

**Community Development Department**  
 Building | Planning | Code Enforcement  
 P.O. Box 9, 230 Davidson Avenue  
 (360) 225-7299, [www.ci.woodland.wa.us](http://www.ci.woodland.wa.us)

**STAFF REPORT & RECOMMENDATION**  
**Lakeshore Drive Sanitary Sewer and Water**  
**Improvement Project**  
**Shoreline Substantial Development Permit and SEPA DNS**  
 Hearing Date: August 31, 2022

Land Use Applications:	SSD-22-002/SEP-22-008
Applicant/Right-of-way owner:	City of Woodland PO Box 9 230 Davidson Ave Woodland, WA 98674
Site Location:	Lakeshore Drive between Island Aire Drive and Part Street in the shoreline, with work to Goerig Street outside the shoreline, Woodland, WA 98674
Parcel Nos. & Size:	Lakeshore Drive Right-of-Way
Zoning Designation:	Right-of-Way
Date Application Received:	SEPA 7/21/2022, JARPA 8/1/2022
Notice of Complete Application Issued:	August 11, 2022
Notice of Application & Likely DNS issued:	July 21, 2022
Comment Period & SEPA Appeal Period Ended:	August 12, 2022
Public Comment for SSD ends:	August 24, 2022 in written form, August 31, 2022 for the testimony at the Hearing
Public Hearing:	August 31, 2022. 1 p.m. Join from your computer, tablet or smartphone: <a href="https://meet.goto.com/716782637">https://meet.goto.com/716782637</a>
Notice of Decision Issued:	Typically, within 7 days after hearing
Staff Report Date:	August 24, 2022
Staff Recommendation:	Approve as conditioned.

## I. DESCRIPTION OF REQUEST

The City of Woodland proposes the placement of ductile iron water main and PVC sanitary sewer main within Lakeshore Drive between Goerig Street and Island Aire Drive in Woodland, WA. This project is adjacent to the shoreline of Horseshoe Lake and within the High-Intensity shoreline designation.

The entire portion of the work within shoreline jurisdiction will be within the current road alignment of Lakeshore Drive. The project will involve trenching within the road, placement of utility mains, backfill of the trench, and finished by repaving Lakeshore Drive.

This project is adjacent to an additional project for similar work outside the shoreline jurisdiction of Horseshoe Lake. That project is the Lakeshore Drive Pavement and Pedestrian Improvement Project which is not part of the shoreline permit.

## II. LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located adjacent to Horseshoe Lake starting at Park Street south of Horseshoe Lake Park and extends south to Island Aire Drive which is on the inside of Horseshoe Lake. The property is entirely within the road way and therefore the public right-of-way for Lakeshore Drive.

## III. REVIEW AUTHORITY

Per WMC 19.08.030, Shoreline Substantial Development Permits Site Plan Reviews shall be reviewed by the Development Review Committee with the decision to be issued by the Hearing Examiner.

## IV. FINDINGS OF FACT

### Site Plan Review - Exemptions | WMC 19.10.030

**Finding 1:** The installation or replacement of underground utilities is exempt from Site Plan review fees per WMC 19.10.030(D).

**Finding 2:** Upon completion of the utility work, the road will be returned to a pre-construction state by the placement of roadway surfacing similar to that which existed prior to the utility work. Because that work can be considered normal maintenance and repair of existing infrastructure, this work would also be exempt from site plan review because it would not be considered new development nor would it trigger an increase in land use activity and meet the exemption in WMC 19.10.030(L).

## Streets and Sidewalks | WMC Title 12

**Finding 3:** Final replacement of the roadway surfacing must meet the City's Engineering Design standards for public streets. The plans reflect those standards and a condition has been added that requires the project be completed to city standards. *See Condition #1.*

**Conclusion:** As conditioned, the proposal can comply with the development standards

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## Water and Sewage | WMC Title 13

**Finding 4:** Existing water mains exist but the project involves the replacement of those mains with larger pipe. All water main must be installed in accordance with the City's Engineering Design standards for public water utility improvements. A condition has been added that requires the project be completed to city standards. *See Condition #1.*

**Finding 5:** The project involves the placement of new sewer mains within Lakeshore Drive. As designed, the new sewer main meets the City's Engineering Design standards for public sewer utility improvements. A condition has been added that requires the project be completed to city standards. *See Condition #1.*

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

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## Erosion Control | WMC 15.10

**Finding 6:** 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. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed.

