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

STAFF REPORT AND RECOMMENDATION

TCC Woodland Industrial Project - Site Plan Review, Critical Areas Permit, & Variance

Land Use Application No.:	WLD-2023-019 (Site Plan Review, Critical Areas Permit, Variance – Type III)
Applicant:	Kirk Olsen Trammell Crow Company 1300 SW Fifth Ave Ste 3350 Portland OR 97201
Property Owner:	David and Louise Bozarth 808 Goerig Street Woodland WA 98674
Site Location:	345 N Pekin Rd Woodland, WA 98674
Parcel & Size:	507350102 (22.91 acres) & 507350104 (46.92 acres)
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	December 4, 2023
Date Application Complete:	December 21, 2023
Staff Report Issued:	February 21, 2024
DRC Recommendation:	Approved with Conditions
Public Hearing Date/Location:	February 28th, 2024, 1:00 PM at City Council Chambers, 200 E. Scott Ave, Woodland WA 98674

I. DESCRIPTION OF PROPOSAL

The applicant proposes to construct two industrial buildings with associated vehicle and truck maneuvering, automobile parking, truck and trailer loading and unloading, trailer storage, utilities, stormwater facilities, an extension of Rose Way, and frontage improvements along N Pekin Road. The project, consisting of two buildings with associated infrastructure, may be constructed in up to two phases. The timing of the phases will depend on market demand and may be constructed at the same time. The project will be delivered on a speculative basis, offered for sale or lease. Occupants for the proposed buildings will likely be identified after the start of construction. Each building is designed to be a multi-tenant building to allow up to four separate tenant spaces with parking, trailer storage, and utilities provided for each tenant.

The buildings will be 931,186 sq. ft. in size and include 191 dock doors and 546 parking spaces. There will be water and sewer service, storm drainage control, and related lighting and landscaping.

The subject parcels include two regulated wetlands and one Oregon white oak will be removed. 587 square feet of Oregon white oak dripline will also be impacted. The applicants request a variance to reduce one of the wetland's buffers from 200 feet. At its smallest point, the wetland buffer would be reduced to 21 feet. The applicants submitted a Wetland Delineation completed by Pacific Habitat Services on April 3, 2023 and an addendum dated February 16, 2024 which was a letter titled TCC Woodland Industrial Project SEPA Comment response. The applicants also submitted an Onsite Mitigation and Bank Use Plan prepared by Ecological Land Services, Inc. on November 30, 2023.

II. REVIEW AUTHORITY

Per WMC 19.08.030, proposals including a Major Variance shall be approved, approved with conditions, or denied by the Hearing Examiner. The Development Review Committee's decision will be a recommendation to the Hearing Examiner at the hearing on February 28th, 2024, at 1 PM.

III. FINDINGS

Impact Fees | WMC Title 3

WMC 3.40, 3.41, and 3.42 include regulations for impact fees related to schools, fire, recreation, and transportation.

> **Finding 1:** A traffic impact analysis (TIA) was prepared by SCJ Alliance and submitted for the subject land use application. In the TIA, total trips were calculated for both an Industrial Park land use (ITE code 130) and for a General Light Industrial land use (ITE code 110). A wide range of possible uses have been identified and both use descriptions appear likely. Since it is undetermined at the time of the application which land use is most applicable, the estimate proposed for the impact fee is based on the average trip generation of the two land use codes.
>
> **Finding 2:** Trip generation calculations are based on gross floor area (GFA). Per the current submittal, the total GFA for two buildings is 931,186 square feet. The PM peak hour trip (PMPHT) generation rate for land use code 110 is 0.65 trips per 1,000 square feet and for code 130, it is 0.34 trips per 1,000 square feet. The average PMPHT trip

generation rate is therefore 0.495 trips per 1,000 square feet. Total trip generation for the proposal is:

PMPHT = (931,186 SF/1,000 SF) x 0.495 PMPHT/1000 sf = 460.9 PMPHT

Finding 3: Transportation Impact Fee for those 460.9 trips will be collected and will be based on the building square footage under the permit application and the adopted fee amount per PMPHT at the time of application (*see Condition 4*).

Finding 4: Payment of Transportation Impact Fees (TIF), or mitigation provided in lieu of charged Transportation impact fees as approved by the City of Woodland Public Works Director, will be required in accordance with the current ordinance.

Ordinance 1542 was adopted on November 6, 2023, adopting a TIF peak hour vehicle trip rate of $8,399.36. The ordinance phases in this TIF rate over three years, with an 80% per-trip rate of $6,719.73 for building permits issued before November 6, 2024; a 90% per-trip rate of $7,559.70 for building permits issued before November 6, 2025, and with a full 100% per-trip rate of $8,399.67 for building permits issued on or after November 7, 2025.

Final impact fee amounts will be calculated at the time of building permit issuance and are payable with permit issuance unless deferral is requested and approved by the Public Works Director in accordance with WMC 3.42 (*see Condition 4*).

