



**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 & SEPA DNS

### DaVita Dialysis Clinic Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR-22-012 (Site Plan Review Type II) SEP-22-011 (SEPA)
Applicant:	LDC Inc C/O Ross Jarvis 1411 State Avenue NE Olympia, WA 98506
Property Owner:	Brooks Douglas LLC C/O Mark Luna 3241 Laurel RD Longview, WA 98632
Site Location:	467 Beechwood Street Woodland, WA 98674
Parcel No. & Size:	50451
Zoning Designation:	C-2, Highway Commercial
Date Application Received:	November 17 <sup>th</sup> , 2022
Notice of Complete Application Issued:	November 30 <sup>th</sup> , 2022
Notice of Application & Likely DNS issued:	December 2 <sup>nd</sup> , 2022
Comment Period & SEPA Appeal Period Ended:	December 21 <sup>st</sup> , 2022
Notice of Decision Issued:	December 22 <sup>nd</sup> , 2022
DRC Decision	Approve with Conditions

### I. DESCRIPTION OF REQUEST

Applicant proposes to develop a new 7,384 SF commercial building and associated parking, street improvements, and utilities on a single, presently unoccupied, parcel in Woodland Washington. Proposed primary structure will serve as a DaVita Dialysis clinic, classified as a medical clinic under the Woodland Municipal Code (WMC), a permitted use under WMC 17.32.020(25) and WMC 17.36.020(29).

## II. FINDINGS OF FACT

### Development Impact Fees - Transportation | WMC 3.42

**Finding 1:** Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. The TIF is calculated is based on \$838 per PM Peak Hour Trip (PMPHT) generated by the project based on the ITE Code 630 (Clinic).

For this proposal, trip generation was evaluated using the use classification “#630 – Clinic” from the ITE table. The applicant has provided a Traffic memo that includes estimates of the site-generated traffic volumes based on this land use code. Based on these estimates, 27 PMPHTs may be expected to be generated by this development. Based on the City’s current fee schedule, transportation impact fees are calculated at a rate of \$838.00 per PMPHT, with the proposed development requiring an estimated TIF of \$22,626. *See Condition #1.*

**Finding 2:** Commercial and industrial developments may be exempt from Traffic Impact Fees for new structures which obtain building permits and commence construction prior to June 30th, 2024. See WMC 3.42.040(I). Exemptions may be void if building permits expire without completion of the structure.

**Finding 3:** Fire Impact Fees are required on new development. 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 \$3765.84 (\$.51 per square foot of commercial space). *See Conditions #1.*

**Finding 4:** Impact fees are collected at the time of building permit issuance. A condition of approval has been added which requires the fees be paid at the time of building permit issuance. *See Condition #2.*

**Finding 5:** Applicant has provided a technical memo written by Ryan Shea with SCJ Alliance that serves as a scoping memo for the full Traffic Impact Analysis (TIA) required as a part of this development by WSDOT and the City of Woodland. As such, a condition of approval has been added that a full TIA be submitted to the City of Woodland and WSDOT for review. *See Condition #3.*

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

## Streets and Sidewalks | WMC Title 12 | *Ryan Walters, Gibbs & Olson*

**Finding 6:** Frontage improvements along Beechwood Street will require construction of half-street improvements, curb and gutter, attached sidewalk, landscaping, and at least one street light 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 Conditions #4 and 11.*

**Finding 7:** Applicant has identified three species of trees to be planted in the Right-of-Way (ROW) as 'street trees' as required under WMC title 12:

- Acer Griseum / Paperback Maple
- Carpinus Betulus 'Fastigiata' / Pyramidal European Hornbeam
- Tilia Cordata 'Chancole' / Chancellor Littleleaf-Lindon

These are permitted street trees under WMC 12.28.025, however a condition of approval has been added that the caliper measurement of each proposed type of street tree be identified, and that all trees (including street trees) must be measured at a 2" or greater caliper measurement. *See Conditions #5.a and 5.b.*

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

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## Water and Sewage | WMC Title 13 | *Ryan Walters, Gibbs & Olson*

