



Community Development Department

Building | Planning | Code Enforcement
 P.O. Box 9, 230 Davidson Avenue
 (360) 225-7299, www.ci.woodland.wa.us

Pre-Application Conference
Lewis River Site Plan – PRE-22-008

Proposal:	Applicant is proposing a two-phase, 240 unit apartment complex on multiple parcels off of Lewis River Road/S.R. 503 in Woodland, Washington.
Applicant:	PLS Engineering C/O Lisa Harker 604 W Evergreen Blvd Vancouver, WA 98660
Owner:	Triangle Holdings, LLC C/O Luke Sasse 9321 NE 72 nd Ave C #7 Vancouver, WA 98665
Site Location:	Unaddressed Parcels approximately at the intersection of Incel Rd and S.R. 503/Lewis River Road in Woodland
Parcel No. & Size:	50650, 506520100, 5065201, 506520300, 506520400, and 506520500, 25 Acres
Zoning Designation:	High Density Residential (HDR)
Environmental Features:	Floodplain, Floodway, Critical Area(s)
Review Required:	Site Plan type II
Staff Contact:	David Lukaczer, Associate Planner
Conference Time & Location:	May 19 th , 2022 at 10:00 am

I. PROJECT INFORMATION

Summary: Applicant is proposing a high-density multi-family residential development in existing HDR zone. As proposed, the site plan consists of 240 total multi-family units over a total of ten buildings, as well as an associated office and club house, to be built over two proposed phases.

Existing Easements and Dedications: A 75-foot gas line easement runs diagonally across the North westernmost corner of the property. A 30-foot road and utility easement runs along the southernmost lot line of parcel number 5065201, while a 60' road and utility easement runs

along the easternmost lot line(s) of parcel numbers 506520100, 5065201, 506520300, 506520400, and 506520500. A 20-foot roadway/Right of Way dedication was dedicated with the attached short plat (see appendix A – Lexis River Tracts short plat).

II. PRE-APPLICATION CONFERENCE NOTES

Please be aware the following information is general in nature. No decision is made at this time. A formal review and decision will be made once a complete application is received.

A. Applications Required

The following applications, and associated fees, are required:

- a. Planning Department
 - i. Site Plan Review, Type II
 - ii. SEPA checklist
 - iii. Boundary Line Adjustment (Lot Consolidation)
 - iv. Minor Variance
 - v. Floodplain review
 - vi. Critical Area Permit (Potentially)
 - vii. Shoreline Substantial Development Permit
- b. Fire & Life Safety Review ([submit to CCFR directly](#))
- c. Building Department
 - i. Building Permits
 - ii. Fill and Grade
 - iii. Sign Permit
- d. Public Works
 - i. ROW Permit

B. Fees

Fees are based by resolution of the City Council and are subject to periodic review and change. Fees listed below are **estimated** based on pre-application information. **Verify your fees with staff prior to submittal.**

Based on the preliminary application, the following fees are required:

- a. Site Plan Review (\$10,000, based on building square footage)
- b. SEPA (\$750)
- c. Boundary Line Adjustment (\$400 + \$75 per lot)
- d. Minor Variance (\$860)
- e. Shoreline Substantial Development Permit (\$1,800)
- f. Critical Areas Permit (If Applicable): \$600
- g. Floodplain Review (\$500 for New Construction, \$150 for any additional structures)
- h. Fire Review (Paid directly to CCFR)
- i. ROW Permit (\$225)

- j. Fill and Grade (fee based on cubic yards to be moved)
- k. System Development Charges (check with Public Works)
- l. Impact fees (estimated)
 - Fire Impact Fees (FIF) are \$342,240 (\$1,426 per MF unit).
 - Transportation Impact Fees will be \$124,694.40 (\$519.56 per MF unit).
 - Park Impact Fees (PIF) are \$199,440 (\$831 per MF unit).
 - School Impact Fees (SIF) are \$2,000 per studio or one bedroom MF unit and \$5,900 per two-bedroom (or more) MF unit.
- m. Building Permit (calculated upon submittal based on valuation)
- n. Sign Permits (\$75-\$145 each)

The City may contract out planning, engineering, and building reviews as necessary. Some reviews may be sent out-of-house for review. The applicant will be responsible for associated costs. At the time of application, an Agreement to Reimburse for Consultant Services Agreement form is required. Civil plans are reviewed by Gray and Osborne, the City's engineering review consultant. Building plans are reviewed by Townzen and Associates.

C. Planning Comments

David Lukaczer, Associate Planner, City of Woodland
 360-225-7299 | lukaczerd@ci.woodland.wa.us

Travis Goddard, Community Development Director, City of Woodland
 360-225-7299 | goddardt@ci.woodland.wa.us

Regulations

City of Woodland regulations that will affect this project and must be addressed include:

- i. WMC 12 Streets and Sidewalks
- ii. WMC 13 Water and Sewer
- iii. WMC 14 Buildings and Construction (WMC 14.40)
- iv. WMC 15.04 Environmental Policy
- v. WMC 15.08 Critical Areas Regulation
- vi. WMC 15.10 Erosion Control
- vii. WMC 15.12 Stormwater
- viii. WMC 17.20 Multifamily Residential Districts (MDR, HDR)
- ix. WMC 17.48 Performance Standards
- x. WMC 17.56 Parking
- xi. WMC 17.81.180 Minor Variances
- xii. WMC 19.10 Site Plan Review

*Copies of applicable plans and development regulations may be viewed at or obtained from the Building and Planning Department. The plans and regulations are also available on the City's website at www.woodland.wa.us/documents.

