



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

NOTICE OF DECISION

1951 Schurman – Parking Modification

Land Use Application Nos.:	WLD-2023-008 (Site Plan Review – Type 1)
Applicant:	PLS Engineering
Property Owner:	DT Realty LLC Mark Dawkins 610 NW 16 th Cir Ridgefield, WA, 98642
Site Location:	1951 Schurman Way Woodland, WA 98674
Parcel & Size:	507870102, 3.06 Acres
Zoning Designation:	Light Industrial, I-1
Date Application Received:	October 25 th , 2023
Notice of Decision Issued:	November 27 th , 2023
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

Applicant proposes changes to the parking plan for the warehouse/office project approved under SPR-22-004.

II. REVIEW AUTHORITY & FINDINGS

Per Woodland Municipal Code (WMC) 19.08.030, site plan reviews shall be approved, approved with conditions, or denied by the Development Review Committee and decisions shall be issued by the Community Development Department.

Development Impact Fees | WMC 3.41 and WMC 3.42

Finding 1: Fire and Transportation Impact Fees and are required for new development. The proposed change to the parking area will not trigger new impact fees. The condition of approval for the original site plan is adequate to mitigate for the impacts of this site plan.

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

Streets and Sidewalks | WMC 12

Finding 2: The proposed parking modification will not affect the project as conditioned by the site plan approval for this site.

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

Water and Sewage | WMC 13

Finding 3: The proposed parking modification will not affect the project as conditioned by the site plan approval for this site.

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

Erosion Control Ordinance | WMC 15.10

Finding 4: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the 2012 version of the Stormwater Management Manual for Western Washington during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed. This proposal should not change the existing condition for the site.

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

Stormwater Management | WMC 15.12

Finding 5: The applicant's original project approval includes a grading and drainage plan that acknowledges the short-term stormwater management during construction, as well as a stormwater TIR that complies with requirements found in WMC 15.12.060. This proposed modification will not affect the stormwater plan as conditioned for SPR-2022-004. No new conditions are warranted at this time.

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

Permitted Uses | WMC 17.44.020

Finding 6: The proposed modification to the parking area will affect the use of the building.

Conclusion: As proposed, the project will not affect compliance with zoning for the site.

Building Setbacks | WMC 17.44.070

Finding 7: The proposed modification will not affect compliance with required setbacks.

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

Building Height | WMC 17.44.080

Finding 8: Building height will not be affected by the proposed modification.

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

Off-Street parking and loading | WMC 17.44.100 & WMC Chapter 17.56

Finding 9: Per WMC 17.56.040 parking and loading facilities shall be located at the side or rear of buildings, provided that necessary parking and loading facilities may be permitted at the front only when appropriately landscaped according to the standards set out in WMC chapter 17.44.

Finding 10: On the provided revised site plan parking has been located to the front and side of the proposed building. Parking area is appropriately landscaped with proposed landscaping that meets the requirements within WMC Chapter 17.44.

Finding 11: Per As discussed in the decision for SSR-22-004, the required number of parking spaces provided may be calculated based on one of two following methods as outlined in WMC 17.56.040(B), whichever provides the most parking spaces. Those conditions are still required to be met in spite of this modification.

Finding 12: Applicant has not provided information to calculate the required parking in relation to personnel. A condition of approval has been added that the applicant shall

provide estimated employee and management counts prior to civil engineering submission. (See condition 13 for SPR-22-004)

Finding 13: Proposed development consists of 3,675 SF of office floor area of warehousing and distribution space. At one required parking space per every 400 SF of office space, there are 10 required parking space ($3,675/400=9.19$).

Finding 14: Proposed development consists of an additional 6,875 SF of warehousing and/or distribution floor area. At one required parking space per every 1,250 SF of warehousing or distribution space, there are an additional 6 required parking spaces ($6,875/1,250=5.5$). Combined, this calculation requires a total of 16 required parking spaces.

Finding 15: There are a total of 25 proposed parking spaces identified on the revised site plan, including one regular EV parking space, one EV ADA handicapped space, and one typical ADA handicapped parking space. This exceeds the required number of parking spaces based on floor area, however is not consistent with WAC 51-50-0429 and/or IBC (One additional EV Station will be required). This condition from SPR-22-004 is still applicable.

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

Vehicular Access | WMC 17.44.120

Finding 16: Per WMC 17.44.100, vehicular access to properties within the light industrial zoning districts shall occur via an arterial or system of arterials in order to minimize industrial use traffic traveling through residential districts. This will not change with the proposed adjustment.

