

A

3/8/2022



P.O. Box 9
Woodland, WA 98674
www.ci.woodland.wa.us

Police

Office: (360) 225-6965
Fax: 360-225-1201

200 East Scott Avenue

**City Administrator
Clerk-Treasurer**

Mayor

Office: (360) 225-8281
Fax: (360)-225-7336

Community Development

Office: (360) 225-7299

Public Works

Office: (360) 225-7999

230 Davidson Avenue

Logan Partners, LLC
ATTN: Shayne Olsen
P.O. Box 1940
Bend, Oregon,
97709

RE: SEP-22-003 Determination of Significance for the Logan's Landing proposal

Mr. Olsen,

We have reviewed your application for this project and a letter of not fully complete has been issued. While that information is being prepared, review of the SEPA checklist submittal has been completed.

Additional Information – The finds that there is incomplete information about the significant adverse environmental impacts which may result from this proposal (as discussed below). While the application is not fully complete, to ensure adequate information is gathered for the review process the city is issuing this Determination of Significance (DS). This triggers the needed full analysis of the project through an Environmental Impact Statement (EIS).

Under WAC 197-11-100(3) the City's requirement for an EIS is supported by WAC 197-11-080(4) which states that the applicant is required to perform and provide additional study and analysis as part of the EIS preparation and review process.

Timing of the SEPA process – SEPA encourages agencies to integrate agency activities at the earliest possible time (WAC 197-11-055 and WAC 197-11-406) the city is choosing to proceed with the SEPA threshold determination process as allowed by WAC 197-11-080(3). Specifically, the City is making the threshold determination during the not-fully complete process for the site plan to provide you with the opportunity to prepare the detailed plans and information necessary to help with the review process per WAC 197-11-055(4)(a).

By proceeding with this SEPA review at this time, the applicant is afforded the opportunity to solicit input from the City's Development Review Committee and the SEPA review agencies as part of the SEPA scoping process. This information, once incorporated into the EIS for analysis, should help make the land use review process more efficient and hopefully lead to a better outcome. The City will coordinate the SEPA review process as encouraged by WAC 197-11-055(5).

Circulation of Planning Documents – In accordance with WAC 197-11-055(6) to ensure that environmental values and amenities are given appropriate consideration, environmental documents and analyses shall be circulated and reviewed with the planning documents to the fullest extent possible given the not-fully complete status of the land use applications at the time the DS threshold determination was issued.

Should the Logan's Landing site plan and other land use applications become fully during the SEPA process, a notice of application for those applications shall be issued so that the land use and SEPA processes can be completed concurrently.

Limitation on actions – During the SEPA review process, until the final EIS is issued, the applicant cannot take any action concerning the proposal other than the preparation of environmental documents and other actions as outlined in WAC 197-11-070 or exempted under WAC 197-11-800(17).

Scoping of the EIS – In reviewing the submitted SEPA checklist and application material, the following areas were identified as potentially having probable significant adverse environmental impacts that warrant study and discussion in the EIS:

- Earth - 1.h. Erosion and impacts of earth affecting wetlands. Wetland delineation and project analysis is needed.
- Water - 3.a. Surface water – Impacts to wetlands and drainage systems. Flood control and conveyance infrastructure.
- Water - 3.c. Water Runoff – Stormwater management and conveyance infrastructure.
- Land and Shoreline Use – 8.a. – Effects to adjacent properties.
- Land and Shoreline Use – 8.h. – Full identification of critical areas and analysis of impacts.
- Land and Shoreline Use – 8.i. – Effects of the development on the achievement of zoning and comprehensive plan compliance including the ability to comply with the Growth Management Act.
- Land and Shoreline Use – 8.k. – Mitigation opportunity analysis.
- Land and Shoreline Use – 8.l. – Compatibility analysis.
- Housing – 9 – Effects of 408 housing units not considered in the Comp Plan, Sewer Plan, and Water Plan.

- Recreation – 12 – Effects of the development on existing facilities and the ability to maintain levels of service. Pedestrian and multi-modal transportation connectivity.
- Transportation – 14 – Traffic impacts and system wide analysis including the 20-year capacity analysis for Exit 22, traffic signalization along Old Pacific Highway. Cross-circulation. Access by emergency vehicles and school bus access. Multi-modal transportation. Multi-use paths and ADA accessibility. Analysis of the proposed improvements and their impacts to the system.
- Public Services – 15 - Effects of the development on the provision of all public services including impacts to levels of service.
- Utilities – 16 - Effects of the development on the provision of utilities.
- Per WMC 15.04.160 – Effects of the development on employment, economy, quality of life, and neighborhood cohesion.

EIS Preparation – Preparation of the EIS shall be the responsibility of the applicant or their agents, and outside consultants may be retained. EIS preparation shall be done under the authority of the City as lead agency and shall be prepared in a professional manner with appropriate interdisciplinary methodology. The EIS must be prepared in accordance with the SEPA Rules (WAC 197-11-420) and Woodland Municipal Code (WMC) Chapter 15.04 (WMC 15.04.160).

Questions regarding scoping should be directed to the SEPA Responsible Official. Scoping comments by agencies and notified parties will be transmitted to the applicant as part of the scoping process.

EIS alternatives analysis – In preparation of the EIS, staff recommends that the EIS be scoped to include the following alternatives:

- Alternative 1. No action alternative.
- Alternative 2. Project as proposed.
- Alternative 3. Project as proposed plus mitigation.
- Alternative 4. Project as proposed but mitigated to comply with Ordinance 1505. (As proposed for consideration by the city council or as adopted by the city council)

Scoping input may influence the alternatives suggested above. However, alternatives to be analyzed in the EIS must be approved by the SEPA Responsible Official as part of the scoping process for the Draft EIS (DEIS).

If you have any questions about this threshold determination, it is an appealable decision under WMC 19.08.030. The appeal process is described in the Determination of Significance form attached to this letter. Questions regarding submittal of an appeal should be directed to our office at 360-225-7299.

Respectfully,



Travis Goddard
Community Development Director

Attachments:

A. Determination of Significance

cc: Wyndham Enterprises LLC
Woodland DRC
SEPA Record
SEPA review agencies
Battle Ground Reflector
The Daily News
The Columbian
Posting on site
Posted at City Hall/Post Office/Police Station
City website
File
Property owners within 300 feet

**DETERMINATION OF SIGNIFICANCE
AND REQUEST FOR COMMENTS ON SCOPE OF EIS**

Description of proposal: Logan's Landing – A phased development of 8 similar buildings (total 354,640 sf.) in the Highway Commercial (C-2) zoning district. Each building having 972 square feet of commercial space and approximately 10,000 square feet of parking on the ground floor with 51 units of residential on the three upper floors. The project is approximately 20 acres in size and includes multiple property parcels including one Light Industrial (I-1) parcel. The project includes a proposed boundary line adjustment of approximately 1.9 acres of light industrial property.

Proponent: Logan Partners, LLC., PO Box 1940, Bend OR 97709.

Location of proposal: The property is located at the southern end of Franklin Street (Loop) off of Belmont Loop, and fronts on Old Pacific Highway, and includes tax parcels 50680023, 50714, 50729 and 50730. (Parcel 50713, aka 9579 Old Pacific Highway may also be subject to the boundary line adjustment but does not appear to be a party to the application.)

Lead agency: City of Woodland, Washington, 230 Davidson Avenue, PO Box 9, Woodland WA 98674.

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse environmental impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices. This information may also be reviewed by visiting the City Projects page at <https://www.ci.woodland.wa.us/projects>

The lead agency has identified the following areas for discussion in the EIS:

- Earth (Impacts affecting wetlands/critical areas)
- Surface water (Impacts to wetlands and drainage systems)
- Water Runoff – (Stormwater management and conveyance infrastructure capacity)
- Land and Shoreline Use (Impacts to adjacent properties, identification of critical areas, zoning and comprehensive plan compliance, Growth Management Act compliance, locational compatibility, and mitigation opportunities)
- Housing (The effect of units not considered in the Comp Plan, Sewer Plan, and Water Plan)
- Recreation (Impacts to existing facilities, levels of service, access to recreational opportunities, and pedestrian/multi-modal transportation connectivity)
- Transportation (Cross-circulation, emergency vehicles and school bus access, multi-modal transportation, multi-use paths, ADA accessibility and impacts to the transportation system including I-5 exits)
- Public Services (Impacts to all public services including levels of service)
- Utilities (Impacts on the provision of utilities)
- Identification of alternatives for analysis in the EIS.
- Mitigation measures.