**Finding 7:** Erosion control plans are included in the design drawings and they have been found to meet the city's engineering standards. A condition has been added that requires the project be completed to city standards including the implementation of the erosion control measures shown in the plans. *See Conditions #1 and 2.*

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

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## Stormwater Management | WMC 15.12

**Finding 8:** Stormwater detention and treatment for the project is addressed by the proposal by collecting runoff water with a curb and inlet system which route the water to a system of existing stormwater facilities. *See Condition #1.*

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

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## Shoreline Substantial Development Permit | SMMP Section 8.8

Screen shots of this section show:

### 8.8 Shoreline Substantial Development Permit (SSDP)

- A. An SSDP shall be required for projects occurring within the City's shoreline jurisdiction pursuant to the requirements and procedures contained in WAC 173-27 (Shoreline Management Permit and Enforcement Procedures); except for those projects described in Section 3.2, Exemptions from a Shoreline Substantial Development Permit:
- B. Upon the review of materials submitted by an applicant the City may, at its discretion, require peer review be completed by a consultant chosen by the City, at the sole expense of the applicant.
- C. Time requirements for SSDPs are as follows (See WAC 173-27-090 for complete language.):
  - 1. Construction activities shall commence, or where no construction activities are involved, the use or activity shall commence within two (2) years of the effective date of an SSDP.
  - 2. The period for commencement of construction or use may be extended once for a one (1)-year period if a request based on reasonable factors is filed before the expiration date and notice of the proposed extension is given to parties of record.
  - 3. The authorization to conduct certain development activities (see WAC 173-27-090) shall terminate five (5) years after the effective date of an SSDP.
  - 4. The authorization period to conduct development activities may be extended once for a one (1)-year period if a request based on reasonable factors is filed before the expiration date and notice of the proposed extension is given to parties of record and the department.
  - 5. The time periods in Subsections C.1 and C.3, above, do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

**Finding 9:** This application meets the standard of A which requires review under the SMMP.

**Finding 10:** The project has been reviewed by the city's contract engineer, Ryan Walters. He accepted the project designs as complete and meeting the city's standards. His written comments are attached to this report. See *Condition #1*.

**Conclusion:** As proposed and conditioned, the proposal can comply with these criteria and standards.

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## Shoreline Master Program Goals and Policies | SMMP Section 4

Screen shots of this section show:

### **4. Shoreline Master Program Goals and Policies**

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#### **4.1 General Shoreline Goals**

##### **4.1.1 Goal**

Ensure appropriate conservation and development of City of Woodland's shorelines by allowing those uses which are water-dependent, as well as other development which provides an opportunity for a substantial number of people to enjoy the shorelines. This should be done in a manner which will achieve an orderly balance of shoreline uses that improve the quality of the environment.

**Finding 11:** This goal is generally not applicable because the road existed prior to adoption of the SMMP. Otherwise, the development is being done in a manner that continues the orderly balance of the shoreline use and the protection of the quality of the environment.

**Conclusion:** As proposed and conditioned, the proposal will comply with this goal.

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#### 4.1.2 Policies

- A. Ensure that all uses and developments are compatible with the site, the surrounding area and the environment, and do not result in a net loss of shoreline ecological functions.
- B. Water-dependent and associated water-related uses are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses.
- C. Water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives are the second highest priority.
- D. Limit non-water-oriented uses to those locations where access to the water is not provided or where the non-water-oriented use contributes to the objectives of the Act in providing ecological restoration and public access.
- E. Reserve the shoreline areas for uses which allow optimal uses for future generations by recognition of potential long-term benefits to the public, and discouragement of short-term gain or convenience.
- F. Allow multiple uses of shoreline areas where integration of compatible uses or activities is feasible.
- G. Work with the public to increase awareness of the Shoreline Management Act, and the importance of protecting shorelines.
- H. Respect and protect private property rights.

**Finding 12:** In this case, because the project does not incur new development per se, staff finds the placement of underground utilities is compatible with the site and that it is sensitive to the shoreline environment. No net loss of shoreline ecological functions will result from the project.