Streets and Sidewalks | WMC Title 12

Per WMC 12.06.010, the public works director is authorized and directed to require the installation of sidewalks with new construction, as well as to require such street improvements as deemed necessary through engineering and/or planning review.

Construction of frontage improvements consistent with City of Woodland and Washington State Department of Transportation (WSDOT) development standards shall be required along the full frontage of the site. See engineering notes provided for further information regarding specific requirements. This is typical for development projects both along S.R. 503/Lewis River Road and within the City of Woodland. WDOT review will be required.

Street Trees | WMC Chapter 12.28

Per WMC 12.28.015, street trees will be required to be planted within the Right-of-Way along proposed sidewalk. All street trees must be permitted by the City of Woodland and on the list of approved street trees maintained by the City of Woodland street trees list that can be found online here:

<https://www.ci.woodland.wa.us/publicworks/page/construction-standards>

Environmental Policy | WMC Title 15

Shorelines | WMC 15.06

The Shorelines Management Master Program extends two hundred feet landward from the landward boundary of the floodway as determined by the most recent flood hazard map or the ordinary high-water mark of Horseshoe Lake.

Subject property is partially located in a district classified as Residential under the City of Woodland Shoreline Master Program, for which Multi-Family residential development is allowed, requiring a Shoreline Substantial Development Permit. See section 7.2.11 of the Woodland Shoreline Management Program.

Public access to shorelines is required when constructing more than four dwelling units. However, if the walking path between the homes and the river is designated public right-of-way and there is public access to the path, no public access to the shoreline will be required.

Landscaping plans will need to address loss of vegetation and show plantings or mitigation that ensures no net loss of ecological function of shorelines.

Shoreline Substantial Development Permit is required for any proposed development within the scope of the City of Woodland Shorelines Management Master Program. More information:

www.ci.woodland.wa.us/departments/planning/shoreline.php

Critical Areas Regulation | WMC 15.08,

Woodland Municipal code requires properties located within areas and regions in which contain Critical Areas to be given special consideration. Specifically for properties within the critical floodplain, a floodplain/elevation study is required that includes:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 14.40.050(B)(2); and
- D. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

Property in question is located within the established floodplain and will require a floodplain confirmation letter. All inhabited spaces within development must be at least one foot above the Base Flood Elevation. Parking, storage, and driveways may be within the floodplain. Grading must be consistent with WMC 14.40 and grading and erosion control plans will be required with the site plan for review, including cross sections and cut/fill calculations.

Erosion Control | WMC 15.10

The applicant will be required to install and maintain erosion control measures per the BMPS outlined in WMC 15.10 (2005 Stormwater Management Manual for Western Washington) during site excavations and grading. An erosion control plan is required with the civil plan submittal that meets the requirements of WMC 15.10.060. If you are disturbing over an acre of soil (1 acre = 43,560 sq ft) and have the potential to discharge stormwater from the site, you'll need to apply for an NPDES Construction Stormwater General Permit from Ecology. Please note that the application and public notice process takes 60 days.

Zoning

The subject property is zoned as a high-density residential district and shall comply with all standards in WMC 17.20.

17.20.020 - Permitted uses.

- C. Multifamily dwellings including duplexes, apartments, condominiums, townhouses, or other group of dwellings in accordance with the density standards set forth within WMC chapter 17.20.

The proposal is a permitted use.

17.20.070 – Development Standards.

Maximum Building Height: 35 feet

Maximum Density:

- 35 units per acre
- 1,240 net square feet of lot area per dwelling

Property in question is a total of 25.01 acres of which 11.70 acres are zoned for high density residential development. With 240 multi-family units proposed within the high-density residential site, the density calculation for the development is 21 units per acre.

Maximum Lot Coverage by percentage of net area: 45%

The site plan will need to include a lot coverage calculation. Lot coverage (WMC 17.08.420) includes buildings and structures but not paved areas. As proposed, it is anticipated that this proposal can comply with the WMC.

Minimum street frontage: 30 Feet

Minimum Building Setbacks | WMC 17.20.070

- **Front yard setback:** 25 feet.
- **Rear yard setback:** 25 feet.
- **Interior side yard setback:** 5 feet.
- **Street side yard setback:** 10 feet.

A 10-foot landscaping buffer is required along S.R. 503/Lewis River Road. Landscaping buffer may be within the required setback area.

Required off street parking spaces | WMC 17.20.060 & WMC 17.56.050

Off-street parking requirements for multifamily developments in the HDR:

- One and one-half (1.5) spaces per one and two-bedroom unit; and

- Two spaces per unit with three (3) or more bedrooms.

430 total parking spaces are proposed for 240 multi-family units based on provided preliminary site plan. Assuming the typical mix of one- and two- bedroom units, 360 parking spaces will be required. Proposed development can meet this standard.

Minor Variance | WMC 17.81.180 & WMC 17.81.020 (B)

An increase in building height by not more than 30% of the applicable zoning standard may be considered minor in nature and be approved, approved with conditions, or denied by the development review committee based on the approval criteria per WMC 17.81.180(B) and WMC 17.81.020(B).

