

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

Ignite Propane - Site Plan Review

Land Use Application Nos.:	SPR 22-009 (Site Plan Review)
Applicant:	Ignite Propane C/O John Stott 5441 Jackson Highway Toledo, WA, 98591
Property Owner:	Hayes Cabinets C/O Loren Swanberg PO Box 2330 Woodland, WA 98674
Site Location:	657 W. Scott Avenue
Parcel No. & Size:	5042706, 1.15 acres
Zoning Designation:	Light Industrial, I-1
Date Application Received:	July 19 th , 2022
Notice of Complete Application Issued:	August 1 st , 2022
Notice of Application & Likely DNS issued:	N/A
Comment Period & SEPA Appeal Period Ended:	N/A
Notice of Decision Issued:	August 15 th , 2022
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF REQUEST

Applicant is proposing to develop a currently vacant lot for the purposes of storage and distribution of propane tank, including the installation of a portable office building and carport. Applicant will also utilize the sight for a distribution and sale of sheds. A total of 3,068 SF of new structures have been proposed, primarily along the existing paved driveway.

II. FINDINGS OF FACT

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. Expansion of existing structures exceeding 4,000 sq. ft. is normally considered a Type II site plan review. Given the structure is intended for temporary use, less than 180 days, the proposal will be reviewed as a Type I site plan.

Streets and Sidewalks | WMC Title 12

Finding 1: The street frontage on West Scott Avenue is fully developed with existing curb, gutter, attached sidewalk, and landscaping and appears to be in good condition. The street light located on the north side of West Scott Avenue and adjacent to the proposed development's western driveway access shall be upgraded to an LED head. The Public Work's Director will evaluate and assess the need for any additional street lighting to be installed as part of this project. (*See Condition # 1*)

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

Water and Sewage | WMC Title 13

Finding 2: Water and Sewer utilities are not proposed to be extended to the site.

Finding 3: On-site fire hydrants will be as required by Clark Cowlitz Fire and Rescue.

Finding 4: Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule in the future only if the development extends water and sewer service to the property.

Erosion Control | WMC 15.10

Finding 5: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the 2012 Stormwater Management Manual for Western Washington during site excavations and grading. (*See Condition # 2*)

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

Stormwater Management | WMC 15.12

Finding 6: The applicant will not be required to submit a Stormwater TIR as the proposed development does not exceed the thresholds listed within WMC 15.12.030.B (1, 2, and 3).

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

Permitted Uses | WMC 17.44.020

Finding 7: The proposal is for a propane distribution yard, with a small office complex and accessory sales uses.

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

Building Setbacks | WMC 17.44.070

Finding 8: Setbacks in the I-1 zone for a property not abutting a residential use are required to be:

- Front: 25 ft.
- Side: 10 ft.
- Rear: 10 ft.

Finding 9: The office structure is noted as being 25 feet from the front property line, while the carport and propane fill station are both 40 feet from the front property line. All structures are more than 25 feet from both side property lines, and beyond 10 feet from the rear property line. Proposed development is consistent with light industrial building setback standards as proposed.

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

Building Height | WMC 17.44.080

Finding 10: On lots greater than one acre in size in the I-1 zone, structures are limited to 45 feet in height.

Finding 11: The subject property is greater than one acre in size and the proposed structure is less than 45 feet in height

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

Lot Coverage | WMC 17.44.090

Finding 12: There are no limitations for lot coverage.

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

Landscape Design and Screening | WMC 17.44.133 – WMC 17.46.136

Finding 13: All mechanical equipment, outdoor storage, manufacturing areas, service and delivery areas, and garbage/recycling receptacles must be fully screened from view from all public streets in a manner which is architecturally integrated with the (existing) structure per WMC 17.44.136(G). For example, decorative walls, minimum of 6 feet in height, or a hedge may be used.

Finding 14: The lot has a pre-existing chain link fence surrounding the property, and the frontage facing West Scott Avenue is screened with ample trees, shrubs, and other landscaping. Proposed storage, mechanical, service, and delivery areas are screen and/or not visible from the street.