**Finding 13:** The project is neither water-dependent or water-related so Policies 4.1.2 B through D are not applicable.

**Finding 14:** Policy 4.1.2 E is met because the road and utilities allow for optimal use for future generations and provide for long term benefits to the public.

**Finding 15:** Policy 4.1.2 F is met because the road and utilities allow for multiple use of the shoreline.

**Finding 16:** Policies 4.1.2 G and H are not applicable for this project.

**Conclusion:** As proposed and conditioned, the proposal will comply with these policies.



## Public Access | SMMP Section 4.6

Screen shots of this section show:

### 4.6 Public Access

#### 4.6.1 Goal

Increase the general public's ability to safely enjoy the publicly owned shorelines in the City of Woodland and ensure that public access will not encroach upon the rights of private property owners and will not adversely affect fragile natural areas.

**Finding 17:** This goal is generally not applicable because the road existed prior to adoption of the SMMP. Otherwise, the development is being done in a manner that continues to provide access to the shoreline.

**Conclusion:** As proposed and conditioned, the proposal will comply with this goal.

#### 4.6.2 Policies

- A. Public access should be provided consistent with the existing character of the shoreline and with consideration of opportunities and constraints for physical and visual access, as well as consideration of ecological functions and public safety.
- B. Public access to and along the water's edge should be available throughout publicly owned shoreline areas, although direct physical access to the water's edge may be restricted to protect shoreline ecological values.
- C. Future developments and redevelopments shall not adversely affect existing public access and should provide new opportunities for the public to reach, touch and enjoy the water's edge.
- D. Locate, design, and maintain public access development in a manner that enhances the natural environment.
- E. As opportunities and funds arise, purchase, or otherwise make available to the public, shoreline properties if their value for public use merits such action.
- F. Existing highway and road corridors along shorelines should better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.
- G. Coordinate with local, state, and federal agencies to ensure shoreline public access is consistent with regional parks recreation, open space and trails plans.
- H. Respect and protect private property rights when considering public access in development.

**Finding 18:** In this case, because the project will not affect access to the shoreline, completion of the project will not affect the ability for the public to access the shoreline. Therefore, these policies are generally not applicable and the project will not prevent the city from protecting property rights or continuing access as outlined in the policies.

## Transportation, Utilities, and Essential Public Facilities | SMMP Section 4.8

Screen shots of this section show:

### 4.8 Transportation, Utilities, and Essential Public Facilities

#### 4.8.1 Goal

Develop safe, convenient, and multi-modal shoreline circulation and utility systems to ensure efficient movement of goods and people within the City of Woodland and throughout the region with minimum disruptions to the shoreline environment and minimum conflict between the different users.

**Finding 19:** The proposed project will not affect multi-modal shoreline circulation or the efficient movement of goods and people within the city or throughout the region.

**Finding 20:** The proposed project will have some disruption of circulation during construction but this will be limited to short periods and mitigated by flagged control of traffic.

**Finding 21:** The proposed project will improve the utility aspect of this goal by providing additional public sewer coverage and by increasing water capacity within the existing water service area.

**Finding 22:** The proposed project will not affect multi-modal shoreline circulation or the efficient movement of goods and people within the city or throughout the region.

**Conclusion:** As proposed and conditioned, the proposal will comply with this goal.

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## 4.8.2 Policies

- A. Locate and design major circulation systems and new non water-oriented utilities outside shoreline jurisdiction, except for necessary crossings, unless alternative locations are infeasible, a shoreline location is required, or the improvement is necessary to support an approved shoreline use.
- B. New or expanded facilities should be designed to result in no net loss of ecological functions and processes in shoreline jurisdiction.
- C. Encourage existing corridors for transportation facilities along shorelines to better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.
- D. Allow parking facilities within shoreline jurisdiction only to support an authorized use when locations outside of shoreline jurisdiction are not suitable or feasible.
- E. Encourage multi-modal uses of any necessary roads.
- F. Encourage alternate forms of transportation such as walking and bicycling.
- G. Linear utilities that must be located within shoreline jurisdiction should be located within existing rights of way or corridors whenever feasible.
- H. Ensure new utilities utilize existing transportation and utility rights-of-way easements, or existing cleared areas to the greatest extent feasible.

