

## David Lukaczer

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**From:** Joe Listek <jalistek@yahoo.com>  
**Sent:** Monday, April 10, 2023 10:50 PM  
**To:** David Lukaczer; Travis Goddard; Travis Johnson; tyrel k; Sam Scheuble; Scott Gilliland; Kathryn Myklebust; Tracy Coleman; Peter Boyce; Will Finn; Josh Taylor (Josh.Taylor@clarkfr.org); Ryan Walters (rwalters@gibbs-olson.com); Debi Cler; CCFR  
**Cc:** Tel Jensen; Monte Smith; kellyj@woodlandpd.org; John Burke; Melissa Doughty; DeeAnna Holland; Carol Rounds; Aaron Alderman; Terry Hall; Permit Clerk; sydney.hanson@dahp.wa.gov; Bass, Dylan; Brady, Jean  
**Subject:** Re: CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005 Final Staff Report (DAHP Project Tracking # 2023-03-01762)

Feels and looks like a hood wink!! Tactics for last minute “ let’s screw the neighbors” time to correct your character. Why does this have to go down this road?? No Pune intended, but not my first crab boil.

[Sent from Yahoo for iPhone](#)

On Monday, April 10, 2023, 7:26 PM, David Lukaczer <lukaczerd@ci.woodland.wa.us> wrote:

Good Evening,

Please see the attached supplemental staff report associated with SPR-23-003 (The Lewis River Apartments), regarding the applicant’s request to vacate an access and utility easement (following the establishment of a new access and utility easement).

I have also added one additional comment provided today to the public record which can be found on the shared folder here: [https://cityofwoodlandwa-my.sharepoint.com/:f/g/personal/lukaczerd\\_ci\\_woodland\\_wa\\_us/EjkTYy4W5pBPqOkZBD0apu8B120gz5BOtEWyF8Er1gh37w?e=yMWI5B](https://cityofwoodlandwa-my.sharepoint.com/:f/g/personal/lukaczerd_ci_woodland_wa_us/EjkTYy4W5pBPqOkZBD0apu8B120gz5BOtEWyF8Er1gh37w?e=yMWI5B)

Thank You,

David Lukaczer

*Associate Planner*

*City of Woodland*

*PN: 360-225-7299*

## David Lukaczer

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**From:** ntrevena@netzero.net  
**Sent:** Monday, April 10, 2023 8:23 PM  
**To:** David Lukaczer  
**Subject:** RE: CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005 Final Staff Report (DA HP Project Tracking # 2023-03-01762)  
**Attachments:** ATT00001.htm

Hello David,

Thank you for sending this along. I am concerned that the day before the hearing, and after written testimony has closed, that the developer wants to move the easement and access to the city park. If this development is approved without transparency of the proposed easement and access, then when they propose it, the community will not have the opportunity to weigh in on the decision. I don't believe that is how this process should occur, with the applicant changing the site plan after the public hearing.

Best,  
Nancy Trevena

Please note: message attached

From: David Lukaczer <lukaczerd@ci.woodland.wa.us>  
To: Travis Goddard <GoddardT@ci.woodland.wa.us>, Travis Johnson <travis@plsengineering.com>, tyrel k <tykoist@gmail.com>, Sam Scheuble <sam@timberlandinc.com>, Scott Gilliland <scott@plsengineering.com>, Kathryn Myklebust <myklebustk@ci.woodland.wa.us>, Tracy Coleman <ColemanT@ci.woodland.wa.us>, Peter Boyce <BoyceP@ci.woodland.wa.us>, Will Finn <FinnW@ci.woodland.wa.us>, "Josh Taylor (Josh.Taylor@clarkfr.org)" <josh.taylor@clarkfr.org>, "Ryan Walters (rwalters@gibbs-olson.com)" <rwalters@gibbs-olson.com>, Debi Cler <debi@townzen-consulting.com>, CCFR <mike.jackson@clarkfr.org>  
Cc: Tel Jensen <JensenT@ci.woodland.wa.us>, Monte Smith <smithm@ci.woodland.wa.us>, "kellyj@woodlandpd.org" <kellyj@woodlandpd.org>, John Burke <burkej@ci.woodland.wa.us>, Melissa Doughty <doughtym@ci.woodland.wa.us>, DeeAnna Holland <hollandd@ci.woodland.wa.us>, Carol Rounds <RoundsC@ci.woodland.wa.us>, Aaron Alderman <aldermana@ci.woodland.wa.us>, Terry Hall <hallt@ci.woodland.wa.us>, Permit Clerk <permitclerk@ci.woodland.wa.us>, "sydney.hanson@dahp.wa.gov" <sydney.hanson@dahp.wa.gov>, "Bass, Dylan" <bassd@wsdot.wa.gov>, "Brady, Jean" <Jean.Brady@Williams.com>  
Subject: RE: CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005 Final Staff Report (DAHP Project Tracking # 2023-03-01762)  
Date: Tue, 11 Apr 2023 02:26:45 +0000

