

NOTICE OF APPLICATION, PUBLIC HEARING, & Likely DNS

438 Washington Street
 Preliminary Subdivision, Variance & SEPA DNS

Land Use Application Nos.:	WLD-2023-002 Inclusive of preliminary subdivision, variance, and SEPA review applications.
Applicant (Primary Contact):	Windsor Engineers Attn. Dan Koistinen 27300 NE 10 th Avenue Ridgefield, WA 98642
Property Owner(s)	Homestead LLC Attn. Roger Foley PO Box 255 Yacolt, WA 98675 R. Scott Brunson and Karla Brunson 580 Aspen Avenue La Center, WA 98629
Parcel:	50339
Zoning Designation:	Low Density Residential (LDR-6)
Date Application Received:	June 29 th , 2023
Fully Complete:	August 31 st , 2023
Notice of Application & Likely DNS issued:	September 12 th , 2023
Publish:	September 20 th , 2023, Battle Ground Reflector
Comment Due Date:	October 4 th , 2023 in written form, October 17 th for the testimony at the Hearing.

I. DESCRIPTION OF PROPOSAL

Applicant proposes to subdivide an existing 0.93 acre lot into six individual lots ranging in size from 6,021 to 6,841 SF in size. The subject property is located within the Low Density Residential (LDR-6) zoning district and is designated as 'Residential' under the city's comprehensive plan. Lots 1, 2, and 3 of the proposed plat require a 10% variance to the minimum lot width of 60 feet, a request that will be reviewed concurrently with the preliminary subdivision application. Should the lot width variance be approved, the three front lots would have a lot width of 54 feet, 6 feet less than the minimum lot width of 60 feet per WMC 17.16.070(B).

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 438 Washington Street in Woodland Washington. The lot is not located within the floodplain, and no other critical areas have been identified that will be impacted by the proposed development. An existing single family home, as well as assorted accessory structures, will be demolished as shown on the attached demo plan to accommodate the planned new single-family residences to be built on the individual lots created by the proposed subdivision.

III. ENVIRONMENTAL REVIEW

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 4th, 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-2023-5>

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). Digital Copies of

associated documents can be found here: <https://www.ci.woodland.wa.us/commdev/project/438-washington-homestead-washington-438-subdivision>.

V. PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 1:00 p.m. on Tuesday October 17th, 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/96308702002?pwd=TEZMMC9WTjZVVzY4ZFdRQ2tnTzZPZz09>

VI. REVIEW AUTHORITY

Per WMC 19.08.030, minor variances 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.

Per WMC 19.08.030, preliminary subdivision applications shall be reviewed by the Development Review Committee. After the close of the comment period, the staff planner will provide the Staff Report and associated recommendation(s) to the Hearing Examiner, applicant, and all other interested parties no later than seven (7) days prior to the scheduled public hearing, with the Hearing Examiner making the final decision on the application.

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.

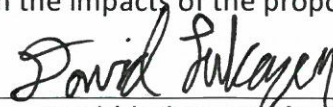
PUBLIC COMMENT PERIOD

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 October 4th, 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.**

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

Date: September 12th, 2023

Signature: _____



*David Lukaczer, Associate Planner
For Travis Goddard, Community
Development Director*

