



## NOTICE OF APPLICATION

### Meriwether - Short Plat

<b>Land Use Application Nos.:</b>	SPL-21-001 (Short Plat) SEP 20-007 (SEPA)
<b>Applicant:</b>	N1C1 Holdings LLC PO Box 2198 Battle Ground, WA 98604
<b>Property Owner:</b>	Adrienne Carlson PO Box 2198 Battle Ground, WA 98604
<b>Site Location:</b>	At the end of Scott Hill Road and East Scott Avenue
<b>Parcel &amp; Size:</b>	508890100, 4.8 Acres
<b>Zoning Designation:</b>	LDR-6, Low Density Residential
<b>Date Application Received:</b>	January 5, 2021
<b>Notice of Application &amp; Likely DNS issued:</b>	June 13 <sup>th</sup> 2022
<b>Publish:</b>	June 22 <sup>nd</sup> , Battle Ground Reflector
<b>Comment Due Date:</b>	Revised: June 28, 2022 Original: July 14, 2021

### DESCRIPTION OF PROPOSAL

The applicant proposes dividing a 4.8-acre lot in to two lots of similar size. No buildings are proposed as part of this application.

### LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located beyond the ends of Scott Hill Road and East Scott Avenue on parcel # 508890100.

### REVIEW AUTHORITY

Per WMC 19.08.030, Short Plats shall be approved, approved with conditions, or denied by the director. The criteria used are outlined in WMC 16.32.110.

## ENVIRONMENTAL REVIEW

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 June 28<sup>th</sup>, 2022 to:

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

Email: lukaczerd@ci.woodland.or.wa  
Phone: 360-225-7299  
Fax: 360-225-7336

## ENVIRONMENTAL DOCUMENTS

1. Critical Areas Checklist
2. Stormwater Report
3. SEPA List for #SEP-20-007

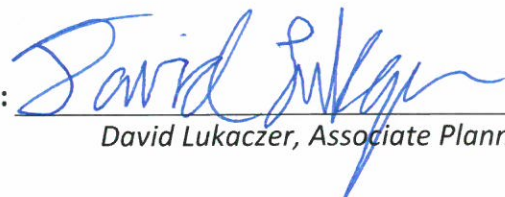
Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674.

## PUBLIC COMMENT PERIOD

Public comments on this Notice of Filing can be submitted to the responsible official. **Comments must be submitted no later than 5:00 PM on June 28<sup>th</sup>, 2022.**

Date: June 13<sup>th</sup>, 2022

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



*David Lukaczer, Associate Planner*

**Published in the Reflector:** June 22, 2022

Cc: Applicant  
Owner  
Mayor  
Ryan Walters, P.E.  
Planning Commission  
City Administrator

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

# SITE PLAN FOR MERIWETHER SHORT PLAT

IN THE JOHN S. AND ASENATH BOZARTH D.L.C.  
 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13  
 T5N, R1W, WILLAMETTE MERIDIAN AND  
 THE NW 1/4 OF THE NW 1/4 OF SECTION 18  
 T5N, R1E, WILLAMETTE MERIDIAN  
 COWLITZ COUNTY, WA

## SURVEY REFERENCES

BOOK 7, PAGE 98 (1985 SURVEY BY BARBIERI)  
 BOOK 9, PAGE 71 (1988 SURVEY BY BARBIERI)  
 BOOK 13, PAGE 69 (2002 SURVEY BY BLUHM)  
 BOOK 25, PAGE 153 (2004 SURVEY BY BLUHM)

## DEED REFERENCES

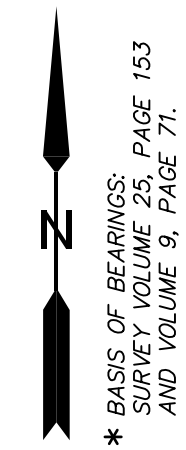
AF: 3647469 (NORTH TO N1C1 HOLDINGS)

## NOTES:

NO COMMUNITY FACILITIES ARE PRESENT ON OR ADJACENT TO THE SITE.

NO PUBLIC DEDICATIONS ARE BEING PROPOSED WITH THIS SHORT PLAT.

