

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

Brown Strauss Steel – Woodland Facility

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|---|---|
| Land Use Application Nos.: | SPR 21-010 (Site Plan Review – Type 2) SEP 21-011 (SEPA) |
| Applicant: | Collins Architectural Group, PS Craig Collins 950 12 th Avenue, Suite 200 Longview, Washington, 98632 |
| Property Owner: | Brown Strauss, Inc Kris Farris 2495 Uravan Street Aurora, Colorado, 80011 |
| Site Location: | 1430 Port Way Woodland, WA 98674 |
| Parcel & Size: | 507820100, 25 Acres |
| Zoning Designation: | Light Industrial, I-1 |
| Date Application Received: | October 28 th , 2021 |
| Notice of Application & Likely DNS issued: | October 28 th , 2021 [See: case # SEP-21-011] |
| Comment Period & SEPA Appeal Period Ended: | November 17, 2021 |
| Notice of Decision Issued: | January 28 th , 2022 |
| DRC Decision: | Approve with Conditions |

I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 68,869 square foot warehouse and office distribution center for steel products. Steel product (wide-flange beams, structural tubing, channels, angle, pipe, flats, etc.) will be brought to the site by rail or truck and stored in an onsite laydown yard until ordered. Product will be cut to size for specific orders and leave the site by truck.

II. REVIEW AUTHORITY & FINDINGS

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.

Development Impact Fees – Fire | WMC 3.41

Finding 1: Fire Impact Fees are required for the proposed building addition. Fees are calculated based on \$.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. Fee is estimated to be $(68,869 \times \$0.51) = \$35,123.19$ for the project. A condition of approval has been added which requires the fees be calculated and paid at the time of building permit issuance. *See Conditions #1 and #2.*

Conclusion: As conditioned, the proposal can comply with this requirement. (See Findings 36 and 37 for fire review requirements.)

Development Impact Fees – Transportation | WMC 3.42

Finding 2: Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. The TIF is calculated based on \$838 per PM peak hour trip (PMPHT) generated by the project based on the project Traffic Study or where no study is prepared, based on trip generation in accordance with Institute of Transportation Engineers (ITE) published data.

Finding 3: For this proposal, trip generation was evaluated under the use classification “#140 – Manufacturing” and “#715 – Single Tenant Office” from the ITE 10th Edition manual. The classification calls for 0.67 peak hour trips per 1,000 square feet. For the “#140 – Manufacturing” use, it is calculated that 66,400 s.f. of Warehouse under ITE category 150 generates 0.32 new peak hour trips per 1,000 s.f or 21.2 PM peak hour trips and for the “#715 – Single Tenant Office” use, it is calculated that 6,600 s.f. of Office under ITE category 715 generates 1.74 new peak hour trips per 1,000 s.f. or 11.5 PM peak hour trips.

Finding 4: The above assumptions of building size and use category result in a total of 32.7 new PM peak hour trips. With a Transportation Impact fee of \$838.00/ Pm Peak Hour Trip, a rough estimation of the Transportation impact fee would be \$27,402.60.

Impact fees are collected at the time of building permit issuance.

See Conditions #1 and Condition #2.

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

Streets and Sidewalks | WMC 12

Finding 5: Street trees along the sidewalk in the right-of-way are required. The proposed landscaping plan includes trees selected from the Woodland Street Tree List that is appropriate for the location (Shademaster Honeylocust).

Conclusion: The proposal can comply with the development standards.

Water and Sewage | WMC 13

Finding 6: The proposal includes plans for a 2-inch domestic water service with reduced pressure backflow assembly to connect to the existing 8-Inch waterline located in Port Way as well as use of an existing lateral stub for the sewer system that will interchange with interior sewer systems.

Finding 7: Water and sewer connection fees need to be paid for connection to the systems. Fees vary based on the connection size. *See condition 2.*

Finding 8: Water and sewer main extensions are not required for this proposal because they already exist along the frontage of the site.

Conclusion: The proposal can comply with the development standards.

Erosion Control Ordinance | WMC 15.10

Finding 9: 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. *See Condition #3.*

Finding 10: 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 #4.*

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

Stormwater Management | WMC 15.12

Finding 11: The applicant's submittal includes a grading and drainage plan that complies with requirements found in WMC 15.12.060. A condition of approval is added that all proposed site modifications must be consistent with the assumptions in the previous drainage plans and all proposed site drainage improvements must comply with WMC 15.12 and the City Engineering Standards. *See Condition #5 and #6.*

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

Permitted Uses | WMC 17.44.020

Finding 12: Processing, packaging, and distribution of goods and services, as well as light manufacturing and fabrication of raw or previously processed metals and materials are both permitted within Light Industrial (I-1) zones, per WMC 17.44.020, so long as the process or end product complies with applicable restrictions regarding noise, smoke, dust, odors, toxic gases, vibration glare and/or heat.

