



**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

### FVRL Woodland Library

### Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR-22-013 (Site Plan Review Type II) SEP-22-012 (SEPA)
Applicant:	Hacker Architects C/O Amelie Reynaud 555 SE MLK Blvd, Suite 501 Portland, OR 97214
Property Owner:	Fort Vancouver Regional Libraries C/O Amelia Shelley 2018 Grand Blvd Vancouver, WA 98661
Site Location:	828 Goerig Street Woodland, WA 98674
Parcel No. & Size:	50480 (1.9 Acres)
Zoning Designation:	C-2, Highway Commercial
Date Application Received:	December 9 <sup>th</sup> , 2022
Notice of Complete Application Issued:	December 21 <sup>st</sup> , 2022
Notice of Application & Likely DNS issued:	December 22 <sup>nd</sup> , 2022
Comment Period & SEPA Appeal Period Ended:	January 11 <sup>th</sup> , 2023
Notice of Decision Issued:	January 27 <sup>th</sup> , 2023
DRC Decision	Approve with Conditions

## I. DESCRIPTION OF REQUEST

Applicant proposes to develop a 7,560 square foot building, along with associated parking, landscaping, and utilities as required on a single, presently undeveloped parcel in Woodland Washington. Proposed primary structure will serve as a library developed and operated by the Fort Vancouver Regional Library system (FVRL), classified as a public and quasi-public building and use, a permitted use under WMC 17.32.020(38) and WMC 17.36.020(29).

The proposed development is located on lot # 50480, currently addressed as 828 Goerig Street in Woodland Washington. Subject property is currently a vacant lot with an approximate area of 1.9 acres, or 82,764 SF. A separate application has been reviewed and given preliminary approval for a short subdivision of the subject lot (see SPL-22-001). The proposed development will use the proposed 'lot 1' of this short subdivision, which will be 62,873 SF in size and be to the rear of the property fronting Lakeshore Drive. A site visit has been performed, and best available resources considered, and no critical area(s) have been identified on the site. Previous use(s) of the subject site includes a funeral home. Adjacent uses include a welcome center and park & ride lot to the south, a single family residence and bank to the north of the property, the I-5 corridor to the East of the site, and a variety of residential uses to the West.

## 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).

For this proposal, trip generation was evaluated using the use classification “#590 – Library” from the ITE table. The applicant has provided a Traffic Impact Analysis that includes estimates of the site-generated traffic volumes based on this land use code. Based on these estimates, 62 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 \$51,956. *See Condition #1.b*

**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 \$3,855.60 (\$.51 per square foot of commercial space). *See Condition #1.a*

**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.*

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

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

**Finding 5:** Frontage improvements along Lakeshore Drive are being constructed through a City of Woodland Public Works project. No additional frontage improvements are required along Lakeshore Drive.

**Finding 6:** Applicant shall enter into a late-comer's agreement with the city to pay a proportional share of the cost(s) to reconstruct Lakeshore drive as required by this project. *See Condition #18.*

**Finding 7:** Frontage improvements along Goerig Street will not be required by the applicant unless the acquisition (by the City) of proposed lot 2 is unsuccessful. Frontage improvements along Goerig Street would consist of repairing existing damaged curb, gutter, and sidewalk. *See Condition #3.*

**Finding 8:** Applicant has indicated that street trees in the right-of-way will be installed by others. Street trees will be required to be identified by the applicant on the final landscaping plan and installed by the applicant and/or their designee. *See Condition #4.a.*

**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 9:** Existing water and sewer is available to tie into on-site. The applicant has proposed to construct 6-inch sewer, 1-inch domestic water service, unknown diameter FDC line, and 6-inch fire service. 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 #5.a and #5.b.*

**Finding 10:** 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 #5.c.*

**Finding 11:** Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule. Fees for utility connection are due at time of connection. *See Condition #5.d.*

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

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

**Finding 12:** 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 13:** A condition of approval is added to submit a final stormwater TIR that addresses the following concerns:

