GUILD ROAD INDUSTRIAL
Preliminary Site Plan Narrative

INTRODUCTION

The Guild Road Industrial project proposes a phased site plan to construct buildings and associated amenities for future light industrial uses. Employee, guest and trailer parking spaces would be located around the property. The anticipated future tenant does the majority of their sales and day to day work over the internet with nationwide buyers and clientele. The primary drive aisles and parking around the proposed building will be paved. Currently, there are no structures on the site.

The development will occur on lot 508350100. The total site area is 4.65 acres based on preliminary boundary survey by Minister Glaeser Survey. There is no current site address. The site is currently vacant with grasses, shrubs and some mature trees. Private drive aisles are proposed on-site. The site currently takes access from Guild Road via two existing gravel driveways. These driveways will be removed and replaced with a single driveway access in the central portion of the frontage along Guild Road. All proposed public access will be from Guild Road. Parcels to the east, south and west are all developed and do not require road stubs or access to or through this site. Public frontage improvements along Guild Road will completed to add sidewalk, curb and gutter. This project is requesting a reduce road with for Guild Road to help save some mature Oregon White Oak trees along the frontage. See the road section of this narrative for more information on the proposed frontage improvements.

There are no existing easements on this property. The consolidated ditching district #1 has not historically maintained the Goerig Slough on this site. Previous property owners did not want CDID#1 on the property or removing vegetation. CDID#1 does not want to take ownership over Goerig Slough or need any formal easements over the slough. They submitted a letter to SGA Engineering requesting two 36" culverts be placed under the new access driveway and slough crossing. This is an improvement over the two 12" culverts that provide flow through the slough from east to west. There are no additional requirements from CDID#1 relating to the slough on-site.

The Guild-Klady Centennial Park is located across the street, just north of the site. A new industrial business park has recently been built to the north across the street. Gas and telecommunication lines run along the northern side of the project site and parallel Guild Road. A reduced buffer for Goerig Slough has been requested with this project. This request falls under a major variance which has been discussed in this narrative.

WMC 14 Buildings and Construction

The Guild Road Industrial Site Plan intends to meet the safety criteria for building, grading, plumbing, structural and mechanical codes during the time of building construction permitting. The plan is to use a concrete wall, tilt-up

style building. A web truss or steel beam roof system is envisioned for the project. Conceptual elevations and the floor plan for the proposed building have been submitted with this application.

WMC Fire

A fire apparatus access route has been provided by the internal drive aisles in the development. New fire hydrants have been provided in accordance with fire regulations. All drive aisles will meet emergency vehicle maneuvering requirements. The proposed buildings will have sprinklers as required. CCFR will review the plans for compliance with their codes.

WMC 15.04 Environmental Review (SEPA Checklist, Critical Areas)

The property owner has received a preliminary site assessment by Ecological Land Services, Inc. During their site visit in February of 2020 no wetlands were identified on the site. An existing slough/ ditch is located on the northern portion of the site. Existing culverts drain from east to west under the two existing gravel access drives. No impacts or adjustments to these drainage paths as they enter and leave the site are proposed with this project. The two existing slough crossings will be removed with this project. One new crossing in the center of the site frontage will provide access into the site. This will help to improve the capacity and flow of the slough. Ecological Land Services has prepared a critical areas report and mitigation plan for this work. A hydraulic permit has been applied for with the agencies. A reduction to the base buffer for the slough is being applied for with this site plan application. The reduced buffer has been discussed with WDFW staff and is supported by WDFW. The reduced and mitigated buffer matches the current vegetation growing on-site and will help to protect the slough from the project. Lights and glare will be shielded away from the slough. Additional plantings and riparian habitat features like bird houses will be installed around the slough.

Per the required application checklist on the Pre-Application Conference Report, a SEPA Checklist is required for the project and is included with this application.

WMC 15.10 Erosion Control

Erosion control will conform to the requirements of the City of Woodland. The storm water runoff from the site will be collected and conveyed into a wetpond and detained and released to existing drainage pathways below predeveloped rates. The outfall from the storm facility will be built to reduce the chance for sediment to leave the site. Cowlitz County GIS describes the site's soil as Caples Silty Clay Loam, Godfrey Silt Loam, and Maytown Silt Loam. Silt fencing along with inlet protection of existing off-site catch basins will be used during construction until the site is fully stabilized.

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Please refer to the geotechnical report for all the soils information and project recommendations and the preliminary stormwater plan and technical information report for all engineering design details included with this application.

