

NOTICE OF APPLICATION & LIKELY SEPA DNS

Fort Vancouver Regional Library – Woodland Library
Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR 22-013 (Site Plan Review), SEP 22-012 (SEPA)
Applicant:	Hacker Architects C/O Amelie Reynaud 555 SE MLK Blvd Suite 501 Portland, Or 97214
Property Owner:	Fort Vancouver Regional Libraries C/O Amelia Shelley 2018 Grand Blvd Vancouver, WA 98661
Site Location:	828 Goerig Street
Parcel:	50480
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	December 9 th , 2022
Fully Complete:	December 21 st , 2022
Notice of Application & Likely DNS issued:	December 22 nd , 2022
Publish:	December 28 th , 2022, Battle Ground Reflector
Comment Due Date:	January 11 th , 2023

I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a 7,560 square foot building, along with associated parking, landscaping, and utilities as required on a single, presently undeveloped parcel in Woodland Washington. Proposed primary structure will serve as a library developed and operated by the Fort Vancouver Regional Library system (FVRL), classified as a public and quasi-public building and use, a permitted use under WMC 17.32.020(38) and WMC 17.36.020(29).

II. LOCATION OF PROPOSED DEVELOPMENT

The proposed development is located on lot # 50480, currently addressed as 828 Goerig Street in Woodland Washington. Subject property is currently a vacant lot with an approximate area of 1.9 acres, or 82,764 SF. A separate application has been reviewed and given preliminary approval for a short subdivision of the subject lot (see SPL-22-001). The proposed development will use the proposed 'lot 1' of this short subdivision, which will be 62,873 SF in size and be to the rear of the property fronting Lakeshore Drive. A site visit has been performed, and best available resources

considered, and no critical area(s) have been identified on the site. Previous use(s) of the subject site include a funeral home. Adjacent uses include a welcome center and park & ride lot to the south, a single family residence and bank to the north of the property, the I-5 corridor to the East of the site, and a variety of residential uses to the West.

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 January 11th, 2023 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 PBS Engineering

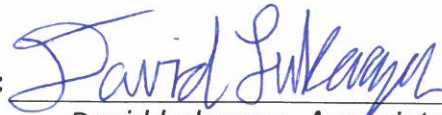
Application materials including the document(s) listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above). Most application materials have been posted online at <https://www.ci.woodland.wa.us/projects>.

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: 12/22/2022

Signature:



