



Community Development Department
 Building | Planning | Code Enforcement
 (360) 225-7299
 www.ci.woodland.wa.us

NOTICE OF DECISION
 612 CC St – Short Plat & Variance

Land Use Application No.:	WLD-2023-015
Applicant:	Nick Little 1760 Downriver Dr Woodland WA 98674 nlittle@chiltonlogging.com
Property Owner:	Tyrel Koistinen PO Box 1152 Woodland WA 98674 tykoist@gmail.com
Site Location:	612 CC St
Parcel:	50383
Zoning Designation:	Low Density Residential (LDR-6)
Date Application Received:	November 9, 2023
Date Application Complete:	December 19, 2023
Notice of Application:	January 8, 2024
Last Day of Comment Period:	January 31, 2024
Notice of Decision Issued:	February 12, 2024
DRC Decision:	Approved with Conditions

I. DESCRIPTION OF PROPOSAL

The applicants propose to create four new lots from the existing subject lot. A variance is requested for two of the lots to be 52.81 feet wide (less than the minimum required in the zone.)

IV. FINDINGS – WOODLAND MUNICIPAL CODE (WMC)

Development Impact Fees | WMC 3.42

Finding 1: Transportation Impact Fees (TIF) will be required for this development.

Finding 2: Fire Impact Fees are required for new development. Fees are calculated based on \$0.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. A condition is added to pay all impact fees when building permits are issued (*see Condition 4*).

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

Streets and Sidewalks | WMC Title 12

Finding 3: Required frontage improvements along CC Street shall include half-street improvements, attached sidewalk, landscaping, and street lighting consistent with City of Woodland Engineering Standards for Construction (Standards) and applicable Woodland Municipal Code (WMC). Additionally, dedication of Right-of-Way shall comply with the Standards and WMC (*see Conditions 5 and 6*).

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

Water and Sewage | WMC Title 13

Finding 4: Existing 6-inch water and 8-inch sewer are available to tie in with CC Street. 6-inch water and 8-inch sewer should be extended into the private road within a utility easement. Individual water and sewer services will be required for each lot. Water and Sewer shall be constructed to the Standards and WMC. Comply with backflow and cross-connection requirements of WMC 13.28, as well as all other applicable WMC, and CCFR code (*see Conditions 6 and 7*).

Finding 5: Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule.

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

Erosion Control | WMC 15.10

Finding 6: An erosion control plan and construction SWPPP are required as outlined in WMC 15.10 and the City of Woodland Public Works Engineering Standards for Construction. A fill and grade permit is required (*see Conditions 8.b and 10*).

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

Stormwater Management | WMC 15.12

Finding 7: The applicant will be required to submit a preliminary stormwater TIR addressing the following comments (*see Condition 8.d*).

- Per Woodland Municipal Code 15.12, the City of Woodland follows the 1992 Puget Sound Manual. If the applicant chooses to design per current Ecology standards, this meets or exceeds City requirements and is also acceptable.
- The stormwater runoff from the frontage improvements along CC Street and the shared road will need to be addressed, including the collection, treatment, and flow control.
- All stormwater runoff from the four (4) lots must be infiltrated on the individual sites or discharged to a natural drainage way or to the City's storm drain system. The City of Woodland requires infiltration facilities to be designed for the 100-year storm event.
- The City of Woodland requires any conveyance system to be designed for the 100-year storm event.
- Address the required separation from the seasonal high groundwater for all infiltration facilities.
- Stormwater requirements for individual lots shall be noted on the final plans. Denote impervious surface areas.

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

Short Subdivisions | WMC 16.32

WMC 16.32.010: Subdivision of land into four or less parcels less than five acres shall be referred to as a short subdivision; provided, that the lots or parcels in short subdivisions approved pursuant to this chapter may not be further divided in any manner within a period of five years without the filing of a final subdivision pursuant to this title.

Finding 8: The proposal will create four parcels less than five acres in size and the new lots will not be subdivided within five years without the filing of a final subdivision (*see Condition 11*).

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

WMC 16.32.078: Upon notice of approval of a short subdivision, the applicant is required to prepare a final plat that meets the requirements of WMC 16.32.078.

Finding 9: The application material included a preliminary plat that meets the standards set forth in this section. A blue-line final plat which includes the information and signature blocks outlined in WMC 16.32.078 must be prepared for review by staff prior to preparation of the final plat. (No formal application for a Final Plat approval is required for short plats.) Upon submittal of the blue-line final plat, staff will review the draft for compliance and notify the applicant when preparation of the final plat map is warranted (*see Condition 1*).

In addition, Cowlitz County requires that final plats include the address for each new lot on the face of the plat. Our public works department will assign addresses to the lots prior to final plat completion (*see Condition 1*).

Conclusion: As conditioned, the proposal will be able to meet these standards.

WMC 16.32.110: The following minimum standards must be met:

- A. The method of sewage disposal shall be approved by the health district officer and Department of Ecology prior to short subdivision approval.

Finding 10: CC St has an existing sewer line which is a Department of Ecology approved system. The new lots can be served by the existing line. Approved connections will be required prior to occupancy of buildings on the new lots (*see Condition 9.a*).

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

- B. The means of supplying potable water to each lot and short subdivision shall be approved by the City Engineer and the Department of Social and Health Services prior to short subdivision approval.

Finding 11: A Department of Social and Health Services approved public water connection is available on CC St. The applicant is responsible for extending new services from the existing main to the proposed lots. Utility improvements in the public right of way must be completed along with the street improvements at the frontage. The design and construction of water system improvements shall conform to City of Woodland development standards (*see Condition 12*).

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

- C. Cul-de-sacs and dead-end streets shall be developed in accordance with Section 16.14.260.

Finding 12: There are no culs-de-sac or dead-end streets proposed as part of this short subdivision.

Conclusion: This standard does not apply.

- D. Road right-of-way, and roadbed widths of dedicated and undedicated roads shall be as required by Section 16.14.250.