Approval Criteria for a Minor Variance:

1. No minor variance will be approved that allows an increase in the number of dwelling units permitted by the applicable zoning district, or the reduction in area of any lot created after the adaption of the ordinance codified in this chapter;
2. All major variance criteria outlined in WMC 17.81.020(B) must be met:
 - a. It must be determined that such a variance is necessary because of special circumstances or conditions related to the size, shape, topography, location, or surroundings of the subject property in order to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the property is located;
 - b. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;
 - c. If a permit for a variance is denied, no reapplication will be accepted within one year from date of denial; and
 - d. Any approved variance will go with and be assigned to the subject property and will not be transferable to another property.

Proposed buildings are indicated as being 45 feet tall, which constitutes a 10-foot variance to the maximum height of 35 feet per WMC 17.20.070 (F). A ten-foot variance is a variance of approximately 29%. Building elevations will be required alongside site plan review application, and should include all rooftop mechanical equipment and screening necessary under WMC 17.20.090 (A) to demonstrate the height will be able to meet required variance.

Lighting

Lighting shall be designed or arranged to ensure no light and glare into adjacent parcels; does not rotate, glitter, or flash; or conflict with the readability of traffic signs and control signals. Lighting at the intersection with S.R. 503/Lewis River Road must be approved by the City of Woodland Public Works department as well as WSDOT.

Performance Standards | WMC 17.20.090

All properties must comply with the Performance Standards as outlined in WMC 17.20.090. This includes:

- Mechanical equipment placement and screening
 - Landscaping of open space (landscaping plan required)
 - Outside storage limitations
 - Yard projections are allowed in some cases
 - Antennae and pools are allowed in some cases
 - Building height exceptions can be made for some structural features
 - Trash receptacles must be screened from neighboring properties and public rights of way
 - Fencing standards and limitations apply
 - Other standards as applicable
-

Screening of Trash and Service Areas | WMC 17.20.090.

All mechanical and communication equipment, loading docks, garbage/recycle equipment shall be screened from view. (Example: enclosure). **Contact Waste Connections** to ensure usability of enclosure design. Chad Davis, 360-892-5370, chad.davis@wasteconnections.com.

Show location of enclosure on the site plan and describe in narrative.

Signs | WMC 17.52

All signs will require a sign permit, building review, and planning review. All signs must comply with WMC 17.52.070 including size, total number of signs, types of signs, etc.

Site Plan Review | WMC 19.10

Site plan reviews are intended to ensure compatibility between new development and existing uses and to ensure development is consistent with the comprehensive plan, city code, and city development standards.

Submittal standards are found in WMC 19.10.050 and approval criteria are found in WMC 19.10.060

III. SEPA REVIEW | 15.04

When the City receives an application or initiates a proposal that involves a nonexempt action, it is the responsibility of the responsible official to issue a threshold determination on whether a proposal is likely to have significant adverse impacts on the environment. This process is compliant with the State Environmental Policy Act (SEPA) with the City serving as the lead agency. Should the Environmental impact be determined to be significant, it is the of the city and/or the responsible official to supervise the preparation of the Environmental Impact Statement (EIS). An EIS is only required when the lead SEPA agency determines that the proposal is likely to have a significant impact on the environment.

D. Engineering Comments

Ryan Walters, P.E, Gibbs & Olson.

(360) 425-0991 | rwalters@gibbs-olson.com

See attachment for comments

E. Public Works Comments

Tracy Coleman, Public Works Director, City of Woodland

360-225-7999 | colemant@ci.woodland.wa.us

Kathryn Myklebust, Engineering Aide, City of Woodland

360-225-7999 | myklebustk@ci.woodland.wa.us

F. Fire Marshal Comments

Div. Chief Mike Jackson, Fire Marshal, Clark-Cowlitz Fire Rescue

360-887-4609 | mike.jackson@clarkfr.org

Chief Josh Taylor, Deputy Fire Marshal, Clark-Cowlitz Fire Rescue

360-887-4609 | josh.taylor@clarkfr.org

See attached comments

We require a fire and life safety review for all multi-residential, commercial and industrial projects. Please see the attached document for instructions on submitting your project details to Clark Cowlitz Fire Rescue for review. (All fire services in the City of Woodland are contracted through CCFR.) NOTE: please be sure that your submission is complete by watching for a confirmation email from CCFR.

G. Building Comments

Debi Cler, Plans Examiner, Townzen and Associates
360-890-2747 | debi@townzen-consulting.com

See attachment

H. WSDOT Comments

Dylan Bass, Development Review Planner, WSDOT
360-831-5829 | BassD@wsdot.wa.gov

I. Waste Connections Comments

Chad Davis, Operations
360-892-5370 | chad.davis@wasteconnections.com

IV. APPLICATION REQUIREMENTS

1. Assistance, Permits and Applications Procedure

Clerks-Treasurer's Office (Temporarily), City of Woodland
360-225-8281

2. State Environmental Policy Act Checklist

Multifamily buildings with twenty or fewer units are exempt per WMC 15.04.110.

This proposal is not exempt.

3. Type II Site Plan Review

Contact Janice Fisher, Permit Technician, for specific instructions: 360-225-7299.