- a. The bioretention element in the WWHM model ASTM 1 and gravel for the layers as opposed to SMMWW 12 in/hr for the BSM layer. Revise the modeling or provide explanation for the input used.
- b. The Contech element in WWHM model does not appear to be working correctly, consider using the stage storage element.
- c. The Geotechnical report states the groundwater could be present at approximately 6 feet below ground surface, the TIR states the groundwater is at approximately 9 feet below ground surface. Review and clarify this discrepancy.
- d. Address the required separation from the seasonal high groundwater for both the bioretention facility and the flow control infiltration facility.
- e. The City of Woodland requires the conveyance system to be designed for the 100-year storm event. Revise conveyance calculations to reflect 100-year storm.

*See Condition #7.*

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

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### **Permitted Uses | WMC 17.36.020**

**Finding 14:** Uses permitted in the C-2 (highway commercial) zoning district also include all permitted uses listed in the C-1 (central business) zoning district. Public and quasi-public buildings and uses such as post offices, libraries, and government offices are a permitted use in C-1 per WMC 17.32.020(38).

**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 15:** The proposed building is set back approximately 17.27 ft from Lakeshore Drive . *See Attachment A – Site Plan.*

**Finding 16:** Based on a field visit performed on 1/6/2023, it was observed that Lakeshore Drive is on a grade that is significantly higher than the buildable area of the lot. The applicant has requested that due to these grading constraints on the site landscaping be provided in lieu of proximity to Lakeshore Drive.

**Finding 17:** Landscaping is proposed between the building and Lakeshore Drive with a mix of trees, shrubs and ground cover, and a pedestrian access path and entry court will be located at a level with the building. This meets the requirements outlined within WMC 17.36.070(3) *See Attachment A – Site Plan and Attachment B – 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 18:** Subject lot does not abut a residential zoning district. Development proposes side yard setbacks of approximately 124.75 ft and 85.08 ft, as well as a rear setback of approximately 70.25 ft.

**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 19:** The proposed building has an asymmetrically sloped gable roof with an average height of 18.75 ft.

**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 250 sq ft of library gross floor area per WMC 17.56.030.B.

**Finding 20:** Proposal includes 7,560 SF of library space. When divided by 250 SF, this requires 31 parking spaces. The proposal includes a total of 36 parking spaces including 34 standard parking spaces and 2 ADA accessible spaces.

Parking spaces are required to have a minimum area of 180 sq ft and be 9 ft wide per WMC 17.56.060.

**Finding 21:** Provided site plan identifies that each proposed parking space will be between 8 and 9 feet wide, with a length of 18 feet. These dimension(s) do not meet the minimum standards, and a condition of approval has been added that the applicant shall make the required modifications to the site plan to meet this code section. See *Condition # 8.a*

### **Screening**

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

**Finding 22:** The parking lot is to the western side 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 23:** 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 B – 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 24:** The parking lot contains 36 spaces and 23 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 25:** As proposed, the building will be set perpendicular to the Lakeshore avenue Right-of-Way, with the rear section, including the entranceway, angled to face the roadway.

**Finding 26:** The proposed exterior trash and mechanical unit enclosures are located at the north end of the building between the proposed building and Lakeshore Drive, within the front landscaping area. These trash and mechanical enclosures will be out of view from the City Right-of-Way due to the extended grade that is present.

The enclosures will be clad in the same siding as the main building and be screened further by dense evergreen shrubs to ensure the building remains prominent from the street.

Buildings larger than 4,000 sq ft shall have plazas, courtyards, or other pedestrian amenities per WMC 17.36.130.F.

**Finding 27:** The building is 7,560 sq ft. Applicant has provided a large, open entry plaza seating, landscaping, and other pedestrian amenities.

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

**Finding 28:** The building entry is covered by a large structural awning easily identifiable from Lakeshore drive.

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

**Finding 29:** The maximum height of the proposed structure is 18.75ft, measured from base to mid-point of roof. Façade standards within WMC 17.36.130(H)(1).

**Finding 30:** While not subject to façade standards, the proposed development meets most given standards.

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 31:** Due to the raised elevation of the Lakeshore Drive roadway, the Northwestern façade is the primary façade visible from the street.

