

## NOTICE OF APPLICATION, PUBLIC HEARING, & Likely DNS

748 Washington Street

Preliminary Subdivision, Variance & SEPA DNS

<b>Land Use Application Nos.:</b>	WLD-2023-003 Inclusive of preliminary subdivision, variance, and SEPA review applications.
<b>Applicant (Primary Contact):</b>	Windsor Engineers Attn. Dan Koistinen 27300 NE 10 <sup>th</sup> Avenue Ridgefield, WA 98642
<b>Property Owner(s)</b>	Homestead LLC Attn. Roger Foley PO Box 255 Yacolt, WA 98675  R. Scott Brunson and Karla Brunson 580 Aspen Avenue La Center, WA 98629
<b>Parcel:</b>	50346
<b>Zoning Designation:</b>	Low Density Residential (LDR-6)
<b>Date Application Received:</b>	June 29 <sup>th</sup> , 2023
<b>Fully Complete:</b>	August 31st, 2023
<b>Notice of Application &amp; Likely DNS issued:</b>	September 12th, 2023
<b>Publish:</b>	September 20th, 2023, Battle Ground Reflector
<b>Comment Due Date:</b>	October 4th, 2023 in written form, October 17th for the testimony at the Hearing.

### I. DESCRIPTION OF PROPOSAL

Applicant proposes to subdivide an existing 0.75 acre lot into five individual lots ranging in size from 6,004 to 6,320 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 3, 4, and 5 of the proposed plat require a 7% 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 rear lots would have a lot width of 56.18 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 748 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 4<sup>th</sup>, 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](mailto: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-2023-7>

## IV. EXISTING ENVIRONMENTAL DOCUMENTS

### 1. SEPA Checklist

Application materials including the document listed above can be reviewed online at 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/748-washington-%E2%80%93-homestead-washington-748-subdivision-0>.

## V. PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 2:00 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](http://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 4<sup>th</sup>, 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 12<sup>th</sup>, 2023