Finding 17: Proposed development will utilize a shared driveway on the southern boundary of the property that provides access to Schurman Way, which is classified as a 'Major Industrial Collector' within Woodland's Transportation Map. This will not change with the proposed adjustment.

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

Landscape Design and Screening | WMC 17.44.133 – WMC 17.44.136

Finding 18: A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.44 and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval. The proposed project included revised landscaping for the site.

Finding 19: The landscaping plan submitted appears to meet most of the requirements for final approval of the landscaping plan except it needs to include a tabulation showing the area and percentage of the following, per WMC 17.44.134:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by non-plant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking landscaping; and
- I. Other landscaping areas.

Finding 20: A condition of approval has been added that final landscaping plan submitted alongside the civil review submission shall include all required calculations and tabulations per WMC 17.44.134. (*See condition 3 below*)

Finding 21: Of the trees listed on the preliminary landscape plan, the fastigate beech, Persian parrotia, and pyramidal European hornbeam are listed at a 2" caliper. The excelsa cedar and shore pine are listed as being 6-7ft in height, however no caliper measurement is given. A condition of approval has been added that the final landscaping plan provided as a part of the civil review process shall provide caliper measurements of all proposed tree plantings. However, staff acknowledges that available stock from nurseries can vary and strictly adhering to 2-in. caliper may be challenging. The proposed plant schedule is acceptable if they remain close to size requirements.

Finding 22: Per WMC 17.44.135 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

Finding 23: All proposed shrubs are indicated to be 5-gallons or larger tubs. However, there is a wide variety of shrubs proposed. The proposed plant schedule and shrub sizes can comply with WMC 17.44.135 (F) based on provided preliminary landscape plan.

Finding 24: Per 17.44.135 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation will be provided according to note 1 on the original landscaping plan.

Finding 25: Per WMC 17.44.136 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.46.

Finding 26: The proposed plantings in the front yard setback meet the requirements of WMC 17.44.136 (B). A row of trees and shrubs are indicated running along the front setback.

Finding 27: Per WMC 17.44.136 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. The preliminary landscaping plan does not provide a calculation for parking lot area or parking lot landscaping percentage. A condition of approval has been adding that final landscaping plan provide the calculation for parking lot area and parking lot landscaping percentage. *(See condition 3 below)*

Finding 28: At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces. This standard is met with the proposed plan.

Finding 29: The proposed parking lot consists of 25 parking spaces and 10 trees, which exceeds the 6 trees required to meet this standard. Landscaping islands are indicated that generally comply with WMC 17.44.136 (F)(2) with trees flanking the parking islands and in between rows of parking.

Finding 30: Per 17.44.136 (G), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier.

Finding 31: Plans provided along with the site plan review application outline that all mechanical equipment, outdoor storage and manufacturing areas, service and delivery

areas, garbage receptacles and recycling containers are fully screened from view with appropriate fencing and landscaping. (See condition 8)

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

Lighting | WMC 17.44.140

Finding 32: The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140. (See condition 20 for SPR-22-004)

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

Site Standards | WMC 17.44.160

Finding 33: The requirements of this section will not be affected by the proposed modification for the parking area.

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

Performance Standards | WMC 17.48

Finding 34: The requirements of this section will not be affected by the proposed modification for the parking area.

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

Fire Safety

All buildings must be constructed in accordance with WA Building and Fire Codes. Plan revisions and building plans must be submitted directly to Clark-Cowlitz Fire Rescue (CCFR) for fire review.

Finding 35: Applicant is required to receive CCFR site plan approval and comply with all comments and/or conditions.

Finding 36: Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations.

Conclusion: As conditioned, the proposal can comply with Fire Code.

Building

The city has adopted the 2018 edition of the International Building Code (IBC) through WMC Title 14. All commercial building review is conducted by Townzen & Associates.

Finding 37: The site plan shows two ADA parking spaces. These meets building code requirements.

Finding 38: Per Washington State Code 51-50-0429 Section 429, electric vehicle charging infrastructure must be provided for at least ten percent of provided parking spaces. For the proposed 25 parking spaces, this would require 3 EV spaces be available while two are listed on provided site plan. One EV charging space must be an ADA-compatible space, one of which is indicated on provided preliminary site plan. A condition has been added that one more EV space must be added to final engineering. *(See condition 10 below)*

Finding 39: The building will be required to comply with all conditions of approval for SPR-22-004 and those conditions will not be affected by the proposed modification.