Finding 15: No trash enclosure is indicated on the plan. Applicant is required to provide a landscaping plan showing location of all trash facilities and proposed screening of any trash structure(s) prior to approval of building permits. (*See Condition # 3*)

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

Lighting | WMC 17.44.140

Finding 16: 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 17.44.140. (*See Condition # 4*)

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

Site Standards | WMC 17.44.160

Finding 17: All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. (See Condition # 5)

Finding 18: All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration. (See Condition # 6)

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

Industrial Off-Site Improvements | WMC 17.44.200-.240

Finding 19: Any structure over 2,000 sq. ft. is subject to off-site improvement requirements.

Finding 20: The street is already improved with curb, gutter, sidewalk, and landscaping. The site does not have water and/or sewer connections, and the applicant is proposing the use of a temporary bathroom facility in lieu of connection to City public water and sewer systems.

Finding 21: Property is over 200 feet from nearest sewer line for connection. Based on this distance, as well as the scale of the property, the Public Works department has waived the requirement to connect to public sewer and water systems.

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

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 complying with all performance standards. (See Condition # 7)

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

Fire Review

Finding 23: The application is currently under review by Clark County Fire and Rescue. A permit must be obtained before developing the property. Applicant is responsible for complying with all conditions placed upon the property by CCFR, and for compliance with all comments, notes, and/or agreements made with CCFR.

A condition is added to meet all requirements of Clark County Fire and Rescue. (*See Condition # 8*)

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

Impact Fees | WMC 3.40-3,42

Finding 24A: 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 24B: For this proposal, trip generation was evaluated under the use classification “#712 – Small Office Building” and “#110 – General Light Industrial” from the ITE 10th Edition manual. For the “#712 -- small office building” classification calls for 2.45 PM peak hour trips per 1,000 square feet while the “#110 – General Light Industrial” classification estimates 0.63 PM Peak Hour trips per 1,000 SF. It is calculated that 2868 s.f. of the proposed development can be classified as general light industrial development, for an estimated 1.81 PMPHT. Approximately 200 SF of the proposed development can be classified as being a small office complex, for an estimated additional 0.49 PMPHT. In total, 2.3 additional PMPHT are expected to be present with the proposed development.

Finding 24C: Per the City of Woodland fee ordinance, Transportation impact fees are calculate at a rate of \$838 per PMPHT for industrial and commercial development. For the calculated 2.3 additional PMPHT created by this development, an estimated Transportation Impact Fee of \$1927.40 would be required for this development.

Finding 24D: Transportation Impact Fees (TIF) are currently on holiday for new commercial and industrial development until June 30th, 2024 and will not be required at this time. Trips will not be vested for future credits.

Finding 25: 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 3068 square feet of new structural improvements, therefore a Fire Impact Fee of \$1,564.68 is estimated for the project.

A condition of approval has been added which requires the fees be paid at the time of building permit issuance or through a development agreement. (*See Condition # 9*)

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

Building | WMC Title 14 & International Building Code

Finding 26: Building permit(s) will be required prior to placement of any structures. (*See Condition # 10*)

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

III. 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.*

IV. CONDITIONS OF APPROVAL

1. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12. Applicant will coordinate with the City of Woodland Public Works department to upgrade existing streetlight to LED on site.
2. Erosion Control shall be installed and maintained per WMC 15.10.
3. Provide a landscaping plan showing proposed trash enclosure as well as proposed screening of trash enclosure.
4. All lighting should be installed and arranged to ensure that no reflection or glare shall conflict with readability of traffic signs or control signs. Lighting shall not rotate, glitter, or flash.
5. All buildings and yards shall be maintained in a neat and orderly manner and landscaping shall be maintained in a healthy, presentable state.
6. All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration.
7. It is the applicant's responsibility to ensure their operation complies with all relevant performance standards per WMC 17.48, including sound level, vibration, air emissions,

smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity, and radio transmitters.

8. Applicant shall meet all requirements by Clark Cowlitz Fire Rescue, and apply for any/all required permits as determined by CCFR.
9. Applicant is responsible for paying fire impact fees when building permits are issued per WMC 3.42.
10. Apply for building permit(s) for all proposed structures prior to secure placement.

V. 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., August 29, 2022.**

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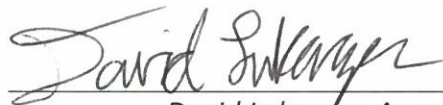
VI. NEXT STEPS

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

- Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Submit for building, grading, and sign permits.
- 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 three copies of 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: 8/15/2022

Signature:



David Lukaczer, Associate Planner

cc:

Applicant

Property Owner

Attachment A Site Plan

