



**NOTICE OF APPLICATION AND PUBLIC HEARING
LEWIS RIVER APARTMENTS
SITE PLAN REVIEW, CRITICAL AREAS PERMIT, SHORELINE
SUBSTANTIAL DEVELOPMENT PERMIT, AND SEPA LIKELY DNS**

Hearing Date: April 11th, 2023 – 9AM

Land Use Application Nos.:	CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005
Applicant & Owner:	Triangle Holdings LLC <u>C/O Luke Sasse</u> 9321 NE 72 nd Ave C7 Vancouver, WA 98665
Site Location:	Lewis River Road, Southern frontage between Insel and Gun Club
Parcel:	50650, 506520100, 5065201, 506520300, 506520400, 506520500, (and 506520200 which is City Property)
Zoning Designation:	High Density Residential (HDR)
Date Application Received:	January 17 th , 2023, (Fully Complete March 1 st , 2023)
Notice of Application issued:	March 6th, 2023
Publish:	March 8 th , 2023, Battle Ground Reflector
Comment Due Date:	March 22nd, 2023 in written form, April 11 th , 2023 for the testimony at the Hearing.

DESCRIPTION OF PROPOSAL

Applicant has proposed the development of a high-density residential development that is proposed to include nine (9) separate apartment buildings, an office and club house building, pool, gazebo, and other associated structures and/or uses. Construction is proposed to be completed in three phases, with the third phase consisting of the City’s development of a proposed park on a City-owned parcel.

The site includes area within the Residential and Urban Conservancy shoreline designations as outlined within the City of Woodland Shoreline Master Program and falls within an established floodway and floodplain. Staff has determined that the site is impacted by riparian habitat areas, as well as the buffer of an off-site category II riverine wetland. The applicant has

Notice of Application: CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005

provided a critical area report & mitigation plan and applied for a Critical Area Permit (CAP-23-001) and Shoreline Substantial Development Permit (SSD-23-001) for the proposed development.

LOCATION OF PROPOSED DEVELOPMENT

The proposed project is located on multiple unaddressed parcels fronting Lewis River Road (SR-502) on the Southern side of the road between Insel Road and Gun Club. Parcel numbers of the impacted area include 50650, 506520100, 5065201, 506520300, 506520400, 506520500, and 506520200 which is owned by the City of Woodland

REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Review, Type II shall be approved, approved with conditions, or denied by the Development Review Committee.

Per WMC 19.08.030, Critical Area Permits Shall be approved, approved with conditions, or denied by the Development Review Committee.

Per WMC 19.08.030, Shoreline Substantial Development Permits shall be approved, approved with conditions, or denied by the Hearing Examiner after an open record pre-decision hearing.

Separate applications have been consolidated at the applicant's request, and as such the final decision shall be rendered by the highest authority designated for any part of the consolidated application per WMC 19.08.020(B). Therefore, the consolidated project shall be reviewed by the Hearing examiner.

ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed project amendment 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 was used and the comment period for the DNS ends at 5:00 on September 14th, 2022. 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 checklist 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 to:

City of Woodland
Community Development Department

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

Notice of Application: CAP-23-001/SPR-23-003/SSD-23-001/SEP-23-005

c/o David Lukaczer
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Fax: 360-225-7336

ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Report and Mitigation Plan
3. JARPA
4. Geotechnical Report
5. Shoreline Narrative
6. Preliminary Stormwater Report

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674, or on the City of Woodland's online Projects page at: <https://www.ci.woodland.wa.us/commdev/project/parcel-50650-lewis-river-apartments>.

PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 9:00 A.M. on Tuesday April 11th, 2023 at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA**. Please review www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.

