

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

1490 Dike Access Road Site Plan Review

Land Use Application Nos.:	SPR 21-013 (Site Plan Review) SEP 20-002 (SEPA)
Applicant:	Collins Architectural Group 950 12 th Ave Ste 200 Longview, WA 98632
Property Owner:	Singh Ravi/Mand Satveer Etal 4601 NE 126 th Circle Vancouver, WA 98665
Site Location:	1490 Dike Access Rd Woodland, Wa 98647
Parcel No. & Size:	507870116 0.22 Acres
Zoning Designation:	Highway Commercial (C-1)
Date Application Received:	December 29, 2021
Notice of Complete Application Issued:	January 3, 2022
Notice of Application & Likely DNS issued:	January 4, 2022
Comment Period & SEPA Appeal Period Ended:	N/A
Notice of Decision Issued:	January 13, 2022
DRC Decision	Approve with Conditions

I. DESCRIPTION OF REQUEST

The applicant proposes to construct a new 1,494 square foot commercial retail building with new utility connections, shared existing parking and landscaping as well as associated improvements.

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 OF FACT

Zoning | WMC 17.36

Finding 1: The proposal is for retail uses which are a permitted use within the highway commercial zone (C-2) as outlined under WMC 17.36.020.

Conclusion: The proposed use is permitted outright within the parcel as zoned.

Setbacks | WMC 17.36.070

Finding 2: The proposed building meets requirements for new developments within the Highway Commercial (C-2) zoning code. As outlined in WMC 17.36.070, the proposed construction is set as close as possible to public access, to be built up against existing commercial development sidewalk.

Finding 3: As per WMC 17.36.070, commercial properties within the Highway Commercial (C-2) zones have no side and rear yard setback requirements so long as the property does not abut a residential zone. The proposal at 1490 Dike Access Road does not abut residential zoning, so is not required to maintain specific side and/or rear yard setbacks.

Conclusion: The proposal complies with this standard.

Building Height | WMC Title 17.36.080

Finding 4: Proposals within Highway Commercial (C-2) zoning must maintain a minimum height of 15 feet and a maximum height of 45 feet, as outlined within WMC 17.36.080. The proposed structure located at 1490 Dike Access Road is proposed at a height of 19 feet, which fully complies with this standard.

Conclusion: The proposal complies with this standard.

Lot Coverage | WMC 17.36.090

Finding 5: There are no limitations for lot coverage within the highway commercial (C-2) zones.

Conclusion: The proposal complies with this standard.

Architectural and Site Design Standards | WMC 17.36.130

Finding 6: Orientation to the street: To be compliant with WMC 17.36.130 (E) Buildings, along with trees and landscaping shall be predominant without turning their backs to the street.

Finding 7: Plans submitted for review show an entrance facing away from the street with limited windows facing East towards Dike Access Road frontage. This configuration does not meet the standards established but would be viewed as compatible with WMC 17.36.130 (E) and WMC 17.36.130 (H)(4) with the addition of windows facing East (See condition #1).

Finding 8: Plazas, courtyards, and seating areas: As outlined under WMC 17.36.130 (F), plazas, courtyards, and seating areas are not required for new buildings under 4,000 square feet. Proposed construction is under 4,000 SF.

Finding 9: Entrances: The building will include awnings to provide weather protection, as required under WMC 17.36.130 (G). Both awnings and proposed glass doors are easily visible from Dike Access Road to provide easily visible entrances from the fronting public street.

Finding 10: Articulation/Massing, materials and colors, ground level details: The façade detail section of the code (WMC 17.36.130 H) requires several building details including brick façades; a masonry base; pedestrian scale architecture; vertical off-sets; changes in color; and changes in materials. The proposed building meets the standards of this section except for the Glass standard discussed in Finding 7 above.

Finding 11: Roofline: WMC 17.36.130 (H)(6) also dictates that a proposed construction's roofline must present a 'distinct profile and appearance for the building, reduce the massive scale of buildings, and express the neighborhood character.' The proposed roofline the roof-line meets WMC 17.36.130(H)(6) because the design uses parapets, a varied roofline, and changes in materials to reduce the building's mass or improve the appearance of the building

Finding 12: Curb cuts and driveways: Public Street frontage improvements have already been completed and will not be affected by the proposed development.