Finding 13: The proposed short plat proposes four new lots off an existing 30-foot street. No new roads will be constructed with this short plat. Any future dedicated or undedicated roads will be required to be constructed to City of Woodland engineering standards. The proposal includes an additional 10 feet of right-of-way dedicated to the city.

Conclusion: As proposed, the proposal meets this standard.

- E. Size. The minimum size of any lot or parcel of property within a short subdivision shall be in compliance with Title 17 of this code, as heretofore amended.

Finding 14: Per WMC 17.16.070.A, the minimum lot size required in the LDR-6 zone is 6,000 square feet. With the right of way included, Lot 1 will be 7626 square feet, Lot 2 will be 6354 square feet, Lot 3 will be 7642 square feet, and Lot 4 will be 6354 square feet.

Finding 15: Per WMC 17.16.070.B, the minimum lot width for the zone is 60 feet. Lot 1 is proposed at 67.405 feet wide, Lot 2 is proposed at 67.405 feet wide, Lot 3 is proposed at 52.81 feet wide, and Lot 4 is proposed at 52.81 feet wide.

Conclusion: All proposed lots meet minimum size requirements. Two of the four lots do not meet minimum lot width requirements and the applicants have applied for a Variance permit.

- F. Road Surfacing. Surfacing of dedicated roads shall be required pursuant to Section 16.16.070.

Finding 16: There are no proposed dedicated or undedicated roadways as a part of the proposed short subdivision.

Conclusion: This standard is not applicable.

Minor Variances | WMC 17.81.180

WMC 17.81.180.A: The following variances shall be deemed minor in nature and may be approved, approved with conditions, or denied by the development review committee (DRC)

without a public hearing based on the approval criteria outlined in WMC 17.81.180.B and in accordance with the notice requirements outlined in WMC [17.81.200](#):

- Reductions to lot area, setbacks, lot dimensions, lot coverage, and building height, if not greater than 30% of that required by the applicable standard of the zoning district in which the proposal is located;
- Any reduction in a side or rear yard setback below the minimum setback required by the applicable standard in the light industrial (I-1) or heavy industrial (I-2) zoning district;
- The modification of pre-existing nonconforming structures housing permitted uses, to the extent that the modification will not cause a greater infringement than exists of any standard of the zoning district in which the proposal is located;
- The enlargement, addition, or modification to any non-conforming single-family residence built prior to 1968.

Finding 17: The proposed variance for two of the four lots is an 11.98% variance to minimum lot width requirements.

Conclusion: The proposal can be reviewed under the standards and procedures for minor variances.

WMC 17.81.180.B(1): No variance shall be approved by the DRC which will allow an increase in the number of dwelling units on a parcel than that permitted by the applicable zoning district, or which will permit the reduction in area of any lot created after the adoption of the ordinance codified in this chapter.

Finding 18: No increase in the number of dwelling units on a parcel is proposed. The applicants do not seek a variance to reduce lot area. All four proposed lots are above the minimum lot size of 6,000 square feet per WMC 17.16.070.A.

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

WMC 17.81.180.B(2): All major variance criteria outlined in WMC 17.81.020.B shall be met, except where a variance is proposed to side or rear setback standards applicable to the light industrial (I-1) or heavy industrial (I-2) zoning districts. In these cases, the DRC shall consider criteria 2—5 outlined in WMC 17.81.020.B. The DRC shall also consider whether or not the requested minor variance is necessary due to the unique physical characteristics of the existing site configuration, building, and/or use and consistent with the intent of applicable standard to which the minor variance is sought.

Conclusion: The proposal meets the criteria set by WMC 17.81.020.B. This code section is outlined below.

WMC 17.81.020.B(1): A variance must be necessary because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject

property or to provide it with use, rights, and privileges permitted to other properties in the vicinity and zone in which the subject property is located.

Finding 19: This parcel was originally created via the Ida E. Parent’s Acre Tracts plat in 1916. The large majority of lots throughout this plat were one acre in size. At some point in the 1940s, 74 feet of the original parcel was divided off on its own, leaving the subject parcel at approximately 24,584sq feet (.56ac). Dimensionally, this left the subject parcel approximately 192 feet deep and 135 feet wide. The parcel is flat and bounded on the eastern, western, and northern sides by existing residential development, and on the south by CC Street. The early division of the property prior to modern zoning requirements left a large parcel in an area where current zoning seeks to add additional density and support smaller lot sizes. Based simply on the acreage, there is sufficient land area on this parcel to support four homes under current minimum lot size requirements. However, the lot is longer than it is wide, which makes dimensional requirements for lot width difficult to achieve.

Finding 20: Lots with less than 60-foot widths are not unknown to this street and general area. In the general vicinity of the subject lot, many other lots have widths less than 60 feet. The lot widths in this area go as low as 48.75 feet wide. The new lots created by this parcel would be granted a similar privilege.

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

WMC 17.81.020.B(2): The granting of such variance shall 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 21: The applicant has provided preliminary site plans that generally conform to the Woodland Municipal Code outside of the proposed lot width variance. The proposed lots comply with the 6,000 square foot minimum allowed for the LDR-6 zone. This density is contemplated by zoning and accepted by the city’s Comprehensive Plan. The applicant will complete street improvements to comply with WMC and mitigate the impact of proposed new residential units. When the applicant decides to build on the lots, they will have to submit building permits to this office. That future development will only be approved if the homes comply with all applicable codes, including off-street parking requirements. This will ensure that any future development will not be materially detrimental to the public welfare or injurious to the properties and improvements in the area. The short subdivision can benefit the public welfare by creating the opportunity for needed housing stock which is a goal of the Comprehensive Plan.

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

WMC 17.81.020.B(3): Should a permit for a variance be denied, no reapplication shall be accepted

within one year of the date of denial.

Finding 22: The permit is not being denied.

Conclusion: This standard is not applicable to the project.

WMC 17.81.020.B(4): An approved variance will go with or be assigned to the subject property and shall not be transferable to another property.

