

Community Development Department

Building ♦ Planning ♦ Code Enforcement

P.O. Box 9, 230 Davidson Avenue

Woodland, WA 98674

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NOTICE OF DECISION

SITE PLAN REVIEW / CRITICAL AREAS PERMIT

SEPA FINAL DETERMINATION OF NON-SIGNIFICANCE

ISSUE DATE: April 5, 2017

Lead Agency: City of Woodland, WA

Project Title: Scott Hill Park & Sports Complex

Land Use Application No.: 216-928.SPR.SEP.CAP

Applicant:	Rotary Foundation of Woodland C/O Sandy Larson PO Box 482 Woodland, WA 98674
Property Owner:	City of Woodland PO Box 9 Woodland, WA 98674
Site Location:	Scott Hill Drive Woodland, WA 98674 Parcels: 508800100 & 508990100
Parcel Size:	38.84 acres (approx.)
Zoning Designation:	Public / Quasi-Public / Institutional
Date Application Received:	August 23, 2016
Date Notice of Complete Application Issued:	September 14, 2016
Notice of Application & Likely DNS issued:	September 19, 2016
Comment Period & SEPA Appeal Period Ended:	October 5, 2016
SECOND Notice of Application & Likely DNS Issued:	October 20, 2016
SECOND comment due date:	November 5, 2016
Notice of Decision date:	April 5, 2017
Appeal Deadline:	April 19, 2017
DRC Decision	Approve with Conditions

I. DESCRIPTION OF PROPOSAL:

The Rotary Foundation of Woodland proposes to construct a new city park and sports complex to include two new access roads, a paved walking path, road stream crossing, 462 new parking spaces, 4 baseball fields, 3 soccer fields, 1 dual purpose baseball/soccer field, and a baseball batting cage. There will be event parking, fencing, water and sewer service, storm drainage control, and sports field lighting. There will also be restroom facilities, two covered multi-use event buildings and a maintenance building.

The project has been revised to include two gates at either end of the private park access road. At the Scott Hill Drive entrance, the trailhead and trailhead restroom will be accessible outside of the gate. Everything else will be gated off to vehicle traffic, but pedestrian access is available to the entire park at any time. The Meriwether road gate is located just after the wetland crossing.

The project is divided into three phases as shown on the site plan. The first phase, to be completed in 2018 to 2019, includes the grass multi-purpose baseball/soccer field on the southern portion of the property. It also includes the Scott Hill Drive local access to the site, the covered shelter, the maintenance building and restrooms, and auxiliary parking of 57 spaces.

Phase 2, to be completed in 2020 to 2021 includes the three soccer fields on the western side of the property. It also includes a restroom building, and 193 new parking stalls.

Phase 3, to be completed in 2022 to 2024 includes the remainder of the project: the four softball/baseball fields on the northeastern section of the property, and the main parking of 155 stalls. The 10 dugouts, the concession/announcer booth/restrooms, and the covered play shelter/kitchen area will also be constructed during this time. The trailhead parking area of 50 spaces and the restroom there will be constructed. Lastly, the gated roadway from Meriwether Subdivision crossing over the wetland will be finished at this time as well.

The site is zoned Public / Quasi-Public / Institutional (PQPI) and the proposed uses are permitted.

II. DECISION:

Per WMC 19.08.030, the above application for preliminary Site Plan Review and Critical Areas Permit have been **approved with conditions** by the City Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). See Section IV for conditions of approval.

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.

Responsible official:

Amanda Smeller
City of Woodland
Community Development Department
230 Davidson Ave., PO Box 9

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III. Findings of Fact - Development Standards Compliance

Title 12 – Streets and Sidewalks

Finding: Portions of Scott Hill Road and Meriwether Lane are planned to be public streets (i.e. streets constructed to city standards within public right of way). Public streets are proposed to be developed and constructed to city local access standards. Portions of Meriwether Lane are planned as internal park circulation roadway that will not be a public street. Internal circulation roadways will be constructed with a minimum 26 foot width curb to curb and sidewalk one side.

Conclusion: The proposal can comply with the development standards.

