

Building & Planning Department

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

www.ci.woodland.wa.us

Building: (360) 225-7299 / Planning: (360) 225-1048 / Fax: (360) 225-7336

SITE PLAN REVIEW

INFORMATION & APPLICATION PACKET

The purpose of Site Plan Review is to ensure compatibility between new developments, existing uses, and future developments in a manner consistent with the goals and objectives of the Comprehensive Plan, the Woodland Municipal Code, and city development standards in order to create healthful and safe conditions. Site Plan Review is required according to the provisions of Chapter 19.10 in order to promote developments that are harmonious with their surroundings and maintain a high quality of life for area residents.

Type I Site Plan Review: Type I Site Plan Reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses, and do not have a substantial impact on the natural and built environment. Type I applications are approved by the Public Works Director or designee without public notice and without a public hearing. The following are classified as Type I Site Plan Reviews:

- a. Changes in use of an existing structure or site not exempt under WMC 19.10.030.
- b. Any development or change of use that will result in thirty or fewer PM peak hour trips and that requires payment of a traffic impact fee. Trips shall be based on the latest edition of the International Transportation Engineer's Trip General Manual or substantial evidence by a professional engineer licensed in the State of Washington with expertise in traffic engineering.
- c. New construction or expansion of existing construction that does not exceed any of the following:
 - a. Four thousand square feet of additional floor area;
 - b. Twenty new parking spaces; or
 - c. Four new multifamily residential units, except as provided for in WMC 19.10.030

Type II Site Plan Review: Type II Site Plan Reviews are typically more substantial in nature and may have potential incompatibility with surrounding zoning or land uses or may have a more substantial impact on the natural and built environment. Type II reviews are approved by the Development Review Committee and a pre-application conference is required. The following are classified as Type II Site Plan Reviews:

- a. Any development which is not listed as a Type I site plan in WMC 19.10.040(A)(1) or as listed as exempt under WMC 19.10.030
- b. Any development subject to SEPA pursuant to WMC 15.04
- c. Any development or change of use that will result in thirty-one or more PM peak hour trips, based on the latest edition of the International Transportation Engineer's Trip General Manual, or substantial evidence by a professional engineer licensed in the State of Washington with expertise in traffic engineering.

The following checklist identifies information to be included with the application for Site Plan Review. All of the following information must be submitted and application fees must be paid in order for the application to be considered complete. Please refer to the applicable provisions of the Woodland Municipal Code Chapter 17.

Applicant	City Staff	
<input type="checkbox"/>	<input type="checkbox"/>	Application Fees - See the fee schedule. Checks shall be made payable to the "City of Woodland." Additional applicable fees will be charged if other applications are attached including SEPA Review, Critical Area Permit, Variance, or Shoreline Substantial Development Permit, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Land Use Application Form - Shall be completed and signed by the applicant and property owner(s).
<input type="checkbox"/>	<input type="checkbox"/>	Ownership Certification
<input type="checkbox"/>	<input type="checkbox"/>	Completed SEPA Checklist, if applicable - Shall be completed and signed. Submit with the applicable fee.
<input type="checkbox"/>	<input type="checkbox"/>	Completed Critical Areas Identification Checklist - If critical areas are present on the site or within 200 feet, a Critical Area Report shall be submitted unless exempt pursuant to WMC 15.08. Submit with the applicable fee.
<input type="checkbox"/>	<input type="checkbox"/>	Shoreline Substantial Development Permit, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description – Supplied by a title company or surveyor licensed by the State of Washington.
<input type="checkbox"/>	<input type="checkbox"/>	Title Report or Title Book Report – Issued within the last 60 days.
<input type="checkbox"/>	<input type="checkbox"/>	Narrative - A written narrative shall be submitted that elaborates the proposal and addresses compliance with applicable city codes.
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) - If required by the Public Works Director.
<input type="checkbox"/>	<input type="checkbox"/>	Agreement to Reimburse Professional Consulting Services
<input type="checkbox"/>	<input type="checkbox"/>	Demonstrate Compliance with the Stormwater Management Manual for the Puget Sound Basin (1992 DOE Manual), if Applicable – Documentation in the form of a stormwater report and plans shall be submitted that address compliance with the 1992 DOE Manual.
<input type="checkbox"/>	<input type="checkbox"/>	Unless Exempt, Submit an Erosion Control Plan that Meets the Requirements of WMC 15.10.060 – Plans Must Comply with the Provisions of the Stormwater Management Manual for Western Washington (2005 DOE Manual) and the WMC Chapter 15.10.

