



PROJECT NARRATIVE

For

LEWIS RIVER SUBDIVISION

A PRELIMINARY TYPE III

SUBDIVISION

APPLICATION

Submitted to

CITY OF WOODLAND

FOR

LUKE SASSE

9321 NE 72nd Avenue Bldg. C #7

Vancouver, WA 98665

April 2024

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General Information

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Location:	Section 18, T5N, R1E, WM
Project Size:	20.14 acres
Zoning:	HDR (High Density Residential) & FW (Floodway)
Comprehensive Plan:	Residential
Current Use:	Vacant
Parcel Number:	50650, 506520300, 506520400, 506520500
School District:	Woodland
Water District:	Woodland
Sewer District:	Woodland
Fire District:	Woodland

Project Description

The applicant proposes to subdivide 20.14 acres to provide 85 new single-family detached lots with a pedestrian trail that will provide viewing areas along the Lewis River shoreline to both fill a need for the existing community as well as the future residents of the development, meeting both the Residential and Urban Conservancy designation area criteria as defined by the Shoreline Master Plan.

The site is identified as adjusted parcel numbers 50650, 506520300, 506520400, and 506520500 located in Section 18, Township 5 North, Range 1 East of the Willamette Meridian. Lewis River Road abuts the site to the north, and the north fork of the Lewis River abuts the site to the south. Adjacent uses are single-family residential, townhomes, a church, and vacant lots.

The project site is 20.14 acres in size and is split zoned. The HDR (High Density Residential) zoned portion of the site is 8.02 acres and the FW (Floodway) zoned portion of the site is 12.12 acres. No buildings are proposed within the FW zoned portion of the site, this area will be open space.

A previous land use approval was granted for this site to be developed as apartments (SPR-23-003). Since that time the applicant has decided to permit the site for single family homes utilizing revised code recently adopted by the City of Woodland.

Transportation and Utilities:

Access to the proposed development will be from a new access point off Lewis River Road/SR-503. Frontage improvements consisting of half street improvements to SR-503 will be provided along the full frontage of the site. New public roads will provide access to the proposed new homes.

Existing 6-inch water and 8-inch sewer connections are available on the northern lane of Lewis River Road across from the proposed development.

Stormwater runoff will be collected on site, treated, and discharged to the low areas on the south side of the site where the runoff will infiltrate into the ground.

Environmental:

The site is located in the Residential and Urban Conservancy districts of the City of Woodland Shoreline Master Program. Single-family residential development is allowed but requires a Shoreline Substantial Development Permit.

The site also falls within an established floodway and floodplain, therefore will require a floodplain confirmation letter.

The site also has riparian habitat and WDFW Priority Habitat onsite or nearby.

A Critical Areas Report and Mitigation Plan is included with this application as well as a Shoreline Substantial Development Permit.

Summary:

The City of Woodland has a shortage of affordable housing. The proposed Lewis River Subdivision will greatly benefit the City of Woodland providing 85 new single-family detached residential units, pedestrian access to the Lewis River, and a large uplift to a degraded shoreline habitat area within the city.

Proposal & Code Compliance Discussion

Title 12 – Streets and Sidewalks

Lewis River Road/SR-503:

Lewis River Road/SR-503 abuts the site to the north. This street is designated as a Major Arterial (Std T-24-A) and requires an 80' full width right-of-way with 48' full width pavement, curb and gutter, detached sidewalk and planter strips. The applicant will provide a minimum of a 40' half-width right-of-way widening out to a 52' half width right-of-way. A 24' half-width paved surface will be provided at a minimum, with additional paved width at the proposed intersection/entrance to the site to allow a turn lane into the development. An 8' planter strip and 6' detached sidewalks are proposed along the site frontage.

Brady Road:

Brady Road is a proposed Local Access Road (Std T-27) that will be a full access intersection with stop control at Lewis River Road. This road is designed to provide a 50' right-of-way with 32' paved width and 5' sidewalks on each side.

Sasse Loop:

The development will provide an internal loop road, Sasse Loop, with sidewalks for pedestrian connectivity. Sasse Loop is designed as a Local Access Road with a 50' right-of-way with 32' paved width and 5' sidewalks on each side.

Four shared driveways are proposed within this development.

Title 13 – Water and Sewer

The existing 6" waterline will be replaced with an 8" waterline across the frontage of the site. Two water connections will be made, and water will be extended and looped through the site. Connection to the public sewer system will be from an existing 8" line located north of the site in Lewis River Road. Connection will not take place Engineering Plans have been approved. See the Proposed Plans showing locations of water and sewer connections.

Title 14 - Buildings and Construction

Future homes will adhere to the International Building Code (IBC), the International Mechanical Code (IMC), Uniform Plumbing Code (UPC) and the International Fire Code (IFC) as required in WMC 14.04.

The site is located within an established floodplain, therefore per WMC 14.40 a floodplain confirmation letter is required which will be completed after fill is placed.

Building materials and colors are not finalized at this time however they will comply with City of Woodland codes.