The application packet for **Type II Site Plan Review** must include all the following to be considered a technically complete application:

- i. Application fee (as described above in section II.A)
- ii. Land Use Application Form (Master application)
- iii. Ownership Certification
- iv. Completed Critical Areas Checklist
- v. Legal Description
- vi. Title Report or Title Book Report

- vii. Boundary Line Adjustment/Lot Consolidation Packet:
 - 1. Prior recorded surveys;
 - 2. Other information demonstrating compliance with the approval criteria;
 - 3. A map prepared and stamped by a licensed surveyor with the following information:
 - a. The applicant's and contact person's name, mailing address and phone number;
 - b. Names of all affected property owners, and addresses of affected parcels;
 - c. A north point, graphic scale and small vicinity map;
 - d. Old property lines and dimensions as dashed or broken lines, new property lines and dimensions as solid lines;
 - e. All property lines shall be fully dimensioned, with the area calculations for each lot noted on the face of the plat;
 - f. Correct street names and current zoning designation;
 - g. Building locations, building setbacks (distance from existing structures to nearest property lines), driveways, location of easements, utility connection points, septic tanks, septic drain fields, stormwater facilities, and wells;
 - h. Public and private roads and their dimensions and location;
 - i. Identification of all lots involved as Lot 1, Lot 2, etc.; and
 - j. Any previous short plat or boundary line adjustments shall be noted on the site plan.
- viii. Project narrative addressing the approval criteria in the following Sections of the WMC –
 - 1. 15.04 Environmental Review (SEPA Checklist)
 - 2. 17.20 Multifamily residential zoning
 - 3. 17.48 Performance Standards
 - 4. 17.52 Signs
 - 5. 17.56 Off-Street Parking and Loading
 - 6. 17.64 Water Supply and Sewage Disposal
 - 7. 17.81.180 Minor Variances
 - 8. 19.10.050 Site Plan Review Submittal Requirements
 - 9. 19.10.060 Site Plan Review Approval Criteria
- ix. Agreement to Reimburse for Consultant Services
- x. Site Plan- 6 full size copies (Preferably 22" x 34"), 1 electronic copy, and one (1) 11" x 17" copy) containing the following at minimum:
 - a. Property boundaries, dimensions, and size of the subject site.
 - b. Location, dimensions, and height of proposed buildings and location and dimensions of existing buildings to remain on site.
 - c. Proposed building setbacks.

- d. Proposed project-phasing boundaries, if applicable.
- e. Legend indicating total site area, the total square footage of proposed buildings or structures including percentage of total site area, the total square footage amount of impervious area including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces, the number of handicapped-accessible parking spaces, and the required number of parking spaces.
- f. Location of proposed access points including vehicular driveways and designated pedestrian access points.
- g. Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact, or handicapped-accessible. On-site drive aisles and circulation areas shall be indicated including their dimensions.
- h. Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, and between on-site buildings and on-site or off-site parking areas.
- i. Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed drive aisles and circulation areas including dimensions.
- j. Locations, centerlines, and dimensions of proposed on-site public or private streets and public and private easements.
- k. Location, centerlines, and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation, and public sidewalk installation.
- l. The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, location of fences and signs, and the size and location of solid waste and recyclable storage areas.
- m. Specialized site treatments including but not limited to pedestrian plazas, bicycle parking, and outdoor seating areas.
- n. Environmental features including critical areas and their buffers, the ordinary highwater mark, shorelines jurisdiction, the one hundred-year floodplain, and floodway location.

- o. Applicants for binding site plan shall also show proposed lots including dimensions and total acreage.
- p. If applicable, a preliminary grading and erosion control plan shall be provided consistent with WMC Chapter 15.10.
- q. A preliminary landscape plan shall be submitted at the time of application for site plan review. The preliminary landscape plan need not include the detail required for final approval, although areas of proposed landscaping must be shown. Final civil plan approval cannot be given until a final landscape plan is submitted and approved. The final plan shall show the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated.
- r. If applicable, architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions, and structural heights.
- s. If applicable, lighting plan indicating the location, height, and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted). Photometric point or curve detail shall be provided for the subject site, abutting properties, and abutting public streets or rights-of-way at final civil plan review.
- t. A certified document, typically a title report that is provided by a title company and issued within the last sixty days that details all encumbrances, easements, and ownership (not required for Type I site plan reviews).
- u. Completed critical areas identification checklist.
- v. Signed agreement to reimburse the city for professional services used in the processing of applications for site plan review and site inspections.
- w. a traffic study.
- x. Any additional items requested by the city during the pre-application conference.
- xi. CLARK COWLITZ FIRE REVIEW - We require a fire and life safety review for all multi-residential, commercial and industrial projects. Please see the attached document for instructions on submitting your project details to Clark Cowlitz Fire Rescue for review. (All fire services in the City of Woodland are contracted through CCFR.) NOTE: please be sure that

your submission is complete by watching for a confirmation email from CCFR.

- xii. Any additional items required by staff as noted in their attached comments:
 1. A traffic study per WSDOT comments.

V. PROCEDURE AND TIMELINE

1. Pre-application conference (04/21/2022)
2. Applicant submits land use application (Site Plan Review) with all the 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.
 - If a Notice of Incomplete Application is issued, a Notice of Complete Application will be issued once all missing items are submitted/addressed. The applicant has 90 days to submit any missing information after receiving a Notice of Incomplete Application.
4. By State law, the City must issue a written determination (Notice of Decision) – Preliminary Site Plan Approval within **120 days** of the application being deemed complete. These administrative determinations are subject to a 14-day appeal period.
5. Applicant begins working on the conditions of the Preliminary Site Plan approval including Site/Civil plans, any technical documents, permits from other agencies, etc.
6. Once all conditions of approval are complete, the City issues Civil/Engineering Plan Final Approval.