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

Frontage Improvements | WMC Title 12

Title 12 regulates street and sidewalk improvements that the proposal shall meet.

Finding 5: The street frontage along Pekin Road is incomplete and will require construction of half-street frontage improvements, including curb and gutter with street widening, attached sidewalk, stormwater management, landscape and street lighting consistent with City of Woodland Engineering Standards along parcels 507350102, 507350103, & 507350104. These improvements shall conform to the City's Commercial/Industrial Collector Standard Detail t-25A and shall match or be consistent with improvements constructed to the south along the CRC frontage (*see Condition 22*).

Finding 6: The street frontage at Rose Way is not developed. New half-street paved roadway will be required along with construction of new curb and gutter, detached sidewalk, stormwater management, street lighting, and landscaping. Construction of

frontage improvements shall be in conformance with City of Woodland standards and shall match the improvements constructed for the Rose Way Industrial Park to the north of the site (*see Condition 23*).

Finding 7: The Engineering Review submittal shall include draft right-of-way property descriptions for required street right-of-way for approval by the city prior to dedication deeds being prepared (*see Condition 25*).

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

Water and Sewage | WMC Title 13

Title 13 includes regulations for water and sewage that apply to the proposed development.

Finding 8: Water main (12-inch) and gravity sewer main (10-inch) are complete in the Pekin Road fronting street. Construct extensions to the site in accordance with development standards. Construct any additional fire hydrants as required along the frontage in accordance with Woodland Standards and the conditions from Clark-Cowlitz Fire & Rescue (*see Condition 18*). Comply with backflow and cross-connection requirements of WMC 13.28, as well as all other applicable WMC (*see Condition 9*).

Finding 9: Within the Rose Way frontage, construct 12-inch gravity sewer to flow to the north. Construct 16-inch water main improvements which have been sized in accordance with the recommendations contained in the Woodland Industrial Feasibility Study. Water and sewer mains shall connect to the existing mains constructed for the Rose Way Industrial Site and shall be designed and constructed in accordance with City of Woodland Engineering Standards (*see Condition 9*).

Finding 10: On-site fire hydrants will be as required by Clark-Cowlitz Fire & Rescue (*see Condition 19*). Fire mains shall be public mains with a 15 ft wide easement dedicated to the City (*see Condition 27*). The layout and design of these utilities shall meet the requirements of the City of Woodland Engineering Standards and WMC (*see Condition 25*).

Finding 11: The Engineering Review submittal shall include draft easement property descriptions for required utility easements for approval by the city prior to dedication deeds being prepared (*see Condition 30*).

Finding 12: Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule. Connection charges are due at time of water/sewer connection.

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

Environment | WMC Title 15

The proposal was reviewed for compliance with applicable environmental regulations as outlined in the sections outlined below.

Critical Area Reports | WMC 15.08.160

This standard outlines the requirements of critical area reports.

Finding 13: The applicants submitted a Wetland Delineation completed by Pacific Habitat Services on April 3, 2023. The applicants also submitted an Onsite Mitigation and Bank Use Plan prepared by Ecological Land Services, Inc. on November 30, 2023. The reports were reviewed for compliance with this section's standards.

Conclusion: The proposal complies with this standard.

Mitigation Requirements | WMC 15.08.180

The applicant shall avoid all impacts, to the extent possible, that degrade the functions and values of a critical area(s) or its buffer. The applicant shall compensate for unavoidable alteration to a critical area or buffer as required by an approved mitigation plan in accordance with this chapter. Mitigation shall be in-kind and onsite, when possible, and shall be sufficient to maintain the functions and values of the critical area, and to prevent risk from a hazard. No mitigation shall be implemented until after the city has approved a critical area permit that includes a mitigation plan. All mitigation shall be in accordance with the provisions of this chapter and the approved critical area report.

Finding 14: The mitigation plan submitted outlines avoidance of the critical areas and their buffers as well as the proposed mitigation. A condition has been added to ensure that all mitigation is consistent with code and the approved critical area report (*see Condition 19*). Washington Department of Fish and Wildlife gives a 250:1 ratio as guidance for stem replacement and a 10:1 ratio for canopy replacement. An oak woodland will be created onsite using these ratios.

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

Mitigation Sequencing | WMC 15.08.190

Applicants shall demonstrate that all reasonable efforts have been examined to avoid or minimize impacts to critical areas. When alteration to a critical area is proposed, such alteration shall be avoided, minimized or compensated for following the order of preference listed in this section.

> **Finding 15:** The Onsite Mitigation and Bank Use Plan prepared by Ecological Land Services, Inc. on November 30, 2023 and the addendum outline this mitigation sequencing.
>
> **Conclusion:** The proposal complies with this standard.

Mitigation Plan Requirements | WMC 15.08.200

When mitigation is required, the critical areas report must include all elements listed in this section.

> **Finding 16:** The mitigation plan submitted included all elements.
>
> **Conclusion:** The proposal complies with this standard.

