



NOTICE OF APPLICATION

Night & Day Furniture Warehouse Development Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR 22-008 (Site Plan Review), SEP 22-007 (SEPA)
Applicant & Property Owner:	Night and Day Holding, LLC C/O Mike Gallawa 3115 NE 109 th Avenue Vancouver, WA 98682
Site Location:	Parcel Numbers 507950100 & 507710101
Parcel:	507950100 & 507710101
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	July 8 th , 2022
Fully Complete:	September 20 th , 2022
Notice of Application & Likely DNS issued:	September 21 st , 2022
Publish:	September 28 th , 2022, Battle Ground Reflector
Comment Due Date:	October 12 th , 2022

I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 49,500 SF industrial building with associated parking, drive aisles, and loading docks, as well as frontage improvements. Property is located in the light industrial zoning district, along Howard Way approximately 450 feet from the intersection of Howard Way and Guild Road. Primary use of the property will be as warehousing, with associated office and loading uses. A 20-foot private drive aisle on the Southern boundary line of the lots provides access to the lots to the rear. The applicant has applied for a Site Plan Review Type II as well as SEPA checklist processing as required per WMC Chapter 19.10 and WMC Chapter 15.04. Following review of the site, as well as the plans provided, no critical areas are present, and no further land use applications are required for the development of this site as propose.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed over two unaddressed lots, marked as parcel # 507950100 & 507710101. Parcel # 507950100 is located along Howard Way and is 3.06 acres in size. Parcel # 507710101 sits behind stated parcel, and is 0.34 acres in size.

III. ENVIRONMENTAL REVIEW

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project.

The City of Woodland has reviewed the proposed project 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. 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 October 12th, 2022 to:**

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

Email: lukaczerd@ci.woodland.wa.us
Phone: 360-225-7299
Fax: 360-225-7336

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist
3. Geotechnical report by NV5

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above). Most application materials have been posted online at <https://www.ci.woodland.wa.us/projects>.

V. REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

Date: 9/21/2022

Signature: _____


David Lukaczer, Associate Planner

Published in the Reflector: September 28th, 2022

Cc: Applicant
Owner
Mayor
City Engineer, Gray and Osborne
Planning Commission
City Administrator

Building Official
Fire Marshal
City of Woodland Website
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