Finding 23: A condition has been added so that the approved variance is not transferable (*see Condition 16*).

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

WMC 17.81.020.B(5): No use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC 17.60.

Finding 24: No use variance is being proposed.

Conclusion: The proposal complies with this standard.

IV. PUBLIC COMMENT

There was a public comment period from January 8, 2024, to January 31, 2024. Six public comments were received.

Jeff Fuller is concerned about stormwater runoff. Jeff observes that the current lot collects runoff during heavy rain events and worries that four homes with impervious surfaces will not be able to have proper drainage along the existing street frontage.

Finding 25: All future development on the new lots shall comply with drainage and street frontage requirements and standards (*see Findings 3 & 7*).

Kim Blaufuss is also concerned about drainage as well as the water and sewer infrastructure that serves the street. Kim calls for a comprehensive evaluation of the city's water and sewer infrastructure.

Finding 26: All future development on the new lots shall comply with drainage and street frontage requirements and standards (*see Findings 3 & 7*). A comprehensive evaluation of the entire system cannot be done under the subject application but future development may require system upgrades (*see Condition 8.a*).

Thomas Grose is concerned with increased traffic created on an already crumbling infrastructure, decreased home value due to increased density, limited street parking, and safety concerns associated with vehicles parked on the street limiting visibility at intersections. Thomas is also concerned about unequal treatment regarding the granting of variances. Thomas recalls that they had wanted to apply for a variance to build a duplex on 629 CC St but were advised by staff that it would not be approved.

Finding 27: The criteria of approval to grant a variance does not specifically consider traffic but it does consider the overall public welfare. The proposal was found to not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated (*see Finding 21*). Future development will be reviewed for traffic standards and will have to pay transportation impact fees (*see Condition 2*).

Finding 28: WMC does not regulate home value when reviewing variances, but it does consider the overall public welfare. The proposal was found to not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated (*see Finding 21*).

Finding 29: Like all development in the LDR zone, any future homes on the new lots will need to comply with parking standards which require two off-street parking spaces (per WMC 17.16.070.I).

Finding 30: Variance applications are reviewed individually based on the standards laid out in code (found in this report). Each request can differ based on the type of variance an applicant is requesting. Thomas did not submit an application and so the request was never officially reviewed. If Thomas would like the city to review their proposal, they should submit an application to the city. Without any additional information, it is not clear why Thomas would have needed a variance. Duplexes are a conditional use in the zone which means a Conditional Use permit would have been required, so it seems like there must have been a dimensional standard that Thomas could not meet (i.e. setbacks, lot coverage, etc.). If Thomas submitted a variance request, the proposal would have been reviewed under the same criteria as the subject application. Because no application was submitted, there is no way to know if Thomas would have been treated differently than the applicants for the subject application.

Rebecca Vanzeipel is concerned with stormwater runoff drainage. They specifically are concerned about their backyard flooding. Another concern Rebecca brought up is a lack of privacy in their backyard.

Finding 31: All future development on the new lots shall comply with drainage requirements and standards (*see Findings 7*).

Finding 32: City code does not directly consider the privacy of neighboring lots when short subdivisions or variances are being reviewed, but the proposal was found to not have a detrimental impact on neighboring properties (*see Finding 21*). Zoning regulations do implicitly have an impact on how close neighbors are to each other, but this zone has the smallest minimum lot size in the city. Rebecca’s lot also appears to have a lot width smaller than what is required in the zone, contributing to this proximity between neighbors. The proposed subdivision meets minimum square footage requirements and would not result in neighbors being any closer together than already typical in this neighborhood.

Joe and Kerri Six are concerned about water runoff, insufficient lot size, road quality due to construction equipment on the street, pedestrian safety, privacy associated with building height, wildlife, plant life, and greed.

Finding 33: All future development on the new lots shall comply with drainage and street frontage requirements and standards (*see Findings 3 & 7*).

Finding 34: Future development on the new lots created by the short plat will have to comply with WMC Title 17. This means they will have to follow setbacks and provide two off-street parking spaces (*see Conditions 15 and 18*). The variance is to allow for a smaller minimum lot width, but all lots will be over the minimum lot size for the LDR-6 zone which will leave ample space for development consistent with the neighborhood (*see Finding 18*).

Finding 35: Future development will have to pay Transportation Impact Fees (*See Condition 4*).

Finding 36: Sidewalks are regulated by code and the subject lots will comply with frontage improvement standards (*see Finding 3*). Speed limits are not regulated by land use code and any concerns regarding speeding vehicles should be directed to the City of Woodland Police Department.

Finding 37: All future development will have to comply with the maximum building height in the zone (*see Condition 15*).

Finding 38: No mapped critical areas exist within the vicinity of the site. This means no additional environmental review is required. WMC does not support preventing this type of development in this area based on the existence of vegetation onsite.

Finding 39: It is not uncommon for lots in this neighborhood to have lot widths under 60 feet. The Six’s lot appears to be less than 60 feet wide. The subject parcel is asking to receive the same privilege that other lots already enjoy. The code provides an avenue for variances to be approved, and the proposed development meets these standards (*see*

Findings 17-24). The permit has been conditioned so that a variance to setbacks will not be granted based on insufficient lot width (*see Finding 18*).

Greg Kofstad is concerned about overbuilding on the lot, setbacks, and stormwater management.

Finding 40: The proposal was found to comply with the criteria of approval for Variances (*see Findings 17-24*). The proposed lots meet the minimum size requirements for lots in the subject zone which contributes to density in the area (*see Finding 21*). Future development will be required to meet setbacks and lot coverage requirements (*see Condition 15*).

Finding 41: All future development on the new lots shall comply with drainage and street frontage requirements and standards (*see Findings 3 & 7*).