Variances | WMC 15.08.260(B)

Circumstances or conditions, particular to the land on which the activity is proposed, exist that are special and are not applicable to other lands in the same area.

> **Finding 17:** The property contains two critical areas: a wetland regulated as a fish-bearing stream by Washington Department of Fish and Wildlife with a 200-foot buffer and another wetland with an 80-foot buffer. Other properties in this area are not similarly constrained.
>
> **Conclusion:** The proposal meets this criterion.

The special circumstances or conditions are not the result of actions of the applicant.

> **Finding 18:** The critical areas were not created by the applicant.
>
> **Conclusion:** The proposal meets this criterion.

Literal application of the provisions of this chapter would deny this applicant use and privileges enjoyed by other properties in the immediate vicinity, and the variance requested is the minimum necessary to provide that use and privilege.

> **Finding 19:** A similar variance was granted to the Guild Road Industrial project (SPR-22-006) to decrease buffer widths for a similar type of development. The mitigation plan outlines ways the proposal was changed to be the minimum necessary to provide the applicant's desired use.
>
> **Conclusion:** The proposal meets this criterion.

No special privilege will be granted to the applicant that is denied other lands or structures under similar circumstances.

> **Finding 20:** Other properties in this area do not have regulated critical areas or buffers onsite. These properties can enjoy similar industrial uses without the added restrictions brought by critical areas. The Guild Road Industrial Park is near the subject site and also enjoys a reduction to the buffers of critical areas nearby.
>
> **Conclusion:** The proposal complies with this standard.

The variance is consistent with the intent of this chapter.

> **Finding 21:** This chapter intends to protect wetlands, areas with critical recharging effect on potable water, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. The mitigation proposed was found to be consistent with this chapter to adequately protect critical areas (*see Finding 31*).
>
> **Conclusion:** The proposal complies with this standard.

The variance will not further degrade the functions or values of the critical area or be materially detrimental to the public health, safety, and welfare.

> **Finding 22:** The proposal includes specific mitigation measures to ensure that functions or values of the critical areas onsite will not be further degraded. This mitigation is outlined in the mitigation plan that was submitted. Currently, approximately 150 feet of the buffer of the northern wetland) regulated as a fish-bearing stream) is mowed grass. Development of the lots will result in the remainder of the buffer (ranging between 20 and 200 feet) being enhanced with Oregon white oaks, native shrubs, downed logs, woody piles, a vertical snag, bird

nests, and bat houses. Invasive species and trash will be removed from the wetland and 0.077 credits of the Columbia River Wetland Mitigation Bank will be purchased. These measures, along with other details found in the mitigation report, will ensure that there is no net loss to the critical area functions or values. Because the development is on private property and will comply will all other regulations set by WMC, there will not be a detrimental impact to the public health, safety, or welfare.

Conclusion: The proposal complies with this standard.

The decision to grant is supported by best available science.

Finding 23: The Onsite Mitigation and Bank Use Plan written by Ecological Land Services, Inc. on November 30, 2023 and the addendum were prepared using best available science. The authors are qualified professionals and referenced their sources including Wetland Mitigation in Washington State – Parts 1 & 2, the Interagency Review team for Washington State's Guidance Paper, Using Credits from Wetland Mitigation Banks: Guidance to Applicants on Submittal Contents for Bank Use Plans, Compensatory Mitigation for Losses of Aquatic Resources, and guidance from Washington Department of Fish and Wildlife for oak mitigation.

Conclusion: The proposal complies with this standard.

The variance is consistent with the city's comprehensive plan and zoning codes and other adopted development regulations.

Finding 24: Goal EC 1 of the Comprehensive Plan supports a diverse and balanced local economy to ensure sustained growth, locally available commercial services, and varied employment opportunities. The subject zone allows for this type of development. The proposed use has been contemplated by zoning regulations and the Comprehensive Plan.

Conclusion: The proposal complies with this standard.

Critical Area Reports for Wetlands | WMC 15.08.380

This section outlines requirements for wetland critical area reports.

Finding 25: The reports submitted were reviewed for compliance with this code.

Conclusion: The proposal complies with this standard.

Wetland Performance Standards | WMC 15.08.390

Activities within wetland or wetland buffer areas may only be permitted if the applicant can show that the proposed activity will not degrade the functions and values of the wetland and/or other critical areas. For Category 3 wetlands, all alternative designs of the proposed project to avoid adverse impacts to the wetland functions or wetland buffer are not feasible and appropriate mitigation measures are proposed. Activities and uses may be permitted in Category 4 wetlands that result in unavoidable impacts in accordance with an approved critical area report and mitigation plan, and only if the proposed activity is the only reasonable alternative available.

Finding 26: The site contains one Category 3 wetland and one Category 4 wetland along with Oregon white oaks. The applicants have demonstrated that the proposal will not degrade the functions or values of the critical areas. The applicants have also submitted reports that discuss why the proposal is the only reasonable alternative.

