

**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

## Night & Day Furniture

<b>Land Use Application Nos.:</b>	SPR-22-008 (Site Plan Review – Type 2) SEP-22-007 (SEPA)
<b>Applicant &amp; Property Owner:</b>	Night & Day Furniture Land Holding LLC C/O Mike Gallawa 3115 NE 109 <sup>th</sup> Avenue Vancouver, WA 98682
<b>Site Location:</b>	1740 Howard Way Woodland, WA 98674
<b>Parcel &amp; Size:</b>	507950100 & 507710101, 3.83 Acres (Total)
<b>Zoning Designation:</b>	Light Industrial, I-1
<b>Date Application Received:</b>	July 8 <sup>th</sup> , 2022
<b>Notice of Application &amp; Likely DNS issued:</b>	September 21st, 2022 [See: case # SEP-22-007]
<b>Comment Period &amp; SEPA Appeal Period Ended:</b>	October 12 <sup>th</sup> , 2022
<b>Notice of Decision Issued:</b>	November 8 <sup>th</sup> , 2022
<b>DRC Decision:</b>	Approve with Conditions

### I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 49,500 SF industrial building with associated parking, drive aisles, and loading docks, as well as frontage improvements. Property is located in the light industrial zoning district, along Howard Way approximately 450 feet from the intersection of Howard Way and Guild Road. Primary use of the property will be as warehousing, with associated office and loading uses. A 20-foot private drive aisle on the Southern boundary line of the lots will provide access to the lots to the rear in the future. The applicant has applied for a Site Plan Review Type II as well as SEPA checklist processing as required per WMC Chapter 19.10 and WMC Chapter 15.04. Following review of the site, as well as the plans provided, no critical areas are present, and no further land use applications are required for the development of this site as propose.

## II. REVIEW AUTHORITY & FINDINGS

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.

### Development Impact Fees – Fire | WMC 3.41

**Finding 1:** Fire Impact Fees are required for the proposed building addition. Fees are calculated based on \$.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. Fee is estimated to be  $(49,614 \times \$0.51) = \$25,303.14$  for the project. A condition of approval has been added which requires the fees be calculated and paid at the time of building permit issuance. *(See Conditions #1 and #2)*

**Conclusion:** As conditioned, the proposal can comply with this requirement. (See Findings 42 and 43 for fire review requirements.)

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### Development Impact Fees – Transportation | WMC 3.42

**Finding 2:** Transportation Impact Fees (TIF) are currently on Holiday until June 30<sup>th</sup>, 2024

**Finding 3:** If built prior to expiration of the Transportation Impact fee holiday, transportation impact fees will not be due.

**Finding 4:** Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. While the TIF is currently on holiday until June of 2024, the TIF is calculated is based on \$838 per PM Peak Hour Trip (PMPHT) generated by the project based on the ITE Code 150 (Warehouse) and ITE Code 710 (General Office Building).

**Finding 5:** Proposed development consists of 49,614 SF of general warehousing area.

49,614 SF of warehousing area would result in an estimated 9.42 PMPHTs  $[(49,614 / 1000) * 0.19]$

**Finding 6:** With a Transportation Impact fee of \$838.00/ Pm Peak Hour Trip, a rough estimation of the Transportation impact fee would be \$7,893.96  $(\$838 \times 9.42)$ .

Impact fees are collected at the time of building permit issuance.  
*(See Conditions 1 and 2)*

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

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## Streets and Sidewalks | WMC 12

**Finding 7:** Street trees along the sidewalk in the right-of-way are required. The proposed landscaping plan includes trees selected from the Woodland Street Tree List that is appropriate for the location, specifically Acer Platanoides Columnar 'Norway Maple.'

**Finding 8:** The street frontage at Howard Way is incomplete and will require construction of frontage improvements, including curb, gutter, and attached sidewalk, landscaping, and street lighting consistent with City of Woodland Engineering Standards (Standards) and applicable Woodland Municipal Code (WMC). A condition is added that all improvements in the public right-of-way shall be completed in accordance with the Standards and WMC. Additionally, dedication of Right-of-Way shall comply with the Standards and WMC. (*See Condition 3.a*)

**Finding 9:** Per the City of Woodland Department of Public Works, 26' of Right-of-Way will be required to be dedicated for this project, with an increase in paving of 16' to complete Howard Way to City standards. Curb, gutter, sidewalk, and streetlights along the Howard Way frontage will be required to meet City Standards. (*See Condition 3.b*)

**Finding 10:** Per provided preliminary site plan, 26' of new Right of Way is proposed to be dedicated for this project, which complies with this requirement. A condition of approval has been added that this Right of Way dedication is required prior to construction of improvements. (*See Condition 3.c*)

**Conclusion:** As Conditioned, the proposed development can comply with the development standards.

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## Water and Sewage | WMC 13

**Finding 11:** Existing 12-inch Water and 12-inch Sewer mains in Howard Way, adjacent to the proposed development are available to tie into. The applicant proposes to extend 8-inch sewer, 8-inch fire service, and 1-inch domestic water service on-site. The layout of these utilities as shown in the current engineering plans appear to meet the requirements of the City Engineering Standards. Backflow devices must be installed on the domestic and fire supply lines to the building to comply with backflow and cross-connection requirements of WMC 13.28, as well as all other applicable WMC. (*See Conditions 4 and 4.a*)

**Finding 12:** The fire mains shall be public mains with a 15 ft wide easement to the City. The layout of these utilities as shown in the current engineering plans appear to meet the requirements of the City Engineering Standards and WMC. (See *Condition 4.b*)

**Finding 13:** Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule.

**Finding 14:** The property in question has outstanding SDC/LID fees that will be due prior to water connection. Contact the City of Woodland Public Works Department at 360-225-7999 for details. (See *Condition 4.c*)

**Conclusion:** The proposal can comply with the development standards.

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### Erosion Control Ordinance | WMC 15.10

**Finding 15:** 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. A condition of approval is added to include an erosion control plan with the final engineering submittal. Additionally, a fill and grade permit is required. (See *Conditions 5 and 6*)

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

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### Stormwater Management | WMC 15.12

**Finding 16:** The applicant's submittal included a preliminary stormwater TIR. A condition of approval is added to submit a revised, final stormwater TIR to address the following:

1. WMC 15.12.080, Quantity Control, requires 2-, 10-, 25- and 100-year, 24-hour storm events. 25-year not included.
  - Add 25-year, 24-hour storm values to Table 1 and Table 2. (See *Condition 7.a*)
2. Section D – Quantity Control Analysis and Design notes the “Docks” basin will bypass the detention pond and connect directly to the downstream manhole just prior to the discharge location. The allowable discharge from the site has been reduced by the un-detained flow. Provide information on why this basin is not

routed to the pond and how treatment will be provided for this area. (See *Condition 7.b*)

3. Section D, Table 1 lists the post developed discharge rate for the 2-year, 24-hour storm event as 0.11 cfs; however, the modeling shows the discharge rate for this storm as 0.13 cfs.
  - Revise the modeling and flow control design to limit the post developed discharge to 0.11 cfs for the 2-year, 24-hour design storm. (See *Condition 7.c*)

(See *Conditions 7 and 8*)

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

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### Permitted Uses | WMC 17.44.020

**Finding 17:** Both warehousing is a permitted use within the City's Light Industrial zone per WMC 17.44.020(27).

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

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### Building Setbacks | WMC 17.44.070

**Finding 18:** The required setbacks in light industrial zones are:

- Front yard setback: 25 ft.
- Side yad setback: 10 ft. Where I-1 abuts a residential zone, the side yard setback shall be a minimum of 25 ft.
- Rear yard setback: 10 ft. Where I-1 abuts a residential zone, the rear yard setback shall be a minimum of 25 ft.