Conclusion: As conditioned, the proposal can comply with Building Code.

Engineering

All engineering is reviewed by Gibbs & Olson, the City's engineering services consultant. Notes have been provided by Ryan Walters, who serves as the City Engineer.

Finding 40: The proposed project will have no additional impacts that are not covered by the original approval conditions of approval.

Conclusion: As conditioned, the proposal can comply with the conditions set for in the notice of decision for SPR-2022-004.

Preliminary Site Plan Approval | WMC 19.10.070

Finding 41: The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. *(See condition 11 below)*

Conclusion: The preliminary site plan can be approved with conditions.

III. COMPREHENSIVE PLAN REVIEW

Land Use: Under the City of Woodland Comprehensive Plan, as established in 2016, the purpose and primary goal of our established Comprehensive Plan Land Use Map is to protect and enhance the character and long-term stability of the city through current standards for land development and subdivision utilizing proper and clear zoning policy.

Finding 42: The proposed modification to the approved site plan should have no substantive impact on the compliance of the project with the Comprehensive Plan. No additional review is necessary at this time.

Conclusion: The proposed development will continue to be consistent with the Comprehensive Plan. No additional review is required at this time.

IV. ENVIRONMENTAL REVIEW

The lead agency for the warehouse project determined that it does not have a probable significant adverse impact on the environment. This revision did not warrant a new SEPA checklist.

V. DECISION

Per WMC 19.08.030, the above application for the preliminary Site Plan Review has been **APPROVED WITH CONDITIONS** by the City of Woodland's Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). *See Section VII for conditions of approval.*

VI. CONDITIONS OF APPROVAL

1. All applicable conditions from SPR-2022-004 are still valid unless modified by this decision.

2. The Final landscaping plan is required to identify proposed street trees. All proposed street trees, whether *Fraxinus americana* or otherwise, must be a permitted street tree per City of Woodland standards.
3. A final landscaping plan meeting all requirements within WMC 17.44.133 is required to be submitted alongside the final site plan application prior to final approval. Final landscaping plan must include tabulations showing the area and percentage of the following:
 - a. Entire site;
 - b. Total landscaping area(s);
 - c. Areas covered by groundcover;
 - d. Areas covered by non-plant materials;
 - e. Areas covered by tree canopy and/or shrubs;
 - f. Each required setback area;
 - g. Total parking area;
 - h. Parking lot landscaping; and
 - i. Other landscaping areas.

Final approval will not be given until the final landscaping plan has been approved.

4. Approved landscaping plan must be implemented as approved prior to occupancy of the building.
5. The City of Woodland should be informed of any changes to the approved landscaping plan, including changes in coverage, street trees, and/or tree, shrub, or ground cover proposed.
6. Final landscaping plan provided alongside civil review must provide the diameter of all proposed trees and comply with WMC 17.44.135 (E).
7. Final landscaping plan must provide accurate calculations (in square feet and percentages) for parking lot area and parking lot landscaping.
8. All mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers must be fully screened from view of all public streets and adjoining nonindustrial zoning district(s) and/or use(s) per the requirements of WMC 17.44.136 (G).
9. Building/construction plans must be submitted to CCFR separately, along with fire alarm and/or fire sprinkler alterations. It is the responsibility of the applicant to comply with any and all conditions placed upon the development by CCFR as the City of Woodland will not approve any proposed development without CCFR approval.

10. One additional EV charging parking space must be indicated on final engineering plans and installed prior to receiving their certificate of occupancy consistent with WAC 51-50-0429, and installed alongside construction of the proposed parking area.
11. 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>.

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.
12. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Ordinance 1097.

VII. APPEAL PROCEDURE

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within 14 days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the Community Development Department **by 5:00 p.m., December 12th, 2023.**

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

VIII. NEXT STEPS

If there is no appeal to the decision, the applicant may move forward to develop the site.

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
 - a. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
 - b. Submit final civil plans to: https://woodlandwa.seamlessdocs.com/f/civil_review

- Once civil plans are approved:
 - a. Upload approved plans to Clark County Fire and Rescue for electronic signature: www.clarkfr.org. Print the plans once signed.
 - b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
 - c. Provide a .pdf to Public Works of signed plan set.
- Submit building, grading, and sign permits online: www.ci.woodland.wa.us/documents/
 - a. Contact the Permit Technician for assistance: 360-225-7299.
 - b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Schedule a pre-construction meeting before beginning any construction activities. Contact Public Works at 360-225-7999 to schedule.
- Install all required landscaping and irrigation prior to applying for final occupancy.
- Submit one full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy.