Conclusion: The proposal complies with this standard.

Wetland Buffers | WMC 15.08.400

This section outlines how to determine the buffer width for wetlands.

Finding 27: WMC 15.08.400.C includes a table that assigns a level of function based on the wetland's habitat score. This table is based on the Washington State Wetland Rating System. The table shows that a habitat score of 5 has a moderate level of function. The Department of Ecology updated the Washington State Wetland Rating System in July of 2018 so that a habitat score of 5 is considered to have a low level of function. The table found in WMC is meant to be consistent with Ecology's rating system but has not been amended to reflect the change. Staff acknowledges this discrepancy and agrees with using the standards set by Ecology.

Finding 28: The northern wetland, referred to as Wetland B in the mitigation plan, was assigned a buffer of 200 feet by the report. Wetland B is a Category 3 wetland with a habitat score of 5. This code section assigns Wetland B an 80-foot buffer, but because the wetland is considered a fish and wildlife habitat conservation area, a 200-foot buffer is required per WMC Table 15.08.730-1.

Finding 29: The southern wetland, referred to as Wetland A in the mitigation plan, was assigned a buffer of 80 feet. The wetland is a Category 3 wetland with a habitat score of 5. The report uses buffer averaging per WMC 15.08.400.G to reduce parts of the buffer to 70 feet.

Conclusion: The proposal complies with this standard.

Stormwater Management | WMC 15.08.420

New developments shall utilize best management practices to minimize stormwater quantity and quality impacts to wetlands, both during and following construction. Stormwater runoff from new development shall not significantly change the rate of flow, hydroperiod which is the seasonal period and duration of water saturation or inundation, nor decrease the water quality of wetlands. Authorized modifications of wetlands or buffer areas for construction of discharge from drainage facilities shall protect wetland hydrologic functions classified pursuant to this section. Stormwater runoff shall not be diverted from the watershed of wetlands.

Finding 30: All runoff will be conveyed to stormwater facilities which will be released directly into the wetlands after being treated. This will maintain the wetlands' hydrology. Facilities for stormwater will be located in natural drainage pathways. The project has been conditioned to utilize best management practices (*see Condition 33*).

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

Wetland Mitigation | WMC 15.08.430

Before impacting any wetland or its buffer, an applicant shall demonstrate that the following actions have been taken (listed in order of preference): avoid the impact, minimize impacts, resolve impacts, reduce impacts over time, compensate for impacts, and monitor the required compensation.

Finding 31: The addendum to the mitigation plan outlines this mitigation sequencing in depth.

Conclusion: The proposal complies with this standard.

Erosion Control | WMC 15.10

This section outlines erosion control standards.

Finding 32: A preliminary grading/erosion control plan has been provided per WMC 15.10.020. A final, complete erosion control plan meeting Best Management Practices (BMPs) as outlined in the 1992 Puget Sound Manual as well as the City of Woodland Erosion control standards is required for review and approval with the applicant's civil engineering application (*see Condition 11*).

Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the 1992 Puget Sound Manual during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed (*see Condition 28*). A fill and grade permit is required (*see Condition 28*).

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

Stormwater | WMC 15.12

This section outlines stormwater requirements.

Finding 33: The applicant's submittal includes a grading and drainage plan that acknowledges the short-term stormwater management during construction, as well as a draft stormwater TIR that complies with requirements found in WMC 15.12.060. A condition of approval is added to submit a final stormwater TIR (*see Condition 29*).

Finding 34: The systems proposed for stormwater management include use of bioretention facilities and wet ponds that discharge into a Consolidated Diking Improvement District #2 (CDID #2) ditch. Preliminary assumptions were made for rates of soil infiltration and for elevations of groundwater at the site. Prior to submitting final engineering and the final TIR, site specific field testing for infiltration and groundwater table shall be completed in accordance with the requirements of the WMC and the 1992 Puget Sound Manual.

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

Zoning | WMC Title 17

The proposal was reviewed for compliance with zoning regulations as outlined in the sections outlined below.

Use | WMC 17.44.020

This code outlines permitted uses in the I-1 zone.

> **Finding 35**: Warehousing, storage, and distribution centers, including freight handling terminals are a permitted use. Future tenants may use space in the proposed development for other uses. A condition has been added to that any future uses of the site comply with this standard (*see Condition 10*).
>
> **Conclusion:** As proposed and conditioned, the project will comply with this standard.

Building Setbacks | WMC 17.44.070

The subject lots have a front setback of 25 feet, side setbacks of 10 feet, and rear setbacks of 10 feet.

> **Finding 36:** With the way the lot lines are currently, the structures are not in compliance with this standard. The applicants have plans to complete a Boundary Line Adjustment BLA. The project has been conditioned so that a BLA that brings the structures into compliance with setbacks must be approved and recorded prior to construction (*see Condition 36).*
>
> **Conclusion:** As conditioned, the proposal will comply with this standard.

Building Height | WMC 17.44.080

The maximum building height in the I-1 zone on parcels over one acre is 55 feet.

