

NOTICE OF APPLICATION & Likely DNS

USNR Building Additions Site Plan
Site Plan Review & LIKELY SEPA DNS

Land Use Application Nos.:	SPR-23-009 (Site Plan Review), SEP-23-008 (SEPA)
Applicant:	PLS Engineering Andrew Gunther 604 W. Evergreen Blvd Vancouver, WA 98660
Owner:	USNR, Inc Mike Dollar PO Box 310 Woodland, WA 98674
Property Address:	1981 Schurman Way
Parcel:	507680100
Zoning Designation:	High Density Residential (HDR)
Date Application Received:	April 21 st , 2023
Fully Complete:	May 2 nd , 2023
Notice of Application & Likely DNS issued:	May 3 rd , 2023
Publish:	May 10 th , 2023, Battle Ground Reflector
Comment Due Date:	May 24 th , 2023, 5PM

I. DESCRIPTION OF PROPOSAL

Applicant proposes to construct four small building additions to an existing manufacturing and warehousing building. Project will be constructed in three phases, the first to begin once permitting has been approved will include two building additions along the northern face of the existing manufacturing and warehousing building, as well as minor pavement widening, the extension of an existing storm culvert, and the relocation of existing fire sprinkler system infrastructure.

The second phase will construct a 2,000 SF, partially enclosed addition on the western side of the building, designed to provide cover for products currently stored outside that will likely be constructed in 2023 or 2024.

The third phase of development will include a 1,600 SF addition to an existing electrical shop area in the northwest corner of the existing building. Proposed building will be full enclosed and infill and

existing inset area of the building that is currently landscaped with grass. The timing of the third phase of construction is reliant on funding availability.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 1981 Schurman Way in Woodland Washington. The lot is located in a levy-protected area and will not require additional floodplain review. No critical areas have been identified onsite or that will be impacted by the proposed development.

III. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by 5 p.m. on May 24th, 2023 to:**

City of Woodland
Community Development Department
c/o David Lukaczer
PO Box 9, 230 Davidson Avenue
Woodland, WA 98674

Email: lukaczerd@ci.woodland.wa.us
Phone: 360-225-7299
Fax: 360-225-7336

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist

Application materials including the document listed above can be reviewed online or by contacting the SEPA responsible official (see contact information in Section III above).

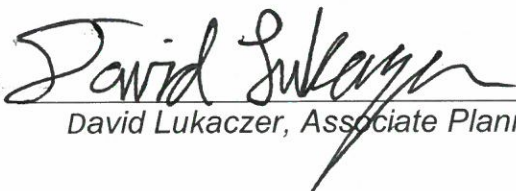
V. REVIEW AUTHORITY

Per WMC 19.08.030, site plan reviews and minor variances shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project.

This may be your only opportunity to comment on the impacts of the proposed project.

Date: May 3rd, 2023

Signature: _____


David Lukaczer, Associate Planner

Published in the Reflector: May 10th, 2023

Cc: Applicant
Owner
Mayor
City Engineer, Gibbs & Olson
Planning Commission
City Administrator

Building Official
Fire Marshal
City of Woodland Website
Counter Copy
Department Heads
File

USNR Building Additions Site Plan

Located in the SW ¼ of Section 12, T5N, R1, W.M.
Woodland, Washington

DEVELOPER/OWNER:
USNR
Attn: Mike Dollar, Facilities Manager
PO Box 310
Woodland, WA 98674
Office (360) 841-6402
Mike.Dollar@USNR.com

CIVIL ENGINEER/PLANNER:
PLS Engineering
Contact: Andrew Gunther, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com



VICINITY MAP
NOT TO SCALE

Sheet Index

- 01. Preliminary Cover Sheet & Existing Conditions Plan
- 02. Preliminary Site Development & Utility Plan

GENERAL NOTES

SITE ADDRESS:
1981 Schurman Way
Woodland, WA 98674
Parcel #: 507680100 - 7.28 AC
507880100 - 7.49 AC
507880200 - 1.24 AC

