

Community Development Department

Building ♦ Planning ♦ Code Enforcement

P.O. Box 9, 230 Davidson Avenue

Woodland, WA 98674

www.ci.woodland.wa.us

Phone: (360) 225-7299 / Fax: (360) 225-7336

NOTICE OF APPLICATION NOTICE OF PUBLIC HEARING SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Lead Agency: City of Woodland, WA

Project Title: City of Woodland Comprehensive Plan Map Amendment

Land Use Application No.: CPA2018-010/SEP2018-008

Applicant:	City of Woodland PO Box 9 Woodland, WA 98674
Notice of Application & DNS issued:	November 29, 2018
Publish:	December 5, 2018
Comment Due Date:	December 19, 2018 (SEPA) December 20, 2018 (Comp Plan Amendment hearing)

I. DESCRIPTION OF PROPOSAL

The City is updating the Woodland Comprehensive Plan Map to meet the goals, policies, and objectives of the Comprehensive Plan text by selecting a growth scenario that will allow for the review of pending Comp Plan Amendment cases.

The City is reviewing six (6) growth scenarios that range from a "No Changes" scenario to one that includes extending the Urban Growth Area boundary to include the "Woodland Bottoms."

Amendment of the Comprehensive Plan Map will not in itself result in any immediate development. Property owners and developers who wish to propose development projects will be required to concurrently request annexation into the City of Woodland, propose a zone change, submit a site plan or subdivision proposal for review, and perform environmental reviews under SEPA and the City's critical areas ordinances.

You are invited to comment on this project proposal.

II. LOCATION OF PROPOSED DEVELOPMENT

The area affected by this application can include some or all the area west of Interstate 5 between the Columbia and Lewis Rivers and located within Township 5 North and Range 1 E.W.M. and Range 1 W.W.M. in the area known as the Woodland Bottoms.

III. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed non-project action 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 until applications for annexation, zone change, and/or development occur. 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 December 19, 2018 to:

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

Email: goddardt@ci.woodland.wa.gov
Phone: 360-225-7299
Fax: 360-225-7336

V. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist (November 29, 2018)
2. SEPA Checklist & DNS (February 22, 2016) (Comp Plan Text Update)

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

VI. REVIEW AUTHORITY

Per WMC 19.08.030, Comprehensive Plan Map Amendments shall be reviewed by the Planning Commission at an open record pre-decision public hearing. The Planning Commission shall issue a recommendation to the Woodland City Council, which has the authority to take legislative action on the proposal.

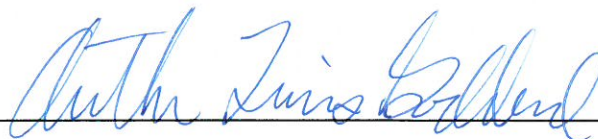
Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the Public Works/Community Development Director. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

V. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at 7:00 p.m. at their Thursday, December 20, 2018 meeting. Located at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA.**

Date: November 29, 2018

Signature: _____



Cc: Applicant & Owner

Property Owners within 300 feet

Department Heads (Building Official, Fire Marshal, City Engineer)

