



NOTICE OF DECISION

Lakeshore Drive Short Subdivision

| | |
|-----------------------------------|--|
| Land Use Application Nos.: | SPL-22-001 (Short Plat) |
| Applicant and Owner: | Fort Vancouver Regional Library District C/O Amelia Shelley 1007 East Mill Plain BLVD Vancouver, WA 98663 |
| Site Location: | 828 Goerig Street |
| Parcel & Size: | 50408 (2.42 Acres) |
| Zoning Designation: | Highway Commercial (C-2) |
| Date Application Received: | May 11 th , 2022 |
| Notice of Filing: | June 28 th , 2022 |
| Comment Period Ended: | July 13 th , 2022 |
| Notice of Decision Issued: | July 25 th , 2022 |
| DRC Decision: | Approve with Conditions |

I. DESCRIPTION OF PROPOSAL

The applicant proposes to subdivide a 2.42 acre lot into two new lots for future development and sale. Proposed 'Lot 1' consists of the larger, eastern part of the property, and is identified as being 62,873 SF in size. Proposed 'Lot 2' consists of the smaller, western part of the property and is identified as being 21,433 SF in size. The lot to be subdivided is located at the corner of Lakeshore Avenue and Goerig Street in Woodland, WA, and has an established address of 828 Goerig Street.

Adjacent Uses:

North: Lakeshore Drive is immediately adjacent to the lot to the North. On the other side of Lakeshore Drive is an existing park and ride lot and welcome center.

South: An existing residential house and national bank.

East: Lakeshore drive and I-5

West: Goerig Street, existing residential.

II. REVIEW AUTHORITY

Per WMC 19.08.030, Short Plats shall be approved, approved with conditions, or denied by the Public Works Director. The criteria used are outlined in WMC 16.32.110. The decision is based on a determination that the proposed short subdivision satisfies the requirements of this article; that the short subdivision will serve the public interest; that the short subdivision conforms to the City's comprehensive plan; and that the lots created by the short subdivision conform to the standards of the applicable zoning district.

III. FINDINGS

Approval and Denial Procedures | WMC 16.32.078

Short plat applications must be found to be consistent with the WMC 16.32.078.

Finding 1: The application material included a preliminary plat that meets the standards set forth in WMC 16.32.078. A blue-line final plat which includes the information and signature blocks outlined in WMC 16.32.078 must be prepared for review by staff prior to preparation of the Final Plat map. (No formal application for a Final Plat approval is required for short plats.) Upon submittal of final plat, staff will review this plat for compliance and notify the applicant when preparation of the final plat map is warranted. (*See Condition 1*)

Finding 2: In addition, Cowlitz County requires that final plats include the address for each new lot be shown on the face of the plat. (*See Condition 2*)

Conclusion: As conditioned, the proposal will be able to meet WMC 16.32.078.

Minimum Standards | WMC 16.32.110

As per WMC 16.32.110, the following minimum standards must be met:

- A. The method of sewage disposal shall be approved by the health district officer and DOE prior to short subdivision approval.**

Finding 3: The City of Woodland is constructing a Public Work's project on Lakeshore Drive which includes installation of 12-inch sewer main adjacent to the property on Lakeshore Drive. The sewer installation includes stub-outs to each lot for future connection and has the capacity to serve the new lots. (*See Conditions 3 and 4*)

Notice of Decision: SPL-22-001

Approved connections to the City's system will be required prior to occupancy of buildings on the site.

Conclusion: As conditioned, the proposal will be able to connect to the City's sewer system, which is an approved DOE system. This standard can therefore be met.

B. The means of supplying potable water to each lot and short subdivision shall be approved by the City Engineer and the Department of Social and Health Services prior to short subdivision approval.