AFTER PRELIMINARY APPROVAL, ALL REQUIRED ENGINEERING WORK TO BE PERFORMED BY A LICENSED ENGINEER.



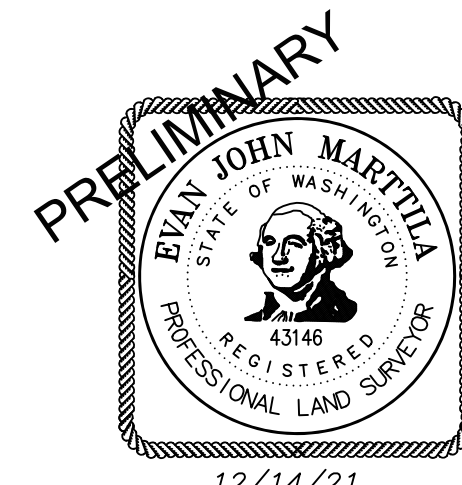
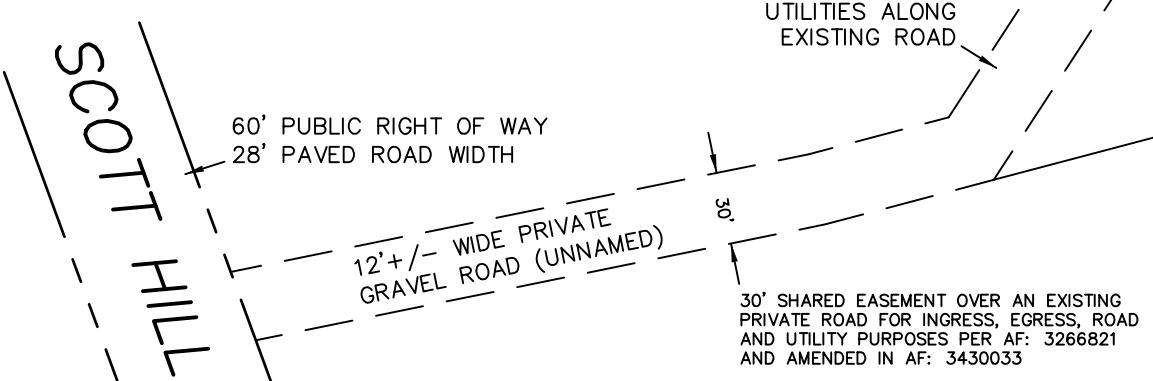
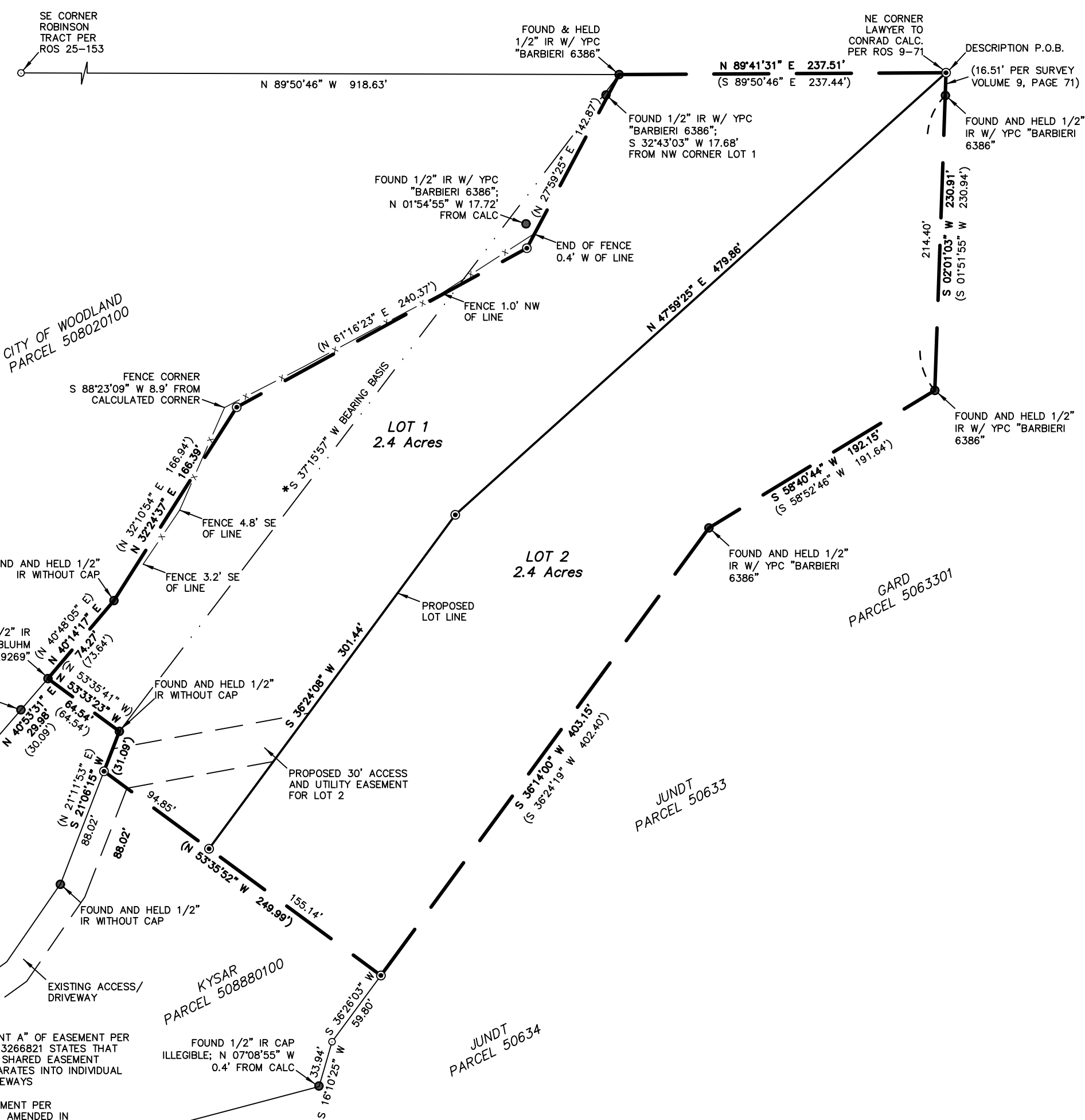
\* BASIS OF BEARINGS:  
 SURVEY VOLUME 25, PAGE 153  
 AND VOLUME 9, PAGE 71.