The link to the Zoom Virtual Conference is:

<https://zoom.us/j/99891428062?pwd=Y2EzNUlzM1YlB0dWI4TisvSIRGZz09>

PUBLIC COMMENT PERIOD

Public comments on this Notice of Application can be submitted to the responsible official at the address above. **Written comments must be submitted no later than 5:00 PM on March 22nd, 2023 to be included in the staff report though testimony may be provided up until the closing of the public testimony portion of the hearing.**

Date: March 6th, 2023

Signature: _____



David Lukaczer, Associate Planner

Published in the Reflector: March 8th, 2023

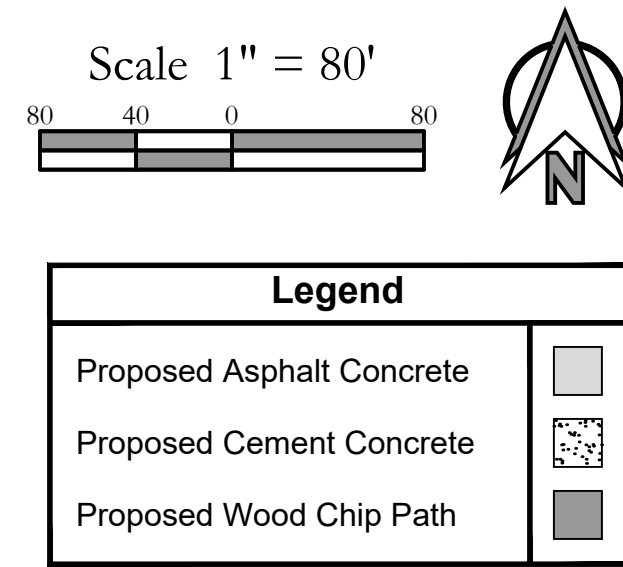
Cc: Mayor
Development Review Committee
Department Heads
City Administrator