- Per WMC 15.04.160 (Contextual element analysis on employment, economy, quality of life, and neighborhood cohesion)

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approval that may be required. The method and deadline for giving us your comment is:

Written comments are due to the City of Woodland at the physical address above. Comments may be submitted electronically by emailing the SEPA responsible official at goddardt@ci.woodland.wa.us

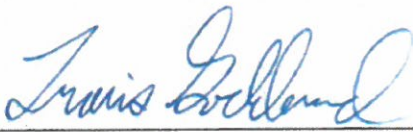
Scoping comments are due by 5:00 pm, on the 21st day after the issuance of this determination. (March 29th, 2022) (WAC 197-11-408(2)(a)(i))

Responsible Official: Travis Goddard

Position/Title: Community Development Director Phone: 360-225-7299

Address: 230 Davidson Ave., PO Box 9, Woodland, WA 98674

Date: March 8, 2022

Signature: 

Appeal Procedure

Parties may appeal this Determination of Significance to the Hearing Examiner for the City of Woodland under Woodland Municipal Codes 19.08.030 and 19.06.050. This administrative decision may be appealed no later than fourteen (14) days following the date of issuance of the DS. The notice of appeal shall be made in writing and shall include:

- The name and address of the party or agency filing the appeal;
- An identification of the specific proposal and specific SEPA actions or determinations related to conditioning, lack of conditioning, or denial of an action for which the appeal is sought; and,
- A statement of the particular ground or reasons for the appeal.

This information and the appropriate appeal fee must be submitted to the City of Woodland Community Development Department by 5:00 PM on March 22, 2022.

APPEAL DEADLINE: March 22nd, 2022

C



LeAnne M. Bremer, P.C.
Admitted in Washington and Oregon
leanne.bremer@millernash.com
360.619.7002 (direct)

March 16, 2022

VIA HAND-DELIVERY

Hearing Examiner
City of Woodland
230 Davidson Avenue
Woodland, WA 98674

Subject: **NOTICE OF APPEAL**
SEP-22-003 Determination of Significance – Logan's Landing Proposal

To the City of Woodland Hearings Examiner:

On behalf of Logan Partners, LLC, owner and applicant for Logan's Landing, I am filing this appeal of the enclosed Determination of Significance dated March 8, 2022, issued by the City of Woodland.

A party may appeal a SEPA threshold determination under WMC 19.08.030, 19.06.040, and 19.06.050. This appeal is timely filed within 14 days of March 8, 2022.

This Notice of Appeal must include the following:

- **Name and address of the party or agency filing the appeal:**

Applicant and Owner:

Shayne Olsen
Logan Partners, LLC
PO Box 1940
Bend, OR 97709
(541) 306-1611
shayne@saceinc.com

Contact Person:

LeAnne Bremer
Miller Nash LLP
500 Broadway Street, Suite 400
Vancouver, WA 98660
(360) 619-7002
leanne.bremer@millernash.com



- **Identification of the specific proposal and specific SEPA actions or determination related to condition, lack of conditioning, or denial of an action for which the appeal is sought:**

Logan Partners is appealing the enclosed Determination of Significance (DS) associated with the Logan's Landing project.

- **Statement of the particular ground or reasons for the appeal:**

The DS is not supported by facts or law.

The proposal will not have a potential, significant adverse impact on the environment, which is a requirement for a DS. WAC 197-11-360. The fact that the proposal will add multi-family units to the City does not justify the DS. The proposal is a permitted use in the zone and can fully comply with all code requirements. All impacts of the proposal can be fully mitigated through application of current regulations. SEPA allows the City to make a determination that a project's impacts can be adequately addressed and mitigated for under existing development regulations. WAC 197-11-158. The pre-application report did not note any deficiencies in public facilities or infrastructure necessary to serve the project that cannot be mitigated, nor was there any hint that an EIS would be required. None of the items noted in the DS require further study. Additional argument and evidence on this point will be presented at the hearing.

Premature Issuance

The DS is premature because the City has not yet determined that the application to which the DS attaches is fully complete. WMC 19.06.010.D. states that within 14 days after the city has made a determination of completeness of a project permit application, the city will issue a notice of application. WMC 19.06.010.E. states: "A SEPA threshold determination may be made at the same time the notice of application is issued and the comment periods run concurrently." In addition, all public comments received on the notice of application must be received by City by the end of the comment period. WMC 19.06.010.F.



The threshold determination— in this case a DS—accompanies the notice of application, and the notice of application is not issued until the application is fully complete. In addition to this being the required order in code, it also makes sense. Otherwise, those commenting on the application will be commenting on an incomplete proposal. The applicant is entitled to supplement the application to respond to the not-fully-complete determination and the proposal could change in more than insignificant ways to become fully complete. At the very least, additional information will be provided by the applicant that the public and agencies should have the benefit of reviewing before responding to a notice of application and DS.

The City recognizes on page 2 in the DS that SEPA review should occur once a notice of application is issued:

Should the Logan's Landing site plan and other land use applications become fully [complete] during the SEPA process, a notice of application for those applications shall be issued so that the land use and SEPA processes can be completed concurrently.

By issuing the threshold determination early, and forcing this appeal, the City is unnecessarily, and without authority, complicating the application process, not to mention requiring the applicant to incur significant additional cost.

The applicant respectfully requests that the Hearings Examiner require the City to withdraw the DS as not supported by the facts or law, and because it is premature.

According to the City's fee schedule effective February 22, 2022, the fee for an appeal is \$700, which accompanies this appeal, plus the Hearings Examiner's cost, which will be determined after the appeal is heard.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'LMBREMER'.

LeAnne M. Bremer, P.C.

Enclosure: Determination of Significance

D



Community Development Department
 Building | Planning | Code Enforcement
 P.O. Box 9, 230 Davidson Avenue
 (360) 225-7299, www.ci.woodland.wa.us

Pre-Application Conference

Logan's Landing – PRE-21-008

Proposal:	Construct mixed-use buildings with commercial uses and parking on the ground level and residential above.
Applicant:	Judy Greer 13023 NE HWY 99 #7-126
Property Owner:	Logan Partners, LLC
Site Location:	South end of Franklin ST.
Public Access:	Franklin ST
Parcel No. & Size:	50680023, 50729, 50730. 17.5 acres
Zoning Designation:	Highway Commercial (C-2)
Environmental Features:	None
Review Required:	Site Plan II, SEPA
Conference Attendees & Contacts:	Tracy Coleman, Public Works Director Kathryn Myklebust, Engineering Aide Josh Finley, Engineering Mike Jackson, Division Fire Chief Josh Taylor, Deputy Fire Marshal Debi Cler, Building Official Melissa Johnston, Associate Planner Travis Goddard, Community Development Director Logan Cullums, WSDOT Land Use Planner
Staff Contact:	Melissa Johnston, Associate Planner
Conference Time & Location:	June 17, 2021

I. PROJECT INFORMATION

A phased development consisting of 8 similar 4-level buildings located on both sides of the southerly extension of Franklin Street. Each building will contain: Ground floor: 972 sf of retail or office space, the remaining portion is a parking garage/structure with 37 parking spaces for the commercial users and the upper floor residents. Upper floors: 17 apartment units on each floor. Approximately 4.5 acres of open space is provided along with a paved, ADA compliant pedestrian trail, 1,150 feet in length.

II. PRE-APPLICATION CONFERENCE NOTES

Please be aware the following information is general in nature. No decision is made at this time. A formal review and decision will be made once a complete application is received.

A. Applications Required

The following applications, and associated fees, are required:

- a. Planning Department
 - i. Site Plan Review, Type II
 - ii. SEPA Checklist
 - iii. Critical Areas Permit
- b. Fire & Life Safety Review ([submit to CCFR directly](#))
- c. Building Department
 - i. Building Permits
 - ii. Fill and Grade
 - iii. Sign Permit
- d. Public Works
 - i. ROW Permit

B. Fees

Fees are based by resolution of the City Council and are subject to periodic review and change. Fees listed below are **estimated** based on pre-application information. **Verify your fees with staff prior to submittal.**

Based on the preliminary application, the following fees are required:

- a. Site Plan Review (\$2,500 - \$10,000, based on sq. ft. of building)
- b. Fire Review (Paid directly to CCFR)
- c. SEPA Checklist (\$750)
- d. Critical Areas Permit (\$600)
- e. ROW Permit (\$225)
- f. Fill and Grade (fee based on cubic yards to be moved)
- g. System Development Charges (Public Works)
- h. Impact fees

- Fire Impact fee (sq. ft. * \$.51 per sq. ft. of building)
- A preliminary estimate of TIF can be calculated based on the land use and \$838 per PHT. A traffic study may be required.
- i. Building Permit (calculated upon submittal based on valuation)
- j. Sign Permits (Wall signs, no monument signs) (\$75-\$145 each)

The City may contract out planning, engineering, and building reviews as necessary. Some reviews may be sent out-of-house for review. The applicant will be responsible for associated costs. At the time of application, an Agreement to Reimburse for Consultant Services Agreement form is required. Civil plans are reviewed by Gray and Osborne, the City's engineering review consultant. Building plans are reviewed by Townzen and Associates.