**Finding 32:** 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 to facilitate safe navigation of the property through varied means of transportation.

**Finding 33:** The civil site plan identifies two pedestrian access paths proposed to connect the entry plaza to the public Right-of-Way and sidewalk:

- The first is a 6-foot ADA compliant path that runs along the western side of the parking lot before reaching a raised pedestrian crossing of the parking lot;
- The second is a 6-foot path that begins approximately 30 feet east of the primary entrance and directly ties the sidewalk to the entrance plaza, with a concrete stairway descending to the grade of the buildable area.

These two proposed pedestrian access paths meet the criteria outlined within WMC 17.36.130(M). *See Attachment A – Site Plan*

**Finding 34:** Per WMC 17.36.130(M)(4), applicant is required to identify a bicycle parking area near the public entrance to their building. A multi-stall stainless steel bike rack has been provided that meets this code standard.



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 35:** There is a 20+ ft landscaping strip shown on the landscaping plan that includes a variety of shrubs, trees, and ground cover. This meets this standard. *See Attachment B – Landscaping Plan.*

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

**Finding 36:** A 5-foot tall trash enclosure is indicated between the building and the Lakeshore Drive Right-of-Way, along an access path. The narrative describes the trash enclosure as being clad in a cedar siding in order to match the building and will be further screened from view by dense evergreen shrubs and trees in order to ensure the trash enclosure is not visible from the street or entry courtyard. A condition of approval has been added that elevations of the enclosures for both trash and mechanical enclosures be provided alongside civil plan submission. *See Condition 8.b.*

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 or cast glare into any residential zone, glitter or flash, or conflict with the readability of traffic signs and control signals.

**Finding 37:** A condition of approval is added that lighting must not cast glare on to adjacent properties and roadways. *See Condition #9.a.*

**Finding 38:** Applicant has provided a preliminary photometric lighting plan for proposed street lighting to be provided by the City. A final photometric lighting plan demonstrating compliance with WMC 17.36.130.Q and RCW 47.36.180 (See WSDOT comments) is required alongside civil review application. *See Condition #10.*

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 #9.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 39:** 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 #9.c.*

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

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## Fire Review

**Finding 40:** 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 #11.*

**Finding 41:** Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #12.*

**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 42:** 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 1106.5: For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. (Required = 1)
- All Geotech recommendations and requirements will be required to be implemented into the design of the structures.
- 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.
- IBC Section 429 Required electric vehicle charging infrastructure will not apply to this project under IBC 429.1 Exemption #2: Library A-3 Occupancy.

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 #13.*

## SEPA Agency Comments

**Finding 43:** 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 #14*

**Finding 44:** The Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) provided comments regarding the potential of discover of cultural resources during the proposed development. A summary of the comments:

- DAHP noted that their predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area.
- Due to the small footprint of the proposed development, DAHP is not requesting a cultural resources survey at this time.
- DAHP requests that an Inadvertent Discovery Plan (I.D.P.) be prepared, and that construction crews are prepared for the possibility that cultural and/or historical resources may be inadvertently discovered during the scope of this project. Construction crews should be aware of and prepared to put the I.D.P. in place should such a discovery be made.

**Finding 44.b:** The City of Woodland accepts DAHP's comments, and accepts that the subject site is in a high risk area for inadvertent discovery per the WISAARD map maintained by DAHP.

Based on this, a condition of approval has been added that an Inadvertent Discovery Plan be prepared and provided alongside civil plan submission. The applicant is responsible that construction crews working on the site are aware of and prepared to implement the prepared I.D.P. as needed. *See Condition # 15.*

**Finding 45:** Dylan Bass, the SWR Development Review Planner with the Washington State Department of Transportation, provided the following comments regarding this development in response to the City of Woodland's presumptive SEPA determination:

- WSDOT staff generally concur with the findings and recommendations in the provided transportation impact analysis for the project;
- WSDOT notes that due to the proximity of the proposal to Interstate 5, WSDOT requires that lighting installed by the applicant must be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 in order to avoid any glare to the motorists on the adjacent highway. *See Condition 10.*