City of Woodland Website
Counter Copy
File

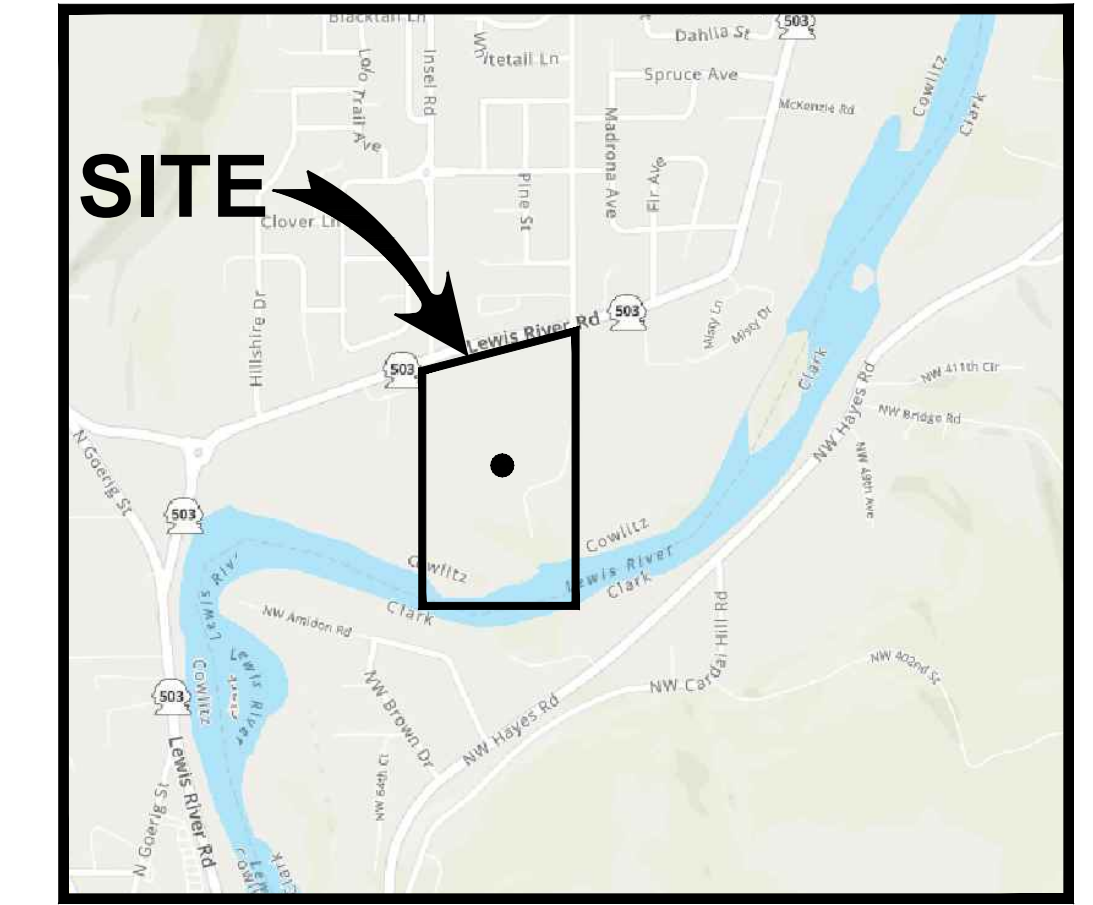
Lewis River Site Plan

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

Linetype Legend	
Extg Sanitary Sewer Pipe	--- SA --- SA --- SA --- SA ---
Extg Storm Sewer Pipe	--- ST --- ST --- ST --- ST ---
Extg Water Pipe	--- W --- W --- W --- W ---
Extg Cable Tv Line	--- TV --- TV --- TV --- TV ---
Extg Electric Line	--- E --- E --- E --- E ---
Extg Gas Line	--- G --- G --- G --- G ---
Extg Irrigation Line	--- IRR --- IRR --- IRR --- IRR ---
Extg Telephone Line	--- T --- T --- T --- T ---
Existing Centerline	--- X --- X --- X --- X ---
Existing Curb	--- X --- X --- X --- X ---
Existing Lot Line	--- L --- L --- L --- L ---
Existing Gravel road	--- GR --- GR --- GR --- GR ---
Existing Right-of-way	--- RW --- RW --- RW --- RW ---
Existing Fence	--- F --- F --- F --- F ---
Existing Property Line	--- P --- P --- P --- P ---
Existing Utility Easement	--- UE --- UE --- UE --- UE ---
Existing Contour	--- 250 --- 250 --- 250 --- 250 ---
Proposed Sanitary Sewer Pipe	==== SA ==== SA ==== SA ==== SA ====
Proposed Storm Rain Drain	==== ST ==== ST ==== ST ==== ST ====
Proposed Storm Pipe	==== W ==== W ==== W ==== W ====
Proposed Water Lateral	==== WL ==== WL ==== WL ==== WL ====
Proposed Water Pipe	==== W ==== W ==== W ==== W ====
Proposed Lot Line	==== L ==== L ==== L ==== L ====
Proposed Centerline	==== X ==== X ==== X ==== X ====
Proposed Right-of-way	==== RW ==== RW ==== RW ==== RW ====
Proposed Sawcut Line	==== SCL ==== SCL ==== SCL ==== SCL ====
Proposed Easement	==== E ==== E ==== E ==== E ====
Proposed Curb & Gutter	==== CG ==== CG ==== CG ==== CG ====
Future Sidewalk	==== S ==== S ==== S ==== S ====
Proposed Sidewalk	==== SW ==== SW ==== SW ==== SW ====
Proposed Property Line	==== P ==== P ==== P ==== P ====
Proposed Contour	==== 253 --- 253 --- 253 --- 253 ---
Proposed Irrigation Pipe	==== IRR --- IRR --- IRR --- IRR ---
Proposed Irrigation Lateral	==== IL --- IL --- IL --- IL ---



Sheet Index	
1.	Preliminary Cover Sheet
2.	Existing Conditions Plan
3.	Preliminary Site Plan West
4.	Preliminary Site Plan East
5.	Preliminary Site Plan South
6.	Preliminary Grading Plan
7.	Preliminary Street, Storm, and Lighting Plan
8.	Preliminary Sanitary Sewer and Water Plan
9.	Preliminary Landscape Plan L1
10.	Preliminary Landscape Plan L2
11.	Preliminary Landscape Plan L3
12.	Preliminary Landscape Details L4



