

Community Development Department

Building | Planning | Code Enforcement P.O. Box 9, 230 Davidson Avenue (360) 225-7299, www.ci.woodland.wa.us

NOTICE OF DECISION

Walmart Grocery Pick Up Modification

Land Use Application Nos.:	SPR-21-011
Applicant:	Heather Edmiston 2809 Ajax Ave Rogers, Arkansas, 72758 heather.edmiston@pb2ae.com
Property Owner:	Walmart Real Estate Business Trust 2914 SE I Street Bentonville, Arkansas, 72712 Kristen.dinger@walmart.com
Site Location:	1486 Dike Access Road Woodland, WA 98674
Parcel & Size:	50804011
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	October 26 th , 2021
Notice of Application & Likely DNS issued:	N/A
Comment Period & SEPA Appeal Period Ended:	N/A
Notice of Decision Issued:	January 13 th , 2022
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

The applicant proposes to install exterior additions to existing grocery pick up location including a door, replacement of existing ramp, and awning.

Staff Report & Decision Walmart Grocery Pick Up Mod (SPR 21-011) Page 1

II. REVIEW AUTHORITY

Per Woodland Municipal Code (WMC) 19.08.030, site plan reviews shall be approved, approved with conditions, or denied by the Development Review Committee and decisions shall be issued by the Community Development Department.

III. FINDINGS

Streets and Sidewalks | WMC 12

Finding 1: Street and frontage improvements were completed as part of a previous project phase and are not applicable to this proposal.

Conclusion: As conditioned, this proposal is compliant with the development standards.

Water and Sewage | WMC 13

Finding 2: The proposal does not include service connections for water and sewer. Water and sewer connection fees will not be required.

Finding 3: Water and sewer main extensions are not applicable to this proposal.

Conclusion: As conditioned, this proposal can comply with the development standards.

Erosion Control Ordinance | WMC 15.10

Finding 4: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the current version of the Stormwater Management Manual for Western Washington during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed.

Finding 5: A preliminary erosion control plan was not included with the preliminary site plan submittal. A condition of approval is added to meet all erosion control requirements of WMC 15.10 and follow the Woodland Design Standards for the erosion control plan. *See Condition #1.*

Conclusion: As conditioned, the project can comply with this standard.

Lots – Minimum Size | WMC 17.36.050

Finding 6: The minimum lot size in highway commercial is ten thousand square feet. This proposal does not substantially change the size of the existing lot.

Conclusion: As conditioned, this project can comply with this standard.

Building Setbacks | WMC 17.36.070

Finding 7: Buildings within highway commercial zoning are required by code to be set as close as possible to all the fronting and side public streets with zero setback requirements on state highways, major arterials, and minor arterials.

Finding 8: The proposal does not have a substantive effect on existing set backs that are compliant with WMC 17.36.070.

Conclusion: As proposed, the project is compliant with this standard.

Architectural and Site Design Standards | WMC 17.36.130

Finding 9: <u>Submittal Requirements</u>: Site and elevation plans have been provided as required by WMC 17.36.130 (B).

Finding 10: <u>Master Plan Required:</u> A master plan for the existing development is on file and proposed improvement is consistent within existing master plan.

Finding 11: <u>Plazas, Courtyards, and Seating Areas:</u> Proposed improvement will have no substantial changes to existing plazas, courtyards, and/or seating areas.

Finding 12: <u>Entrances:</u> The changes to this entry will not impact existing entryways that are compliant with WMC 17.36.130 (G). There is no maximum number of secondary entryways allowed within the C-2 zones, so long as they follow all other requirements,

specifically that all principal building entryways include certain elements. In this case the applicant will be incorporating a canopy that can meet the standard.

Finding 13: <u>Weather Protection:</u> Canopies and/or awnings shall be provided, per code [see: WMC 17.36.130 (G) (2)], along a minimum of sixty percent of the facades that give access to the building. The minimum depth of any sidewalk canopy/awning shall be five feet, and vertical clearance must be at least eight feet and no more then twelve feet outside of vehicle entrances. Proposed canopy meets these requirements with a listed height of 8.1ft and depth of at least 5ft, and while it does not meet the 60% rule, it does add canopy to this side of the building.