**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: \$3855.60 (\$.51 per square foot of commercial space).
  - b. Transportation Impact Fees:
    - i. Commercial: 62 PM Peak Hour Trips x \$838 per trip = \$51,956.
2. Pay all impact fees when building permits are issued per WMC 3.42.
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. Final landscaping plan shall indicate that street trees will be provided along the Lakeshore drive frontage by the applicant and/or their designee.
  - b. All trees identified in the landscaping plan must identify their caliper size at the time of planting measured at four feet above grade.
  - c. 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.
  - d. Pay all water and sewer connection fees and assessments at time of connection.
- 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. The bioretention element in the WWHM model ASTM 1 and gravel for the layers as opposed to SMMWW 12 in/hr for the BSM layer. Revise the modeling or provide explanation for the input used.
  - b. The Contech element in WWHM model does not appear to be working correctly, consider using the stage storage element.
  - c. The Geotechnical report states the groundwater could be present at approximately 6 feet below ground surface, the TIR states the groundwater is at approximately 9 feet below ground surface. Review and clarify this discrepancy.
  - d. Address the required separation from the seasonal high groundwater for both the bioretention facility and the flow control infiltration facility.
  - e. The City of Woodland requires the conveyance system to be designed for the 100-year storm event. Revise conveyance calculations to reflect 100-year storm.
- 8. Provide a final site plan alongside civil review submission that demonstrates compliance with the following land use conditions:
  - a. Modify the site plan to ensure all proposed parking spaces have a width of at least 9 feet, and an area of at least 180 SF.
  - b. Provide architectural elevation of proposed trash and mechanical equipment enclosure(s) providing full dimensions of proposed enclosure.
- 9. Applicant and/or property owner is responsible for complying with the following conditions during the life of the development. Notes should be added to final site plan that:
  - 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).
- 10. Provide final photometric plan demonstrating compliance with WMC 17.36.130(Q) and RCW 47.36.180.
- 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 1106.5: Provide 1 van-accessible parking space;
  - b. WSEC Section C411: Solar readiness;
14. 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.
15. Provide an inadvertent discovery plan alongside civil plan submittal. Applicant/owner is responsible for compliance of provided IDP.
16. Payment shall be made to the City for any outstanding Professional Consulting Services per WMC 19.02.110.
17. Applicant shall provide responses acknowledging conditions of approval.
18. Final approval is contingent on the applicant entering into a latecomer's agreement with the city to contribute a proportional share towards required water, sewer, and street improvements currently ongoing as part of the Lakeshore drive reconstruction project, as determined by the City of Woodland Public Works Department.

## 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., February 10<sup>th</sup>, 2023.**

**Staff Contact:** David Lukaczer, Associate Planner  
City of Woodland  
P.O. Box 9  
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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: 1/27/2023

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. Landscaping Plan



**Attachment A**  
Site Plan



TOTAL SITE AREA: 10,000 SF  
 TOTAL BUILDING AREA: 2,500 SF  
 TOTAL PARKING SPACES: 100  
 TOTAL SITE PERMITS: 100  
 TOTAL SITE PERMITS: 100

**HACKER**  
 ARCHITECTS  
 1000 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202



SCALE: 1/4\"/>

**WOODLAND LIBRARY**  
 1000 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 ARCHITECTS  
 STEPHAN - GENERAL CONTRACTOR

**A-100**

**Attachment B**

Landscaping Plan

**DETAILS**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00
2	STEEL	50	TON	1500.00	75000.00
3	BRICK	2000	1000	10.00	20000.00
4	GLASS	100	SQ FT	100.00	10000.00
5	PAINT	100	GAL	10.00	1000.00
6	ROOFING	100	SQ FT	10.00	1000.00
7	MECHANICAL	100	HR	100.00	10000.00
8	ELECTRICAL	100	HR	100.00	10000.00
9	PLUMBING	100	HR	100.00	10000.00
10	LANDSCAPE	100	HR	100.00	10000.00

