



NOTICE OF DECISION CPMC Chapter 14.30

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

DESCRIPTION OF PROJECT: 2,892 SF Quick-Serve Burger King Restaurant with Drive Thru on 0.95 Acres. Related utilities, stormwater infiltration facilities, landscaping, signage and asphalt surface parking lot for 24 cars.

PROPONENT: College Place, WA (NWC Taumaron and Bliss), LLC
1400 16th St, Suite 300
Oak Brook, IL 60523

DATE OF APPLICATION: June 11, 2021

LOCATION OF PROJECT: 2366 SE Taumaron Rd
College Place, WA 99324

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 GC – General Commercial. The purpose of 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: Grading Permit; Building Permit; Right-of-Way Permit; Sewer Permit; Water Permit; Notice of Intent (NOI) application for Construction Stormwater General Permit (CSWGP). A professional licensed in Washington State shall stamp all engineering, architectural, and landscaping plan submittals.

SEPA DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is therefore not required under RCW 43.21.C.030 (2) (c). The City of College Place has adopted existing environmental documents authorized under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-600.

Construction of an office, school, commercial, recreational, service or storage building with up to 30,000 square feet of gross floor area and associated parking facilities designed for no more than 90 automobiles have been determined to be categorically exempt from SEPA.

The environmental documents used to evaluate this proposal include the following:

1. The 2018 City of College Place Comprehensive Plan and subsequent updates;
2. Preliminary – Site Plan, Civil Plan, and Landscaping Plan and Conceptual Utility Layout by PBS, dated June 11, 2021;
3. Storm Memorandum by PBS, dated May 3, 2021;
4. Geotechnical Report by PBS, dated May 14, 2021;
5. Traffic Generation Letter by PBS, dated May 21, 2021;
6. ALTA/NSPS Land Title Survey by PBS, dated June 3, 2021;
7. Building Preliminary – Floor Plan, Roof Plan & Details, Exterior Elevations, & Photometric Plan;
8. Cultural Resources Report by RLR Cultural Resources LLC dated May 12, 2021;
9. Phase 1 Environmental Site Assessment by PBS, dated May 2021.

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 site plan 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: June 11, 2021;
3. The application was determined to be substantially complete on June 11, 2021;
4. The application is being processed as a Type 1 Review. There is no Public Notice or Public Hearing requirements for Type 1 Reviews. The Decision Maker is the Community Development Director. CPMC 14.30;
5. Land use designation of the site is Commercial according to the 2018 College Place Comprehensive Plan;
6. The project site is zoned GC – General Commercial. The proposed use is permitted;
7. Storm water management is addressed in the Stormwater Memo. A full stormwater report shall be submitted as part of the civil plan review in accordance with the Stormwater Management Manual for Eastern Washington;
8. Transportation mitigation is not required for this project. A Traffic Generation Report was provided by PBS and reviewed by City Staff, JUB Engineers (city on call consulting engineer), and the Washington State Department of Transportation. Traffic improvements beyond frontage improvements proposed by the applicant are not warranted by this development;
9. The City of College Place is the service provider for wastewater. Connection charges will be assessed at Building Permit Issuance;

10. The City of College Place is the service provider water. Connection charges will be assessed at Building Permit Issuance;
11. 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.
12. 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.
13. 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 Planning 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 as exempt from environmental review 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 July 30, 2021 at 4:00 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 the open site plan review, all materials contained in the contents of the record, and the Director's site visit, the undersigned Director APPROVES the **BURGER KING SITE PLAN**, subject to the attached Conditions of Approval.