Planning Commission

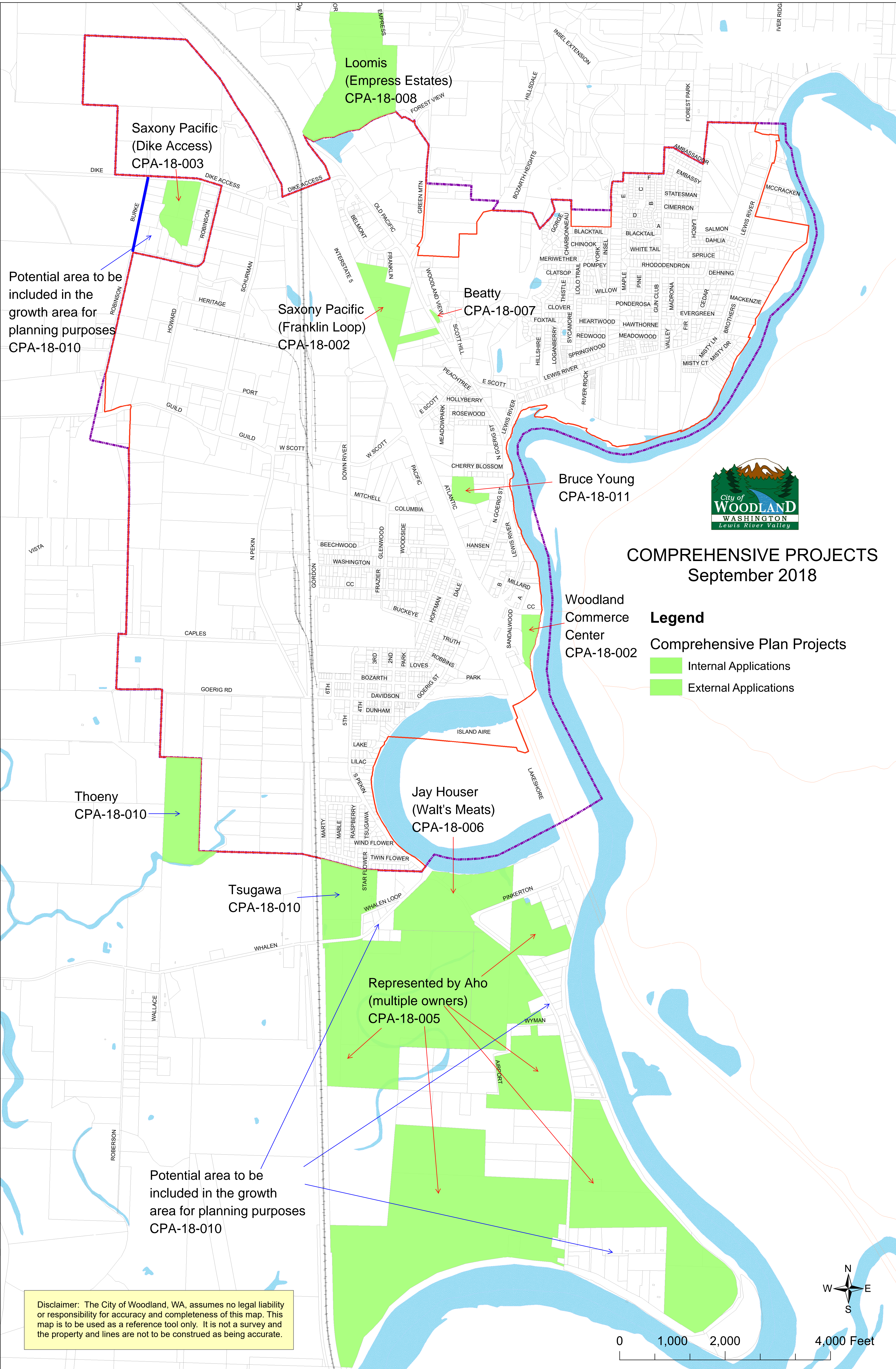
Mayor

City Administrator

File

City of Woodland Website

Counter Copy



Potential area to be included in the growth area for planning purposes CPA-18-010

Saxony Pacific (Dike Access) CPA-18-003

Saxony Pacific (Franklin Loop) CPA-18-002

Loomis (Empress Estates) CPA-18-008

Beatty CPA-18-007

Bruce Young CPA-18-011

Woodland Commerce Center CPA-18-002

Jay Houser (Walt's Meats) CPA-18-006

Thoeny CPA-18-010

Tsugawa CPA-18-010

Represented by Aho (multiple owners) CPA-18-005

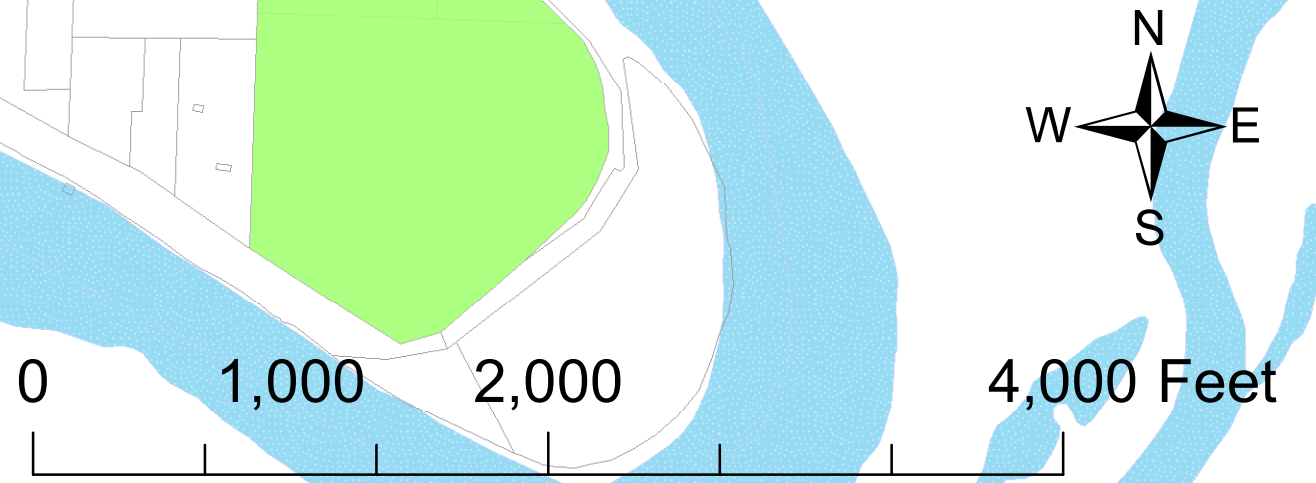
Potential area to be included in the growth area for planning purposes CPA-18-010