230 Davidson Ave

Woodland, WA 98674

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**From:** David Lukaczer

**Sent:** Tuesday, April 4, 2023 6:48 PM


**To:** David Lukaczer <lukaczerd@ci.woodland.wa.us>; Travis Goddard <GoddardT@ci.woodland.wa.us>; Travis Johnson <travis@plsengineering.com>; tyrel k <tykoist@gmail.com>; Sam Scheuble <sam@timberlandinc.com>; Scott Gilliland <scott@plsengineering.com>; Kathryn Myklebust <myklebustk@ci.woodland.wa.us>; Tracy Coleman <ColemanT@ci.woodland.wa.us>; Peter Boyce <BoyceP@ci.woodland.wa.us>; Will Finn <FinnW@ci.woodland.wa.us>; Josh Taylor (Josh.Taylor@clarkfr.org) <josh.taylor@clarkfr.org>; Ryan Walters (rwalters@gibbs-olson.com) <rwalters@gibbs-olson.com>; Debi Cler <debi@townzen-consulting.com>; CCFR <mike.jackson@clarkfr.org>

**Cc:** Tel Jensen <JensenT@ci.woodland.wa.us>; Monte Smith <smithm@ci.woodland.wa.us>; kellyj@woodlandpd.org; John Burke <burkej@ci.woodland.wa.us>; Melissa Doughty <doughtym@ci.woodland.wa.us>; DeeAnna Holland <hollandd@ci.woodland.wa.us>; Carol Rounds <RoundsC@ci.woodland.wa.us>; Aaron Alderman <aldermana@ci.woodland.wa.us>; Terry Hall <hallt@ci.woodland.wa.us>; Permit Clerk <permitclerk@ci.woodland.wa.us>; sydney.hanson@dahp.wa.gov; Bass, Dylan <bassd@wsdot.wa.gov>; Brady, Jean <Jean.Brady@Williams.com>

**Subject:** CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005 Final Staff Report (DAHP Project Tracking # 2023-03-01762)

Good Evening,

Please see the link below for the Final Staff Report for the Lewis River Apartments Development located along Lewis River Road/SR 503 here in Woodland, WA. Associated application numbers are CAP-23-001, SPR-23-003, SSD-23-001, and SEP-23-005.

All associated exhibits should also be available within the Shared Folder:  [CAP-23-001 SEP-23-005 SSD-23-001 SPR-23-003 Staff Report & Exhibits](#)

As a reminder, the Public Hearing before the hearing examiner will be held on April 11<sup>th</sup>, 2023 at 9:00AM, and both an in-person and virtual options will be available. The in-person meeting will be held in the City of Woodland's City Council Chambers (200 East Scott Avenue), while the virtual meeting will be held over zoom at the link below:

Join Zoom Meeting

<https://zoom.us/j/99891428062?pwd=Y2EzNUlzTHM1YlB0dWI4TisvSIRGZz09>

Meeting ID: 998 9142 8062

Passcode: 376318

One tap mobile

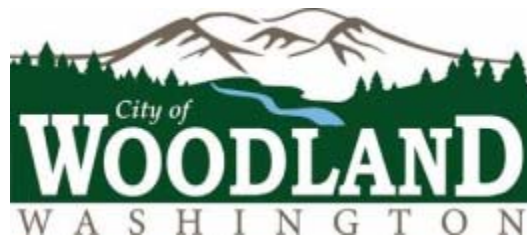
+12532050468,,99891428062#,,,,\*376318# US

+12532158782,,99891428062#,,,,\*376318# US (Tacoma)

The public comment period will end following the Public Hearing, unless the hearing is legally continued to a future date. Opportunity for both in person and virtual public comments will be provided, so any interested in speaking is encouraged to join.