VI. APPLICANT QUESTIONS

Will the city approve a boundary line adjustment to the adjoining park property for better access?

The city would be hesitant to approve a boundary line adjustment unless the applicant provides specific and clear benefits to the city of such a proposal.

Will the city allow the applicant to use park impact fees to install park features on the adjoining city property?

While in some cases the city has allowed the use of a credit system instead of the payment of impact fees, the public works director has determined that in this case the funds raised through the park impact fees would be better utilized towards further mitigation within existing

recreation facilities, particularly considering the limitations of stated park property due to its location within the floodway.

Is there sewer and water capacity for this development?

Based on preliminary analysis, there is sewer and water capacity for proposed development.

Are there any failing intersection or proportionate share fees

A traffic study will be required based on the projected traffic impacts associated with the proposed development, however there are no known failing intersections or proportional share fees associated with this proposal. As with any development, we will require Transportation Impact Fees to be paid at time of building permit issuance.

Will the city approve delayed SDC fees until occupancy?

The city does not allow for delayed or deferred payment of any system development fees. Sewer and Water connection and/or inspection fees are due at time of connection, which can be delayed by the applicant, however water and sewer connections must be made prior to occupancy.

All impact fees are due at building permit issuance and cannot be delayed or deferred outside of those required in the construction of a single-family detached residence per Woodland Municipal Code 3.42.030 (A/B).

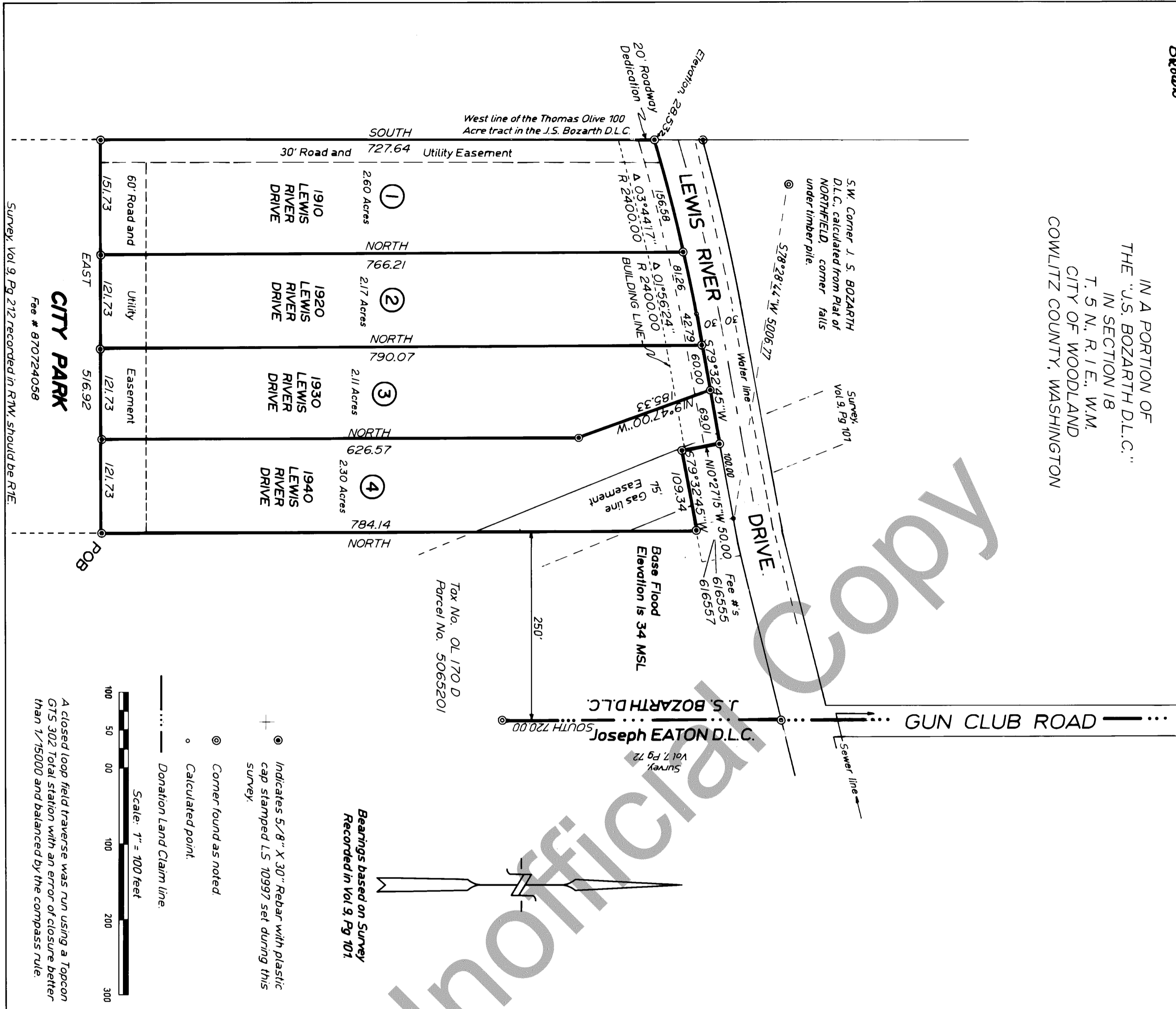
DARLENE P. DEPOSNER
COWLITZ COUNTY AUDITOR