Finding 14: <u>Articulation/Massing:</u> The proposal does not make any substantive changes to the existing building's articulation and/or massing that would change its compliance with 17.36.120 (H). Design presented utilizes similar design, building techniques, and materials as existing structures on the property.

Finding 15: <u>Trash and Mechanical Screening:</u> Per 17.36.120 (P), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier. Proposed improvements will utilize existing facilities and Equipment is currently screened, and no additional equipment is proposed.

Finding 16: <u>Site Screening and Buffers:</u> Developments within the Highway Commercial zones are required by WMC 17.36.120 (N) to maintain buffers through the use of landscaping and other screening techniques. The proposed development will not substantially change the landscaping plan that already exists within the property, nor does it change the impacts of the use on the surrounding area. *See conditions #3, #4 and #5.*

Conclusion: As proposed, the proposal will meet these standards.

Lighting | WMC 17.36.120 (Q)

Finding 17: The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic

signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140. See Condition #6.

Conclusion: As conditioned, the proposal can comply with these standards.

Fire Safety

All buildings must be constructed in accordance with WA Building and Fire Codes. Plan revisions and building plans must be submitted directly to Clark-Cowlitz Fire Rescue (CCFR) for fire review.

Finding 18: Applicant is required to adhere to any conditions set by Clark-Cowlitz Fire and Rescue, up to and including any fire safety reviews they may require. See *Condition* #7.

Finding 19: <u>Fire Impact Fees</u> – Per WMC 3.41, the City of Woodland assesses Fire Impact Fees on new development. The Fire Impact Fee is \$0.51 per square foot of building space. The project involves 252.75 square feet of new structural improvements, therefore a Fire Impact Fee of \$128.90 will be required for the project. A condition of approval has been added which requires the fees be paid at the time of building permit issuance. *See Condition #8.*

Conclusion: As conditioned, the proposal can comply with Fire Code.

Development impact Fees - Transportation | WMC 3.42

Finding 20: Transportation Impact Fees will be required. Transportation fees are based on the number of new trips generated by the proposal and will be calculated either from the results of a transportation study or based on the Institute of Transportation Engineers (ITE) Manual trip generation rates. As an example, if the building were to be used for a department store (ITE Code 875), the impact fee calculation would be:

252.75 sf @ 1.95 peak hour trips per 1,000 sf = 0.25275 PM Peak Hour Trips (PMPHT)

At \$838 per PMPHT the fee would be \$84.72, taking into account a "pass-by" trip reduction of 60% for a proposal of less than 50,000 square feet within the 800 and 900 (retail and services) series.

Note that a different proposed use and/or final building size will result in a different Transportation Impact Fee.

Transportation Impact Fees are collected at the time of building permit issuance (See condition #8).

IV. DECISION

Per WMC 19.08.030, the above application for the preliminary Site Plan Review has been **APPROVED WITH CONDITIONS** by the City of Woodland's Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC).

V. CONDITIONS OF APPROVAL

- 1. Applicant is required to install and maintain erosion control measures per the Best Management Practices as outlined in WMC 15.10.
- 2. Any proposed signs require a building permit.
- Roof Mounted mechanical equipment must be screened from view per WMC 17.36.130(H).
- Should there be any expected changes to existing landscaping be proposed, a landscaping plan meeting the standards of WMC 17.36.130(N) may need to be submitted for approval prior to implementation.
- 5. Any existing shrubs or trees removed from the site as a result of this project, shall be replaced as part of the landscaping plan for this development. Removed and replaced plants must be identified in any approved landscaping plan.
- 6. The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall not rotate, glitter, or flash per WMC 17.46.140.
- 7. Applicant must meet any conditions set by the Clark-Cowlitz department of Fire and Rescue.
- 8. The Following impact fees have been estimated based on the first phase of the preliminary application and will be due at time of building permit issuance:
 - a. Fire Impact Fees:
 - i. Commercial: \$128.90 (\$.51 per square foot of commercial space)
 - b. Transportation Impact Fees
 - Commercial: 0.25275 peak hour trips X \$838 per trip = \$82.72 for this project.
- 9. Payment shall be made to the city for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.

