

Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

NOTICE OF APPLICATION & SEPA REVIEW

Logan's Landing - Site Plan Review

Land Use Application Nos.:	SPR 22-001 (Site Plan Review), CAP 22-001 (Critical Areas Permit), SEP 22-003 (SEPA Checklist)
Applicant/Property Owner:	Logan Partners, LLC Shayne Olsen P.O. Box 1940 Bend, OR 97709
Site Location:	Franklin Loop off of Belmont Loop in Woodland, WA 98674.
Parcels:	50680023, 50714, 50729 and 50730
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	January 27, 2022
Fully Complete:	March 22, 2022
Notice of Application & SEPA review issued:	April 28, 2022
Publish:	May 4 th , 2022, Battle Ground Reflector
Comment Due Date:	May 18, 2022

I. DESCRIPTION OF PROPOSAL

Logan's Landing LLC. is proposing a phased development of 8 similar buildings (total 354,640 s.f.) in the Highway Commercial (C-2) zoning district. Each building will have 972 square feet of commercial space and approximately 10,000 square feet of parking on the ground floor. Each building will have 51 residential units on the three upper floors (for a total of 408 units for the project). The entire project will be approximately 20 acres in size, including Parcel #50714 and which is zoned Light Industrial (I-1).

II. LOCATION OF PROPOSED DEVELOPMENT

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, in Woodland, WA 98674.

III. ENVIRONMENTAL REVIEW

The City of Woodland is reviewing the proposed project for probable adverse environmental impacts and expects to issue a threshold determination with the decision for this project. 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 May 18, 2022 to:

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

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

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Reports (report and delineation)

Application materials including the documents listed above can be reviewed by contacting the SEPA responsible official as noted in Section III above, or by visiting the City Project page of the city's webpage at:

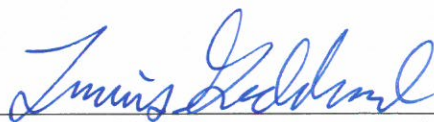
<https://www.ci.woodland.wa.us/commdev/project/logans-landing>

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: April 28, 2022

Signature: _____



Travis Goddard, Community Development Director

Published in the Reflector: August May 4, 2022

Cc: Applicant
Owner
Mayor
City Engineer, Gibbs & Olsen
Planning Commission
City Administrator

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