Finding 13: Sidewalks, pedestrian, and bicyclist connections: Sidewalks along Dike Access Road have been previously completed to specifications found within WMC 16.16.070 and 17.36.130 (J). Public sidewalk areas will remain clear, and trees planted in planting strip between sidewalk and street will comply with Woodland Street Tree standards.

Finding 14: WMC 17.36.130 (M) requires clearly defined pedestrian connection between abutting public street(s) and building entrances. Submitted plans do not show a proposed pedestrian connection to Schurman way for the proposed development. A condition has been added which requires a pedestrian connection be added. (See conditions # 2 and # 3)

(Condition #12 was also added to ensure that a bicycle parking/lock station is added as required.)

Finding 15: Site Screening and Buffers: New development within the highway commercial (C-2) zoning requires proper site screening and buffering using landscaping as outlined in WMC 17.36.130 (N) (4), and a landscaping plan adequately showing proposed improvements in compliance with the municipal code.

Finding 16: The applicant has provided plans showing that existing landscaping will be removed/disturbed but has not provided a detailed landscaping plan that meets WMC 17.36.130 (N). (See condition # 4 and # 5)

Finding 17: Screening of trash and service areas: Trash area on site will be screened with a six-foot-high fence as well as landscaping as outlined on proposed site plan. This fulfills requirements outlined in WMC 17.36.130 (P), which states that all mechanical and communication equipment, including loading docks, garbage receptacles, and recycling containers shall be fully obscured from public view by either a decorative wall (i.e., masonry, wood, or similar quality material), evergreen hedge, and/or opaque fence shall be used for screening. The proposed fence fulfills this purpose.

Finding 18: Lighting: WMC 17.36.130 (Q) outlines established standards for lighting installed within highway commercial (C-2) zoning. The proposal for 1490 Dike Access Road includes plans for the lighting systems to be installed as a part of the development, which primarily includes accent downlighting fixtures under proposed canopies, as well as uplighting at entrance under canopies. These fixtures are adequately shielded from the sky, as well as other existing buildings and structures as required by WMC 17.36.130 (Q) (4). (See condition # 6)

Finding 19: Screening Rooftop equipment: Mechanical equipment should be fully screened in a manner that is integrated with the overall architecture of the building in order to be fully in compliance with WMC 17.36.130 (I). (See condition # 7).

Finding 20: Signs: There are two signs identified within the submitted plans, one on the South-facing exterior, and the second on the west-facing exterior. These signs may be in compliance, but it should be noted that a sign on the east-facing wall would be permitted to be larger than the identified signage on the Southern wall.

Finding 21: Signs will be permitted separately in compliance with WMC 17.52. Wall signs can be reviewed at the time the building permit is submitted; however, no monument sign will be allowed along Dike Access Road. The C-2 district limits shopping centers to two monument/pole signs and Walmart built both signs when the site was developed. Therefore, no pole or monument sign can be permitted. (See condition # 8).

Conclusion: The proposal as conditioned can comply with these standards.

Performance Standards | WMC 17.48

Finding 22: The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters.

The applicant will be responsible for ensuring that their operation is operating with all local, state, and federal nuisance laws. Nothing in the applicant's submittal show a need for concern over potential for high levels of these hazards or nuisances. Nothing has been raised to the attention of staff that indicates concerns that are not already covered by existing law that the applicant must comply with.

Conclusion: As conditioned the proposal can comply with this standard.

Development impact Fees - Transportation | WMC 3.42

Finding 23: 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 medical clinic (ITE Code 630), the impact fee calculation would be:

1,494 sf @ 5.18 peak hour trips per 1,000 sf = 7.74 PM Peak Hour Trips (PMPHT)

At \$838 per PMPHT the fee would be \$6,485.21.

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 # 9).

Streets and Sidewalks | WMC Title 12

Finding 24: The street frontage on Dike Access Road is generally fully developed and in compliance with WMC 12, which outlines streets and sidewalks.

Finding 25: The site plan indicates that there is a present accessible curb ramp as well as adequate sidewalk access from the street.

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

Water and Sewage | WMC Title 13

Finding 26: Service stubs were installed for the property and utility easements were provided to the lot when the Kimmet short plat was approved. The applicant will be required to design and install the private sewer connection within the easement. A new water service must connect to the public water main. (See condition # 10 and condition # 11).