Nov 23 9 24 AM '94

FILED
RECORDED BY
Darryl Brown

SHORT PLAT LEWIS RIVER TRACTS

IN A PORTION OF
THE "J.S. BOZARTH D.L.C."
IN SECTION 18
T. 5 N., R. 1 E., W.M.
CITY OF WOODLAND
COWLITZ COUNTY, WASHINGTON



DESCRIPTION
That portion of the J. S. Bozarth D. L. C. in Township 5 North, Range 1 East, W.M., in Cowlitz County, Washington described as follows: Beginning at the Northeast corner of that tract of land described in deed recorded under Auditor's fee number 870724056, said point marked with a rebar and cap as recorded in Volume 9 of Surveys, Page 212 and running thence NORTH 784.14 feet to a point on the South boundary of a tract of land described under Auditor's fee number 616555, thence S79°32'45"W 109.34 feet along the South boundaries of tracts of land described under Auditor's fee numbers 616555 and 616557 to the Southwest corner thereof, thence N10°27'15"W 50.00 feet to the Northwest corner thereof on the South boundary of the Lewis River Highway, thence following said Highway boundary S79°32'45"W 171.80 feet, thence around a curve left having a radius of 2400.00 feet an arc distance of 237.84 feet, thence leaving said Highway boundary SOUTH 727.64 feet to the Northwest corner of the first mentioned tract of land, thence EAST 516.92 feet to the place of beginning.

DEDICATION
Know all men by these presents that we, the undersigned, as owner's in fee simple of the land hereby short subdivided hereby declares this subdivision and dedications to the use of the public forever, all streets and easements or whatever public property there is shown on this plat and the use thereof for any and all public purposes; also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc.; shown on this short plat in the reasonable original grading of all streets shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of Nov. 1994.

Darryl Brown
Darryl Brown
STATE OF WASHINGTON
COUNTY OF COWLITZ) SS

This is to CERTIFY THAT on this 12 day of Nov., 1994, before me, the undersigned, a Notary Public, personally appeared DARRYL BROWN and JOANN BROWN, husband and wife, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESSES my hand and official seal the day and year first above written.

Dorrell A. Germunson
Dorrell A. Germunson
NOTARY PUBLIC in and for the State of Washington, residing at Woodland, Washington

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT this short subdivision of a portion of the J. S. Bozarth D. L. C. in Township 5 North, Range 1 East, W.M., is based on an actual survey and short subdivision of said Donation Land Claim, that the distances and courses and angles are shown hereon correctly; that proper monuments have been set and lot and block corners staked on the ground.

Dorrell A. Germunson
Dorrell A. Germunson LS 10997
September 12, 1994

BEARINGS based on Survey Recorded in Vol 9, Pg 101.

EXAMINED AND APPROVED this 17 day of NOV., 1994.
Public Works Supervisor
Filed for record at the request of DARRYL BROWN's Deputy of NOV., 1994, at 9:54 AM minutes past and recorded in Volume B of Short Plats, on page 53.
Cowlitz County Auditor

Darlene P. Deposner
Darlene P. Deposner
Cowlitz County Auditor

Dorrell A. Germunson
Dorrell A. Germunson
Cowlitz County Treasurer

I HEREBY CERTIFY THAT the taxes on the land described hereon have been paid to date, including the year 1994.
DATED: 11/8/94

- D. Provisions shall be made for adequate vehicular parking and safe pedestrian crossings. Design of parking areas shall ensure that surface runoff does not discharge to adjacent waters. Parking areas shall be located upland, away from the immediate shoreline.
- E. All permanent, substantial recreational structures and facilities shall be located outside officially mapped floodways. Minor accessory uses may be allowed in the floodway when it can be demonstrated by the applicant that there will be no net loss of ecological functions as set forth in Section 6.1, and all flood hazard criteria of this Program and the City's flood protection code in WMC 14.40, Flood Damage Prevention (1996), are met.
- F. New overwater structures for a recreational use shall be allowed only when:
 - 1. They accommodate a water-dependent recreation use or facilities; or
 - 2. They provide access for the public to enjoy the shorelines of the state.
- G. Recreational facilities shall provide adequate facilities for potable water supply, sewage disposal, and/or garbage collection where practicable.

7.2.11 Residential

- A. Single-family residential uses shall be permitted on all shorelines except the Aquatic environment, and shall be located, designed, and used in accordance with applicable policies and regulations of this Program and the SMA.
- B. New residential development shall comply with the shoreline buffer provisions established in Section 9.4 of Appendix B.
- C. Redevelopment or expansion of existing residential structures shall also conform to the provisions in Section 3.3 of this SMP.
- D. All new residential uses and development, including subdivisions, short-plats, accessory uses and structures:
 - 1. Shall be designed such that no shoreline stabilization measures are necessary.
 - 2. Shall be located and designed to minimize view obstructions to and from the shoreline from other properties.
 - 3. Shall be prohibited in, over, or floating on the water.
 - 4. Shall be prohibited in floodways and channel migration zones.

