



**NOTICE OF DECISION
CPMC Chapter 14.30**

**Community Development Department
625 South College Avenue
College Place, WA 99324
509-394-8524**

DESCRIPTION OF PROJECT: Minor project amendment to the Decision issued February 3, 2017 regarding the Site Plan application to construction of a 23,500 SF retail/ office complex at 1017 NE C Street. The minor site plan amendment as proposed by Goodwill Industries is to construct a 25,341 SF commercial building that includes 10,036 SF of retail floor space, 12,464 SF of processing area, a 2,841 SF Career Center, and approximately 111 parking spaces and associated stormwater and landscaping enhancements.

LOCATION OF PROJECT: 1017 NE C Street, College Place, WA 99324

PROPONENT: Goodwill Industries

DATE OF APPLICATION: January 21, 2021

DETERMINATION OF CONSISTENCY: The College Place Comprehensive Plan designates the subject property as *Commercial*. The proposal has been reviewed and is determined to be consistent with that designation and the goals and policies of the Comprehensive Plan. The property is zoned *General Commercial -GC*. The purpose of the general commercial zoning district is to provide for the concentrated grouping of diversified retail trade, administrative, and professional offices, and services. This district encourages a full range of commercial activities, including convenience, comparison and professional shops and businesses serving the entire community trading area. The project proposes a permitted use and therefore complies with the requirements of CPMC CHAPTER 14.50 – Zoning.

LEAD AGENCY: City of College Place

PERMITS REQUIRED: Building Permit, Mechanical, Plumbing, Water Permit, Sewer Permit, Right-of-Way Permit, and Grading Permit.

FINDINGS OF FACT

Upon consideration of all the evidence, testimony, codes, policies, regulations, and other information contained in the file, the undersigned Director issues the following findings, conclusions and Decision approving the application as set forth below.

1. Any statements in previous or following sections of this document that are deemed findings of fact are hereby adopted as such and incorporated by this reference;
2. Application filing date: January 21, 2021;

3. The application was determined to be substantially complete on January 28, 2021;
4. The City issued a Decision on February 3, 2017, conditionally approving a retail commercial development at 1017 NE C Street.
5. The Director determined that the application is subject to a Type 1 review involving administrative action by the Community Development Director without a public notice or open record public hearing. CPMC 14.30.060;
6. Minor amendments shall be processed in accordance with the provisions of this Section 14.30.060 and may be approved, modified with conditions of approval by the city, or denied, provided that:
 - a. A proposed change to a condition of approval does not modify the intent of the original condition;
 - b. The perimeter boundaries of the original site shall not be extended by more than five percent of the original lot area;
 - c. The proposal does not add more than ten percent gross square footage of structures on the site;
 - d. The proposal does not increase the overall impervious surface on the site by more than ten percent; and
 - e. Proposed changes to yard and height requirements are limited to ten percent of the required dimension.
7. Land use designation of the site is *Commercial* according to the 2018 College Place Comprehensive Plan;
8. The project site is zoned *General Commercial – GC*. The proposed use is permitted;
9. Stormwater. All land-disturbing activities, new development and redevelopment unless otherwise exempted in accordance with CPMC Section 13.86.030 shall be required to comply with the standards, procedures and requirements set forth by this chapter and the current:
 - a. City of College Place Standard Plans and Specifications as adopted by council resolution; and
 - b. Stormwater Management Manual for Eastern Washington (SWMMEW).;
10. Transportation – Valley Transit is the public transportation provider in Walla Walla County. C Street is not currently served by a public transit stop. If a transit stop is determined to be placed in C Street, Goodwill Industries shall coordinate with Valley Transit and the City of College Place in determining the best location for a pedestrian crossing on C Street. Goodwill Industries shall be responsible for the cost and installation of a RRFB (Rectangular Rapid Flashing Beacon) pedestrian crossing or equivalent as determined by the City of College Place.
11. Parking - Approximately 111 onsite parking space will be provided.
12. Critical Areas Protection – soils within the project site have a moderate to high liquefaction susceptibility. The geotechnical report shall address liquefaction.