WMC 15.12 Stormwater

Stormwater control will conform to the requirements of the City of Woodland code. Stormwater from the new impervious surfaces will be treated by a wet pond and detained and released into existing drainage pathways. Other approved LID or traditional BMP's may be used to treat or detain stormwater on-site if necessary. There are currently no stormwater facilities on site only existing conveyance features. Recommendations for paving, foundations and stormwater design have been provided by the geotech.

WMC 17.44 - LIGHT INDUSTRIAL DISTRICT (I-1)

The light industrial use district (I-1) is a zoning classification providing for light manufacturing and fabrication, warehousing and storage, construction and contracting operations, wholesale distribution operations, and related activities which normally require ready access by various transportation modes for the movement of materials, goods, and the area work force. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. The purpose is to mitigate the impacts of new developments in the I-1 zoning district on the existing and future nonindustrial developments by requiring appropriate screening and/or landscaping as a means of erosion control and mitigation for noise, dust, odor, glare, and vibration. This helps improve the quality of life and business environments and enhance the general aesthetics of the district.

The project, as designed, meets the criteria for the Light Industrial District zoning. The building and parking lot are setback from Guild Road and have a significant amount of existing screening from trees and shrubs located along the slough which will be retained. Additional screening will be installed on-site with the mitigation plantings along the slough. There is also an existing mature row of cedar and fir trees around the east, south and west sides of the project which will remain.

The minimum setbacks per WMC 17.44.070 are as follows:

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

A. Front Setback. The minimum front yard setback for all buildings shall be twenty-five feet. **The proposed building is over 210 feet from the front property line which runs along Guild Road.**

B. Side Setback. The minimum side yard setback for all buildings shall be

ten feet; provided on corner lots the side yard setback shall be twenty-five feet; and provided where the I-1 zone abuts a residential zone, the side yard setback shall be a minimum of twenty-five feet. **The side setbacks for the proposed building are 109 feet to the west property line and 197 feet to the east property line. If the phase III building addition is constructed in the future the east setback would still be 97 feet.**

C. Rear Setback. The minimum rear yard setback for all buildings shall be ten feet; provided where the I-1 zone abuts a residential zone, the rear yard setback shall be a minimum of twenty-five feet. **A ten foot setback is met for the proposed building. The south property line is the rear lot line.**

WMC 17.44.090 – Lot Coverage
There are no lot coverage limitations; provided where the I-1 use abuts a residential zone, the supplementary provisions shall be observed for screening and landscaping in front, side, and rear yards. With 10% landscaping required an implied maximum lot coverage of 90% is used.

WMC 17.44.080 - Maximum building height in feet
I-1 use buildings on lots sized one acre or less shall be no more than three stories high or exceed forty-five feet in height. I-1 use buildings on lots greater than one acre shall be no more than fifty-five feet to eave height. **The project proposes a metal building that will be 33 feet and 3 inches tall to the peak.**

A. Industrial equipment such as cranes or communication towers are exempt so long as such equipment is secondary to the use conducted on the premises. **No cranes or towers are proposed.**

B. Buildings or structures may exceed height limits with a determination from the development review committee. Approval of structures exceeding height limits shall meet the following criteria and shall also comply with fire and safety criteria established, in each case, by the development review committee: **This proposal does not exceed the height limit. This section is N/A.**

1. Mitigation of view obstruction shall offset any potential loss of view which may occur as a result of the proposal, and **N/A**

2. Structures over the height limit may increase the height of the structure by providing for one additional foot of setback from all yards (front, rear and sides) for each additional one foot of height of structure. **N/A**

<u>17.44.138 - Variance from requirement</u>
Whenever there are difficulties that result from physical peculiarities of the property which make it difficult to implement these standards, the hearing

examiner or development review committee shall have the authority to grant a variance from strict compliance with specific standards or requirements. The hearing examiner shall review applications for major variances at an open record public hearing in accordance with the procedure outlined in WMC Chapter 17.81 and render decisions based on the criteria outlined in WMC Section 17.81.020.B and provisions in the Woodland Comprehensive Plan. The DRC shall review applications for minor variances based on approval criteria outlined in WMC 17.81.180.B and provisions in the Woodland Comprehensive Plan. Any such deviation so granted shall be specifically identified in the approved site plan and landscaping plan. (Ord. 1128 § 1 (part), 2008)
(Ord. No. 1219, 2-6-2012)

