

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 & SEPA DNS

1981 Schurman Way / USNR Expansions

Land Use Application Nos.:	SPR-23-008 (Site Plan Review – Type 2) SEP-23-008 (SEPA)
Applicant:	PLS Engineering C/O Andrew Gunther 604 W. Evergreen Blvd Vancouver, WA 98660
Property Owner:	USNR, Inc C/O Mike Dollar PO Box 310 Woodland, WA 98674
Site Location:	1981 Schurman Way Woodland, WA 98674
Parcel & Size:	507680100, 7.28 Acres
Zoning Designation:	Light Industrial, I-1
Date Application Received:	April 21st, 2023
Notice of Application & Likely DNS issued:	May 3rd, 2023 [See: case # SEP-23-008]
Comment Period & SEPA Appeal Period Ended:	May 24th, 2023, 5PM
Notice of Decision Issued:	June 7 th , 2023
DRC Decision:	Approve with Conditions

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.

The property is located between Schurman Way and Robinson Road approximately 650 feet from the intersection of Schurman Way and Dike Access Road, and is part of two contiguous lots owned and operated by USNR, Inc. No critical areas have been identified onsite, however a mapped wetland to the south of the property is shown on the Washington State Department of Fish and Wildlife's Priority Habitat Map. This wetland was filled under an approved U.S. Army Corps of Engineers permit and is no longer present adjacent to the site. As such, no impacts to critical areas are expected alongside this project.

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 – Fire | WMC 3.41

Finding 1: Fire Impact Fees are required for the proposed building addition. Fees are calculated based on \$.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. Fee is estimated to be $(5200 \times \$0.51) = \2652 for the project. A condition of approval has been added which requires the fees be calculated and paid at the time of building permit issuance. *See Conditions #1 and #2.*

Conclusion: As conditioned, the proposal can comply with this requirement. (See Findings 42 and 43 for fire review requirements.)

Development Impact Fees – Transportation | WMC 3.42

Finding 2: Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. The TIF is calculated based on \$838 per PM Peak Hour Trip (PMPHT) generated by the project based on the project Traffic Study or where no study is prepared, based on trip

generation in accordance with Institute of Transportation Engineers (ITE) published data.

Finding 3: For this proposal, trip generation was evaluated based on the land use category of “#140 – Manufacturing” from the ITE.

Based on that category, the PM Peak Hour Trips would be:

0.67 P.M. peak hour trips per 1,000 square feet (SF) = 0.67 PMPHT * ((5,200 SF)/1,00 SF)
= 3.484 PMPHTs.

Finding 4: With a Transportation Impact fee of \$838.00/ Pm Peak Hour Trip, a rough estimation of the Transportation impact fee would be \$2,919.59 (\$838 x 3.484).

Finding 5: Commercial and industrial developments may be exempt from Traffic Impact Fees for new structures which obtain building permits and commence construction prior to June 30th, 2024. See WMC 3.42.040(I). Exemptions may be void if building permits expire without completion of the structure.

Impact fees are collected at the time of building permit issuance.
See Conditions #1 and #2.

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

Streets and Sidewalks | WMC 12

Finding 6: Frontage improvements, including sidewalk, curb, and gutter, are generally consistent with the Woodland Municipal Code and engineering standards, however the three existing streetlights along the site’s frontage will be required to be updated to L.E.D. alongside the proposed development in order to meet the city’s engineering standards. Please submit a final civil plan set for review that notes that the existing streetlights will be upgraded by the applicant prior to, or concurrent with the first phase of development. *See Condition # 3*

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

Water and Sewage | WMC 13

Finding 7: Relocation of the existing fire department connection (FDC) and double check valve assembly (DCVA) will be required and shall be coordinated with CCFR. *See Condition #4*

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

Erosion Control Ordinance | WMC 15.10

Finding 8: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the most recent Stormwater Management Manual for Western Washington (SWMMWW) during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed, however total disturbance as shown on the Plans is less than one acre and an NPDES permit is not required. A fill and grade permit is required. *See Conditions #5 and #6*

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

Stormwater Management | WMC 15.12

No Comments

Permitted Uses | WMC 17.44.020

Finding 9: Proposed development is located within the Light Industrial (I-1) zoning district, and the applicant is proposing the expansion of their pre-existing light manufacturing uses. Light manufacturing and fabrication is a permitted use within the Light Industrial zoning district per WMC 17.44.020(A)(16).

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

Building Setbacks | WMC 17.44.070

Finding 10: The required setbacks in light industrial zones are:

- Front yard setback: 25 ft.
- Side yard setback: 10 ft. Where I-1 abuts a residential zone, the side yard setback shall be a minimum of 25 ft.
- Rear yard setback: 10 ft. Where I-1 abuts a residential zone, the rear yard setback shall be a minimum of 25 ft.

