

# **WOODLAND PLANNING COMMISSION AGENDA**

Planning Commission Regular Meeting – 7:00 PM

**Thursday, August 15, 2013**

Woodland City Council Chambers  
100 Davidson Avenue, Woodland, Washington

## **CALL TO ORDER – 7:00 PM**

## **APPROVAL OF MINUTES**

- July 18, 2013 Meeting Minutes

## **WORKSHOP**

- Preliminary Plat extension requests – Woodland Creek & Riverfront Village
- Discussion on I-502: ideas for implementation in Woodland

## **ADJOURN**

cc: Post (City Hall Annex, Library, Post Office, City Hall)  
City of Woodland website  
Planning Commission (5)  
City Council (7)  
Mayor  
Department Heads

# WOODLAND PLANNING COMMISSION MINUTES

Planning Commission Regular Meeting – 7:00 PM

**Thursday, July 18, 2013**

Woodland City Council Chambers  
100 Davidson Avenue, Woodland, Washington

**PRESENT:** Commissioner Debra Deans  
Commissioner Tel Jensen  
Chair David Simpson

**ABSENT:** Commissioner Mike Amirineni  
Commissioner Sharon Watt

**STAFF:** Clerk III Shannon Rychel  
Community Development Planner Amanda Smeller  
Public Works Director Bart Stepp

## **CALL TO ORDER – [7:05:58 PM](#)**

The meeting was called to order at 7:05 PM.

## **APPROVAL OF June 20, 2013 MEETING MINUTES**

June 20, 2013 Meeting Minutes. Commissioner Deans moved, seconded by Commissioner Simpson, to approve the minutes. The motion passed unanimously.

## **PUBLIC HEARING**

### **SEPA issued for: Signs, Site Plan Review Ordinance, and Non-Conforming Uses**

- Sign code was cleaned up, clearing up any gray areas in the code.
- Open public comment: [7:33:03 PM](#), Close public comment: [7:33:17 PM](#). No comments received.

Commissioner Deans made a motion to send the Sign Ordinance, Site Plan Review Ordinance and the Non-Conforming Use Ordinance to City Council. Commissioner Jensen seconded. Discussion followed. The motion passed unanimously.

## **WORKSHOP**

- **Rezone Requests:**
  - **Schurman Trial Run Trust Rezone** (further discussion) parcel on both sides of Lewis River Road. The property owner would like to make part of the parcel commercial. Request was made to change east side into Highway Commercial.

Highway Commercial would allow for a lot more use. Next month there will be a public hearing regarding this.

- **Liberty Evans rezone request-** There is a 27 acre parcel that is currently zoned as Light industrial and they would like to rezone 3.4 acres of the property to Highway Commercial. The rezone request was presented last year but was not approved. They have applied again for 2013. Nothing has changed since last time applied. Mark Fleischauer for Liberty Evans spoke - said once it got rejected he had people ask for them to consider reapplying. Commissioner Simpson added that there have been no updates to the Comprehensive Plan since the last time they applied.
- **City of Woodland (5 parcels)**
  - Scott Hill Park property - Would like to rezone from Low Density Residential to Public/Quasi-Public/Institutional
  - 300 & 200 E Scott - Would like to rezone from Light industrial to Public/Quasi-Public/Institutional

Commissioner Deans moved, seconded by Commissioner Jensen, to move to all of the proposed rezones to the docket. Motion passed unanimously.

- **Discussion - Auto-oriented uses in the C-1 district [7:34:51 PM](#)**

Looking at peak times of traffic. PM times are the most congested times.

Last meeting it was discussed that there are no design standards in the C-1 district. Need to think about design standards in the future.

- This will be a Comprehensive Plan text change.
- This Comprehensive Plan text change would have a 1<sup>st</sup> and 2<sup>nd</sup> reading. Planning Commission will need to put a recommendation together in August.
- Planning Commission will bundle with public hearing next month and present findings to City Council.

Commissioner Deans moved, seconded by Commissioner Jensen, to hold a public hearing with for the Comprehensive Plan text change.