> **Finding 37**: The permit has been conditioned so that no buildings exceed this height (*see Condition 8*).
>
> **Conclusion:** As conditioned, the proposed development will comply with this standard.

Lot Coverage | WMC 17.44.090

The subject lots have no lot coverage requirements.

Finding 38: The proposal does not have a lot coverage limit it needs to comply with.

Conclusion: The proposed development will comply with this standard.

Parking | WMC 17.44.100

Off-street parking and loading in the subject zone must comply with WMC 17.56 which requires sufficient parking by providing flexible ratios based on use. This section sets standards for the dimensions of parking spaces and driving aisles.

Finding 39: The ratios provided for the use will provide sufficient parking. No compact spaces are proposed. There will be 522 standard 9' by 18' spaces and 18 ADA stalls.

Conclusion: The proposed development will comply with this standard.

Landscaping | WMC 17.44.135

This section outlines general requirements for landscaping. The project will require at least 10% of the site to be covered in landscaping. A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. All landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are indigenous as follows: planting pattern that is designed to achieve fifty percent coverage of the area not covered by tree canopy and shrubs. Trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional (CLP). Shrubs shall be planted from five-gallon containers or larger at the recommended spacing as certified by a certified landscaping professional (CLP).

Finding 40: The applicant submitted a landscaping plan. The plan covers 32.3% of the lot area. The plan was reviewed for compliance with these standards.

Conclusion: The proposed development will comply with this standard.

Signs | WMC 17.52

Signs must comply with this section.

Finding 41: A condition has been added to require all signs to comply with these standards (*see Condition 12*).

Conclusion: As conditioned, the proposed development will comply with this standard.

Major Variances | WMC 17.81.020

That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges, permitted to other properties in the vicinity and in the zone in which the subject property is located.

Finding 42: The variance is necessary because of the wetlands on-site.

Conclusion: The proposed development will comply with this standard.

That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

Finding 43: The variance will not impact any neighboring properties or improvements within the area. Impacts to the wetland will be offset by the mitigation plan (see Finding 15 & 31).

Conclusion: The proposed development will comply with this standard.

If such permit for variance is denied, no reapplication shall be made within one year from the date of denial.

Finding 44: The permit is not being denied.

Conclusion: This standard is not applicable.

An approved variance will go with or be assigned to the subject property and shall not be transferable to another property.

Finding 45: A condition has been added so that any approved variance is not transferable (*see condition 5*).

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

No use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC 17.60.

Finding 46: No use variance is proposed.

Conclusion: The proposed development will comply with this standard.

IV. PUBLIC COMMENT

A public comment period was held from December 27, 2024, through January 3, 2024. No comments were received during this time.

V. 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.

VI. RECOMMENDATION

Per WMC 19.08.030, the Development Review Committee recommends **APPROVAL WITH CONDITIONS** of the above application for the preliminary Site Plan Review based on the criteria and standards outlined in the Woodland Municipal Code (WMC). *See Section VII for conditions of approval.*

VII. CONDITIONS OF APPROVAL

1. No approved site plan shall be modified or amended except after reapplication for site plan review and approval.
2. Approved site plans (without phasing) shall be null and void if complete building permit applications are not submitted within three years of the date of this approval. Site plans shall also be null and void if construction does not commence within four years of the date of this approval.

a. Because this development is proposed in stages, the applicant is granted 1 year after the completion of the first building to complete construction of the second building.
b. The Variance shall expire if/when the Site Plan Review expires.

3. Building permits are required before initiating any construction.
4. Impact fees shall be paid when building permits are issued per WMC 3.41 and WMC 3.42. The following Impact fees have been estimated based on the information provided with this preliminary application and will be due at the time of building permit issuance:
    i. Transportation: The Transportation Impact Fee is currently suspended by ordinance and a new rate structure has not been established. When the new rates have been adopted, the fee will be based on the rate per new PMPHT multiplied by 0.495 trips per 1,000 square feet of new industrial building.
    ii. Fire: $0.51 per square foot.
    iii. Deferral of transportation impact fees may be approved by the Public Works Director to allow for collection of the TIF fees at final inspection or building occupancy approval in accordance with RCW 82.00.
5. An approved variance will go with or be assigned to the subject property and shall not be transferable to another property.
6. An Inadvertent Discovery Plan (IDP) meeting requirements established by the Washington Department of Archaeology and Historic Preservation should be prepared and provided to the City and all interested tribes before any ground-disturbing activities commence. The plan should include the methods utilized to ensure any archaeological and/or cultural resources found during construction are reported promptly to the Department of Archaeological and Historic Preservation and all interested tribes.
7. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12.
8. No buildings shall be more than 55 feet to the eave height.
9. Comply with water supply backflow and cross-connections requirements of WMC 13.28 as well as all other applicable code in WMC Title 13.
10. Future uses of the development must comply with WMC 17.44.
11. A final erosion control plan will be required with final engineering plans. The applicant is required to install and maintain erosion control measures per the best management practices as outlined in WMC 15.10.
12. All signs must comply with WMC 17.52.
13. All lighting should be installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall not rotate, glitter, or flash.
14. All buildings and yards shall be maintained in a neat and orderly manner and landscaping shall be maintained in a healthy, presentable state.
15. All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration.

