposal
- 19.10.050 Site Plan Review Submittal Requirements
- 19.10.060 Site Plan Review Approval Criteria

## ***Project Summary***

Atlas Plumbing Contractors plans to construct an approximately 20,000 sft building to include their offices and a shop for preparing materials for jobs. The shop will include storage and welding. The front parking lot will provide enough parking for employees and visitors. Additional parking will be placed in the rear parking lot. The rear parking lot will be used for loading and unloading trucks, and storage of materials. A business sign will be placed at the northwest corner of the site. Frontage improvements includes ROW dedication, sidewalk, boulevard, and street lighting on both N. Pekin and W. Scott. Water and sewer extensions will be constructed on W. Scott.

## ***Approval Criteria***

### **WMC 15.04 – Environmental Policy**

This section of the code identifies requirements associated with the State Environmental Policy Act (SEPA). It is intended to identify basic requirements that apply to the SEPA process. The SEPA is required for any non-exempt projects in which any governing agency must take action in issuing a permit. This project will require several permits including, but not limited to, land use, stormwater, and construction and therefore, a SEPA is required.

The checklist has been prepared and is submitted within this site plan review application for review. If it is determined by the City and reviewing agencies that further information is required, it will be prepared and submitted as necessary.

### **WMC 17.46 – Heavy Industrial District (I-2)**

The intent of the I-2 Zone is for providing heavy industrial and manufacturing uses and activities. It is intended to serve as a space for intensive uses and activities that require access for various transportation modes for moving materials, productions, and the area work force.

Atlas Plumbing Contractors is developing this property for use as contracting offices, and equipment and material storage yard. These uses are permitted within the I-2 and listed under WMC 17.44.020.

The project meets the following development standards as identified in WMC 17.46.050 to 17.46.090:

17.46.050 Minimum lot size: None

17.46.060 Width/depth: None

17.46.070 Building setbacks:

Front: 30'

Response: The proposed development is dedicating street frontage along N. Pekin Road to allow for the required 66-foot Right-of-Way (ROW) per the commercial/industrial street design standards. The building front is set back 66 ft from the west property line along Pekin, meeting this minimum requirement.

Side: 10'

Response: The south side of the building meets this requirement as it is set approximately 120 feet from the southern property line.

Side corner: 30'

Response: The north property line has been adjusted in the boundary line adjustment to allow for the 66-foot ROW per the commercial/industrial street standard. The building is set back approximately 60 feet from the north property line, meeting this minimum requirement.

Rear: 10'

Response: The building is located approximately 120 feet from the east property line, meeting this minimum requirement.

17.46.080 Building Height: None

17.46.090 Lot Coverage: None

17.46.100: Off-Street Parking: The heavy industrial district must provide adequate off-street parking for employees, delivery vehicles, and visitors per WMC 17.56.045. Code identifies the public works director shall determine the required number of spaces. This project is proposing 35 parking spaces with 2 ADA accessible spaces per ADA compliance. The maximum number of employees and visitors at any given time are 20 and 5. This would require a minimum of 25 parking spaces, which allows for 10 additional

cars at any given moment. The Public Works Director shall provide the final approval on required number of spaces.

17.46.110 Vehicular Access: This requires access to the site be from an arterial or system of arterials so industrial traffic will not occur through residential areas. This project is complying with this standard as follows:

Access to the site from south of Woodland can take I-5 Exit 21 to Pacific Ave then left on W Scott Ave, then left on N. Pekin. Access from the north takes I-5 Exit 21 directly to W Scott Ave and follows the same route from there. Both of these routes pass through the highway commercial, light industrial, and heavy industrial zones only.

17.46.120 to 17.46.128 Screening and Landscaping: The purpose of this chapter is to mitigate the potential negative effects of industrial activities on surrounding businesses and environments. It is intended to enhance aesthetics. All new developments meeting the threshold requirements in this section of the WMC are required to prepare a landscaping plan for the entire site showing groundcover, trees, shrubs, setbacks, total parking, parking landscaping, and other landscaping areas. Generally, the developments must install landscaping that is approved, native, meet spacing and coverage requirements, and are appropriately placed for the area in which they are installed.