## **ADJOURN**

[7:52:27 PM](#)

Commissioner Deans moved, seconded by Commissioner Jensen, to adjourn.

cc: Post (City Hall Annex, Library, Post Office, City Hall)  
City of Woodland website  
Planning Commission (5)  
City Council (7)  
Mayor  
Department Heads

## Staff Report: Plat Extensions

**Date:** August 2, 2013

**To:** Planning Commission

**From:** Amanda Smeller, Community Development Planner

**Re:** Plat extensions for two approved land divisions

---

### Summary

The City has received two requests to extend the preliminary approval of the Woodland Creek Subdivision (LU #205-944) and the preliminary approval of the Riverfront Village Planned Unit Residential Development (LU #205-943). Both requests, attached, meet the requirements of WMC 16.08.290 (Time limits and extensions). While the WMC specifies a three year extension period for preliminary plat approval, RCW 58.17.140 specifies a period of seven years for preliminary plat approval of plats that have a Shorelines component, which is the default time frame. Both of the attached requests had a seven year deadline as they were both subject to Shorelines regulations.

### Woodland Creek Subdivision

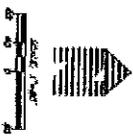
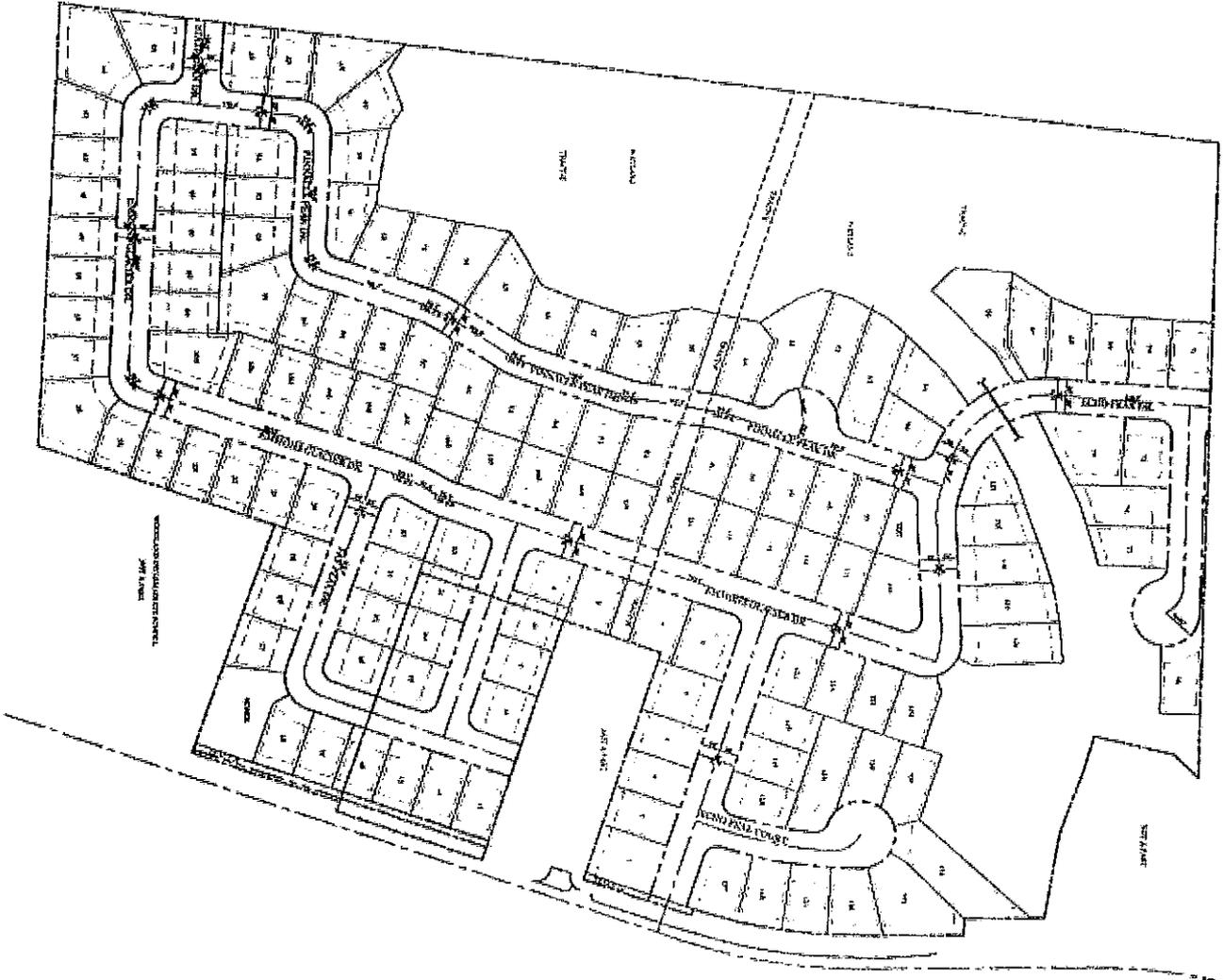
This subdivision is located off Lewis River Road (SR503) on parcels 508280100, 508300100, 508270100, 508200100, 508190100, 508210100, 508220100, 508230100, 508240100, 508250100, and 508260100. The preliminary plat approval for Woodland Creek Subdivision was issued on August 14, 2006. Their seven year expiration date is August 14, 2013. WMC 16.08.290 allows for a one year extension provided the request is submitted at least thirty days prior to the expiration date. The deadline for a request for extension of Woodland Creek Subdivision was July 16, 2013, and the applicant submitted it on July 12, 2013. The applicant does not specify any changes to the original preliminary approval, and understands all conditions of approval still apply. The Shorelines Substantial Development Permit and the Critical Areas Permit have both expired, and will need to be completed again, as the applicant is aware. The SEPA is still valid and will not have to be redone. If approved, Woodland Creek Subdivision will have a new expiration date of August 14, 2014, with no opportunity for further extension.