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
11	FOUNDATION	100	YD	120.00	12000.00
12	WALLS	50	TON	1500.00	75000.00
13	ROOF	2000	1000	10.00	20000.00
14	GLASS	100	SQ FT	100.00	10000.00
15	PAINT	100	GAL	10.00	1000.00
16	ROOFING	100	SQ FT	10.00	1000.00
17	MECHANICAL	100	HR	100.00	10000.00
18	ELECTRICAL	100	HR	100.00	10000.00
19	PLUMBING	100	HR	100.00	10000.00
20	LANDSCAPE	100	HR	100.00	10000.00

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
21	FOUNDATION	100	YD	120.00	12000.00
22	WALLS	50	TON	1500.00	75000.00
23	ROOF	2000	1000	10.00	20000.00
24	GLASS	100	SQ FT	100.00	10000.00
25	PAINT	100	GAL	10.00	1000.00
26	ROOFING	100	SQ FT	10.00	1000.00
27	MECHANICAL	100	HR	100.00	10000.00
28	ELECTRICAL	100	HR	100.00	10000.00
29	PLUMBING	100	HR	100.00	10000.00
30	LANDSCAPE	100	HR	100.00	10000.00

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
31	FOUNDATION	100	YD	120.00	12000.00
32	WALLS	50	TON	1500.00	75000.00
33	ROOF	2000	1000	10.00	20000.00
34	GLASS	100	SQ FT	100.00	10000.00
35	PAINT	100	GAL	10.00	1000.00
36	ROOFING	100	SQ FT	10.00	1000.00
37	MECHANICAL	100	HR	100.00	10000.00
38	ELECTRICAL	100	HR	100.00	10000.00
39	PLUMBING	100	HR	100.00	10000.00
40	LANDSCAPE	100	HR	100.00	10000.00

**LANDSCAPE MATERIALS SPECIFICATIONS**

1.1.1. ASPHALT DRIVE

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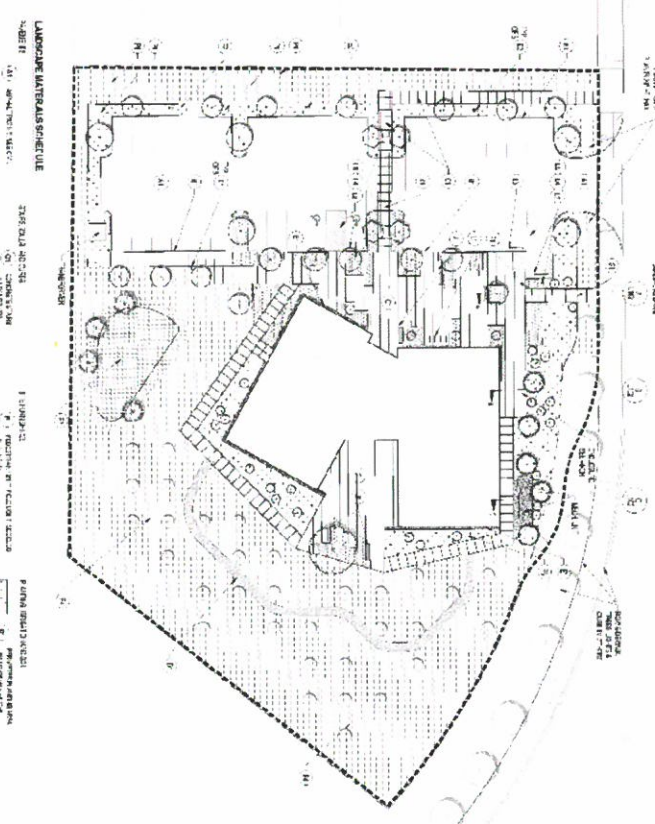
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**HACKER PLACE**

733 WEST 10TH AVENUE  
DENVER, CO 80202

WOODLAND LIBRARY

1-101

**WOODLAND LIBRARY**

733 WEST 10TH AVENUE  
DENVER, CO 80202

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**SITE MATERIAL PLAN**

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