Decision Issued: July 16, 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. Building plans have not been reviewed. Building plans shall be designed and reviewed in accordance with the 2018 IBC, 2018 IRC, 2018 IMC, 2018 UPC, & the 2018 WSEC. A design professional, licensed under the provisions of RCW 18.08, WAC 308-12 or RCW 18.43 must prepare or oversee the preparation of *plans*;
3. Fire. The development will meet Fire Department Turnaround requirements (*IFC Section 503*) and requirements for fire flow and suppression as required by CPMC 15.04 and the most recently adopted International Fire Code Edition as required by the State of Washington;
4. Civil Plans. Civil Plan Review is not complete. Final site plan layout including building and parking lot sizes, configuration and orientation shall be adjusted as necessary to ensure conformance with final stormwater design, final traffic/circulation studies and city code and standards. All designs shall be made by or under the supervision of a state registered professional engineer who shall stamp and sign all *plans*, profiles and specifications, licensed under the provisions of RCW 18.43 or WAC 196. Preliminary civil plan comments are attached as exhibit A;
5. Stormwater. All stormwater facilities shall be designed to meet the guidelines and recommendations of the most recent version of the Stormwater Management Manual for Eastern Washington. Stormwater facilities shall be private and shall serve the full area of the site for the 25-

year, 24-hour storm. Lot layout/configuration and lot coverage may be adjusted as necessary to provide stormwater facilities compliant with the Stormwater Management Manual for Eastern Washington Stormwater. All designs shall be made by or under the supervision of a state registered professional engineer who shall stamp and sign all *plans*, profiles and specifications, licensed under the provisions of RCW 18.43 or WAC 196;

6. Landscaping. All required landscaping and landscaped buffers shall be designed by a qualified professional and submitted as a landscape plan in a format prescribed by the city, for review and approval. The City recommends the use of native plants where feasible. A design professional, licensed under the provisions of RCW 18.96, WAC 308-13 must prepare or oversee the preparation of plans;
7. Critical Areas. There is one identified critical areas on the site. Geologically Hazardous Areas with *moderate to high* liquefaction: City of College Place Best Available Science, Figure 5.3-1, 2008. The Geotechnical Report shall account for liquefaction potential;
8. Directional Lighting. Lighting shall be provided throughout the parking lot area. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness as follows:
 - A. So as not to interfere with the safe operation of motor vehicles, bicyclists, and other legal use of the roadway or sidewalk;
 - B. Maximum illumination at neighboring property lines shall not exceed 0.5 foot-candles at grade level;
 - C. Luminaries shall be aimed and shielded in a manner that shall not direct illumination on adjacent properties;
 - D. Full cutoff shielding is required for all luminaries to prevent wasted light up into the dark sky and prevent glare from normal viewing angles;
 - E. Shielding is required for luminaries located along property lines to prevent spill light onto adjacent properties; and
 - F. The city may require that the project sponsor submit a photometric plan and analysis to verify compliance with these standards.
9. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six-foot tall decorative wall and sight obscuring gate.
10. Pedestrian facilities will be provided with this project from the right-of-way to the buildings. Americans with Disabilities Act (ADA) standards shall be observed for all pedestrian facilities;
11. Parking. Paved parking shall be provided in accordance with CPMC 14.60.070 Parking and loading standards.
12. Density, dimension, area, height, and setbacks shall be in accordance with CPMC 14.60.030.
13. Dust control will be required during construction using best management practices, including minimizing ground disturbances, seeding and watering;

14. Erosion Control will use best management practices to control erosion, including diversion ditches, silt fencing, and/or compaction.
15. All utilities are to be placed underground in identified private or public utility easements;
16. The City of College Place is the service provider for wastewater;
17. The City of College Place is the service provider for domestic water;
18. Vibrations/concussions: No use-activity or use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity. Such temporary construction activity shall be restricted to the hours between 7:00 a.m. and 8:00 p.m. CPMC 14.60.020;
19. Construction noise will be restricted to daylight hours between 7:00 a.m. and 11:00 p.m. The contractor will be responsible for the management of noise during construction using best management practices. CPMC 8.20;
20. Public disturbance noises. Public disturbance noise regulations shall be observed. Public disturbance noises shall include, but shall not be limited to, the following loud, disturbing and/or unnecessary sounds or combination of sounds: Sounds characterized as yelling, shouting or the creation of any unnecessary noise or racket, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place which may annoy or disturb the quiet, comfort or repose of any person anywhere within the boundaries of receiving property outside the origination of such sound, noise or racket. No noise, whether classified as a public disturbance noise or otherwise, shall exceed the maximum allowable sound levels adopted by the Washington State Department of Ecology pursuant to RCW Ch. 70.107 and contained in WAC 173-60-040. WAC 173-60-040 and any subsequent amendments and modifications thereof are adopted by reference.