### Riverfront Village Planned Unit Residential Development

This PURD is located off Lewis River Road (SR503) on parcels 50650, 5065201, 506520300, 506520400, 506520500, and 506520100. The preliminary plat approval for Riverfront Village PURD was issued on October 24, 2006, and their seven year expiration date is October 24, 2013. While Riverfront Village was approved as a PURD, it still must meet the time limits and extension requirements of WMC 16.08.290. The deadline for an extension request is September 25, 2013, and the applicant submitted it on July 12, 2013. The applicant does not specify any changes to the original preliminary approval, and understands all conditions of approval still apply. The Shorelines Substantial Development Permit and the Critical Areas Permit have both expired, and will need to be completed again, as the applicant is aware. The SEPA is still valid and will not have to be redone. If approved, Riverfront Village PURD will have a new expiration date of October 24, 2014, with no opportunity for further extension.

Exhibits: Woodland Creek preliminarily approved plat map  
Woodland Creek Subdivision extension request letter

Riverfront Village preliminary approved plat map  
Riverfront Village PURD extension request letter



PROJECT NO. 1000000000  
 DATE 10/10/00  
 PREPARED BY J. W. R. G.  
 CHECKED BY J. W. R. G.  
 ADDRESS 1000000000

**SITE EXHIBIT**  
**WOODLAND CREEK**  
**PACIFIC DEVELOPMENT & ASSOCIATES**  
**WOODLAND, WASHINGTON**

**W R G**  
 1000000000  
 1000000000  
 1000000000  
 1000000000



5415 SW Westgate Drive  
Suite 100  
Portland, Oregon 97221  
USA

Phone (503) 419-2500  
Fax (503) 419-2600

[www.cardno.com](http://www.cardno.com)

July 12, 2013

City of Woodland  
Attn: Amanda Smeller  
Building & Planning Department  
230 Davidson/P.O. Box 9  
Woodland, WA 98674

Re: Request for extension to the Woodland Creek (205-944) Preliminary Plat

Dear Amanda:

This letter shall serve as a formal request to extend the original approval for the Woodland Creek Preliminary Plat by one additional year. Based on your email correspondence dated May 28, 2013, with our client, Ulysses Sherman of Triangle Holdings LLC, the extension would apply to the Preliminary Plat and SEPA Environmental Checklist, but would not include the Shoreline Substantial Development Permit nor the Critical Areas Permit, both of which have expired.

Currently, Mr. Sherman is coordinating financing and construction efforts to queue up development pending the extension approval. As of this point no site development has been done. Although the project will require the updated Shoreline Substantial Development Permit and the Critical Areas Permit, the applicant is eager to receive the extension approval to proceed with development at Woodland Creek.

The current Preliminary Plat approval expires August 14, 2013. The applicant understands that the extension must be filed at least 30 days prior to the expiration date, placing an extension deadline of July 16, 2013. The applicant is aware that all conditions of approval associated with the original decision must be adhered to, with the potential to amend the development if a phasing plan is proposed. However, the request for a phasing plan must be associated with this extension request, as phasing is subject to review and approval by the Development Review Committee.

The hearing examiner's decision approved a 137-lot subdivision on 41.17 acres. The conditions of approval, as outlined in the Hearing Examiner's Decision dated August 14, 2006, includes the following conditions:

1. Frontage Improvements at SR-503: Construct street widening including road base, paving, curb/gutter, and sidewalk consistent with the City's Comprehensive Plan. Construct stormwater facilities as approved by the director of public works. Also, construct street lighting including conduit, panel and wiring. Conduit and wiring shall extend to the subject property boundary adjacent to SR-503, adequate to be extended beyond the project limits as approved by the director.
2. A note shall be placed on the face of the plat stating "SR-503 predates this development; WSDOT will not be responsible for any traffic noise."