**Finding 19:** The proposal meets the setback requirements. Proposed setbacks are:

- Front: 155.45 ft
- Side (North): 49.83 ft
- Side (South): 29.75 ft
- Rear: 10.87 ft

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

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## Building Height | WMC 17.44.080

**Finding 20:** Per Woodland Municipal Code, buildings on lots zoned I-1 greater than one (1) acre are permitted to be no taller than fifty-five feet in height.

**Finding 21:** Development is proposed on two contiguous lots with a total project area of 3.83 acres in an I-1 district, with a single story proposed building that measures 43 ft and 6 inches in height. This meets the building height requirements.

**Conclusion:** As proposed, the project complies with this standard.

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## Lot Coverage | WMC 17.44.090

**Finding 22:** There are no lot coverage limitations within districts with Light Industrial designations provided that where the I-1 use abuts residential uses the supplemental provisions defined by the WMC are observed for landscaping in front, side, and rear yards.

**Finding 23:** Proposed development is located within an Established industrial park and does not abut any residential uses.

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

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## Parking | WMC 17.44.100 & WMC 17.56.040

**Finding 24:** Per WMC 17.56.040(B), the required number of parking spaces provided may be calculated based on one of the two following methods, whichever provides the most parking spaces:

1. Parking in relation to personnel:
  - a. One space for each two plant employees on maximum shift;
  - b. One space for each managerial personnel;
  - c. One visitor parking space for every ten managerial personnel;
  - d. No less than four per plant site.
2. Parking in relation to floor area:
  - a. One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution;
  - b. One space for each seven hundred square feet of gross floor area used for manufacturing;

- c. One space for each four hundred square feet of office floor area.

**Finding 25:** Applicant has not provided information to calculate the required parking in relation to personnel. A condition of approval has been added that the applicant shall provide estimated employee and management counts prior to civil engineering submission. (*See Condition 9*)

**Finding 26:** A total of 49 parking spaces are required to meet on-site parking requirements based on use:

- Applicant is proposing 5,583 SF of office space. At one space per each 400 SF of office area, 14 parking spaces would be required for the office use.
- Applicant is proposing 44,031 SF of warehouse space. At one space per every 1250 SF of warehousing space, 35 parking spaces will be required.

The site plan identifies a total of 50 parking spaces proposed, of which four are listed as ADA compliant. This meets the City's standards.

**Finding 27:** Ten percent (10%) of proposed parking spaces must be equipped with electric charging infrastructure per IBC Section 429. (*See Condition*)

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## **Vehicular Access | WMC 17.44.120**

**Finding 28:** Access to I-1 zones and property is expected to occur via an arterial or system of arterials so that industrial use traffic will not be directed through residential areas.

**Finding 29:** There are no arterials within the light industrial district. Staff has proposed a change to this standard as a part of the 'Retooling our Code' zoning text amendment that had a workshop held with the planning commission on October 20<sup>th</sup>, 2022 that would permit industrial developments to gain access to commercial/industrial collectors, or any roadway approved by the Public Works Director.

**Finding 30:** Proposed development fronts Howard Way, which has an irregular road classification with a 68-foot Right of Way. This is similar to the commercial/industrial collector standard ROW, and staff requests that road improvements be constructed to the commercial/industrial collector standards.

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

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## Landscape Design and Screening | WMC 17.44.133 – WMC 17.44.136

**Finding 31:** A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.44 and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval.

**Finding 32:** A landscaping plan was submitted with this preliminary site plan review application. (*See Condition 11 and 12*)

**Finding 33:** The proposed landscaping plan shall include tabulation showing the area and percentage of the following, per WMC 17.44.134:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking landscaping; and
- I. Other landscaping areas.

**Finding 34:** The landscaping plan set does not include the required calculations. A condition of approval has been added that the final landscaping plan provided alongside civil engineering review include this calculation. (*See Condition 11*)

**Finding 35:** A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions per WMC 17.44.135 (C). All landscaped area, whether required or not, that is not planted with trees and shrubs or not covered with non-plant material, shall have groundcover plants that are designed to achieve 50% coverage of the area not covered by tree canopy and shrubs per WMC 17.44.135 (D).

**Finding 36:** Proposed landscaping is appropriate for the Pacific Northwest and achieves at least 50% coverage in areas not covered by tree canopy.

**Finding 37:** Per WMC 17.44.135 (E), trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional.



**Finding 38:** No caliper measurement is given for the 'Chamacyparis' nootkatensis plantings proposed. A condition of approval has been added that the applicant shall include caliper measurements for all proposed trees. However, staff acknowledges that available stock from nurseries can vary and strictly adhering to 2-in. caliper may be challenging. The proposed plant schedule is acceptable so long as they remain close to size requirements. (See Condition 12.a)

**Finding 39:** Per WMC 17.44.135 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

**Finding 40:** No shrubs are proposed. Any proposed shrubs indicated on the final landscaping plan shall be in 5-gallon or larger tubs. The proposed plant schedule and shrub sizes can comply with WMC 17.44.135 (F). A condition of approval has been added that any shrubs proposed as a part of the final engineering plans must be in 5-gallon or larger tubs. (See Condition 12.b)

**Finding 41:** Per 17.44.135 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation will be provided according to the landscaping plan.

**Finding 42:** Per WMC 17.44.136 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.46.

**Finding 43:** The front yard setback is proposed to be planted with turf grass and street trees proposed along the frontage serve to provide partial tree cover and screening of the property and associated parking lots.

**Finding 44:** Per WMC 17.44.136 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. The proposed landscaping plan does not include the calculation for parking lot landscaping area, so parking lot landscaping shall be calculated with civil review submission. (See Condition 11 and 12.c)

**Finding 45:** At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces.

**Finding 46:** The proposed parking lot consists of 50 parking spaces and 6 trees, which does not meet the standard 10 trees required to meet this standard. A Condition of

Approval has been added to provide a minimum of 10 trees in the parking area. (See *Condition 12.d*)

**Finding 47:** Per 17.44.136 (G), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier. (See *Condition 12.e*)

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

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#### Lighting | WMC 17.44.140

**Finding 48:** 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 17.46.140. (See *Condition 13*)

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

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#### Site Standards | WMC 17.44.160

**Finding 49:** All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. (See *Condition 14*)

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

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#### Performance Standards | WMC 17.48

**Finding 50:** 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 15*)

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

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### **Fire Safety**

All 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 51:** Applicant is required to submit site plan to CCFR and comply with all comments and/or conditions. (*See Condition 16*)

**Finding 52:** Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. (*See Condition 17*)

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

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### **Preliminary Site Plan Approval | WMC 19.10.070**

**Finding 53:** The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. (*See Conditions 18 and 19*)

**Conclusion:** The preliminary site plan can be approved with conditions.

## **III. Agency Comments**

### **Engineering**

*All engineering is reviewed by Gibbs & Olson, the City's engineering services consultant. Notes have been provided by Ryan Walters, who serves as the City Engineer.*

**Finding 54:** Applicant is responsible for taking appropriate action to address concerns expressed by the associated engineering memo prepared by Ryan Walters, P.E. with Gibbs & Olson on 10/7/2022.