V. DECISION

Per WMC 17.81.180, the above application for a Short Subdivision with a Minor Variance has been APPROVED WITH CONDITIONS by the City of Woodland Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). *See section VI for conditions of approval.*

VI. CONDITIONS OF APPROVAL

Based on the application materials provided, the findings of fact, and conclusions of law, the application is hereby APPROVED subject to the following conditions:

1. Upon notice of approval, the applicant shall cause the final short subdivision plat to be drawn. The final plat must show all information listed in WMC 16.32.078.
2. Each short subdivision shall be filed with the county auditor and shall not be deemed approved until so filed. A copy of an approved short subdivision shall be submitted to the county assessor, the city engineer and the city planning department director.
3. Monuments shall be located at all controlling corners on the boundaries of the short subdivision, and at each corner of each lot within the short subdivision, and shall be marked by three-quarter inch galvanized iron, or approved equivalent, monument driven into the ground. If the short subdivision included a road dedication, monuments shall be placed as required by the public works director.
4. Pay all impact fees 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 for each residence:
 - a. Transportation: The current rate (which will go up November 6, 2024) is \$2.58 per square foot of gross floor area.
 - b. Fire: \$1,530

- c. Park: \$4,580
 - d. School: \$5,900
5. All improvements in the public right-of-way require a Right-of-Way permit and shall be completed in accordance with City of Woodland and Cowlitz County standards, as applicable. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when drawings are submitted for final civil approval. Please visit the city's Public Works website for more information: <https://www.ci.woodland.wa.us/publicworks>. More information on Cowlitz County standards can be found at: <https://www.co.cowlitz.wa.us/915/Design-Standards>.
6. Construct proposed utilities in accordance with applicable WMC.
7. Comply with water supply backflow and cross-connections requirements of WMC 13.28.
8. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application.
- a. As part of final engineering, the applicant may be asked to provide flow projections and any other relevant engineering information as requested by the city. The applicant will be required to contribute an equitable proportional share to upgrades to downstream sewer capacity necessary to accommodate the proposal should it be determined that the proposal would require system upgrades. All required financial contributions made for said improvements must be paid prior to issuance of building permits.
 - b. A final erosion control plan and Construction SWPP report will be required with final engineering. Applicant is required to install and maintain erosion control measures per the Best Management Practices as outlined in WMC 15.10.
 - c. Applicant shall address, and comply with, provided engineering comments, and provide a written response to attached engineering comments at time of Civil Plan submittal.
 - d. Submit a final revised stormwater TIR that addresses all comments from the City Engineer (included below):
 - i. A geotechnical engineer should evaluate the proposed stormwater treatment and conveyance facilities to verify the ability of the site to fully infiltrate the projected runoff and document their findings within a memorandum.
 - ii. Utilize the City's Current Standard Details and Engineering Standards when designing the project:
<https://www.ci.woodland.wa.us/publicworks/page/construction-standards>
 - iii. For grading of the site, ensure that existing and proposed contours are shown that support proposed finished floor elevations of building pads and include retaining walls where necessary (as needed).
 - iv. Grading of the site must ensure that stormwater runoff is not directed to adjacent lots.
9. Building permits are required before initiating construction.

- a. Approved sewer connections will be required prior to occupancy of buildings on the new lots.
 - b. Water and sewer assessment fees are required based on meter size in accordance with the Woodland rate schedule.
10. Apply for a fill and grade permit.
 - a. 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.
11. The subject lots may not be further divided in any manner within a period of five years without the filing of a final subdivision pursuant to WMC Title 16.
12. The applicant is responsible for extending new water services from the existing main to the proposed lots. The design and construction of future water system improvements shall conform to City of Woodland development standards.
13. 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.
14. 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>
15. Future uses and development must remain consistent with WMC Title 17.
16. No approved variance is transferable to any other lot, tract, or other subdivision of land other than the lot for which it has been approved.
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. Insufficient lot width shall not be used as justification to approve a future variance for setbacks.
19. The project must comply with all CCFR requirements (see attachment C).
 - a. Access to the flag lots must be either 20' or 26' wide. To meet this requirement, no fence, vegetation, or any other obstruction may be placed between the driveways of the two flag lots to leave a combined 30' wide access.
20. Approval of preliminary plat with a variance shall expire three years from the date of such approval unless the final plat of the subdivision has been submitted to the city and approved within three years. If the applicant wishes to proceed with the subdivision after the three-year period, they may apply for an extension 30 days before the expiration.

VII. APPEALS

Per WMC 17.81.180(G), the DRC's administrative decision approving a minor variance may be appealed to the planning commission within ten (10) days from the date the DRC's written decision is issued. The appeal shall be made in writing and be consistent with all requirements outlined within WMC chapter 19.08. Appeals can be submitted to the Community Development Department by **5:00 PM** on **February 26, 2024**.

Staff Contact: Malene Garcia-DeBoard, Associate Planner
City of Woodland
P.O. Box 9
230 Davidson Ave
Woodland, WA 98661
Garcia-deboardm@ci.woodland.wa.us

Date: 2/12/24 **Signature:** Malene Garcia-DeBoard
Malene Garcia-DeBoard, Associate Planner