3. Driveways shall not be permitted onto the State Route. The driveway for Lot 1 shall be oriented to the most westerly portion of the lot.
4. The applicant shall comply with Construction and Operation Regulations in the Cowlitz County Shoreline Master Program and the conditions and restrictions for utilities in an Urban District as given on page 64 of the Cowlitz County Shoreline Master Program.
5. Construction debris, including petroleum products and chemicals, shall not be allowed to enter the water of Lewis River (north fork). Any spills, soil or debris accidentally placed in the water during construction shall be immediately removed by approved methods.
6. Compliance with all applicable city codes and ordinances and all necessary federal, state and local permits shall be met prior to construction.
7. Prior to placement of any fill material a Fill and Grade permit shall be obtained from the City of Woodland.
8. Stormwater detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin. Design of improvements shall mitigate for impacts to downstream conveyance system, as determined by the Public Works Director.
9. The applicant shall construct temporary erosion/sedimentation control measures said measures shall remain in place until completion of the project. The public right of way shall be kept clean. No tracking of mud and debris from the site onto the right of way. Provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it shall be cleaned every day by shoveling or sweeping. Water cleaning shall be utilized only after the area has been shoveled out or swept.
10. Hours of construction shall be limited to 7:00 a.m. to 8 p.m. on weekdays and prohibited on Sundays.
11. The applicant shall provide flaggers for traffic control during all grading, filling and material transporting to and from the site.
12. The applicant shall implement mitigation measures, monitoring plan and buffer mitigation as outlined in the "Natural Resources Assessment" for this proposal dated November 15, 2005.
13. The applicant shall construct or bond all interior streets and exterior partial streets including base, paving, curb and gutter, sidewalks and street lights to city standards prior to final plat approval.
14. The applicant shall construct or bond for drainage, water and sewer systems, electrical and telecommunication systems prior to final plat approval.
15. Fire hydrants must be installed to city standards. The City's fire chief must approve the number, type and location of the hydrants prior to installation.
16. The applicant shall dedicate right-of-way for Lewis River Road such that the right-of-way one-half width from the constructed centerline is 40-feet.



17. All conditions as identified in the MDNS dated April 18, 2006.
18. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.
19. To mitigate for traffic impacts on State Route 503 (Lewis River Road) the applicant shall contribute \$194,000 to the City's SR 503 Improvement Project Fund. In the event that traffic impact fees have been adopted by the City prior to recording of the plat, thereby providing for collecting of such fees, on the lots created thereby, this requirement for the contribution shall be waived.
20. All development will meet with Woodland Municipal Code and FEMA requirements for work in floodplains.
21. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the city's public works department for review prior to the preconstruction meeting.
22. Proposed Tract J (sewer pumping station) shall be fully fenced/gated with site obscuring chain link and three-strand barbwire, or in the alternative, "wood-like" materials can be substituted. (a. Concrete driveway approach and asphalt paved driveway. Graveled surface within fenced site limits. (b. Tract J and the approach drive shall be dedicated in fee to the City of Woodland. (c. Installation of a duplex Flygt pump station—meeting standards of Woodland sewer system including standard electrical panel with telemetry. (d. The pump station depth shall be consistent with the recommendations of the current General Sewer Plan.
23. Construct 6-foot wide asphalt surfaced pedestrian trail on Tract F and G and from Faye Peak Drive to the school site. Provide public access easement for trail. Install removable bollards at trail ends and provide suitable access to Cowlitz PUD.
24. Construct 6-foot wide gravel surfaced pedestrian trail from the existing wetland buffer trail within Embassy Park II subdivision through Tract C and connecting to the trail in Tract F. Provide public access easement for trail.
25. Extend an 8-inch diameter gravity sewer and an 8-inch diameter water main along the length of the SR 503 frontage as required under WMC 13.20.
26. Establish a Home Owner Association (HOA) for the maintenance and management of the commonly owned properties and facilities. HOA documents shall be subject to review and approval by the Public Works Director.
27. Storm water treatment areas shall be enclosed by a 6-foot chain link fence. The boundary at the school property and the boundaries at the wetland buffer shall be fenced with a four (4) foot chain link fence. Fences shall be vinyl coated with commercial grade materials or in the alternative, "wood-like" materials can be substituted, subject to approval by the Public Works Director. Ownership and maintenance responsibility for the fence shall be with the HOA.
28. Install permanent, full lane width, reflective traffic barriers at dead end streets (Echo Peak Drive and Faye Peak Drive).