C. Planning Comments

Melissa Johnston, Associate Planner, City of Woodland
360-225-7299 | johnstonm@ci.woodland.wa.us

Travis Goddard, Community Development Director, City of Woodland
360-225-7299 | goddardt@ci.woodland.wa.us

Regulations

City of Woodland regulations that will affect this project and must be addressed include:

- i. WMC 13 Water and Sewer
- ii. WMC 14 Buildings and Construction
- iii. WMC 15.04 Environmental Policy
- iv. WMC 15.10 Erosion Control
- v. WMC 15.12 Stormwater
- vi. WMC 17.36 Highway Commercial (C-2 zoning)
- vii. WMC 17.48 Performance Standards
- viii. WMC 17.52 Signs
- ix. WMC 17.56 Parking

*Copies of applicable plans and development regulations may be viewed at or obtained from the Building and Planning Department. The plans and regulations are also available on the City's website at www.woodland.wa.us/documents.

Zoning

The subject property is zoned Highway Commercial (C-2) and shall comply with all standards in WMC 17.36.

Use | WMC 17.36.020 & WMC 17.32.020

- Permissible C-2 uses includes uses permitted in the C-1 district.
 - 17.32.020 (10). Dwelling units; provided residential uses are located above a permissible C-1 **commercial** use.
 - Site plan only includes 972 sq. ft. of ground floor commercial use per building. The rest of the proposed ground floor use is parking.
-

Minimum Building Setbacks | WMC 17.36.070

- **Front Yard and Street Side Yard Setbacks:** Buildings shall be set as close as possible to fronting public streets.
 - Landscaping and pedestrian amenities required when buildings are setback from sidewalk. Show how requirement is met in landscape plan and narrative.
-

Required off street parking spaces | WMC 17.36.100 & WMC 17.56

- Number of parking spaces:
 - a. WMC 17.56.030 requires one parking space for each 200-300 sq. ft. of gross (commercial) floor area with a minimum of four customer parking spaces per use.
 - b. WMC 17.56.050 (E) requires 1.5 spaces per 1–2-bedroom apartment.
 - The site plan must include the location, dimension, and number of parking spaces required.
 - Each parking space shall be 180 square feet in area and at least 9 feet in width.
 - Standards are flexible. Provide a parking study if providing fewer parking spaces than required by code.
-

Parking Lot Landscaping | WMC 17.36.130.O

Parking lots in C-2 are required to have landscaped areas that complement the overall design and character of development. The minimum number of trees required in the interior landscape area in parking lots is dependent upon the location of the parking lot in relation to the building and public right-of-way.

- Per WMC 17.36.130 (O)(2)(b), where the parking lot is located behind the building and is not visible from the public street or space, minimum of one tree for every seven spaces shall be provided. **(1 tree : 7 parking spaces)**.
- Trees and other landscaping should be evenly distributed through the site.

- To protect vegetation, provide a minimum four-foot area from the base of all trees and shrubs where vehicle overhang extends into landscape areas.
 - Include parking space to tree ratio on the landscaping plan
-

Building and yard maintenance | WMC 17.36.120

All buildings and yards in the C-2 district shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy and presentable state. (Never top trees: <https://www.treesaregood.org/portals/0/docs/treecare/WhyToppingHurts.pdf>).

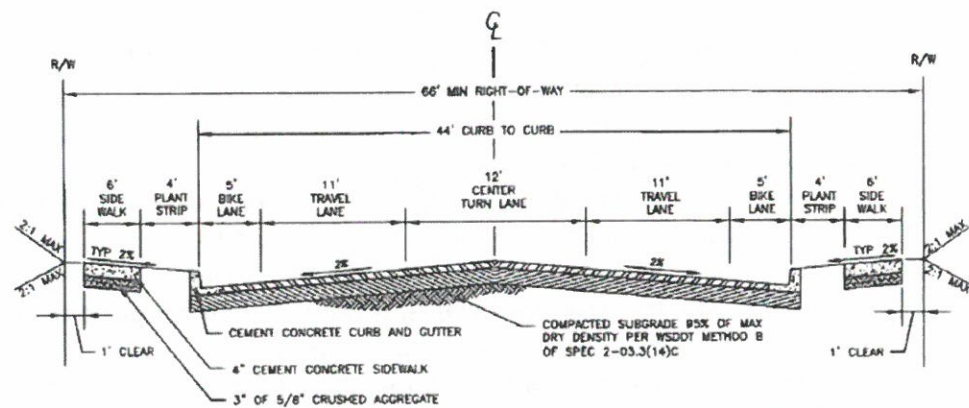
Architectural and Site Design Standards | WMC 17.36.130

Submit site and elevation plans that are to scale and stamped by a registered architect in the State of Washington. Your narrative will need to address compliance with all design standards.

- E. Orientation to the Street. Buildings, along with trees and landscaping, shall be predominant rather than parking lots, driveways, or freestanding signs.
 - F. Plazas, Courtyards, and Seating Areas. Buildings larger than four thousand square feet shall have plazas, courtyards, or other pedestrian amenities or spaces at or near their main entrances.
 - 1 sq. ft. plaza per 100 sq. ft. of building.
 - Show plaza to building area calculation on site plan and describe amenities.
 - G. Entrances and Weather Protection
 - Demonstrate in building elevations/narrative
 - H. Articulation/Massing: A building façade that is twenty feet or taller or twenty feet or longer and visible from a public street, public space, or residential zone shall comply with the façade standards.
 - Demonstrate in building elevations/narrative
 - M. Pedestrian and bicycle connections.
 - Show how walkways meet WMC 17.36.130 (M)(1)
 - Include bicycle parking
 - Q. Lighting. Must be directed downward or shielded so as not to cast glare onto adjacent properties or roadways.
-

Sidewalks and Street Trees | WMC 17.36.130 (J)

- Street trees are required in the 4-ft. planting strip between the sidewalk and the street (by public works).
- All proposed planting shall comply with Section 12.28, Woodland Street Trees Standards, and with vision triangle requirements.
- Street trees shall be a minimum of 1.5 caliper and be selected from the approved Woodland Street Tree list or be approved by the Public Works director. (See attached).



Site Screening and Buffers | WMC 17.36.130 (N)

- Street Frontage Landscaping: a minimum of 5-ft landscape strip consisting of trees, shrubs, and plant groundcover shall be planted along the entire public street frontage area, excluding the ingress and egress points and the areas where structures and pedestrian oriented space are located.
- Vision Clearance Areas. To ensure safety of people using streets and sidewalks, a vision clearance area is required at the corners of the property.

Screening of Trash and Service Areas | WMC 17.36.130 (P)

All mechanical and communication equipment, loading docks, garbage/recycle equipment shall be screened from view.

- **Contact Waste Connections** to ensure usability of enclosure design. Chad Davis, 360-892-5370, chad.davis@wasteconnections.com.
- Show location of enclosure on the site plan, provide building elevations, and describe in narrative.

Performance Standards | WMC 17.48

All properties must comply with the Performance Standards as outlined in WMC 17.48 regarding noise, dust, air emissions, odors, glare, etc.

Signs | WMC 17.52

All signs will require a sign permit, building review, and planning review. All signs must comply with WMC 17.52.070 including size, total number of signs, types of signs, etc.

Erosion Control | WMC 15.10

The applicant will be required to install and maintain erosion control measures per the BMPS outlined in WMC 15.10 (2005 Stormwater Management Manual for Western Washington) during site excavations and grading. An erosion control plan is required with the civil plan submittal that meets the requirements of WMC 15.10.060. If you are disturbing over an acre of soil (1 acre = 43,560 sq ft) and have the potential to discharge stormwater from the site, you'll need to apply for an NPDES Construction Stormwater General Permit from Ecology. Please note that the application and public notice process takes 60 days.

D. Engineering Comments

Josh Finley, Engineer, Gray & Osborne, Inc.
360-571-3350 | jfinley@g-o.com

See attachment

E. Public Works Comments

Tracy Coleman, Public Works Director, City of Woodland
360-225-7999 | colemant@ci.woodland.wa.us

Kathryn Myklebust, Engineering Aide, City of Woodland
360-225-7999 | myklebustk@ci.woodland.wa.us

F. Fire Marshal Comments

Div. Chief Mike Jackson, Fire Marshal, Clark-Cowlitz Fire Rescue
360-887-4609 | mike.jackson@clarkfr.org

Chief Josh Taylor, Deputy Fire Marshal, Clark-Cowlitz Fire Rescue
360-887-4609 | josh.taylor@clarkfr.org

See attachment

G. Building Comments

Debi Cler, Plans Examiner, Townzen and Associates
360-890-2747 | debi@townzen-consulting.com

See attachment

H. WSDOT Comments

Jeff Barsness, Development Services Engineer
360-905-2059 | barsnej@wsdot.wa.gov

Logan Cullums, Land Use Planner, WSDOT
360-949-6871 | cullumL@wsdot.wa.gov

I. Waste Connections Comments

Chad Davis, Operations
360-892-5370 | chad.davis@wasteconnections.com

III. APPLICATION REQUIREMENTS

- **Assistance, Permits and Applications Procedure**

Janice, Permit Technician, City of Woodland
360-225-7299 | fisherj@ci.woodland.wa.us

- **State Environmental Policy Act Checklist**

- **Critical Areas Permit**

- **Type II Site Plan Review**

Contact Janice Fisher, Permit Technician, for specific instructions: 360-225-7299.