13. The City of College Place is the service provider for wastewater. Connection charge(s) will be assessed as a part of this project.
14. The City of College Place is the service provider for fire flow. Fire service connection charges will be assessed as a part of this project.
15. Throughout the review process, no one presented any substantive or credible basis in fact or law that would serve as a basis to deny the pending project application. No one presented credible or convincing evidence or testimony sufficient to rebut the City's determination that the proposed project meets applicable development standards and comprehensive plan policies.
16. Except as modified in this Decision, all Findings of Fact, Conclusions and statements of fact are incorporated herein by reference as Findings of the undersigned Director, supporting this Decision and Conditions of Approval.
17. The record demonstrates that the City satisfied its SEPA review process through compliance with applicable review and notice procedures, and that the SEPA determination for the proposal is reasonable, supported by evidence in the record, and capable of being accomplished.
18. Based on all evidence, exhibits and testimony in the record, the undersigned Director specifically finds that the proposed project, as conditioned below, makes appropriate provision for the considerations detailed in applicable law, including without limitation CPMC Title 14 – Unified Development Code, and that the public use and interest will be served by the proposed project and associated improvements.

CONCLUSIONS OF LAW

1. The project is consistent with the comprehensive plan and meets the requirements and intent of this Code, including the type of land use and the intensity/density of the proposed development.
2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project avoid or minimize impacts to any critical resource or flood plain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.
3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health, welfare, and safety.
4. Public access and circulation including non-motorized access and emergency vehicle access, as appropriate, are adequate to and on the site.
5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.
6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.
8. The project would not be detrimental to the public interest, health, safety, or general welfare.
9. Based on the Findings as summarized above, the undersigned Director concludes that the proposed project, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the project development meets the standards necessary to obtain approval by the City.
10. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions of Law are hereby adopted as such and incorporate herein by reference.

DECISION

The Development Code Administrator (Director) has confirmed that the site plan submitted for the above described project conforms to the development regulations contained in the College Place Municipal Code, the College Place Standard Specifications, the College Place 2018 Comprehensive Plans, 2014 College Place Water System Plan, Capital Facilities Plan, MUTCD Traffic Standards and has granted preliminary approval of such development plan with conditions. Conditions of approval are those conditions set forth above as well as other conditions respecting grading and drainage, building area, parking, circulation, pedestrian facilities, light and noise, location of water and sewer facilities, building elevations, signage, demolition plans, erosion and sedimentation control, landscaping and irrigation, and other conditions of approval. Further information respecting the Notice of Development Application, Site Plan, and conditions of approval may be obtained from the City of College Place Community Development Department at 625 S. College Avenue, College Place, Washington.

The determination of the Director will become final, unless an appeal from a party of record, requesting a public hearing is filed within 14 days of this notice as provided in the CPMC 14.30.200 – Appeals.

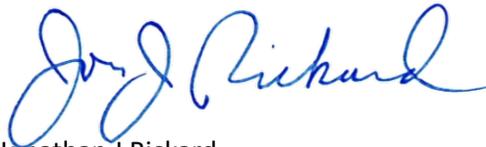
Parties with appropriate standing may appeal to the Hearing Examiner of the City of College Place regarding the Lead Agency's decision to enter its Determination of Nonsignificance or the Director's decision to grant administrative approval of project with conditions or both by filing a written Notice of Appeal with the Director at the Community Development Department, City of College Place, 625 S. College Ave., College Place, WA 99324, within fourteen (14) days from the date of this notice. (Closing February 11, 2021 at 5:00 PST) The notice of appeal must contain a concise statement identifying:

1. The notice of appeal shall specify the claimed error(s) and issue(s) which the appellate body is asked to consider and shall specifically state all grounds for such appeal. Issues or grounds of appeal which are not so identified need not be considered by the appellate body;
2. The appellants and any respondents to the notice of appeal shall have the opportunity to present oral and written arguments during open record appeal hearings. For all closed record appeals, the record shall be limited to information presented during the preceding open record hearing. Oral argument shall be confined to the established record and to any alleged errors in the decision;
3. Following an appeal hearing, the appellate body may affirm, reverse or modify the decision of record and shall adopt its own written findings and conclusions in support of its decision; and
4. The city may require an applicant and/or the appellant to reimburse the city for the cost of preparing materials to be used during open record public hearings or closed record appeals, including but not limited to the cost of copying, taping, and/or transcribing a certified record of the proceedings.

