

**PROJECT NARRATIVE  
FOR**

**Lewis River Townhomes**

**PRELIMINARY SUBDIVISION**

**March 19, 2024**

**Introduction**

This proposal is to subdivide 5.56 acres into 39 single-family residential townhome lots in the MDR zone pursuant to the Woodland Municipal Code.

The site is located at 720 Sandalwood Road in a portion of Section 19, Township 5 North, Range 1 East, of the Willamette Meridian, City of Woodland, Cowlitz County, Washington. The Parcel Number is 50492. The site is currently vacant. The property is generally flat with a terrace slope down to the engineered west bank of the Lewis River adjacent to the east of the property.

This site was part of the previous Woodland Commerce Center development proposal, where most of the site was graded, filled and prepped for development. This proposal will utilize the areas previously approved for development and follow the previous grading for base elevation.

**Proposal**

This proposal is to subdivide 5.56 acres into 39 single-family residential townhome lots in the MDR zone pursuant to the Woodland Municipal Code. The following are the standards for Townhomes in the MDR zone per Woodland Municipal Code 17.20.070 and 17.20.080

	MDR	Townhouse
A. Minimum lot area per building site in square feet	7,500	1,900
B. Maximum development density Dwelling units per net acre	25	
Net square feet of lot area per dwelling unit	1,740	
C. Minimum lot width in feet	75	24 width 80 depth
D. Front, rear and interior side setbacks		
1. Front yard setback in feet	20	15
2. Rear yard setback in feet	25	15
3. Interior side yard setback in feet	5	0 20 between buildings
E. Street side yard setback in feet	10	
F. Maximum building height in feet	35	
G. Maximum lot coverage by percentage of net area	35	
H. Minimum street frontage in feet	30	
I. Minimum setback from principal or minor arterial	25	

All of the proposed lots will be able to meet the setbacks, lot coverage and building heights outlined above. The proposed Residential Density is 13.78du/net acre which meets the maximum standard of 25du/gross acre.

**Density**

The gross area of the Site is 5.56 acres. The Net Area for the Site is 2.83acres. The maximum density allowed in the MDR zone is 25 du/ gross acre. The computation of Maximum Density for this proposal is 2.83ac x 25du/ac = **70du**. This proposal for 39 lots is within the density range of the zone.

**Phasing**

This development is proposed to be constructed in one phase. Please see the Proposed Development Plan included with this application.

**WMC 15.08 Critical Areas Regulation**

Chapter 15.08 of the Woodland Municipal Code covers Critical Areas Regulation and grants the City authority and jurisdiction to regulate uses and developments within or adjacent to Critical Areas. As required by this chapter, Ecological Land Services (ELS) has performed a Critical Areas Study at the property. Their report details the adjacent Lewis River, a Type-S Stream, the corresponding Riparian Habitat, and Shoreline Jurisdiction.

There is a 75' Riparian Habitat Buffer, measured from the Ordinary High Water of the west bank of the Lewis River along the eastern property boundary. According to WMC 15.08.730-D.11 "Areas which are functionally separated from a riparian habitat area due to preexisting roads, structures, or similar circumstances, shall be excluded from buffers otherwise required by this chapter on a case-by-case basis subject to a critical area report and review as determined by the director."

ELS has determined that the re-alignment of the Lewis River in the 1940s along the Property, and the subsequent permitted structural filling of the Site during a previous development action, has functionally separated the Site from the Riparian Habitat at the ordinary high water line of the river. This project will hold the FEMA Floodway Line as the Riparian Habitat Area and no residential lots or structures will encroach upon that area. Please see the Critical Areas Report for more specific information.

The Lewis River is listed as a Shoreline of the State and has a 200' shoreline environment jurisdiction. ELS has prepared the Substantial Shoreline Development Permit for the proposal included with this application. Please see their report for more specific information.

A portion of the Site lies within the 100 year Flood Plain, zone AE of the FEMA Flood Hazard Map. The Base Flood Elevation for the property is 33' and the portion of the property that will be developed is at an elevation of roughly 35'. No development activity will occur within the FEMA Floodway

A SEPA checklist has been submitted with this application and the lead agency is the City of Woodland. The applicant is not aware of any potential adverse environmental impacts associated with this project.

