



2/28/2022

## **NARRATIVE**

Pacific Golf and Turf – 1951 Schurman Way, Woodland WA.

Pacific Golf and Turf is planning to construct a building of approximately 11,500 s.f. consisting of approximately 4,000 s.f. of office and 7,500 s.f. of warehouse space. The project is located at 1951 Schurman Way in Woodland Washington. The applicant has been unable to access the City Website as listed in the Pre App notes at [www.woodland.wa.us/documents](http://www.woodland.wa.us/documents).

The site is zoned Light Industrial and the project has been through the Pre Application process with the City of Woodland on August 5<sup>th</sup> 2021 and the City logged the application in as PRE 21-011 and issued notes and background documentation in reference to the application as follows:

### 12.28 Woodland Street Tree Code

A landscape plan will be submitted with the proposal that complies with the permitted street trees and planting guidelines adopted ordinance 12.28.

### 13.00 Water and Sewer

Public Water and Sewer are available to serve the site. The proposed project will connect to public water and sewer provided by the City of Woodland.

### 14.00 Buildings and Construction

The proposed buildings will comply with the codes and ordinances adopted by the City of Woodland and will comply with the codes and ordinances of the International building code. The proposal will conform to the setbacks and building heights as required by the local code.

### 15.04 Environmental Policy

Wetlands delineation has been prepared, A Geotech Study is complete and will be included with the permit application. A SEPA checklist has been prepared and will be submitted along with the permit application.

### 15.10, 15.12 Erosion Control and Stormwater

Erosion Control and Stormwater design plans will be submitted with the permit application.

### 17.44.020 Permitted Use

The project is located in the Light Industrial zone. The project has been reviewed by the City at the Pre Application Conference held on August 5<sup>th</sup> 2021. The use has been deemed as allowable the permitting authority as similar to other light industrial permitted uses.

### 17.48 Performance Standards

The project will comply with City of Woodland State of Washington and IBC Performance Standards. the project is for the assembly and servicing of golf carts. Little or no noise will be generated by this project other than the arrival and departure of employees and delivery trucks.

### 17.56 Parking

The project will accommodate a sufficient number of vehicles for employees. The project will not have public access for sales of product or materials.

Parking will be provided in conformance with the parking standards outlined in the City of Woodland Development Code.

The proposed use for assembly and maintenance of Golf Carts is allowed outright in the Light Industrial zone in accord with the similarity of permitted uses listed as noted in the Pre Application notes.

Public Water and Sewer, Gas and Electricity is available to the site and the project will connect to the Public Utilities.

A Level 1 Environmental report has been prepared and a wetlands analysis has been completed and mitigation measures have been outlined and approved by the Corps of Engineers. A stormwater and Erosion Control Plan will be prepared by PLS Engineering in compliance with WMC 15.04, 15.10 and 15.12.

Regards,

A handwritten signature in blue ink, consisting of a stylized 'L' and 'W' intertwined, with a long horizontal stroke extending to the right.

LDW: lw AIA

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