



NOTICE OF APPLICATION & PRELIMINARY SEPA DETERMINATION

Logan’s Landing

Critical Area Permit, Site Plan Review, & SEPA DNS

Land Use Application Nos.:	CAP-22-001, SPR-22-001 (Site Plan Review), SEP-22-006 (SEPA)
Applicant & Property Owner:	Belmont-Lewis Holdings, LLC Attn. Shayne Olsen PO Box 1940 Bend, Oregon 97709
Additional Representative:	Wyndham Enterprises, LLC Attn. Ed and Judy Greer 13023 NE Hwy 99, STE 7-126 Vancouver, WA 98686
Parcel:	50680023, 50729, and 50730. Parcel 50714 will also be impacted.
Zoning Designation:	Highway Commercial (C-1), Light Industrial (I-1)
Date Application Received:	Original: January 27, 2022 Modified Application: August 14 th , 2023
Fully Complete:	Last submittal on August 22 nd , 2023
Notice of Application & Likely DNS issued:	September 6 th , 2023
Publish:	September 13 th , 2023, Battle Ground Reflector
Comment Due Date:	September 27 th , 2023, 5PM

I. DESCRIPTION OF PROPOSAL

Applicant proposes the phased construction of a mixed use that will provide approximately 40,640 sq ft of speculative commercial space for office and/or retail use, as well as a total of 272 residential units on approximately 19.3 acre area. The building area is currently vacant, with several mapped wetlands present, primarily within the northeast corner of the site, which the applicant is not proposing to impact. Each of the eight proposed buildings will include two ground floor commercial spaces for lease (one being 3,140 Sq Ft and the second being 1,940 Sq Ft), as well as 23 parking spaces within the garage, as well as two floors of residential uses, with 17 units per floor.

The construction of the first phase of the building, including buildings A and B for a total of 10,160 Sq Ft of commercial space and 68 residential units and associated improvements, is expected to start in the summer of 2025 and be completed in 2026, with each additional phase (consisting of one building each) being completed each year based on market demand. Partial construction of the extension of Franklin Loop that has been identified as a part of the City’s Transportation Improvement Program

(TIP), along with other associated civil improvements will be completed alongside the development, and the proposed development will include designation of 4.1 acres of open space, including one acre of active open space located behind buildings F and G.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed on multiple unaddressed lots that are located at the end of the existing Franklin Loop stub. The primary parcels have been identified as parcel numbers 50680023, 50729, and 50730, which are approximately 19.3 acres in total and are zoned for Highway Commercial (C-2) uses. Additionally, the extension of Franklin Loop may include half-street construction that will be constructed on parcel # 50714, which is zoned for Light Industrial (I-1) uses.

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) or mitigated determination of non-significance (MDNS) 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 September 27th, 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

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist
3. Jurisdictional Wetland Delineation Report
4. Critical Area Report

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

V. REVIEW AUTHORITY

Per WMC 19.08.030, site plan reviews and critical area permits 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.

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

Date: 9/6/2023

Signature: _____



*David Lukaczer, Associate Planner
For Travis Goddard*

Published in the Reflector: September 13th, 2023

Cc: Applicant

Owner

Mayor

City Engineer, Gibbs & Olson

Planning Commission

City Administrator

Building Official

Fire Marshal, CCFR

City of Woodland Website

Counter Copy

Department Heads

File