Published in the Reflector: September 20th, 2023

Cc: Applicant
Owner

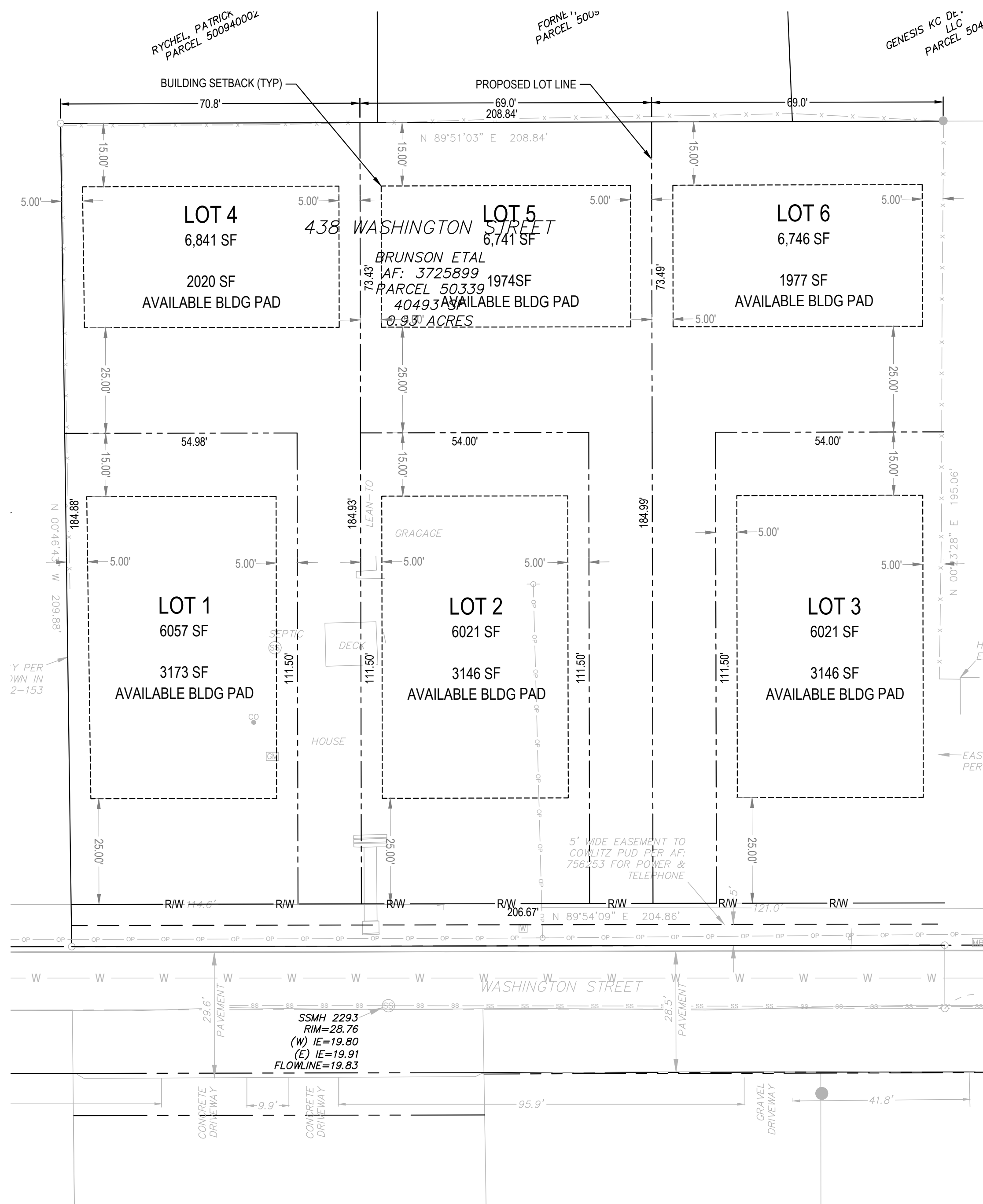
Building Official
Fire Marshal

Mayor
City Engineer, Gibbs & Olson
Planning Commission
City Administrator

City of Woodland Website
Counter Copy
Department Heads
File

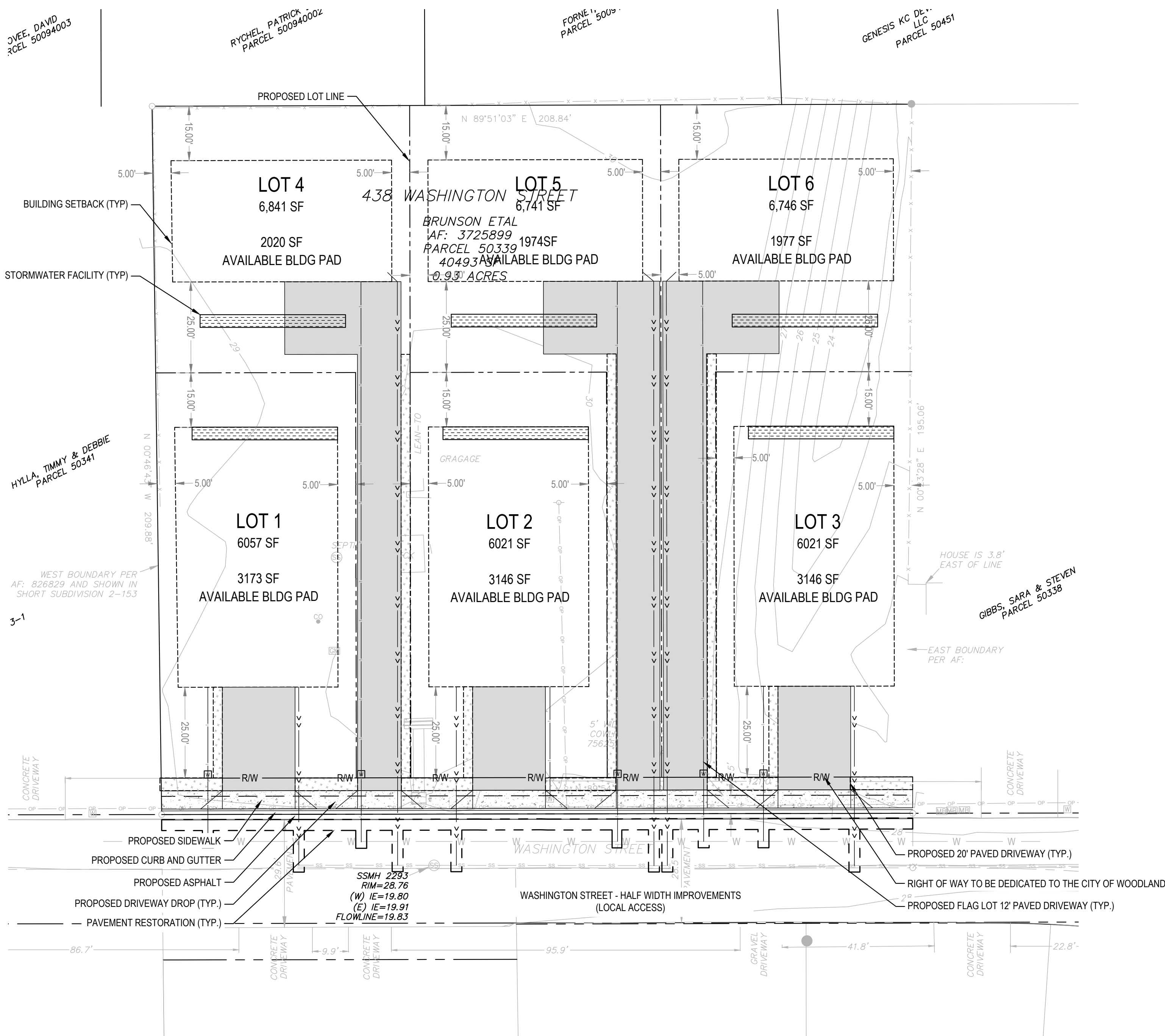
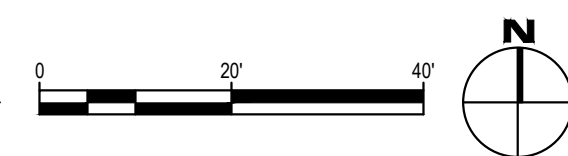
NOTES:

1. SEE SHEETS G002 AND G003, CIVIL NOTES, LEGENDS AND ABBREVIATIONS.
2. SIDEWALK PER CITY OF WOODLAND DETAIL T-01.
3. CURB AND GUTTER PER CITY OF WOODLAND DETAIL T-01.
4. STREET FRONTAGE IMPROVEMENTS PER CITY OF WOODLAND DETAIL T-27.
5. DRIVEWAY APPROACH PER CITY OF WOODLAND DETAIL T-05.
6. STREET SECTION PER CITY OF WOODLAND DETAIL T-27.
7. MAXIMUM LOT COVERAGE: 50%
8. INTERIOR LOT SET BACKS:
 REAR - 15 FEET
 SIDE - 5 FEET
 FRONT - 25 FEET



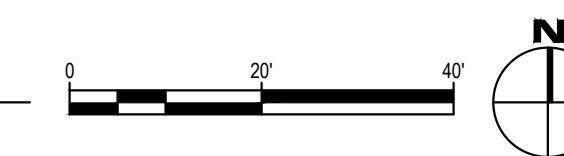
PLAT MAP

SCALE: 1" = 20'



SITE PLAN

SCALE: 1" = 20'



Revisions:

LINE IS 1" ON FULL SCALE DRAWING



Ridgefield, WA
 Duluth + Minneapolis, MN
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438 HOMESTEAD
 438 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW

Project No: 21035.1
 Issue Date: 6/21/2023

SITE PLAN

C105

Project Manager: DCK
 Drawn by: CKJ/QK
 Checked by: TWT

ISSUED FOR SITE PLAN REVIEW