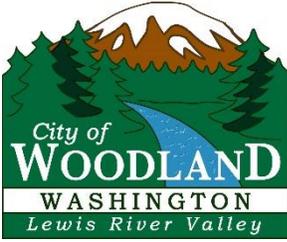
Applicant	City Staff	
		<p>Site Plan – i) Six (6) full size copies (24" x 36") drawn to scale (not less than 1"= 20' and not more than 1"=50') and ii) One (1) reduced copy (11" x 17" or 8.5" x 11") showing at a minimum the following:</p>
<input type="checkbox"/>	<input type="checkbox"/>	1. Project name, date, scale, and north arrow.
<input type="checkbox"/>	<input type="checkbox"/>	2. Applicant's name, address, phone and fax numbers, and email address.
<input type="checkbox"/>	<input type="checkbox"/>	3. Property owner's name, address, phone and fax numbers, and email address.
<input type="checkbox"/>	<input type="checkbox"/>	4. Contact person's name, address, phone and fax numbers, and email address.
<input type="checkbox"/>	<input type="checkbox"/>	5. Legal description including Section, Township, Range, and Donation Land Claim.
<input type="checkbox"/>	<input type="checkbox"/>	6. Vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	7. Location of the City Limit or Urban Growth Boundary (UGB), if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	8. Parcel numbers of all existing parcels.
<input type="checkbox"/>	<input type="checkbox"/>	9. Location and description of the environmental features including Critical Areas, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	10. The existing and proposed contours with intervals of five (5) feet or less if the site has steep slope(s) greater than 10%.
<input type="checkbox"/>	<input type="checkbox"/>	11. The Base Flood Elevation (BFE) benchmarks surveyed by a professional surveyor or engineer if the subject property is located in the 100-year floodplain.
<input type="checkbox"/>	<input type="checkbox"/>	12. The ordinary high water mark boundaries surveyed by a professional surveyor or engineer if the subject property is located within 200 feet from a river, stream, lake, etc.
<input type="checkbox"/>	<input type="checkbox"/>	13. The floodplain and floodway boundaries. Lines shall be based on maps developed as part of the Cowlitz County and City of Woodland flood studies and are not based on an elevation contour from individual site surveys.
<input type="checkbox"/>	<input type="checkbox"/>	14. Square footage of the subject property.
<input type="checkbox"/>	<input type="checkbox"/>	15. Location and length of property lines.
<input type="checkbox"/>	<input type="checkbox"/>	16. Location and size of the existing and proposed structures on site.
<input type="checkbox"/>	<input type="checkbox"/>	17. Identify use(s) of all existing and proposed structures.

Applicant	City Staff	
<input type="checkbox"/>	<input type="checkbox"/>	18. Setbacks to all existing and proposed structures from the property lines.
<input type="checkbox"/>	<input type="checkbox"/>	19. Location of existing and proposed streets, curbs, gutters, sidewalks, driveways, drive isles, off-street parking, on-site traffic arrows, railroads, alleys, loading areas, bicycle parking, and pedestrian and bicycle pathways, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	20. Dimensions and widths of existing and proposed streets, driveways, and fire apparatus access roads and relation to restructures. All gates and access control devises must be identified.
<input type="checkbox"/>	<input type="checkbox"/>	21. Area(s) proposed to be dedicated, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	22. Existing and proposed parking lots and parking calculations.
<input type="checkbox"/>	<input type="checkbox"/>	23. Outside storage area, if any.
<input type="checkbox"/>	<input type="checkbox"/>	24. Location of existing and proposed private and public easements.
<input type="checkbox"/>	<input type="checkbox"/>	25. Location and dimensions of all existing and proposed above ground and below ground utilities.
<input type="checkbox"/>	<input type="checkbox"/>	26. Location, dimensions, and screening of proposed outdoor ground level mechanical equipment, garbage receptacles, and recycling containers.
<input type="checkbox"/>	<input type="checkbox"/>	27. Location and dimensions of existing and proposed recreational areas and open spaces, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	28. Location and dimension of all existing and proposed fences, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	29. Location and dimension of all existing and proposed signs, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	30. Proposed lighting plan.
<input type="checkbox"/>	<input type="checkbox"/>	31. Proposed landscaping plan stamped by a licensed landscape architect or certified landscaping professional.
<input type="checkbox"/>	<input type="checkbox"/>	32. Building elevation plans on all sides for all proposed buildings and structures. Building height must be identified.
<input type="checkbox"/>	<input type="checkbox"/>	33. Floor plans for all proposed structures.
<input type="checkbox"/>	<input type="checkbox"/>	34. Any additional information determined to be necessary to demonstrate compliance with any other portions of the Woodland Municipal Code (WMC).
<input type="checkbox"/>	<input type="checkbox"/>	35. Location of existing and proposed fire hydrants with related water main sizes.