Please let us know if you need additional information in order to grant the one-year extension to the original Woodland Creek approval.

Sincerely,



Thatch Moyle, AICP  
Senior Planner  
Cardno

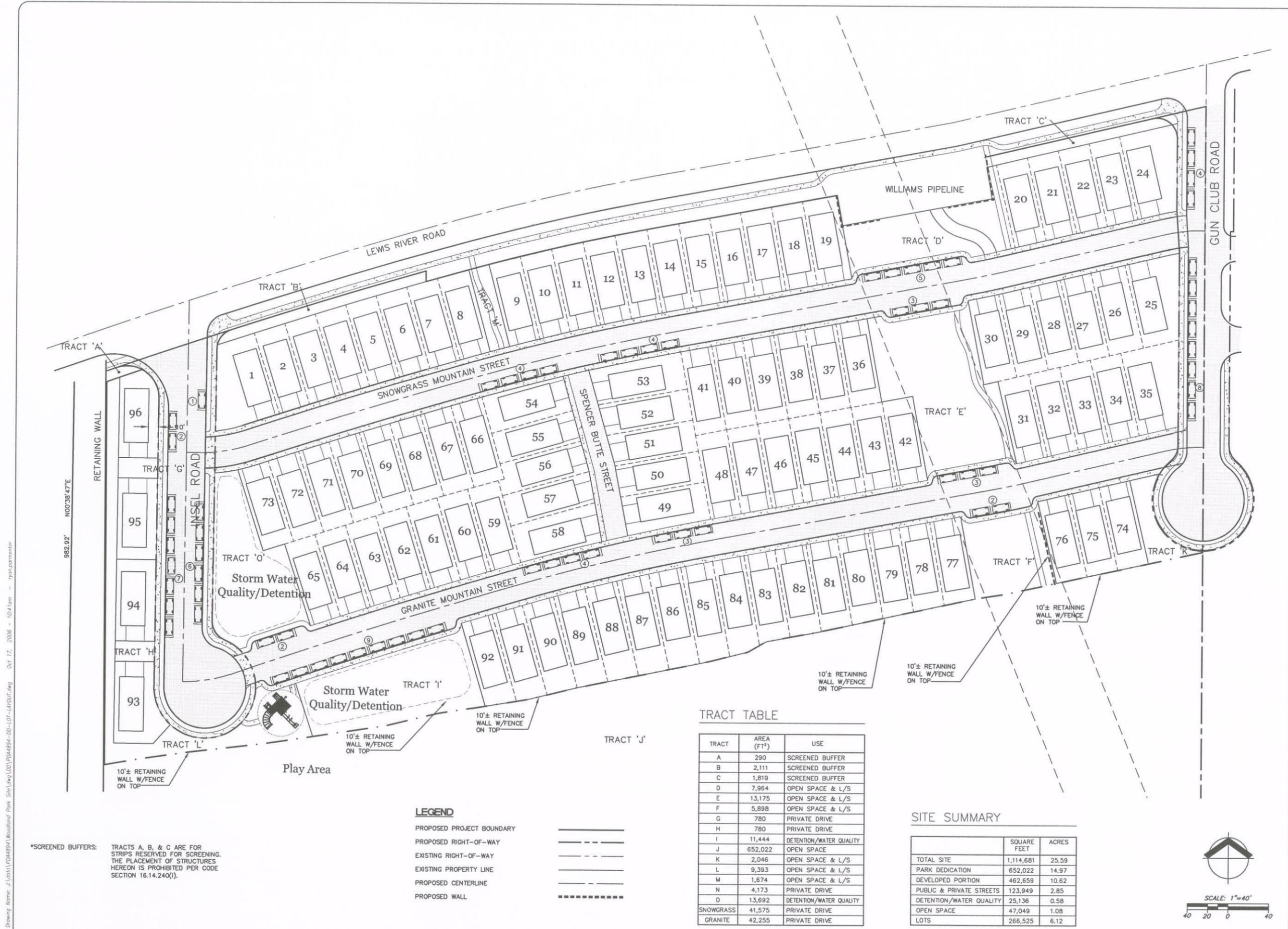
encl:

cc: Michael Cerbone  
Ben Williams

**REVISED SITE PLAN  
RIVERFRONT VILLAGE  
PACIFIC DEVELOPMENT & ASSOCIATES  
WOODLAND, WASHINGTON**

PROJECT NO: PDA4894.00  
DATE: 09/13/2006  
DESIGNED BY: JSM  
DRAWN BY: JSM  
CHECKED BY: JSM

**REVISED  
SITE PLAN**



Drawing Name: A:\p161\p161\p161\Woodland Park Site.dwg | 10/17/2006 - 10:41 am - jpm,parmentier

**\*SCREENED BUFFERS:** TRACTS A, B, & C ARE FOR STRIPS RESERVED FOR SCREENING. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED PER CODE SECTION 16.14.240(i).