17.81.020 - Creation of land use hearing examiner

This project proposes a major variance for the reduced habitat buffer along Goerig Slough. The reduced setback is supported by WDFW staff and outlined/discussed in the critical areas report and mitigation plan by Ecological Land Services, Inc. See city code pasted below in italics with applicant responses in **bold text.**

The office of Woodland municipal land use hearing examiner, hereinafter referred to as "examiner," is created. The examiner shall interpret, review, and implement land use regulations and policies as provided in this chapter or by other ordinances of the city, including but not limited to the following: A. Conditional uses per Chapter 17.72. Applications for conditional uses when the zoning ordinance sets forth the specific uses to be made subject to conditional use permits. **N/A**

***B. Major Variances**. A major variance shall be defined as a variance to a measurable zoning standard which does not fall under a category of minor variances as outlined in WMC 17.81.180.A. The examiner shall decide upon application for major variances from the terms of this title; provided that any variance granted shall be subject to such conditions as will assume that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and:*

The variance being requested is for code section: WMC 15.08.730-1. This reduction to the base buffer width for Goerig Slough is 200 feet reduced down to 26-50 feet. Because this is over a 30% reduction city staff is requiring a Major Variance. Habitat code mentions no reductions over 50% to the base buffer.

See the assessment and justification/rationale below taken from the Level 1 Habitat Assessment by Ecological Land Services. The report by ELS covers all the necessary Woodland code for the critical areas on-site. It details out the proposed mitigation to help enhance the slough, add volume, improve the culvert(s) and flow capabilities.

CRITICAL AREAS, PRIORITY HABITATS AND PRIORITY SPECIES

GOERIG SLOUGH

Goerig Slough, a Type F (fish-bearing) water, flows westerly across the northern portion of the site and is considered fish-bearing due to historical fish presence and habitat that could potentially be used during part of the year, although there are currently no fish in the slough (Fornes 2022). The DNR stream-type map (Figure 6) shows that the slough originates approximately 2,500 feet southeast of the property and flows southwesterly from the site approximately 2.3 miles through the CDID ditch system to a pump station where it's pumped to the Columbia River. CDID 2 regularly maintains the slough immediately west and downstream of the property. The overall slough channel ranges between approximately 50 and 80 feet wide (top of bank to top of bank) and is approximately 5 feet deep. Water depth ranges up to 3 feet deep and the channel dries out in the dry season. Channel substrate consists of mud or becomes completely vegetated when it dries out. Willows, red-osier dogwood, and reed canarygrass are present within the channel bottom. According to WMC Table 15.08.730-1 *Riparian Habitat Areas (RHA)*, the RHA for a Type F water with a channel width of 5 to 20 feet is 200 feet from the OHWM.

RIPARIAN HABITAT BUFFER REDUCTION

According to *WMC 15.08.730(D)(6) Reduction of Habitat Buffer Widths*, the standard habitat buffer width can be reduced in a case-by-case basis when it is determined that a smaller area is adequate to protect the habitat functions and values based on site-specific characteristics and when all the criteria listed *WMC 15.08.730(D)(6)(a through e)* are met. These criteria are listed below in italics followed by a response of how each criterion is met in regular font.

a. *The critical area report provides a sound rationale for a reduced buffer based on the best available science;*

   The existing buffer conditions are described in more detail above. The slough banks are nearly vertical, dropping down approximately 5 feet to the OHWM. Undisturbed riparian vegetation is limited to the slough banks and channel bottom with a very narrow fringe of native and non-native shrubs along the top of the southern slough bank. The north slough bank abuts Guild Road. Beyond the scrub-shrub fringe on the south bank is regularly mowed pasture grasses that afford little to no riparian function. The existing redwoods provide riparian function but are separated from the slough by approximately 50 to 100 feet of mowed grasses (Photoplate 2). Reducing the buffer to approximately 50 feet and enhancing it with native trees, shrubs, herbaceous species, and habitat features, and removing invasive blackberries will provide a greater riparian function for wildlife over what currently exists. The plantings will create an approximate 50-foot-wide corridor on both sides of the slough, although it will be broken by the new access road. The proposed plantings will provide shade, cover, refuge, and forage opportunities for birds and small mammals and will also provide leaf litter, as well as large and small woody material to the slough system. Additionally, WDFW was supportive of a reduced buffer with enhancement plantings during the site visit.