- E. New residential lots shall be configured such that structural flood hazard reduction and shoreline stabilization measures are not now and will not be required during the life of the development or use.
- F. New residential lots shall be configured such that siting and construction are feasible while achieving no net loss of ecological functions.
- G. Where housing developments are proposed in locations that would interrupt existing shoreline views, primary structures shall provide for reasonable view corridors. The City may adjust the project dimensions and/or prescribe development operation and screening standards as deemed appropriate. Need and special considerations for landscaping and buffer areas shall also be subject to review.

7.2.12 Transportation and Parking

- A. Roads, Railroads and Bridges
 - 1. New or expanded surface transportation facilities not related to and necessary for the support of shoreline activities shall be located outside of the shoreline jurisdiction wherever possible unless location outside of shoreline jurisdiction is demonstrated to be infeasible.
 - 2. When transportation facilities are demonstrated to be necessary in shoreline jurisdiction or if no other feasible location exists the applicant shall demonstrate that new or expanded facilities are designed to:
 - a. Minimize impacts to critical areas and associated buffers and to minimize alterations to the natural or existing topography to the extent feasible; and
 - b. Avoid or minimize the need for shoreline stabilization.
 - 3. New transportation crossings over streams shall be avoided, but where necessary shall utilize bridges rather than culverts to the extent feasible.
 - 4. Requirements for bridge and culvert installation crossing all streams shall be consistent with the Washington Department of Fish and Wildlife's site-specific Hydraulic Project Approval standards.
 - 5. All excavation materials and soils exposed to erosion by all phases of road, bridge and culvert work shall be stabilized and protected by seeding, mulching or other effective means, both during and after construction.
 - 6. Private access roads or driveways providing ingress and egress for individual single-family residences or lots shall be limited to the minimum width allowed by the fire code.

7. Bridges shall provide the maximum length of clear spans feasible with pier supports to produce the minimum amount of deflection feasible.

B. Non-Motorized Facilities

1. Non-motorized facilities, such as trails, shall comply with provisions for public access that are part of this Program.
2. New or expanded non-motorized transportation facilities shall be located outside of critical areas and their associated buffers. With demonstration that the trail cannot be located outside of the buffer, the trail can be located in the outer 25 percent of the critical area buffer. The following trail types are exceptions and may locate closer to the OHWM:
 - a. Soft-surface trails (mulch, or dirt), not wider than three (3) feet constructed for public access to shoreline areas.
 - i. This exception does not apply to Critical Area buffers for Category I, II, or III Wetlands.
 - ii. Trail construction and maintenance shall minimize removal of vegetation (trees, shrubs, etc.) avoid important wildlife habitat, and shall not result in a net loss of ecological functions.
 - iii. This exception does not apply to trail parking, shelters, bathrooms, and any similar related structures.
 - iv. All provisions of Appendix B, Critical Area Regulations must be met.
3. Elevated walkways shall be utilized where feasible to cross wetlands and streams if a trail is not feasible outside of the critical area and associated buffer.

C. Parking facilities are not a preferred use and shall be allowed only where necessary to support an authorized use. Parking facilities accessory to a permitted use shall be:

1. Set back as far as possible from the OHWM and outside shoreline jurisdiction where feasible;
2. Located outside of critical areas and associated buffers where feasible; and
3. Located on the landward side of the proposed development or use.

D. Facility lighting must be designed and operated to avoid illuminating nearby properties or public areas; prevent glare on adjacent properties, public areas, or roadways to avoid infringing on the use and enjoyment of such areas; and to prevent hazards. Methods of controlling spillover light include, but are not limited to, limits on height of structure, limits on light levels of fixtures, light shields,

setbacks, buffer areas, and screening. Lighting must be directed away from critical areas unless necessary for public health and safety.

7.2.13 Utilities

These provisions apply to services and facilities that produce, convey, store, or process power, gas, wastewater, communications, oil, waste, and similar services and functions. On-site utility features serving a primary use, such as a water, sewer, or gas line to a residence or other approved use, are accessory utilities and shall be considered a part of the primary use.

New or expanded non-water-dependent utilities or parts thereof may be located within shoreline jurisdiction only when the applicant demonstrates based on analysis of alternative locations and technologies that:

1. No alternative location outside of shoreline jurisdiction is feasible;
 2. If a new corridor is proposed, utilization of existing corridors is not feasible, including expansion or replacement of existing facilities; and
 3. The proposal minimizes changes to the visual character of the shoreline environment as viewed from the water and surrounding views to the water.
 4. The above requirements do not apply to water-dependent utilities, or parts thereof, which require a shoreline location, such as stormwater or wastewater treatment plant outfalls.
- B. The presence of existing utilities shall not justify more intense development. Rather, the development shall be consistent with the County Comprehensive Plan, zoning code, and this Program, and shall be supported by adequate utilities.
- C. Where overhead electrical transmission lines must parallel the shoreline, they shall be outside of shoreline jurisdiction unless infeasible due to site constraints, including but not limited to topography or safety.
- D. Transmission, distribution, and conveyance facilities shall be located in existing rights of way and corridors whenever feasible.
- E. Utility crossings of waterbodies shall be attached to bridges where feasible. Where attachment to a bridge is not feasible, underground construction methods that avoid surface disturbance are preferred. Crossings shall be designed to cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.

- F. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially harmful to water quality shall be equipped with automatic shut-off valves on both sides of the waterbody crossing.
- G. When allowed in shoreline jurisdiction subject to 7.2.13.A above, structural utility buildings, such as pump stations, electrical substations, or other facilities, shall be visually compatible in scale with surrounding development and landscape to provide compatibility with natural features and adjacent uses.
- H. Stormwater outfalls may be placed below the OHWM to reduce scouring. New outfalls and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate.