MEMORANDUM

DATE: 7/1/21

TO: Jon Rickard

CC:

FROM: Darral More, P.E.

SUBJECT: Burger King - College Place, WA

As requested by the City of College Place (COCP), J-U-B Engineers, Inc. has reviewed civil design plans and the stormwater report for the proposed Burger King to be located off Taumaron Road. The civil plans and the stormwater report were prepared by PBS dated June 11, 2021. The following is a summary of our review comments that the City should consider for design review comments.

General Comments:

1. Civil plans need to be stamped by a WA licensed PE.
2. There are no project specifications or requirements noted on the design documents that are typically included with construction documents. Please add project specific construction requirements on the plans that may include but not limited to product materials, materials testing, schedules, etc.

Sheet C001

1. Add City of College Place General Construction Notes, Standard Plan 010.00.
2. Add City of College Place Water Utility System Nots, Standard Plan 210.00
3. Add City of College Place Stormwater Facility Notes, Standard Plan 410.00.

Sheet C201

1. There is no reference to the geotechnical report for earthwork/grading recommendations and/or specifications. Please add reference.
2. There are no finished grade/spot elevations to check for ADA slope requirements. Please add FG spot elevations at ADA accessible areas to ensure slope requirements specified.
3. Please add dimensional information for the drainage basins.

Sheet C301

1. There are no references to details for any of the keynotes. Please add site design details and the proper page reference. For example, plans state "Construct ADA Ramp" but there is no detail of what type of ramp to construct.
2. Show dimension of public right of ways.
3. how dimensions of parking stalls, sidewalks and driveway and drive aisle widths.

4. Show dimension from building to property lines.
5. Show property boundary bearing/distance information.
6. There are two on-site lights that are shown to be installed inside a 10-ft public utility easement and a 10-ft irrigation easement. Coordinate with the appropriate agency to obtain approval for placement of these structures within the easement.
7. ADA parking space shall be signed as van accessible.
8. Provide detail of trash enclosure.

Sheet C401

1. There are no references to details for any of the keynotes. Please the appropriate reference for site specific details and/or reference to the City Standard Details. For example, plans state "Install Flat-Top Drywell with Solid Lid" but there is no detail of what that is.
2. Please add dimensional information for the drainage basins.
3. Water service shall be a 2" tapping saddle per City standard specifications and details. Reference City Standard Details.
4. What size of grease interceptor? Detail?
5. Commercial project will require a RPBA for the domestic water service rather than the DCVA. Include detail of this. Also add note "Contractor shall coordinate installation with the City Cross Control Specialist".

Sheet L101

1. The planting plan shall be stamped by a WA licensed Landscape Architect.

Storm Drainage Report

1. Stormwater calculations need to be stamped by a WA licensed PE.
2. Provide a "Stormwater Design Certification" per COCP Standard Plan 410.10 that is signed/stamped by a WA licensed PE.
3. The project will utilize UIC's to infiltrate stormwater into the subsurface for flow control. Since the design is flow-rate based, both the 25-year short duration storm and the 25-year/24-hour SCS Type 1A storm shall be evaluated. Please provide both evaluations. The design shall utilize the more stringent of the two evaluations.
4. The plans do not provide any details of the stormwater facilities. Please include details of stormwater structures for additional review.
5. UIC's must be reported to DOE by the project engineer with the UIC ID# provided by the City.