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

SITE LOCATION: Near 1950 Lewis River Rd, Woodland, WA 98674
Parcel #'s: 50650, 5065201, 506520100, 506520300, 506520400, 506520500

IMPACTED CITY PARK PARCEL #: 506520200

Public Water Purveyor = COW
Public Sewer Purveyor = COW

Construction shall conform to the requirements of the City of Woodland Engineering Standards for Construction

Boundary and topographic survey data shown on the plan was prepared by PLS Engineering.

Horizontal Datum:
NAD 83 2011 (2010.00 EPOCH), Washington State Plane, South Zone, U.S. survey feet, derived from RTK ties utilizing the Washington State reference network (WSRN)

Vertical Datum:
NAVD88 derived from RTK ties utilizing the Washington State reference network (WSRN)

If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find.

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

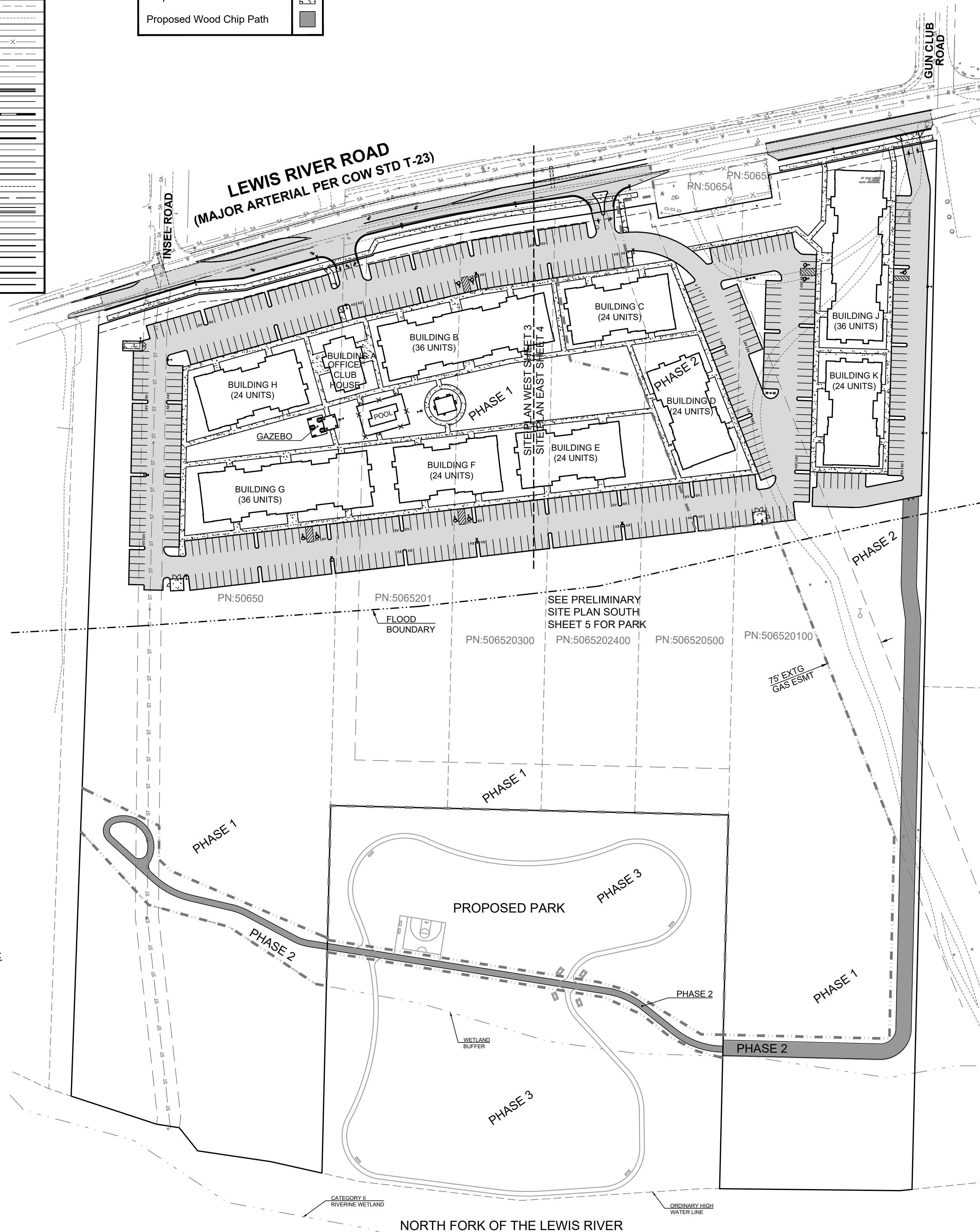
CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SHORELINE IMPACT NOTE:
The site is within the residential and urban conservancy shoreline districts of the City of Woodland Shoreline Master Program. The site also falls within an established floodway and floodplain. The site is impacted by riparian habitat areas and buffers from an offsite wetland.