**Finding 55:** Findings and conditions associated with the preliminary review have been integrated into this staff report under the following subjects;

- **WMC 3.42: Development Impact Fees**
- **WMC Title 12: Streets and Sidewalks**
- **WMC Title 13: Water and Sewage**
- **WMC 15.10: Erosion Control**
- **WMC 15.12: Stormwater Management**

Conditions have been added that the applicant must adhere to provided engineering comments, and that the applicant shall provide responses acknowledging the provided comments. (See conditions 20 and 21)

## Washington State Department of Ecology

**Finding 56:** Applicant is responsible for taking appropriate action to address concerns expressed by the memo prepared by the Washington State Department of Ecology and dated October 12<sup>th</sup>, 2022:

- All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling.
- All removed debris resulting from this project must be disposed of at an approved site.
- Erosion control measures must be in place prior to any clearing, grading, or construction. Control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
- Projects requiring a Construction stormwater general permit from the department of ecology include:
  - Clearing, grading, and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the state;
  - Clearing, grading, and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the state;
  - Any size construction activity discharging stormwater to waters of the State that Ecology:
    - Determines to be a significant contributor of pollutants to waters of the State of Washington; and/or
    - Reasonably expects to cause a violation of any water quality standard.
- If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.
- Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered

by a TMDL may need to meet additional sampling and record keeping requirements. See condition 58 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

- The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

A condition of approval has been added that the applicant must adhere to the requirements expressed by the Department of Ecology. (*See Condition 22*)

#### IV. ENVIRONMENTAL REVIEW

The lead agency 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 and this final determination associated with SEP-22-007 was made on October 14<sup>th</sup>, 2022. This information is available to the public on request. This Determination of Non-significance (DNS) was issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

#### V. 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.*

#### VII. CONDITIONS OF APPROVAL

1. The following impact fees have been estimated based on the preliminary application and will be due at time of building permit issuance:
  - a. Fire Impact Fees:
    - i. Commercial: \$25,276.11 (\$.51 per square foot of commercial space).
  - b. Transportation Impact Fees:
    - i. Commercial: 9.42 PM Peak Hour Trips x \$838 per trip = \$7,893.
    - ii. Transportation Impact Fees for Commercial and Industrial developments are on hold until June 30th, 2024. Should building permits be paid for

prior to that date, no Transportation Impact Fees shall be required at this time.

Water and sewer assessment fees are required based on meter size in accordance with the Woodland rate schedule.

2. Pay all impact fees when building permits are issued per WMC 3.42.
3. Street improvements shall be designed as followed and approved by the Director of Public Works:
  - a. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12;
  - b. Street improvements shall include the addition of 16' to existing Howard Way pavement, curb, gutter, sidewalks, and streetlights.
  - c. Dedication of 26' of Right-of-Way as proposed will be required prior to construction.
4. Construct proposed utilities in accordance with applicable WMC:
  - a. Comply with water supply backflow and cross-connections requirements of WMC 13.28.
  - b. The fire mains shall be public mains with a 15-foot wide easement to the City.
  - c. Applicant shall pay all outstanding SDC/LID fees prior to utility connection.
5. Include an erosion control plan with the final engineering submittal.
6. Apply for a fill and grade permit and NPDES permit.
7. Revise the engineering plans as directed to ensure accordance with WMC:
  - a. Add 25-year, 24-hour storm values to Table 1 and Table 2.
  - b. Provide information on why the "Docks" basin is not routed to the pond and how treatment will be provided for this area.
  - c. Revise the modeling and flow control design to limit the post developed discharge to 0.11 cfs for the 2-year, 24-hour design storm.
8. Submit a final, revised stormwater TIR.
9. the applicant shall provide estimated employee and management counts prior to civil engineering submission
10. Ten percent (10%) of proposed parking spaces must be equipped with electric charging infrastructure per IBC Section 429. 50 proposed parking spaces = 5 required parking spaces required to be equipped with electric charging infrastructure.
11. Submit a final landscaping plan per WMC 17.44.133. Final landscaping plan must include the following calculations:
  - a. Entire site;
  - b. Total landscaping areas;
  - c. Areas covered by groundcover;
  - d. Areas covered by nonplant materials;
  - e. Areas covered by tree canopy and shrubs;
  - f. Each required setback area;
  - g. Total parking area;
  - h. Parking landscaping; and
  - i. Other landscaping areas.

12. Final Landscaping plan shall include the following modifications to ensure compliance with WMC Chapter 17.44:
  - a. All trees must provide caliper measurements and meet the 2' caliper minimum.
  - b. any shrubs proposed as a part of the final engineering plans must be in 5-gallon or larger tubs. Shrub size must be identified on the final landscaping plan.
  - c. Ten percent (10%) of the parking lot area shall be landscaped
  - d. Ten (10) trees must be included within the parking lot to comply with WMC 17.44.136(F)(2).
  - e. All mechanical equipment, outdoor storage, and manufacturing areas, service areas, garbage and recycling areas shall be adequately screen per WMC 17.44.136(G). Provide updated plans identifying trash enclosures and providing trash enclosure dimensions and elevations with final engineering submittal.
13. Final photometric plan is required with civil review submission. Lighting shall not rotate, glitter, and/or flash per WMC 17.46.140.
14. All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state.
15. The applicant will be responsible for ensuring that their operation is complying with all performance standards of WMC 17.48 (hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters).
16. Submit site plan to CCFR for review. Include any required revisions with the civil engineering submission. All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable standards and codes; to include the adopted edition of the International Fire Code and the City's Municipal Code.
17. Building/construction plans must be submitted to CCFR separately, along with fire alarm and/or fire sprinkler alterations. It is the responsibility of the applicant to comply with any and all conditions placed upon the development by CCFR as the City of Woodland will not approve any proposed development without CCFR approval.
18. Applicant is responsible for submitting a revised site plan alongside proposed final civil engineering plan(s) at Civil Review. Civil review packet should include all documents required to document the applicant's compliance with listed conditions of approval, as well as all revised engineering plans reflecting provided engineering comments. The civil review application can be found: <https://www.ci.woodland.wa.us/planning/page/civil-review-submission>.
19. Following final, civil review and engineering approval, submit two (2) copies of full sized and one (1) copy of reduced size (11" x 17") of the approved civil plans (including the final site plan and landscaping plan). In addition, submit an electronic version of the approved plans including AutoCAD and .pdf formats.
20. Applicant is responsible for adhering to provided engineering findings and conditions.
21. Applicant shall provide responses acknowledging engineering findings and conditions.
22. It is the applicant's responsibility to make any relevant revisions and/or acquire any relevant permits based on provided comments from the Department of Ecology.

23. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Ordinance 1097.