**LEGEND**

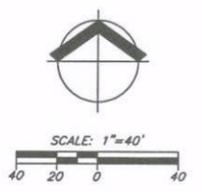
PROPOSED PROJECT BOUNDARY	—————
PROPOSED RIGHT-OF-WAY	-----
EXISTING RIGHT-OF-WAY	- - - - -
EXISTING PROPERTY LINE	—————
PROPOSED CENTERLINE	—————
PROPOSED WALL	—————

**TRACT TABLE**

TRACT	AREA (FT <sup>2</sup> )	USE
A	290	SCREENED BUFFER
B	2,111	SCREENED BUFFER
C	1,819	SCREENED BUFFER
D	7,964	OPEN SPACE & L/S
E	13,175	OPEN SPACE & L/S
F	5,898	OPEN SPACE & L/S
G	780	PRIVATE DRIVE
H	780	PRIVATE DRIVE
I	11,444	DETENTION/WATER QUALITY
J	652,022	OPEN SPACE
K	2,046	OPEN SPACE & L/S
L	9,393	OPEN SPACE & L/S
M	1,674	OPEN SPACE & L/S
N	4,173	PRIVATE DRIVE
O	13,692	DETENTION/WATER QUALITY
SNOWGRASS	41,575	PRIVATE DRIVE
GRANITE	42,255	PRIVATE DRIVE

**SITE SUMMARY**

	SQUARE FEET	ACRES
TOTAL SITE	1,114,681	25.59
PARK DEDICATION	652,022	14.97
DEVELOPED PORTION	462,659	10.62
PUBLIC & PRIVATE STREETS	123,949	2.85
DETENTION/WATER QUALITY	25,136	0.58
OPEN SPACE	47,049	1.08
LOTS	266,525	6.12





5415 SW Westgate Drive  
Suite 100  
Portland, Oregon 97221  
USA

Phone (503) 419-2500  
Fax (503) 419-2600

[www.cardno.com](http://www.cardno.com)

July 12, 2013

City of Woodland  
Attn: Amanda Smeller  
Building & Planning Department  
230 Davidson/P.O. Box 9  
Woodland, WA 98674

Re: Request for extension to the Riverfront Village (205-943) Preliminary Plat

Dear Amanda:

This letter shall serve as a formal request to extend the original approval for the Riverfront Village Preliminary Plat by one additional year. Based on your email correspondence dated May 28, 2013, with our client, Ulysses Sherman of Triangle Holdings LLC, the extension would apply to the Preliminary Plat and SEPA Environmental Checklist, but would not include the Shoreline Substantial Development Permit nor the Wetland Delineation Report, both of which have expired. Riverfront Village also included a Planned Unit Residential Development (PURD) permit. The applicant is seeking clarification as to whether the approved PURD conditions still apply and are valid.

Currently, Mr. Sherman is coordinating financing and construction efforts to queue up development pending the extension approval. As of this point no site development has been done. Although the project will require the updated Shoreline Substantial Development Permit and the Wetland Delineation Report, the applicant is eager to receive the extension approval to proceed with development at Riverfront Village.

The current Preliminary Plat approval expires October 24, 2013. The applicant understands that the extension must be filed at least 30 days prior to the expiration date, placing an extension deadline of September 25, 2013. The applicant is aware that all conditions of approval associated with the original decision must be adhered to, with the potential to amend the development if a phasing plan is proposed. However, the request for a phasing plan must be associated with this extension request, as phasing is subject to review and approval by the Development Review Committee.

The hearing examiner's decision approved a 96-lot single-family subdivision to be located within 10.62 acres of the overall 25.59 acre site, with the remaining 14.97 acres to be dedicated to the City of Woodland for park land. That park land is within the Lewis River floodway and the proposed PURD is outside the FEMA established floodway line.