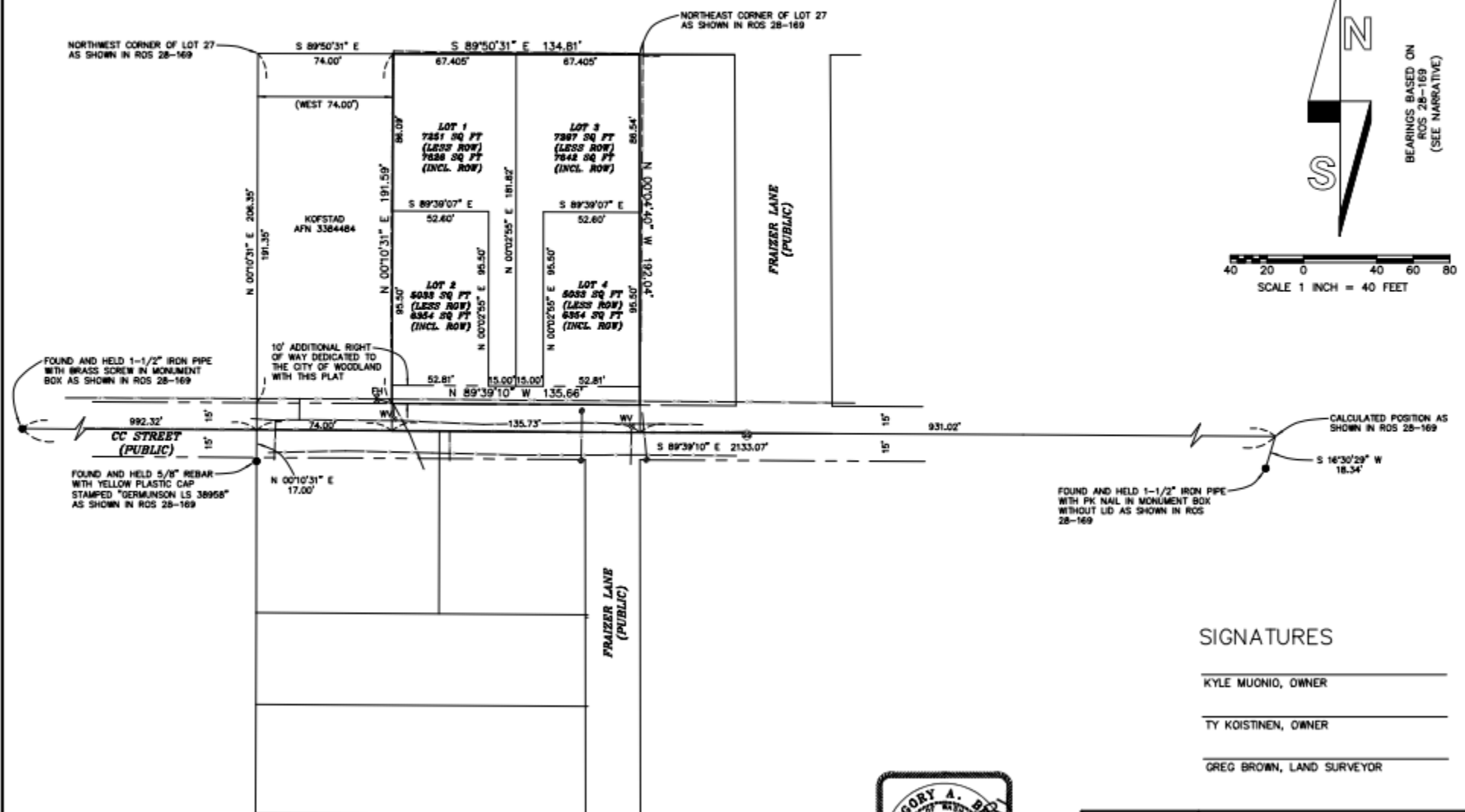
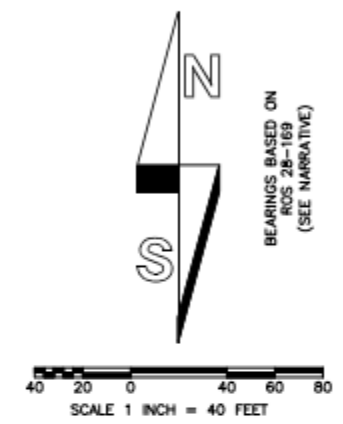
Attachments: A: Site Plan
B: Public Comment
C: CCFR Comments

CC: Applicant
Owner
Mayor
File
Parties of Record
City Website
Front Counter

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CATCH BASIN
 - ⊕ INDICATES SANITARY SEWER MANHOLE
 - ⊕ INDICATES FIRE HYDRANT
 - WV INDICATES WATER VALVE
 - INDICATES OVERHEAD POWER LINE
 - INDICATES SANITARY SEWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES UNDER GROUND POWER LINE
 - INDICATES STORM SEWER LINE

DEED REFERENCE
 STATUTORY WARRANTY DEED
 HALL
 TO
 KT WEST, LLC
 APN 3733640
 (04/28/2023)

**KT WEST, LLC
 SHORT SUBDIVISION**
 IN A PORTION OF LOT 27 IN THE
 "MRS. IDA E. PARENT'S ACRE TRACTS"
 (3-159), IN THE S. & M. BOZARTH DLC
 IN THE NW 1/4 NE 1/4 OF
 SECTION 24, T5N, R1W, W.M.
 CITY OF WOODLAND,
 COWLITZ COUNTY, WA.



SIGNATURES

 KYLE MUONIO, OWNER

 TY KOISTINEN, OWNER

 GREG BROWN, LAND SURVEYOR



SCALE: 1"=40'
 JOB NO. 23-070
 DATE: 1-29-2024
 CALC BY: GAB
 DRAWN BY: GAB
 CHECKED BY: GAB
 SHEET 1 OF 1

BROWN
 SURVEYING PLLC
 PO BOX 414
 AMBOY, WA 98601
 360-600-0846
 ebrownsurveying@gmail.com