Signature: \_\_\_\_\_



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

Published in the Reflector: September 20<sup>th</sup>, 2023

Cc: Applicant  
Owner

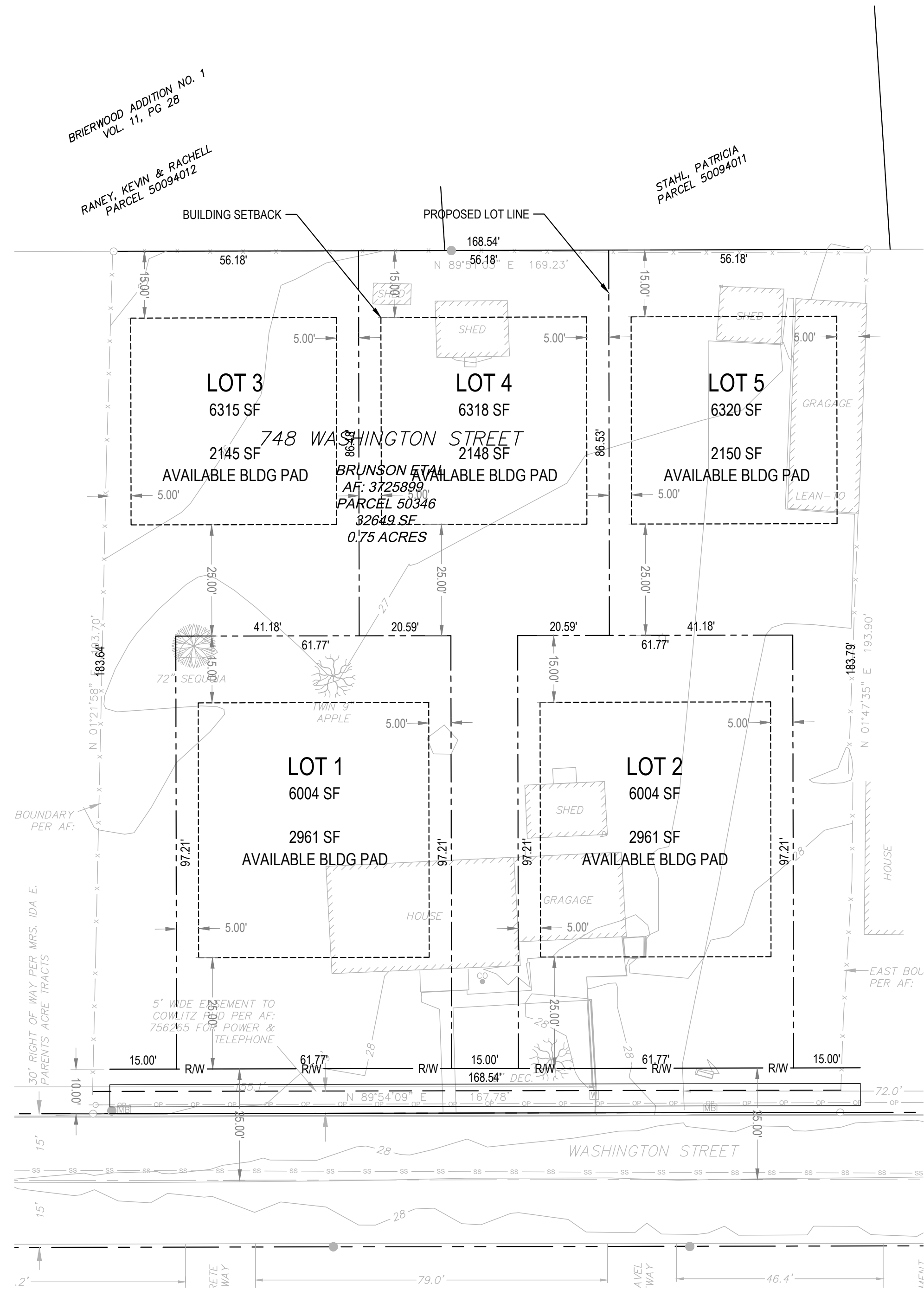
Building Official  
Fire Marshal

Mayor  
City Engineer, Gibbs & Olson  
Planning Commission  
City Administrator

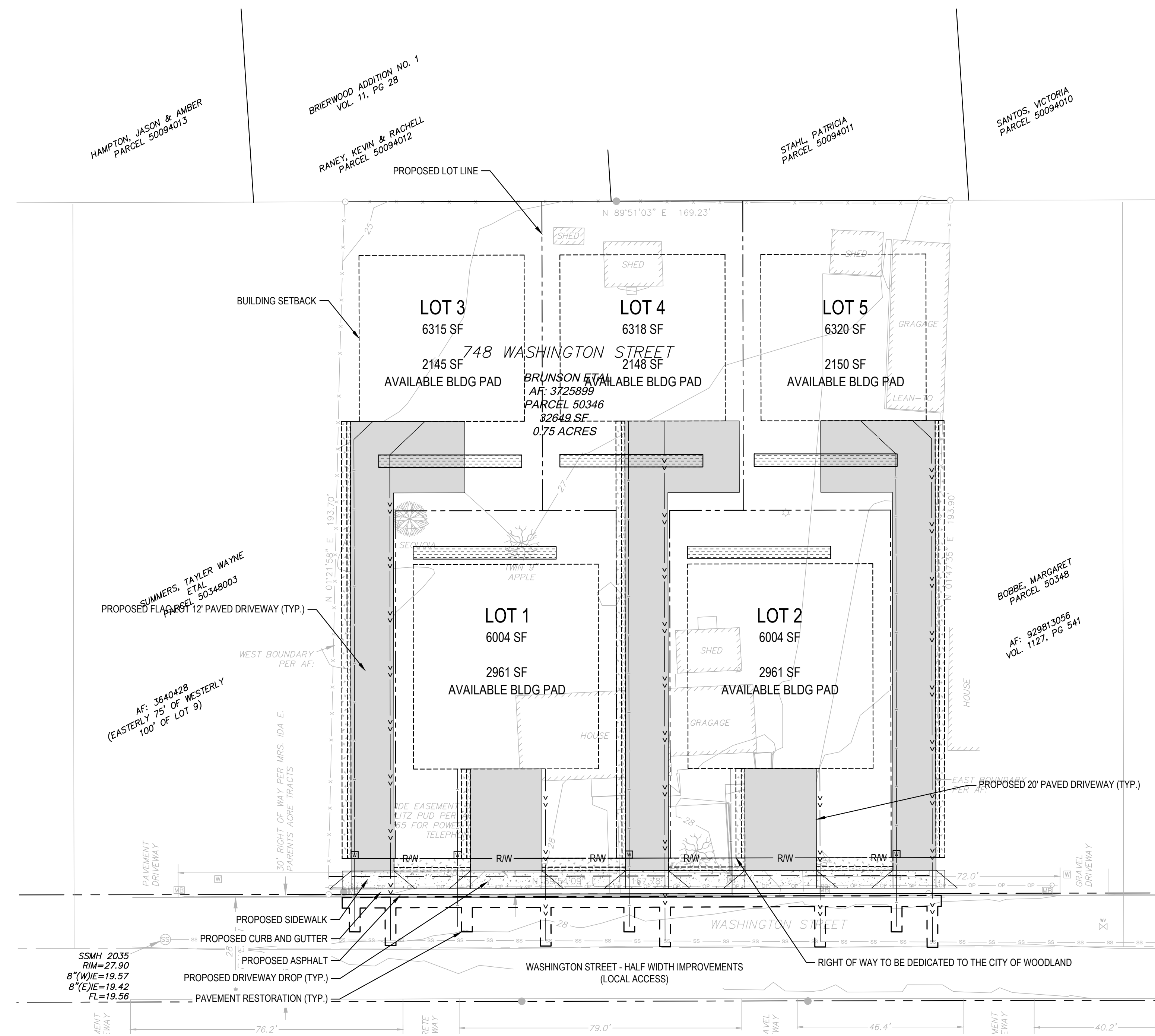
City of Woodland Website  
Counter Copy  
Department Heads  
File

**NOTES:**

- SEE SHEETS ##### AND ####, CIVIL NOTES, LEGENDS AND ABBREVIATIONS.
- SIDEWALK PER CITY OF WOODLAND DETAIL T-07.
- CURB AND GUTTER PER CITY OF WOODLAND DETAIL T-01.
- STREET FRONTAGE IMPROVEMENTS PER CITY OF WOODLAND DETAIL T-27.
- DRIVEWAY APPROACH PER CITY OF WOODLAND DETAIL T-05.
- STREET SECTION PER CITY OF WOODLAND DETAIL T-27.
- MAXIMUM LOT COVERAGE: 50%
- INTERIOR LOT SET BACKS:  
REAR - 15 FEET  
SIDE - 5 FEET  
FRONT - 25 FEET



**PLAT MAP**  
SCALE: 1" = 20'



**SITE PLAN**  
SCALE: 1" = 20'

PLOT DATE: 7/28/2023 2:25 PM - FILE: C:\Users\Christine Jones\OneDrive - Windsor Engineers\05 - Projects\2021\21035.1 748 Homestead\02 Drawings\01 Working\04 Final\Sheets\21035.1\_Plat\_Site\_Plan.dwg

**811**  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS BEFORE YOU DIG.  
CAUTION UTILITY INFORMATION IS APPROXIMATE.  
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

No.	Description

LINE IS 1" ON FULL SCALE DRAWING

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**748 HOMESTEAD**  
748 WASHINGTON STREET, WOODLAND, WA 98674

**SITE PLAN REVIEW**  
Project No: 21035.1  
Issue Date: 6/28/2023

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

**SITE PLAN**

**C105**

**ISSUED FOR SITE PLAN REVIEW**