



**NOTICE OF APPLICATION AND PUBLIC HEARING
GUILD ROAD INDUSTRIAL
SITE PLAN REVIEW, CRITICAL AREAS PERMIT, MAJOR
VARIANCE AND SEPA DNS**

Hearing Date: November 1st, 2022

Land Use Application Nos.:	CAP-22-001/SPR-22-006/VAR-22-002/SEP-22-006
Applicant & Owner:	Part IV Properties LLC <u>C/O Dennis Wubben</u> 12312 NE 99 th Street Vancouver, WA 98682
Site Location:	Guild Road between Robinson and Schurman
Parcel:	508350100
Zoning Designation:	I-1
Date Application Received:	Jul 1st, 2022, Fully Complete August 8 th , 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 has proposed the development of a multi-building light industrial development with associated amenities for light industrial use. Goerig Slough, a type F (fish bearing) stream flows from east to west along the northernmost boundary of the lot and has historically been utilized by Consolidated Diking District #2 for stormwater management purposes. Applicant has proposed to reduce the standard 200' buffer to 50' through both a Critical Areas Permit and a major variance to required buffers.

LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located on parcel # 508350100, approximately between Robinson Road and Schurman Way on Guild Road.

REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Review, Type II shall be approved, approved with conditions, or denied by the Development Review Committee.

Per WMC 19.08.030, Critical Area Permits Shall be approved, approved with conditions, or denied by the Development Review Committee.

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

Separate applications have been consolidated at the applicant's request, and as such the final decision shall be rendered by the highest authority designated for any part of the consolidated application per WMC 19.08.020(B).

ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed project amendment 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 was used and the comment period for the DNS ends at 5:00 on September 14th, 2022. 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 checklist 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. Critical Areas Report and Mitigation Plan

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3. Geotechnical Report
4. Preliminary Stormwater Report

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 Tuesday November 1st, 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.

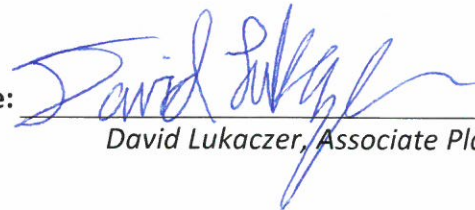
The link to the GoToMeeting is <https://meet.goto.com/310832213>

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
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