The application packet for **Type II Site Plan Review** must include all the following to be considered a technically complete application:

- i. Application fee (as described above in section II.A)
- ii. Land Use Application Form (Master application)
- iii. Ownership Certification
- iv. Completed Critical Areas Checklist
- v. Legal Description
- vi. Title Report or Title Book Report

- vii. Project narrative addressing the approval criteria in the following Sections of the WMC –
 - 1. 15.04 Environmental Review (SEPA Checklist)
 - 2. 17.36 Highway Commercial District C-2
 - 3. 17.48 Performance Standards
 - 4. 17.52 Signs
 - 5. 17.56 Off-Street Parking and Loading
 - 6. 17.64 Water Supply and Sewage Disposal
 - 7. 19.10.050 Site Plan Review Submittal Requirements
 - 8. 19.10.060 Site Plan Review Approval Criteria
- viii. Agreement to Reimburse for Consultant Services
- ix. Site Plan- 6 full size copies (Preferably 22" x 34"), 1 electronic copy, and one (1) 11" x 17" copy) containing the following at minimum:
 - a. Property boundaries, dimensions, and size of the subject site.
 - b. Location, dimensions, and height of proposed buildings and location and dimensions of existing buildings to remain on site.
 - c. Proposed building setbacks.
 - d. Proposed project-phasing boundaries, if applicable.
 - e. Legend indicating total site area, the total square footage of proposed buildings or structures including percentage of total site area, the total square footage amount of impervious area including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces, the number of handicapped-accessible parking spaces, and the required number of parking spaces.
 - f. Location of proposed access points including vehicular driveways and designated pedestrian access points.
 - g. Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact, or handicapped-accessible. On-site drive aisles and circulation areas shall be indicated including their dimensions.
 - h. Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, and between on-site buildings and on-site or off-site parking areas.

- i. Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed drive aisles and circulation areas including dimensions.
- j. Locations, centerlines, and dimensions of proposed on-site public or private streets and public and private easements.
- k. Location, centerlines, and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation, and public sidewalk installation.
- l. The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, location of fences and signs, and the size and location of solid waste and recyclable storage areas.
- m. Specialized site treatments including but not limited to pedestrian plazas, bicycle parking, and outdoor seating areas.
- n. Environmental features including critical areas and their buffers, the ordinary highwater mark, shorelines jurisdiction, the one hundred-year floodplain, and floodway location.
- o. Applicants for binding site plan shall also show proposed lots including dimensions and total acreage.
- p. If applicable, a preliminary grading and erosion control plan shall be provided consistent with WMC Chapter 15.10.
- q. A preliminary landscape plan shall be submitted at the time of application for site plan review. The preliminary landscape plan need not include the detail required for final approval, although areas of proposed landscaping must be shown. Final civil plan approval cannot be given until a final landscape plan is submitted and approved. The final plan shall show the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated.
- r. If applicable, architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions, and structural heights.
- s. If applicable, lighting plan indicating the location, height, and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted). Photometric point or curve detail shall be provided for the subject site,

abutting properties, and abutting public streets or rights-of-way at final civil plan review.

- t. A certified document, typically a title report that is provided by a title company and issued within the last sixty days that details all encumbrances, easements, and ownership (not required for Type I site plan reviews).
- u. Completed critical areas identification checklist.
- v. Signed agreement to reimburse the city for professional services used in the processing of applications for site plan review and site inspections.
- w. If applicable, a traffic study.
- x. Any additional items requested by the city during the pre-application conference.

IV. PROCEDURE AND TIMELINE

- Pre-application conference (6/17/21)
- Applicant submits land use application (Site Plan Review) with all the required documents and fees.
- The City reviews the submittal for completeness (within 28 days of application submittal). A Notice of Incomplete/Complete application is issued.
 - If a Notice of Incomplete Application is issued, a Notice of Complete Application will be issued once all missing items are submitted/addressed. The applicant has 90 days to submit any missing information after receiving a Notice of Incomplete Application.
- By State law, the City must issue a written determination (Notice of Decision) – Preliminary Site Plan Approval within **120 days** of the application being deemed complete. These administrative determinations are subject to a 14-day appeal period.
- Applicant begins working on the conditions of the Preliminary Site Plan approval including Site/Civil plans, any technical documents, permits from other agencies, etc.
- Once all conditions of approval are complete, the City issues Civil/Engineering Plan Final Approval.

V. APPLICANT QUESTIONS

Narrative for Pre-Application Conference

Logan's Landing

a mixed use development

City of Woodland WA

Date: 6-1-21

Introduction

This 17.5 acre site consists of tax lots 50680023, 50729 and a portion of 50730. The southerly 1.9 acres of 50730 will be boundary line adjusted and sold to the adjacent property owner, and will not be a part of this project. The site is vacant with some wetlands. Zone is Highway Commercial, C-2. The site is generally flat and slopes to the northwest. Vehicular access is from the south end of existing Franklin Street.

Proposal

The following uses are permitted in the C-2 zoning district by 17.36.020

No. 5: Commercial parking lots and garages,

No. 25: Retail stores,

No. 29: Uses permitted in the C-1 central business district, which are:

No. 10: Dwelling units located above a permissible C-1 commercial use.

No. 35: Professional and business offices

No. 37: Public and private off-street parking facilities.

The Site Plan Review will be processed as a Type II review. The project proposes a phased development consisting of 8 similar buildings located on both sides of the proposed southerly extension of existing Franklin Street.

Each building will consist of:

Ground floor: a 972 sq ft commercial space for office or retail use, the remaining portion is a parking garage/structure with 37 parking spaces for the commercial space users and the upper floor residents.

Upper three floors: 17 apartment units on each floor.

Refer to Exhibit A for general floor plans for each floor.

Off-street Parking 17.56.060

Number of parking spaces required: Each office/retail space requires a minimum of 4 spaces. The apartment units require a minimum of 1.5 spaces per apartment unit, for a total of 80.5 spaces per building. Each building will provide an average of 59 standard spaces, 26 compact spaces, and 4 ADA spaces, for a total of 89 parking spaces.

All outdoor surface parking spaces will allow a 2' overhang from the curb to allow a 4.5' wide pedestrian walkway, and to protect trees, light poles and other landscaping. No curb stops are necessary. Wheel stops will be provided in the parking structures.

Wetland Determination

A Wetland Delineation was conducted by Schott & Associates, Ecologists & Wetland Specialists. The wetland boundary and buffer are indicated on the Preliminary Site Plan. Wetlands or buffers will not be impacted and will be preserved as passive open space.

Open Space

Though not required in the C-2 zone, the project proposes 2.69 acres of passive open space, 1.55 acres of active open spaces behind Bldgs F and G, and 0.26 acre of active open space near Bldgs A and B, for a total of 4.5 acres, approx. 25% of the site. A 500 sf pedestrian courtyard is proposed in front of Bldg H. Amenities are undetermined at present.

Also not required, the project proposes a 6' wide paved, ADA compliant pedestrian trail 1,150 feet in length, beginning at the public sidewalk north of Bldg H and looping adjacent to the wetland buffer, then behind the parking areas of Bldgs F, G, and H, and connecting to the public sidewalk south of Bldg F.

Building Setbacks 17.36.070

The proposal complies with the intent to provide active, vibrant and lively activities adjacent to the new public street, by proposing retail or office uses, generous landscaping, and several pedestrian plazas and courtyards.

1. & 2. Buildings cannot be placed adjacent to the sidewalk for several reasons:
 - a. The sidewalk is required to be one foot clear of the right of way lines of Franklin Street, per T-25A.
 - b. Driveways must adhere to the Vision Clearance Triangle, T-29.
 - c. Building entrances must comply with ADA grades. Buildings will be placed as close as practical to the sidewalks, however distances will vary due to the necessary
 - d. horizontal curves in the street design.
3. Generous landscaping between the buildings and the sidewalk will soften the effect of the large buildings.