**Finding 8:** Existing water is available to tie into on Beechwood Street and sewer has already been extended to the site. The applicant has proposed to construct 6-inch sewer, 2-1/2-inch domestic water service, and 4-inch FDC line. The layout of these utilities as shown in the current engineering plans appear to meet the requirements of the Standards and WMC. Backflow devices must be installed on the domestic and fire supply lines to the building. If irrigation is desired, it is recommended to install a separate water meter and backflow device to comply with backflow and cross-connection requirements of WMC 13.28, as well as all other applicable WMC. *See Conditions #6.a and #6.b.*

**Finding 9:** 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 Standards and WMC. *See Condition #6.c.*

**Finding 10:** Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule.

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

## Erosion Control | WMC 15.10 | Ryan Walters, Gibbs & Olson

**Finding 11:** 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 fill and grade permit is required. *See Conditions 7.a and 7.b.*

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

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## Stormwater Management | WMC 15.12 | Ryan Walters, Gibbs & Olson

**Finding 12:** A condition of approval is added to submit a final stormwater TIR. *See Condition #8.*

**Finding 13:** Per Woodland Municipal Code 15.12, the City of Woodland follows the 1992 Puget Sound Manual and not current Ecology. If the applicant wishes to revise their design, the City has no objection to the applicant designing to current Ecology standards.

**Finding 14:** For the preliminary design, the use of the NRCS soils data for determining the infiltration rate for the bioretention pond is acceptable, and the use of 2 in/hr for the native infiltration, which is  $\frac{1}{2}$  the rate of the average of 4 in/hr, is reasonable. For final design, utilizing 100% infiltration, an infiltration test completed by a geotechnical engineer must be provided. The seasonal high ground water must be determined and the vertical separation of the bioretention facility to the seasonal high groundwater evaluated for compliance. *See Condition #8.a.*

**Finding 15:** Page 46 of the report with modeling input data shows the riser at 2' above the bottom of the bioretention facility. Per BMP T7.30 of the SWMMWW, the maximum ponding allowed for bioretention facilities is 12".

**Finding 16:** Page 46 of the report lists the Ksat Safety Factor as "none". For bioretention facilities, a safety factor must be applied to the modeling. Per BMP T7.30:

- a. If the contributing area is greater than 5,000 sf of PGIS or 10,000 sf of impervious surface or 3/4 acres of lawn and landscape, use 4 as the Ksat safety factor;
- b. If the contributing area is less than all the above, use 2 as the Ksat safety factor.

Revise the modeling for the final TIR to include the appropriate Ksat safety factor. *See Condition #8.b.*

**Finding 17:** The bioretention facility should provide an emergency overflow. The overflow should drain toward the onsite parking lot and not to the property to the south which may require the construction of a berm along the south property line. *See Condition 8.c.*

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

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### Permitted Uses | WMC 17.36.020

**Finding 18:** Uses permitted in the C-2 (highway commercial) zoning district also include all permitted uses listed in the C-1 (central business) zoning district. Medical clinics are a permitted use in C-1.

**Conclusion:** The proposed use is a permitted use in this zone.

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### Setbacks | WMC 17.36.070

The intent of setbacks in the C-2 zoning district is to establish active, vibrant, and lively C-2 uses within close proximity to the public streets and sidewalks.

Buildings in the C-2 zone are meant to be set as closely as possible to fronting streets per WMC 17.36.070. However, when the applicant demonstrates that locating close to the fronting street is not possible or proposes to locate pedestrian-friendly space and generous landscaping between the building and fronting street, the building may be set back from the street. This may be permitted at the discretion of the approving authority without a variance being obtained.