VI. APPEAL PROCEDURE

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within 14 days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the Community Development Department by 5:00 p.m., January 27th, 2022.

Staff Contact: David Lukaczer, Associate Planner City of Woodland P.O. Box 9 230 Davidson Ave Woodland, WA 98661 <u>lukaczerd@ci.woodland.wa.us</u>

VII. NEXT STEPS

If there is no appeal to the decision, the applicant may move forward to develop the site.

- Submit building, grading, and sign permits online: www.ci.woodland.wa.us/documents/
 - a. Contact Janice Fisher, Permit Technician, for assistance: 360-225-7299.
 - b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Submit one full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy.

Date: 01/13/2022

Tarre Signature: /

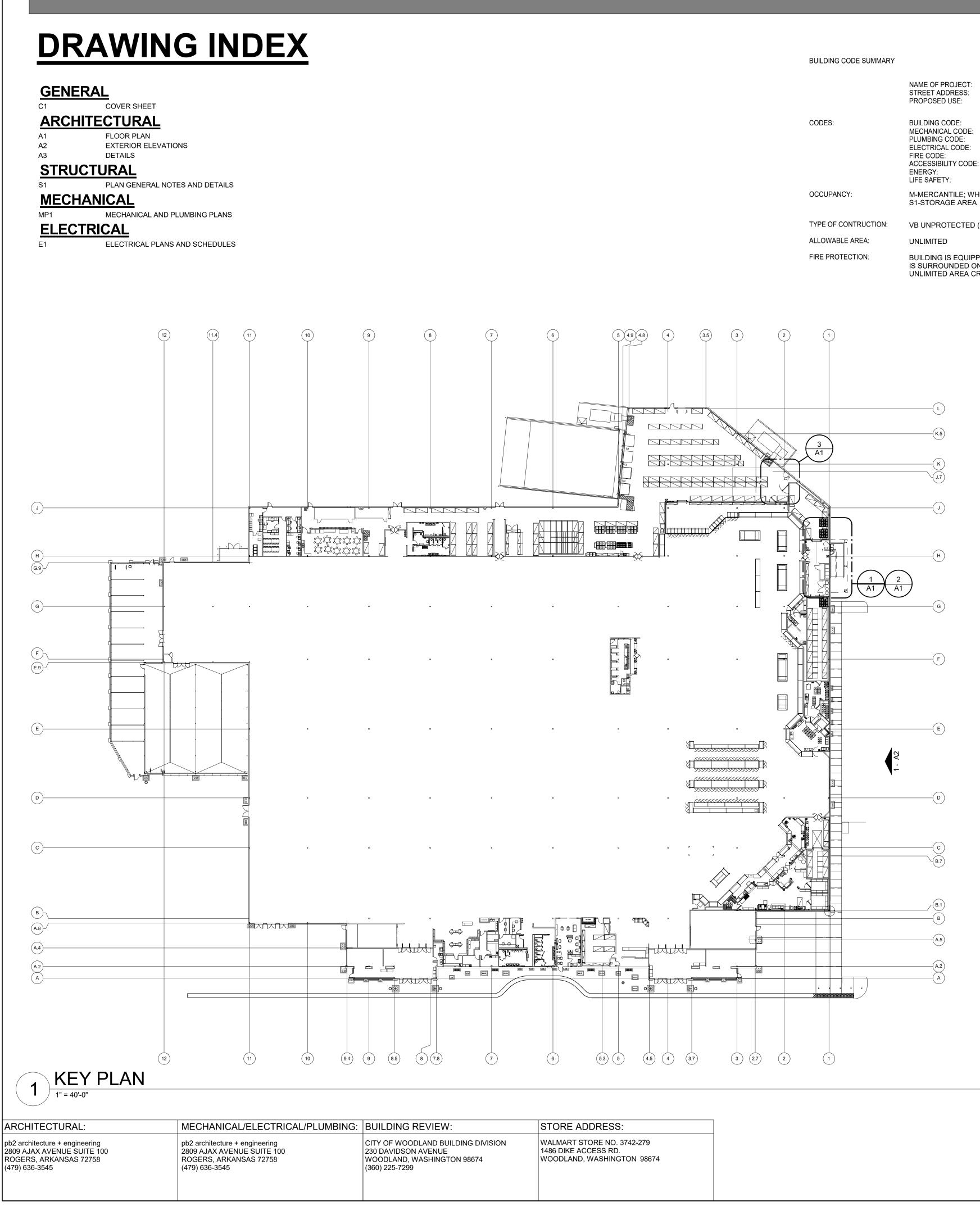
David Lukaczer, Associate Planner

cc: Applicant Parties of Record Public Works Engineering File Website Mayor City Administrator

ATTACHMENTS

A. Site Plan

WOODLAND, WASHINGTON STORE NO.: 3742-279



Walmart 2 **SPECIAL PROJECT**

STREET ADDRESS:

PROPOSED USE:

MECHANICAL CODE: PLUMBING CODE: ELECTRICAL CODE: ACCESSIBILITY CODE: WOODLAND, WASHINGTON SPECIAL PROJECT 1486 DIKE ACCESS RD. RETAIL

2015 IBC W/ WASHINGTON AMENDMENTS 2015 IMC W/ WASHINGTON AMENDMENTS 2015 UPC W/ WASHINGTON AMENDMENTS 2017 NEC W/ WASHINGTON AMENDMENTS 2015 IFC W/ WASHINGTON AMENDMENTS 2009 ANSI 117 1 2015 WASHINGTON STATE ENERGY CODE

2015 IBC WITH WASHINGTON AMENDMENTS M-MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN USE)

VB UNPROTECTED (SPRINKLERED)

BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IN APPLICABLE.

