

NOTICE OF APPLICATION AND PUBLIC HEARING
412 Island Aire Drive
Shoreline Substantial Development Permit, Shoreline
Conditional Use Permit, and SEPA DNS
Hearing Date: June 2nd, 2023, 10 AM

Land Use Application Nos.:	SSD-22-001/SCU-22-001/ SEP-22-009
Applicant & Owner:	Carla Morgan 412 Island Aire Drive Woodland, WA 98674
Site Location:	412 Island Aire Drive, Woodland, WA 98674
Parcel:	64515016
Zoning Designation:	LDR-6
Date Application Received:	8/3/2022
Notice of Application issued:	Original: August 19, 2022 Updated: May 8, 2023
Publish:	May 17th, 2023 Battle Ground Reflector
Comment Due Date:	May 22nd, 2023 in written form, May 30 th , 2023 for the testimony at the Hearing.

DESCRIPTION OF PROPOSAL

Applicant is proposing a restoration project for bank stabilization in the City of Woodland Shorelines jurisdiction. The proposal includes the construction of up to five levels of a vegetated wall system planted with native plantings to replace a partially completed block retaining wall system. Project is intended to stabilize the shoreline and mitigate the impact(s) incurred during the construction of the original retaining walls.

LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located at 412 Island Aire Drive and is designated as residential under the City of Woodland Shoreline Master Program.

REVIEW AUTHORITY

Per WMC 19.08.030, Shoreline Substantial Development Permits and Shoreline Conditional Use Permits shall be approved, approved with conditions, or denied by the Hearing Examiner after an open record pre-decision hearing.

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. The threshold determination for the proposal will be issued as a part of the staff report. Copies of the application material can be found on the City Projects page at www.ci.woodland.wa.us.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted to:

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

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

ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. JARPA
3. TESC Plan

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

PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 10 AM on Friday June 2nd at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA**. Please review

www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.

The link to the Zoom Meeting is:

<https://zoom.us/j/92542563618?pwd=ZE9iRDQ3Ni85bIVRRGYrSnc3RzI6Zz09>

PUBLIC COMMENT PERIOD

Public comments on this Notice of Application can be submitted to the responsible official at the address above. **Written comments must be submitted no later than 5:00 PM on May 22nd, 2023 to be included in the staff report though testimony in writing and/or in person may be provided up until the closing of the public testimony portion of the hearing on June 2nd, 2023.**

Date: May 8th, 2023

Signature: _____

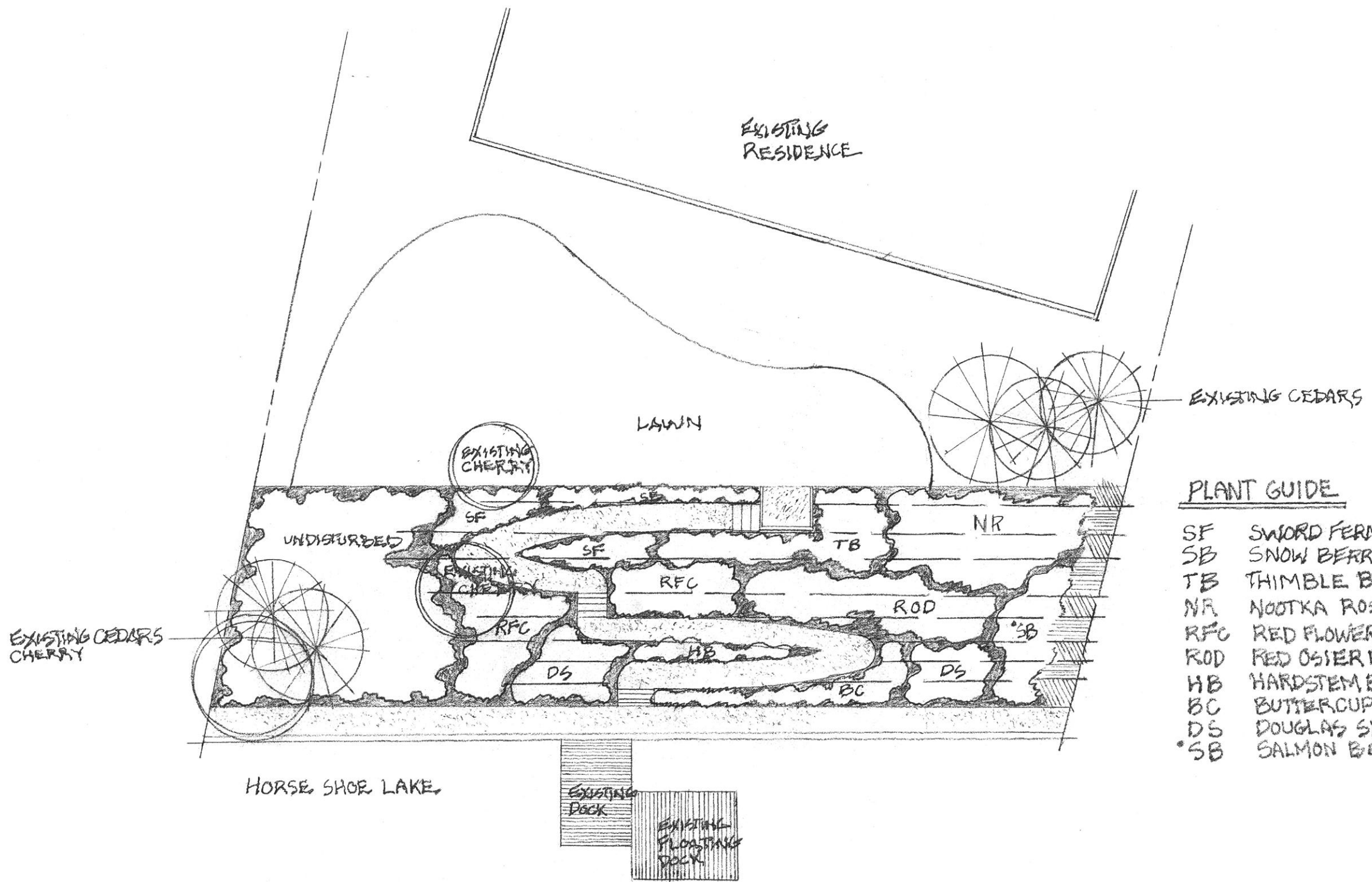


David Lukaczewski, Associate Planner

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Cc: Mayor
Development Review Committee
Department Heads
City Administrator

City of Woodland Website
Counter Copy
File



PLANT GUIDE

- SF SWORD FERN
- SB SNOW BERRY
- TB THIMBLE BERRY
- NR NOOTKA ROSE
- RFC RED FLOWERING CURRANT
- ROD RED OSIER DOGWOOD
- HB HARDSTEM BULRUSH
- BC BUTTERCUP
- DS DOUGLAS SPIREA
- *SB SALMON BERRY

CARLA MORGAN and RANDY HUFT		
SCALE: 1" = 8'	APPROVED BY:	DRAWN BY: RS
DATE: 4-17-23		REVISED:
412 ILAND AIRE DRIVE		
WOODLAND, WA 98674		DRAWING NUMBER