Finding 4: The City of Woodland is constructing a Public Work's Project on Lakeshore Drive which includes installation of 12-inch water main adjacent to the property on Lakeshore Drive. The water installation includes a new 2-inch water service to lot 1 for future connection. An existing 8-inch water main on Goerig Street is located adjacent to lot 2 with an existing water service that extends from this main to lot 2 for future connection. The water system within the area adjacent to the property has the capacity to serve the new lots. *(See Conditions 3 and 4)*

Finding 5: The applicant shall enter into a late-comer's agreement with the City and pay all required costs associated with extension of water and sewer lines within lakeshore drive proportionally to proposed use of the property. *(See condition 5)*

Finding 6: Future development will be required to comply with City of Woodland backflow and cross connection requirements per Woodland Municipal Code 13.28. *(See condition 6)*

Finding 7: Additional fire hydrants are required as determined by Clark County Fire and Rescue. Locations for fire hydrants shall be as approved by the Fire Marshal. *(See Condition 7)*

Conclusion: As conditioned, the proposal will be able to connect to the City's water system, which is an approved DOH system. This standard can therefore be met.

C. Cul-de-sacs and dead-end streets shall be developed in accordance with Section 16.14.260.

Finding 8: No new Cul-de-sac or dead-end street will be constructed with this short plat.

Notice of Decision: SPL-22-001

D. Road right-of-way, and roadbed widths of dedicated and undedicated roads shall be as required by Section 16.14.250.

Finding 9: Per WMC 12.06.010, the applicant is required to provide all required street improvements as determined by City of Woodland Public Works. Half street improvements are required along Lakeshore Drive fronting the property, and all proposed street improvements shall be constructed to City of Woodland engineering standards. (*See Conditions 8 and 9*)

Finding 10: No new roads will be constructed with this short plat. However the City of Woodland is constructing a Public Works project on Lakeshore drive which will include improvements to Lakeshore Drive. Applicant shall enter into a late-comer's agreement with the City to pay for the cost associated with required improvements along Lakeshore Drive. (*See condition 5*)

Finding 11: To accommodate this future development, the City requires a right of way dedication of 3 feet between the corner of Goerig street and Lakeshore drive running eastward 309.99 feet. Dedication shall be filed along with, or prior to, the final plat, and a not shall be placed on the face of the final Plat referencing the dedication. (*See condition 10*)

Conclusion: As conditioned, the proposal can satisfy this standard and meet the City's subdivision and engineering standards.

E. Size. The minimum size of any lot or parcel of property within a short subdivision shall be in compliance with Title 17 of this code, as heretofore amended.

Finding 12: The property is located within the Highway Commercial zoning district which requires a 10,000 square foot minimum lot size. Proposed lot 1 will encompass 62,873 square feet and proposed lot 2 will encompass 21,433 square feet. Therefore, all proposed lots meet minimum size requirements.

Finding 13: The setback requirements for these lots are as follows:

- Front Yard and Street Side Yard Setbacks: Buildings shall be set as close as possible to all of the fronting and side public streets.

Finding 14: Zero Setback Requirements on State Highways, Major Arterials, and Minor Arterials: When the subject parcel fronts on a State Highway, Major Arterial, or Minor Arterial, a minimum of forty percent of the facade length of building shall abut the

Notice of Decision: SPL-22-001

fronting sidewalks. In multi-building developments, a minimum of thirty percent of the total facade length of buildings shall abut the fronting sidewalks. When the subject property is a corner lot or double-frontage lot, the above standards shall also apply to each facade facing the side or secondary street. A note reflecting this standard shall be added to the face of the plat. (*See condition 11*)

Finding 15: When the applicant demonstrates that requirements outlined in WMC 17.36.070.1 or 17.36.070.2 cannot be reasonably met or proposes to locate pedestrian-friendly space between the building and fronting or side public street, the setback area shall feature generous landscaping, benches, or outside cafe. This may be permitted at the discretion of the approving authority without a variance being obtained. A note reflecting this standard shall be added to the face of the plat. (*See condition 11*)