Typical Timeframe for Type II Site Plan Review (with SEPA):

1. Pre-application Conference (as scheduled)
2. Applicant submits land use applications with required documents and fees.
3. The City reviews the submittal for completeness (within **28 days** of application submittal). A Notice of Incomplete/Complete application is issued.
 - a. If a Notice of Incomplete Application is issued, the applicant has 90 days to submit any missing information.
 - b. A Notice of Complete Application will be issued once all missing items are submitted/addressed.
4. The City issues a Notice of Application/SEPA Determination within **14 days** of the Notice of Complete Application. The NOA and SEPA determination are subject to a **14 day** comment period.
5. The City issues a written determination (Notice of Decision – Preliminary Site Plan Approval and final SEPA determination) within **120 days** of the applicant being deemed complete. These administrative determinations are subject to a 14 day appeal period.
6. Applicant begins working on the conditions of the Preliminary Site Plan approval including Site/Civil plans, any technical documents, permits from other agencies, etc.
7. Once all conditions of approval are complete, the City issues Civil/Engineering Plan Final Approval.

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LAND USE APPLICATION

LU # _____

Applicant:

Mailing Address:

Phone:

Cell Phone:

Fax #:

Email:

Property Owner:

Mailing Address:

Phone:

Cell Phone:

Fax #:

Email:

Site Address:

Parcel #

Comprehensive Plan Designation:

Zoning Designation:

Flood Zone Designation:

FIRM Map Panel #

Map Date:

Road Access:

Brief Project Description:

Property Owner Signature

Date

Applicant Signature

Date

Fees listed (shown on reverse) are minimums based on land use application type and do not include cost recovery for outside review and Hearing Examiner fees, which are to be paid by the applicant. **Fees are set by resolution of the City Council and are non-refundable.** By signing this application and the additional Agreement to Reimburse for Consulting Services form, you agree to pay all fees for outside review and any applicable Hearing Examiner fees.

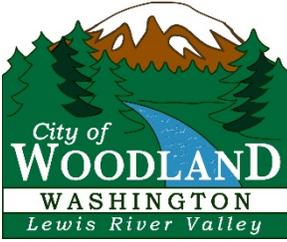
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BARS	Application	Base Fee	Total
<input type="checkbox"/> 81-00	Boundary Line Adjustment	\$400 + \$75 per lot	
<input type="checkbox"/> 81-00	Short Plat	\$800 + \$75 per lot	
<input type="checkbox"/> 81-00	Preliminary Plat	\$3,500 + \$75 per lot	
<input type="checkbox"/> 81-00	PURD	\$3,000	
<input type="checkbox"/> 81-00	Binding Site Plan	\$2,000 + \$150 per acre	
<input type="checkbox"/> 81-00	Final Plat	\$1,500 + \$75 per lot	
<input type="checkbox"/> 81-00	Plat Vacation	\$250 (+HE)	
<input type="checkbox"/> 81-00	Plat Extension	\$300	
<input type="checkbox"/> 81-00	Administrative Conditional Use	\$700	
<input type="checkbox"/> 81-00	Conditional Use	\$2,500 (+HE)	
<input type="checkbox"/> 81-00	Administrative Temporary Use	\$100	
<input type="checkbox"/> 81-00	Similar Use Determination	\$500	
<input type="checkbox"/> 81-00	Minor Variance	\$400	
<input type="checkbox"/> 81-00	Major Variance	\$1,500 (+HE)	
<input type="checkbox"/> 81-00	Comp Plan Map/Text Amendment	\$2,000	
<input type="checkbox"/> 81-00	Zoning Map/Text Amendment	\$2,500	
<input type="checkbox"/> 81-00	Annexation (Notice of Intent)	\$250	
<input type="checkbox"/> 81-00	Annexation (Petition)	\$1,200 / \$1,500	
<input type="checkbox"/> 81-00	Appeal	\$700 (+HE)	
<input type="checkbox"/> 83-00	Site Plan Review	\$110 per 1,000 sq. ft. up to 25,000 sq. ft. Plus \$25 per 1,000 sq. ft. above 25,000. (min. \$400)	
<input type="checkbox"/> 89-00	Shoreline Substantial Development	\$800 (+HE)	
<input type="checkbox"/> 89-00	Shoreline Cond. Use or Variance	\$600 (+HE)	
<input type="checkbox"/> 89-00	Shoreline Substantial Development w/ Cond. Use or Variance	\$900 (+HE)	
<input type="checkbox"/> 89-00	Shoreline Exemption	\$100	
<input type="checkbox"/> 89-00	SEPA	\$650	
<input type="checkbox"/> 89-00	Critical Areas	\$600	
<input type="checkbox"/> 89-00	Other:		
<input type="checkbox"/> 89-00	Report or Data Preparation		
TOTAL:			