## **VI. 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., November 22<sup>nd</sup>, 2022.**

**Staff Contact:** David Lukaczer, Associate Planner  
City of Woodland  
P.O. Box 9  
230 Davidson Ave  
Woodland, WA 98661  
lukaczerd@ci.woodland.wa.us

## **VII. NEXT STEPS**

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

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
  - a. The details can be found at [www.ci.woodland.wa.us/departments/public-works/standards.php](http://www.ci.woodland.wa.us/departments/public-works/standards.php).
  - b. Submit final civil plans to: [https://woodlandwa.seamlessdocs.com/f/civil\\_review](https://woodlandwa.seamlessdocs.com/f/civil_review)
- Once civil plans are approved:
  - a. Upload approved plans to Clark County Fire and Rescue for electronic signature: [www.clarkfr.org](http://www.clarkfr.org). Print the plans once signed.
  - b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
  - c. Provide a .pdf to Public Works of signed plan set.
- Submit building, grading, and sign permits online: [www.ci.woodland.wa.us/documents/](http://www.ci.woodland.wa.us/documents/)
  - a. Contact Janice Fisher, Permit Technician, for assistance: 360-225-7299.
  - b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- 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 one 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: 11/8/2022

Signature:



*David Lukaczer, Associate Planner*

cc: Applicant  
Parties of Record  
File  
Website  
Mayor  
City Administrator

Planning Commission

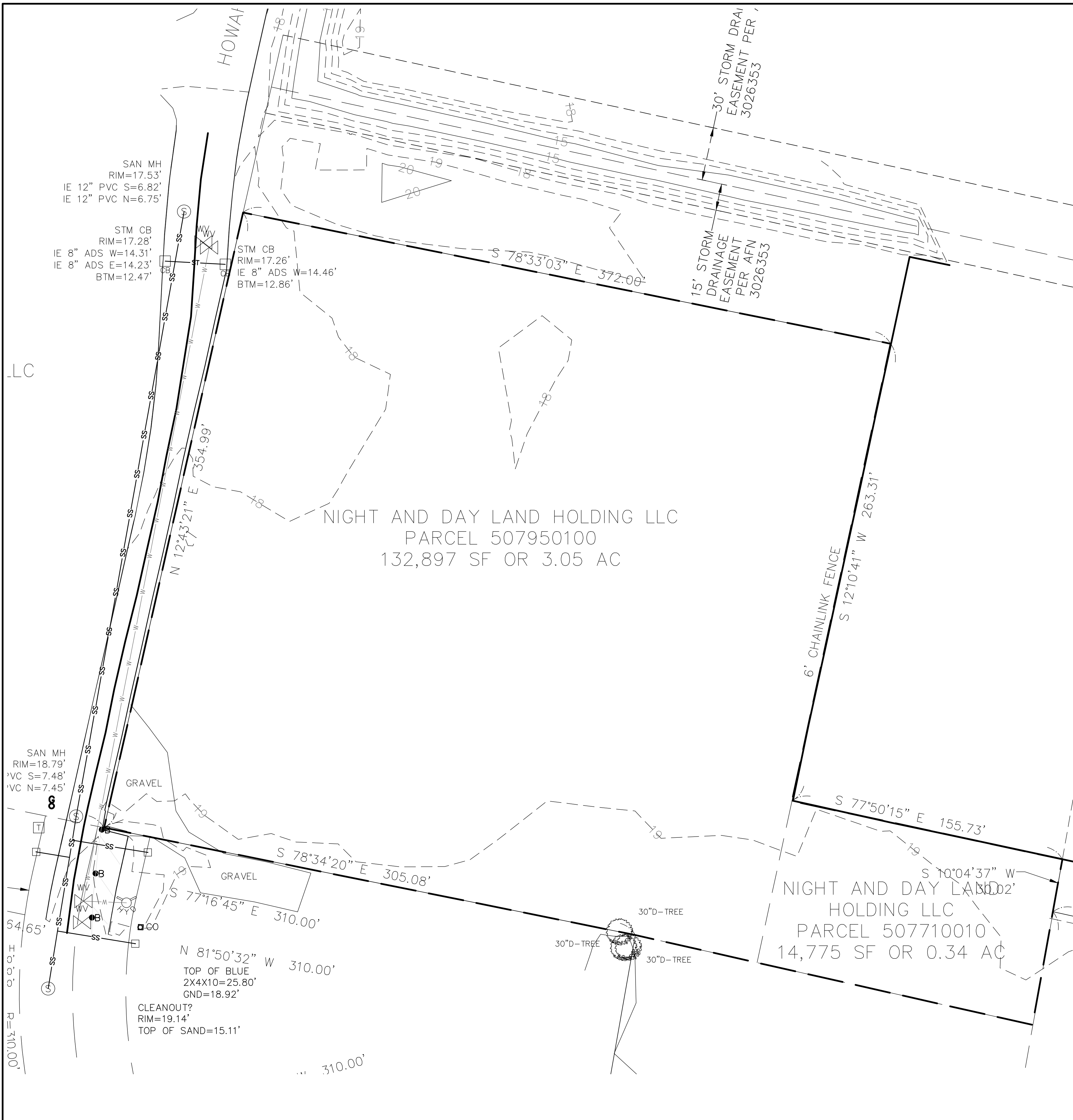
ATTACHMENTS

A. Site Plan

# **Attachment A**

Site Plan

© SGA ENGINEERING PLLC - DATE PLOTTED: Aug. 29, 2022 - 11:36 AM SGA DRAWING FILE: W:\DWG\2105 - NIGHT & DAY FURNITURE\DRAWINGS\2-PRELIM SHEET SET\PREL10 EXISTING CONDITIONS.DWG



## NIGHT AND DAY FURNITURE

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,  
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON

PRELIMINARY SITE PLAN  
JULY 2022

**APPLICANT:**

NIGHT AND DAY FURNITURE  
ATTN: MIKE GALLAWA  
3115 NE 108TH AVE  
VANCOUVER, WA 98682  
PH: 360.573.3309  
EM: MIKE@NIGHTANDDAYFURNITURE.COM

**PROPERTY ADDRESS:**

HOWARD WAY, NO SITE ADDRESS YET  
WOODLAND, WA 98674  
PARCEL# 507950100 & 507710010  
**OWNER:**  
NIGHT AND DAY LAND HOLDING

**CONTACT PERSON:**

SGA ENGINEERING, PLLC  
ATTN: SCOTT TAYLOR  
2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PH: 360.993.0911  
FX: 360.993.0912  
EM: STAYLOR@SGAENGINEERING.COM