Architectural & Site Design Standards 17.36.130

- E. Buildings and landscaping will be predominant along both sides of proposed Franklin Street. All parking areas are located behind buildings, except parking will be to the side of Bldg A.
- F. Plazas, Courtyards & Seating Areas. Each building will cover an area of 14,580 sf., which requires a plaza or courtyard at a minimum of 146 sf per building. Each building will provide a plaza in front of the office/retail space for landscaping, seating & special concrete, ranging from 330 sf to 600 sf.
- G. Entrances. The principal entrance is to the office/retail portion, and will feature large entry doors and upper floor overhang for rain protection. The entire front of the office/retail portion will be protected from weather by the upper floor overhang.
- H. Articulation/Massing. The buildings will comply with this code section.
- L. Parking. All outside parking areas are located behind or to the side of the buildings.
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P. Decorative block trash & recycling enclosures will be located at the rear of the buildings at convenient locations for tenants and the collection vehicles.

Performance Standards 17.48

The proposed project will not inflict smoke, dirt, glare, odors, vibration, noise, excessive hazards, or air or water pollution

Transportation

The proposed southerly extension of existing Franklin Street is classified as a Commercial/Industrial Collector per Dwg No. T-25A, with a 66' right of way, a 44' curb section with a 12' center turn lane and 5' bike lanes on each side, a 6' wide sidewalk, and a 4' wide planter strip for street trees. The temporary dead end can be extended southerly when the adjacent property to the south expands or redevelops. Existing Franklin Street has a curb section of 40' and will transition to the proposed 44' wide section.

Fire code compliant hammerhead turnarounds are provided for emergency vehicles at every driveway, as the curb section is 44 feet wide and no parking permitted.

Stormwater

The proposed stormwater facility is located in the northerly portion of the site. Stormwater will be collected from catch basins along Franklin Street and piped to the stormwater facility, properly treated and detained, then released to the existing stormwater facility adjacent to the north.

Boundary Line Adjustment

In a separate process and as indicated on the Preliminary Site Plan, approximately 1.9 acres of the southerly tip of parcel 50730 will be boundary line adjusted, and sold to the adjacent property owner, and is not a part of this proposal.

Woodland Comprehensive Plan

3.3 Goals and Policies:

Goal LU 1: The proposal will comply with all applicable sections of the Comprehensive Plan.

Policies:

LU 1.5: The project will provide innovative residential development techniques that will provide greater rental housing opportunities.

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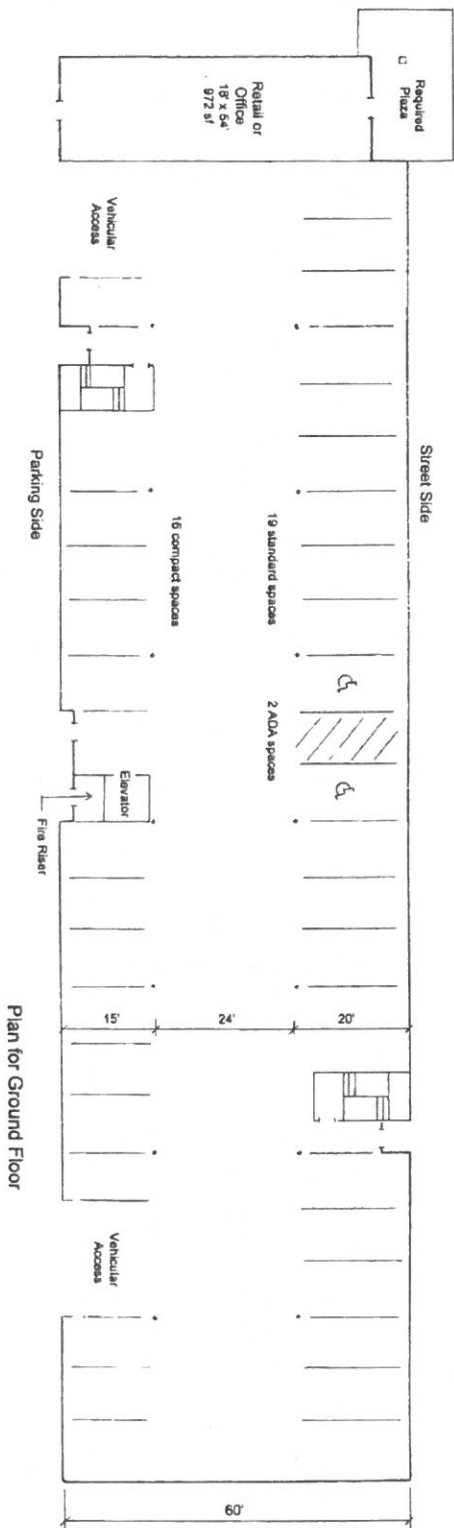
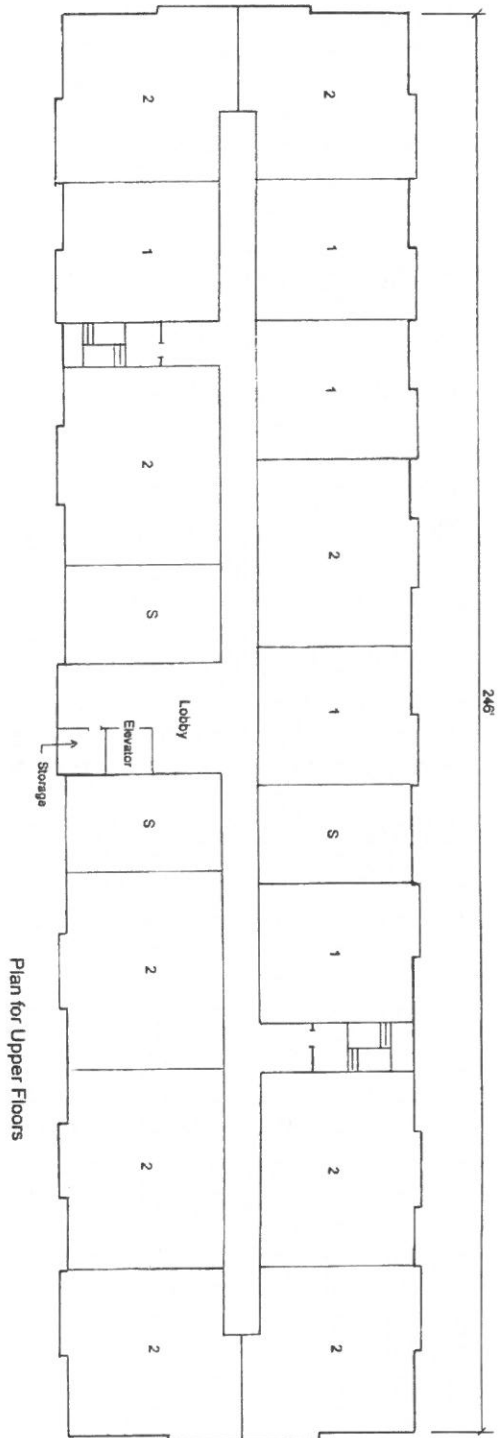
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Summary

The City of Woodland has virtually no vacant land zoned for high density housing. This project will assist in fulfilling the demand for rental housing in the City by providing additional rental housing opportunities.