5. Appeals of SEPA threshold determinations or SEPA actions shall be combined with any appeals of associated applications or permits. If the final decision incorporates the SEPA threshold determination subject to a 14-day comment period, a joint 21-calendar-day appeal period shall be provided on both the project decision and the SEPA threshold determination.
6. The appeal fee in accordance with the adopted fee schedule.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of public comment period, all materials contained in the contents of the record, and the Director's site visit, the undersigned Director APPROVES the **Amended Goodwill Industries Site Plan**, subject to the attached Conditions of Approval.

Decision Issued: January 28, 2021



Jonathan J Rickard
Community Development Director

City of College Place
625 South College Avenue
College Place, WA 99324

CONDITIONS OF APPROVAL

1. The development shall conform to the development regulations contained in the College Place Municipal Code, the College Place Standard Specifications, College Place 2018 Comprehensive Plans, 2014 College Place Water System Plan, Capital Facilities Plan and the MUTCD Traffic Standards. Conditions of approval are those conditions set forth above as well as other conditions respecting grading and drainage, building area, parking, circulation, pedestrian facilities, light and noise, location of water and sewer facilities, building elevations, signage, demolition plans, erosion and sedimentation control, landscaping and irrigation, and other conditions of approval;
2. Building. Alteration and constructions of new building plans shall be designed and reviewed in accordance with the most recently adopted International Residential Code, International Building Code, Washington State Energy Code, International Plumbing Code, International Mechanical Code & International Fire Code as determined by the Building Official. Foundation for all new structures shall be designed by a design professional. **Building Plans not received by 11:59 pm, January 31, 2021 shall be reviewed in accordance with the 2018 International Codes and the 2018 Washington State Energy Codes.**
3. Transportation. If a transit stop is determined to be placed in C Street, Goodwill Industries shall coordinate with Valley Transit and the City of College Place in determining the best location for a pedestrian crossing on C Street. Goodwill Industries shall be responsible for the cost and installation of a RRFB (Rectangular Rapid Flashing Beacon) pedestrian crossing or equivalent as determined by the City of College Place.

ATTACHMENTS:

PBS Engineering Drawing Sheet C2.0 – Civil Site Plan, dated January 15, 2021



ARCHIBALD & CO.
ARCHITECTS, P.S.
660 Symons Street
Richland WA 99354
p: 509.946.4189
f: 509.943.1796
www.archibald.design

**GOODWILL INDUSTRIES
NEW RETAIL FACILITY**
1017 NE C STREET | COLLEGE PLACE, WA

CIVIL SITE PLAN

CAD FILE:
66058.004_C2.0.dwg
DESIGNED: KWB/LLW
DRAWN: DCC
CHECKED: KWB
DATE: 2021.Jan.19
REVISION:

DRAWING:
C2.0
30-19

GENERAL NOTES:

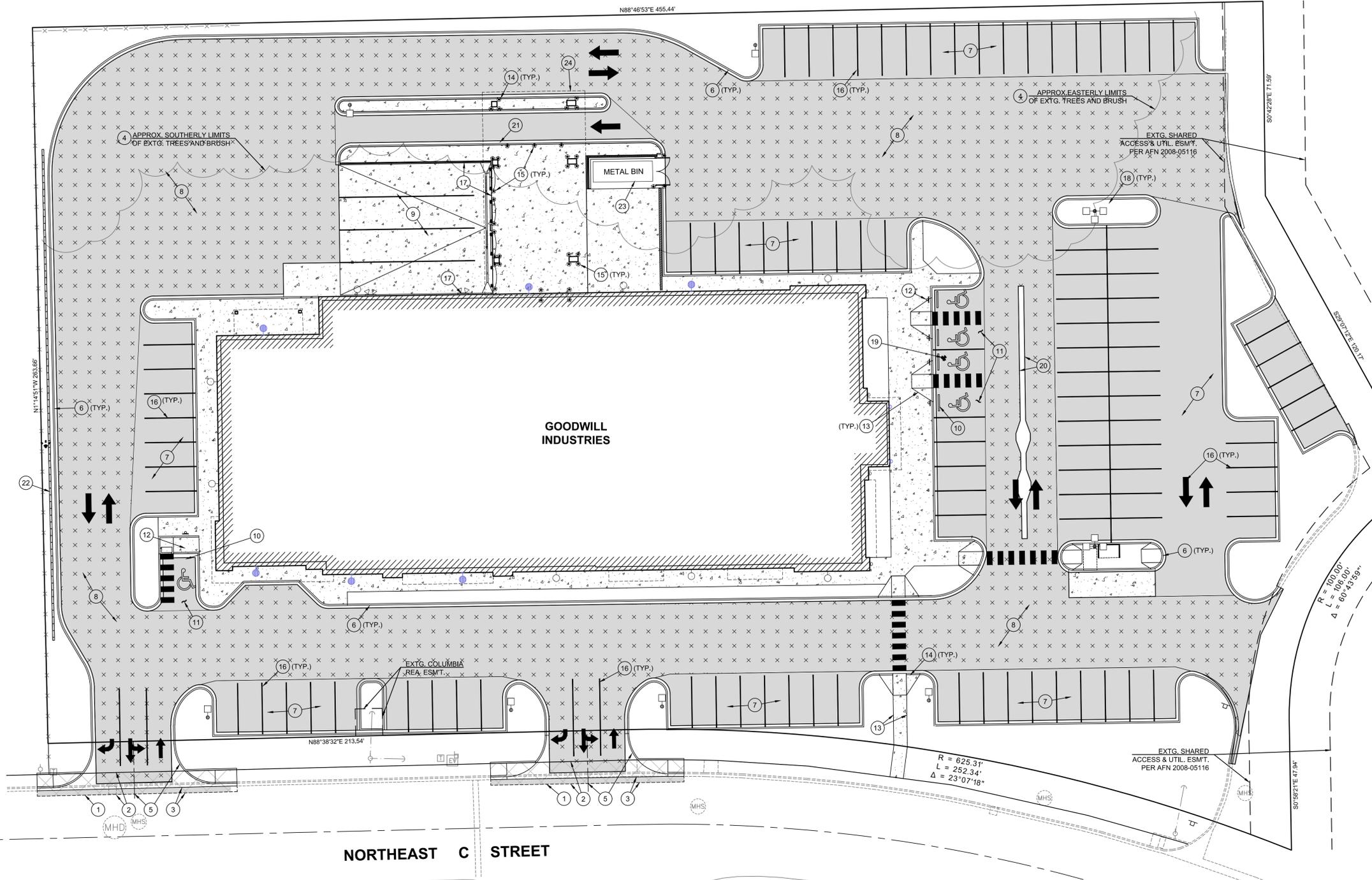
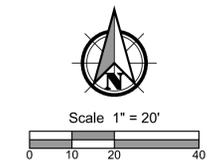
1. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

