



NOTICE OF APPLICATION AND PUBLIC HEARING

412 Island Aire Drive

Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and SEPA DNS

Hearing Date: October 28, 2022

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:	August 19, 2022
Publish:	August 24, 2022, Battle Ground Reflector
Comment Due Date:	September 14 th , 2022 in written form, October 28 th , 2022 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. Proposal includes the construction/completion of a block terraced wall, stairs, and landscaping adjacent to Horseshoe Lake Park.

LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located adjacent to Horseshoe Lake at 412 Island Aire Drive, within the City of Woodland's Shoreline Jurisdiction. Proposed development is on a lot classified as residential under the City of Woodland Shoreline Master Program.

REVIEW AUTHORITY

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

Per WMC 19.08.030, Shoreline Conditional Use Permits shall be approved, approved with conditions, 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. 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 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 1:30 p.m. on Friday October 28th, 2022 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.

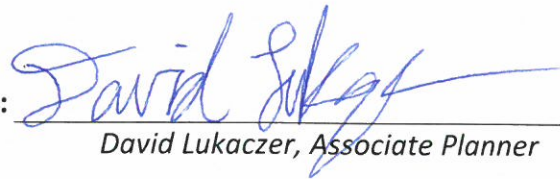
The link to the GoToMeeting is <https://meet.goto.com/716782637>

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 September 14th, 2022 to be included in the staff report though testimony may be provided up until the closing of the public testimony portion of the hearing.**