Title 15 – Environmental

15.04 Environmental Review (SEPA Checklist)

Per WMC 15.04, the State Environmental Policy Act (SEPA) procedures require documentation of critical areas as well as discussion on earth, air, water, plants and animals, energy and natural resources, environmental health, noise, land and shoreline uses, aesthetics, recreation, historic and cultural preservation, transportation, and public services and utilities. At the Pre-Application Conference, it was determined that this project will require SEPA as it does not meet exemptions criteria. A SEPA Checklist is included with this application.

15.06 Shorelines Management

The site falls within a Shoreline designation. The City of Woodland maps the shoreline designation area for the subject property as “Urban Conservancy” and “Residential.” Single-family residential development is allowed within the Residential designation and requires a Shoreline Substantial Development Permit.

The Pre-Application Conference Report states that public access to shorelines is required when constructing more than four dwelling units. Public access has been provided with a pedestrian path to the bank of the Lewis River to the south.

Shorelines are discussed further in the Critical Areas Report and the Shoreline Substantial Development Permit, both prepared by AshEco Solutions (AES) and included with this application.

15.08 Critical Areas Regulation

A Critical Areas Report and Mitigation Plan has been prepared by AES for this project. A copy of the report is included with this application. Below are summaries of the findings from the report. The Critical Areas Report and Mitigation Plan addresses mitigation for impacts and Shoreline restoration plans in detail.

Wetlands:

AES identified one wetland associated with the floodplain of the Lewis River located offsite and south of the proposed project. The wetland buffer required to protect habitat functions for Category II Wetlands with a habitat score of 8 and a proposed high land use intensity is 300 feet, 225 feet for moderate land use intensities, and 150 feet for low land use intensities. The proposed project will have wetland buffer impacts. Because this is a high land use intensity, the wetland buffer for this project is 300 feet.

Riparian Habitat:

A Riparian Habitat area impacts the site. The cut and fill requirements for the project will create temporary impacts to the riparian habitat buffer. The proposed subdivision has been located within the flat upland terrace closest to Lewis River Road and outside of the regulated Reach-Based Riparian Habitat Areas (RHA) to avoid permanent impacts to the onsite riparian habitat.

WDFW Priority Habitat:

WDFW maps identify “Freshwater Forested/Shrub Wetland” and “Riverine” habitats near or onsite due to the proximity of the Lewis River and the offsite wetland. Big brown bat (*Eptesicus fuscus*) was also mapped as a potential presence within the general area though no priority species of bats were identified onsite.

Floodplain:

FIRM Panel 53015C0996G of the FEMA maps a Floodway and 100-Year Floodplain associated with the Lewis River across the project site. The Floodway encompasses the southern half of the subject site while the 100-Year Floodplain encompasses the entirety of the project site, continuing off site to the north and beyond Lewis River Road/SR-503 .

15.10 Erosion Control

Erosion Control measures have been included in this design to promote health, safety and welfare for the general public. Best Management Practices (BMPs) have been specifically chosen for appropriate phases of land disturbing activity at the subject site. No soil on the site will remain un-stabilized for more than seven days during the dry season (May 1 – Sept 30) or more than 2 days during the wet season (Oct 1 – April 30). Note that the site is already graded (under the previously approved site plan SPR-23-003) and mitigation will be completed by late winter of 2025.

15.12 Stormwater

Existing stormwater drains to the SW corner of the site towards the Lewis River. The proposed site will collect runoff, treat it in media filter cartridges, and discharge it the low cut areas where it will infiltrate into the ground.

Title 16 – Subdivisions

A pre-application conference was held on August 17th, 2023 for this project. Per 16.08.160, the preliminary plat shall demonstrate compliance with the following:

- A. The goals, policies, objectives and land use map of the Woodland comprehensive plan in location, use, timing of improvements, and design;

Response: The Comprehensive plan designates these parcels as High Density Residential (HDR) and Floodway (FW). The uses proposed on these parcels meet the intent for each designation.

B. Capital improvements program;

Response: There is sufficient capacity within public services such as water supply, police and fire services, and sanitary waste and storm water disposal, to adequately serve the development as proposed. Connection to the public sewer system will be from an existing 8” line located north of the site in Lewis River Road. Two water connections will be made from the existing 6” water line north of the site in Lewis River Road. Impact fees and taxes will support and offset any impacts this development will have on emergency services, schools, parks and libraries. Please see the Preliminary Plans for further information.

C. Other plans and programs as the city may adopt;

Response: There are no other known plans or programs.

D. Woodland zoning ordinance;

Response: Ordinance No. 1541 approved a recent zoning text amendment that includes a change to the Multi-Family Zoning code to allow one single-family residence on each “lot” rather than “site.” The proposed plat complies with the standards set forth in the newly adopted ordinance.

E. Woodland flood damage ordinance;

Response: The site is located within an established floodplain, therefore per WMC 14.40 a floodplain confirmation letter is required which will be completed after fill is placed.

