

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: SEP2018-008 & (see below)

| Applicant | Case | Parcels | Zoning | Acres | Hearing Date |
|---|------------------------------------|--|-------------|-------|------------------|
| Saxony Pacific, LLC., PO Box 1940, Bend OR 97709 | CPA-18-002 (Dike Access) | 50714, 50729, 50680023, 50730 | C-2 | 21.51 | <u>17-Jan-19</u> |
| Saxony Pacific, LLC., PO Box 1940, Bend OR 97710 | CPA-18-003 (Franklin Loop) | 63235, 6325701, 6535715, 6535715 | AG-38 | 16.22 | 10-Jan-19 |
| Aho Construction I, Inc., 5512 NE 109th Court, Vancouver WA 98662 | CPA-18-005 | WB2515001, EA3009001, EA3104003, EA3104001, 6215104, 63521, 62150, 62151, 62155, 60882, 60884, 6088104, 62158, 60880, 6088002, 601600300, 6016001, 60160, 601600400, 601600500, 60886 | UZ | 605.5 | <u>17-Jan-19</u> |
| Walt Houser LLC, 350, S. Pekin Road, Woodland WA 98674 | CPA-18-006 | 62159, 6215902, 62156 | UZ | 43.61 | <u>17-Jan-19</u> |
| Trevor Beatty, 9530 Old Pacific Highway, Woodland, WA 98674 | CPA-18-007 | 508970100 | LDR- 8.5 | 0.5 | 10-Jan-19 |
| Gary Loomis, 2612 NE 434th Street, Woodland WA 98674 | CPA-18-008 (Empress Estates) | WB1203001, WB1206005, WB1206002, WB1206003, WB1206006, WB1206007, WB1206008, WB1202005 | UZ | 56.71 | <u>17-Jan-19</u> |
| BYRV, Inc., 16803 SE McLoughlin Blvd., Portland, OR 97267 | CPA-18-011 | 50596 | C-2 | 6.37 | 10-Jan-19 |
| Woodland Commerce Center LLC., 6100 NE Hwy 99, Vancouver WA 98665 | CPA-18-012 | 50492 | C-2 | 5.51 | 10-Jan-19 |

| | |
|-----------------------|---|
| Notice of Application | November 30, 2018 |
| SEPA DNS Issued: | November 29, 2018 |
| Publish Date: | December 12, 2018 |
| Comment Due Date: | SEPA - December 19, 2018 Comp Plan Amendment hearing – End of the public testimony portion of the hearing. |

I. DESCRIPTION OF PROPOSAL

The City is considering updating the Woodland Comprehensive Plan Map to meet the goals, policies, and objectives of the Comprehensive Plan. The projects above have submitted Comp Plan Amendment requests.

For information regarding the Comp Plan map update process and to complete a survey go to: <http://www.ci.woodland.wa.us/departments/planning/comprehensive.php>

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 (as applicable).

You are invited to comment on these project proposals.

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. Case specific parcel numbers are listed above.

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 website noted above or at 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.

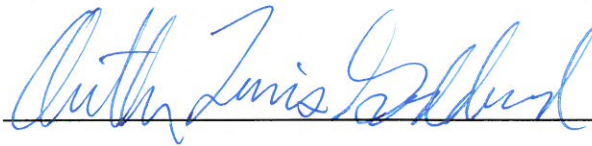
Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the Public Works/Community Development Director. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City 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 public hearings on this matter at 7:00 p.m. on the hearing dates listed above. Hearings will be held at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA.**

Date: November 30, 2018

Signature: _____

A handwritten signature in blue ink, appearing to read "Ruth Lewis", is written over a horizontal line.