The conditions of approval, as outlined in the Hearing Examiner's Decision dated October 24, 2006, includes the following conditions:



1. Frontage Improvements at SR-503: Construct street widening including road base, paving, curb/gutter, and sidewalk consistent with the City's Comprehensive Plan. Construct stormwater facilities as approved by the director of public works. Also, construct street lighting including conduit, panel and wiring. Conduit and wiring shall extend to the subject property boundary adjacent to SR-503, adequate to be extended beyond the project limits as approved by the director.
2. A note shall be placed on the face of the plat stating "SR-503 predates this development; WSDOT will not be responsible for any traffic noise."
3. Driveways shall not be permitted onto the State Route nor to the segment of the proposed street that falls within 125-feet of the State Route right-of-way.
4. The applicant shall comply with Construction and Operation Regulations in the Cowlitz County Shoreline Master Program and the conditions and restrictions for utilities in an Urban District as given on page 64 of the Cowlitz County Shoreline Master Program.
5. Construction debris, including petroleum products and chemicals, shall not be allowed to enter the water of Lewis River (north fork). Any spills, soil or debris accidentally placed in the water during construction shall be immediately removed by approved methods.
6. Compliance with all applicable city codes and ordinances and all necessary federal, state and local permits shall be met prior to construction.
7. Prior to placement of any fill material a Fill and Grade permit shall be obtained from the City of Woodland. As noted in Conclusion 15, the Fill and Grade permit review shall include off-site impact considerations.
8. Stormwater detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin. Design of improvements shall mitigate for impacts to downstream conveyance system, as determined by the Public Works Director.
9. The applicant shall construct temporary erosion/sedimentation control measures said measures shall remain in place until completion of the project. The public right of way shall be kept clean. No tracking of mud and debris from the site onto the right of way. Provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it shall be cleaned every day by shoveling or sweeping. Water cleaning shall be utilized only after the area has been shoveled out or swept.
10. Hours of construction shall be limited to 7:00 a.m. to 8 p.m. on weekdays and prohibited on Sundays.
11. The applicant shall provide flaggers for traffic control during all grading, filling and material transporting to and from the site.
12. The applicant shall construct or bond all interior streets and exterior partial streets including base, paving, curb and gutter, sidewalks and street lights to city standards prior to final plat approval.
13. The applicant shall construct or bond for drainage, water and sewer systems, electrical and telecommunication systems prior to final plat approval.



14. Fire hydrants must be installed to city standards. The City's fire chief must approve the number, type and location of the hydrants prior to installation.
15. The applicant shall dedicate right-of-way for Lewis River Road such that the right-of-way one-half width from the constructed centerline is 40-feet.
16. All conditions as identified in the MDNS dated April 18, 2006.
17. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.
18. To mitigate for traffic impacts on State Route 503 (Lewis River Road) the applicant shall contribute \$81,500 toward the City's SR 503 Improvement Project Fund. In the event that traffic impact fees have been adopted by the City prior to recording of the plat, thereby providing for collecting of such fees, on the lots created thereby, this requirement for the contribution shall be waived.
19. All development will meet with Woodland Municipal Code and FEMA requirements for work in floodplains. As noted in Conclusion 15, the Fill and Grade permit review shall include off-site impact considerations.
20. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the city's public works department for review prior to the preconstruction meeting.
21. Establish a Home Owner Association (HOA) for the maintenance and management of the commonly owned properties and facilities. HOA documents shall be subject to review and approval by the Public Works Director.
22. Stormwater treatment areas shall be enclosed by a 6-foot chain link fence. Ownership and maintenance responsibility for the fence shall be with the HOA.
23. The applicant shall meet all landscape requirements per WMC 16.22.
24. An authorized Williams Pipeline representative shall be at the site of operations for the inspection and approval of all phases of construction activities that may impact its facilities that are located within the 75-foot wide right-of-way easement
25. Applicant shall provide suitable conditions for public access to the proposed public park/open space within the floodway that meet the following: a.) Provide a minimum width of legal access of 40-feet. b.) Conditions of site grading such that an access road can be constructed at not steeper than 10-percent slope without placing any fill in the floodway.
26. Prior to approval of final engineering, applicant shall provide satisfactory evidence of ability to dedicate right-of-way necessary to construct Gun Club Road as proposed (28-feet of one-half right-of-way north of Snowgrass Mountain Street and 25-feet of one-half right-of-way south of same."
27. Construct a stormwater pipe within Insel Road not less than 42-inch or more than 48-inch in diameter with appropriate appurtenances (manholes etc.). Pipe grades will be supplied by the city.



