



Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

NOTICE OF APPLICATION

Trailer Sales - Site Plan Review

Land Use Application Nos.:	SPR 20-008 (Site Plan Review) SEP 20-011 (SEPA)
Applicant:	Jeff Zimmerman T2 Investments LLC PO Box 2128 Woodland, WA 98674
Property Owner:	James Chumbley 11804 Marine View Dr. Edmunds, WA 98026
Site Location:	2250 Robinson Road Woodland, WA 98674
Parcel:	507670100
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	September 4, 2020
Notice of Application & Likely DNS issued:	September 8, 2020
Publish:	September 16, 2020, Battle Ground Reflector
Comment Due Date:	September 30, 2020

I. DESCRIPTION OF PROPOSAL

Applicant proposes relocating their current business, RV & trailer sales, to 2250 Robinson Road. There is an existing structure on the property, a pole barn, which the applicant proposes to remove and construct a new office building. Some office space is included for trailer sales and some will be a tenant improvement with other future business applications. Employee and trailer parking spaces would be located around the property. The primary drive aisles and parking around the proposed building will be paved. There would be additional parking areas covered with gravel along the eastern portion of the site.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed for lot 507670100. The total site area is 2.95 acres based on preliminary boundary survey by Minister Glaeser Survey. The site was previously addressed as 741 Robinson Road and is now addressed as 2250 Robinson Road.

III. 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.

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 September 30, 2020 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
Phone: 360-225-7299
Fax: 360-225-7336

Date: September 8, 2020

Signature: _____



Melissa Johnston, Associate Planner

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Cc: Applicant
Owner
Mayor
Rob VanderZanden, P.E.
Planning Commission
City Administrator

Building Official
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