

3/8/2022

*P.O. Box 9  
Woodland, WA 98674  
www.ci.woodland.wa.us*

**Police**

Office: (360) 225-6965  
Fax: 360-225-1201

*200 East Scott Avenue*

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**City Administrator  
Clerk-Treasurer**

**Mayor**

Office: (360) 225-8281  
Fax: (360-225-7336

**Community Development**

Office: (360) 225-7299

**Public Works**

Office: (360) 225-7999

*230 Davidson Avenue*

Logan Partners, LLC  
ATTN: Shayne Olsen  
P.O. Box 1940  
Bend, Oregon,  
97709

RE: SEP-22-003 Determination of Significance for the Logan's Landing proposal

Mr. Olsen,

We have reviewed your application for this project and a letter of not fully complete has been issued. While that information is being prepared, review of the SEPA checklist submittal has been completed.

Additional Information – The finds that there is incomplete information about the significant adverse environmental impacts which may result from this proposal (as discussed below). While the application is not fully complete, to ensure adequate information is gathered for the review process the city is issuing this Determination of Significance (DS). This triggers the needed full analysis of the project through an Environmental Impact Statement (EIS).

Under WAC 197-11-100(3) the City's requirement for an EIS is supported by WAC 197-11-080(4) which states that the applicant is required to perform and provide additional study and analysis as part of the EIS preparation and review process.

Timing of the SEPA process – SEPA encourages agencies to integrate agency activities at the earliest possible time (WAC 197-11-055 and WAC 197-11-406) the city is choosing to proceed with the SEPA threshold determination process as allowed by WAC 197-11-080(3). Specifically, the City is making the threshold determination during the not-fully complete process for the site plan to provide you with the opportunity to prepare the detailed plans and information necessary to help with the review process per WAC 197-11-055(4)(a).

By proceeding with this SEPA review at this time, the applicant is afforded the opportunity to solicit input from the City's Development Review Committee and the SEPA review agencies as part of the SEPA scoping process. This information, once incorporated into the EIS for analysis, should help make the land use review process more efficient and hopefully lead to a better outcome. The City will coordinate the SEPA review process as encouraged by WAC 197-11-055(5).

Circulation of Planning Documents – In accordance with WAC 197-11-055(6) to ensure that environmental values and amenities are given appropriate consideration, environmental documents and analyses shall be circulated and reviewed with the planning documents to the fullest extent possible given the not-fully complete status of the land use applications at the time the DS threshold determination was issued.

Should the Logan's Landing site plan and other land use applications become fully during the SEPA process, a notice of application for those applications shall be issued so that the land use and SEPA processes can be completed concurrently.

Limitation on actions – During the SEPA review process, until the final EIS is issued, the applicant cannot take any action concerning the proposal other than the preparation of environmental documents and other actions as outlined in WAC 197-11-070 or exempted under WAC 197-11-800(17).

Scoping of the EIS – In reviewing the submitted SEPA checklist and application material, the following areas were identified as potentially having probable significant adverse environmental impacts that warrant study and discussion in the EIS:

- Earth - 1.h. Erosion and impacts of earth affecting wetlands. Wetland delineation and project analysis is needed.
- Water - 3.a. Surface water – Impacts to wetlands and drainage systems. Flood control and conveyance infrastructure.
- Water - 3.c. Water Runoff – Stormwater management and conveyance infrastructure.
- Land and Shoreline Use – 8.a. – Effects to adjacent properties.
- Land and Shoreline Use – 8.h. – Full identification of critical areas and analysis of impacts.
- Land and Shoreline Use – 8.i. – Effects of the development on the achievement of zoning and comprehensive plan compliance including the ability to comply with the Growth Management Act.
- Land and Shoreline Use – 8.k. – Mitigation opportunity analysis.
- Land and Shoreline Use – 8.l. – Compatibility analysis.
- Housing – 9 – Effects of 408 housing units not considered in the Comp Plan, Sewer Plan, and Water Plan.

- Recreation – 12 – Effects of the development on existing facilities and the ability to maintain levels of service. Pedestrian and multi-modal transportation connectivity.
- Transportation – 14 – Traffic impacts and system wide analysis including the 20-year capacity analysis for Exit 22, traffic signalization along Old Pacific Highway. Cross-circulation. Access by emergency vehicles and school bus access. Multi-modal transportation. Multi-use paths and ADA accessibility. Analysis of the proposed improvements and their impacts to the system.
- Public Services – 15 - Effects of the development on the provision of all public services including impacts to levels of service.
- Utilities – 16 - Effects of the development on the provision of utilities.
- Per WMC 15.04.160 – Effects of the development on employment, economy, quality of life, and neighborhood cohesion.

EIS Preparation – Preparation of the EIS shall be the responsibility of the applicant or their agents, and outside consultants may be retained. EIS preparation shall be done under the authority of the City as lead agency and shall be prepared in a professional manner with appropriate interdisciplinary methodology. The EIS must be prepared in accordance with the SEPA Rules (WAC 197-11-420) and Woodland Municipal Code (WMC) Chapter 15.04 (WMC 15.04.160).

Questions regarding scoping should be directed to the SEPA Responsible Official. Scoping comments by agencies and notified parties will be transmitted to the applicant as part of the scoping process.