Finding 11: The proposal does not abut a residential zoning district and meets the required setbacks.

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

Building Height | WMC 17.44.080

Finding 12: Per Woodland Municipal Code, buildings on lots zoned I-1 greater than one (1) acre are permitted to be no taller than fifty-five feet in height.

Finding 13: Development is proposed on a 7.28 acre lot in an I-1 district, and includes a total of four small additions. The maximum height of the proposed additions will be 21 feet tall, which meets this standard.

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

Lot Coverage | WMC 17.44.090

Finding 14: There are no lot coverage limitations within districts with Light Industrial designations provided that where the I-1 use abuts residential uses the supplemental provisions defined by the WMC are observed for landscaping in front, side, and rear yards.

The proposed addition does not abut residential uses. Existing landscaping plan generally meets WMC requirements. No lot coverage limitations are triggered with this development.

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

Vehicular Access | WMC 17.44.120

Finding 15: Access to I-1 zones and property is expected to occur via an arterial or system of arterials so that industrial use traffic will not be directed through residential areas.

Finding 16: Proposed development fronts both Schurman Way, and access will be provided by the existing private drive. Schurman Way is considered an industrial collector and provided access to Woodland's system of arterials as well as easy highway access.

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

Landscape Design and Screening | WMC 17.44.133 – WMC 17.44.136

Finding 17: 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.

Finding 18: The existing landscaping plan was submitted alongside the preliminary site plan review application. The existing landscaping plan was approved alongside previous application for development in 2021.

Upon further inspection, staff recognizes that the provided landscaping plan covers the northern parcel of the USNR site, and does not include the southern parcel where the subject development is planned.

Finding 19: As the proposed development is not considered a substantial development of an existing commercial or industrial use and will not result in an increase in size by over twenty-five (25) percent, staff finds that WMC 17.44.05 is not triggered, and a new landscaping plan will not be required to be approved at this time. The applicant is responsible for ensuring that existing landscaping is maintained in a neat and orderly manner and understands this will be reviewed at the time of building permit final approval (certificate of occupancy). *See Condition #9*

Finding 20: Per WMC 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.

The applicant has not identified any mechanical equipment or outdoor manufacturing area(s) associated with the development. The second phase of the development will include a partially enclosed storage addition on the Southwest of the building, which will be attached to the rear of the building and will not be visible from the street. A condition of approval has been added that any mechanical equipment installed alongside this development shall be screened from view. *See Condition #7*

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

Lighting | WMC 17.44.140

Finding 21: 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 #8*

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

Site Standards | WMC 17.44.160

Finding 22: All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. *See Condition #9*

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

Performance Standards | WMC 17.48

Finding 23: The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters.

The applicant will be responsible for ensuring that their operation is complying with all performance standards. *See Condition #10.*

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

Phasing | WMC 19.10.120

Finding 24: Applicant is proposing a development to be constructed over three phases. The first phase of development will include the two building additions along the north wall of the building, along with minor pavement widening and the relocation of the Fire Department Connection, and will be constructed once permitting is finalized and approved.

The second phase of development will include the southernmost proposed addition located along the western side of the building and will include a 2,000 SF partially enclosed addition for accessory storage uses. The exact timing of the second phase of

development has not been determined and will be based on business needs and/or procurement of financing.

The third, and final, phase will include an approximately 1,600 SF addition to an existing electrical shop, and will include the removal of a small section of grass as well as an existing 5' wide private path/sidewalk. The exact timing of the third phase of development has not been determined and will be based on business needs and/or procurement of financing.

Finding 25: WMC 19.10.120 permits the development review committee to approve a phasing plan of up to eight (8) years associated with an approved site plan review without reapplying for site plan review. The applicant must meet the following criteria:

1. All public facilities necessary to serve a phase shall be completed prior to or with the development of the phase.
2. The development and occupancy of any phase is not dependent on the use of temporary public facilities. A temporary public facility is any facility not constructed to the applicable city standard.
3. The phased development shall not result in requiring the city, other property owners, or latecomers, to construct public facilities that were required as part of the approved development proposal.

The applicant has not provided a specific timeline for completion of the second and third phases, however it is reasonable to expect the completion of the full phased development to be feasible within eight years, should financing be available. A condition of approval has been added that the site plan approval will be null and void unless constructed within eight (8) years of final approval, and that the final site plan should include a note denoting as much. *See Condition #11.*

As conditioned, all public improvements to serve a phase shall be completed prior to or with development of each phase (see **Findings 6 and 7**), and no phase will rely on the use of temporary public facilities. The phased development will not require the city, other property owners, or latecomers, to construct public facilities that were required as part of the approved development proposal.