Title 13 – Water and Sewage

Finding: Woodland Municipal Code (WMC) 13.20 requires that water and sewer mains be extended to the limits of the development in order to serve the next adjoining parcels that are can be served by the system.

Water supply to Scott Hill Park will be delivered by a booster pumping station that is presently being designed by a consultant to the city. Distribution piping will be extended throughout the park and as appropriate, to the project limits in order to serve neighboring parcels.

Individual metering and backflow prevention measure will be addressed in final engineering as required for each phase of the project.

Gravity sewer will be extended throughout the park and as appropriate, to the project limits in order to serve neighboring parcels. Not all adjacent properties within the city limits may be served by the gravity sewer as the practical limit of pipe depth may prohibit fully servicing Scott Hill from this main.

Water and Sewer Assessment Fees: As this is a city park, payment of fees for connection to water and sewer will be an internal matter for the city.

Conclusion: The proposal can comply with the development standards.

Chapter 15.08 – Critical Areas Ordinance

Finding: A Critical Areas Report was originally completed in 2006 for the proposed Meriwether Hilltop subdivision Phase 2 and 3. Part of the mitigation as outlined in this report was completed on the site. The subdivision was never completed and that project was abandoned. The City then purchased the property for the purpose of the Scott Hill Park.

The City updated its Critical Areas Ordinance in 2008. Because of this, and the change in proposal, a new Critical Areas Report was required for the Scott Hill Park project, which was submitted. Ecological Land Services is preparing a

separate report to address the mitigation work that was not fully completed from the previous project on the site.

Conclusion: The wetland crossing which requires the mitigation will not be completed until phase 3, occurring in 2022 – 2024. Therefore, this issue will need to be addressed prior to the start of phase 3, but does not need to hold up the start of phases 1 and 2. The mitigation report will be required to establish what has been done on site and what still needs to be completed. A further determination will be made as to who is responsible for this mitigation work.

Chapter 15.10 – Erosion Control Ordinance

Finding: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in this section (2005 Stormwater Management Manual for Western Washington) during site excavations and grading. An NPDES permit from the Department of Ecology is required if more than one acre is being disturbed.

Conclusion: The proposal can comply with City standards. Please submit a final erosion control plan as part of the civil packet. The applicant will be required to include Woodland standard details for erosion control in the final submittal to support the civil design.

Chapter 15.12 – Stormwater Management

Finding: The applicant's submittal included a preliminary stormwater report.

Conclusion: The proposal can comply with the development standards. Submit a final stormwater TIR. A Stormwater Pollution Prevention Plan (SWPPP) and demonstrated compliance with DOE Construction Stormwater General Permit shall be provided prior to approval for construction.

Chapter 17.24 – Public / Quasi-Public / Institutional

1. Permitted Uses (Section 17.24.020)

Finding: The Rotary Foundation of Woodland proposes to construct a new city park and sports complex to include two new access roads, a paved walking path, road stream crossing, 462 new parking spaces, 4 baseball fields, 3 soccer fields, 1 dual purpose baseball/soccer field, and a baseball batting cage. There will be event parking, fencing, water and sewer service, storm drainage control, and sports field lighting. There will also be restroom facilities, two covered multi-use event buildings and a maintenance building.

Conclusion: This use is outright allowed in the PQPI zoning district.

2. Building Setbacks (Section 17.24.070)

Finding: All setbacks shall be measured from the nearest wall or corner to the appropriate property line.

Front Setback: 30'

Side Setback: 10'

Rear Setback: 25'

For the purposes of this section, the buildings that must meet the setbacks for this project are as follows:

- Trailhead Restroom (80 square feet approx.)
- Restrooms (620 square feet approx.)
- Maintenance Building / Restroom (1300 square feet approx.)
- Concession / Announcers Booth / Restroom (2-story, 1200 square feet)
- Covered Play Shelter / Basketball Court (6000 square feet)
- Storage Room / Kitchen / Restrooms (1200 square feet)
- Covered Shelter (256 square feet)
- Covered Event Shelter (1200 square feet)
- Dugout (10 total , 320 – 400 square feet)

Please indicate the setback for each proposed structure to each lot line to ensure required setbacks are met for all buildings.

