

Building & Planning

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674

<http://www.ci.woodland.wa.us>

Planning: (360) 225-1048 / Building: (360) 225-7299

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NOTICE OF APPLICATION

NOTICE OF PUBLIC HEARING

Date of Issuance: October 13, 2014

Lead Agency: City of Woodland, WA

Project Title: Nameless Performance Conditional Use

Land Use Application No.: 214-933.CUP

Applicant:	Jason Griffith Nameless Performance
Property Owner:	Eric Schei/Schei Properties PO Box 38 Woodland, WA 98674
Site Location:	1059/1067 Dale & 1050 Hoffman Woodland, WA 98674 Parcel #s: 50314, 50313 (actual existing building), 50312, 50311, 50306, 50305, 50304 (full property owned)
Parcel Size:	Approximately 1 acre total (approx. 0.46 acre for the existing building)
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	October 8, 2014
Date Notice of Complete Application Issued:	October 9, 2014
Notice of Application Issued:	October 13, 2014
Hearing Examiner Public Hearing:	10:00 AM, October 30, 2014 Woodland City Council Chambers 200 E Scott Avenue, Woodland, WA 98674

I. DESCRIPTION OF PROPOSAL

Nameless Performance proposes to utilize the existing building at 1059/1067 Dale & 1050 Hoffman for retail sales of vehicle parts, installation of parts manufactured onsite or offsite onto customer vehicles, welding and fabrication of custom built to order exhaust systems, and engineering design of aftermarket performance parts.

The retail sales, installation of, and engineering design of vehicle parts are outright permitted uses within the Highway Commercial zone. Welding and fabrication of

materials is considered a conditional use in this zone, and is the portion of the proposal to be decided by the Hearing Examiner, based on applicable Woodland Municipal Codes.

II. LOCATION OF PROPOSED DEVELOPMENT

Parcel 50314 is located at 1061 Dale Street; Parcel 50313 is located at 1059 Dale St; Parcel 50305 is located at 1050 Hoffman. Parcels 50312, 50311, 50306, and 50304 are all unaddressed properties.

III. LEAD AGENCY

The City of Woodland, WA is the Lead Agency for this proposal. The City has determined that the proposed project is exempt from SEPA.

IV. REVIEW AUTHORITY

Per WMC 17.81.020, the City's Hearing Examiner shall decide on applications for Conditional Uses.

V. PUBLIC COMMENT PERIOD

Public comments on this Notice of Application can be submitted to the responsible official. **Comments must be submitted no later than 5:00 P.M. on October 29, 2014.**

RESPONSIBLE OFFICIAL:

Amanda Smeller, Community Development Planner
City of Woodland, WA
230 Davidson Avenue
Woodland, WA 98674
360-225-1048

Date: October 13, 2014

Signature: 

