

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 & PUBLIC HEARING

SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

HEARING DATE: January 17, 2019

JANUARY 10th, 2019 HEARING HAS BEEN CANCELED!

**Project Title: City of Woodland Comprehensive Plan Map Amendment
Land Use Application No: SEP2018-008, CPA2018-010 & (see below)**

Applicant	Case	Parcels	Zoning	Acres	Designation Request
Saxony Pacific, LLC., PO Box 1940, Bend OR 97709	CPA-18-002 (Franklin Loop)	50714, 50729, 50680023, 50730	C-2	21.51	Commercial to Residential
Saxony Pacific, LLC., PO Box 1940, Bend OR 97710	CPA-18-003 (Dike Access)	63235, 6325701, 6535715, 6535715	AG-38	16.22	Residential in the UGA
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	Residential in the UGA
Walt Houser LLC, 350, S. Pekin Road, Woodland WA 98674	CPA-18-006	62159, 6215902, 62156	UZ	43.61	Industrial in the UGA
Trevor Beatty, 9530 Old Pacific Highway, Woodland, WA 98674	CPA-18-007	508970100	LDR- 8.5	0.5	Residential to Industrial
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	Residential & Commercial in the UGA
BYRV, Inc., 16803 SE McLoughlin Blvd., Portland, OR 97267	CPA-18-011	50596	C-2	6.37	Commercial to Residential
Woodland Commerce Center LLC., 6100 NE Hwy 99, Vancouver WA 98665	CPA-18-012	50492	C-2	5.51	Commercial to Residential

CPA-18-010 reflects the discussion of Growth Scenarios #1 through #6 and includes land not covered by the applications listed above, for inclusion within the City's urban growth boundary for planning purposes.

Notice of Application	November 30, 2018 - Revised December 27, 2018
Optional SEPA DNS issued:	November 29, 2018 – Revised December 27, 2018
Publish Date:	December 12, 2018 and January 2, 2019.
Comment Due Date:	January 17, 2019 - 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 requests to change their comp plan designation or for the City to extend the Urban Growth Area (UGA) and to designate the property under the City's comp plan. (See above)

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 submit development applications and perform environmental review under SEPA and the City's critical areas ordinances (as applicable).

You are invited to comment on these map amendment requests.

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 is lead agency and 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 January 17th, 2019 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.us
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.

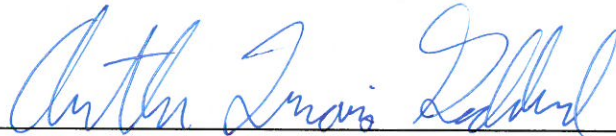
Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the Public Works/Community Development Director. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City 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: December 27, 2018