**EXISTING SITE INFORMATION**

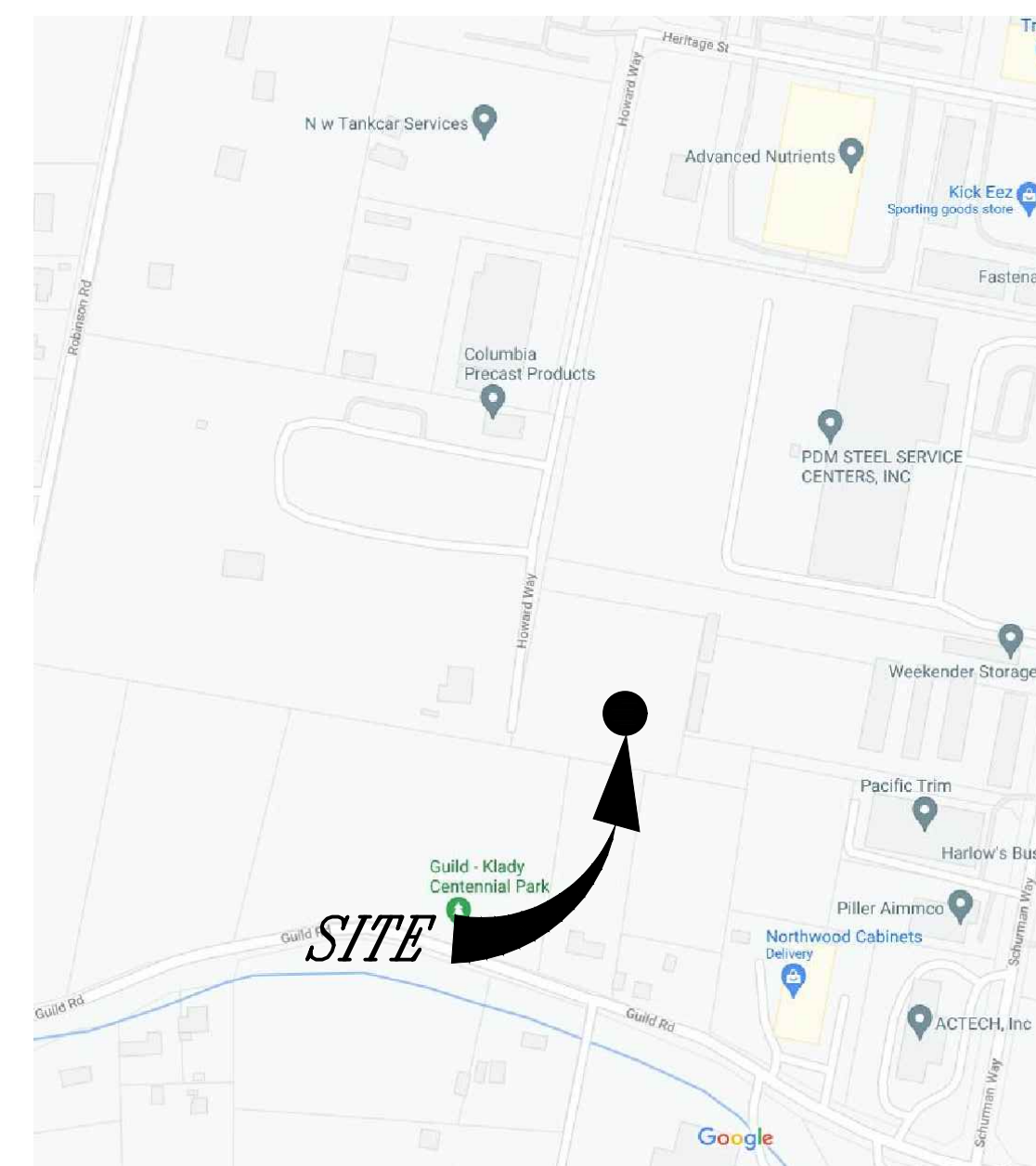
EXISTING PARCEL NUMBERS	507950100 & 507710010
CURRENT USE	VACANT LAND
ZONING DESIGNATION	I-1 LIGHT INDUSTRIAL
GROSS SITE AREA	3.83 ACRES 147,422 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

**ENVIRONMENTAL CONDITIONS**

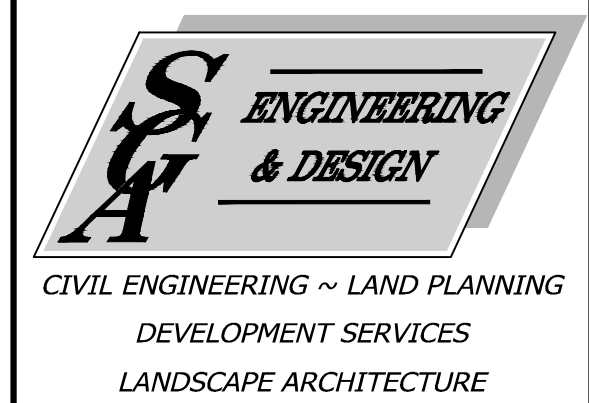
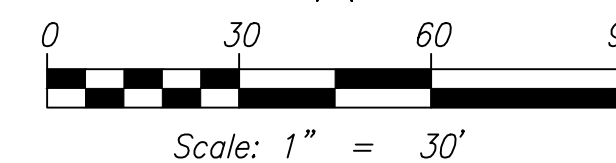
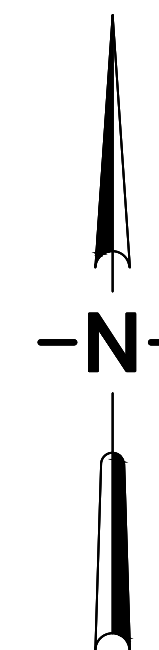
THE SITE DOES NOT CONTAIN ANY CRITICAL AREAS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED. THE SITE WAS EVALUATED FOR WETLANDS BY ECOLOGICAL LAND SERVICES. NO WETLANDS WERE IDENTIFIED ON THE SITE.

**EXISTING CONDITIONS DISCLAIMER**

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.



VICINITY MAP  
NTS



2005 BROADWAY  
VANCOUVER, WA 98663  
PHONE (360)993-0911  
FAX (360)993-0912



EXISTING CONDITIONS

# NIGHT AND DAY FURNITURE

WASHINGTON

CITY OF WOODLAND

PRELIMINARY

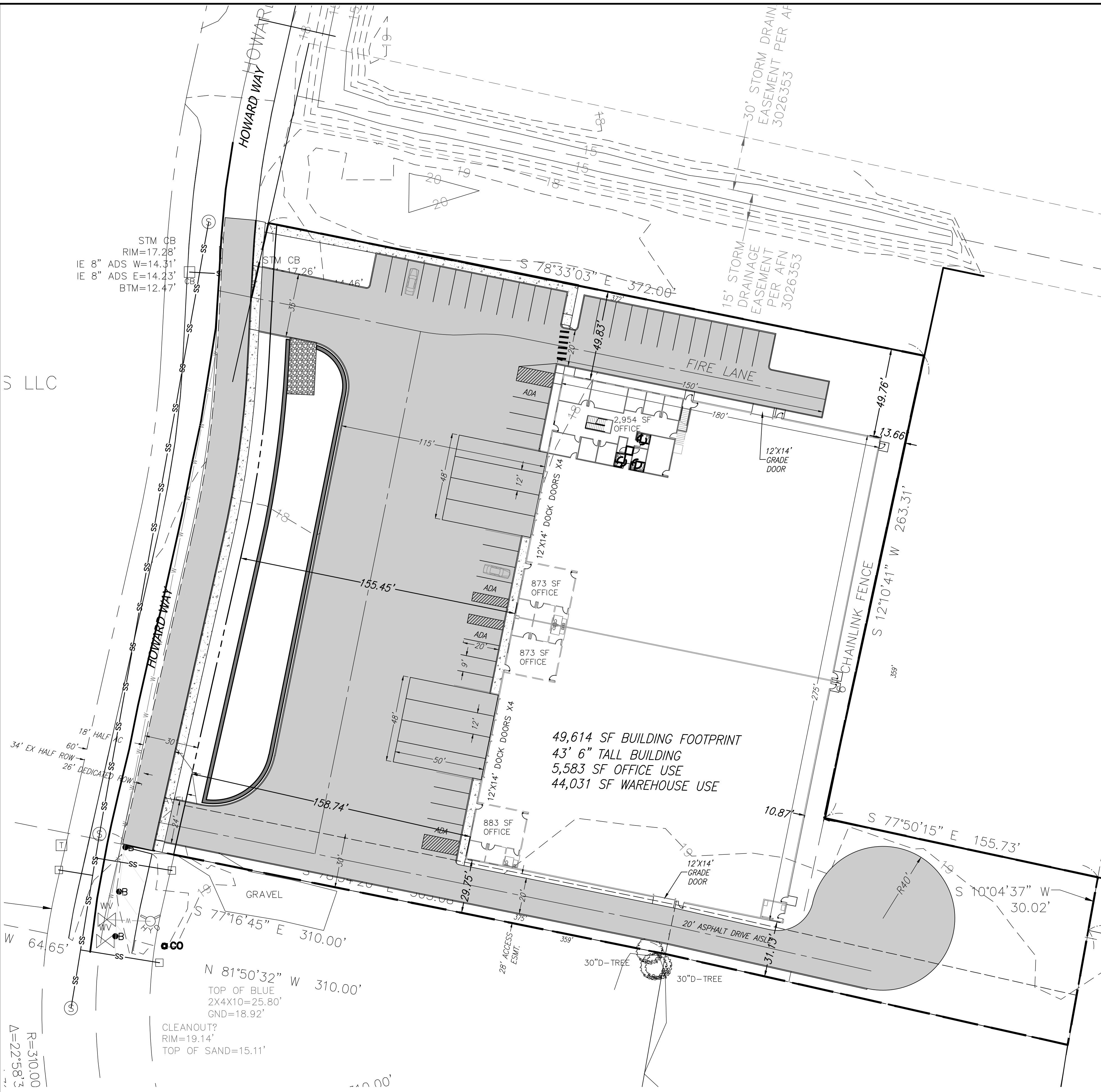
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: SAT/JAI  
DRAWN BY: SAT/JAI  
CHECKED BY: JTM  
SCALE: 1" = 30'