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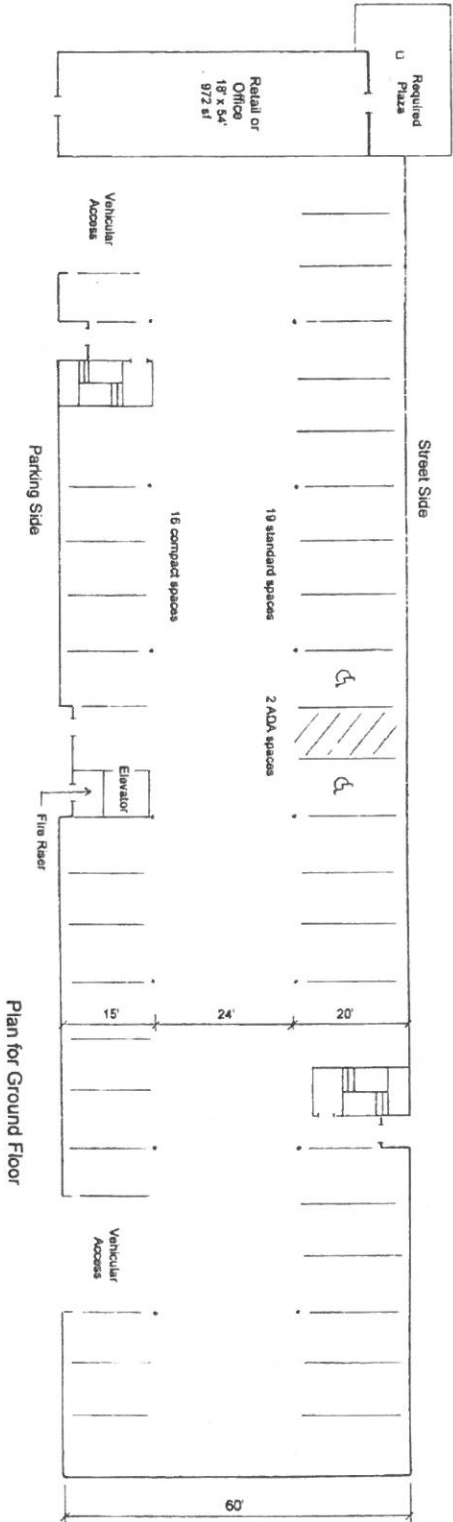
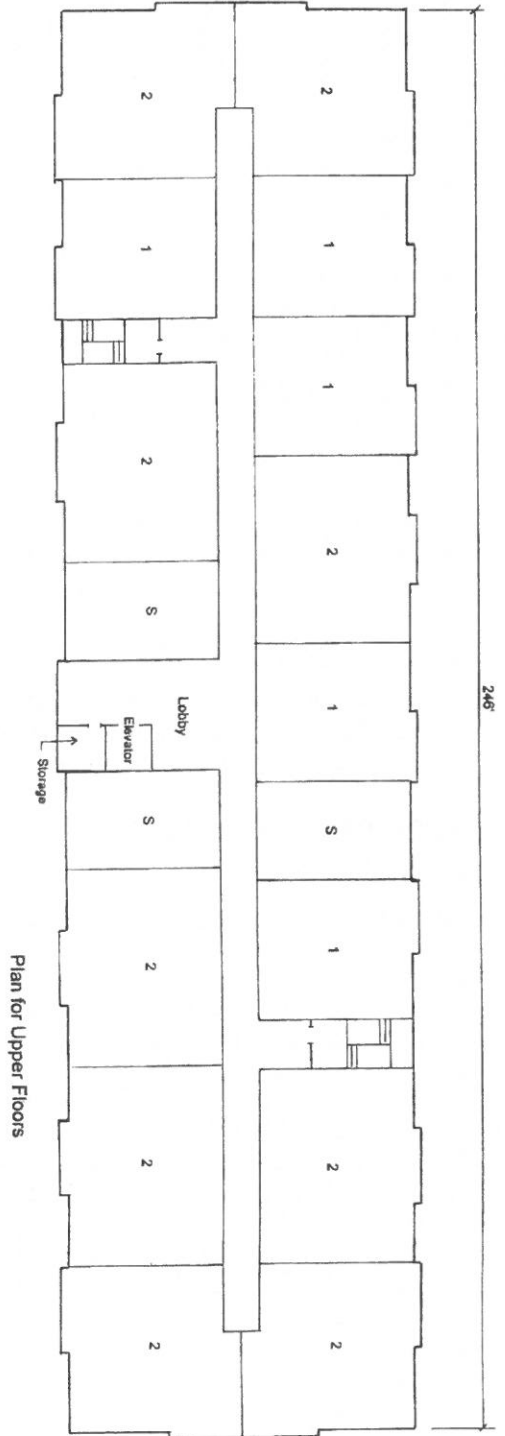
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Townzen & Associates, Inc.

Helping Our Clients Succeed Since 2006!

Townzen & Associates, Inc. is contracted with the City of Woodland for Building Official, Plan Review and Inspection Services.

General Commercial Building Package Submittal

- **Submit all materials to the City of Woodland at the same time including:**
 - Copy of approved site plan (Type I or Type II as approved by the City of Woodland)
 - Geotech report
 - Building, mechanical and plumbing permit applications. (Electrical permit application through L & I)
 - Stamped architectural, structural, plumbing and mechanical plans. (These are not deferrable)
 - Include electrical plans for building department verification of life-safety code related items in the IBC.
 - Stamped structural engineering and supporting documents.
 - Roof truss layout and stamped roof truss calculations
 - Washington State Commercial Energy Code (WSEC) Commercial Compliance Documentation.
 - ***Electronic documents are the preferred method of submittal.***

- **To complete the required Washington State Commercial Energy Compliance Documentation, or for assistance with commercial energy requirements, contact the Washington State Commercial Energy technical support team at:**
 - Phone: 360-539-5300
 - Email: com.techsupport@waenergycodes.com
 - Website: <https://waenergycodes.com>
 - Note: The 2018 Commercial Energy Code documentation is now completed via online tool only, and the compliance documentation is printed from the tool for submittal with your permit package.

- **Washington State Adopted Governing Codes:** Effective February 1, 2021, The State of Washington has adopted the 2018 Building and Energy Codes.

Debi Cler

Plans Examiner

debi@townzen-consulting.com

Dir: 360-890-2747

221 Kenyon St. NW, Suite 102, Olympia, WA 98502 | www.townzen-consulting.com



MEMORANDUM

TO: TRAVIS GODDARD, COMMUNITY
DEVELOPMENT DIRECTOR
FROM: JOSH FINLEY, P.E.,
CITY CONSULTING ENGINEER
DATE: JUNE 15, 2021
SUBJECT: LOGAN'S LANDING
PRE-APP REVIEW COMMENTS

I have reviewed the pre-application submittal for the Logan's Landing project. My comments and recommendations are as follows:

General

1. Site development and construction of public improvements shall comply with the City of Woodland Engineering Standards for Construction. Detailed construction drawings for proposed improvements shall be submitted to the City of Woodland Public Works Department for review and approval prior to construction.
2. A work in the right of way permit is required for any work in public right of way.

Street

1. The proposed classification of the southerly extension of Franklin Street as a Commercial/Industrial Collector per Dwg No. T-25A is acceptable. The final alignment of the street is subject to review and approval by the City upon submission of more detailed drawings for the project.
2. The existing Franklin Street road section should be improved to match the proposed southerly extension. These improvements may be eligible for the City's late-comer fee program as described in WMC 12.14.020.

Transportation

1. Transportation impact fees will be applicable and will be payable with issuance of building permits. The TIF is presently calculated on the basis of \$838 per PM peak hour trip (PMPHT) generated by the project based on the Traffic Study or where no study is prepared, on the basis of trip generation in accordance with Institute of Transportation Engineers (ITE) published data.
2. A transportation study will be required due to the anticipated number of new trips for this proposal. The focus of the study should be on connections between the

project site and I-5 Exit 22, and any potential off-site improvements that may be needed (e.g. to Belmont Loop and/or Old Pacific Hwy) to avoid creating congestion in the area.

Water

1. A 12-Inch water main is present near the intersection of Belmont Loop and Franklin Street. This water main should be connected to and 12-Inch Water Main should be extended to the southerly end of the proposed Franklin Street extension.
2. New water mains not in a public right of way shall be placed in a minimum 15-foot wide easement dedicated to the City. The alignment of the main should, to the extent possible, be placed in an alignment that matches the future right of way.
3. On-site fire hydrants shall be as required by the fire marshal. Any required on-site hydrants and supply mains must be constructed to city standards and placed in a minimum 15-foot wide easement dedicated to the City.
4. Applicant will need to demonstrate that available fire flow is adequate for the proposal.
5. Water connection charges will be assessed at the time of building permit issuance.

Sewer

1. An existing sewer manhole at the southern terminus of existing Franklin Street is the nearest point for gravity sewer discharge. The preferred approach to managing sewage from the site will likely be to extend the existing 10-inch gravity sewer to the proposed southern terminus of proposed Franklin Street (if feasible) and to replace the City's existing Lift Station #12 (located along the northern portion of Belmont Loop) that sewage from the site will drain to with a higher-capacity station.
2. Modeling of sewer collection system elements prepared for the most recent general sewer plan did not anticipate multifamily development at this location; therefore, additional assessment will be needed to verify capacity. Downstream sewer capacity improvements, including (but not necessarily limited to) upsizing of the existing 6-inch force main which follows the westerly right of way of Old Pacific Highway, may also be needed. Needed improvements should be determined as part of a comprehensive assessment of downstream sewer capacity.
3. For any new proposed lift station, lift station design will meet criteria established by the Public Works Director for siting, depth, and capacity and will be suitable to meet the needs of potential offsite development and expansion.
4. Sewer connection charges will be assessed at the time of building permit issuance.

Stormwater

1. Design for management of stormwater quantity and quality for site and street improvements shall be in accordance with City standards as identified in WMC 15.12 and the Engineering Standards. Generally, the City uses the Puget Sound manual for quantity and quality design standards.
2. Erosion control and construction stormwater requirements shall be in accordance with WMC. This portion of the code refers to the Western Washington Manual.
3. A Stormwater Technical Information Report (TIR) shall be prepared for the project in accordance with WMC 15.12.180.