Date: August 19, 2022

Signature: _____



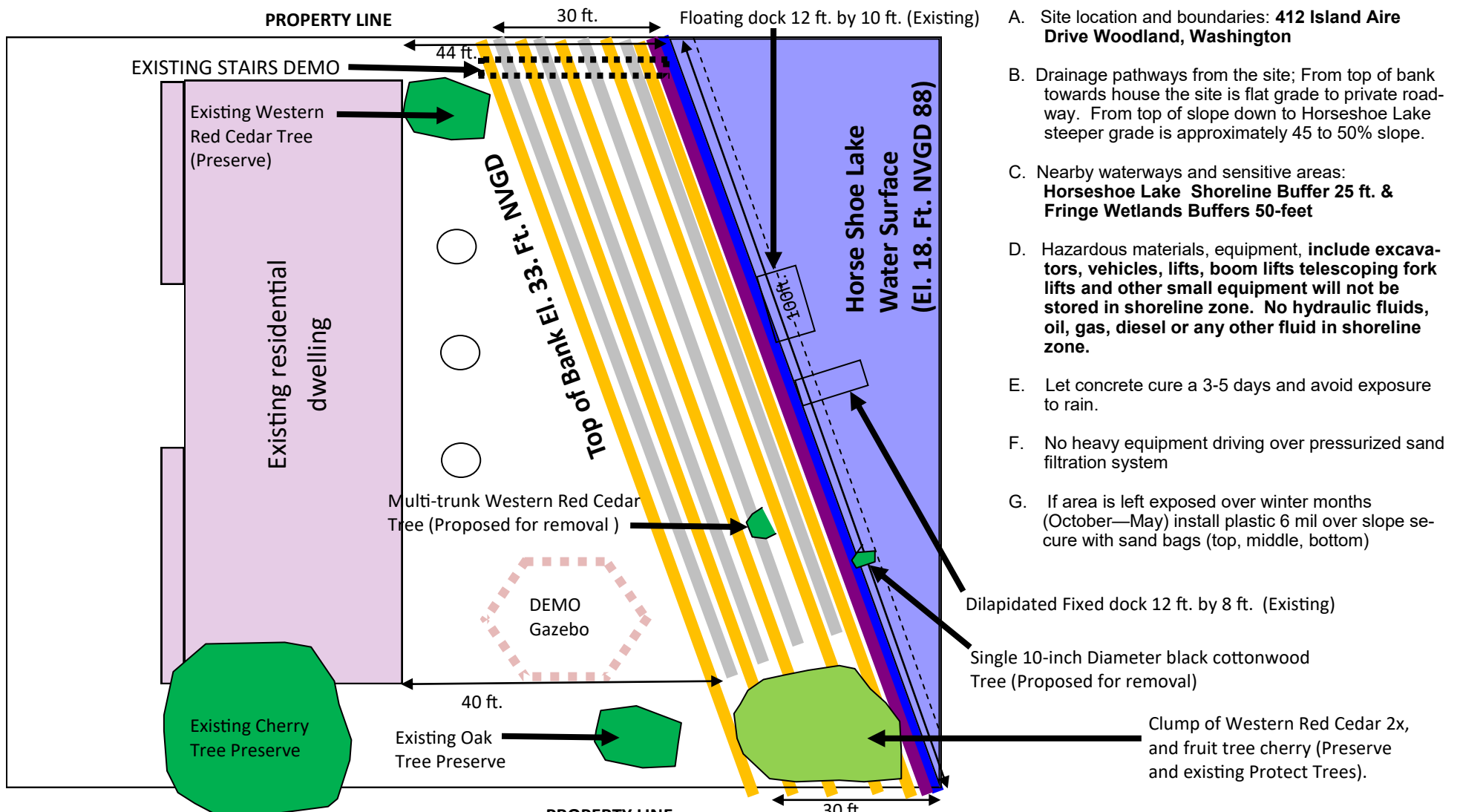
David Lukaczer, Associate Planner

Published in the Reflector: August 17, 2022

Cc: Mayor
Development Review Committee
Department Heads
City Administrator

City of Woodland Website
Counter Copy
File

Figure 1. Site Plan & Equipment Staging Area (412 Island Aire Drive Woodland, Washington 98674)



- A. Site location and boundaries: **412 Island Aire Drive Woodland, Washington**
- B. Drainage pathways from the site; From top of bank towards house the site is flat grade to private roadway. From top of slope down to Horseshoe Lake steeper grade is approximately 45 to 50% slope.
- C. Nearby waterways and sensitive areas: **Horseshoe Lake Shoreline Buffer 25 ft. & Fringe Wetlands Buffers 50-feet**
- D. Hazardous materials, equipment, **include excavators, vehicles, lifts, boom lifts telescoping fork lifts and other small equipment will not be stored in shoreline zone. No hydraulic fluids, oil, gas, diesel or any other fluid in shoreline zone.**
- E. Let concrete cure a 3-5 days and avoid exposure to rain.
- F. No heavy equipment driving over pressurized sand filtration system
- G. If area is left exposed over winter months (October—May) install plastic 6 mil over slope secure with sand bags (top, middle, bottom)

Dilapidated Fixed dock 12 ft. by 8 ft. (Existing)

Single 10-inch Diameter black cottonwood Tree (Proposed for removal)

Clump of Western Red Cedar 2x, and fruit tree cherry (Preserve and existing Protect Trees).