NORTH

EXISTING SQ FT: DATE: 10/15/2021

155,980

GENERAL REQUIREMENTS ALL WORK SHALL BE DONE IN A SAFE MANNER AND IN STRICT ACCORDANCE 10. WHERE EXISTING FINISHES ARE TO REMAIN, CLEAN, REPAIR, PATCH, AND/OR WITH THE LOCAL AND/OR STATE BUILDING CODES, AND ALL APPLICABLE CODES, REPAINT AS NECESSARY TO BLEND WITH ADJACENT SURFACES. COORDINATE WITH WALMART CONSTRUCTION MANAGER. REGULATION, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR AND THEIR SUB-CONTRACTORS ARE RESPONSIBLE FOR . THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER. HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE 2. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE WORKERS WITH THIS KNOWLEDGE. ARCHITECT FOR VERIFICATIONS, RESPONSES AND SUBMISSIONS. THE EXISTING BUILDING SHALL BE PROTECTED FROM MOISTURE, DUST AND DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A-20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON DEBRIS. INSTALL DUST PARTITIONS OR DRAPES AS REQUIRED AND/OR DIRECTED BY THE WALMART CONSTRUCTION MANAGER TO KEEP DUST AND MOISTURE WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQUARE FOOT OF WORK AREA OR FROM THE OPERATING AREAS OF THE STORE. FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS ANY DAMAGE TO WALMART PROPERTY, WHICH OCCURS DURING THE PROCESS AT ALL TIMES). OF CONSTRUCTION, SHALL BE REPAIRED/REPLACED AT NO ADDITIONAL COST TO 14. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED. THE GENERAL WALMART, THIS INCLUDES ALL MERCHANDISE. THE CONTRACTOR SHALL PAY WALMART THE RETAIL COST FOR ALL DAMAGED MERCHANDISE. CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. THE CONTRACTOR IS TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND APPROVAL TO THE AHJ PRIOR TO ANY ALTERATION OF THE AUTOMATIC SHALL REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. SPRINKLER SYSTEM. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING 15. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING BUILDING OR CONSTRUCTION AREAS. CURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM REMOVE ANY EXISTING ITEMS. SERVICES. FINISHES OR SURFACES AS REQUIRED PERSONS, ENVIRONMENTAL ELEMENTS OR HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE INTEGRITY OF ALL EXISTING SECURITY FOR THE INSTALLATION OF NEW CONSTRUCTION. PROVIDE FURRING FOR CONDUITS AND PIPING, SHOWN OR NOT, AND FINISH OUT FURRING TO MATCH SYSTEM. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE STORE ADJACENT FINISHES. MANAGER PRIOR TO THE MODIFICATION OF ANY EXISTING SECURITY SYSTEM FOR THE OPENING (DEMOLITION) OF ANY EXTERIOR WALL. ALL ADJACENT TENANT SPACES SHALL REMAIN IN SERVICE DURING DEMOLITION AND CONSTRUCTION. 