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

Building Setbacks | WMC 17.44.070

Finding 13: The required setbacks in light industrial zones are:

- Front yard setback: 25 ft.
- Side yard setback: 10 ft. Where I-1 abuts a residential zone, the side yard setback shall be a minimum of 25 ft.
- Rear yard setback: 10 ft. Where I-1 abuts a residential zone, the rear yard setback shall be a minimum of 25 ft.

Finding 14: The proposal meets the setback requirements.

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

Landscape Design and Screening | WMC 17.44.133 – WMC 17.44.136

Finding 15: A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.44 and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval.

Finding 16: A landscaping plan was submitted with this preliminary site plan review application. *See Condition #7 and #8.*

Finding 17: The proposed landscaping plan shall include tabulation showing the area and percentage of the following, per WMC 17.44.134:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking landscaping; and
- I. Other landscaping areas.

Finding 18: The landscaping plan set includes the required calculations.

Finding 19: A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions per WMC 17.44.135 (C). All landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are designed to achieve 50% coverage of the area not covered by tree canopy and shrubs per WMC 17.44.135 (D).

Finding 20: Proposed landscaping is appropriate for the Pacific Northwest and achieves at least 50% coverage in areas not covered by tree canopy.

Finding 21: Per WMC 17.44.135 (E), trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional.

Finding 22: All of the trees indicated on the landscaping plan meet the size requirement. However, staff acknowledges that available stock from nurseries can vary and strictly adhering to 2-in. caliper may be challenging. The proposed plant schedule is acceptable as long as they remain close to size requirements.

Finding 23: Per WMC 17.44.135 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

Finding 24: Most, but all proposed shrubs are indicated to be 5-gallons or larger tubs. However, there is a wide variety of shrubs proposed. The proposed plant schedule and shrub sizes can comply with WMC 17.44.135 (F) if the containers utilized for all shrubs are modified to be 5 gallons if less than 10% are less than the 5-gallon standard. Receipts for the plants showing the number and size of plants will be required if all stock does not meet the 5-gallon standard *See Condition #7*.

Finding 25: Per 17.44.135 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation will be provided according to the landscaping plan.

Finding 26: Per WMC 17.44.136 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.46.

Finding 27: The proposed plantings in the front yard setback meet the requirements of WMC 17.44.136 (B).

Finding 28: Per WMC 17.44.136 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. The proposed landscaping plan meets this minimum coverage requirement.

Finding 29: At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces.

Finding 30: The proposed parking lot consists of 36 parking spaces and 9 trees, which exceeds the 7 trees required to meet this standard.

Finding 31: Per 17.44.136 (G), 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 nonindustrial 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. *See Condition #9.*

Finding 32: Plans provided along with the site plan request application outline that all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers are fully screened from view with series of fencing and landscaping.

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

Lighting | WMC 17.44.140

Finding 33: 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 #10.*

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

Site Standards | WMC 17.44.160

Finding 34: All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. *See Condition #11.*

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

Performance Standards | WMC 17.48

Finding 35: 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 complying with all performance standards. *See Condition #12.*

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

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 36: Applicant is required to submit site plan to CCFR and comply with all comments and/or conditions. *See Condition #13.*

Finding 37: Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #14.*

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

Building

Finding 38: The site plan shows two ADA parking spaces. This meets building code requirements.

Finding 39: Per Washington State Code 51-50-0429 Section 429, electric vehicle charging infrastructure must be provided for at least ten percent of provided parking spaces. For the proposed 35 parking spaces, this would require 4 EV spaces be available. *See Condition #15.*

Finding 40: As outlined in WMC 17.56.040, parking and loading facilities shall be located at the side or rear of buildings. Plans indicate parking is located at the side and rear of proposed building.

Finding 41: HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items. A condition is added to meet these requirements. *See Condition #16.*

Finding 42: WMC 17.52.080 outlines the City of Woodland's requirements for any signage within industrial (I-1 or I-2) district, as per WMC 17.52.080 it is the applicant's responsibility to apply for the appropriate building permit for any signage proposed. *See Condition #17.*

Finding 43: Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503. *See Condition #18.*

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

Preliminary Site Plan Approval | WMC 19.10.070

Finding 44: The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. *See Condition #20.*

Conclusion: The preliminary site plan can be approved with conditions.

III. COMPREHENSIVE PLAN REVIEW

Land Use: Under the City of Woodland Comprehensive Plan, as established in 2016, the purpose and primary goal of our established Comprehensive Plan Land Use Map is to protect and enhance the character and long-term stability of the city through current standards for land development and subdivision utilizing proper and clear zoning policy.

Finding 45: The proposed development is located within the light industrial district as defined by the Comprehensive Plan, the purpose of which is to designate areas primarily for light manufacturing, distribution, sales and services, research, and office space.