Finding 16: Buildings on Street Corners: Buildings located on the corners of public streets may be set back from the corner property lines only when generous sidewalks and street landscaping are provided in the setback area. To ensure safety of motorists, bicyclists, and pedestrians, a vision clearance area shall be provided on the corner property or within the right-of-way. The vision clearance area shall be the triangle area within twenty feet from the corner of curb lines, or from the corner of property lines where there is no sidewalk. Trees, shrubs, landscaping materials, and other objects/structures shall not exceed three feet in height within the vision clearance areas. A note reflecting this standard shall be added to the face of the plat. (*See condition 11*)

Finding 17: Side Yard and Rear Yard Setbacks: No limitations except where the subject property abuts a residential zoning district, the side/rear yard setbacks shall be a minimum of twenty feet and shall be increased one foot for each foot the C-2 use building height is increased over twenty-five feet. A note reflecting this standard shall be added to the face of the plat. (*See condition 11*)

Finding 18: Future developments on the proposed lots will be subject to review to ensure the setback requirements and development standards are met at that time of development.

Conclusion: As proposed, the lots satisfy the minimum dimensional requirements of the underlying zone.

F. Road Surfacing. Surfacing of dedicated roads shall be required pursuant to Section 16.16.070.

Finding 19: Road construction will be required but will be constructed alongside city project reconstructing Lakeshore drive. Applicant shall enter into a late-comer's agreement with the city to pay a proportional share of the cost(s) to reconstruct Lakeshore drive as required by this project. (*See condition 5*)

Conclusion: As proposed, the development complies with this standard.

Impact Fees

Finding 20: New development is subject to the imposition of impact fees for Schools, Parks, and Transportation. Impact fees will be assessed with the building permit for each lot and must be paid prior to final occupancy of the residence. A note stating this shall be placed on the face of the plat. (*See Condition 10*)

Conclusion: As conditioned the project will comply with City codes.

Building

The City has adopted the 2018 edition of the International Building Code (IBC) through WMC Title 14. All commercial building review is conducted by Townzen & Associates.

Finding 21: Geotechnical report will be required to be submitted for any future development, and all recommendations outlined in the provided Geotech report will be required to be met for building structural review. A note reflecting this requirement shall be placed on the final plat. (*See condition 10*)

Engineering

Preliminary engineering comments, including findings and relevant conditions, have been integrated into this staff report. All engineering comments have been provided by Ryan Walters, the City's consulting City Engineer with Gibbs and Olson. Applicant shall apply for Civil Engineering approval prior to construction of proposed improvements at the site.

Fire Safety

All future 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 22: Applicant is required to receive CCFR plan approval and comply with all comments and/or conditions. (*See condition 12*)

Finding 23: Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. (*See condition 13*)

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

IV. DECISION

SPL 22-001 is **approved with conditions** as outlined below in section VI. (*See Conditions 14, 15, and 16*)

V. CONDITIONS OF APPROVAL

1. Please submit one full-sized, one 11" x 17" sized paper copy and one electronic copy of the final short subdivision and receive verification from the City that the plat is ready for final drawing and for signatures to be gathered. Address required revisions as part of the final submittal.
2. A general condition of Cowlitz County is that all newly created lots must indicate the addresses for all lots on the face of the plat. Contact Public Works for addresses. Addresses must be clearly indicated and viewed from the street.
3. Water and sewer service laterals from adjacent roads to the new lots are existing and available for connection. Construction shall comply with City of Woodland Engineering Standards.
4. Water and Sewer Assessment Fees vary in cost and are based upon the installed water meter size. All fees are due at the time of building permit issuance for each new business.
5. Final approval is contingent on the applicant entering into a latecomer's agreement with the city to contribute a proportional share towards required water, sewer, and street improvements currently ongoing as part of the Lakeshore drive reconstruction project, as determined by the City of Woodland Public Works Department.