Thank You,

David Lukaczer



David Lukaczer, Associate Planner

Email: [lukaczerd@ci.woodland.wa.us](mailto:lukaczerd@ci.woodland.wa.us)

Phone: (360) 225-7299 (EXT 220)

Physical Mail:

230 Davidson Avenue

Attn: David Lukaczer

P.O. Box 9

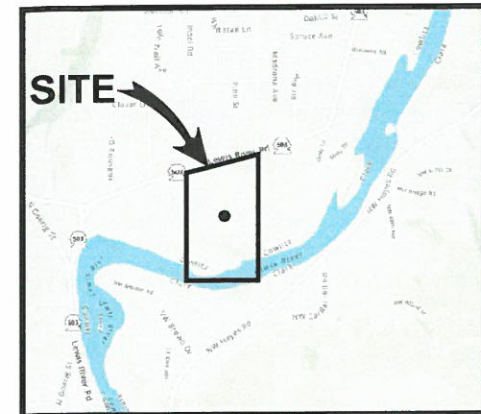
Woodland, Wa

98674

NOTICE OF PUBLIC DISCLOSURE: This e-mail and related attachments and any response may be subject to public disclosure under Washington state law RCW 42.56.

# Lewis River Site Plan

Located in the NE 1/4 of Section 18, T5N, R1E W.M.  
Woodland, Washington



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

**APPLICANT:**  
Luke Sasse  
9321 NE 72nd Ave Bldg C #7  
Vancouver, WA 98665  
Ph (360) 907-0226  
luke@timberlandinc.com

**OWNER:**  
Triangle Holdings, LLC  
2020 SW 4th Avenue, Ste 600  
Portland, OR 97201

**CIVIL ENGINEER:**  
PLS Engineering  
Contact: Travis Johnson, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
PH: (360) 944-6519  
pm@plsengineering.com

**SITE LOCATION:**  
Parcel #'s:  
50650  
5065201  
506520100  
506520300  
506520400  
506520500

**City Park Parcel #:**  
506520200

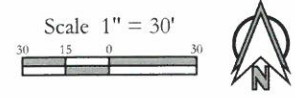
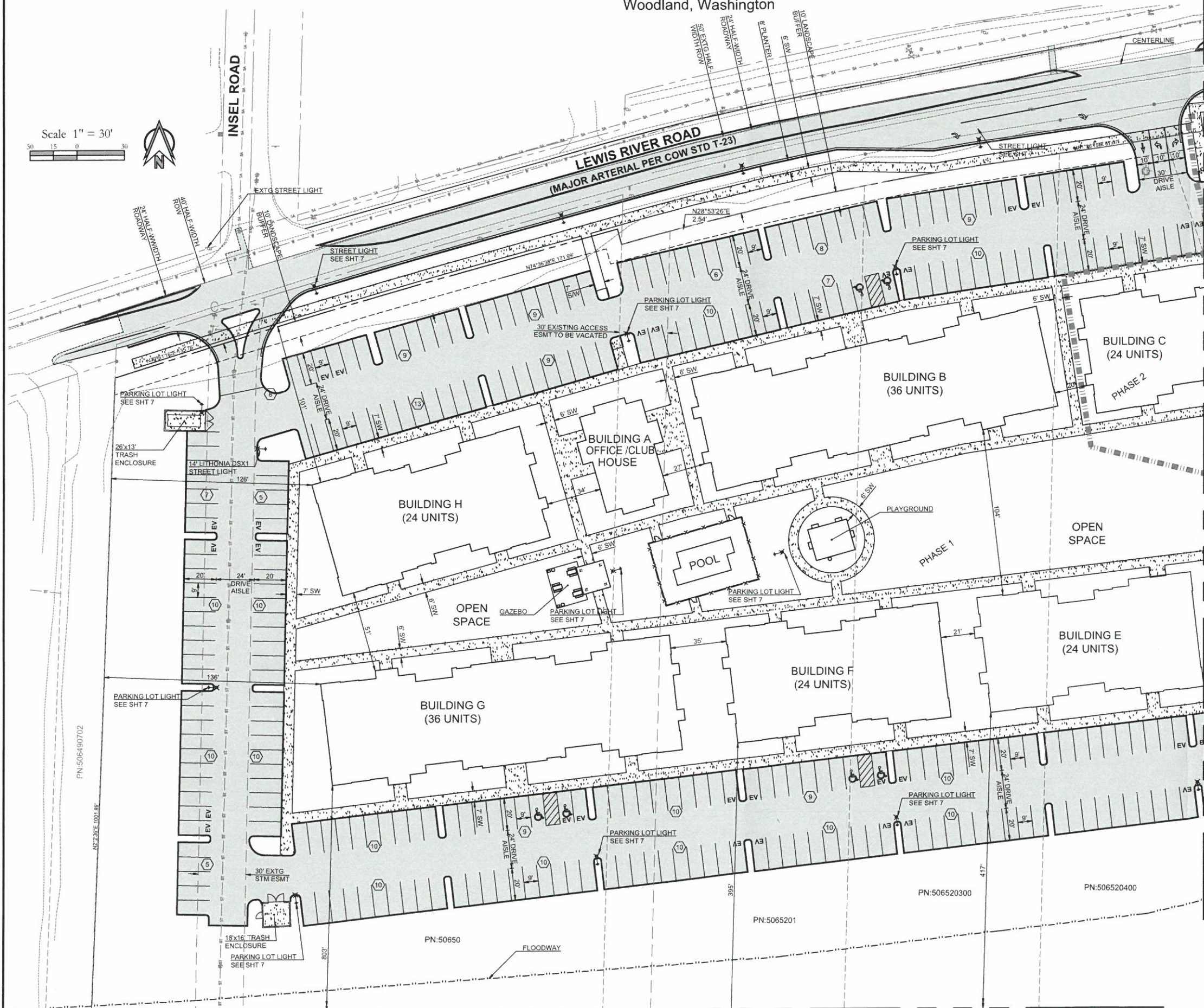
**SITE STATISTICS**