*This is not an all-inclusive list. Please refer to the current fee schedule for full list.

DO NOT WRITE BELOW THIS SPACE – FOR OFFICE USE ONLY

LAND USE #	PERMIT TYPE	DATE
RECEIPT NUMBER	AMOUNT	RECEIVED BY



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OWNERSHIP CERTIFICATION

I, _____, hereby certify that I am the property owner or representative of the corporation owning the property described in the attached application and I have familiarized myself with the rules and regulations of the City of Woodland with respect to filing this application for _____ and that the statements, answers, and information submitted are in all respects true and correct to the best of my knowledge.

Street Address: _____

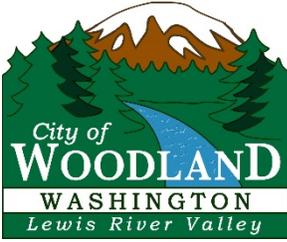
City, State, Zip: _____

Email: _____

Phone: _____

Signature: _____ Date: _____

For: (Corporation or company name, if applicable) _____



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CRITICAL AREAS IDENTIFICATION CHECKLIST

Applicant: _____

Site Address: _____

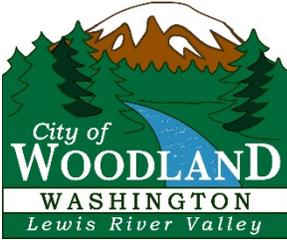
Land Use Application Number: _____

Please answer the following questions concerning Critical Areas indicators located on or within 200 feet of the subject site:

1. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject site? If yes, please attach a list of document titles.
2. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, bogs, swamps)?
3. Have any wetlands been identified? Any vegetation that is associated with wetlands?
4. Are there areas where the ground is consistently inundated or saturated with water?
5. Is the project located within a Flood Hazard Zone?
6. Are there are state or federally listed sensitive, endangered, or threatened species or habitats?
7. Are there slopes of 15% or greater?
8. Are there any landslide hazard areas?

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas. I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of WMC 15.08.

Signature: _____ Date: _____



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AGREEMENT TO REIMBURSE PROFESSIONAL CONSULTING SERVICES EXPENSES RELATED TO LAND USE APPLICATION

The applicant recognizes that the City of Woodland is obligated by state law and the Woodland Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to ensure compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of city staff. In these instances, the city must contract with outside qualified professionals in order to perform plan review responsibly.

City Ordinance #1157 (WMC 19.02.110) authorizes recovering the cost of professional consulting services related to all land use applications by outside professionals. The applicant is therefore responsible for reimbursing to the city those fees and related expenses in addition to the normal permit and plan review fees.

The applicant hereby agrees and commits to reimburse to the City of Woodland the actual cost of professional consulting services for reviewing all development projects by outside professionals.

This Agreement to Reimburse the Professional Consulting Services Expenses Related to Reviewing the Land Use Application ("Agreement") is entered into this _____ date of _____ by and between _____ ("Applicant") and the City of Woodland, WA ("City") as indicated by the below signed authorized representative of the parties.

Applicant is the applicant for _____, which has been assigned City Planning / Land Use Application No. _____.

The applicant acknowledges that the applicant is liable for such costs, and these costs are due and payable to the City at the time of final plan approval. The applicant further acknowledges that the City is authorized to require the applicant to deposit an amount which the City estimated at discretion of the Public Works Director.

IT IS SO AGREED:

Name: _____ Date: _____

Title: _____

Mailing Address: _____

Signature: _____