Total Site Area - 16.01 AC

Adjacent Parcel Zoning and Uses

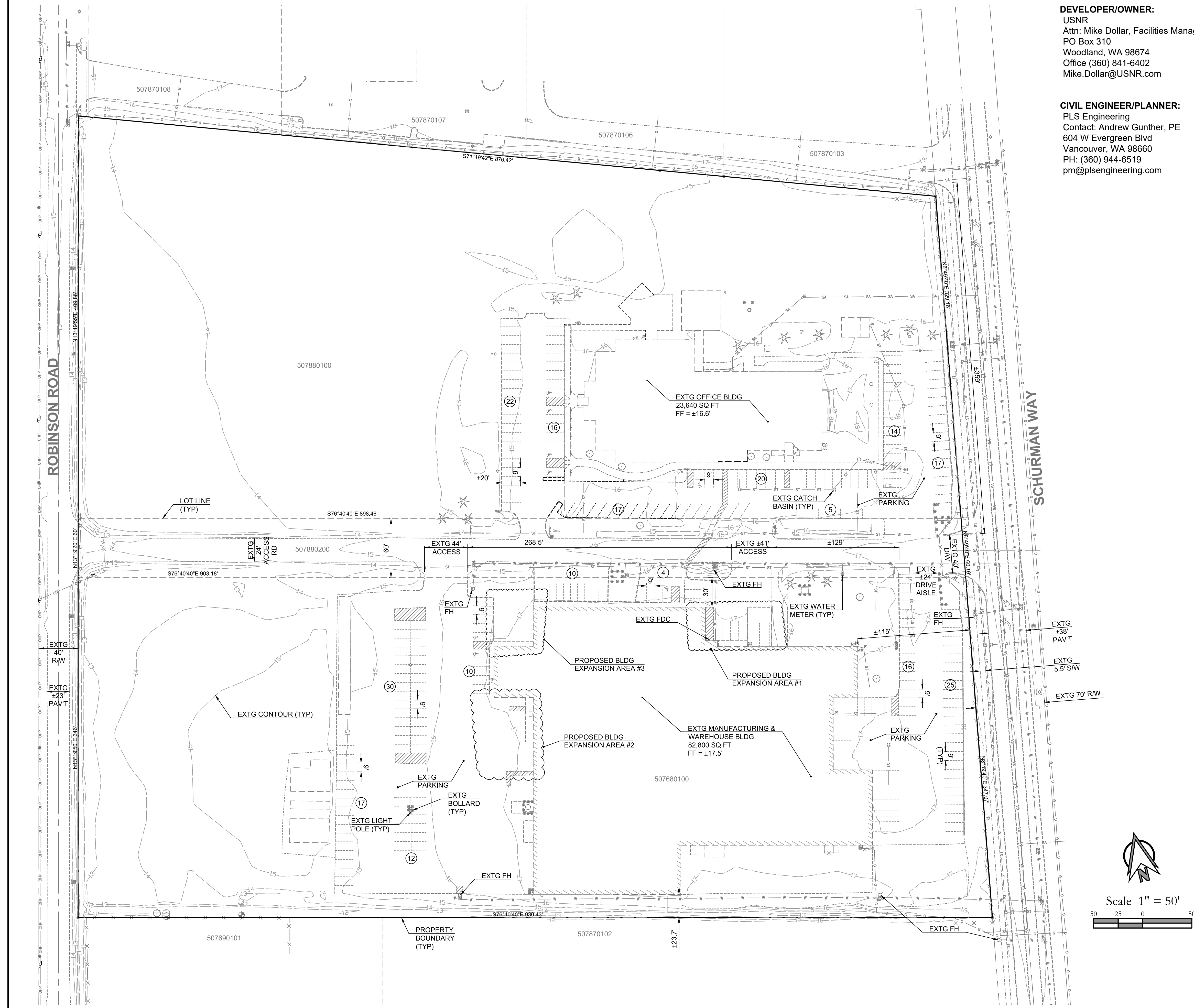
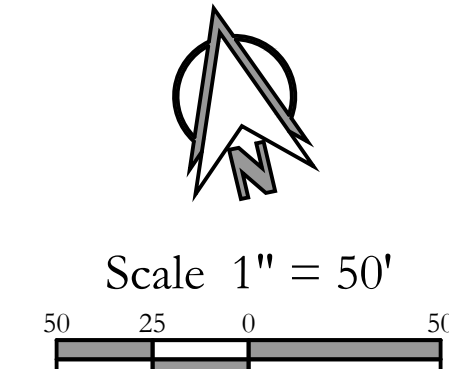
Parcel	Zoning	Use
507870108	C-2 Hwy Commercial	Trailer Sales Business
507870107	C-2 Hwy Commercial	Les Schwab Tire Center
507870106	C-2 Hwy Commercial	Auto Parts Store
507870103	C-2 Hwy Commercial	Undeveloped
507690101	I-1 Light Industrial	Self-Storage Business
507870102	I-1 Light Industrial	Undeveloped (Proposed office and warehouse building)
Site 507680100 507880100 507880200	I-1 Light Industrial	Office, Manufacturing, Storage