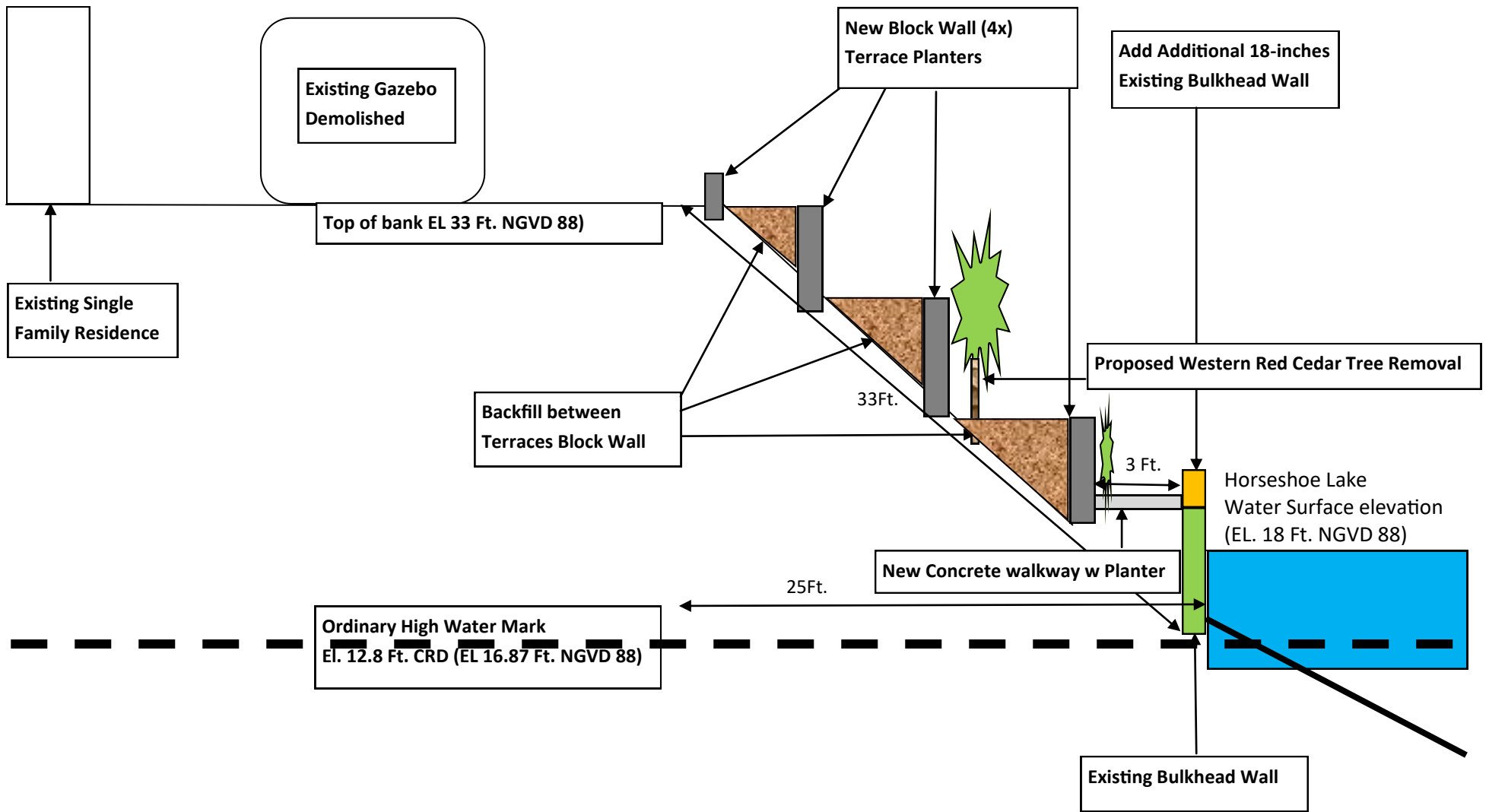
○ Existing Sand Mount Septic System Pressurized

- █ New Block Wall
- █ Trees Present On-site
- █ Straw wattles staked down
- █ Pre-Existing Block Wall (proposed add 18-inches vertically)

PROPERTY LINE
 Note: Shoreline Table B-4. Reach-Based Riparian Habitat Areas (RHA) for Shoreline Waters Map W-06 25 ft.
 - - - - - OHW On Horseshoe Lake = EL. 12.8 Ft. CRD (El. 16.87 Ft. NGVD 88)

Client: Carla Morgan and Randy Huft Unauthorized Work in Critical Area and Shoreline Zone Date: 07/19/2022 Map: TESC Plan Location: Woodland, Washington Address: 412 Island Aire Drive Parcel No. 64515016	Northern Resource Consulting, Inc. ENVIRONMENTAL SERVICES 1339 Commerce Ave., Suite 309B Longview, WA 98632 Phone: (360) 414-5239 Fax: (360) 414-4021
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Figure 2. Cross-section Terrace Bank Planter 412 Island Aire Driver Woodland, WA 98674



Applicant: Carla Morgan and Randy Huft
 Location: 412 Island Aire Drive Woodland, Washington 98674
 JARPA Cross-section of New Block Terrace Wall along Shoreline
 Date: July 26, 2022

Northern Resource Consulting, Inc.
 ENVIRONMENTAL SERVICES
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