F. Woodland shoreline master program;

Response: As demonstrated above under, *15.06 Shorelines Management*, and within the separate *Shoreline Narrative* the proposal complies with the Woodland shoreline master program.

G. The standards of this article.

Response: The proposed preliminary plat meets the standards of this article and is in the public interest.

WMC 16.08.170 requires that preliminary plats must make appropriate provisions for the following:

- A. Public health, safety and general welfare: The subdivision complies with the applicable portions of RCW 58.17, the City of Woodland Municipal Code and the City of Woodland Comprehensive Plan. By complying with the applicable regulations the preliminary plat is in the public interest and will provide additional housing that is needed in the City of Woodland.
- B. Open spaces, parks, and playgrounds: The subdivision will provide ample open space with a proposed trail and over 12 acres of open space for the community. Impact fees will be paid for parks to offset the potential impacts.
- C. Schoolgrounds: The subdivision will pay impact fees for schools to offset the potential impacts made by this development.
- D. Drainageways and facilities: Onsite stormwater will be managed according to the applicable standards. Any offsite impacts will be negligible.
- E. Streets, alleys, sidewalks and other public roadways: New public streets are proposed to serve the development that will meet code requirements. Frontage improvements are proposed for Lewis River Road.
- F. Water supplies as well as sanitary and solid waste disposal: Public water access is available at the site and there is adequate capacity to support the development with minimal impacts. Public sanitary sewer is available at the site and will be extended to serve all the proposed lots.

All lots in the proposed subdivision abutting on a public street will be improved with curbs, sidewalks and drainage. All lots meet the minimum requirements of the underlying zone. The preliminary plat has been designed so that no lot will have direct vehicular access to Lewis River Road. Lot lines generally run at right angles to street lines.

Streets have been designed to comply with 16.14.190 – Block Design standards. No cul-de-sacs or street terminations are proposed.

Existing stormwater drains to the SW corner of the site towards the Lewis River. The proposed site will collect runoff, treat it in media filter cartridges, and discharge it the low-cut areas where it will infiltrate into the ground.

The proposed open space tract will provide a trail for public use to reach the shoreline of the Lewis River.

Utility easements will be granted to utility providers for installation and maintenance of utilities. An existing stormwater/utility easement along the west property line has been maintained; no buildings will impact the easement.

A 10' landscape buffer strip is proposed along the frontage of Lewis River Road.

Streetlights will be provided throughout the subdivision as required by WMC 16.16.090.

16.34 Boundary Line Adjustments and Lot Consolidations

A boundary line adjustment (BLA) has recently been recorded that adjusted. The site is comprised of adjusted tax lot 506520300 (5.69 acres); adjusted tax lot 506520400 (1.25 acres); adjusted tax lot 506520500 (1.08 acres); and adjusted tax lot 50650 (12.12 acres). A total of 20.14 acres is included in the proposed preliminary plat.

Plat Alteration

The applicant received approval of a plat alteration with the previous submittal and will record a declaration to remove the 30' Road and Utility Easement that runs north/south through the site. This easement was dedicated with the Short Plat of Lewis River Tracts, in Volume 8 of Short Plats, on page 53, recorded on November 28, 1994. The applicant is currently working with the City of Woodland to determine the new easement location.

Title 17 - Zoning

17.20 Multifamily Residential Districts (MDR, HDR)

The HDR (High Density Residential) district is intended to provide for higher density residential development in appropriately located areas consistent with the comprehensive plan. Per WMC *Ordinance No. 1541 - Multi-Family Zoning - Text Amendment*, single-family detached dwellings are an allowed use within this zone.

17.20.080 Development standards for Single-Family Detached dwellings

The following standards are required for single-family detached dwellings in the HDR zone; the proposed plan complies with these standards:

Standard	Required
Minimum lot area	1,900 sf
Maximum lot area	7,500 sf
Maximum density	35 du/acre
Minimum lot width	24'

Front yard setback	10'/ garage -20'
Rear yard setback	10'
Side yard setback	5'
Street side yard setback	10'
Maximum bldg. height	35'*
Maximum lot coverage	60%

*Per WMC 17.08.110, "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof.

There are additional height restrictions within the City of Woodland's Shoreline Master Program (SMP). Those height restrictions are found within Table 7-1 within the SMP and for a shoreline designation of 'Residential' a maximum height of 35' is allowed matching WMC 17.08.110.

Maximum density allowed for the site is 35 units per acre. The proposed subdivision will develop the site at a density of 10.5 units per acre, complying with code.

17.56 Off-Street Parking and Loading Requirements

Single-family dwellings require two parking spaces per unit including the garage or carport space. Each lot is proposed to provide a minimum of 2 parking spaces within a garage or carport and a driveway, meeting this requirement.

Conclusion

This application and narrative show that there are adequate facilities to serve the proposed subdivision. There are adequate public roads, open spaces, drainage facilities, potable water, sanitary waste collection and treatment, schools and educational services, pedestrian facilities, and fire prevention services. The proposed preliminary plat can and will comply with the applicable standards of the Woodland Municipal Code.