PARCEL NO: 50383

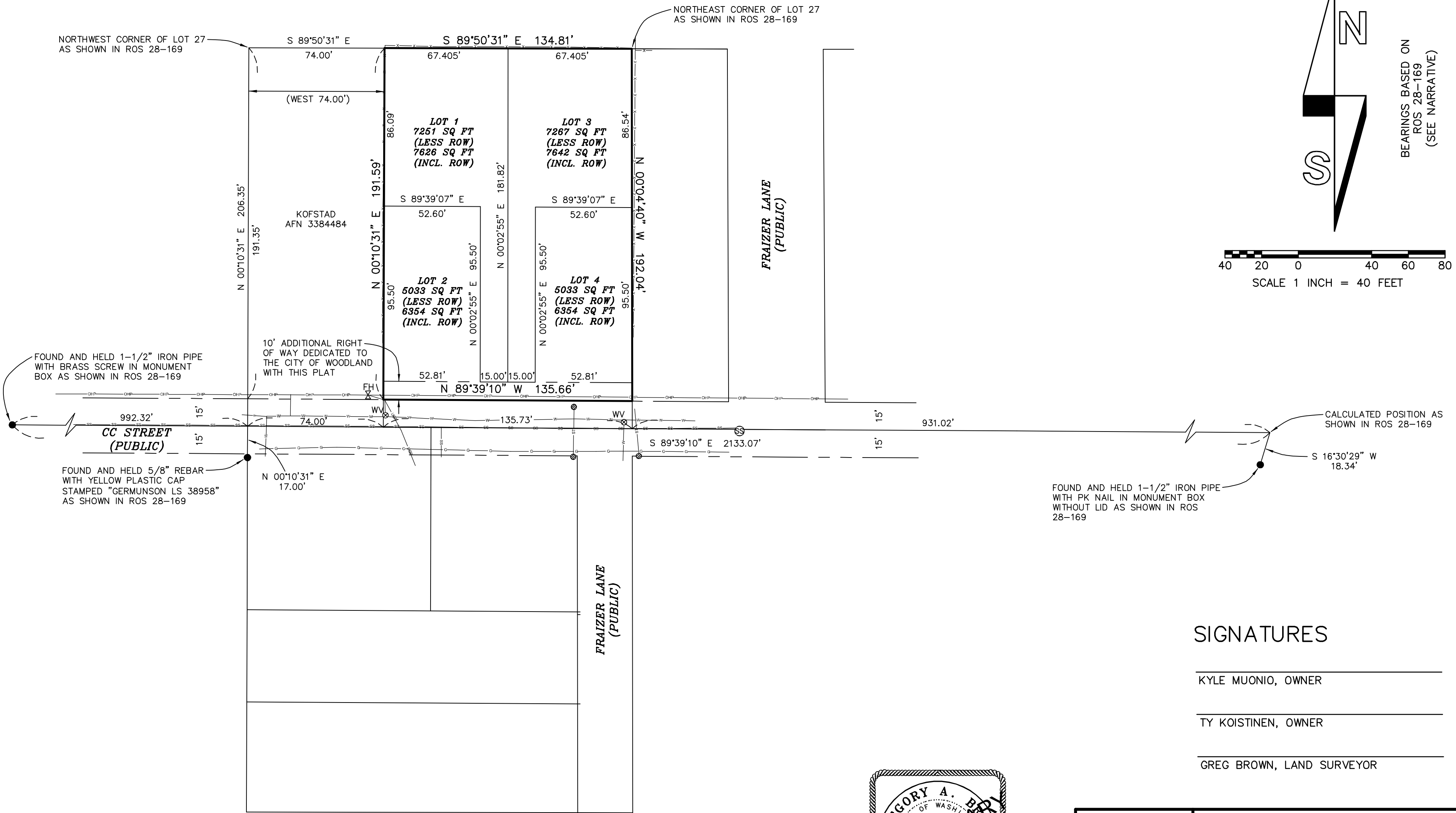
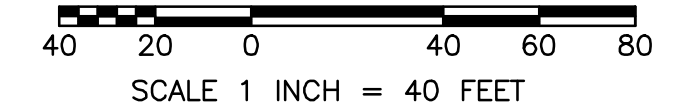
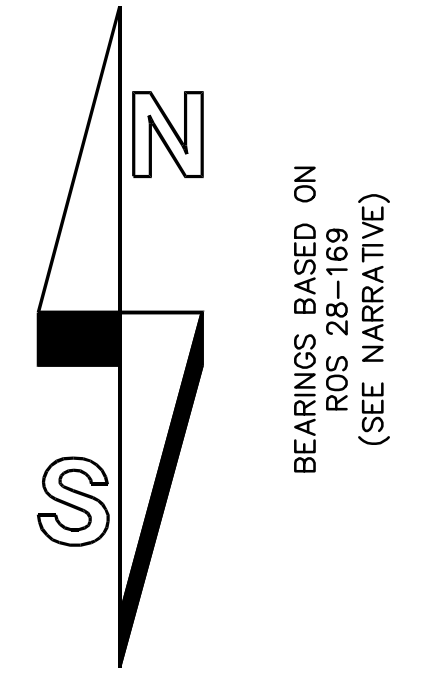
LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES CATCH BASIN
- ⊕ INDICATES SANITARY SEWER MANHOLE
- FH X INDICATES FIRE HYDRANT
- WV ⊙ INDICATES WATER VALVE
- OP— INDICATES OVERHEAD POWER LINE
- SS— INDICATES SANITARY SEWER LINE
- W— INDICATES WATER LINE
- G— INDICATES GAS LINE
- UGP— INDICATES UNDER GROUND POWER LINE
- ST— INDICATES STORM SEWER LINE

DEED REFERENCE
 STATUTORY WARRANTY DEED
 HALL
 TO
 KT WEST, LLC
 AFN 3733640
 (04/28/2023)

KT WEST, LLC SHORT SUBDIVISION

IN A PORTION OF LOT 27 IN THE
 "MRS. IDA E. PARENT'S ACRE TRACTS"
 (3-159), IN THE S. & M. BOZARTH DLC
 IN THE NW 1/4 NE 1/4 OF
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 CITY OF WOODLAND,
 COWLITZ COUNTY, WA.



PARCEL NO: 50383

SIGNATURES

 KYLE MUONIO, OWNER

 TY KOISTINEN, OWNER

 GREG BROWN, LAND SURVEYOR



SCALE: 1"=40'
 JOB NO. 23-070
 DATE: 1-29-2024
 CALC BY: GAB
 DRAWN BY: GAB
 CHECKED BY: GAB
 SHEET 1 OF 1

BROWN
 SURVEYING PLLC
 PO BOX 414
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Land Use Application 612 CC St

JEFF FULLER <jefffuller@comcast.net>

Sun 1/14/2024 11:16 AM

To: Malene Garcia-DeBoard <garcia-deboardm@ci.woodland.wa.us>

Greetings,

My name is Jeff Fuller and I live at 576 CC Street. My property borders a proposed subdivision at 612 CC Street, which I recently received a Notice of Application for. I'm writing today because I have a major concern with the code variance request on this proposed development. Most importantly, I am concerned with water runoff containment.