A preliminary landscaping plan has been prepared by Jackola Engineering and Architecture and identifies allocated areas for hydroseed and landscape rock. The landscape rock will be planted with trees and shrubs. A final landscape plan will be provided with the Final Civil/Engineering Plan submittal and stamped and signed by Samuel Duguay, PE of Jackola Engineering and Architecture. The landscaping design will be meeting code with regards to:

- Materials: from the City-provided pre-approved tree list using drought tolerant plants
- Coverage is shown to include 10% of the entire site - current design is 11% landscaping
- Coverage in the parking areas has been achieved at 10% of the total parking area with 1 tree per 5 spaces
- A hedge will be provided at the west end of the main parking area for screening
- Bushes will be provided to screen the mechanical equipment
- Street trees within the frontage improvements will be identified in the plans to satisfy WMC 12.28

#### **WMC 17.48 Performance Standards:**

The purpose is to identify maximum standards associated with home, commercial, and industrial development in all zones to mitigate the effects of the site on surrounding properties and businesses with regards to smoke, dirt, glare, odors, vibration, noise, hazards, air quality, and water quality.

- During construction, sound will be typical of a construction site and may include the louder of the heavy equipment which is a bulldozer at approximately 110 dBA.

- Following construction, sound will not be in excess of what is currently emitted from the Atlas Plumbing Contractor's Site and include noise levels typical of a contractor's site. Noise pollution has not previously been identified as an issue.
- Construction activities producing vibration are not anticipated to cause vibration on neighboring properties.
- Air emissions will be those typical of construction activities. Emissions following occupancy will include filtered ventilated air from the offices, shop and welding area.
- Smoke is not anticipated.
- During construction, dust will be suppressed using water trucks, if necessary. Dust will not be an issue following occupancy as the site will be paved and landscaped. One stockpile area may remain near the southeast corner of the site and will be covered by plastic when material that is prone to erosion is present.
- No odors or gases will be present beyond typical heavy machinery.
- No industrial waste will be generated with the proposed use of the site.
- Flammable detonable materials will not be stored at this site.
- Glare and light pollution is not anticipated to be an issue. Street lighting is provided pointed towards the ground.
- Heat, radioactivity, transmitters, and monitoring equipment are not anticipated during construction or following occupancy.

#### **WMC 17.52 Signs:**

The code is written to create an attractive economic and business climate while maintaining harmony with the surrounding settings. One existing sign from the current Atlas facility will remain. It is located at the southwest corner of the site. A new sign is shown at the northwest corner of the property and is to be lit in the evening and visible from both N. Pekin and W. Scott. Light pollution and glare will not be an issue as it will be facing the building and not the streets or other properties. The sign will be on-site and freestanding. The main sign will be 200 sft, meeting the code which indicates 1-square foot/linear foot of frontage or a maximum of 200 sft. There is approximately 300 linear feet of frontage on N. Pekin and therefore the maximum will be used.

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

The intent of this section is to secure permanent parking for properties and to provide guidance on minimum number of spaces and dimensions.

This project is meeting the parking space dimensions. Each space is 10' by 20'. The final number of parking is determined by Public Works but there will be a maximum of 20 employees and 5 visitors for a total of 25 parking spaces needed. The project is supplying 35 parking spaces. All spaces are off-street with sufficient drive aisles and maneuvering areas.

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

The intent of this section is to verify water and sewer services are available for the Site. Both water and sewer are provided in N. Pekin Street in which this project will connect into. Frontage improvements required by the City will be constructed in W. Scott and will extend a 12” water main and 8” sewer main along the frontage.

### **WMC 19.10.050 – Site Plan Review Submittal Requirements**

The intent of this section is to identify requirements for a complete application for the City to make a determination of approval or denial of the Land Use application. Submittal requirements identified on the Pre-Application Notes have been submitted for this land use preliminary submittal. This includes the following major items:

- Application fees (paid 1/8/2021)
- Land Use App Form (submitted online 12/14/2020)
- Ownership Certification (submitted online)
- Completed Critical Areas Checklist (submitted online 12/14/2020)
- SEPA (submitted online 12/14/2020)
- Legal Description Title (submitted online via email 12/14/2020)
- Narrative addressing the approval criteria in the following sections of WMC (1/8/2021)
- Agreement to Reimburse for Consultant Services (submitted online 12/14/2020)
- Site Plan (1/8/2021)

### **WMC 19.10.060 – Site Plan Review Approval Criteria**

The Community Development Director will review compliance. This proposal has submitted the requested items from the Pre-Application Notes. A resubmittal will be provided if necessary.