Payment of connection charges for water and sewer shall be per the current rate schedule. Application for development must address whether backflow devices are required on the water service in accordance with Woodland Municipal Code and the Uniform Plumbing Code. (See Condition # 12)

Conclusion: The proposal can comply with the development standards.

Erosion Control Ordinance | WMC 15.10

Finding 27: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in this section (2012 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.

A preliminary erosion control plan was submitted as part of the stormwater memo. The plan shows use of sediment fencing to minimize erosions. This erosion control plan meets the standard outlined in WMC 15.10. (See condition # 13).

Conclusion: The proposal can comply with City standards. The disturbed area is less than one acre, and the DOE permit will not be required.

Stormwater Management | WMC 15.12

Finding 28: The applicant's proposal has provided several stormwater management solutions that have suggested compliance to WMC 15.12, which ensures proper stormwater retention and disposal. These measures include downspout access with cleanout and rain leader directly to the storm sewer. A final technical memo should be submitted which is stamped by a professional engineer. (See condition # 13)

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

Off-Street Parking | WMC 17.56.030

Finding 29: One parking space for each three hundred square feet of gross floor area within a minimum of four customer parking spaces per use [is required]. For this project, 5 parking spaces are required by code. The submitted plans show a total of 9 (preexisting) parking spaces, meeting the code, two of which are handicap parking spots as required.

Finding 30: It is also noted that the short plat for this property included three lots that include the two adjacent lots which have an existing building and a future 2,000 sq. ft. building site. When taken as a whole, the site will require 36 parking spaces as a whole. With this project, there will be 48 spaces for all three lots, so a shared parking arrangement is assumed. Staff concurs with the applicant's narrative that the number and location of parking spaces is adequate.

Conclusion: This proposal is compliant with the city's off-street parking standard.

General Review Comments:

Finding 31: 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 1,494 square feet of new structural improvements, therefore a Fire Impact Fee of \$761.94 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 #7).

IV. DECISION

Per WMC 19.08.030, the above application for preliminary Site Plan Review is **approved with conditions** by the City based on the criteria and standards outlined in Woodland Municipal Code (WMC).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

V. CONDITIONS OF APPROVAL

1. The building design shall be revised to ensure that the east face meets the architectural standards for transparency of glass of WMC 17.36.130(H)(4)(a) which requires a minimum of 30% of the street facing façade to be comprised of windows with clear vision glass. The review of this design may be completed as part of the building permit application review, or the design can be reviewed and approved by the planner prior to building permit submittal.
2. A revised final plan, that includes a pedestrian connection Schurman Way and the building shall be added to make it compliant with WMC 17.36.130 (M).
3. The pedestrian connection to the sidewalk must meet ADA standards and fire code.
4. A landscaping plan meeting the standards of WMC 17.36.130(N) needs 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 the approved landscaping plan. Landscaping must be approved prior to installation and installed prior to final occupancy of the building.
6. Lighting shall be directed or shielded so as not to cast glare onto adjacent properties or roadways.

7. Roof mounted mechanical equipment must be screened from view per WMC 17.36.130(H).
8. Proposed signs require a building permit.
9. 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: \$761.94 (\$.51 per square foot of commercial space)
 - b. Transportation Impact Fees:
 - i. Commercial – 7.74 peak hour trips X \$838 per trip = \$6,485.21.
10. The applicant will be required to design and install the private sewer connection within the easement.
11. Water and sewer services: Demonstrate that appropriate easements exist for the sewer service. Connect new water service to the existing public main. Install water service backflow devices where required by Woodland Municipal Code and the Uniform Plumbing Code.
12. Connection charges for water and sewer will be based on meter size and the current rate schedule.
13. Submit a final Stormwater Technical Memo for this project. Comply with erosion control requirements.
14. Bicycle parking infrastructure shall be added to the plan in accordance with WMC 17.36.130(M)(4).
15. Payment shall be made to the city for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.
16. Submit three (3) copies of full sized and one (1) copy of reduced size (11" x 17") as-built drawings. In addition, submit an electronic version of as-built plans including AutoCAD and .pdf formats.