I have lived here for 17 years and there has always been a depression on that lot that collects water runoff. It even runs off of the city street and into that lot during heavy rains. CC Street is not a county road and already has drainage issues. How will this be addressed? This affects me and my property value because I have a basement that will flood if runoff water is not controlled properly.

I'm well aware that creating an impervious surface will create runoff. How will four lots smaller than standard City code dispose of their runoff to a single curb on a neighborhood street? Will there be catch basins, additional curbs, a drainage ditch? I believe each house in the subdivision will require it's own street and curbs in order to properly channel water runoff. There is not enough space on that property for four establishments with proper curbs and setbacks.

In conclusion, I disagree with allowing this variance. The proposed lot size will go against The City of Woodland which has a code of 60 feet, and the code is established for a reason. Four subdivided lots on that property is not feasible.

Best,

Jeff Fuller
jefffuller@comcast.net
360-430-9493

Nick Little - Short Plat and Variance

K Blaufuss <kblaufus@yahoo.com>

Mon 1/22/2024 6:35 PM

To: Malene Garcia-DeBoard <garcia-deboardm@ci.woodland.wa.us>

Cc: K Blaufuss <kblaufus@yahoo.com>

My name is Kim Blaufuss and I live at 575 CC Street. My property is directly across a proposed subdivision at 612 CC Street, from which I recently received a Notice of Application. I'm writing today because I have a major concern with the code variance request on this proposed development. Most importantly, I am concerned with water runoff containment and the water/sewer infrastructure.

Having resided here for a span of 12 years, I've observed a consistent issue at 612 CC Street concerning a depression that accumulates rainwater runoff. 612 CC Street collects water runoff from the streets during heavy rains. The rainwater flows through proposed Lot 3 and proposed Lot 4. This water can be over a foot deep.

CC Street isn't categorized as a county road and the existing city street drainage relies on dry wells dating back to the 1940s. Unfortunately, there hasn't been any substantial improvement and expansion of the drainage system despite the considerable growth in building along the street. This raises concerns about the adequacy of the current drainage system given the increased development.

I acknowledge the general principle that impervious surfaces lead to runoff, my concern deepens when considering the plans for four lots, each smaller than the standard City code. How will these lots effectively manage their runoff, especially given the constraint of disposing of it to a single curb on a neighborhood street with one dry well?

I'm curious to know if there are plans for catch basins, additional curbs, or perhaps a drainage ditch to ensure proper control of water runoff. It seems logical to expect that each house in the subdivision would necessitate its own street and curbs to ensure an efficient channeling of runoff. The available space on the property raises doubts about the feasibility of accommodating four establishments without a comprehensive plan for water management. I seek clarity on the proposed measures to address these concerns and safeguard the neighborhood from potential flooding issues.

Given these drainage issues, the aging drainage system, the single dry well, and as a property owner with a basement, the potential risk of flooding due to inadequately controlled runoff directly impacts my property value.

The current water and sewer infrastructure on CC Street raises concerns as it has yet to undergo significant upgrades. The city's plumbing system relies on galvanized pipes, which have a life expectancy of approximately 100 years. These pipes were installed nearly a century ago, and they are now approaching the end of their intended lifespan. It's worth noting that these pipes were originally designed and positioned to support a much smaller community.

Over the past four years, my residence has witnessed a noticeable decline in water pressure, indicating potential issues with the aging infrastructure and the increased development on the street. Moreover, there have been instances where the sewer system has back-drafted into my house, a situation attributed to maintenance issues with the existing infrastructure.

In light of these challenges, the water and sewer infrastructure needs to undergo a comprehensive evaluation that can be addressed with the addition of new houses. The current system, designed for a smaller community, needs to be equipped to support the demands of additional residences. Addressing these infrastructure concerns is crucial for maintaining the quality of service and preventing potential issues that could arise with the introduction of more houses to the system.

A thorough assessment and appropriate sizing of the infrastructure are essential steps to ensure the city's plumbing can effectively accommodate the needs of a growing community.

In conclusion, I disagree with allowing this variance. The proposed lot size will go against The City of Woodland which has a code of 60 feet, and the code is established for a reason. Four subdivided lots on that property is not feasible.

Sincerely,

Kim Blaufuss
(360)773-1566
kblaufus@yahoo.com

1/22/2024

From: Thomas Grose
PO Box 87
Toutle, WA 98649

To: City of Woodland
Community Development Department
c/o Malene Garcia-DeBoard
PO Box 9
Woodland, WA 98674

RE: Land Use Application No. : WLD-2023-015 (612 CC St, Woodland, WA 98674)

Dear Malene Garcia-DeBoard,

I am writing in regards to the letter I received dated January 8, 2024 with the subject Land Use Application No WLD-2023-015 (612 CC St, Woodland, WA 98674).

We purchased a decrepit home at the address of 629 CC St, Woodland, WA 98674 (Parcel number 50406) in 2005. We had the fire department burn the home and then we spoke to the City of Woodland on a number of occasions (also in writing) with regard to a variance to build a multi-family (Duplex) on the property. Those requests were denied and we were told flat out "don't waste your time as this will never be considered or approved".....despite the fact that the neighboring property located at 635 CC St (Parcel No 5040501) is a multi-family unit.