**Finding 19:** The proposed building is set back approximately 10 ft from Beechwood Street. *See Attachment A – Site Plan.*

**Finding 20:** There is a 10 ft utility easement that runs adjacent to the property line along the Beechwood Street frontage. *See Attachment A – Site Plan and Attachment B – Underground Electrical Easement filed under AFN 3619523.*

**Finding 21:** Landscaping is proposed between the building and Beechwood Street within existing easement which is acceptable. *See Attachment C – Landscaping Plan*

**Finding 22:** The building has been located as closely as possible to the fronting streets given the easements and applicant will be providing adequate landscaping between the building and lot line. *See Attachment C – Landscaping Plan.*

Side and rear yard setbacks have no restrictions except in cases in which the subject property abuts or is adjacent to a residential zoning district. In such cases, the side and/or rear setback shall have a minimum setback of 20 feet and this minimum setback shall be increased by one foot for every foot above 20 feet the commercial building is.

**Finding 23:** Subject lot abuts a residential zoning district, and is adjacent to a residential zoning district to the west. Proposed commercial building has a height of 20ft and includes proper setbacks of at least 20 feet both on the western and rear yards.

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

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### **Building Height | WMC 17.36.080**

The minimum height for buildings in the C-2 zone is 15 ft and the maximum height is 45 ft.

**Finding 24:** The proposed building is 20 ft tall.

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

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### **Off-Street Parking | WMC 17.36.100, WMC 17.36.130, WMC 17.56**

Off-street parking must meet the landscape design standards in WMC 17.36.130.L, WMC 17.36.130.N.4 & .5 and WMC 17.36.130.O. Number of parking spaces required are set by WMC 17.56.

#### **Required Spaces**

One parking space is required for each 200 sq ft of medical clinic gross floor area per WMC 17.56.030.B.

**Finding 25:** Proposal includes 7,384 SF of clinical space. When divided by 200 SF, this requires 37 parking spaces. The proposal includes a total of 37 parking spaces including 33 standard parking spaces and 4 ADA accessible.

The minimum dimensions for parking spaces are 180 sq ft and 9 ft wide per WMC 17.56.060.

**Finding 26:** Each proposed parking space is at least 9 ft wide and has a minimum area of 180 sq ft.

## Screening

Parking lots shall be located behind or beside buildings when physically feasible per WMC 17.36.130.L.4.

**Finding 27:** The parking lot is to the side and rear of the proposed building.

Where parking lots are located between the building and public street or in an area that is visible from a public street or space, the parking lot must be screened per WMC 17.36.130.N.4. A minimum 10 ft wide planting strip is required. The planting strip must contain a low wall, raised planter bed, 80% evergreen shrubs, or 80% deciduous trees, or a combination of these treatments.

**Finding 28:** The landscaping strip between the fronting streets and parking lot exceeds 10 ft in width and contains a combination of shrubs and trees. *See Attachment C – Landscaping Plan.*

The minimum number of trees required interior landscape area in parking lots depends on the location of the parking lot in relation to the building and public right-of-way per WMC 17.36.130.O. Where the parking lot is located to the side of the building and partially abuts the public street, a minimum of one tree for every six spaces shall be provided (1:6).

**Finding 29:** The parking lot contains 37 spaces and 6 trees in the parking area. This meets this standard.

**Conclusion:** As proposed, the project can comply with off-street parking and landscaping standards.

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## Architectural and Site Design Standards | WMC 17.36.130

Per WMC 17.36.130.E, buildings, along with trees and landscaping shall be predominant rather than parking lots.

**Finding 30:** While the building is set back slightly from the fronting street, landscaping is predominant rather than the parking lot.

Buildings larger than 4000 sq ft shall have plazas, courtyards, or other pedestrian amenities per WMC 17.36.130.F.

**Finding 31:** The building is 7,384 sq ft. Applicant has provided pedestrian amenities along onsite pathway, including two benches and a small plaza area.

Entrances must be easily identifiable from the street and sidewalk and have weather protection per WMC 17.36.130.G.1 and .2.

**Finding 32:** The building entry is covered by a large structural awning easily identifiable from Beechwood street.

A building façade that is twenty feet or taller must meet the façade standards of WMC 17.36.130(H)(1).

**Finding 33:** The proposed site plan and building elevations meet the articulation and massing standards of WMC 17.36.130.H.

A minimum of thirty percent of any ground floor façade visible from any public street, public space, or residential zone must be comprised of windows per WMC 17.36.130(H)(4)(a).

