

November 6, 2023

Travis Goddard
Director of Community Development
City of Woodland
230 Davidson Ave.
Woodland, WA 98674

Re: Lot Coverage Minor Variance Request – Riverwalk at Lewis River (AKA Heron Meadows Subdivision SUB-20-001)

On behalf of the builder and developer, Sarkela 10 LLC, Mackay Sposito, Inc. is requesting approval of a variance from the lot coverage standards. The lot coverage standard according to Woodland Municipal Code (WMC) 17.16.070.H is 50 percent. Lot coverage is defined in WMC 17.08.420 *“Lot coverage” means the maximum allowable coverage of a lot by buildings and structures as established by this title; except in the LDR districts where lot coverage includes driveways and other paved areas.*

The variance request is to allow up to a 30% increase in the lot coverage standard for the lots in Riverwalk at Lewis River subdivision. This will allow the maximum lot coverage to be increased to 65%. The primary reason for the request is to allow construction of single level homes, many of which will be for “empty nesters”. These types of homes are in short supply as the general population is aging. Home design has also changed with the outbreak of COVID and the significant increase in people working from home, which creates the need for offices in the home. Another design element that has become standard in homes is an outdoor covered area. All of these factors contribute to a larger building footprint and higher lot coverage.

The storm water runoff for each home is collected and infiltrated on each lot so there is no runoff from the house itself. The storm water from each driveway is collected in the storm system that is also infiltrated within the project boundary so there is no site runoff. Because of this there will be no impact related to storm water runoff as a result of the variance.

Listed below are the relevant code sections for a minor variance request and responses.

WMC 17.81.180.A. The following variances shall be deemed minor in nature and may be approved, approved with conditions or denied by the development review committee (DRC)...

- 1. A reduction in lot area, setbacks, lot dimensions; and an increase in lot coverage and building height, all by not more than thirty percent of that required by the applicable standard of the zoning district in which the proposal is located;*

The variance request is not more than 30 percent.

WMC 17.81.180.B. Approval Criteria for Minor Variances.

1. *No variance shall be approved by the DRC which will allow an increase in the number of dwelling units on a parcel greater than that permitted by the applicable zoning district, or which will permit the reduction in area of any lot created after the adoption of the ordinance codified in this chapter;*

No increase in dwelling units is being requested.

2. *All major variance criteria outlined in WMC 17.81.020.B shall be met, except where a variance is proposed to side or rear setback standards applicable to the light industrial (I-1) or heavy industrial (I-2) zoning districts. In these cases, the DRC shall consider criteria 2—5 outlined in WMC 17.81.020.B. The DRC shall also consider whether the requested minor variance is necessary due to the unique physical characteristics of the existing site configuration, building, and/or use and consistent with the intent of applicable standard to which the minor variance is sought.*

WMC 17.81.020.B. Major Variance Criteria

1. *That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges, permitted to other properties in the vicinity and in the zone in which the subject property is located;*

The plat was designed to accommodate single level homes. Because of this, most of the lots are much wider and larger than the minimum standards. However, the 50% lot coverage limit still does not allow the building footprint necessary to provide these type of homes. The onsite soil characteristics create a special condition where all the runoff can be disposed within the project boundary.

2. *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;*

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity. The increase in lot coverage will be imperceptible to the public or people that pass through or see the project. It will reduce the number of two-story homes in the project so it will have less of a visual impact than if the variance is not granted. It will also provide greater variety for potential homebuyers.

3. *If such permit for variance is denied, no reapplication shall be made within one year from the date of denial;*

This is understood.

4. *An approved variance will go with or be assigned to the subject property and shall not be transferable to another property; and*

This is understood.

5. *No use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC [17.60](#).*

November 7, 2023

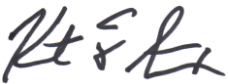
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The request is not for a use variance.

Based on the above analysis and justifications, I am requesting approval of a minor variance to the Lot Coverage Standards of 30% for the Riverwalk at Lewis River subdivision.

Please contact me at 360-695-3411 or kstonex@mackaysposito.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'K F Stonex', written in a cursive style.

Kurt F. Stonex, P.E., P.L.S.
Principal