KEYED CONSTRUCTION NOTES

- 1 SAWCUT LINE AT EXISTING ASPHALT PAVEMENT, CONCRETE SIDEWALK, AND/OR CONCRETE CURB AND GUTTER WHERE OCCURS, SEE PLAN.
- 2 REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT, CONCRETE SIDEWALK AND/OR CONCRETE CURB AND GUTTER.
- 3 REPLACE EXISTING ASPHALT PAVEMENT IN KIND.
- 4 REMOVE AND DISPOSE OF EXISTING TREES AND BRUSH. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND EVALUATING THE SIZE AND NUMBER OF EXISTING TREES TO BE REMOVED PRIOR TO BIDDING. THE CONTRACTOR'S BID PRICE FOR TREE REMOVAL AND OFFSITE DISPOSAL SHALL INCLUDE EXCAVATION AND BACKFILL FOR REMOVAL OF THE ROOT SYSTEMS, TO A DEPTH OF AT LEAST 15% OF THE TREE HEIGHT OR 5 FEET, WHICHEVER IS GREATER AS MEASURED FROM THE PROPOSED PAVEMENT SUBGRADE OR SUBSURFACE DRAINAGE STRUCTURE. ALL TREES, ROOTS AND BRUSH SHALL BE REMOVED FROM THE SITE AND MAY NOT BE BURNED OR PULVERIZED BY GRADING EQUIPMENT ON THE SITE. THE EXCAVATIONS SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BY INLAND PACIFIC ENGINEERING COMPANY, DATED APRIL 21, 2017. IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8" MAXIMUM LIFTS, MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% PER ASTM 1557.
- 5 C.L. 30" WIDE COMMERCIAL CONCRETE DRIVEWAY PER CITY OF COLLEGE PLACE STD. PLAN NO. 110.15. WITH TYPE C SIDEWALK RAMPS PER STD PLAN NO. 110.32
- 6 CONCRETE CURB AND GUTTER PER CITY OF COLLEGE PLACE STD. PLAN NO. 110.14.
- 7 2" LIGHT DUTY H.M.A. OVER 10" CRUSHED GRAVEL BASE PER DETAIL 1, SHEET C5.0.
- 8 3" HEAVY DUTY H.M.A. OVER 10" CRUSHED GRAVEL BASE PER DETAIL 2, SHEET C5.0.
- 9 6" CONCRETE PAVEMENT PER STRUCTURAL PLANS.
- 10 PRECAST CONCRETE WHEEL STOP PER DETAIL 3, SHEET C5.0.
- 11 ADA COMPLIANT PARKING STALLS PER DETAIL 7, SHEET C5.0.
- 12 ADA COMPLIANT PARKING SIGN PER ARCHITECTURAL PLANS.
- 13 5.0' WIDE ADA COMPLIANT SITE ACCESS ROUTE.
- 14 ADA COMPLIANT PEDESTRIAN RAMP TYPE 'B' PER CITY OF COLLEGE PLACE STD. PLAN NO. 110.31.
- 15 GUARD POST/BOLLARD. FOR DETAIL AND ADDITIONAL BOLLARD LOCATIONS WITHIN BUILDING FOOTPRINT, SEE ARCHITECTURAL PLANS.
- 16 PAVEMENT STRIPING PER SPECIFICATIONS.
- 17 TRUCK DOCK WALLS PER ARCHITECTURAL AND STRUCTURAL PLANS.
- 18 EXTERIOR SITE LIGHTING PER ELECTRICAL PLANS.
- 19 EXISTING UNIDENTIFIED WELL. CONTRACTOR TO PROTECT AND ABANDON IN PLACE PER PUBLIC HEALTH DEPARTMENT REQUIREMENTS.
- 20 24" WIDE CONCRETE VALLEY GUTTER PER CITY OF COLLEGE PLACE STD. PLAN 110.42.
- 21 FLUSH CONCRETE CURB PER DETAIL 5, SHEET C5.0.
- 22 VARIABLE HEIGHT RETAINING WALL. MAXIMUM HEIGHT = 3.0'.
- 23 WASTE ENCLOSURE AND CONCRETE SLAB. FOR DETAIL, SEE ARCHITECTURAL PLANS.
- 24 BUILDING CANOPY ABOVE PER ARCHITECTURAL PLANS.

LEGEND:

- DEMOLITION - REMOVE AND DISPOSE OF EXISTING MATERIAL AS SHOWN
- H.M.A. PAVEMENT PER CONSTRUCTION NOTES
- CONCRETE PAVEMENT PER CONSTRUCTION NOTES



NORTHEAST C STREET

CITY OF COLLEGE PLACE
Approved for Construction _____ Date _____

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 300
Richland, WA 99352
509.942.1600
pbsusa.com

**Utility Locate
Call 811
2 Business Days
Before Digging**



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