**Finding 23:** These policies have limited applicability because the project lies within an existing road that existed prior to the shoreline management program. Policy A compliance is dictated by the location of the road and Policy B is the purpose of the project.

**Finding 24:** Policies 4.8.2 C through F are not applicable.

**Finding 25:** The proposed project meets Policy 4.8.2 G.

**Finding 26:** The proposed project meets Policy 4.8.2 H.

**Conclusion:** As conditioned, the proposal complies with these policies.

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## Fire Review

**Finding 27:** All applications must be reviewed and approved for Fire Life Safety by Clark-Cowlitz Fire Rescue (CCFR). The full comment letter from CCFR has been attached to the staff report. A summary of comments:

- CCFR has identified a potential location for a fire hydrant at south end of the Horseshoe Lake shoreline.

**Finding 28:** Public Works had indicated they consider this during discussion however, because the project will not incur additional demand for fire services, there does not seem to be a nexus for requiring the hydrant. The concern is that requiring a hydrant will cause impacts outside of the existing road prism and therefore incur environmental impacts which have not been analyzed or mitigated for. Therefore, staff has declined to make the hydrant a condition of approval.

**Finding 29:** Otherwise, CCFR has indicated the plans are approved and they added a signature block and has signed the plans as submitted.

**Conclusion:** As proposed, the project complies with fire protection standards.

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## **Fish & Wildlife**

**Finding 30:** The application was reviewed by Isaac Holowatz, Habitat Biologist for the Washington Department of Fish and Wildlife. The full comment letter has been attached to the staff report. Mr. Holowatz states that he recognizes that the project will ultimately result in a net improvement to water quality and help protect fish habitat throughout the area.

**Finding 31:** Staff interprets this interpretation to be the result of the project intercepting and diverting untreated runoff from the road, away from direct entry into Horseshoe Lake. Staff concurs with this conclusion.

**Conclusion:** As proposed, the project provides adequate long term environmental mitigation to offset any temporary construction impacts.

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## **SEPA Review**

**Finding 32:** No comments were received in response to the publication and dissemination of the SEPA checklist and DNS.

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

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## **Comprehensive Plan**

### **Land Use (LU) Chapter 3**

The land use chapter of the comprehensive plan considers the general distribution and location of land uses and the appropriate intensity and density of land uses.

**Finding 33:** The proposed project will not result in any direct land use impacts. However, it does further the land use goals and policies for the efficient and effective provision of

urban services within the City. Including Land Use policy 1.3 for the placement of underground utilities where possible.

**Conclusion:** As conditioned, the proposal complies with these goals and policies.

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## **Capital Facilities (CF) Chapter 8**

The capital facilities chapter outlines the effective and efficient provision of utilities.

### **8.6 Goals and Policies**

#### ***Public Facilities and Services***

##### **Goal**

**CF 1** Ensure that public facilities and services are provided, operated and maintained effectively and efficiently and that new or extended public facilities and services in Woodland and the urban growth area are made available in a logical, timely and equitable manner.

##### **Policies**

**CF 1.1** Encourage development of areas currently served, prior to opening new areas for development.

**CF 1.2** Design and construct public facilities and services to handle the anticipated growth of the service area, and to minimize future maintenance and repair costs.

**CF 1.3** Provide public sanitary sewer, water and related facilities services necessary to adequately serve a proposed development.

**CF 1.4** Consider impacts on future city development and land use patterns regarding the timing and location of new facilities and the improvement of existing facilities.

**Finding 34:** Goal CF 1 aims for the effective and efficient provision of utilities within the city. This project meets that goal.

**Finding 35:** The proposed project is consistent with the associated polies because it is designed to accommodate existing and future development (growth) within an existing road footprint.

##### **Goal**

**CF 2** Locate public facilities and services to provide maximum benefit and minimum harm to property owners and citizens.