Existing Linetype Legend

Extg Sanitary Sewer Pipe	SA SA SA SA
Extg Water Pipe	W W W W
Extg Storm Sewer Pipe	ST ST ST ST
Extg Electric Line	E E E E
Extg Gas Line	G G G G
Extg Over Head Power Line	OHP OHP OHP
Extg Telephone Line	T T T T
Existing Centerline	---
Existing Curb	---
Existing Edge of Pavement	---
Existing Lot Line	---
Existing Paint Stripe	---
Existing Right-of-way	---
Existing Fence	---
Existing Property Line	---
Existing Utility Easement	---
Existing Wall	---
Existing 5' Interval Contour	---
Existing 1' Interval Contour	---

Existing Symbol Legend

Existing Water Valve	⊕	Existing Telephone Pedestal	⊕
Existing Water Meter	⊕	Existing Telephone Manhole	⊕
Existing Fire Hydrant	⊕	Existing Electrical Manhole	⊕
Existing Control Valve	⊕	Existing Gas Valve	⊕
Existing Power Pole	⊕	Existing Gas Riser	⊕
Existing Electrical Pedestal	⊕	Existing Traffic Signal Pole	⊕
Existing Electrical Meter	⊕	Existing Light Pole	⊕
Existing Transformer	⊕	Existing Traffic Signal Box	⊕
Existing Sanitary Manhole	⊕	Existing Evergreen Tree	⊕
Existing Storm Manhole	⊕	Existing Deciduous Tree	⊕
Existing Catch Basin	⊕	Indicates Parking Space Count	⊕
Existing Area Drain	⊕		
Existing Curb Inlet	⊕		



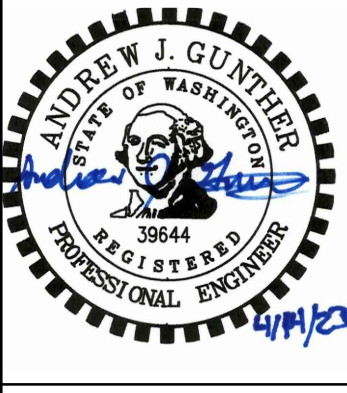
Preliminary Cover Sheet & Existing Conditions Plan For:

USNR Building Additions Site Plan

A Site Located in Woodland, Washington

Revisions

Rev	Description
1	
2	
3	
4	
5	
6	



Project No. 3460
SCALE: H: 1"=50'
V: N/A
DESIGNED BY: AJG
DRAFTED BY: RLS
REVIEWED BY: AJG

01
02

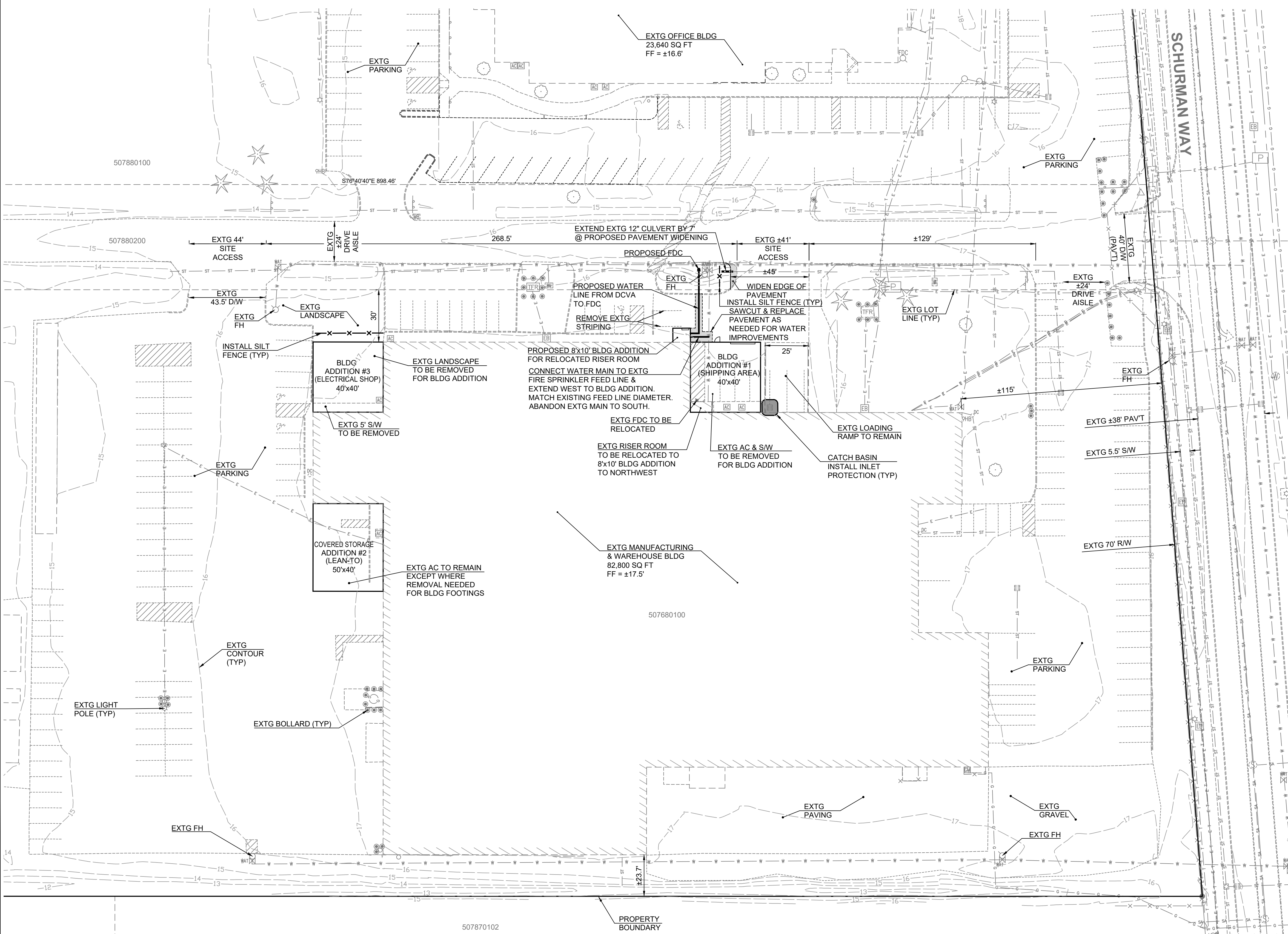
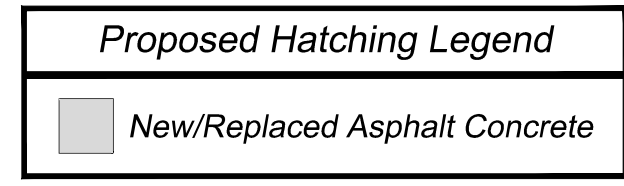
PLS ENGINEERING

PH: (360) 944-6519 Fax: (360) 944-6539

Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660

BUILDING & PARKING SUMMARY TABLE	
Building Summary	
South Bldg Existing Office Area	6,750 sq ft
South Bldg Existing Warehouse Area	5,000 sq ft
South Bldg Existing Manufacturing Area	71,050 sq ft
North Bldg Existing Office Area	23,640 sq ft
Proposed Additions 1, 2, & Riser Room (Warehouse)	3,880 sq ft
Proposed Addition 3 (Manufacturing)	1,600 sq ft
Parking Required by Use	
Office	1 space per 400 sq ft
Manufacturing	1 space per 700 sq ft
Warehouse	1 space per 1,250 sq ft
Parking Required	
Required parking calc.	6,750 sq ft x 1 space/400 sq ft = 17 spaces
	5,000 sq ft x 1 space/700 sq ft = 7 spaces
	71,050 sq ft x 1 space/1,250 sq ft = 57 spaces
	23,640 sq ft x 1 space/400 sq ft = 59 spaces
	3,880 sq ft x 1 space/1,250 sq ft = 3 spaces
	1,600 sq ft x 1 space/700 sq ft = 2 spaces
	= 145 spaces required
Total spaces provided	235 spaces provided
ADA Spaces Required	7 spaces required for 201-300 spaces (1 van)
ADA Spaces Proposed	8 spaces (2 van)