**Geological Engineering Evaluation**

Deep River Geotechnical Services performed a Geological Engineering Evaluation at the Site for the previous Woodland Commerce Center development proposal. Their report details the research, soils and infiltration rates, slope stability and other potential geologic hazards. Their report concludes that the development portion of the site is outside the area of any geologic hazard, and contains recommendations for construction of the foundations, roads and utilities. Their recommendations have been incorporated in the engineering and development plans. Please see the Geological Engineering Evaluation included with this application.

**Transportation Standards**

This site is currently accessed from Sandalwood Road. This access will be abandoned and a new road connection to CC Street will be constructed. The proposed internal streets will be private with a 26' paved width and 5' attached sidewalks

**Traffic**

A Traffic Impact Study was performed by Kelly Engineering to determine the potential traffic related impacts of this development to the surrounding roadway system. Their report details the generation and distribution of 281 new Daily Trips, including 19 AM peak hour and 22 PM peak hour trips. All intersections in the study area will operate at acceptable levels of service. Please see the Traffic Impact Study included in this application for specific information.

**Stormwater**

Sterling Design has prepared Preliminary Engineering Plans for the project. For Stormwater their plan is to collect and treat runoff in bioretention cell or other approved methods. The runoff will be detained in Tract A of the Preliminary Plat and released to natural flow in accordance with the City of Woodland Standards. The facilities will be privately owned and maintained and have been designed to accommodate the stormwater runoff from the site when fully developed. Calculations and information regarding the drainage facilities are included in the Stormwater Report included with this application. Please see the plans and report included with this application for specific details.

**Buildings and Structures**

No buildings and structures are proposed with this land division. However, the purpose of the land division proposal is to provide lots for residential structures. All future structures within this residential development will comply with the City of Woodland Building Codes and will be properly reviewed through the Building Permit process.

**Airport**

The Woodland Airport is just south of the project area. It is the Applicant's understanding that this airport is currently used only for emergencies and firefighting efforts, and that the hangers have been removed and the recreational uses have ceased. Regardless of the very minimal use, all structures within this development have been planned outside of the Runway Protection Zone (Zone 1) and the Inner Approach/Departure Zone (Zone 2).

**Fire Prevention**

The applicant proposes to extend public water to the site and adequate fire flow will be provided. Fire hydrants will be installed as required by the Fire Marshal. Moreover, improved emergency vehicle access will be provided to the area through the improvement of the internal street network and approved street termination.

**Impact Fees**

All newly constructed homes will be required to pay school, transportation, fire and park impact fees at the time of building permit issuance. These fees are collected to ensure that adequate facilities are available to serve new growth and development, promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new facilities, and ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

**RCW 58.17.110 (Platting)**

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following findings address this requirement.

- This project implements existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow will be adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshal.

- The applicant proposes to extend public water to the site.
- The applicant proposes to extend public sewer to the site.
- This project manages stormwater runoff from the site. A preliminary stormwater design has been prepared by Sterling Design Inc.
- Improvements will be constructed in compliance with City of Woodland development regulations.
- This project will generate fire and park, school, and transportation impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of the City of Woodland by complying with all applicable statutes, regulations, and ordinances.

### **Public Health, Safety and General Welfare**

The proposed land division is compatible with the surrounding uses and is not detrimental to the public health, safety or general welfare of adjacent uses or properties. Roads and access ways will be constructed, connected to the existing roadways, thus improving the overall road infrastructure. Public water and sewer will be extended to the lots and stubbed to adjacent parcels, thus improving the overall utility infrastructure. Water runoff will be collected and treated, thereby protecting ground water supply and integrity. Safe walking paths (sidewalks) will be constructed throughout the site.

### **Proposal Summary**

The development of this 5.56 acre site into 39 single-family residential lots will aid in meeting the MDR zoning and comprehensive plan goals for the area. The development of this site will extend public utilities to the individual lots and provide improved emergency vehicle access to the area with the completion of adjacent roads and improvement of the proposed internal streets. The full build-out of this development will aid in the creation of jobs, provide housing consistent with the housing planned for the area, add to the tax base and discourage urban sprawl by building on land designated for residential development.