**Finding 36:** The proposed project meets this goal by locating within the existing road bed.



### **Policies**

- CF 2.1** Allow the location and construction of public facilities (e.g., Public Works shop, pump house, parks, etc.) in any zoning district.
- CF 2.2** Locate public facilities and utilities to: (a) maximize the efficiency of services provided; (b) minimize their costs; and (c) minimize their impacts upon the natural environment, particularly to critical areas.
- CF 2.3** Adopt and implement a process and criteria for identifying and siting essential public facilities (EPFs). EPFs may include: state education facilities, state and local correctional facilities; solid waste handling facilities; in-patient facilities, including substance abuse facilities; and mental health facilities.

**Finding 37:** The proposed project is a public facility that serves to provide services in an efficient can cost effective manner, the location of which is dictated by the need for services. The project meets the intent of the above policies.

**Conclusion:** As conditioned, the proposal complies with these goals and policies.

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### **Energy and Utilities (EU) Chapter 9**

The energy and utilities chapter outlines the effective and efficient provision of water and sewer utilities (in addition other services not relevant to this project...like garbage, natural gas, telecommunications etc.).

#### **Goal**

- EU 1** Process permits and approvals for utility facilities in a fair and timely manner and in accord with development regulations.

**Finding 38:** Goal EU 1 is met by this project because it is providing utility improvements that meet development regulations.

#### **Policies**

- EU 1.1** Provide timely effective notice to private utilities prior to new construction and maintenance and repair of existing roads, to coordinate trenching activities.

**Finding 39:** Policy EU 1.1 is met by this project because notice has been provided by the SEPA process and the shoreline permitting process. In addition, the project has been on the City Transportation Improvement Program and notice has been given for the grant application and the awarding of the grant money to complete this project.

## **Goal**

- EU 2** Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the city, and ensure utilities are safe, reliable, aesthetically compatible with surrounding land uses, and available at reasonable economic costs.

**Finding 40:** Goal EU 2 is met by this project because it is providing utility improvements that meet future growth needs, including the upsizing of water mains, and the extension of sewer to that portion of the city that is served by grandfathered on-site septic systems.

## **Policies**

- EU 2.1** Encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors.
- EU 2.2** Promote, when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.
- EU 2.3** Promote the extension of utility distribution lines to and within the Urban Growth Area.
- EU 2.4** Ensure that all maintenance, repair, installation, and replacement activities by utilities are consistent with the city's critical areas ordinances.
- EU 2.5** Encourage communication among the WUTC and utilities regulated by the WUTC regarding the requirements of the Growth Management Act, especially the requirement that service be provided concurrently with or in advance of demand.
- EU 2.6** Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

**Finding 41:** Policy EU 2.1 is met by this project because it is using existing right-of-way.

**Finding 42:** Policy EU 2.2 is met by this project because it co-locates the new sewer line with the water line within the using roadway. Having the utilities under the road will reduce the chance those pipes will be damaged or otherwise suffer from construction related disruption.

**Finding 43:** Policy EU 2.3 is met by this project because the project is an extension of utilities within the city and end at the city's limits so they can be extended into the UGA.

**Finding 44:** Policy EU 2.4 is met by this project will install utilities that are built by the city, to city standards. (See Condition #1)

**Finding 45:** Policy EU 2.5 is not applicable.

**Finding 46:** Policy EU 2.6 is met by this project will install utilities that are built by the city, to city standards. (See Condition #1)

**Conclusion:** As conditioned, the proposal complies with these goals and policies.

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**Finding 47:** Per WMC 17.72.060, the Hearing Examiner may impose conditions of approval which are found necessary to ensure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to the following:

- A. Limiting the hours, days, place, and manner of operation;
- B. Requiring design features, which minimize environmental impacts such as, noise, vibration, air pollution, glare, odor, and dust;
- C. Requiring additional setback areas, lot area, or lot depth or width;
- D. Limiting the building height, size or lot coverage, or location on the site;
- E. Designating the size, number, location, and design of vehicle access points;
- F. Requiring street right-of-way to be dedicated and the street to be improved;
- G. Requiring landscaping, screening, drainage and surfacing of parking and loading areas;
- H. Limiting the number, site location, height, and lighting of signs;
- I. Limiting or setting standards for the location and intensity of outdoor lighting;
- J. Requiring berming, screening or landscaping and the establishment of standards for their installation and maintenance;
- K. Requiring and designating the size, height, location, and materials for fences;
- L. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

**Staff Response:** Conditions of approval have been recommended and not additional conditions appear to be warranted at this time for the project proposed.