ZONE: HDR		
Existing Site Area	1,088,874 SQ FT	25.00 AC
Right of Way Dedication	16,126 SQ FT	0.37 AC
Developed Site Area*	1,072,748 SQ FT	24.63 AC
Constructed Impervious Area (32%*)	343,400 SQ FT	7.88 AC
Landscape Area (62%*)	671,500 SQ FT	15.42 AC
Parking Stall Area (8%*)	86,220 SQ FT	1.98 AC
Total Building SF	290,000 SQ FT	Bldg Coverage 27%*
24 Unit Apartment (6 Bldgs-3 Floor)	165,080 SQ FT	
36 Unit Apartment (3 Bldgs-3 Story)	122,440 SQ FT	
Clubhouse	2,480 SQ FT	
	REQUIRED	PROPOSED
Total Parking Spaces	224 (1.5/unit) 28 (2/unit)	476
Standard Parking Spaces	-	472
Compact Parking Spaces	-	4
Handicap Parking Spaces	9	9
Electric Vehicle Charging Infrastructure (EV)	48	48

\*Percentages based on Developed Site Area

**Legend**

Proposed Asphalt Concrete	
Proposed Cement Concrete	
Proposed Wood Chip Path	
Parking Counts	



MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 5

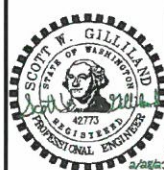
Preliminary Site Plan West For:

## Lewis River Site Plan

A Site Located In The City Of Woodland, Washington

Revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

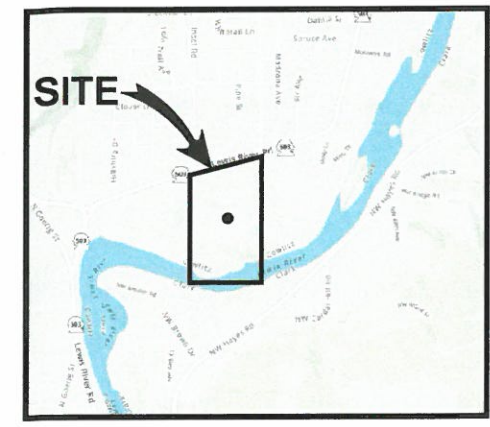
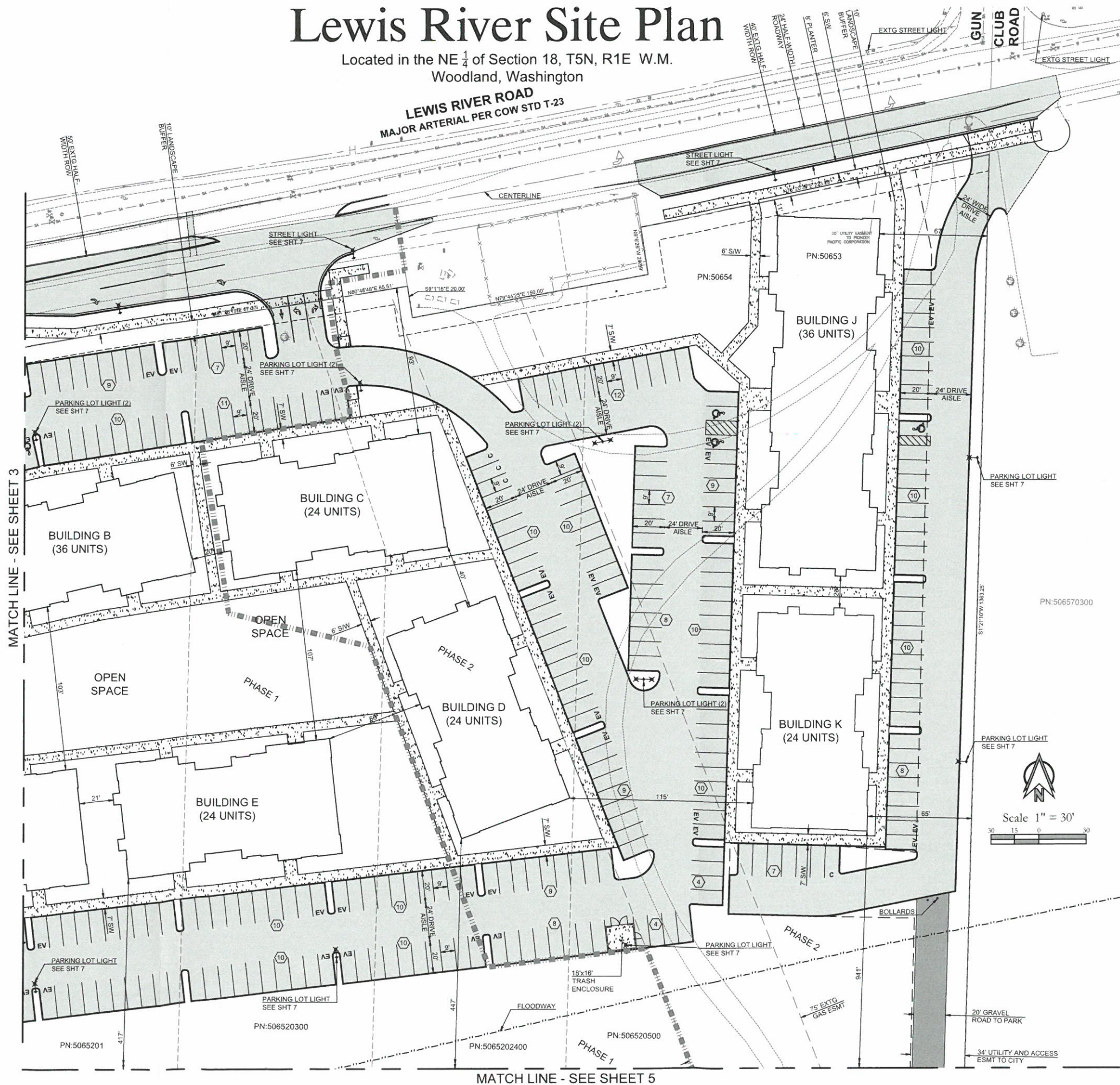


Project No. 3400  
SCALE: H: 1" = 30'  
V: N/A  
DESIGNED BY: SWG  
DRAFTED BY: SWG  
REVIEWED BY: TGJ

# Lewis River Site Plan

Located in the NE 1/4 of Section 18, T5N, R1E W.M.  
Woodland, Washington

**LEWIS RIVER ROAD**  
MAJOR ARTERIAL PER COW STD T-23



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

**APPLICANT:**  
Luke Sasse  
9321 NE 72nd Ave Bldg C #7  
Vancouver, WA 98665  
Ph (360) 907-0226  
luke@timberlandinc.com

**OWNER:**  
Triangle Holdings, LLC  
2020 SW 4th Avenue, Ste 600  
Portland, OR 97201

**CIVIL ENGINEER:**  
PLS Engineering  
Contact: Travis Johnson, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
PH: (360) 944-6519  
pm@plsengineering.com

**SITE LOCATION:**  
Parcel #'s:  
50650  
5065201  
506520100  
506520300  
506520400  
506520500

**City Park Parcel #:**  
506520200

SITE STATISTICS		
ZONE: HDR		
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\* Percentages based on Developed Site Area

Legend	
Proposed Asphalt Concrete	[Symbol]
Proposed Cement Concrete	[Symbol]
Proposed Wood Chip Path	[Symbol]
Parking Counts	[Symbol]

Preliminary Site Plan East For:

## Lewis River Site Plan

A Site Located In The City Of Woodland, Washington

Revisions



Project No. 3400  
SCALE: H: 1" = 30'  
V: N/A  
DESIGNED BY: SWG  
DRAFTED BY: SWG  
REVIEWED BY: TGJ