Conclusion: The proposal can meet the criteria. Update the site plan to show the setbacks for all proposed structures to all property lines.

3. Building Height (Section 17.24.080)

Finding: Maximum building height in the PQPI district shall be three stories, but not more than forty-five feet. Building height in excess of three stories of forty-five feet may be approved through the conditional use process. Uninhabitable portions of structures such as a church spire, fleche, campanile, or a dome and lantern or a clock tower may be permitted to exceed the height limit; provided, such appurtenances are not intended as advertising devices.

For the purposes of this section, the buildings that must meet height limitations for this project are as follows:

- Trailhead Restroom – proposed at 11' 7"
- Restrooms - proposed at 13' 8"
- Maintenance Building / Restroom - proposed at 13' 11"
- Concession / Announcers Booth / Restroom - proposed at 20' 11"
- Covered Play Shelter / Basketball Court – proposed at 30' 7"
- Storage Room / Kitchen / Restrooms – proposed at 20' 2"
- Covered Shelter – proposed at 12' 11"
- Covered Event Shelter – proposed at 15' 3"
- Dugout (10 total) – proposed at 15'

Conclusion: The proposal complies with this standard.

4. Lot Coverage (WMC 17.24.090)

Finding: Maximum lot coverage by all buildings shall be fifty percent. Maximum lot coverage by all impervious areas shall be seventy-five percent. Lot coverage percentages may be increased, providing a conditional use permit is approved as per Section 17.24.040.

Conclusion: The proposal complies with this standard.

5. Screening – Landscaping (WMC 17.24.100)

Finding: Along the boundary between the site and any adjacent residential district shall be installed either a solid wall or sight-obscuring fence between five and six feet in height, or vegetative buffer.

Where such a use is located across the street from a residential district the street frontage shall be planted to a depth of at least eight feet with substantial trees, shrubbery, and ground cover. A landscape plan shall be submitted to the Community Development Director or designee for written approval prior to issuance of a building permit.

A preliminary landscaping plan was submitted as part of the site plan package. There are several different types of trees, shrubs, and groundcover proposed and scattered throughout the site. Much of the proposed vegetation is along the front and side property lines and along the access road. There is also landscaping proposed throughout the parking areas, the fields, and along the walkway and side and rear property lines. This is in addition to existing trees and vegetation on the site.

Conclusion: There is no frontage or street associated with this parcel that sits across from the park site. There are residential properties abutting the parcel. A fence is proposed around the property, and where it abuts residential properties, it must be sight obscuring. A final landscaping plan must be submitted with the civil drawings. Any proposed fence must have a permit and be sight obscuring.

6. Off-street Parking and Loading (WMC 17.56.030)

Finding: 455 parking spaces are proposed among the three phases of the project and throughout the site. There will be a small amount of bus/RV parking as well.

Conclusion: The proposal complies with this standard.

7. Signs (WMC 17.24.120)

Finding: Signs in the PQPI district shall meet the requirements as provided in Chapters 17.08 and 17.52 of this code.

Conclusion: Any proposed signs shall meet the code. A building permit is required for all signs.

8. Lighting (WMC 17.24.130)

Finding: Lighting, including permitted illuminated signs, shall be designed and arranged so as not to:

- A. Reflect or cast glare into any residential zone;
- B. Rotate, glitter, or flash; and
- C. Conflict with the readability of traffic signs and control signals.

Conclusion: There are 24 field lights proposed around the four baseball diamonds and the three soccer fields. A condition of approval will be to provide a lighting cut sheet for these freestanding fixtures as well as for those proposed on the buildings. All lighting must be directed downward and shielded to prevent light or glare from neighboring residential areas.

Chapter 17.48 – Performance standards

Finding: 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. There are no indications within the applicant's submittal that show a need for concern over potential for high levels of these hazards or nuisances. Further, 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: The proposal complies with this standard.

IV. CONDITIONS OF APPROVAL:

Comments/Requirements provided by Department of Ecology:

1. Erosion control measures must be in place prior to any clearing, grading, or construction. These erosion control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.
2. The following construction activities require coverage under the Construction Stormwater General Permit:
 - a. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
 - b. Clearing, grading, and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the state.
 - i. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
 - c. Any size construction activity discharging stormwater to waters of the State that Ecology;
 - i. Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - ii. Reasonable expects to cause a violation of any water quality standard.