**Conclusion:** As conditioned, the project can comply with the criteria, standards, and requirements for approval by the hearing examiner under 17.72.

## **V. STAFF RECOMMENDATION & DECISION**

Based on the criteria and standards outlined in Woodland Municipal Code (WMC) and the Woodland Shoreline Management Master Program, the City of Woodland's Development Review Committee (DRC) recommends **APPROVAL AS CONDITIONED**. *See Section VI for recommended 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.



**Staff Contact:** Travis Goddard, Community Development Director  
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P.O. Box 9  
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[goddardt@ci.woodland.wa.us](mailto:goddardt@ci.woodland.wa.us)

## VI. RECOMMENDED CONDITIONS OF APPROVAL

1. The project shall be completed as designed and shown in the approved engineering plans.
2. All erosion control measures shall be in place prior to commencement on any work within shoreline jurisdiction.

## VII. APPEAL PROCEDURE

Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing of the decision as provided for in RCW 90.58.140(6).

### Submitted

**Date:** 8/25/2022

**Signature:** \_\_\_\_\_



*Travis Goddard, Director*

cc:

Applicant	Planning Commission
Property Owner	City Council
City Engineer	Mayor
Parties of Record	File
Department Heads	Counter Copy
Building Official	Website
Fire Marshal	

### ATTACHMENTS

- A. Agency & public comments (scanned)
- B. Site plan, narrative & application materials (on-line)
- C. SEPA checklist and DNS (on-line)





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Ridgefield, WA 98642

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**web:** [www.clarkfr.org](http://www.clarkfr.org)

TO: David Lukaczer  
FROM: Josh Taylor, Deputy Fire Marshal - Clark-Cowlitz Fire Rescue  
DATE: August 23, 2022  
RE: Lakeshore Drive Sanitary Sewer and Water Improvement Project  
LINK: <https://clarkfr.idtplans.com/secure/project/?projectid=834983>

### **Fire and Life Safety Review**

The set of plans have been Approved. Please review any Open Issue(s) (comments) that may be attached as part of this review. The current set of plans have been stamped and are acceptable to be used as the working set of plans.

**Inspection of work and acceptance testing to be scheduled directly with Clark-Cowlitz Fire Rescue.**

Please feel free to contact me with any questions that you may have.

**Josh Taylor**

***Deputy Fire Marshal***

Clark-Cowlitz Fire Rescue

911 N 65th Ave, Ridgefield, WA 98642

[josh.taylor@clarkfr.org](mailto:josh.taylor@clarkfr.org)

3608876227



Josh Taylor

Lakeshore Drive Sanitary and Water Improvements Plans 6.28.22.pdf (Page 1) [1] C1.00 COVER SHEET

**1. Fire & Life Safety B**

Josh Taylor Existing hydrant  
3608876227  
[josh.taylor@clarkfr.org](mailto:josh.taylor@clarkfr.org)

**2. Fire & Life Safety B**

Josh Taylor Additional hydrants to be added for proper access along the Emergency Access Road  
3608876227 (e.g. Lakeshore Drive)  
[josh.taylor@clarkfr.org](mailto:josh.taylor@clarkfr.org)