TO: Melissa Johnston
FROM: Michael Jackson, Division Chief/Fire Marshal - Clark-Cowlitz Fire Rescue
DATE: June 17, 2021
RE: Logans Landing
LINK: <https://clarkfr.idtplans.com/secure/project/?projectId=567466>

Pre-Application Fire and Life Safety Comments

Thank you for your presentation your proposed project with Clark-Cowlitz Fire Rescue (CCFR). Please go to the assigned project for this Pre-App and review the Notes and/or any Open Issues regarding this proposed project.

If you have any further questions for CCFR, don't hesitate to contact us.

Please feel free to contact me with any questions that you may have.

Michael Jackson

Division Chief/Fire Marshal

Clark-Cowlitz Fire Rescue
911 N 65th Ave, Ridgefield, WA 98642
mike.jackson@clarkfr.org
3608874609

Clark-Cowlitz Fire Rescue

PRE-21-008 site plan.pdf

1. Fire & Life Safety B

Michael Jackson 3608874609
mike.jackson@clarkfr.org Aggregate gross building size in the development exceeds 124,000 SF, requiring a second point of access. Franklin should be extended to provide secondary access to the development.

2. Fire & Life Safety B

Michael Jackson 3608874609
mike.jackson@clarkfr.org All buildings exceeding 5,000 SF must be provided with approved fire sprinkler systems. Sprinkler systems shall have remote FDC's with 5" Storz Connections located within 100' of a Fire Hydrant.

3. Fire & Life Safety B

Michael Jackson 3608874609
mike.jackson@clarkfr.org Fire hydrants shall be provided along all required fire apparatus access roads in quantities and with spacing in accordance with the Fire Code. Hydrants shall be supplied on looped systems with a minimum water main size of 8" for all commercial areas. (Fire Code Appendix B and C for hydrant numbers based on flow and locations / spacing.)

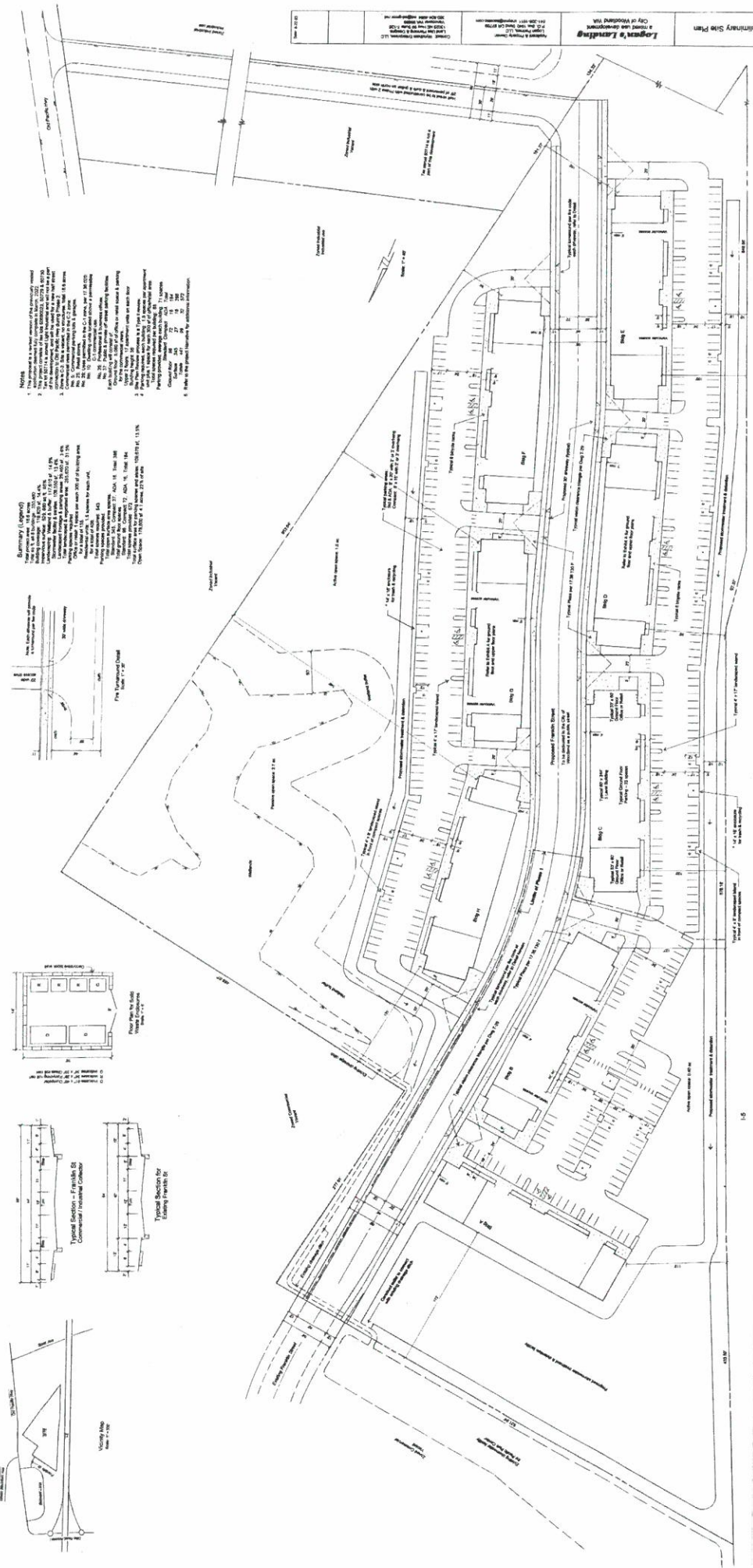
4. Fire & Life Safety B

Michael Jackson 3608874609
mike.jackson@clarkfr.org Access for buildings exceeding 30' in height must include aerial apparatus access on one side with a clear width of 26' that is located between 15' and 30' from the building.

5. Fire & Life Safety B

Michael Jackson 3608874609
mike.jackson@clarkfr.org Roadways must be constructed in accordance with the Fire Code for standard clear widths of 20' and 26', 10% grade, clear height of 14', signs for parking restrictions, minimum turn radius of 28' or as determined by the Fire Marshal's Office, and requirements outlined in appendix D of the Fire Code.

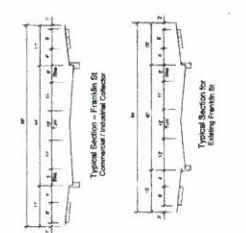
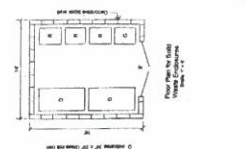
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- Notes:**
1. This site plan is a preliminary site plan and is not intended to be used for any other purpose.
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Summary of Conditions:

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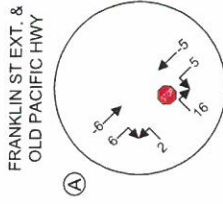
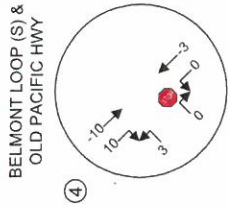