**Finding 34:** The provided elevations identify that the north-facing façade facing the street generally meets a 30% transparency standard.

Per WMC 17.36.130(M), pedestrian and bicycle connections between the entrance of the building and the public sidewalk/right-of-way in order to facilitate safe navigation of the property through varied means of transportation.

**Finding 35:** An approximately 7ft pedestrian path runs along the eastern and southern sides of the proposed building according to the provided site plan, and is connected to the proposed sidewalk by a 4.38ft pathway. A condition of approval has been added to modify the final site plan to show that this connector will be a minimum of 5ft in width. *See Condition #9.a*

**Finding 36:** Per WMC 17.36.130(M)(4), applicant is required to identify a bicycle parking area near the public entrance to their building. A condition of approval has been added to provide at least one bike rack or bike parking structure within 100ft of the building entrance. *See Condition #9.b.*

A landscape strip, minimum 5-ft wide, consisting of trees, shrubs, and plant ground cover is required along the entire public street frontage area excluding entrances and pedestrian-oriented space per WMC 17.36.130.N.

**Finding 37:** There is a 10 ft landscaping strip shown on the site plan that includes a variety of shrubs, and is designed to be inclusive of required street trees. This meets this standard. *See Attachment C – Landscaping Plan.*



Garbage and Recycling areas must be screened from the public view per WMC 17.36.130.P.

**Finding 38:** A trash enclosure is indicated in the northeastern corner of the parking lot. Per note 7 on the site plan, a fence and gate is proposed to screen the trash enclosure, however a condition of approval has been added to provide architectural elevations of proposed enclosure indicating the height, width, and style of the enclosure. See *Condition 9.c.*

Per WMC 17.36.130.Q, lighting elements throughout and surrounding the site should be complementary, shielded from the sky, evenly distributed, and comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions. Lighting shall not reflect of cast glare into any residential zone, glitter or flash, or conflict with the readability of traffic signs and control signals. A condition of approval is added that lighting must not cast glare on to adjacent properties and roadways. See *Condition #10.a.*

**Finding 39:** A photometric plan demonstrating compliance with WMC 17.36.130.Q is required prior to civil review. Provided photometric plan must reflect both required streetlights as well as on-site lighting to be installed. A condition of approval is added that the applicant is responsible for providing a photometric plan for this development with the associated civil review application. See *Condition #11.*

A separate permit must be obtained for all signs per WMC 17.36.130.R that meets the requirements WMC 17.52. A condition of approval is added to obtain sign permits for all proposed signage. See *Condition #10.b.*

**Conclusion:** As conditioned, the project can comply with these architectural and site design standards.

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## Performance Standards | WMC 17.48

**Finding 40:** 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. If x-ray equipment is to be installed, the building plans will need to clearly define this area so the Building Official can ensure the building code can be met. See *Condition #10.c.*

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

## Fire Review

**Finding 41:** Applicant is responsible for submitting the site plan to CCFR when relevant and ensuring compliance with all comments and/or conditions provided by Clark Cowlitz Fire Rescue through their independent fire/life safety review. *See Condition #12.*

**Finding 42:** Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #13.*

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

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## Building

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

**Finding 43:** Debi Cler, who serves as the City of Woodland's primary commercial plans reviewer with Townzen & Associates, has provided comments that should be address prior to building permit application:

- IBC Sec 429 ( WAC Update 7/29/21) will apply to this project. ( See Below)
  - Proposed: 37 parking spaces = 4 EV Spaces Required, 1 Accessible EV Space Required.
- IBC Sec 1106.5: For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.
- WSEC Sec C411: Solar Readiness will apply to this project. See Below:
  - SOLAR READINESS: C411.1 General. A solar zone shall be provided on non-residential buildings that are 20 stories or less in height above grade plane. The solar zone shall be located on the roof of the building or on another structure elsewhere on the site. The solar zone shall be in accordance with Sections C411.2 through C411.8 and the International Fire Code.
  - C411.2 Minimum area. The minimum area of the solar zone shall be determined by one of the following methods, whichever results in the smaller area:
    - 40 percent of roof area. The roof area shall be calculated as the horizontally-projected gross roof area less the area covered by skylights, occupied roof decks and planted areas.
    - 20 percent of electrical service size. The electrical service size is the rated capacity of the total of all electrical services to the building, and the required solar zone size shall be based upon 10 peak watts of photovoltaic per square foot.
- 429.2 Required electric vehicle charging infrastructure. Where parking is provided, ten percent of parking spaces shall be provided with electric vehicle

charging infrastructure in compliance with Sections 429.3, 429.4 and 429.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