The Notice of Application is requesting a variance for a lot at 612 CC St. After review of Cowlitz County Assessor's page, this variance would allow these parcels, two of only four parcels on all of CC St. at less than 60' wide. I could not locate a single lot on CC St. that was not a corner lot that is less than 60' wide. Here are my main concerns in allowing this variance:

- The increased traffic on an already crumbling infrastructure along CC St.
- Decrease in home value due to increased density
- Narrow and limited street parking
- Short Plat variance is nearly at the intersection of CC St. and Frazier Lane. This intersection is difficult to see if there are any vehicles parked on CC St. The location of the entrance to the proposed Short Plat is going to exasperate this problem and create a safety concern for traffic and pedestrians
- City of Woodland's selective manner in which it picks and chooses whom to allow the ability to get variances approved

I am opposed to this variance for the reasons stated above. If the City chooses to move forward with acceptance of this variance, we will be looking into all legal remedies, including, but not limited to, actions by the City causing loss of property value, actions by the City causing loss of potential revenue and property value from 2007, etc.

Please take this a formal notice to oppose approval of the variance as described in the Notice of Application for Land Use Application No. WLD-2023-015

Regards,

A handwritten signature in blue ink, appearing to read 'T Grose', is positioned above the printed name.

Thomas Grose

CC: Walstead Mersching

Application # WLD-2023-015

Rebecca Vanzeipel <rebeccavanzeipel@gmail.com>

Sun 1/28/2024 12:03 PM

To: Malene Garcia-DeBoard <garcia-deboardm@ci.woodland.wa.us>

In regards to the application for a lot size variance. I am against this variance for concerns regarding water runoff and drainage concerns on my property. I'm concerned about flooding occurring in my backyard due to lack of drainage caused by the building of four houses. This in turn would be something that I would have to pay for to correct. It could cause damage and potential death to the trees and plants .

I'm also concerned about the lack of privacy that I currently have in my backyard. I purchased this property so I could have a large yard with privacy in a low density area.

Thank you for your attention .

Rebecca VanZeipel
611 Washington St
Woodland WA 98674

360-713-8625

Comment on Variance Request for 612 CC St.

Kerri Six <kerri.six@gmail.com>

Tue 1/30/2024 6:18 PM

To: Malene Garcia-DeBoard <garcia-deboardm@ci.woodland.wa.us>

Hello,

I am writing to share our concerns with the plan to construct four homes on the lot at 612 CC St.

The request is to disregard the city code and to build four homes: Two of these homes are requesting to be on lots that are 12.5% narrower than what has been designated for the area.

My entire back yard is directly behind 612 CC St.

My concerns are as follows:

Water runoff - having more ground being covered by foundations, driveways, and a small road will decrease the amount of soil and plant life available to absorb all of the water that we undoubtedly receive in this area. This in turn will flood my property as well as my neighbor's properties. Two of my neighbors have full finished basements. Also, putting four houses on this lot will not allow for enough room for any type of yard, front or back. In addition, most of the surrounding houses are built below the road level, which will further exacerbate the intrusion of water onto and into our properties and homes.

Population density - the neighborhood in question is not suited to such an increase in population. Generally, one house would have a typical occupation of four people per household plus two cars. Multiplying that by four on this piece of land is too much. The land is not big enough for that level of use. This level of population increase will also compromise privacy for all parties involved.

Road quality - the roads are not suitable in this area for the level of machinery needed to build that many homes. This will cause an increase in wear and tear on the current road surface. Repair costs and associated utility upgrades will inevitably land in the laps of the people of Woodland.

Safety - the neighborhood does not have sidewalks or a safe walking space to support the number of residents that would move onto that site. People already drive too fast in the neighborhood and an addition of possibly eight more cars to the neighborhood is too much.

Privacy - 90% of the homes in this area are single level homes. Are these four homes going to be two to three story?

Wildlife - there is an important migration stop for a federally protected species directly behind the CC St. lot on Washington St. This migration stop has the potential to be permanently disrupted with the overcrowding of the lot on CC St.

Plant life - There are two large trees that will be harmed by the inclusion of an additional home that will be crammed in their area. They are both very large healthy trees that help cool the neighborhood, provide shelter, provide much needed shade, and support the local wildlife. We have lost too many of our established trees in the neighborhood of late. It's a very sad sight to see and with the ever increasing number of 90-100 degree days each summer, we need our plant life to help cool our neighborhood.

Greed - 12.5% variance now...What's next? The rules are the rules. The zoning was designated as it currently stands for good reason.

The area in question is an older neighborhood. Keeping that charm is important to the character of Woodland. What's with the need to be like everywhere else and cram a bunch of homes where they shouldn't be? Three homes on this lot feels like it's too many.

The plan to build four homes on this lot feels inconsiderate and very greedy.

Joe and Kerri Six

612 CC Street Development

Greg Kofstad <gkofstad@gmail.com>

Wed 1/31/2024 8:35 AM

To: Malene Garcia-DeBoard <garcia-deboardm@ci.woodland.wa.us>

In regards to the proposed variance request 612 CC St.

A few concerns I have.

Over building on the lot.

Maintaining setbacks.

Stormwater management.

Sent from Gmail Mobile

1-2 Family Residential Pre-Application Notes:



Fire Department Access:

- **Roadways to Structures:** The perimeter of all structures must 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
- **Dead end Streets:** Any dead-end road longer than 150' must 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:** Roadways must have signage for parking restrictions as follows: Signs for no-parking must 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 must 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:** One- and Two-Family Residential Developments with more than 30 dwelling units must be provided with two separate and remote fire apparatus access roads. (remote = min. ½ the overall diagonal of the land area being served) IFC D106/107
- **Flag Lots:** Buildings constructed on flag lots must be provided with automatic fire sprinkler systems in accordance with NFPA 13D requirements.
- **Access During Construction:** Access roadways must be completed and unobstructed prior to combustible construction.
- **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)

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 must 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) IFC C102
- **FIRE SPRINKLERS May be Considered as an alternate method to increase hydrant spacing or to address access issues.**
- **Fire Sprinklers:** Any structures larger than 5,000 square feet; occupancies with substandard Fire Flow or Access such as flag-lots, substandard road widths, private bridges, private roads, and roads of 10% grades or greater shall be required to be equipped with fire sprinklers system in accordance with NFPA 13D.
- **Water Supply During Construction:** Required hydrants must be serviceable and unobstructed prior to combustible construction.

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