Conclusion: As proposed, the project 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 42: Applicant is required to submit site plan to CCFR and comply with all comments and/or conditions. *See Condition #12.*

Finding 43: Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #13.*

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

Building

Finding 44: All Geotech recommendations and requirements will be required to be implemented into the design of the structure additions. *See Condition #14.*

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

Agency Comments:

Finding 45: Applicant is responsible for taking appropriate action to address concerns expressed by the memo prepared by the Washington State Department of Ecology and dated May 24th, 2023:

- Derek Rockett with Ecology's Solid Waste Management division noted that the applicant is responsible for ensuring that any potentially dangerous or hazardous materials present are removed and managed appropriately prior to any demolition. Rockett also provided resources for the applicant to review regarding the proper management of such materials.
- Rockett also noted that all removed debris resulting from the project must be disposed of at an approved site and that all grading and filling of land associated with the site must utilize only clean fill. All other materials may require further permitting from the local health department prior to filling.
- Brian Johnson with Ecology's water quality/watershed resources unit noted that erosion control measures must be put in place prior to any clearing, grading, and/or construction and must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
- The comment letter also noted that projects requiring a Construction stormwater general permit from the department of ecology include:
 - Clearing, grading, and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the state;
 - Clearing, grading, and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common

- plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the state;
 - Any size construction activity discharging stormwater to waters of the State that Ecology:
 - Determines to be a significant contributor of pollutants to waters of the State of Washington; and/or
 - Reasonably expects to cause a violation of any water quality standard.
- If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.
- Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.
- The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

A condition of approval has been added that the applicant must adhere to the requirements expressed by the Department of Ecology. *See Condition #15*

Finding 46: Jerry BigEagle, representing the Cowlitz Indian Tribe, submitted a comment requesting that any artifacts that may be discovered during construction should be reported to local tribes and the Washington State Department of Archeology and Historic Preservation (DAHP) immediately.

Finding 47: A note should be added to the final site plan provided for approval that any archaeological artifacts discovered during construction must be immediately reported to local tribes, the City of Woodland, and DAHP. *See Condition #16.*

Preliminary Site Plan Approval | WMC 19.10.070

Finding 48: 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 Conditions #17 and #18*

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

III. ENVIRONMENTAL REVIEW

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This Determination of Non-significance (DNS) is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

IV. 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 IV for conditions of approval.*

VII. CONDITIONS OF APPROVAL

1. Pay all impact fees when building permits are issued per WMC 3.41 and WMC 3.42.
2. 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:
 - a. Fire Impact Fees:
 - i. Industrial: \$2,652 (\$.51 per square foot of industrial/commercial space)
 - b. Transportation Impact Fees:
 - i. Industrial: 3.484 peak hour trips x \$838 per trip = \$2,919.59

Water and sewer assessment fees are required based on meter size in accordance with the Woodland rate schedule.
3. A final set of civil plans will be provided to the City for final engineering approval acknowledging that the existing streetlights will be upgraded to LED as a part of the first phase of development as required by the City's standards.
4. Relocation of an existing FDC and DCVA is required and shall be coordinated with CCFR. Comply with backflow prevention and cross-connection requirements of WMC 13.28.
5. Install and maintain on-site erosion control throughout the duration of construction of the project.
6. Apply for a fill and grade permit, as applicable.

7. All mechanical equipment, outdoor storage, and manufacturing area must be screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or uses, per WMC 17.44.133(G).
8. 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.
9. All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state per WMC 17.46.160.
10. The applicant will be responsible for ensuring that their operation is complying with all performance standards of WMC 17.48 (hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters).
11. Approval shall expire unless building permits have been approved and construction completed for all phases within eight (8) years of final approval. Applicant shall provide a note on the final site plan provided for approval denoting as much prior to final approval.
12. Submit site plan to CCFR for review. Include any required revisions with the civil engineering submission. All work 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; to include the adopted edition of the International Fire Code and the City's Municipal Code.
13. Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations.
14. All Geotech recommendations and requirements will be required to be implemented into the design of the structure additions.
15. It is the applicant's responsibility to make any relevant revisions and/or acquire any relevant permits based on provided comments from the Department of Ecology.
16. A note should be added to the final site plan provided for approval that any archaeological artifacts discovered during construction must be immediately reported to local tribes, the City of Woodland, and DAHP.
17. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.
18. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. Submit three (3) copies of full-sized and one (1) copy of reduced size (11" x 17") as-built plans including AutoCAD and .pdf formats.