Cc: Applicants & Owners

Property Owners within 300 feet

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

Planning Commission

Mayor

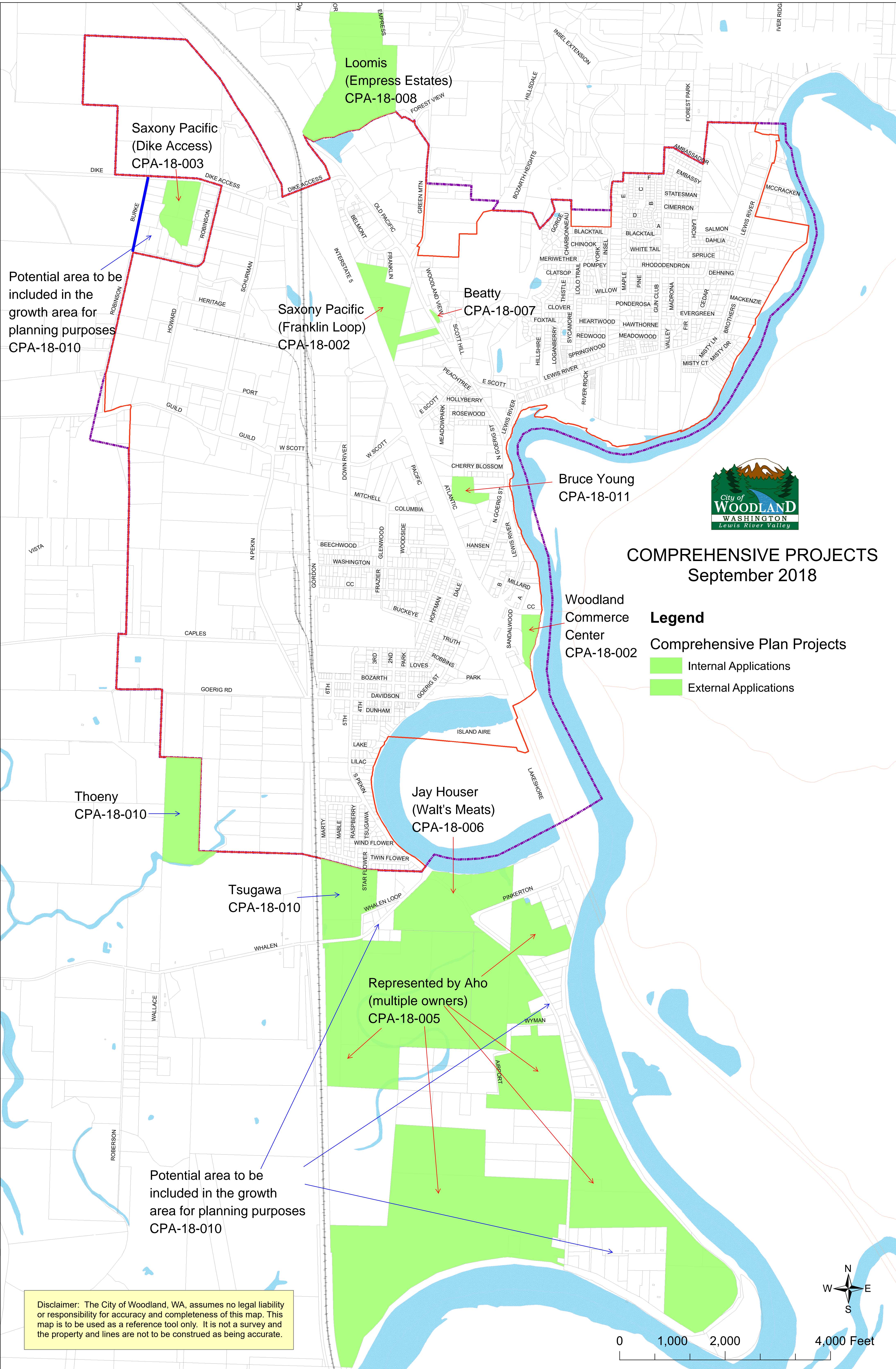
City Administrator

File

City of Woodland Website

Counter Copy

Post Office Posting



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

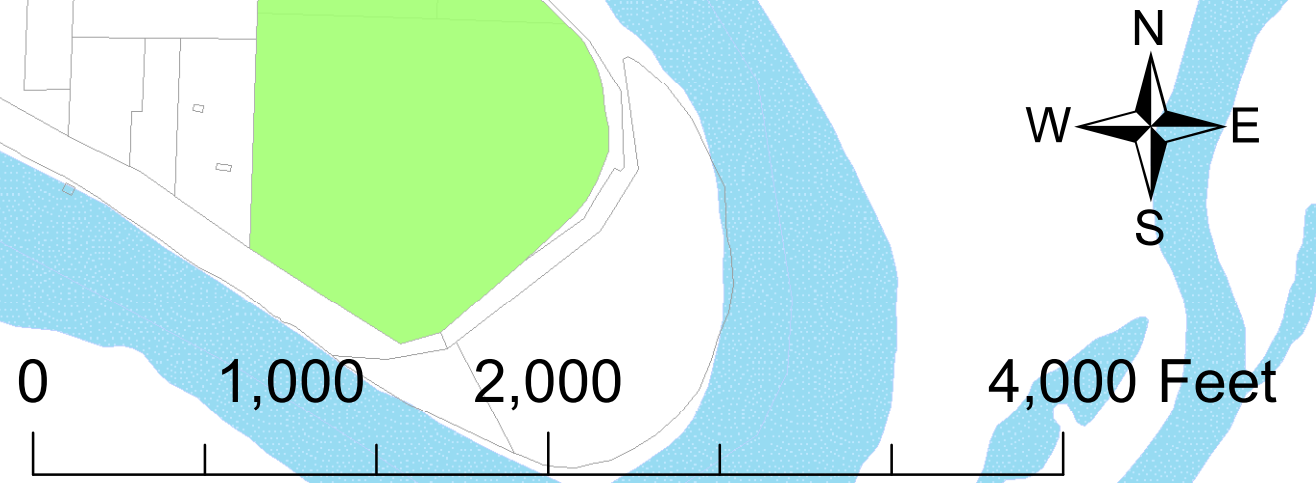
Potential area to be included in the growth area for planning purposes CPA-18-010