- 429.5 Electric vehicle charging infrastructure for accessible parking spaces. When electric vehicle charging infrastructure is required, ten percent of accessible parking space, rounded to the next whole number, shall be provided with electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of ten percent rounded to the next whole number, of the accessible parking spaces are allowed to be included in the total number of electric vehicle parking spaces required under Section 429.2.

The applicant is responsible for providing updating building plans to comply with the above criteria at time of application for a commercial building permit. *See Condition #14.*

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## Citizen Comments

**Finding 45:** A local resident who owns property adjacent to the subject property provided verbal comments regarding the proposed DaVita development. The primary concerns included:

- The placement of a bio-retention pond on the rear of the property that the individual believed could worsen pre-existing insect/pest concern regarding the property;

**Finding 46:** Placement of a bio-retention pond, by itself, is unlikely to worsen existing insect/pest concerns so long as it is properly maintained. Staff has reviewed the provided stormwater system and determined that the proposed stormwater system can comply with our standards as conditioned within this report.

**Finding 47:** Several conditions have been placed on the development to ensure compliance with City standards and chapter 15.12 of the Woodland Municipal Code. *See Findings 12-17 and Condition # 8.*

**Finding 47:** Per WMC 15.12.090(C)(4) the City reserves the right to inspect private stormwater facilities for adherence to the City's standard and take action to correct any noted deficiencies in maintenance should the property owner fail to properly maintain the facilities. Should it be determined that the stormwater facilities are not properly maintained, and that unacceptable maintenance is causing further nuisance, the City is likely to pursue code enforcement action.

- The citizen was concerned about potential violations of residential neighbors' privacy;

**Finding 44:** Staff has historically recognized the need to provide adequate screening of commercial uses from residential properties. WMC 17.36.130(N)(2) requires commercial properties abutting a residential zone to provide a sight-obscuring fence or wall between six and eight feet in height.

**Finding 45:** Applicant has proposed that a 6' wooden privacy fence be built along the rear (Southern) and western property boundaries. Applicant will be responsible for providing elevation(s) showing the proposed privacy fence alongside civil review submission. *See Condition #9.d.*

- A general concern regarding placement of a commercial property within a residential neighborhood driving down local property value.

**Finding 46:** Subject site has a comprehensive plan designation of commercial and is zoned for highway commercial uses including medical clinics. While the site is directly adjacent to residential uses to the South and West, it is approximately 250 feet from the intersection of Beechwood and Pacific Avenue, a primary commercial corridor, and is adjacent to commercially designated parcels to the east of the site.

**Conclusion:** Staff has considered public comment and determined that proposed development can meet the Woodland Municipal Code and the City's standards as conditioned within this report.

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## SEPA Review

**Finding 47:** Department of Ecology provided comments regarding solid waste management and water quality. A summary of comments:

- **Solid Waste:** Use only clean fill or obtain a solid waste permit. Dispose of all debris at an approved site.
- **Water Quality:** Install erosion control measures prior to clearing, grading, construction. Do not discharge into waters of the state. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW (Water Pollution Control) and WAC 173-201A. Report any soil/groundwater contaminants found.
- **Construction Stormwater General Permit:** The following activities require coverage under the Construction Stormwater General Permit:

- Clearing, grading and/or excavation that results in disturbance of one or more acres and discharges stormwater to surface waters of the state; and
- 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 of 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; 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 Evan Wood at [evan.wood@ecy.wa.gov](mailto:evan.wood@ecy.wa.gov), or by phone at (360) 706-4599.