JOB NUMBER: 2105 SHEET: PRE1.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Aug. 29, 2022 - 1:44 PM SGA DRAWING FILE: W:\DWG\2105 - NIGHT & DAY FURNITURE (DRAWINGS)\2-PRELIM SHEET SET\PRE2.0 PRELIMINARY SITE PLAN.DWG



## NIGHT AND DAY FURNITURE

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,  
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON

PRELIMINARY SITE PLAN  
JULY 2022

**APPLICANT:**  
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3115 NE 109TH/ AVE  
VANCOUVER, WA 98682  
PH: 360.573.3309  
EM: MIKE@NIGHTANDDAYFURNITURE.COM

**PROPERTY ADDRESS:**  
HOWARD WAY, NO SITE ADDRESS YET  
WOODLAND, WA 98674  
PARCEL# 507950100 & 507710010  
**OWNER:**  
NIGHT AND DAY LAND HOLDING

**CONTACT PERSON:**  
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2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PH: 360.993.0911  
FX: 360.993.0912  
EM: STAYLOR@SGAENGINEERING.COM

**EXISTING SITE INFORMATION**

EXISTING PARCEL NUMBERS	507950100 & 507710010
CURRENT USE	VACANT LAND
ZONING DESIGNATION	I-1 LIGHT INDUSTRIAL
GROSS SITE AREA	3.83 ACRES 147,422 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

**ENVIRONMENTAL CONDITIONS**

THE SITE DOES NOT CONTAIN ANY CRITICAL AREAS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED. THE SITE WAS EVALUATED FOR WETLANDS BY ECOLOGICAL LAND SERVICES. NO WETLANDS WERE IDENTIFIED ON THE SITE.

**EXISTING CONDITIONS DISCLAIMER**

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

**PROPOSED SITE INFORMATION**

GROSS SITE AREA = 147,422 SF OR 3.83 ACRES  
NET SITE AREA = 139,633 SF OR 3.21 ACRES  
R/W DEDICATION = 7,789 SF

**PROPOSED USE**

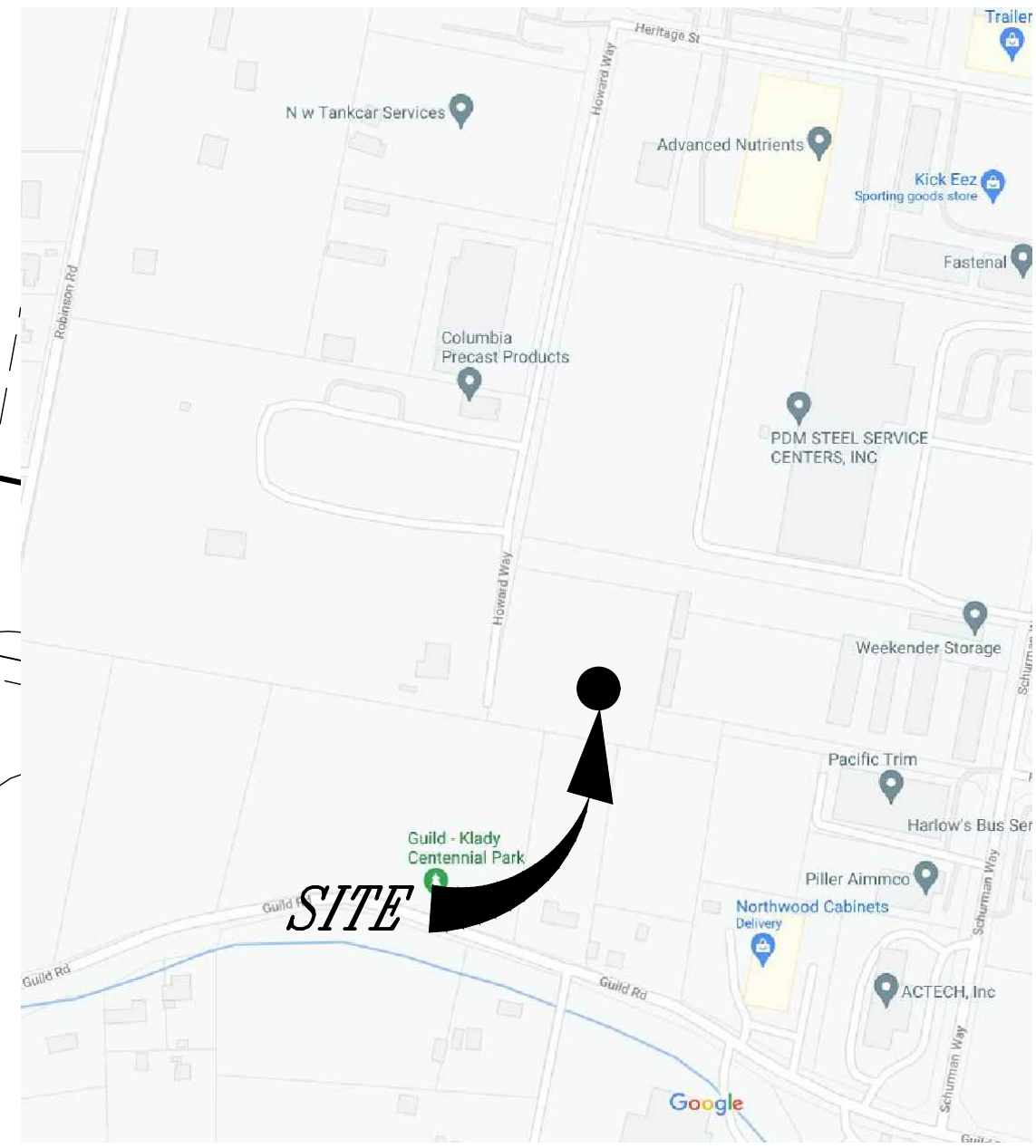
49,614 SF BUILDING WITH ASSOCIATED PARKING AND TRUCK AREAS. FURNITURE WAREHOUSE/SHIPPING BUSINESS IS THE PRIMARY USE.

