



Land Use Application

Office: 360-225-7299

www.ci.woodland.wa.us

PROJECT INFORMATION

Project site address: 467 Beechwood Street, Woodland WA	Parcel #: 5-0451
Project Name: DaVita Clinic	Zoning: C-2
	Number of Lots: 1

BRIEF PROJECT DESCRIPTION

The proposed project is a commercial building and associated parking lot located at 467 Beechwood Street in Woodland WA. The project is located on a single parcel which is cleared of all previous structures and vegetation. The proposed 7,384 square -foot commercial building is a dialysis clinic for DaVita Dialysis along with a 37-stall parking lot. The proposal also includes the construction of a frontage improvements, stormwater facilities, and landscaping.

CRITICAL AREAS CHECKLIST

Please answer the following questions concerning indicators located on or within 200 feet of the site.	Yes	No
Are you aware of any environmental documentation that has been prepared related to critical areas that include the subject site? <i>If yes, please attach a list of document titles.</i>		<input checked="" type="radio"/>
Are there any surface waters (including year-round or seasonal streams, lakes, ponds, bogs, or swamps)?		<input checked="" type="radio"/>
Have any wetlands been identified? Is any vegetation present that is associated with wetlands?		<input checked="" type="radio"/>
Are there areas where the ground is consistently inundated or saturated with water?		<input checked="" type="radio"/>
Is the project located within a Flood Hazard Zone?		<input checked="" type="radio"/>
Are there state or federally listed sensitive, endangered or threatened species or habitats?		<input checked="" type="radio"/>
Are there slopes of 15% or greater?		<input checked="" type="radio"/>
Are there any landslide hazard areas?		<input checked="" type="radio"/>

APPLICANT INFORMATION	PROPERTY OWNER
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Company Name: LDC Inc.	Company Name: Brooks Douglas, LLC
Applicant Name: Ross Jarvis	Name: Mark Luna
Mailing Address: 1411 State Avenue NE	Mailing Address: 3241 Laurel RD
City/State/Zip: 1411 State Avenue NE Olympia, WA	City/State/Zip: Longview, WA 98632
Email: rjarvis@ldccorp.com	Email: markluna@me.com
Primary Phone: rjarvis@ldccorp.com	Primary Phone: 541-230-0730

CONTACT INFORMATION

Primary Contact: Ross Jarvis	Phone: 360-634-2065	Email: rjarvis@ldccorp.com
Invoicing Contact: Dane Jepsen	Phone: 425-892-9513	Email: djepsen@ldccorp.com
Invoice Mailing Address: 20210 142nd Ave NE	City/State/Zip: Woodinville, WA 98072	

I grant permission to the field inspector to enter the building site as needed to determine the presence or absence of critical areas. I understand that if the information on this form is later determined to be incorrect, the project may be subject to denial or conditions of approval to meet the requirements of WMC 15.08. Land use fees are set by the resolution of the City Council and are non-refundable. By signing this application, you agree to pay all fees incurred by the City on your behalf.

Applicant Signature: *Ross Jarvis* Date: 11-17-2022

OFFICIAL USE ONLY

Site Plan Review Type 1	\$	Total Fee Amount Due: 8872.40
Site Plan Review Type 2	\$ 8122.40	Fee Assessed By: EB
SEPA Checklist Processing	\$ 750.00	Received By:
	\$	Receipt #:
	\$	

Payment Stamp



Permit # _____

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Acknowledgments

Applicant acknowledges the ownership certification form MUST be filled out and submitted with application even if applicant is the owner of the property per WMC 19.02.080(A).

Initial Here:

Applicant acknowledges that proposed project may require a fire review by Clark-Cowlitz Fire and Rescue. Please contact the Community Development Department if you are unsure if a fire review is required.

Initial Here:

Agreement to Reimburse Professional Service Expenses

City Ordinance 1157 (WMC 19.02.110) authorizes recovering the cost of consulting services related to all land use applications by outside professionals. The Applicant is therefore responsible for reimbursing the City those fees and related expenses in addition to the normal permit and plan review fees.

The applicant recognizes that the City is obligated by Washington State Law and the Woodland Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to ensure compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of City staff. In these instances, the City must contract with outside qualified professionals in order to perform its plan review responsibility.

This agreement between the Applicant or authorized representative ("Applicant") and the City of Woodland, WA ("City") is effective as of the date of signature below.

The Applicant hereby agrees and commits to reimburse the City the actual cost of professional consulting services for necessary review or consulting as required for the project referenced below. The signer acknowledges that the Applicant is liable for such costs and that these costs are due and payable to the City upon the City's receipt of invoices(s) for the services Any professional fee reimbursements must be paid to the City no later than the date of the final project approval.

The signer further acknowledges that the City is authorized to require the Applicant to deposit an amount with the City estimated to cover the cost of professional services at the discretion of the Community Development Director.

Business Name (if applicable): LDC, Inc.

Signature: 

Date: 11-17-2022

Print Name: Ross Jarvis