EIS alternatives analysis – In preparation of the EIS, staff recommends that the EIS be scoped to include the following alternatives:

- Alternative 1. No action alternative.
- Alternative 2. Project as proposed.
- Alternative 3. Project as proposed plus mitigation.
- Alternative 4. Project as proposed but mitigated to comply with Ordinance 1505. (As proposed for consideration by the city council or as adopted by the city council)

Scoping input may influence the alternatives suggested above. However, alternatives to be analyzed in the EIS must be approved by the SEPA Responsible Official as part of the scoping process for the Draft EIS (DEIS).

If you have any questions about this threshold determination, it is an appealable decision under WMC 19.08.030. The appeal process is described in the Determination of Significance form attached to this letter. Questions regarding submittal of an appeal should be directed to our office at 360-225-7299.

Respectfully,



Travis Goddard  
Community Development Director

Attachments:

A. Determination of Significance

cc: Wyndham Enterprises LLC  
Woodland DRC  
SEPA Record  
SEPA review agencies  
Battle Ground Reflector  
The Daily News  
The Columbian  
Posting on site  
Posted at City Hall/Post Office/Police Station  
City website  
File  
Property owners within 300 feet



## DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Description of proposal: Logan's Landing – A phased development of 8 similar buildings (total 354,640 sf.) in the Highway Commercial (C-2) zoning district. Each building having 972 square feet of commercial space and approximately 10,000 square feet of parking on the ground floor with 51 units of residential on the three upper floors. The project is approximately 20 acres in size and includes multiple property parcels including one Light Industrial (I-1) parcel. The project includes a proposed boundary line adjustment of approximately 1.9 acres of light industrial property.

Proponent: Logan Partners, LLC., PO Box 1940, Bend OR 97709.

Location of proposal: The property is located at the southern end of Franklin Street (Loop) off of Belmont Loop, and fronts on Old Pacific Highway, and includes tax parcels 50680023, 50714, 50729 and 50730. (Parcel 50713, aka 9579 Old Pacific Highway may also be subject to the boundary line adjustment but does not appear to be a party to the application.)

Lead agency: City of Woodland, Washington, 230 Davidson Avenue, PO Box 9, Woodland WA 98674.

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse environmental impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices. This information may also be reviewed by visiting the City Projects page at <https://www.ci.woodland.wa.us/projects>

The lead agency has identified the following areas for discussion in the EIS:

- Earth (Impacts affecting wetlands/critical areas)
- Surface water (Impacts to wetlands and drainage systems)
- Water Runoff – (Stormwater management and conveyance infrastructure capacity)
- Land and Shoreline Use (Impacts to adjacent properties, identification of critical areas, zoning and comprehensive plan compliance, Growth Management Act compliance, locational compatibility, and mitigation opportunities)
- Housing (The effect of units not considered in the Comp Plan, Sewer Plan, and Water Plan)
- Recreation (Impacts to existing facilities, levels of service, access to recreational opportunities, and pedestrian/multi-modal transportation connectivity)
- Transportation (Cross-circulation, emergency vehicles and school bus access, multi-modal transportation, multi-use paths, ADA accessibility and impacts to the transportation system including I-5 exits)
- Public Services (Impacts to all public services including levels of service)
- Utilities (Impacts on the provision of utilities)
- Identification of alternatives for analysis in the EIS.
- Mitigation measures.

- Per WMC 15.04.160 (Contextual element analysis on employment, economy, quality of life, and neighborhood cohesion)

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approval that may be required. The method and deadline for giving us your comment is:

Written comments are due to the City of Woodland at the physical address above. Comments may be submitted electronically by emailing the SEPA responsible official at [goddardt@ci.woodland.wa.us](mailto:goddardt@ci.woodland.wa.us)

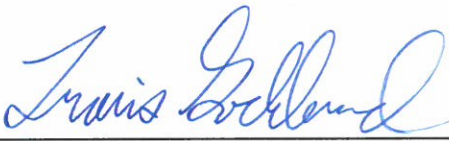
Scoping comments are due by 5:00 pm, on the 21<sup>st</sup> day after the issuance of this determination. (March 29th, 2022) (WAC 197-11-408(2)(a)(i))

Responsible Official: Travis Goddard

Position/Title: Community Development Director Phone: 360-225-7299

Address: 230 Davidson Ave., PO Box 9, Woodland, WA 98674

Date: March 8, 2022

Signature: 

#### Appeal Procedure

Parties may appeal this Determination of Significance to the Hearing Examiner for the City of Woodland under Woodland Municipal Codes 19.08.030 and 19.06.050. This administrative decision may be appealed no later than fourteen (14) days following the date of issuance of the DS. The notice of appeal shall be made in writing and shall include:

- The name and address of the party or agency filing the appeal;
- An identification of the specific proposal and specific SEPA actions or determinations related to conditioning, lack of conditioning, or denial of an action for which the appeal is sought; and,
- A statement of the particular ground or reasons for the appeal.

This information and the appropriate appeal fee must be submitted to the City of Woodland Community Development Department by 5:00 PM on March 22, 2022.

**APPEAL DEADLINE: March 22nd, 2022**