**DEVELOPMENT STANDARDS**

TO BE CONFIRMED BY THE CITY.

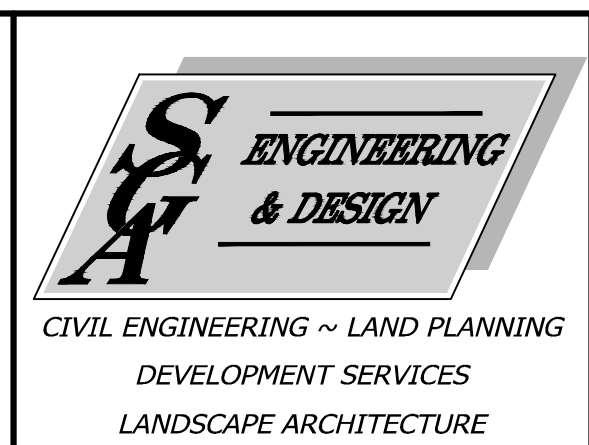
**BUILDING USE TABLE:**  
-5,583 SF OFFICES  
-44,031 SF WAREHOUSE  
49,614 SF TOTAL BUILDING AREA

**PARKING TABLE:**  
-5,583 SF OFFICES / 400 = 13.96 SPACES  
-44,031 SF WAREHOUSE / 1250 = 35.22 SPACES  
MINIMUM REQUIRED PARKING = 49.18 (50)  
46 - 9' X 20' OPEN STALLS PROVIDED  
2 - VAN ADA STALLS PROVIDED  
2 - 60" ADA STALLS PROVIDED  
50 STALLS TOTAL PROVIDED



VICINITY MAP  
NTS

Scale: 1" = 30'



2005 BROADWAY  
VANCOUVER, WA 98663  
PHONE (360)993-0911  
FAX (360)993-0912



PRELIMINARY SITE PLAN

# NIGHT AND DAY FURNITURE

WASHINGTON

CITY OF WOODLAND

PRELIMINARY

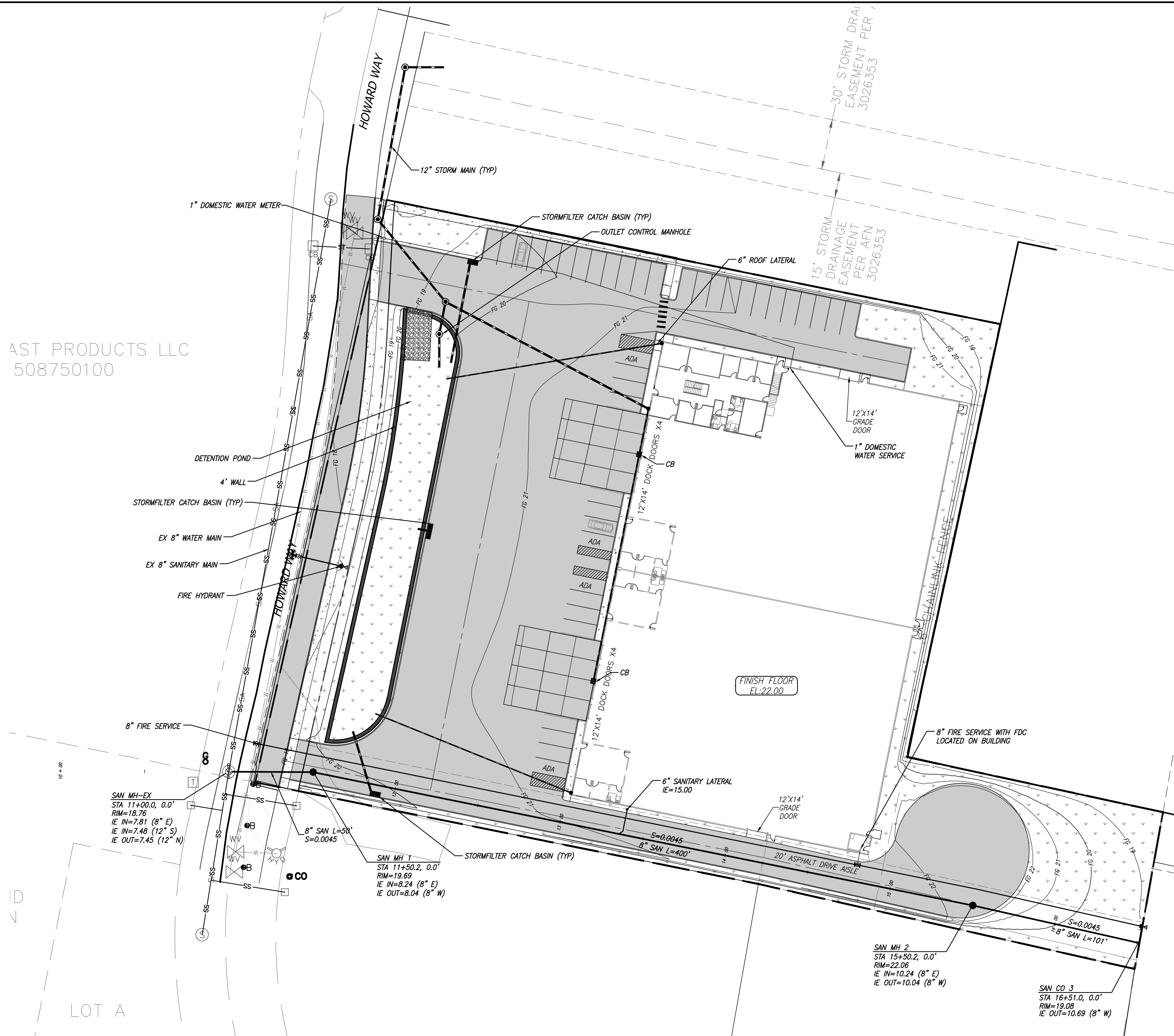
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: SAT/JAI  
DRAWN BY: SAT/JAI  
CHECKED BY: JTM  
SCALE: 1" = 30'

JOB NUMBER: 2105 SHEET: PRE2.0

© SCA ENGINEERING PLLC - DATE PLOTTED: Aug. 29, 2022 - 2:59 PM SCA DRAWING FILE: W:\DWG\2105 - NIGHT & DAY FURNITURE DRAWINGS\2-PRELIM SHEET SET\PRE3.0 PRELIMINARY UTILITY PLAN.DWG