ZONING COMPLIANCE SUMMARY TABLE (FOR IL ZONING)		
STANDARD	REQUIRED	PROPOSED
Site Zoning	I-1 - Light Industrial	
Comprehensive Plan	IND	
Min. Lot Size	10,000 sq ft	317,120± sq ft (South Lot)
Min. Lot Width (ft)	65'	348± (South Lot)
Min. Lot Depth (ft)	None	900± (South Lot)
Max. Lot Coverage	None	26%± (South Lot)
Max. Bldg. Height	55'	21'
Minimum Setbacks*		
Front Setback (North)	25'	115±
Side Setback (East)	10'	30±
Rear Setback (South)	10'	Does not apply
Min. Landscaping Req'd.	10%	55% ±



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CIVIL ENGINEER/PLANNER:
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Contact: Andrew Gunther, PE
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SITE ADDRESS/PARCEL NUMBER:
1981 Schurman Way
Woodland, WA 98674

Parcel #: 507680100 - 7.28 AC
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Total Site Area - 697,500 sq ft (16.01 ac)

Existing Building Area - 106,440 sq ft (2.44 ac) (15.26% of Site Area)
Proposed Building Area - 5,280 sq ft (0.12 ac) (0.75% of Site Area)

Total Impervious Area after improvements - 312,150 sq ft (7.16 ac) (45%± of Entire Site Area)

Public Water Purveyor - City of Woodland
Public Sewer Purveyor - City of Woodland
Fire District - Clark-Cowlitz Fire Rescue

PROJECT DESCRIPTION:
The site is currently zoned Light Industrial (I-1) and is used as USNR's global headquarters. USNR designs and manufactures a wide array of equipment for the wood processing industry. The site has two buildings in the eastern part of the property. The northerly of these two buildings is used as office space and the southerly building is used primarily for manufacturing and storage.

This project proposes to construct four new building additions in three phases. The first addition, located along the north wall of the building just west of the existing loading ramp, would expand the shipping area of the building by 1,600 square feet (40'x40'). The first phase would also include the construction of a new fire riser room (80 square feet) and the relocation of the FDC which is currently mounted to the north wall of the existing fire riser room (at the location of the first building addition).

The FDC would be relocated away from the building, near the closest fire hydrant to the north. The fire sprinkler backflow device would be relocated to the new riser room.

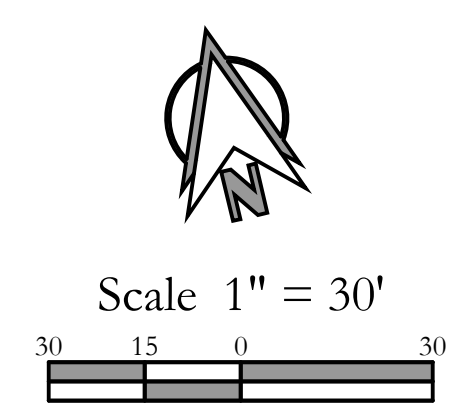
The second addition is the southerly of the two additions proposed along the west side of the building. It would be a partially enclosed addition with a footprint of 2,000 square feet (40'x50'). The south end wall would be open while the new west and north walls would be enclosed. This new space would be used for storage to provide cover for products that are currently stored outside.

The third addition is located at the northwest corner of the building. It would have a footprint of 1,600 square feet (40'x40') and would expand the building's electrical shop area. This addition would be fully enclosed and would infill an existing inset area of the building.

There are no public transit routes near the site. There are also no bike lanes along Schurman Way. Schurman Way is fully improved with sidewalk along the frontage of the site.

There are no known critical areas on or near the site. See the narrative for more information.

The site is not within the 100-year flood plain.



Preliminary Site Development & Utility Plan For:
USNR Building Additions Site Plan
 A Site Located in Woodland, Washington
 Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660 PH (360) 944-6519 Fax (360) 944-6539

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Project No. 3460
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