16. It is the applicant's responsibility to ensure their operation complies with all relevant performance standards per WMC 17.48, including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity, and radio transmitters.
17. Building construction plans shall be submitted to Clark-Cowlitz Fire Rescue (CCFR) for review, along with any fire alarm and/or fire sprinkler alterations. Include any required revisions with the civil engineering submission. All work is 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; including the adopted edition of the International Fire Code and the City's Municipal Code.
18. Applicant must adhere to all CCFR requirements (see Attachment B).
19. All mitigation measures shall be consistent with WMC 15.08 and the mitigation plan prepared by Ecological Land Services, Inc. on November 30, 2023 and the TCC Woodland Industrial Project SEPA Comment Response addendum dated February 16, 2024.
20. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling.
21. All removed debris resulting from this project must be disposed of at an approved site. Contact the Cowlitz County Environmental Health Unit (EHU) for information regarding proper management of these materials. The Cowlitz County EHU can be found at: https://www.co.cowlitz.wa.us/1600/Environmental-Health-Unit-EHU
22. Construction of half-street pavement improvements including installation of new curb and gutter, stormwater management, sidewalk, street lighting, and landscaping is required in accordance with the findings for the Pekin Road and the Rose Way frontage.
23. All proposed frontage improvements must be approved by the Public Works director through Civil Review.
24. Right-of-way dedication for roadway improvements shall be approved by the Public Works Director through Civil Review and final dedication completed prior to use of the site.
25. Construct proposed utilities in accordance with applicable WMC.
26. The fire mains shall be public mains with a 15-foot-wide easement to the City.
27. Easement dedication for on-site fire main improvements shall be approved by the Public Works Director through Civil Review and final dedication completed prior to use of the site.
28. Apply for a fill and grade permit and NPDES permit.
29. Submit a final stormwater TIR that meets the requirements of the WMC and the 1997 Puget Sound Manual, including but not limited to results of site-specific field testing for infiltration and groundwater table.
    a. This TIR must be submitted to the Consolidated Diking Improvement District #2 for concurrent review.
30. Applicant is responsible for submitting a revised site plan alongside proposed final civil engineering plan(s) at Civil Review. Civil review packet should include all documents

required to document the applicant's compliance with listed conditions of approval, as well as all revised engineering plans reflecting provided engineering comments. The civil review application can be found: https://www.ci.woodland.wa.us/planning/page/civil-review-submission.

31. Following final, civil review and engineering approval, submit two (2) copies of full sized and one (1) copy of reduced size (11" x 17") of the approved civil plans (including the final site plan and landscaping plan). In addition, submit an electronic version of the approved plans including AutoCAD and .pdf formats.
32. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Ordinance 1097.
33. Applicant shall utilize best management practices to minimize stormwater quantity and quality impacts to wetlands, both during and following construction.
34. A final landscaping plan meeting all requirements within WMC 19.10.050(A)(9) is required to be submitted alongside the final site plan application prior to final approval.
35. Applicants shall adhere to comments from the Building Department:
    a. Geotech report requirements/recommendations are required to be incorporated into the design of the project.
    b. Accessible parking spaces requirement has been met. (540 total spaces @2% = 11 accessible spaces required, 18 provided. IBC 1106.1)
    c. Solar readiness is required for this project in accordance with WSEC Sec C411.
    d. Electric vehicle charging stations are required in accordance with WAC 51-50-0429 / IBC.
36. Applicant shall have an approved and recorded Boundary Line Adjustment that brings the structures into compliance with building setback regulations prior to construction.
37. Applicant shall comply with all requirements from the Department of Archaeology Historic Preservation.

VIII. APPEAL PROCEDURE

As per WMC 19.08.030, the Hearing Examiner's decision may be appealed to Cowlitz County Superior Court within 14 days of the date the decision is issued by the Hearing Examiner. All applicable administrative appeals shall be exhausted prior to initial of judicial review. All judicial appeals shall be made to the county superior court in accordance with RCW 36.70C.