Published in the Reflector: October 15, 2014

CC: Applicant

Owner

Property Owners within 300 feet

Department Heads

Planning Commission

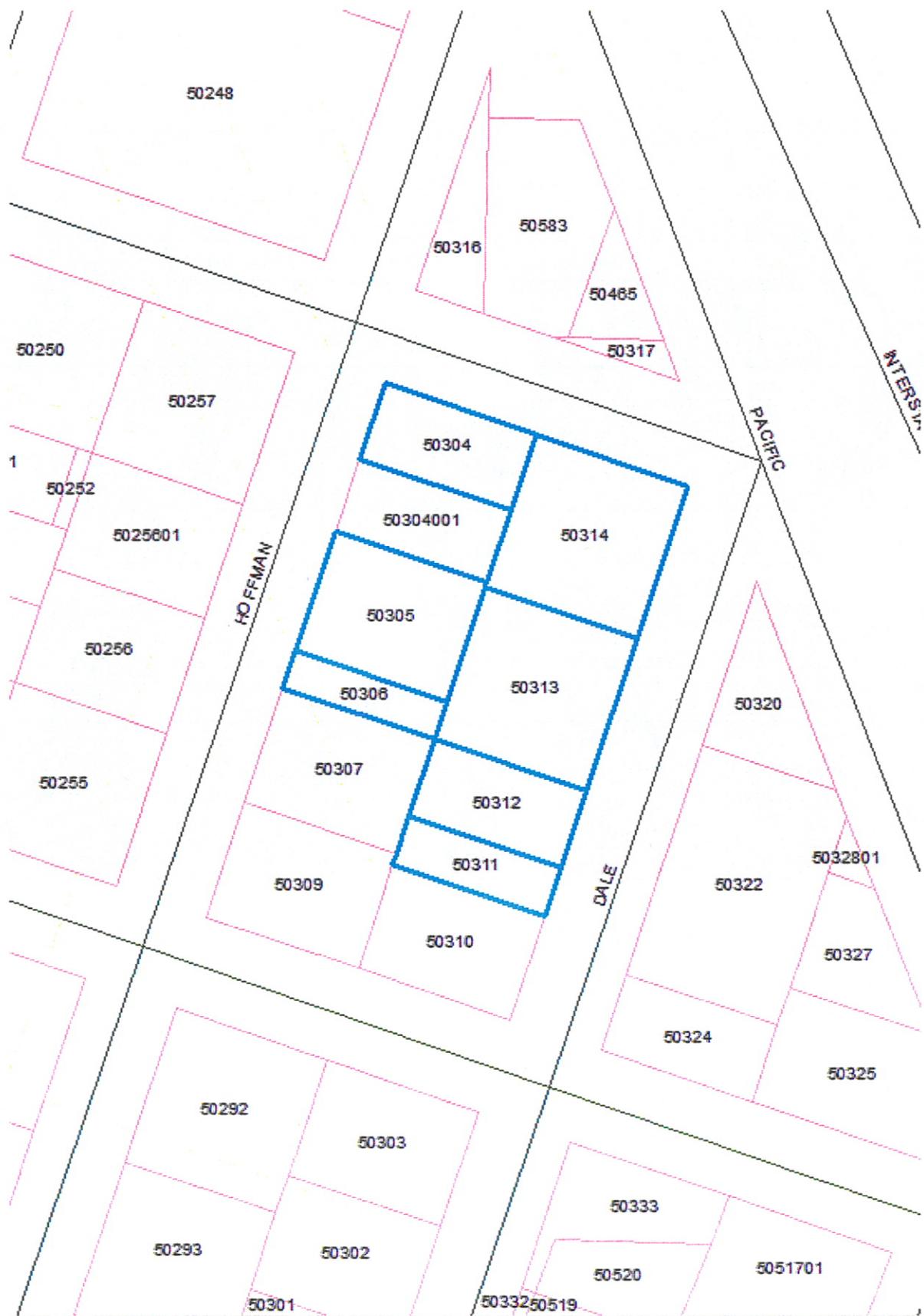
Mayor

Building Official

Hearing Examiner

File

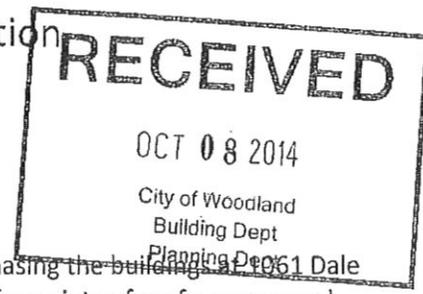
Counter Copy





Nameless Performance, Inc. Land Use Application Amendment A

Wednesday, October 08, 2014
2:09 PM



Project Description:

Nameless Performance, Inc. (Nameless) is in the process of purchasing the building at 1051 Dale St. and 1059 Dale St. in Woodland, WA. Nameless is a retailer of a variety of performance and aftermarket replacement parts for Subaru vehicles. The operation consists of four main sections of the business:

1. Engineering facilities for the design of aftermarket performance parts (some finished out of house by third party machine shops and contractors, others fabricated in-house by our team of skilled laborers).
2. TIG welding and fabrication staff who weld out and fabricate custom built-to-order exhaust systems for local customers as well as off-site customers.
3. Sales staff for on site retail sales and over the phone sales of parts that are either shipped directly from our facility or drop shipped from third party manufacturers. The sales department includes shipping & logistics staff who coordinate incoming receiving of products and the shipping of our fabricated-to-order products to customers outside of our local sales area.
4. Installation staff for the installation of parts onto local and regional customers vehicles in the shop.

It is our view that our operation is similar to other businesses located in Woodland's C2 Zoning area such as Chuck Jones Automotive (installation of performance parts including fabrication and welding) located at 1459 Pacific Ave; GT Collision Repair (installation of aftermarket parts and repair of vehicles consisting of cutting and welding) currently located at 1059 Dale St.