3. If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminant with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

Prior to final land use/civil approval:

1. Update the site plan to show the setbacks for all proposed structures to all property lines.
2. Provide a lighting cut sheet for these freestanding fixtures as well as for those proposed on the buildings. All lighting must be directed downward and shielded to prevent light or glare from neighboring residential areas.
3. A final landscaping plan must be submitted with the civil drawings.
4. Submit engineering drawings and reports for review and approval. Design shall be to City of Woodland Engineering Standards. Engineering submittal shall address the following:
 - a. Street lighting shall comply with Engineering Standards. Lighting for the park circulation roadway shall match standards for the Local Access public streets as approved by the Public Works Director.
 - b. Fire hydrant spacing shall be as approved by the Fire Marshall.
 - c. The water main design near the east line of the park shall extend to the property line in order to facilitate future extension to the Bozarth Heights properties on a similar alignment as the gravity sewer.
 - d. Site fence at the south boundary must be relocated to the property line of the water treatment plant.
 - e. Water main extensions and service are subject to and must be coordinated with the completion of the city booster station.
 - f. Include a final erosion plan with the civil packet.
 - g. Include a final stormwater report with the civil packet.

General Requirements (after final approval):

1. The wetland crossing which requires the mitigation will not be completed until phase 3, occurring in 2022 – 2024. Therefore, this issue will need to be addressed prior to the start of phase 3, but does not need to hold up the start of phases 1 and 2. The mitigation report will be required to establish what has been done on site and what still needs to be completed. A further determination will be made as to who is responsible for this mitigation work.
2. Any proposed signs shall meet the code. A building permit is required for all signs.
3. Obtain a fill and grade permit prior to any groundwork activity.
4. Any proposed fence must have a permit and be sight obscuring.
5. In areas where noise and vibration from construction and business activities is an irritant or nuisance to the surroundings, these activities shall be limited to the hours between seven a.m. and eight p.m. weekdays, and prohibited on Sundays.
6. 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 plants including AutoCAD and pdf formats.
7. Obtain building, plumbing, and mechanical permits for all proposed building projects that are part of this project. All projects are now reviewed under the 2015 codes.
8. Access Road Gate:
 - a. Approved gates shall have an unobstructed width of not less than 20 feet.

- b. The installation of security gates across a fire access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operations.
 - i. The approved manual gate emergency operations is the Knox #3770 padlock. This is keyed to the Clark County system code PS-10-0192-02-01.
- c. The 20 foot wide gate should be signed Fire Lane – No Parking.
- d. The minimum gate width shall be 20 feet (6096 mm).
- e. Gates shall be of the swinging or sliding type.
- f. Construction of gates shall be of materials that allow manual operation by one person.
- g. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- h. The City of Woodland Police Department shall have a key to operate the gate at any time.

APPEAL PROCEDURE:

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within fourteen (14) days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the City Planning Department **by 5:00 p.m., April 19, 2017.**

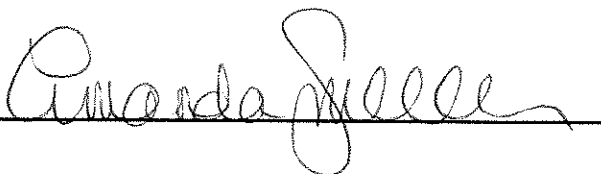
Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at open record predetermination hearings.

Appeals must be submitted no later than 5:00 P.M. on April 19, 2017.

Responsible Official: Amanda Smeller, Community Development Director
City of Woodland
PO Box 9
230 Davidson Ave
Woodland, WA 98661
smellera@ci.woodland.wa.us

Date: 4/5/2019

Signature



cc:

Sandy Larson, Rotary Foundation of Woodland
 Rob Balmelli, RB Engineering
 All who received the Notice of Application
 Department Heads
 Rob VanderZanden P.E. HHPR
 Building Official
 Planning Commission

City Council
Mayor
File LU#: 216-928
Website