Staff Contact: Travis Goddard, Community Development Director
City of Woodland
P.O. Box 9
230 Davidson Ave
Woodland, WA 98661
Goddardt@ci.woodland.wa.us

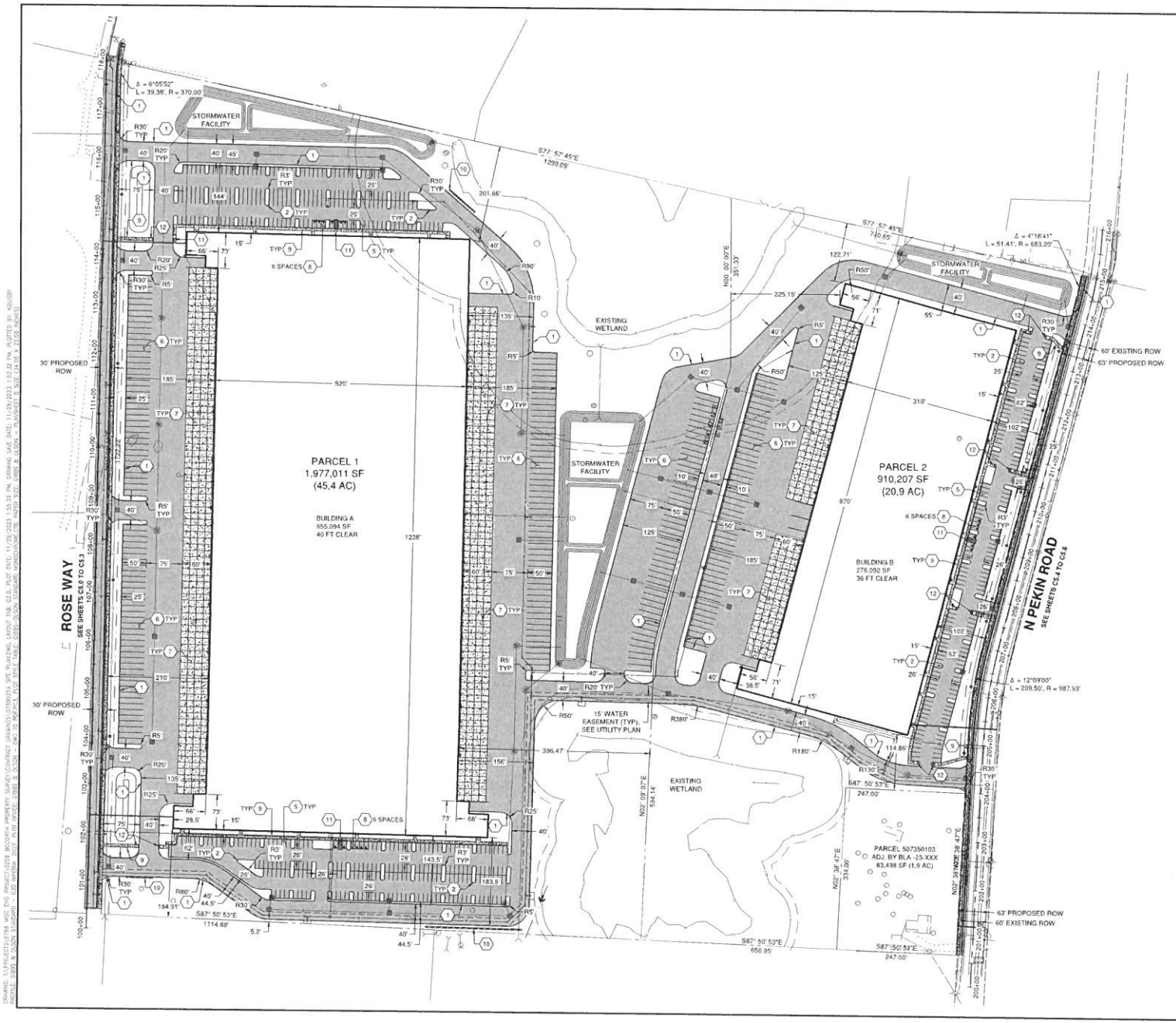
Date: 2/21/24 **Signature:**

Travis Goddard, Community Development Director

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

ATTACHMENTS

A. Sheet 4 of the Site Plan dated 11/29/23
B. CCFR Comments
C. Cultural Resource Protection Laws
D. Cowlitz Indian Tribe Inadvertent Discovery Language



NORTH

0 50 100 200

Scale: (in Feet)

LEGEND:

- ASPHALT PAVEMENT
- CEMENT CONCRETE
- LANDSCAPING
- MODULAR BLOCK WALL

SITE CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD TYPE E-1 CURB PER COW STD T-01.
2. CONSTRUCT STANDARD TYPE E-1 CURB AROUND PERIMETER OF LANDSCAPE ISLANDS AND PARKING LOT PER COW STD T-01.
3. NOT USED.
4. NOT USED.
5. INSTALL 9-FT BY 18-FT PASSENGER VEHICLE PARKING STALLS USING 4-INCH WIDE WHITE PAINT LINES.
6. INSTALL 12-FT BY 50-FT TRUCK PARKING STALLS USING 4-IN WIDE WHITE PAINT LINES.
7. INSTALL 13-FT BY 60-FT TRUCK PARKING STALLS USING 4-IN WIDE WHITE PAINT LINES.
8. INSTALL 9-FT BY 18-FT ACCESSIBLE PARKING STALLS PER WSDOT STD PLAN M-17-10-02.
9. CONSTRUCT 6-FT SIDEWALK PER COW STD T-07.
10. CONSTRUCT MODULAR BLOCK WALL. WALL TO BE MAX 4-FT HIGH.
11. CONSTRUCT PARALLEL CURB RAMP PER COW STD T-16.
12. CONSTRUCT PERPENDICULAR CURB RAMP PER COW STD T-17.