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, 2022.**

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within 14 calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at an open record predetermination hearing. Appeals must be submitted no later than **5:00 p.m., January 27, 2022.**

Staff Contact: David Lukaczer, Associate Planner
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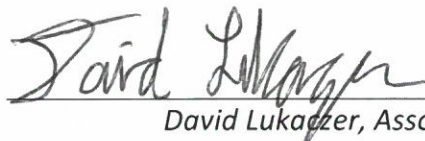
II. NEXT STEPS

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

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
 - a. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
 - b. Submit final civil plans to: LukaczerD@ci.woodland.wa.us
- Once civil plans are approved:
 - a. Upload approved plans to Clark County Fire and Rescue for electronic signature: www.clarkfr.org. Print the plans once signed.
 - b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
 - c. Provide a .pdf to Public Works of signed plan set.
- 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.
- Schedule a pre-construction meeting before beginning any construction activities. Contact Public Works at 360-225-7999 to schedule.
- Install all required landscaping and irrigation prior to applying for final occupancy.
- 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: 1/13/2022

Signature: _____



David Lukaczer, Associate Planner

cc:

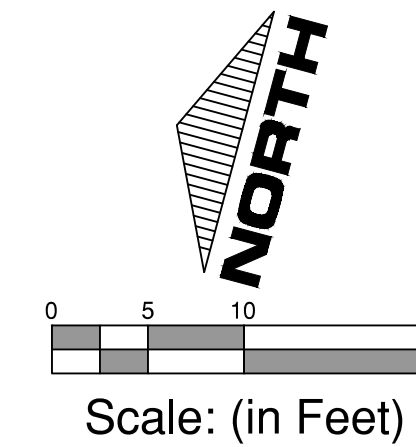
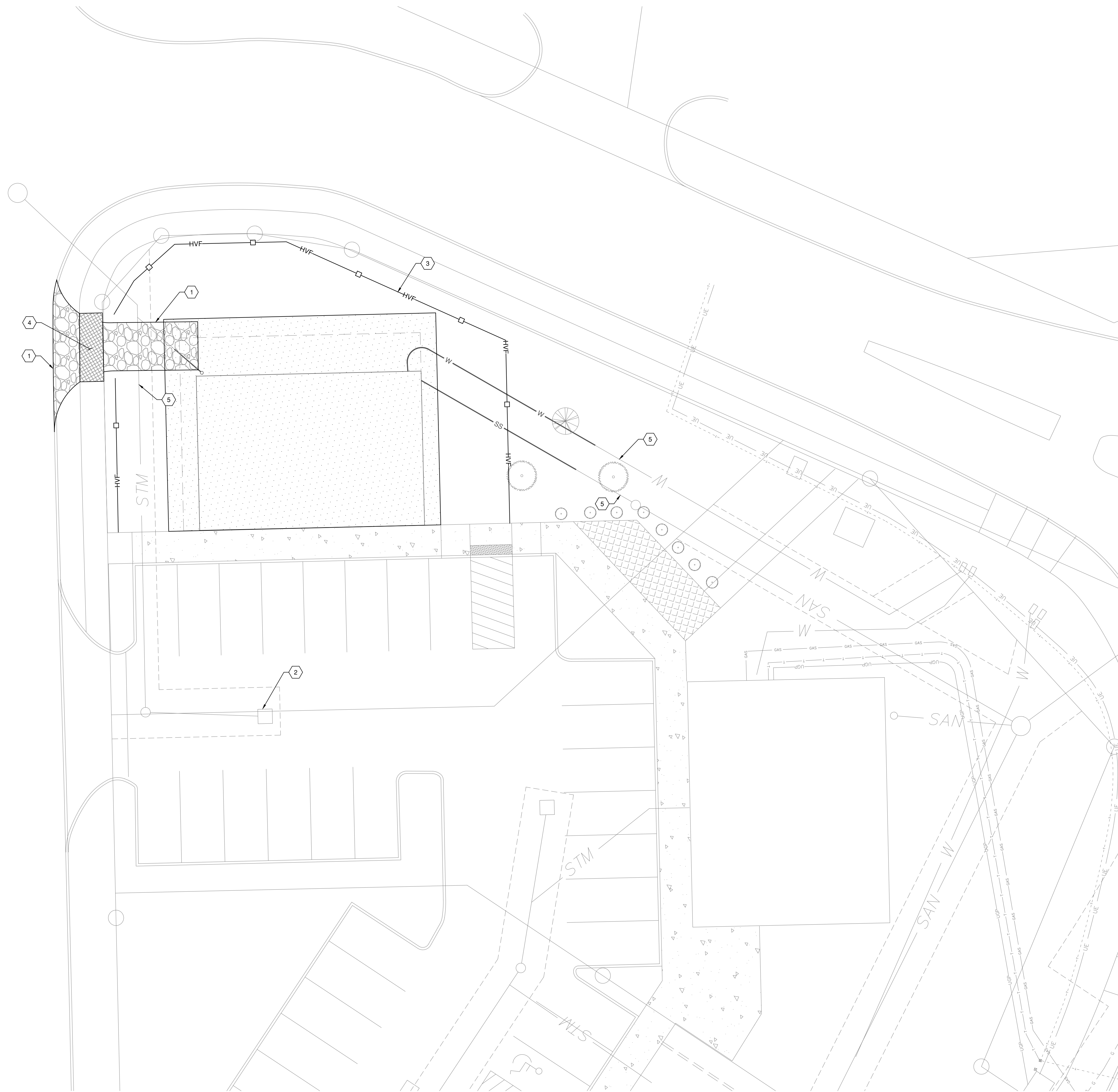
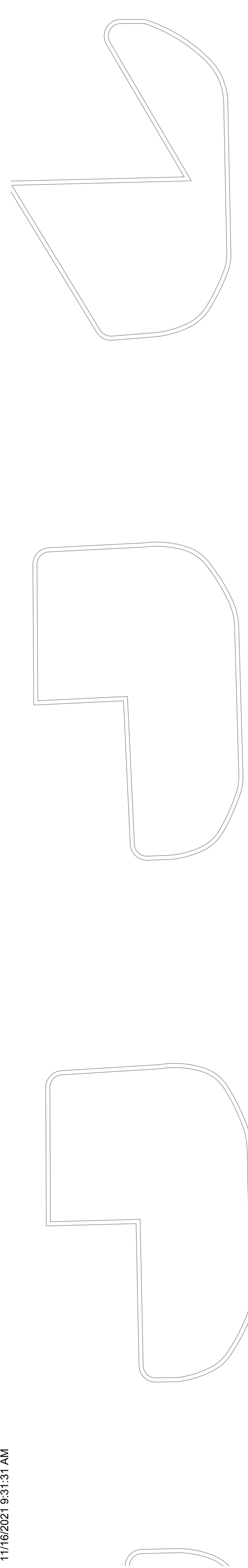
Applicant
Property Owner
Mark Nelson, P.E.
Parties of Record
Department Heads
Building Official
Fire Marshal