Symbol Legend	
Existing Water Valve	⊕
Existing Fire Hydrant	⊕
Existing Power Pole	⊕
Existing Water Meter	⊕
Existing Electrical Pedestal	⊕
Existing Sanitary Manhole	⊕
Existing Storm Manhole	⊕
Existing Catch Basin	⊕
Existing Vertical Pipe	⊕
Existing Street Luminaire	⊕
Existing Telephone Pad	⊕
Existing Cleanout	⊕
Existing Irrigation Meter	⊕
Proposed Storm Manhole	⊕
Proposed Sanitary Cleanout	⊕
Proposed Sanitary Manhole	⊕
Proposed Water Meter	⊕
Proposed Water Backflow Device	⊕
Proposed Water Valve	⊕
Proposed Water Bend Tee W/valve	⊕
Proposed Water Bend Tee W/tb	⊕
Proposed 2" Blow Off Assembly	⊕
Proposed Water 45° Bend W/tb	⊕
Proposed Water 90° Bend W/tb	⊕
Proposed Monument	⊕
Proposed Irrigation Valve	⊕
Proposed Irrigation Bend Tee W/valve	⊕
Proposed Electrical Vault	⊕
Proposed Electrical Junction	⊕
Proposed Irrigation Meter	⊕
Proposed Irrigation Bend W/tb	⊕
Proposed Street Luminaire	⊕
Proposed Electrical Disconnect	⊕
Proposed Catch Basin	⊕
Proposed Fire Hydrant	⊕

UTILITY COMPANY AND EMERGENCY CONTACTS:

City of Woodland (360) 225-7999
Woodland Public Works (360) 225-7999
Woodland Police Department (360) 225-6965
Frontier Communications NW (800) 788-9140
Cowlitz County PUD (Electric) (360) 577-7546
Clark County Fire and Rescue (360) 887-4609
City of Woodland (Water & Sewer) (360) 225-8281
Cascade Natural Gas-Longview (360) 423-1598
Utility Locates (800) 424-5555



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
Total Building SF	290,000 SQ FT	
24 Unit Apartment (6 Units)	165,080 SQ FT	
36 Unit Apartment (3 Units)	122,440 SQ FT	
Clubhouse	2,480 SQ FT	
	REQUIRED	PROPOSED
Total Parking Spaces	224 (1.5/unit)	474
Standard Parking Spaces	-	474
Compact Parking Spaces	-	0
Handicap Parking Spaces	9	9

Lewis River Site Plan

Preliminary Cover Sheet For:

A Site Located In The City Of Woodland, Washington

Revisions	1	2	3	4	5	6



Project No. 3400
SCALE: H: 1" = 80'
V: N/A
DESIGNED BY: SWG
DRAFTED BY: SWG
REVIEWED BY: TGJ