



City of Winlock

323 NE 1st St.
PO Box 777
Winlock, WA 98596
(360) 785-3811

COMPLETENESS DETERMINATION

Aaron Fuller
Fuller Designs
1111 Kresky Ave, Suite 100
Centralia, WA 98531

RE: Post Decision Review Application

The City of Winlock has reviewed your Post Decision Review (PDR) application package and has deemed your application Technically Complete (TC) as of December 6, 2024. The PDR application for Winlock Travel Stope (Shell Expansion) satisfies the minimum submittal requirements of the City's adopted municipal code (WMC), development code (WDC) and design guidelines (WDG).

If you have any concerns or questions, please contact Robert Webster at (360) 785-3811 Ext. 213 or email at winplan@cityofwinlock.com.

City of Winlock Community Development

TYPE III – Community Commercial (C-2)

Notice of Application

WINLOCK TRAVEL STOP – POST DECISION REVIEW

NOTICE IS HEREBY GIVEN that City of Winlock has received a Type III – Post Decision Review (PDR) for remove the already approved motel use in the southern portion of the site and change the building's use it to a multi-tenant commercial only building. Small other changes have been made based on building positions onsite. Overall utility and site development approach remain largely unchanged. The PDR application packet contained updated Stormwater Drainage & Erosion Control report, project narrative, Traffic Impact Analysis and site plans from Fuller Design (Aaron Fuller) for the following development proposal:

Project Proposal: This already approved project consists of two parcels located within the City of Winlock. Shell gas station is located on parcel #011966003004. The other parcel (PIN 011966003003) is currently vacant. The project was conditionally approved to enlarge the existing convenience store located on the property along with adding Electric Vehicle (EV) charging stations and a drive-thru compatible building on the east side of the existing station. On the west side of the existing station is a proposed diesel fueling station for large trucks including 8 diesel pumps, 1 scale, 2 wash bays, 2 mechanical bays, and parking stalls. South of the convenience store expansion will be a dual-story commercial building – originally approved as a motel – that will contain modular walls to accommodate various future tenant needs. As described above, the Applicant filed for a PDR limited to the impacts in the change of use for the prior approved motel. Due to the increase in anticipated traffic due the change in use, SEPA is reopened to this limited scope with anticipated traffic impacts being mitigatable.

Project Location: Parcel #011966003003 and Parcel #011966003004 East of Knowles Road and south of SR 505 in Winlock, WA 98596.

Comments Due by: December 28th, 2024

Environmental Determination: Revised DNS mitigated.

Project documents are available for review at:

Winlock City Hall
323 NE 1st Street
Winlock, WA 98596

Contact: Send written comments to:

Robert Webster, Director of Community Development
Phone: (360) 785-3811 Ext. 4
Email: winplan@cityofwinlock.com
Mail: PO Box 777, Winlock, WA 98596



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EXHIBIT #	DESCRIPTION
1	Staff Report from Hearing's Examiner Decision
2	Drainage and Erosion Winlock Travel Stop Preliminary
3	Revised Preliminary Site Plans
4	Winlock Travel Stop Narrative
5	Winlock Travel Stop TIA

Comments about this application may be submitted to the Winlock City Hall by **December 28th, 2024**. A hearing date will be scheduled for a public hearing with the City of Winlock Hearing Examiner after the completion of the comment period for the Type III application (per Winlock Development Code (WDC) 1.030.100). Once the hearing date is set, the notice of hearing will be issued providing the time, date and hearing attendance information of this public hearing.