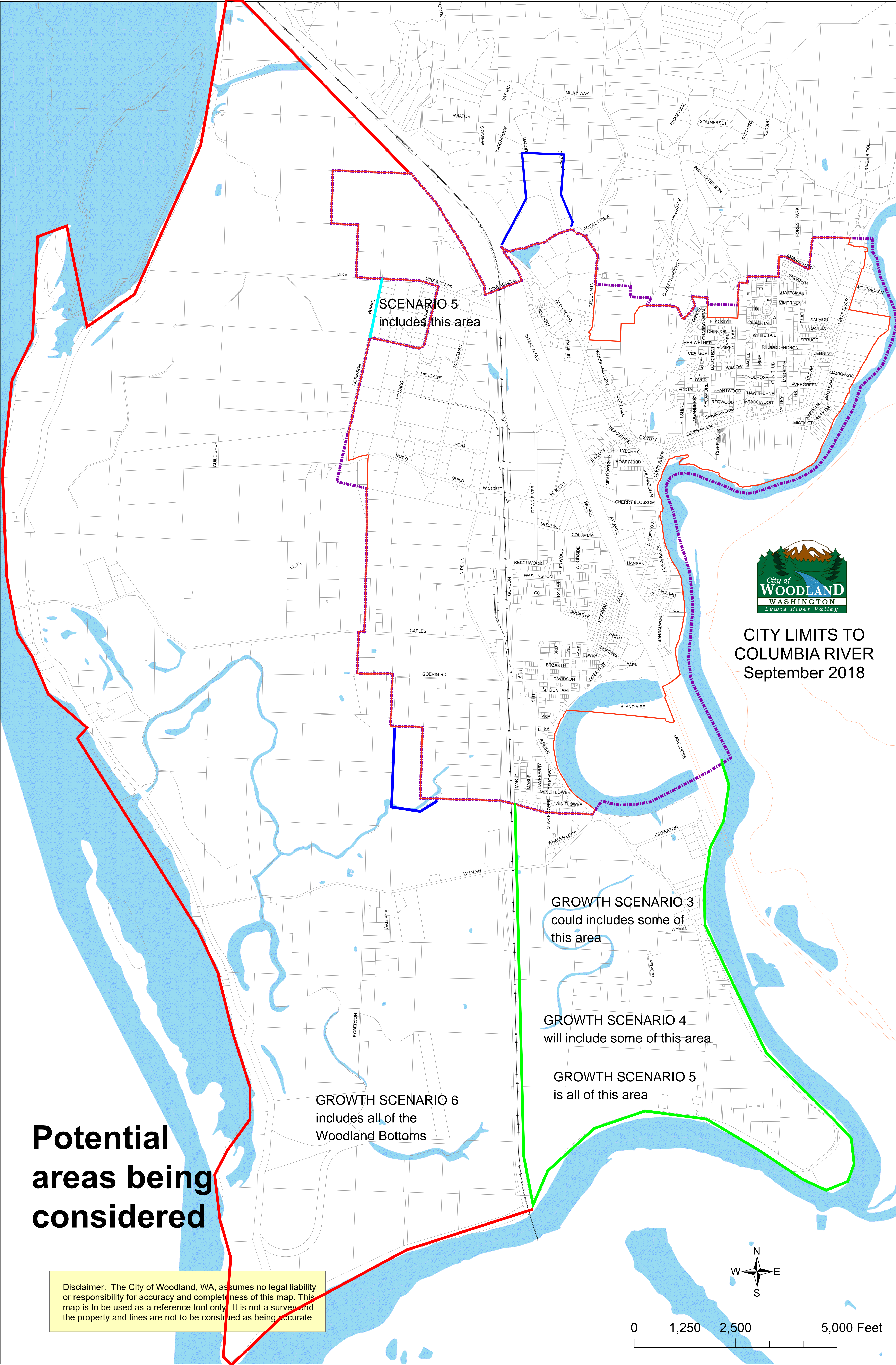


COMPREHENSIVE PROJECTS
September 2018

- 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 includes 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