Date: 11/28/2023

Signature: _____



Travis Goddard, Director

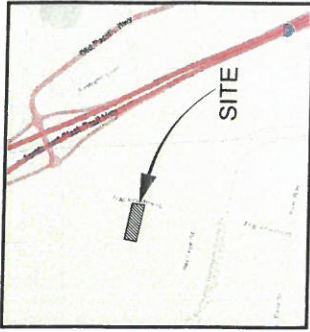
cc: Applicant
 Parties of Record
 File
 Website
 Mayor
 City Administrator

ATTACHMENTS

- A. Site Plan
- B. *Landscaping Plan*

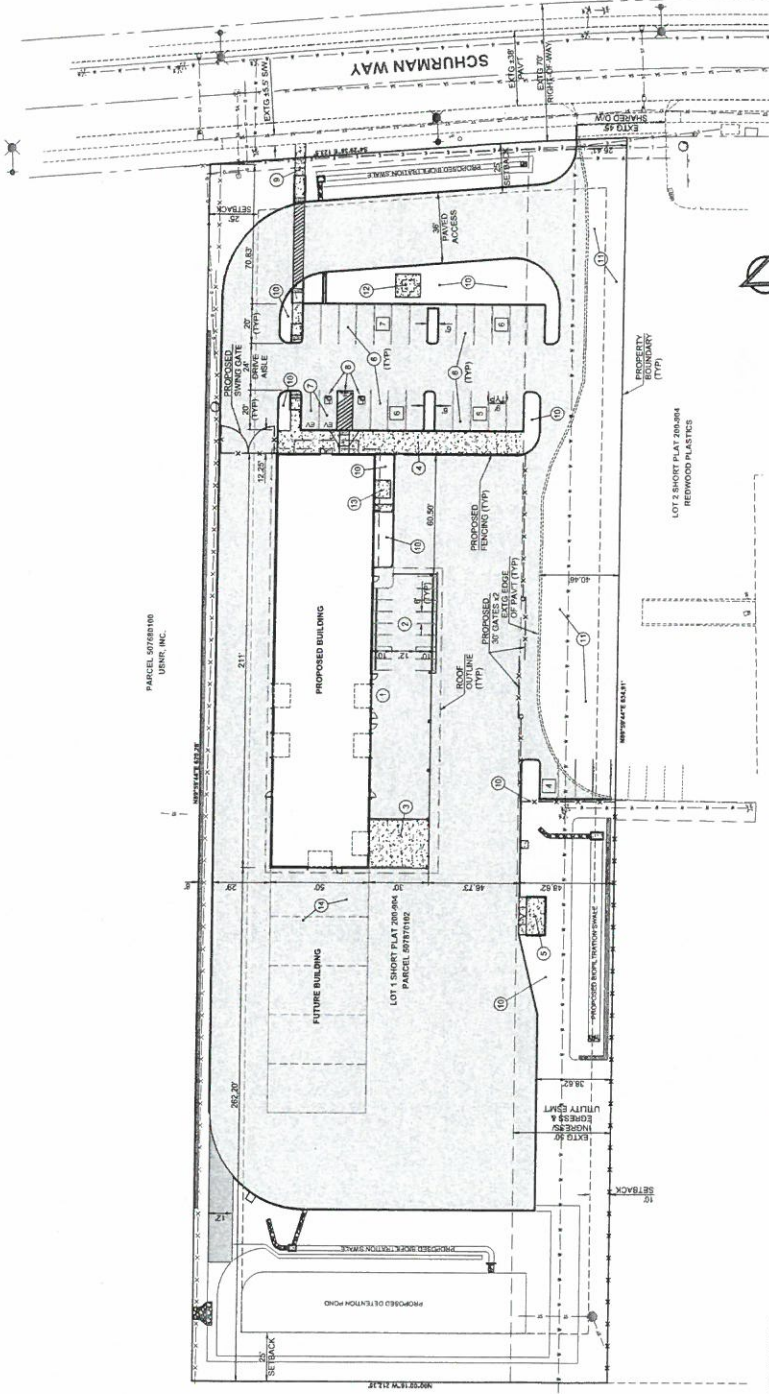
Dawkins Warehouse

Located in the NW 1/4 of Section 13 T5N, R1W, W.M.
City of Woodland, Washington



VICINITY MAP
NOT TO SCALE

- KEY NOTES:**
- 1 LOOKING BAY
 - 2 EV GOV. CART CHARGING STATION AREA
 - 3 WASHING AREA
 - 4 CONCRETE PAVING
 - 5 TRASH ENCLOSURE
 - 6 STANDARD PARKING
 - 7 EV STANDARD PARKING
 - 8 ADA PARKING W/ SIGN
 - 9 WIDE PEDESTRIAN WALKWAY
 - 10 LANDSCAPE AREA
 - 11 BIASED DIRECTION
 - 12 TRANSFORMER PAD - SEE ELECTRICAL PLANS
 - 13 MESH EQUIP PAD - SEE MECHANICAL PLANS
 - 14 LOADING AREA
 - 15 PARKING COUNT



TOXIC HAZARDS
EXISTING UTILITIES SHALL BE REMOVED OR OTHERWISE DISTURBED. WORK MUST BE PERFORMED BY QUALIFIED AND TRAINED PERSONNEL WITH APPLICABLE STATE AND FEDERAL REGULATIONS. SCOPE AND CONTRACT FOR ANY REMEDIATION WORK SHALL BE SUBMITTED TO CITY OF WOODLAND PRIOR TO THE WORK BEING PERFORMED.

STORMWATER
ON-SITE STORM FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER. A GOVERNMENT PERMITTING WITH THE LAND IS GRANTED TO THE CITY OF WOODLAND FOR ACCESS AND OPERATION OF THE PRIVATE STORM FACILITIES.

ADVERTENT DISCOVERY
THE PROPERTY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS BONES, SHELL STONE TOOL, POTTERY, AND OTHER REMAINS DURING PROJECT ACTIVITIES. ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP IMMEDIATELY IF ANY SUCH REMAINS ARE IDENTIFIED. LOCAL LAW ENFORCEMENT, THE COUNTY HISTORIC PRESERVATION DEPARTMENT AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DHP) (360-858-5555) AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DHP) (360-858-5555) AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DHP) (360-858-5555) SHOULD BE NOTIFIED IMMEDIATELY. ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 25A.27.04, AND RCW 25A.27.05) AND HUMAN REMAINS (RCW 48.59) IS REQUIRED.

ZONING REGULATIONS
I-1
(Light Industrial District)
Max. Building Height: 45 ft
Building Setback: 35 ft
Front Yard: 10 ft
Side Yard: 25 ft
Rear: 25 ft

SITE CALCULATIONS
Total Proposed Building Foot: 115,000 sq ft (0.56 Acres)
Total Building Area: 209,048 sq ft
Total Landscape Area: 37,852 sq ft (28%)
Office Use: 3,675 sq ft
Warehouse Area: 3,125 sq ft
Warehouse/Shop: 4,500 sq ft
Total Building Roof Area: 15,000 sq ft
Total Site Area: 16,000 sq ft
Gross Building Area: 16,000 sq ft

NOTES: THE PROPOSED ONE STORY STRUCTURE IS BUILT ON GRADE WITH WOOD FRAMING, ALL WALL AND ROOF FRAMING SYSTEM CONSTRUCTION TYPE V-8.
TYPE OF CONST. (IBC 602.1)
OFFER WOOD FRAME
1 STORY
HEIGHT
16'-3"

Proposed Hatching Legend

- Asphalt Paving
- Gravel Surfacing
- Retaining Wall
- Concrete Sidewalk/Paving

GENERAL INFORMATION:
Architect: Dawkins Projects LLC
Alec Ryan Wilson
404 E 15th St, #7
Vancouver, WA 98660
Ph: (360) 344-6519
Fax: (360) 694-4722
E-mail: Ryan@wilsonarchitects.us

Civil Engineer: PLS Engineering
604 W. Gunther
Vancouver, WA 98660
Ph: (360) 344-6519
E-mail: Andrew@PLSEngineering.com

Site Address/Parcel Number:
1351 Schurman Way
Woodland, WA 98674
Property ID 3054302

Revisions

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Project No. 3054
SCALE: 1/8" = 1'-0"
DESIGNED BY: VLS
DRAWN BY: TIL
CHECKED BY: TIL
APPROVED BY: AND

Site Plan For
Dawkins Warehouse
A Site Located in the City of Woodland, Washington

PLS ENGINEERING