7.3 Shoreline Modification Regulations

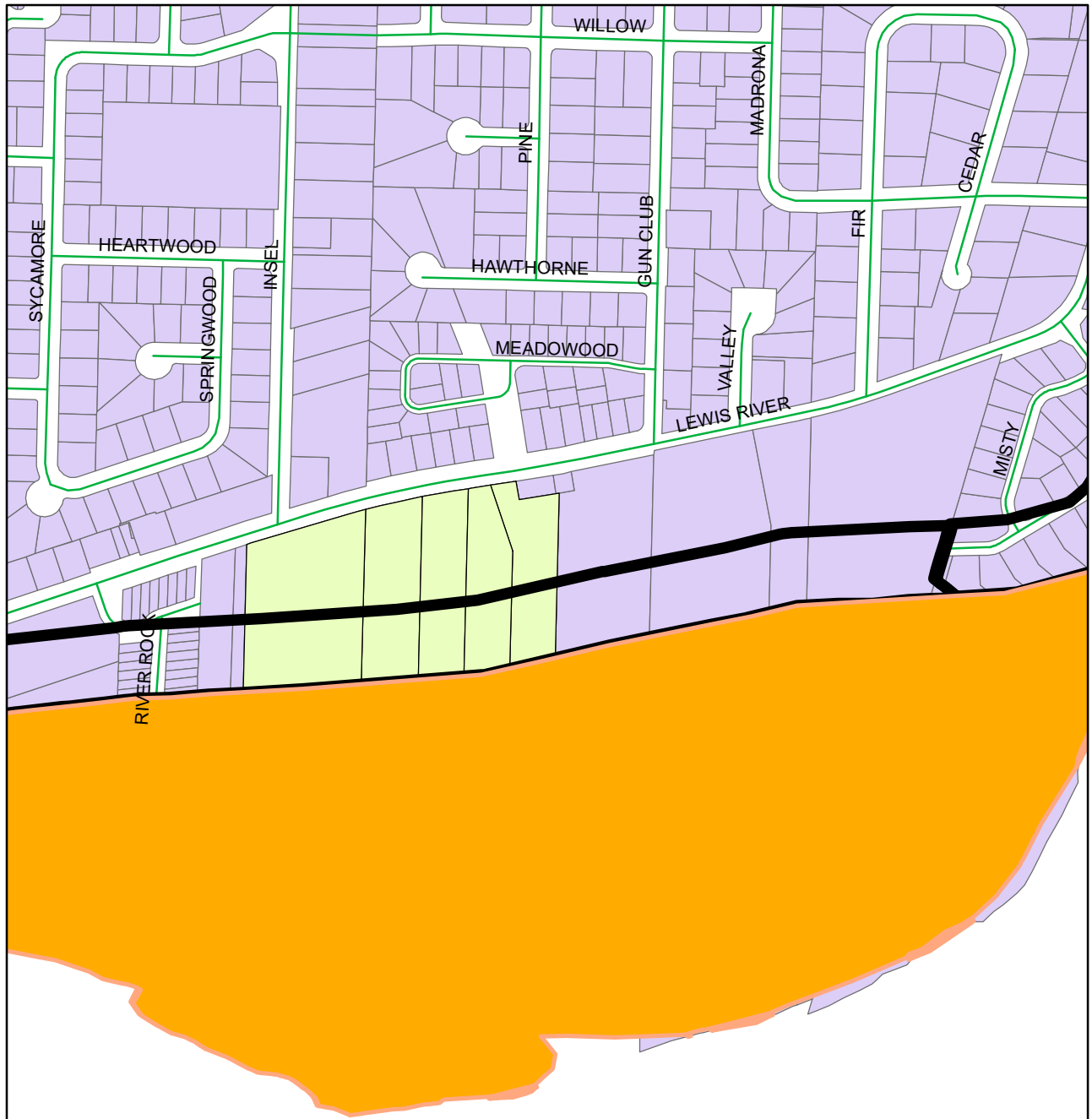
To be authorized, all shoreline modification activities in shoreline jurisdiction shall be planned and implemented in a manner consistent with this Program. In considering the approval of shoreline modifications, the City shall make findings that the following policies and regulations are met based on information provided by the applicant, including studies by qualified professionals when necessary.

All shoreline modifications must comply with the following general provisions:

- A. Structural modifications may be permitted only where they are demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage or are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes;
- B. Preference shall be given to shoreline modifications that have a lesser impact on ecological functions; and
- C. Modifications shall be designed to incorporate all feasible measures to protect ecological shoreline functions and ecosystem-wide processes.

7.3.1 Shoreline Stabilization

- A. Proposals for new or modified shoreline stabilization shall demonstrate that proposed structures are the minimum size necessary.
- B. Compliance with the following criteria shall be documented through geotechnical analysis by a qualified professional. Geotechnical reports pursuant to this Section shall address the necessity for shoreline stabilization by estimating timeframes and rates of erosion and shall report on the urgency associated with the specific situation.



PRE-22-008 Lewis River Site Plan

Legend

- Proposed Development
- Shoreline Designation**
- Residential
- Rural Conservancy
- Rural Conservancy