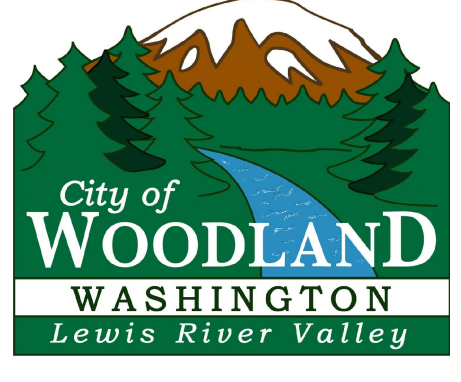
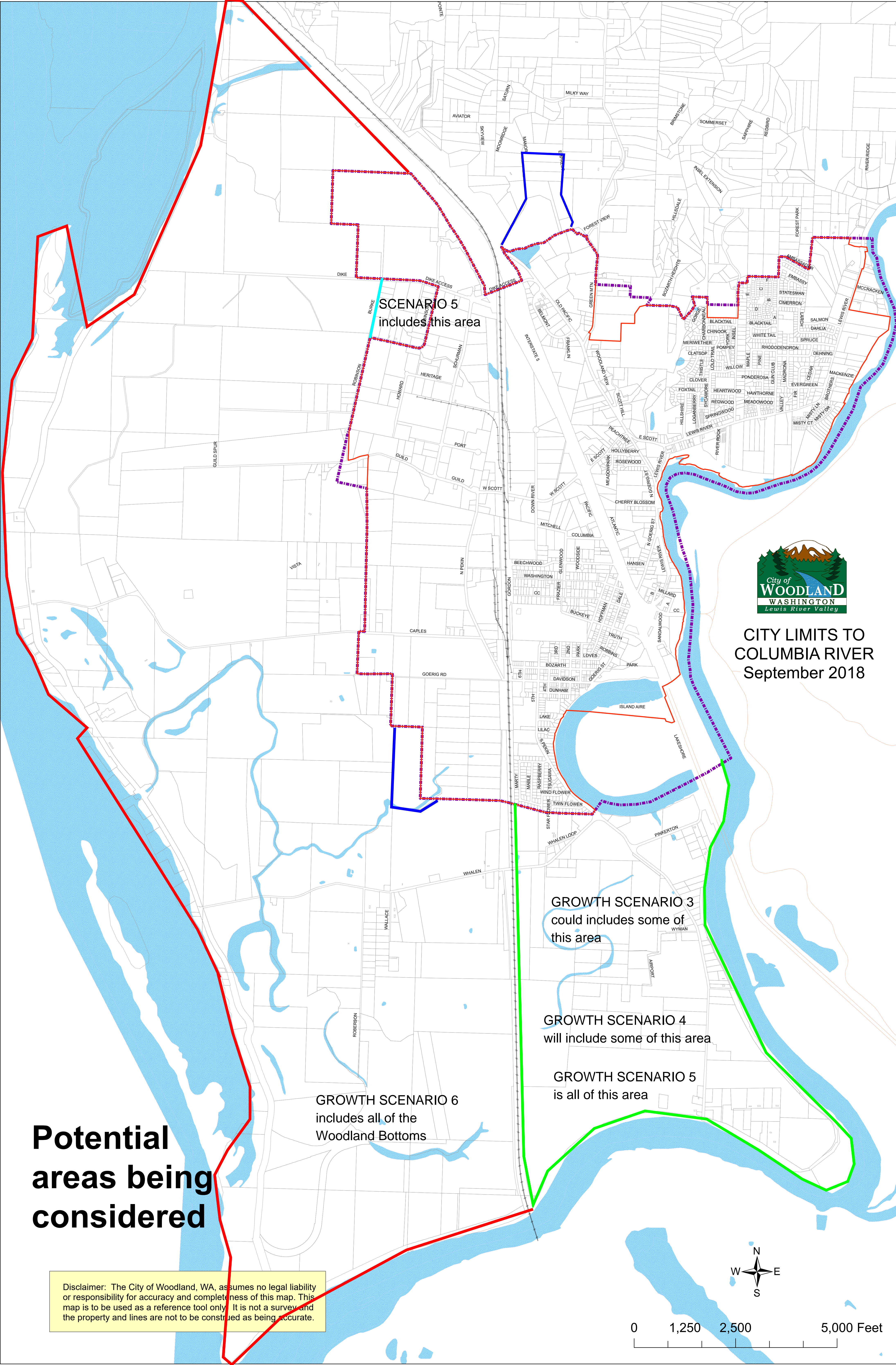


COMPREHENSIVE PROJECTS
September 2018

- Legend**
- Comprehensive Plan Projects
 - Internal Applications
 - External Applications

Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.





CITY LIMITS TO COLUMBIA RIVER
September 2018

SCENARIO 5
includes this area

GROWTH SCENARIO 3
could include some of
this area

GROWTH SCENARIO 4
will include some of this area

GROWTH SCENARIO 5
is all of this area

GROWTH SCENARIO 6
includes all of the
Woodland Bottoms

**Potential
areas being
considered**

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0 1,250 2,500 5,000 Feet