AST PRODUCTS LLC  
508750100



PRELIMINARY UTILITY PLAN

# NIGHT AND DAY FURNITURE

WASHINGTON

CITY OF WOODLAND

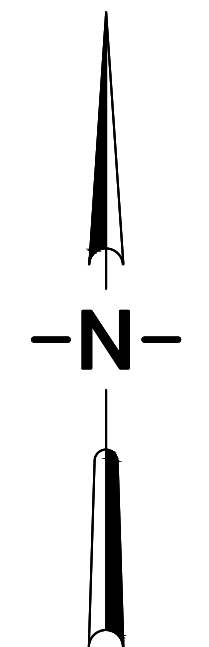
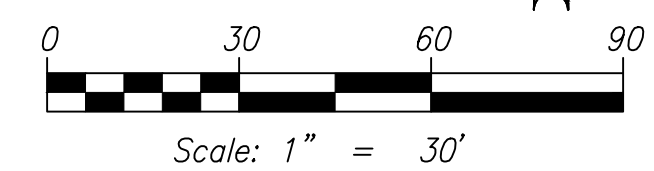
PRELIMINARY

REVISIONS

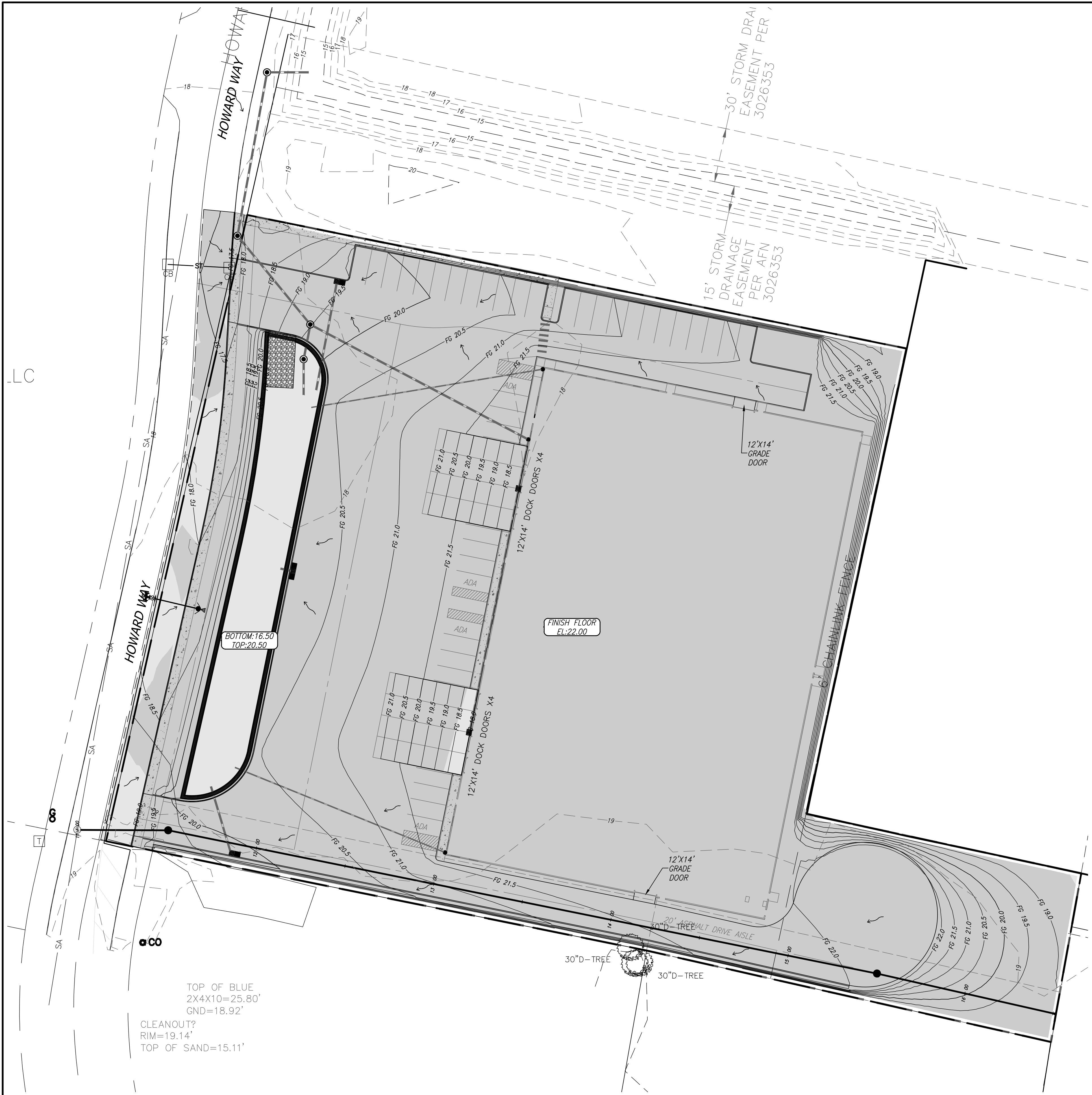
DESIGNED BY: SAT/JAI  
DRAWN BY: SAT/JAI  
CHECKED BY: JTM  
SCALE: 1" = 30'

JOB NUMBER  
2105

SHEET  
PRE3.0

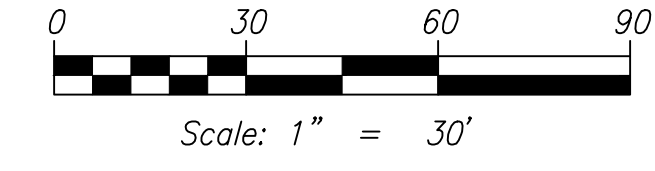
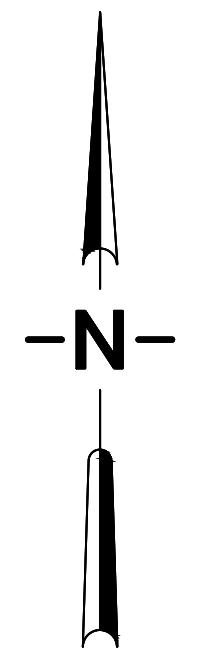


© SCA ENGINEERING PLLC - DATE PLOTTED: Aug. 29, 2022 - 1:46 PM SCA DRAWING FILE: W:\DWG\2105 - NIGHT & DAY FURNITURE DRAWINGS\4-EARLY GRADING SET\GRD4.0 GRADING AND EROSION CONTROL PLAN.DWG



**LEGEND**

	TEMPORARY STORM INLET PROTECTION (PER DETAIL E-16)		GRAVEL CONSTRUCTION ENTRANCE (PER DETAIL E-05)
	FILL AREA		TEMPORARY SEDIMENT TRAP (PER DETAIL E-22)
	CUT AREA		TEMPORARY SILT FENCE (PER DETAIL E-20)
	FLOW ARROW		FG 100 FINISHED GRADE CONTOURS
			100- - - - EXISTING MAJOR CONTOURS



**SCA ENGINEERING & DESIGN**  
 CIVIL ENGINEERING ~ LAND PLANNING  
 DEVELOPMENT SERVICES  
 LANDSCAPE ARCHITECTURE

2005 BROADWAY  
 VANCOUVER, WA 98663  
 PHONE (360)993-0911  
 FAX (360)993-0912



PRELIMINARY GRADING PLAN

**NIGHT AND DAY  
 FURNITURE**

WASHINGTON

CITY OF WOODLAND

PRELIMINARY

REVISIONS

DESIGNED BY: SAT/JAI  
 DRAWN BY: SAT/JAI  
 CHECKED BY: JTM  
 SCALE: 1" = 30'

JOB NUMBER  
**2105**

SHEET  
**PRE4.0**