A condition of approval has been added that the applicant is responsible for complying with the Department of Ecology's comments and applying for all applicable permit(s).  
*See Condition #16*

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

### III. ENVIRONMENTAL REVIEW

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 Determination of Non-significance (DNS) is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

### IV. 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 V for conditions of approval.*

## V. 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: \$3765.84 (\$.51 per square foot of commercial space).
  - b. Transportation Impact Fees:
    - i. Commercial: 27 PM Peak Hour Trips x \$838 per trip = \$22,626
    - ii. Commercial and industrial developments may be exempt from Traffic Impact Fees for new structures which obtain building permits and commence construction prior to June 30th, 2024. See WMC 3.42.040(I). Exemptions may be void if building permits expire without completion of the structure. Pay all impact fees when building permits are issued per WMC 3.42.
2. Submit a final Transportation Impact Analysis that meets WSDOT standards.
3. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12.
4. Provide a Final Landscaping plan prepared by a licensed landscape architect alongside civil engineering submittal that meets the following conditions:
  - a. All trees identified in the landscaping plan must identify their caliper size at the time of planting measured at four feet above grade.
  - b. All street trees identified on the final landscaping plan must have a caliper measurement of at least two inches at the time of planting.
5. Provide a final engineering plan set for Civil review that includes utility plan(s) that documents compliance with the following conditions:
  - a. Construct proposed utilities in accordance with applicable WMC.
  - b. Comply with water supply backflow and cross-connections requirements of WMC 13.28.
  - c. The fire mains shall be public mains with a 15-foot-wide easement to the City.
6. Provide a final engineering plan set for Civil review that includes a final erosion control plan that demonstrates compliance with the following conditions:
  - a. Install and maintain on-site erosion control throughout the duration of construction of the project.
  - b. Apply for a fill and grade permit and NPDES permit, as applicable.
7. Provide a final stormwater TIR alongside civil engineering submittal that demonstrates compliance with the following comments:
  - a. An infiltration test completed by a geotechnical engineer must be provided. The seasonal high ground water must be determined and the vertical separation of the

- bioretention facility to the seasonal high groundwater shall be evaluated for compliance.
- b. Revise the modeling for the final TIR to include the appropriate Ksat safety factor.
  - c. Provide an emergency overflow for the bioretention facility.
8. Provide a final site plan alongside civil review submission that demonstrates compliance with the following land use conditions:
    - a. Identify pedestrian connection with a width of at least 5' from the proposed sidewalk to the building entrance per WMC 17.36.130(M).
    - b. Provide a minimum of one bike rack or bike parking structure within 100ft of the building's entrance per WMC 17.36.130(M)(4).
    - c. Provide architectural elevation of proposed trash enclosure providing full dimensions of proposed enclosure.
    - d. Provide architectural elevations showing proposed wooden privacy fence.
  9. Provide a final photometric plan inclusive of both required streetlights and on-site lighting that demonstrates compliance with City of Woodland standards and WMC.
  10. Applicant and/or property owner is responsible for complying with the following conditions during the life of the development:
    - a. Lighting shall not cast glare on to adjacent properties. Lighting shall not rotate, glitter, and/or flash per WMC 17.46.140.
    - b. Proposed signage will require a separate sign permit and must comply with WMC Chapter 17.52.
    - c. 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).
  11. 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.
  12. 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.
  13. Comply with all comments provided by Townzen & Associates, including demonstrating compliance with the following:
    - a. IBC Section 429;
    - b. IBC Section 1106.5;
    - c. WSEC Section C411;
  14. Applicant shall provide responses acknowledging conditions of approval.
  15. 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.
  16. Payment shall be made to the City for any outstanding Professional Consulting Services per WMC 19.02.110.

