



Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

NOTICE OF APPLICATION, PUBLIC HEARING, & Likely DNS

Multi-Family Residential Zoning Text Amendment
& SEPA DNS

Land Use Application Nos.:	WLD-2023-005
Applicant (Primary Contact):	Timberland Inc. Attn. Luke Sasse 9321 NE 72 nd Ave Bld. 7 Vancouver, WA 98665
Property Owner(s)	None.
Parcel:	This is a non-site-specific request that will affect all property within the zone.
Zoning Designation:	MDR/HDR affected
Date Application Received:	August 30 th , 2023
Fully Complete:	August 30 th , 2023
Notice of Application & Likely DNS issued:	September 11th, 2023
Publish:	September 20th, 2023, Battle Ground Reflector
Comment Due Date:	September 21 st , 2023 for testimony at the Planning Commission meeting and October 2 nd , 2023 for testimony at the City Council hearing.

I. DESCRIPTION OF PROPOSAL

Applicant proposes several amendments to the Woodland Municipal Code (Section 17.20) for the Multi-Family Zoning code including a change to allow one single-family residence on a “lot” instead of a “site”; modifications to the required setbacks to allow for flexibility; and for minimum lot sizes to be 1,600 square feet per lot instead of 1,900 square feet.

II. LOCATION OF PROPOSED DEVELOPMENT

The proposal is to change the city’s development code and is not site specific to any property in the city but could affect any property that is zoned Medium Density Residential (MDR) or High Density Residential (HDR).

III. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the requested zone change 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 2nd, 2023 to:**

City of Woodland
Community Development Department
c/o Travis Goddard
PO Box 9, 230 Davidson Avenue
Woodland, WA 98674

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

Individuals interested in receiving updates on this ongoing application can request to be placed on the application's mailing list on cloud permit by utilizing the following QR Code with your phone:

<https://us.cloudpermit.com/public-notice/US-WA79625-P-2023-12>



IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist

Application materials including the document listed above can be reviewed online or by contacting the SEPA responsible official (see contact information in Section III above).

V. PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 2:00 p.m. on Monday October 2nd, 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 Virtual Meeting is:

<https://zoom.us/j/96688595737?pwd=eXUxTjhYb3RLRE1za0tyOHN1eUJNZz09>

VI. REVIEW AUTHORITY

Per WMC 19.08.030, zoning text amendments shall be reviewed by the Planning Commission who make a recommendation to the City Council. The city council at its discretion has final authority to adopt an

ordinance codifying changes to the city's development code, including the zoning code. The SEPA decision will be final On September 22nd, 2023 after the Planning Commission meeting and the appeal will expire on October 6th, 2023. If no appeal is filed, the final reading of the ordinance will likely occur on October 16th, 2023 or the next available regularly scheduled City Council meeting.

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 September 20th, 2023 to be included in the staff report though testimony may be provided up until the closing of the public testimony portion of the planning commission and city council hearings.**

This may be your only opportunity to comment on the impacts of the proposed project.

Date: September 11th, 2023 **Signature:** /S/ Travis Goddard
Travis Goddard, CDD Director

Published in the Reflector: September 20th, 2023

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| Cc: Applicant | Building Official |
| Owner | Fire Marshal |
| Mayor | City of Woodland Website |
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