Planning Commission
City Council
Mayor
File
Counter Copy
Website

ATTACHMENTS

A. Site Plan

11/16/2021 9:31:31 AM



- LEGEND:**
- CLEARING AND GRUBBING AREA
 - EXISTING CONCRETE TO BE PROTECTED
 - STABILIZED CONSTRUCTION ENTRANCE
 - ABANDON UTILITY
 - SAWCUT LINE
 - HIGH VISIBILITY FENCE

- # SITE PREPARATION CONSTRUCTION NOTES:**
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CITY OF WOODLAND STANDARD DETAIL E-05.
 2. INSTALL STORM DRAIN INLET PROTECTION PER CITY OF WOODLAND STANDARD DETAIL E-16.
 3. INSTALL HIGH VISIBILITY SILT FENCE PER WSDOT STANDARD PLAN I-30.17-00.
 4. PROTECT EXISTING SIDEWALK WITH STEEL PLATES.
 5. PROTECT EXISTING UTILITIES.
- GENERAL NOTES:**
1. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM THE RED LEAF AND US CELLULAR DESIGN DOCUMENTS AND HAS NOT BEEN CONFIRMED IN THE FIELD. IT IS RECOMMENDED THAT FIELD UTILITY LOCATES BE PERFORMED TO VERIFY IF THE EXISTING UTILITY INFORMATION UTILIZED IN THIS PRELIMINARY UTILITY LAYOUT IS ACCURATE BEFORE FINAL STAMPED/SIGNED DRAWINGS ARE PREPARED.

Revision Schedule		
#	Date	Description

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**WOODLAND COMMERCIAL
 RETAIL SHELL**
 1490 Dike Access Rd. Woodland, WA 98674

Prelim 12-22-2021
Site Preparation Plan
2021-26
SHEET NO. C1.0