Conclusion: Proposed development under consideration is proposed as a 68,869 ft warehouse and distribution site for steel products with an on-site office structure, uses which are consistent with its light industrial (I-1) zoning within the Comprehensive Plan Land Use Map.

Transportation: Under the Comprehensive Plan's Transportation outline, the primary goal of the established transportation planning process is to facilitate the implementation and expansion of a convenient, safe, and efficient transportation system that promotes the mobility of people and goods within and through the city.

Finding 46: The proposed development would offer roadway as well as potential rail connections within the city network, as well as facilitate the transportation of goods locally, regionally, as well as nationally.

Conclusion: Proposed development under consideration is consistent with the goals and policies outline within the Comprehensive Plan's Transportation outline.

Economic Development: Under the Comprehensive Plan's Economic Development Outline, the primary goal of the established economic development planning process is to continue to foster economic growth within those industries that have sustained the community and to foster re-investment in the city center, with the intention of balanced economic growth.

Finding 47: The proposed development is a warehousing and distribution site with an on-site office, which is consistent with other industries within the light industrial zoning district, establishing continued economic growth within an established industry.

Finding 48: The proposed development is in line with providing a balanced economy between industrial and commercial uses, as it would promote diversification of our economic balance following recent major commercial developments while also attracting more business through customers and employees of the new development.

Conclusion: Proposed development under consideration is consistent with the goals and policies of the Comprehensive Plan's Economic Development outline.

Environment: The primary goal of the Comprehensive plan's Environmental outline is to ensure that the City of Woodland remains an effective steward of the environment, protects critical areas, and conserves land, air, water, cultural, and energy resources.

Finding 49: The proposed development has been submitted for a SEPA review, as well as generally providing required economic protection documentation as outlined in the Woodland Municipal Code.

Conclusion: Proposed development under consideration is consistent with the goals and policies of the Comprehensive Plan's Environmental outline.

IV. ENVIRONMENTAL REVIEW

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 Determination of Non-significance (DNS) is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

V. 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). See *Section IV for conditions of approval.*

VII. CONDITIONS OF APPROVAL

1. Pay all impact fees when building permits are issued per WMC 3.41 and WMC 3.42.
2. The following Impact fees have been estimated based on the first phase of the preliminary application and will be due at the time of building permit issuance:
 - a. Fire Impact Fees:
 - i. Industrial: \$35,123.19 (\$.51 per square foot of industrial/commercial space)
 - b. Transportation Impact Fees:
 - i. Industrial: 32.7 peak hour trips x \$838 per trip = \$27,402.60

Water and sewer assessment fees are required based on meter size in accordance with the Woodland rate schedule.
3. Obtain a NPDES permit from Department of Ecology if disturbing more than one acre of soil.
4. A final erosion control plan will be required with final engineering. Applicant is required to install and maintain erosion control measures per the Best Management Practices as outlined in WMC 15.10.
5. Submit a final Stormwater Technical Memo for this project. Comply with erosion control requirements.
6. All proposed site modifications must be consistent with the assumptions in the submitted drainage plan and all proposed site drainage improvements must comply with WMC 15.12 and the City Engineering Standards.
7. A final landscaping plan meeting all requirements within WMC 17.44.133 is required to be submitted alongside the final site plan application prior to final approval.
8. The landscaping plan approved under condition #7 above must be implemented as approved prior to any occupancy in the building.
9. All mechanical equipment, outdoor storage, and manufacturing area must be screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or uses, per WMC 17.44.133(G).
10. 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.
11. All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state per WMC 17.46.160.
12. The applicant will be responsible for ensuring that their operation is complying with all performance standards of WMC 17.48 (hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters).
13. Submit site plan to CCFR for review. Include any required revisions with the civil engineering submission. All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable

standards and codes; to include the adopted edition of the International Fire Code and the City's Municipal Code.

14. Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations.
15. Per Washington State code, please modify final plans to note the inclusion of at least 4 (10% of proposed parking spaces, rounded up) equipped with required electric vehicle charging infrastructure.
16. HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items.
17. Any proposed signs require a building permit.
18. Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503.
19. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.
20. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. Submit three (3) copies of full-sized and one (1) copy of reduced size (11" x 17") 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., February 11th, 2022.**

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

VII. NEXT STEPS

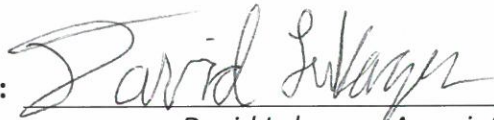
If there is no appeal to the decision, the applicant may move forward to develop the site.

- 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: https://woodlandwa.seamlessdocs.com/f/civil_review
- 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: 1/28/2022

Signature:



David Lukaczer, Associate Planner

cc: Applicant
 Parties of Record
 File
 Website
 Mayor
 City Administrator

ATTACHMENTS

A. Site Plan

Attachment A
Site Plan