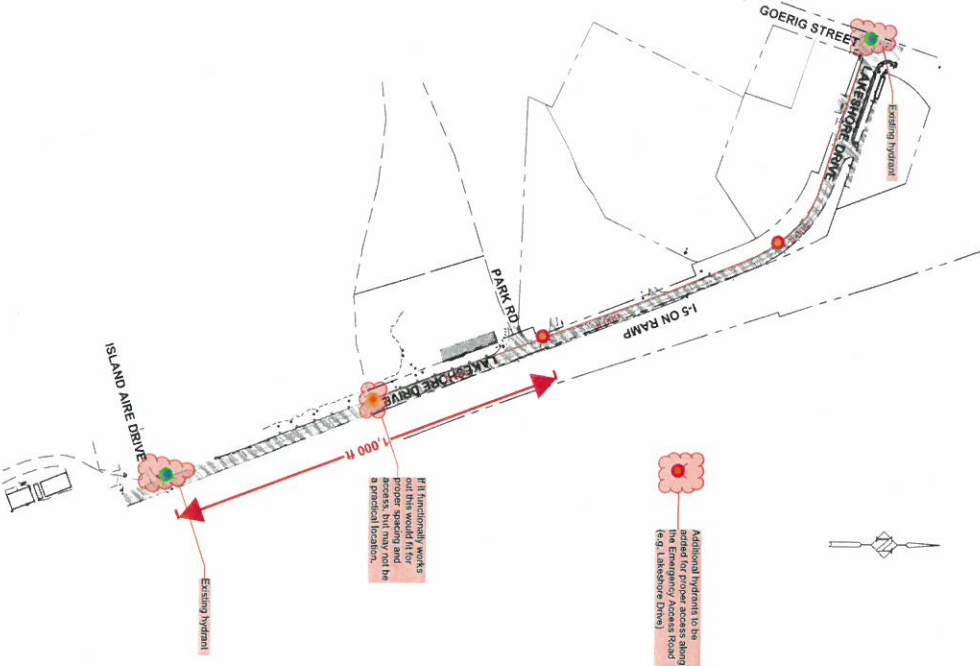
**3. Fire & Life Safety B**

Josh Taylor Existing hydrant  
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**4. Fire & Life Safety B**

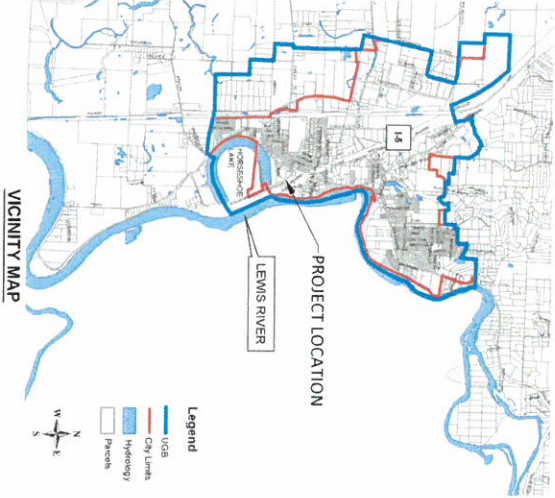
Josh Taylor If it functionally works out this would fit for proper spacing and access, but may not be a  
3608876227 practical location.  
[josh.taylor@clarkfr.org](mailto:josh.taylor@clarkfr.org)

# LAKESHORE DRIVE SANITARY AND WATER IMPROVEMENTS WOODLAND, WASHINGTON



**SHEET INDEX**

C1.00	COVER SHEET
C1.01	GENERAL NOTES AND LEGEND
C2.01	PLAN AND PROFILE (R.O.P. - STA. 5+00)
C2.02	PLAN AND PROFILE (STA. 5+00 - STA. 9+25)
C2.03	PLAN AND PROFILE (STA. 9+25 - STA. 13+50)
C2.04	PLAN AND PROFILE (STA. 13+50 - STA. 17+75)
C2.05	PLAN AND PROFILE (STA. 17+75 - STA. 22+00)
C2.06	PLAN AND PROFILE (STA. 22+00 - E.O.P.)
C3.01	GRADING AND ESC PLAN (STA. 3+50 - STA. 13+50)
C4.01	EROSION CONTROL NOTES AND DETAILS
C4.02	SANITARY SEWER NOTES AND DETAILS
C4.03	SANITARY SEWER DETAILS
C4.04	WATER NOTES AND DETAILS
C4.05	WATER DETAILS



**PROJECT OWNER**

CITY OF WOODLAND  
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 EMAIL: CITY@WOODLAND.WA.GOV

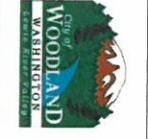
**CIVIL ENGINEER**

HARPER HOUF PETERSON RIGHELLIS INC.  
 1203 MAIN STREET, SUITE 125  
 WOODLAND, WA 98660  
 PH: (360) 750-1111  
 FAX: (360) 750-1114  
 EMAIL: INFO@HHPRI.COM

