



## NOTICE OF APPLICATION

### Oak Village - Site Plan Review

<b>Land Use Application Nos.:</b>	SPR 21-007 (Site Plan Review), CAP 21-001 (Critical Areas Permit), SEP 21-006 (SEPA Checklist)
<b>Applicant:</b>	AKS Engineering
<b>Property Owner:</b>	Pat Jeffries, 41 <sup>st</sup> Ave LLC
<b>Site Location:</b>	Green Mountain Road & Green Mountain Loop
<b>Parcel:</b>	Apartments: 508630100 Road: 508610100, 508620100, 508650100, 508680101, 508680100, 508690100, 508720100
<b>Zoning Designation:</b>	Medium Density Residential (MDR)
<b>Date Application Received:</b>	June 1, 2021
<b>Fully Complete:</b>	July 28, 2021
<b>Notice of Application &amp; Likely DNS issued:</b>	August 2, 2021
<b>Publish:</b>	August 4, Battle Ground Reflector
<b>Comment Due Date:</b>	August 18, 2021

## I. DESCRIPTION OF PROPOSAL

Through this application, 41st Avenue LLC (Applicant), requests approval from the City of Woodland (City) to develop the Oak Village Apartments (Apartments), an eight building (186 unit) medium density residential apartment complex. The Applicant additionally requests approval for early grading and road construction on neighboring properties associated with the Apartments. The development will gain access from Burris Lane, which will be constructed with the development, connecting Green Mountain Road and Old Pacific Highway.

The applicant's proposal includes:

- Eight three-story buildings and one office/clubhouse building.
- Construction of an internal access network and parking areas to serve the development.
- Construction of Burris Lane to serve the development.

- Construction of all necessary utilities to serve the development.
- Early grading on neighboring properties for preparation for future construction.
- Frontage improvements for Green Mountain Road and Green Mountain Loop Road.

The site includes critical areas with Oregon white oak, wetlands, and Burris Creek. The applicant proposes protection of the wetlands and Burris Creek and removal and mitigation for 17 of the 64 Oregon white oaks located on the parcel.

## **II. LOCATION OF PROPOSED DEVELOPMENT**

The development is proposed for Green Mountain Road. The apartments will be located on parcel 508630100. The new road will affect parcels: 508610100, 508620100, 508650100, 508680101, 508680100, 508690100, 508720100.

## **III. ENVIRONMENTAL REVIEW**

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on August 18, 2021 to:

City of Woodland  
Community Development Department  
c/o Melissa Johnston  
PO Box 9, 230 Davidson Ave.  
Woodland, WA 98674

Email: [johnstonm@ci.woodland.or.wa](mailto:johnstonm@ci.woodland.or.wa)  
Phone: 360-225-7299  
Fax: 360-225-7336

#### IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Report

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above).

#### V. REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

**Date:** August 2, 2021

**Signature:** \_\_\_\_\_

  
Melissa Johnston, Associate Planner

**Published in the Reflector:** August 4, 2021

Cc: Applicant  
Owner  
Mayor  
City Engineer, Gray and Osborne  
Planning Commission  
City Administrator

Building Official  
Fire Marshal  
City of Woodland Website  
Counter Copy  
Department Heads  
File