Other retailers in the C2 zoning area also build, develop, manufacture, kit and ship products to off-site customers. Examples of this are

1. Indoor Garden Supply, 1250 Atlantic Ave; Woodland, WA 98674
 - i. <http://www.hydroponicsnw.com/> is an online retail outlet that is doing business as Indoor Garden Supply. This business provides a variety of kits and on-site-assembled systems that are shipped off site to customers nationally.
2. Lamiglas, Inc, 1400 Atlantic Ave; Woodland, WA 98674
 - i. Lamiglas has very similar operations to Nameless, using skilled laborers to build custom products and ship them globally. Their manufacturing, shipping and retail departments are all located within the C2 zoning boundary in the City of Woodland.

Our engineering department is similar to a variety of professional services that are in the C2 zoning including medical, optic and orthodontic services as well as realty and other professional services.

Aside from having multiple functions under one roof, the overall functions of our business, we believe, are consistent with the spirit of the C2 Zoning that our new facility is located within.

Traffic Impacts:

Daily Traffic:

Employee Traffic: 18 cars divided between front parking lot (Parcel 50304) and rear parking lot (Parcel 50312) within 8 years (current employee vehicle count is 7 for 9 employees).

Incoming/Receiving (front of shop) delivery traffic not to exceed 6 pick up or drop off visitors per day (FedEx, UPS, Local Vendor Deliveries)

Customer/Retail Traffic: 5-20 visitors per day utilizing front of shop parking adjacent to showroom/Frontier communications brick structure. Parking available for ~10 cars at a time in lot with 5-6 street parking spots and overflow parking available behind shop / adjacent to GT Collision Repair. Average retail customer visit length estimate: 20 minutes.

Customer/Installation Traffic: Maximum of 4-6 customers per day for installation work in shop. Average installation customer visit length estimate: 1.5 hours.

Weekly Deliveries:

Shop Deliveries: 1-3 vehicles on weekly rotation at back of shop for shop supply delivery.

Bi-Weekly and/or Monthly Traffic:

Truck Traffic: 4-8 deliveries per month via full frame box truck. Our current traffic load in the existing shop location (La Center, WA) is less than this and our storage space is 1/8 of the size of the storage area in the 1061 Dale St. facility, so frequency of deliveries can be restructured to reduce traffic impact.

Sound, Aesthetic, Lighting Impacts:

Sound: Sound levels will stay well below state regulatory levels (WAC 173-60-040) at the property lines. Efforts will be made to utilize existing building ventilation systems to allow all doors to remain closed unless in use for delivery and ingress/egress purposes to minimize sound impacts on neighboring homes. Roll-Up bay doors will receive supplemental sound deadening material on internal faces in order to further minimize any noise coming from the shop. Loudest items in the shop are impact guns used in installation area for installing parts on cars as well as cutting tools used in cutting materials. In our existing location, band saws do not exceed state limits for sound levels when measured within 10 feet of the building while doors are closed. All tooling to be utilized is similar to the impact of the existing GT Collision Repair business where grinding and cutting tools as well as air driven power tools are utilized.

Aesthetics: No outside storage of any kind will be utilized. Plans to maintain existing landscaping in front of showroom and update landscaping in rear parking lot area and adjacent to south end of building in order to beautify the overall property within the first year of occupancy.

Front overhang and building signage surfacing will be updated and modernized with an overall reduction in sign space from the existing lettering and signage resulting in an improvement in the overall aesthetic of the building.

Lighting: All updated sign lighting will be non directional, ambient lighting and all directional halogen lamps will be removed from the front fascia of the building in order to reduce light pollution impacts on the neighborhood after dark.

Employment Details & Averages:

Current Average Pay Per Employee: \$22.40/hr

Division of Employment: 70% Highly Skilled Trades / 30% Engineering, Sales & Logistics

Safety History: 5 Years without incident or injury.

Department of Labor & Industries Scoring: Zero Claims since hiring non-owner employees;
Experience Factor: .9; Hourly Rate: 0.6693.

Goals for next 2-3 years: Addition of 6-8 highly skilled labor positions and 3-4 Engineering, Sales & Logistics positions in the 1061 Dale St. facility.