**PURD Conditions:**

1. **PERIMETER FENCING:** A minimum 6-foot tall sight-obscuring privacy fence constructed primarily of stone and/or brick shall be installed continuously along the entire Lewis River Road frontages of all lots and shall be installed on the inside of the property line of each lot, prior to any construction of any single-family residential structure on lots abutting Lewis River Road. Columns or physical indentations in the fence shall occur at least every 50 lineal feet to reduce the massing effect of the fence material. Maintenance and operation of the privacy fence shall be the responsibility of a homeowners association or the developer.
2. **LANDSCAPE BUFFER:** A minimum 5-foot wide planter, contained within a separate tract, shall be installed between the back edge of the sidewalk and the property lines of abutting parcels. Planting of the vegetation within this planter shall be required to comply with the following standards:
  - a. The planter shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcovers.
  - b. An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials. Costs of irrigation shall be borne by a homeowners association or the developer.
  - c. Maintenance and operation of the 5-foot wide planter strip shall be the responsibility of a homeowners association or the developer.
  - d. The applicant proposes the combination of a brick or masonry wall and an additional landscape buffer to provide an attractive transition from the proposed development to Insel Road and Gun Club Road extensions.
3. **ARCHITECTURAL DESIGN FEATURES:**
  - a. The development will be comprised of a minimum of five different housing models.
  - b. No two adjacent residences will be of the same model type.
  - c. No two adjacent residences will be painted the same color.
  - d. Each residence will be oriented to the street, with a covered entryway or front porch that is located closer to the street than the garage of the structure. The face of a garage must be at least 18-feet from the public right-of-way.
  - e. Each residence will have 20-year architectural roofing material.
  - f. Building siding will be composed of a natural material, or a composite cement siding alternative. No vinyl siding or TI-1 siding will be allowed.
  - g. Single windows and window pairs on the front and rear elevations will be vertically proportioned and surrounded by wood trim.
  - h. Gridded windows may be used, but are not required on street facing elevations.
  - i. Where possible, windows facing adjacent properties will be located or designed to avoid directly aligning with windows on adjacent properties.
  - j. Chimneys, if provided, shall either match the siding of the house or be of stucco, stone, or brick.
4. **REAR ELEVATIONS:**

The rear elevations of all residential structures on lots abutting the public rights-of-way of Lewis River Road shall include the following architectural design features:

  - i. Mixture of siding materials (shake, lap, and/or board and bat).
  - ii. Mixture of non-sequential paint colors.
  - iii. All front and rear windows are to be trimmed.



- iv. No less than 10-percent of the total rear elevation square footage shall be transparent windows or door glazing.
- v. Mixture of roof types (hipped, gabled).
- vi. Each unit shall have a covered porch, deck or patio with roof material matching the residential structure roof and two wood or brick or stone decorative supports.
- vii. In addition to the above requirements, at least one of the following architectural design features shall also be required:
- viii. French doors or similar decorative door type having a minimum width of 5-feet.
- ix. Corbels.
- x. Articulated chimneys to be framed and sided chases.

Please let us know if you need additional information in order to grant the one-year extension to the original approval and whether the PURD approval still applies.

Sincerely,



Thatch Moyle, AICP  
Senior Planner  
Cardno

encl:

cc: Michael Cerbone  
Ben Williams

## Staff Report: Recreational Marijuana (I-502)

**Date:** August 8, 2013

**To:** Planning Commission

**From:** Amanda Smeller, Community Development Planner

**Re:** Implementation of I-502, regarding Recreational Marijuana (Discussion)

---

**Summary:** The Liquor Control Board (LCB) recently issued draft rules in regards to implementing I-502, regulations on recreational marijuana. The rules must be adopted by the state no later than December 1, 2013, but it seems the state is moving much faster and has a target adoption date of mid-August. The LCB proposes to start accepting applications on September 16, 2013. Detailed information, FAQs, and the draft rules can be found at: <http://www.liq.wa.gov/marijuana/I-502>.

Other jurisdictions within Cowlitz County are adopting a six-month moratorium in order to allow time to decide how to proceed with implementing I-502 into local code. A moratorium will give the state time to complete and adopt the rules (Mid-August and mid-September are target dates) and will give the local jurisdiction time to determine how to proceed. As the City is GMA, it may be helpful to incorporate some language into the Comprehensive Plan as well. The LCB will be the license issuing agency, but the local jurisdictions do have the right to establish regulations in regards to zoning, etc. It is not advised that we issue any type of permit or license for this use.

How would the Planning Commission like the implementation of I-502 to go forward for the City? Are there zones the Commission feels are acceptable/unacceptable for this use? Is a moratorium a favorable interim solution (If the state does go forward with the September 16 date, this gives the City very little time to research and prepare proper zoning controls. A Comprehensive Plan Text Change will take time as well)?

The State is still working through the draft rules, and will hold their last public hearings on the subject this week. There is a free webinar offered by the Association of Washington Counties on August 22, 2013 for more information.