**TOPOGRAPHIC SURVEY BY**  
**HARPER HOUF PETERSON RIGHELLIS INC.**

**HORIZONTAL DATUM:**  
 NAD 83  
 HORIZONTAL DATUM: NAD 83  
 VERTICAL DATUM: NAVD 29

City of Woodland Public Works Director Approval  
 Tracy Coleman



Plan Approved  
 By  
 Date  
 08/23/2022

DESIGNED	JDB/DRR
DRAWN	JDB/DRR
CHECKED	BMH
DATE	06/28/2022

NO.	DATE	DESCRIPTION

**HHPRI** Harper Houf Peterson Righellis Inc.  
 ENGINEERS PLANNERS  
 LANDSCAPE ARCHITECTS SURVEYORS  
 1230 Main Street, Suite 125, Woodland, WA 98660  
 Phone: 360.750.1131 www.hpri.com fax: 360.750.1141

COVER SHEET  
**LAKESHORE DRIVE SANITARY & WATER IMPROV.**  
 WOODLAND, WA

SHEET NO.  
**C1.00**  
 WLD-17A



## Travis Goddard

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**From:** Holowatz, Isaac T (DFW) <Isaac.Holowatz@dfw.wa.gov>  
**Sent:** Wednesday, August 24, 2022 12:11 PM  
**To:** Travis Goddard  
**Subject:** City Lakeshore Drive project review

Hey there Travis,

My Name is Isaac Holowatz the new Lewis River Watershed Habitat Biologist for WDFW... George Fornes forwarded the information regarding the City Lakeshore Drive project and I apologies I am only now looking into the project.

I have reviewed the application and the plans and I think that it will improve water quality and help protect fish habitat throughout the area.

Thank you for the opportunity to provide comments on the project.

Please feel free to contact me directly for future projects or questions.

I look forward to working with you more in the future.

**Isaac Holowatz**  
Habitat Biologist  
Washington Department of Fish and Wildlife  
Cell: 360.773.8943







## Travis Goddard

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**From:** Ryan Walters <rwalters@gibbs-olson.com>  
**Sent:** Tuesday, August 16, 2022 1:30 PM  
**To:** Travis Goddard; David Lukaczer  
**Subject:** RE: City Lakeshore Drive project review

Travis – I've previously reviewed the Plans for conformance with City code and provided engineering comments for the NOD for water and sewer. The Plans meet City code and the environmental impacts are minimal with the overall result of removal of stormwater into Horseshoe Lake and instead into a City owned stormwater system being beneficial.

Furthermore, within the area where work is outside of the Lakeshore Drive roadway, sufficient TESC is proposed to be in-place for construction of these utilities.

Take care. Please let me know if you require anything further.

**Ryan Walters, P.E., NACE I | Project Manager**

**GIBBS & OLSON**

CIVIL ENGINEERS | LAND SURVEYORS

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**From:** Travis Goddard <GoddardT@ci.woodland.wa.us>  
**Sent:** Friday, August 12, 2022 2:19 PM  
**To:** Bass, Dylan <BassD@wsdot.wa.gov>; Tracy Coleman <ColemanT@ci.woodland.wa.us>; Kathryn Myklebust <myklebustk@ci.woodland.wa.us>; Ryan Walters <rwalters@gibbs-olson.com>; kellyj@woodlandpd.org; Debi Cler <debi@townzen-consulting.com>; Fornes, George L (DFW) <George.Fornes@dfw.wa.gov>  
**Cc:** 'Mike Jackson (mike.jackson@clarkfr.org)' <mike.jackson@clarkfr.org>; Travis Goddard <GoddardT@ci.woodland.wa.us>; David Lukaczer <lukaczerd@ci.woodland.wa.us>  
**Subject:** City Lakeshore Drive project review

[EXTERNAL]

Sorry for the late delivery.

Please review this project. The City is installing water and sewer line Lakeshore Drive and it is within the shoreline of Horseshoe Lake.

So there will be very little environmental impact, and it is entirely about meeting city code, so it should be a relatively quick review.

The accelerated timeline is due to the fact that we got some last minute grant funds to extend the project out to the City shop by Island Aire Drive. So the need for a shoreline permit was due to the last minute funds.

Please review it and get your comments to me before August 24<sup>th</sup> at the latest. Thanks very much.

Travis Goddard  
Community Development Director  
Deputy Clerk/Treasurer  
Public Records Officer