VI. 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., June 21st, 2023.**

Staff Contact: David Lukaczer, Associate Planner
City of Woodland
P.O. Box 9
230 Davidson Ave
Woodland, WA 98661
lukaczerd@ci.woodland.wa.us

VII. 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 Janice Fisher, 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: 6/7/2023

Signature: _____



David Lukaczer, Associate Planner

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

Planning Commission

ATTACHMENTS

A. Site Plan

Attachment A

Site Plan

USNR Building Additions Site Plan

Located in the SW 1/4 of Section 12, T5N, R1, W.M.
Woodland, Washington

DEVELOPER/OWNER:
USNR
Attn: Mike Dohar, Facilities Manager
PO Box 310, WA 98274
Woodland, WA 98274
Office: (360) 841-5402
Mike.Dohar@USNR.com

CIVIL ENGINEER/PLANNER:
PLS Engineering
Contact: Andrew Gunther, PE
904 W Evergreen Blvd
Woodland, WA 98274
PH: (360) 944-6519
am@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:
11111 Schurman Way
Woodland, WA 98274
Parcel #: 507880100 - 7.28 AC
507880100 - 7.49 AC
507880200 - 1.24 AC
Total Site Area - 16.01 AC

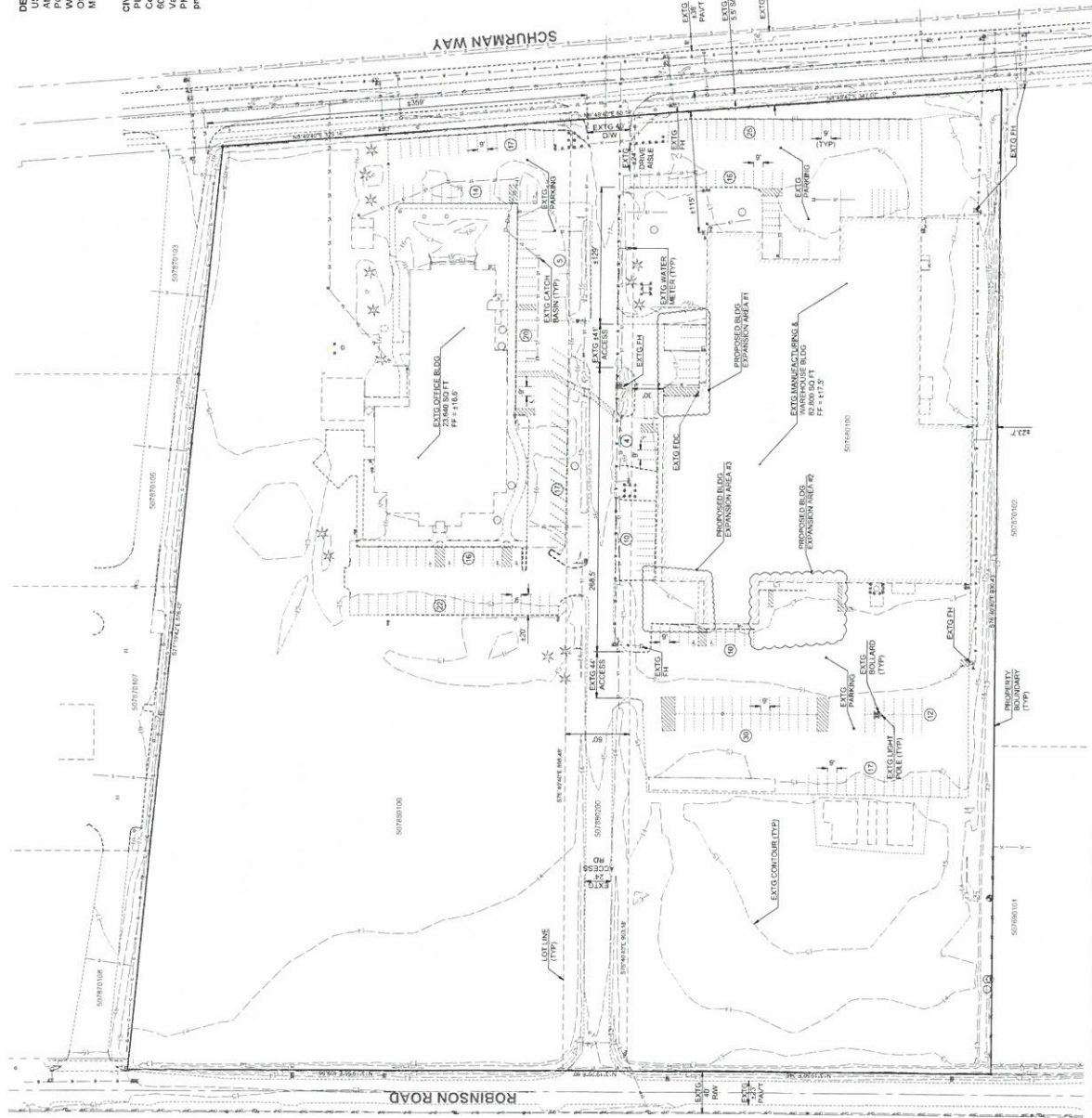
Parcel	Zoning	Use
507870108	C-2 Hwy Commercial	Trailer Sales Business
507870107	C-2 Hwy Commercial	Les Schwab Tire Center
507870166	C-2 Hwy Commercial	Auto Parts Store
507870193	C-2 Hwy Commercial	Undeveloped
507880101	I-1 Light Industrial	Undeveloped (Proposed office and warehouse building)
507870102	I-1 Light Industrial	Office, Manufacturing, Storage
Site		
507880100		
507880200		

