



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

Statco-DSI Expansion - Site Plan Review

Land Use Application No.:	WLD-2024-008 (Site Plan Review – Type II)
Applicant:	Clearwater Construction, Inc. Craig Johnson PO Box 1732 Battle Ground WA 98604
Property Owner:	Eric Perkins 675 Mitchell Woodland WA 98675
Site Location:	675 Mitchell Ave Woodland, WA 98674
Parcel & Size:	502450601 (2.17 Acres)
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	March 18, 2024
Date Application Complete:	March 18, 2024
Notice of Decision Issued:	April 24, 2024
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

The applicants propose to construct a 10,000 square foot building addition to the existing warehouse facility. This will include new paved laydown yard, paved parking, new landscaping and street trees, and 1,000 cubic yards of clearing and grading.

II. REVIEW AUTHORITY

Per 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.

III. FINDINGS

Impact Fees | WMC Title 3

WMC 3.40, 3.41, and 3.42 include regulations for impact fees related to schools, fire, recreation, and transportation.

Finding 1: Transportation Impact Fees (TIF) will be required for this development. TIF rates are set at a Peak Hour Vehicle Trip rate of \$6,719.73 through November 6th, 2024 and are subject to increase on that date and again in November of 2025. Impact fees will be calculated at the time of building permit issuance. Staff can be contacted for an estimate of the TIF amount.

Finding 2: Fire Impact Fees are required on new development. Fees are calculated based on \$.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 proposal will comply with this standard.

Frontage Improvements | WMC Title 12

Title 12 regulates street and sidewalk improvements that the proposal shall meet.

Finding 3: Required frontage improvements along Mitchell Avenue and Down River Drive shall include crack seal treatment, replacement of existing damaged driveways and aprons, sidewalk panels, curb and gutter, and ADA pedestrian ramps in conformance with City of Woodland Engineering Standards for Construction (Standards) and applicable Woodland Municipal Code (WMC).

Frontage improvements including 6-foot-wide attached sidewalks, curb and gutter, landscaping, and street lighting shall be installed across the full frontage of the new development on Down River Drive in conformance 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 6 and 8*).

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

Water and Sewage | WMC Title 13

Title 13 includes regulations for water and sewage that apply to the proposed development.

Finding 4: Existing 6-inch water extends along the frontage of this development on Mitchell Avenue. City standards require replacement of asbestos concrete (AC) and/or any water main, regardless of material type, 6-inches in diameter and smaller (*see Conditions 8 and 9*).

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

Environment | WMC Title 15

The proposal was reviewed for compliance with applicable environmental regulations as outlined in the sections outlined below.

Erosion Control | WMC 15.10

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.

Finding 5: 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 7 and 10*).

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

Stormwater | WMC 15.12

This chapter outlines stormwater requirements.

Finding 6: The applicant will be required to submit a preliminary stormwater TIR addressing the following comments (*see Condition 11*).

- Per Woodland Municipal Code 15.12, the City of Woodland follows the 1992 Puget Sound Manual.
- WMC 15.12.080, Quantity Control, requires 2-, 10-, 25- and 100-year, 24-hour storm events.

- Per WMC 15.12.080(4)(c) the conveyance system shall be designed for the 100-year storm event.
- The biofiltration swale cannot be located in the bottom of the pond. At a minimum the biofiltration swale shall be located above the water surface elevation of the 2-year, 24-hour design storm.
- The biofiltration slope should be between 2% and 4%. A slope of less than 2% can be used if underdrains are placed beneath the channel to prevent ponding.

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

Zoning | WMC Title 17

The proposal was reviewed for compliance with zoning regulations as outlined in the sections outlined below.

Use | WMC 17.44.020

This code outlines permitted uses in the I-1 zone.

Finding 7: The following is a permitted use: Warehousing, storage, and distribution centers, including freight handling terminals; provided that docking and loading activities do not use any public street, alley or sidewalk.

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

Setbacks | WMC 17.44.080

The subject lot has a front setback of 25 feet, a street-side yard setback of 25 feet, a side setback of 10 feet, and a rear setback of 10 feet.

Finding 8: The addition is not within any setbacks.

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

Building Height | WMC 17.44.080

The maximum building height for lots above one acre in the I-1 zone is 45 feet to eave height.

Finding 9: The addition is 30 feet and 8 inches at its tallest height.

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

Lot Coverage | WMC 17.44.090

There are no lot coverage limitations for the subject lot.

Finding 10: This code will not impose any additional regulations onto the project.

Conclusion: The project will comply with this standard.

Landscaping and Screening | WMC 17.44.135 & 17.44.136

These code sections outline specific landscaping requirements for the subject lot. The setbacks areas and parking areas must both be landscaped. In addition to this, 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.

Finding 11: The applicant submitted a preliminary plan showing how the proposal will comply with these standards. The applicant will be required to submit a final landscaping plan that complies with these standards (*see Condition 20*).

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

Parking | WMC 17.56

For every 1,250 square feet of gross floor area used for warehousing and distribution, 1 parking spot is required.

Finding 12: With 10,000 square feet of proposed floor area, 8 parking spots are required. The applicants show 8 new spots on their site plan.

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

Signs | WMC 17.52

Signs must comply with this chapter.

Finding 13: A condition has been added to require all signs to comply with these standards (*see Condition 3.a*).

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

IV. PUBLIC COMMENT

A public comment period was held from March 27, 2024, through April 10, 2024. No public comments were received.

V. 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.

VI. 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 the Woodland Municipal Code (WMC). *See Section VI for conditions of approval.*

VII. CONDITIONS OF APPROVAL

1. No approved site plan shall be modified or amended except after reapplication for site plan review and approval.
2. Approved site plans (without phasing) shall be null and void if complete building permit applications are not submitted within three years of the date of this approval. Site plans shall also be null and void if construction does not commence within four years of the date of this approval.
3. Building permits are required before initiating any construction.
4. Pay all impact fees when building permits are issued per WMC 3.41 and WMC 3.42.
5. 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.

6. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12.
7. Include a Construction SWPPP report as well as an erosion control plan with the final engineering submittal.
8. Replace undersized water main on Down River Drive with restrained joint 8-inch DI with Field Lok gaskets, or approved equal, in accordance with applicable WMC.
9. Comply with water supply backflow and cross-connections requirements of WMC 13.28.
10. Apply for a fill and grade permit.
11. Submit a final revised stormwater TIR that addresses all comments.
12. All lighting should be installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall not rotate, glitter, or flash.
13. All buildings and yards shall be maintained in a neat and orderly manner and landscaping shall be maintained in a healthy, presentable state.
14. All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration.
15. It is the applicant's responsibility to ensure their operation complies with all relevant performance standards per WMC 17.48, including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity, and radio transmitters.
16. 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.
17. Applicant must adhere to all CCFR requirements.
18. 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.
19. 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>
20. A final landscaping plan meeting all requirements within WMC 17.44.133, 17.44.134, 17.44.135, and 17.44.136 is required to be submitted alongside the final site plan application prior to final approval.
21. A final lighting plan is required to be submitted alongside the final site plan application prior to final approval per 19.10.050.A.11.

VIII. APPEAL PROCEDURE

As per WMC 19.06.040 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. on April 22, 2024.**

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

Date: 4/24/2024

Signature: *Malene Garcia-DeBoard*

Malene Garcia-DeBoard, Associate Planner

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

ATTACHMENTS

A. Site Plan dated 2/15/24