b. *The existing buffer area is well-vegetated or will be significantly enhanced with native species and has less than a ten percent slope;*

   The remaining buffer has less than a ten percent slope and is dominated by regularly mowed pasture grasses with patches of non-native blackberries. A buffer enhancement

plan that will significantly improve buffer functions has been incorporated into the *Mitigation Plan* section below.

c. *No direct or indirect, short-term or long-term, adverse impacts to habitats will result from the proposed activity;*
The remaining approximate 50-foot buffer will be enhanced with native trees, shrubs, herbaceous species, and habitat features resulting in no net loss of ecological function of riparian habitat. A mitigation plan has been prepared rectifying project impacts.

d. *As required by the director, a five-year monitoring program of the buffer and habitat shall be included. Subsequent corrective actions may be required if adverse impacts to the habitats are discovered during the monitoring period;*
A five-year monitoring and maintenance plan is detailed below.

e. *In no case shall the standard buffer width be reduced by more than fifty percent using this provision.*
The proposed reduction from 200 feet to 50 feet is more than a 50 percent reduction. A variance is being requested from the City because this criterion cannot be met.

An ELS biologist met onsite with George Fornes with WDFW, who, along with the Travis Goddard with the City of Woodland, is supportive of a reduced 50-foot buffer with enhancement due to site-specific circumstances as described above (Fornes 2022 and Goddard 2022). Table 1 below summarizes onsite critical area details.

Table 1. Summary of Critical Areas.

Critical Area	Water Type[1]	Required Buffer Width	Proposed Enhanced Buffer Width
Goerig Slough	Type F (fish-bearing, seasonal)	200 feet[1]	26 to 50 feet

[1]WMC 15.08.730-1

PRIORITY HABITATS AND SPECIES

Riparian and Instream Habitat

Goerig Slough and its associated buffer are considered priority habitats and are described above.

Oregon White Oak

Oak woodlands and individual oak trees are not specifically designated under the fish and wildlife habitat conservation areas listed under *15.08.700(A)(3)*, but the code does state that habitats and species of local importance shall include Washington Department of Fish and Wildlife priority habitats and species, candidate species, and any species identified by the City of Woodland or Clark or Cowlitz County.

In urban or urbanizing areas west of the Cascades, WDFW defines priority oak habitat as single oaks, or stands of pure oak, or oak/conifer associations, 1 acre or greater in size. WDFW may also consider individual Oregon white oak trees a priority habitat when found to be particularly valuable to wildlife (i.e., contains many cavities, has a large Diameter at Breast Height (DBH), is

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 variance is necessary for the applicant to successfully operate

their business on this property. The existing topography and vegetation buffer around the slough is sufficient at 26-50 feet to screen and buffer the slough from the project. Adjacent businesses have utilized their properties up to the same ~25' buffer off Goerig Slough. The light industrial zoning allows for this project on this site. A 200 foot base buffer is not necessary for this human controlled drainage ditch. The CDID staff confirmed that the pumps at the end of the slough where it meets the Columbia River are very strong and would not likely allow any fish passage. A smaller buffer for this slough will adequately protect the habitat functions of the drainage.

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;
Granting the variance will not be detrimental to the public welfare. The slough already is located approximately 20-30 feet from Guild Road where the public drives by daily. On-site there are no existing improvements that are at risk with a reduced buffer. The proposed site plan and site improvements will be adequately protected from the slough with the 26-50 foot wide buffer. The reduced buffer does not increase the chance of property damage from flooding. The slough is approx. 8 feet deep and this project is increasing the capacity of the slough by removing the two existing crossings and replacing them with one new crossing. The existing 12 inch culverts are being replaced by two 36 inch culverts which will help with flows and water levels in the slough during the wet season. Adjacent properties will not be impacted by this development or the reduced buffer. If anything adjacent properties will be improved by these larger culverts and single crossing.

3. If such permit for variance is denied, no reapplication shall be made within one year from the date of denial;
This project is dependent on this variance approval. The site plan has located the building as far south on the site as code and setbacks allow. The project needs adequate room for tractor trailers to back into the loading docks on a daily basis. WDFW staff agreed with the reduced buffers and said they would provide adequate habitat function and protection for the slough.

4. An approved variance will go with or be assigned to the subject property and shall not be transferable to another property; and
The applicant understands this and agrees.

5. No use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC 17.60.
This variance request is for the base habitat buffer to be reduced. No Use variances are being applied for with this site plan. The proposed use is allowed in the light industrial zone.