David Lukaczer

David Lukaczer, Associate Planner

Published in the Reflector: December 28th, 2022

Cc: Applicant

Owner

Mayor

City Engineer, Gibbs & Olson

Planning Commission

City Administrator

Building Official

Fire Marshal

City of Woodland Website

Counter Copy

Department Heads

File



WOODLAND LIBRARY

FORT VANCOUVER REGIONAL LIBRARIES
411 LAKESHORE DRIVE
WOODLAND, WA. 98674

ISSUANCE
TYPE II SITE PLAN REVIEW

PROJECT NUMBER
71959.000

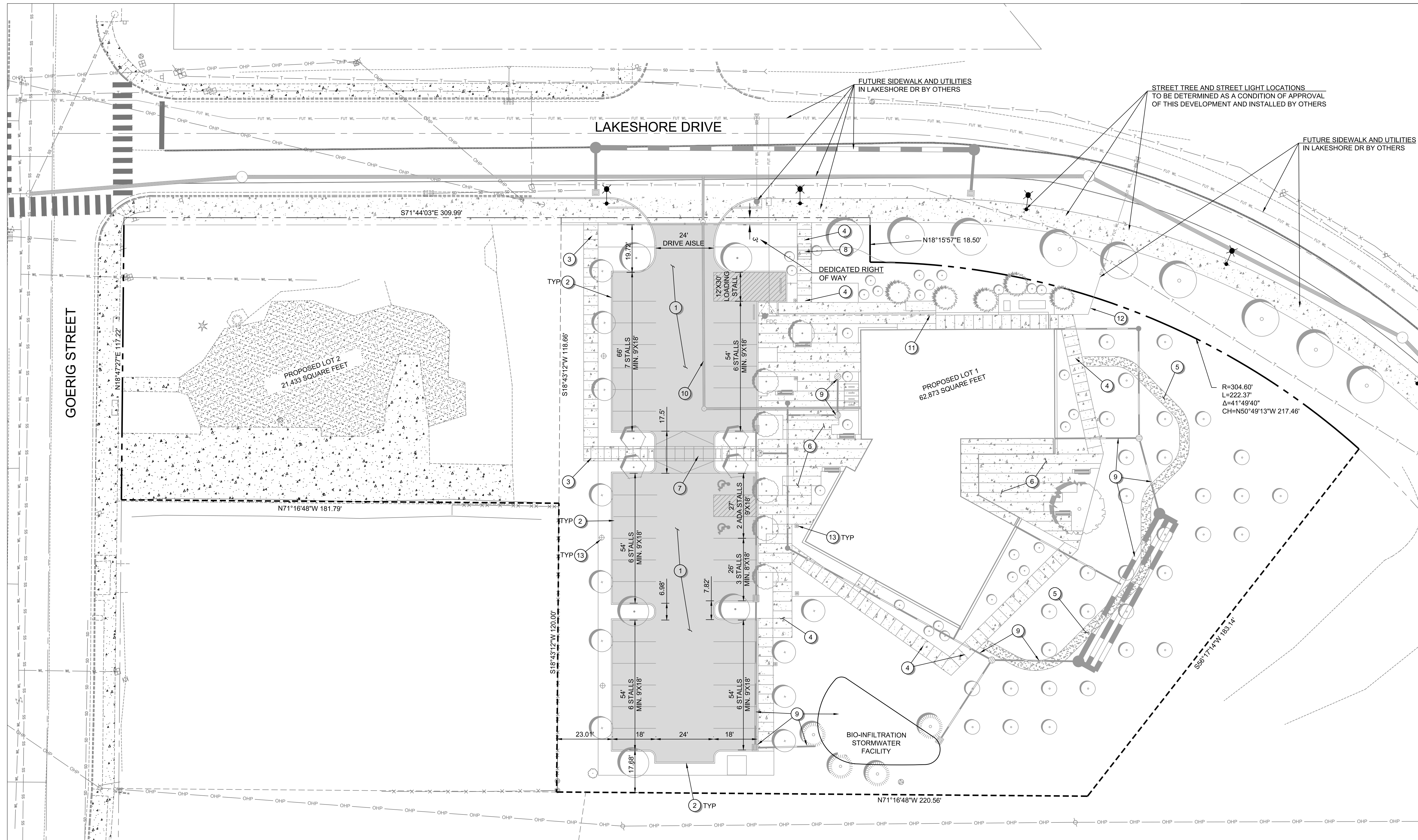
DATE
12/08/2022

SCALE

DRAWING TITLE
CIVIL SITE PLAN

SHEET NUMBER

C-03



CIVIL NOTES

- ① AC PAVEMENT PARKING LOT
- ② STANDARD CURB
- ③ 6' ADA ACCESS PATH
- ④ 6' CONCRETE PEDESTRIAN PATH
- ⑤ 4' GRAVEL PEDESTRIAN PATH
- ⑥ CONCRETE PLAZA
- ⑦ RAISED PEDESTRIAN CROSSING
- ⑧ CONCRETE STEPS AND HANDRAIL
- ⑨ STORMWATER SYSTEM. SEE STORMWATER PLAN FOR ADDITIONAL INFORMATION.
- ⑩ SANITARY SEWER LINE. SEE SANITARY AND WATER PLAN FOR ADDITIONAL INFORMATION.
- ⑪ DOMESTIC WATER LINE. SEE SANITARY AND WATER PLAN FOR ADDITIONAL INFORMATION.
- ⑫ FIRE SERVICE LINE. SEE SANITARY AND WATER PLAN FOR ADDITIONAL INFORMATION.
- ⑬ SITE LIGHTING SYSTEM