GENERAL SITE NOTES:

1. WITHIN ALL AREAS THAT HAVE BEEN SUBJECT TO CLEARING AND GRADING, ALL GRASS AND LANDSCAPED AREAS SHALL HAVE A MINIMUM 8-INCH SETTLED TOPSOIL LAYER PRIOR TO SEEDING AND PLANTING THAT MEETS THE CRITERIA PER BMP T5.13 IN THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL V.

LEGEND

Total Site Area:	± 2,943,645 SF (67.6 AC)	
Areas	Sq Ft	% of Total
Proposed Building	931,186 SF	31.6%
Impervious	1,993,041 SF	67.7%
Landscaping	950,604 SF	32.3%
Parking (Pass. Vehicle)	87,966 SF	3.0%
Parking Spaces	Number	
Total (Pass. Vehicle)	540	
Standard	522	
ADA	18	
Compact	0	
Truck Parking	229	

GIBBS & OLSON

TCC Woodland Industrial Project
Trammell Crow Portland Dev, Inc.
Woodland, Washington

Site Plan

Datum: **NAD83 / NAVD 88**

Survey Book: **1900, 1900 A & B**

Project Milestone: **60%**

Date: **11-29-2023**

KYLE W. BLACK — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

FOR REVIEW

11/29/2023

Designed by: **KWB**
Checked by: **CLR**
Approved by: **KWB**

Project Number: **0788.0259**

Drawing Number: **C2.0**

Sheet Number: **4** of **24**

Commercial Pre-Application Notes:

Clark-Cowlitz FIRE RESCUE

Fire Department Access:

- **Roadways to Access Structures:** The perimeter of all structures shall be within 150' an approved access road with a minimum clear width of 20' (26' where a hydrant is located). IFC 503.1.1 / D102 / D103
- **Aerial Apparatus Access:** Buildings over 30' in height shall also be provided with access for aerial apparatus (26' width) along one side of the structure. Aerial access roads shall be located between 15' and 30' from the building. IFC 503.1.1 / D102
- **Dead end Streets:** Any dead-end required access road longer than 150' shall be provided with an approved cul-de-sac or hammer-head turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28'R corners) IFC D103.4
- **Parking Restrictions:** Required roadways shall have signage for parking restrictions as follows: Signs for no-parking shall be provided on both sides of all streets that are less than 26' wide in accordance with local standards for future enforcement. Signs for no-parking shall be provided on one side of all streets that are between 26' and 32' wide in accordance with local standards for future enforcement. IFC D103.6
- **Remote Access Points:** Commercial Developments over 30' in height or 124,000 square feet shall be provided with two separate and remote fire apparatus access roads. Multiple Family Residential Developments with more than 100 dwelling units shall be provided with two separate and remote fire apparatus access roads. (remote = min. ½ the overall diagonal of the land area being served) IFC D104/106
- **Fire Department Key Box:** Structures with monitored/automatic fire alarm systems shall be provided with an approved Fire Department Knox Key Box. IFC 506
- **Gates:** Where required access is restricted with a gate, a Knox padlock with multi-access locking device (e.g. gatekeeper locking device) or Knox key switch shall be provided to allow Emergency Non-destructive Fire Department Access. (IFC 506)
- **Access During Construction:** Required access roadways shall be completed and unobstructed prior to combustible construction.

Fire Department Water Supply and Suppression Systems:

*Hydrant spacing is assessed based on structures that are non-sprinklered, type V-B Construction and no larger than 4,800 combined square feet. Additional hydrants may be required for streets providing access to structures greater than 4,800 SF. (IFC Table B105.1(2) / C102.1)

- **Fire Hydrants:** Hydrants shall be provided on fire access roadways so that average spacing does not exceed 500' and the maximum distance from any point on the street frontage to a hydrant is no more than 250'. (400' and 200' for Dead end roads) Additional hydrants may be required for larger buildings. IFC C102
- **Water Supply During Construction:** Required hydrants shall be serviceable and unobstructed prior to combustible construction.
- **Fire Department Connections (FDCs):** FDCs for fire suppression systems shall be located within 100' of a fire hydrant.
- **Fire Sprinklers System:** New building fire areas exceeding 5,000 square feet; and additions that result a total building area of 5,000 square feet or greater; and all conversions when occupancy class of the converted building moves to a higher classification based on the fire code.

For plans submittal, permitting and inspections; all projects shall be submitted and requested through our online portal at: https://clarkfr.idtplans.com

Please feel free to contact CCFR with any questions or concerns:

Michael J. Jackson
Fire Marshal
Mike.jackson@clarkfr.org
360.887.4609