



NOTICE OF APPLICATION

Bozarth Multi-Family
Boundary Line Adjustment, Site Plan Review, Variance & SEPA DNS

Land Use Application Nos.:	BLA-22-001, SPR-22-002 (Site Plan Review), VAR-22-001, SEP-22-002 (SEPA)
Applicant:	Windsor Engineers Daniel Koistinen P.O. Box 3506 Duluth, Minnesota 55803
Property Owner:	Belcorp Andrew Bell P.O. Box 23 Yacolt, WA 98604
Parcel:	505030200, 5052501
Zoning Designation:	High Density Residential (HDR)
Date Application Received:	December 8, 2021
Fully Complete:	Last submittal on February 1, 2022
Notice of Application & Likely DNS issued:	February 28, 2022
Publish:	March 9th, 2022, Battle Ground Reflector
Comment Due Date:	March 23, 2022

I. DESCRIPTION OF PROPOSAL

Applicant proposes to consolidate two lots on the corner of Bozarth and 5th Street and construct a new 15-unit apartment building requiring a minor height variance.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 560 Bozarth Avenue in Woodland Washington. The two lots are 0.66 acres in size.

III. 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 March 23rd, 2022 to:**

City of Woodland
Community Development Department
c/o David Lukaczer
PO Box 9, 230 Davidson Avenue
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 Checklist

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 and minor variances 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: 2/28/2022 Signature: 
David Lukaczer, Associate Planner

Published in the Reflector: March 9th, 2022

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
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