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WMC 17.52 Signs
No signs are proposed at this time. A large free standing sign or building mounted sign may be applied for by the owner of the business separate from this site plan application.

WMC 17.36.130 (P) Screening of Trash and Service Areas
Trash and recycling areas are shown on the preliminary site plan and are screened as appropriate. Solid fencing and gates will be used to screen the trash enclosure. There will also be trash and recycling that is stored inside the building and out of sight from the public.

WMC 17.56 Off-Street Parking and Loading
The project fronts on Guild Road. All proposed public access will be from Guild Road. No parking is allowed on Guild Road.

Private drive aisles will be constructed to provide access to the parking areas and building. All road and parking lot construction will be completed per City of Woodland Standards.

Parking needs have been addressed by the addition of 46 on-site parking spaces. Office use requires 1/400. With 2,500 sf of office 6.25 stalls are required. Manufacturing use requires 1/700. With 22,500 sf of manufacturing 32.14 stalls are required. A total of 38.39 stalls are required. 46 stalls have been provided. There are two Van ADA stalls provided with the 46 proposed.

There are 4 truck loading docks proposed for the business. There are two at grade loading doors also proposed for daily deliveries and pick ups like UPS, Fed Ex, etc… There are adequate loading stalls provided for this business.

WMC 17.64 Water Supply and Sewage Disposal
Water lines exist in Guild Road. Public water service will be supplied by the City of Woodland. The point of connection will be in Guild Road. Water will be extended onto the site to serve the proposed development.

Sewer lines exist in Guild Road. Public sewer service is provided by the City of Woodland. The point of connection will be Guild Road. Sewer will be extended onto the site for this development. This will be detailed out in the civil construction plans.

WMC 19.10.050 Site Plan Review Submittal Requirements
The Guild Road Industrial Site Plan complies with WMC 19.10.050 Site Plan Review Submittal Requirements by meeting all the necessary submittal and

review requirements of City of Woodland's site plan review process.

WMC 19.10.060 Site Plan Review Approval Criteria

The Guild Road Industrial Site Plan does or can comply with all applicable land use and development standards including but not limited to landscaping and screening requirements, parking and loading standards, frontage improvements, design standards, sewer and water standards, stormwater and erosion control standards, and critical areas standards, with or without conditions of approval.

WMC 17.36.130 (0) Parking Lot Landscaping

Landscaping will be installed as necessary around the perimeter of the site and along the internal drive aisles and parking lot. Additional fencing and landscaping can be included with the project to meet City goals for screening, security and aesthetics. All existing perimeter fences are proposed to remain on-site. More than one tree per six parking spaces is proposed.

PHASING

This project anticipates being constructed in two phases. The site plan shows three phases in case there is a need to only construct the west half of the building, shown as phase I, due to unforeseen circumstances. It is the goal of the applicant and future tenant to build phases I and II together in 2023. Phase III would be an addition to the 25,000 square foot building of 12,500 square feet. It is anticipated that the phase III building addition would be all warehouse space for the future tenant. There are 10 parking spaces from phase I that would shift to the east edge of phase III. With phase III a total of 39 stalls are required. With phase III a total of 46 stalls will be provided. An outdoor storage yard will be graveled and fenced off with phase III. The stormwater facility proposed with phase I has been sized to handle all three phases of this development.

TRAFFIC

The existing site has no daily traffic. The project will construct site improvements to support the Light Industrial/ Manufacturing business. Other commercial and/or industrial businesses may occupy portions of the future phase III building, but it is most likely the same tenant will use the phase III area as additional warehouse.

ITE Code 140 Manufacturing was used for the trip generation estimate, from the 10th Edition manual. With 3.37 ADT/ 1,000 sf of GFA. The AM peak trips are 0.62/ 1,000 sf of GFA and PM peak trips are 0.67/1,000 sf of GFA.

The site will generate approximately 16.75 (0.67 x 25) new pm peak trips. The site will generate approximately 84.25 (3.37 x 25) new average daily

trips with the proposed 25,000 sf building.

An updated traffic memo with trip accounting will be prepared for phase III if the applicant chooses to request a building permit for phase III in the future.

We look forward to working with City staff and the applicants on this project. Please do not hesitate to call or email with any questions, for project clarifications or for additional information. Scott Taylor at SGA Engineering. 360-993-0911 or staylor@sgaengineering.com