Existing Linetype Legend

---	Existing Sanitary Sewer Pipe
---	Existing Water Pipe
---	Existing Gas Pipe
---	Existing Electric Line
---	Existing Gas Line
---	Existing Power Line
---	Existing Telephone Line
---	Existing Conduit
---	Existing Curbs
---	Existing Lot Line
---	Existing Paint Strips
---	Existing Utility
---	Existing Fence
---	Existing Property Line
---	Existing 1/2" Inlet
---	Existing 1/2" Inlet
---	Existing 1/2" Inlet
---	Existing 1/2" Inlet

Existing Symbol Legend

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



DEVELOPER/OWNER:
 USNR
 Attn: Mike Dohler, Facilities Manager
 PO Box 31, VA 98674
 Office: (360) 841-5402
 Mike.Dohler@USNR.com

CIVIL ENGINEER/PLANNER:
 PLS Engineering
 Contact: Andrew Guelber, PE
 10500 1st Avenue
 Vancouver, WA 98680
 PH: (360) 544-8519
 pm@plsengineering.com

SITE ADDRESS/PARCEL NUMBER:
 507980100 - 7.29 AC
 507980200 - 7.29 AC
 507980200 - 1.24 AC

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 - 5,250 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-Covick 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 food processing industry. The building is currently used as an office space and the southern building is used primarily for manufacturing and storage.

The 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 building, will be a 1,600 square foot addition including the construction of a new fire riser room (60 square feet) and the relocation of the FDC which is currently mounted to the north wall of the existing riser room (at the location of the first building addition).

The FDC would be relocated away from the building, near the closest fire hydrant, and the riser room would be relocated to the new riser room.

The second addition is the south side of the building. It would be a partially enclosed addition with a footprint of 2,000 square feet (47,500). The south end wall would be open with a canopy over the entrance. This addition would be used for storage of 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 (40,400) and would expand the building's electrical shop area. This addition would be fully enclosed and would fit into an existing yard 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.

BUILDING & PARKING SUMMARY TABLE

Item	Quantity	Notes
Office	1	1,600 sq ft (40,400)
Manufacturing	1	1,600 sq ft (40,400)
Warehouse	1	2,000 sq ft (47,500)
Electrical Shop	1	1,600 sq ft (40,400)
Storage	1	2,000 sq ft (47,500)
Fire Riser Room	1	60 sq ft
Fire Department Connection (FDC)	1	60 sq ft
Canopy	1	2,000 sq ft (47,500)
Other	1	1,600 sq ft (40,400)
Total	7	16,420 sq ft (376,400)

ZONING COMPLIANCE SUMMARY TABLE (FOR I-1 ZONING)

Item	Standard	Proposed
Max. Lot Area	11.177 Acres (481,900 sq ft)	11.177 Acres (481,900 sq ft)
Max. Building Area	1,000,000 sq ft	1,000,000 sq ft
Max. Lot Coverage	50%	50%
Max. Height	25 feet	25 feet
Max. Floor Area Ratio	0.25	0.25
Max. Setback (Front)	10 feet	10 feet
Max. Setback (Side)	10 feet	10 feet
Max. Setback (Rear)	10 feet	10 feet
Max. Lot Area Ratio	0.25	0.25
Max. Lot Area Ratio (Manufacturing)	0.25	0.25
Max. Lot Area Ratio (Warehouse)	0.25	0.25
Max. Lot Area Ratio (Other)	0.25	0.25
Total	100%	100%

Proposed Hatching Legend

- New/Revised Asphalt Concrete

