

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: April 18, 2019

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

CPA-18-010 reflects the entire docket of recommendations for the cases listed 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
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

Notice of Application	November 30, 2018 - Revised December 27, 2018 – March 29, 2019
Optional SEPA DNS issued:	November 29, 2018 – Revised December 27, 2018 – March 29, 2019
Publish Date:	December 12, 2018, January 2, 2019, & April 3 rd , 2019
Comment Due Date:	April 18 th , 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 Planning Commission has considered all submitted requests to change their comp plan designations or for the City to extend the Urban Growth Area (UGA) and to designate the property under the City’s comp plan. Having reviewed those cases, the Commission is considering a recommendation for the final map which reflects the docketed map recommendations.

You are invited to comment on the map amendment request.

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

Note: 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).

II. LOCATION OF PROPOSED DEVELOPMENT

The area affected by this application includes properties within the City limits as well as properties in Cowlitz County south of the high school, north of the City limits east of Interstate 5 and south of the city between the Lewis River and the railroad tracks. The properties are within various sections of Township 5 North, Range 1 E.W.M. and Range 1 W.W.M. in the area generally known as the Woodland Bottoms. The exact parcels are listed above and shown on the attached map.

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 April 18th, 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 April 18th, 2019 at the Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA.

The City Council will hold a work session to take public testimony on April 22nd, 2019 from 6:00 pm until 9:30 pm, at the Woodland Middle School auditorium at 755 Park Street, Woodland, WA 98674. If necessary, the Council may continue the work session to April 29th, 2019 from 6:00 pm until 9:30 pm at the same location. The Council will consider this matter at their regularly scheduled meeting on May 6th, 2019 at 7:00 p.m. in the Council Chambers at 200 E. Scott Avenue, Woodland WA.

Date: March 29, 2019

Signature: _____



Cc: Applicants & Owners

Property Owners within 300 feet

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

Planning Commission

Mayor & City Council

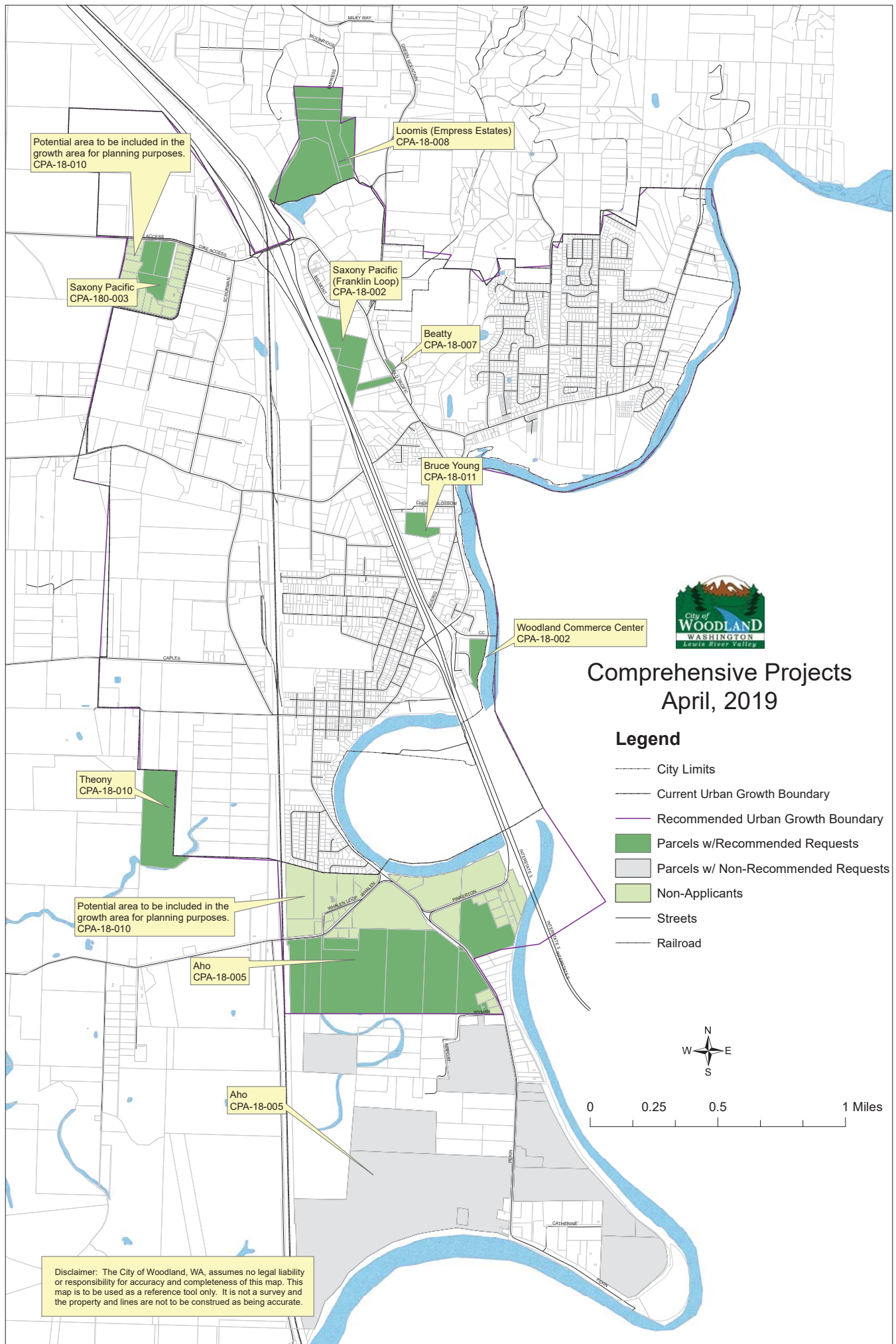
City Administrator

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 CPA-180-003

Loomis (Empress Estates) CPA-18-008

Saxony Pacific (Franklin Loop) CPA-18-002

Beatty CPA-18-007

Bruce Young CPA-18-011

Woodland Commerce Center CPA-18-002

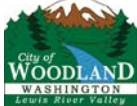
Theory CPA-18-010

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

Aho CPA-18-005

Aho CPA-18-005

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.



Comprehensive Projects April, 2019

Legend

- City Limits
- Current Urban Growth Boundary
- Recommended Urban Growth Boundary
- Parcels w/Recommended Requests
- Parcels w/ Non-Recommended Requests
- Non-Applicants
- Streets
- Railroad

