

## Community Development Department

Building | Planning | Code Enforcement

P.O. Box 9, 230 Davidson Avenue

(360) 225-7299, [www.ci.woodland.wa.us](http://www.ci.woodland.wa.us)

# NOTICE OF DECISION

## Walmart Grocery Pick Up Modification

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

## 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.

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### 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.

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### 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.

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#### **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.

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#### **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.

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#### **Architectural and Site Design Standards | WMC 17.36.130**

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

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

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

**Finding 12:** Entrances: 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: Weather Protection:** 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 than 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: Articulation/Massing:** 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: Trash and Mechanical Screening:** 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: Site Screening and Buffers:** 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.

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## 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.

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### **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: Fire Impact Fees** – 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.

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### **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.
3. Roof Mounted mechanical equipment must be screened from view per WMC 17.36.130(H).
4. 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
    - i. 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 27<sup>th</sup>, 2022.**

**Staff Contact:** David Lukaczer, Associate Planner  
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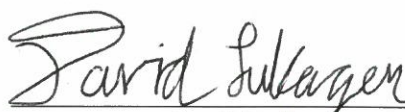
## VII. NEXT STEPS

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/](http://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

Signature:



*David Lukaczer, Associate Planner*

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

### ATTACHMENTS

A. Site Plan