SCALE: 1"=80'

## LEGEND

- SET 5/8" x 30" STEEL ROD (REBAR) WITH ORANGE PLASTIC CAP INSCRIBED "MARTILA 43146"
- MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- R.O.S. RECORD OF SURVEY (WITH BOOK AND PAGE)
- AF: AUDITOR'S FILE NUMBER
- x — FENCING AS NOTED
- YPC YELLOW PLASTIC CAP
- IR IRON ROD (REBAR)



PREPARED BY  
 NORTHERN LAND SURVEYING LLC  
 P.O. Box 2017 Battle Ground, WA 98604  
 360.553.5992

Drawn By: DWU	Date: 12/14/2021	Job No. 2394
Checked By: EJM	Scale: 1"=80'	Sheet: 1 OF 1

PARCEL NUMBER: 508890100

CITY OF WOODLAND  
 SHORT SUBDIVISION NO.

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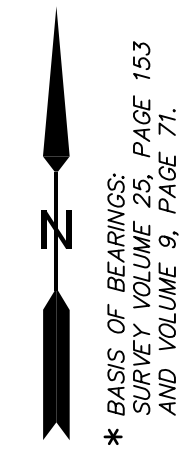
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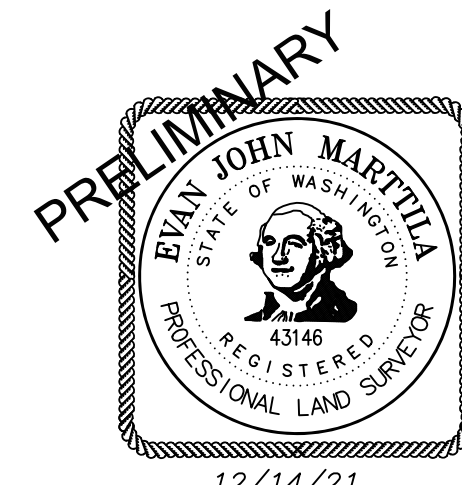
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