## 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., January 5<sup>th</sup>, 2023.**

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

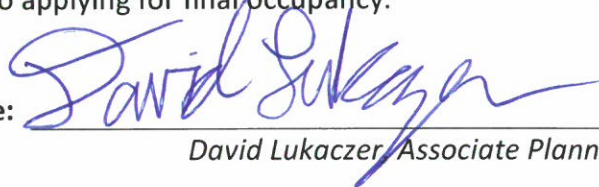
## VII. NEXT STEPS

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. 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).
- Pay any outstanding professional consulting services per Woodland Municipal Code 19.02.110
- Submit for building, grading, and sign permits.
- Schedule a pre-construction meeting before beginning any construction activities. Contact public works at 360-225-7999 to schedule.
- Install all required landscaping and irrigation prior to applying for final occupancy.
- Submit three copies of full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy.

**Date:** 12/22/2022

**Signature:**



David Lukaczer, Associate Planner

cc:

Applicant  
Property Owner  
Ryan Walters, P.E., Gibbs & Olson  
Parties of Record  
Department Heads

Building Official  
Fire Marshal  
Planning Commission  
City Council



Mayor  
File

Counter Copy  
Website

**ATTACHMENTS**

- A. Site Plan
- B. Cowlitz PUD Easement Documentation
- C. Landscaping Plan



# Attachment B

## PUD Easement

PUD No. 1 of Cowlitz County  
P. O. Box 3007  
961 12<sup>th</sup> Avenue  
Longview, WA 98632-0307

3619523  
06/28/2019 02:43:34 PM Pages: 2  
Easement COWLITZ COUNTY PUD #1 100.00  
Cowlitz County Washington

W.O. 17926  
P-998

RIGHT-OF-WAY EASEMENT  
POWER UNDERGROUND

Parcel Nos:  
50451  
50452  
50456  
50457

**KNOW ALL PERSONS BY THESE PRESENTS, that, BROOKS DOUGLAS, LLC, a Washington limited liability company; hereinafter called "Grantor,"** in consideration of the mutual benefits to the parties hereto, does hereby grant unto PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY, WASHINGTON, a municipal corporation, hereinafter known as "District," its successors and assigns, an easement, over, under, across, and upon the following described real estate in the County of Cowlitz, State of Washington, to wit:

Lots 1, 2, 3 and 4 of Survey, recorded in Volume 37 of Surveys, at Page 169, under Auditor's File No. 3601569, records of Cowlitz County; said Survey being a portion of the Squire and Millie Bozarth Donation Land Claim (DLC), in Section 24, Township 5 North, Range 1 West of the Willamette Meridian.

This easement is for the Northernly 10 feet and the Easterly 10 feet of the Grantor's property described above, said 10 foot strips being coincident with, parallel to, and Southerly of the Southerly right-of-way line of Beech Street and coincident with, parallel to, and Westerly of the Westerly right-of-way line of Pacific Avenue; TOGETHER WITH the right to make future underground electric line extensions and connections across and through all property within the property described in paragraph two above without regard to subsequent lot lines or division of ownership, as deemed necessary by the District to provide electrical service to all buildings constructed within the subdivision, with any extensions also being at an easement width of 10.0 feet.

Upon which easement the District shall have the right, privilege and authority to place, construct, operate, maintain, repair, replace and remove its lines for the underground transmission of electric energy, including all associated facilities and appurtenances connected therewith, as the District may from time to time require.