Signature: _____



Cc: Applicants & Owners

Property Owners within 300 feet

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

Planning Commission

Mayor

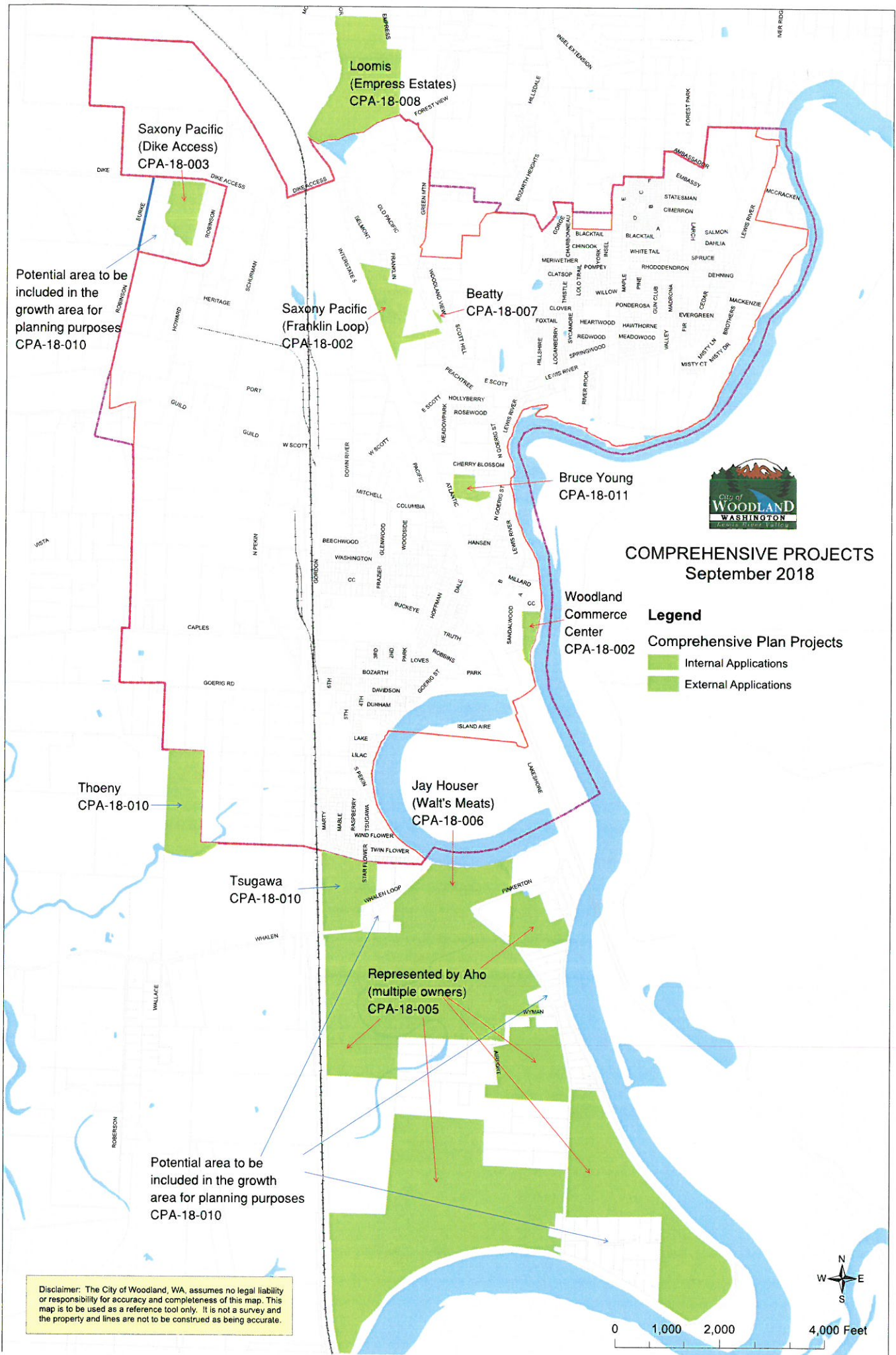
City Administrator

File

City of Woodland Website

Counter Copy

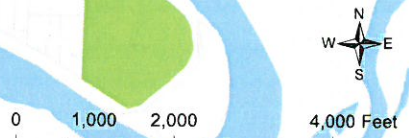
Post Office Posting

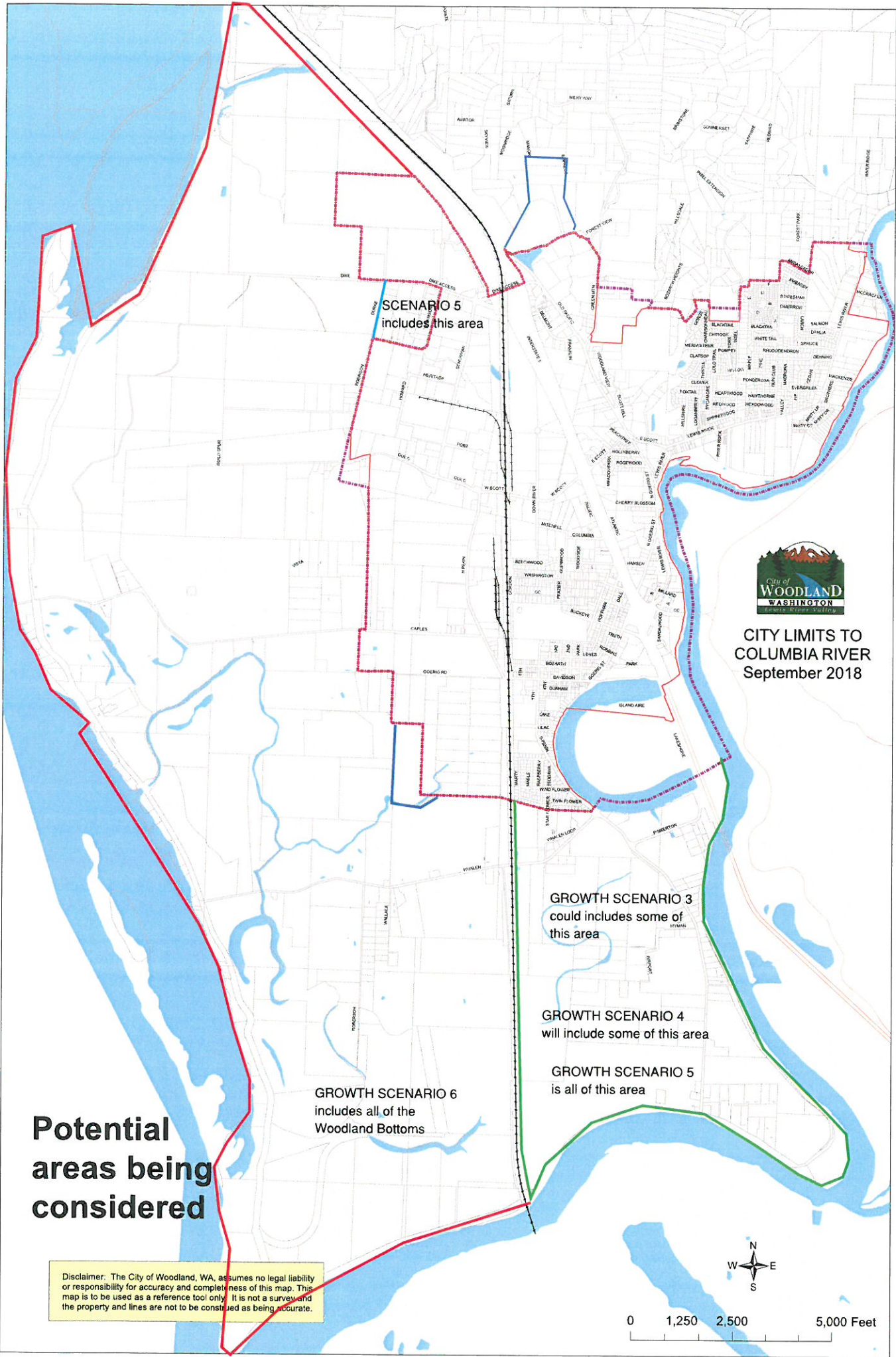


COMPREHENSIVE PROJECTS
September 2018

- 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.





SCENARIO 5 includes this area



CITY LIMITS TO COLUMBIA RIVER
September 2018

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

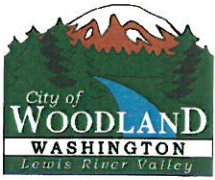
GROWTH SCENARIO 6 includes all of the Woodland Bottoms

Potential areas being considered

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0 1,250 2,500 5,000 Feet



PO Box 9
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This is an important notice about a pending City land use action.
Please review. Public hearing information is inside.