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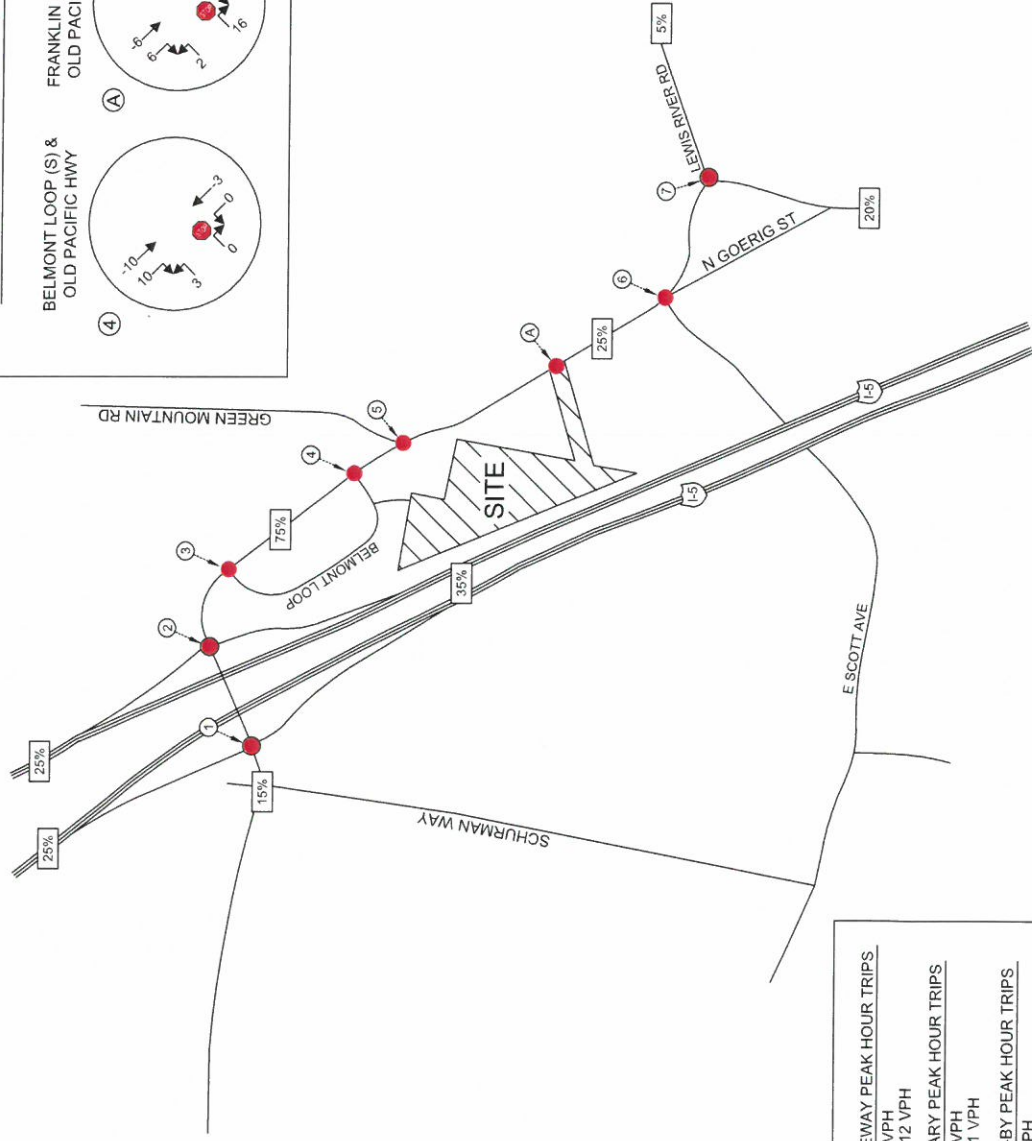
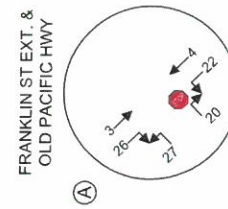
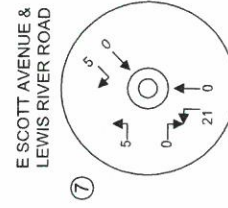
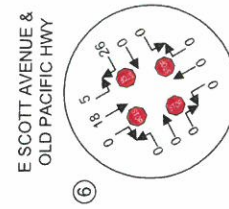
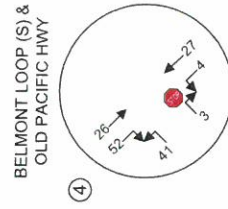
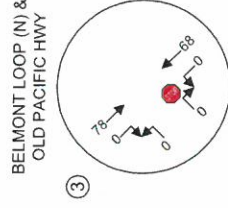
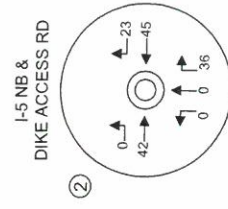
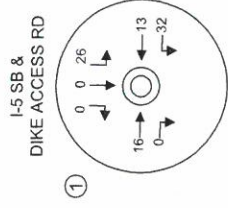




PASS-BY PM PEAK HOUR TRIPS



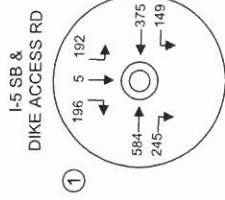
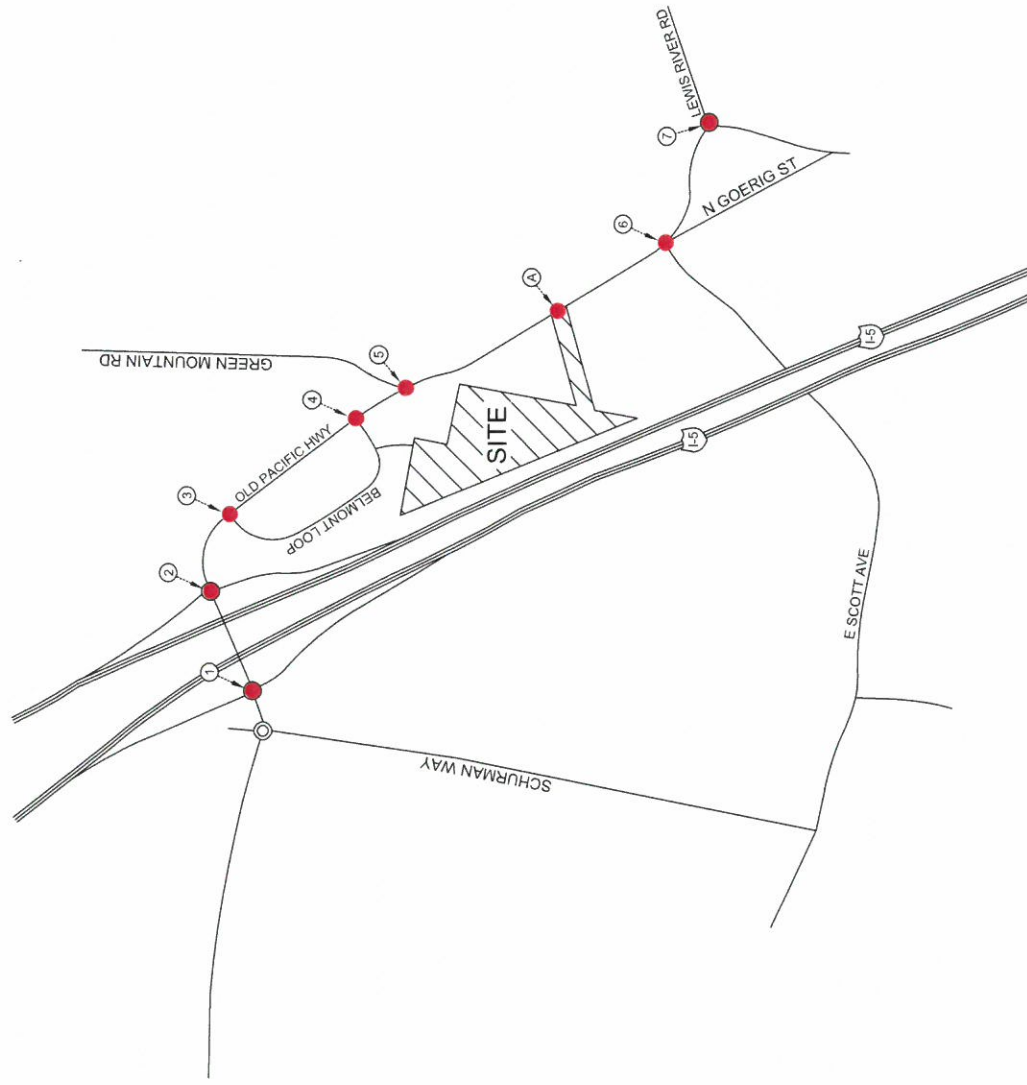
PRIMARY PM PEAK HOUR TRIPS



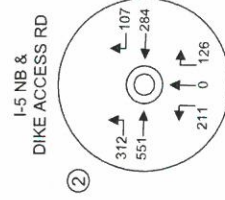
NEW PM DRIVEWAY PEAK HOUR TRIPS
 INBOUND: 125 VPH
 OUTBOUND: 112 VPH

NEW PM PRIMARY PEAK HOUR TRIPS
 INBOUND: 104 VPH
 OUTBOUND: 91 VPH

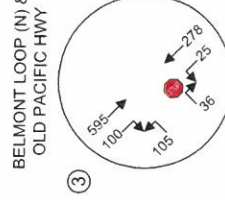
NEW PM PASS-BY PEAK HOUR TRIPS
 INBOUND: 21 VPH
 OUTBOUND: 21 VPH



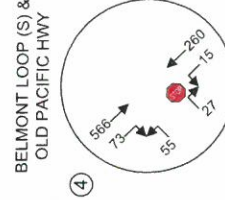
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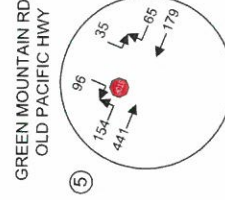
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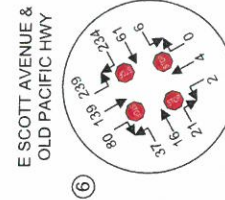
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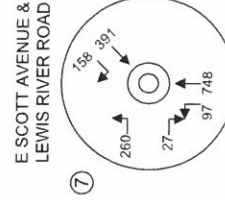
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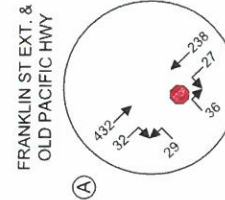
⑤



⑥



⑦



A