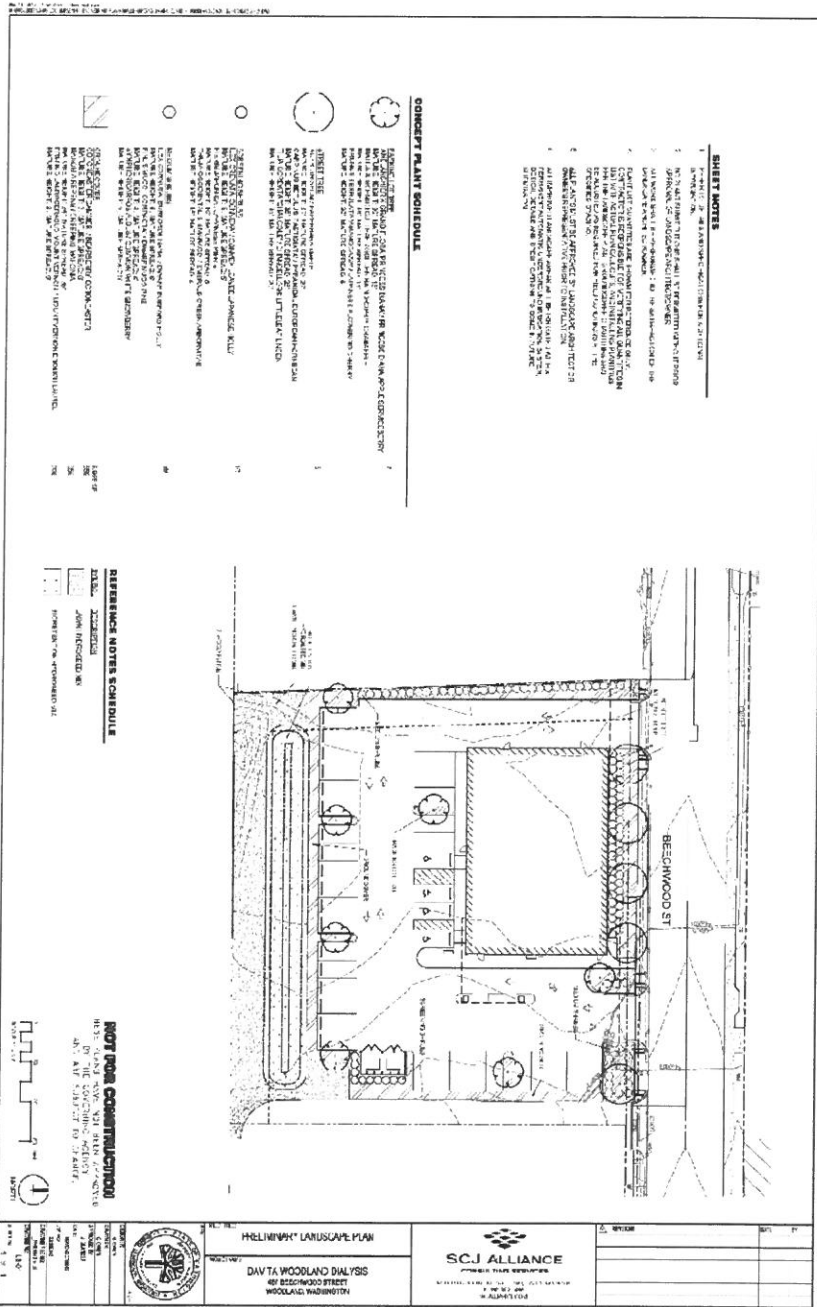
The Grantor covenants on behalf of itself, its successors or assigns that it is the owner in fee simple of said real estate, and has full and good right to execute this easement and that they will not place permanent structures on the strip of land within which the District's facilities are established. It is, however, understood and agreed that the Grantor shall have the right to use the easement area for the planting of lawns, flowers, shrubs, gardens, weed control or such other use as will not interfere with the District's exercise of easement rights.

EXEMPT  
JUN 28 2019



# Attachment C

## Landscaping Plan



**SHEET NOTES**

1. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CONCEPT PLANT SCHEDULE.
2. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CONCEPT PLANT SCHEDULE.
3. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CONCEPT PLANT SCHEDULE.
4. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CONCEPT PLANT SCHEDULE.
5. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CONCEPT PLANT SCHEDULE.

**CONCEPT PLANT SCHEDULE**

NO.	PLANT NAME	QUANTITY	NOTES
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

**REFERENCE NOTES SCHEDULE**

NO.	REFERENCE
1	...
2	...
3	...

**NOT FOR CONSTRUCTION**

THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGNER.

	<b>SC.J ALLIANCE</b> PROFESSIONAL ENGINEERS 1000 ... ...	SHEET NO. ... TOTAL SHEETS ...
	<b>HELMUTH+PARSONS LANDSCAPE PLAN</b> DAVITA WOODLAND DIALYSIS 400 BEECHWOOD STREET WOODLAND, CALIFORNIA	DATE: ... SCALE: ...