16. FIRE ALARM DRAWINGS TO BE FURNISHED AND INSTALLED BY WALMART ALARM SERVICES. SCHEDULE ALL WORK TO KEEP DISRUPTIONS TO THE STORE OPERATIONS AT A 7. CONTRACTOR TO MAINTAIN ACCESS TO ALL EMERGENCY EGRESS EXITS DURING MINIMUM. COORDINATE UTILITY DISRUPTIONS WITH THE WALMART STORE MANAGER CONSTRUCTION OPERATIONS. 18. CONTRACTOR RESPONSIBLE FOR PERMITS AND TRADE LICENSES THROUGH REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES, PIPING, CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS LOCAL JURISDICTION. FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION. SITE VERIFICATION **DEMOLITION NOTES** REQUIREMENTS THE ARCHITECT HAS PREPARED THESE DRAWINGS BASED ON THE EXISTING CONTRACTOR IS RESPONSIBLE FOR ALL JOBSITE SAFETY AND COMPLIANCE BUILDING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WITH REGULATIONS. CONTRACTOR SHALL INSTALL TEMPORARY WALL, DUST VERIFY ALL EXISTING CONDITIONS PRIOR TO THE SUBMISSION OF HIS BID AND BARRICADES AND CONSTRUCTION BARRIERS AND TAKE ALL PRECAUTIONS TO THE COMMENCEMENT OF ANY WORK. NO ADDITIONAL COMPENSATION WILL BE PROTECT CUSTOMERS AND ASSOCIATES FROM CONSTRUCTION OPERATIONS. PAID DUE TO THE CONTRACTOR'S FAILURE TO ACQUAINT HIMSELF WITH EXISTING SITE CONDITIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO EXISTING THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. IF DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT AND WALMART WALL, CEILINGS, OR UTILITIES. CONSTRUCTION MANAGER. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING. BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE GENERAL CONTRACTOR, IMMEDIATELY SAW CUTTING OF EXISTING CONCRETE WILL BE COORDINATED WITH STORE UPON ARRIVAL AT THIS SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN MANAGER FOR APPROPRIATE HOURS TO MINIMIZE CUSTOMERS DIMENSIONS, STRUCTURAL BEARING HEIGHTS, EXISTING DIMENSION, AND DISTURBANCE. NO JACKHAMMERS ARE ALLOWED. ROOFING CONDITIONS (INCLUDING PARAPETS). IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONSTRUCTION CONDITIONS, CONTACT THE WALMART CONSTRUCTION MANAGER AND THE WASTE AND DEBRIS. DO NOT USE STORE DUMPSTERS. PREVENT CUSTOMERS ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO AND ASSOCIATES FROM CONTACT WITH CONSTRUCTION WASTE. MATCH EXISTING CONDITIONS. COORDINATE LOCATION OF DUMPSTER ON SITE WITH WALMART CM. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER AND THE ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO WALMART AND THE ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS OR ORDERING OF ANY MATERIALS. **GENERAL SCOPE OF WORK** NEW EXTERIOR SLIDING DOOR FOR PICKUP • EXPANSION OF EXISTING LANDING AND RAMP AT PICKUP DOOR INSTALLATION OF ASSOCIATE CANOPY AT PICKUP DOOR AND RAMP