Notice of Decision: SPL-22-001

6. Comply with backflow and cross-connection requirements of Woodland Municipal Code 13.28.
7. Contact Clark County Fire and Rescue for hydrant locations and include proposed hydrant locations prior to final plat approval.
8. Frontage improvements adjacent to the property will be as required by the City and shall be constructed in conformance with City of Woodland Standards and WMC Title 12.
9. Should the City, as part of a current or planned project, construct road, sewer, and water improvements as required by condition 8, applicant shall provide proportional compensation in a manner deemed acceptable to both parties that covers the cost of identified improvements in lieu of construction of required improvements alongside the short subdivision approved within.
10. Three feet of Right of Way shall be dedicated to the City of Woodland and filed alongside the approved final plat as required by the Public Works Department. Applicant shall dedicate all necessary roadway and utility right-of-way and easements on the face of the short plat. Right of way and easement widths shall be consistent with the above findings.
11. The following notes shall be placed on the plat:
 - a. Future development shall comply with WMC 17.36.070 (1) requiring proposed buildings to be set as close as possible to all fronting and side public streets and WMC 17.36.070 (2) requiring proposed developments on state highways and arterial roadways to have a minimum of forty percent (40%) of the total façade length abut the sidewalk.
 - b. When the applicant demonstrates that the requirements related to WMC 17.36.070 (1) and WMC 17.36.070 (2) cannot be reasonably met or proposes pedestrian friendly space between the building and fronting or side public street, the setback area will be required to feature generous landscaping, benches, or outside café.
 - c. Per WMC 17.36.070 (3) buildings located on the corners of public streets may be set back from the corner property lines only when generous sidewalks and street landscaping is provided. A vision clearance area shall be provided on the corner property or within the relevant Right-of-Way.
 - d. Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city. Calculations are based upon

Notice of Decision: SPL-22-001

gross floor area (GFA). Actual impact fees will be calculated and collected at the time of building permit issuance.

- e. Fire Impact Fees are required on new development. Fees are calculated based on square footage of building and collected at the time of building permit issuance.
 - f. A geotechnical report will be required to be submitted prior to building permits being submitted for any future development. All recommendations from the Geotech report must be met for building structural review.
- 12. Applicant shall receive CCFR plan approval and comply with all comments and/or conditions provided by CCFR.
 - 13. Building construction plans shall be submitted to CCFR directly, along with any fire alarm and/or fire sprinkler system alterations.
 - 14. Once final approval is given to print the final plat, signatures shall be collected in the following order:
 - 1. The owners in fee simple;
 - 2. Clark-Cowlitz Fire Rescue;
 - 3. Public Works Director;
 - 4. Cowlitz County treasurer;
 - 5. Cowlitz County Auditor
 - 15. The short subdivision shall be filed with the County Auditor and shall not be deemed approved until so filed. A copy of the approved short subdivision (after recorded) shall be submitted to the Community Development Department.
 - 16. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.

VI. APPEALS

This administrative decision may be appealed to hearing examiner no later than fourteen (14) days following the date of issuance. The appeal shall be made in writing and shall include a statement specifying the basis for such appeal per WMC 16.32.080 and shall include the appeal fee. Appeals can be submitted to the Community Development Department by 5:00 PM on August 8th, 2022.

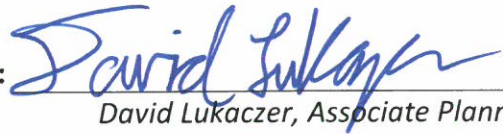
City of Woodland
Community Development Department
c/o David Lukaczer
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: lukaczerd@ci.woodland.or.wa
Phone: 360-225-7299
Fax: 360-225-7336

Notice of Decision: SPL-22-001

Date: July 25th, 2022

Signature:



David Lukaczer, Associate Planner

Cc: Applicant

Owner

Mayor

Ryan Walters, P.E.

Planning Commission

City Administrator

Building Official

Fire Marshal

City of Woodland Website

Counter Copy

Department Heads

File

Notice of Decision: SPL-22-001