



Permit # _____

Land Use Application

Office: 360-225-7299
www.ci.woodland.wa.us

PROJECT INFORMATION

Project site address: West of Green Mountain Road and East of Old Pacific Highway	Parcel #: 508620100, 508610100, 508650100 and 508630100
Project Name: Pacific Highway Commercial	Zoning: C-2 Number of Lots: 4

BRIEF PROJECT DESCRIPTION

This proposal involves the boundary line adjustment between four (4) tax lots, 508620100, 508610100, 508650100 and 508630100. In addition, this proposal includes the development of the site for a commercial retail lumber yard including a showroom and office building, lumber laydown area, truck loading/parking area, and parking, a secondary storage building and a parking lot within an undeveloped site within adjusted tax lot 508620100.

CRITICAL AREAS CHECKLIST

Please answer the following questions concerning indicators located on or within 200 feet of the site.	Yes	No
Are you aware of any environmental documentation that has been prepared related to critical areas that include the subject site? <i>If yes, please attach a list of document titles.</i>	X	
Are there any surface waters (including year-round or seasonal streams, lakes, ponds, bogs, or swamps)?	X	
Have any wetlands been identified? Is any vegetation present that is associated with wetlands?	X	
Are there areas where the ground is consistently inundated or saturated with water?		X
Is the project located within a Flood Hazard Zone?		X
Are there state or federally listed sensitive, endangered or threatened species or habitats?		X
Are there slopes of 15% or greater?		X
Are there any landslide hazard areas?		X

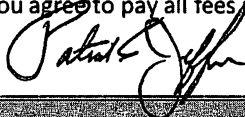
APPLICANT INFORMATION PROPERTY OWNER

Company Name: 41st Avenue LLC	Company Name: Same as Applicant.
Applicant Name: Patrick Jeffries	Name:
Mailing Address: PO Box 570	Mailing Address:
City/State/Zip: Woodland, WA 98674	City/State/Zip:
Email: pjeffries3@outlook.com	Email:
Primary Phone: 360.952.8256	Primary Phone:

CONTACT INFORMATION

Primary Contact: Ingrid Friedberg	Phone: 360.907.4529	Email: ingrid@standridgeinc.com
Invoicing Contact: Kari Nichols	Phone:	Email: kari@jcllcwa.com
Invoice Mailing Address: PO Box 570	City/State/Zip: Woodland, WA 98674	

I grant permission to the field inspector to enter the building site as needed to determine the presence or absence of critical areas. I understand that if the information on this form is later determined to be incorrect, the project may be subject to denial or conditions of approval to meet the requirements of WMC 15.08. Land use fees are set by the resolution of the City Council and are non-refundable. By signing this application, you agree to pay all fees incurred by the City on your behalf.

Applicant Signature:  Date: 3-6-24

OFFICIAL USE ONLY

Site Plan Review Type 1	\$	Total Fee Amount Due:
Site Plan Review Type 2	\$	Fee Assessed By:
SEPA Checklist Processing	\$	Received By:
	\$	Receipt #:
	\$	



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Acknowledgments

Applicant acknowledges the ownership certification form MUST be filled out and submitted with application even if applicant is the owner of the property per WMC 19.02.080(A).

Initial Here: JJ

Applicant acknowledges that proposed project may require a fire review by Clark-Cowlitz Fire and Rescue. Please contact the Community Development Department if you are unsure if a fire review is required.

Initial Here: JA

Agreement to Reimburse Professional Service Expenses

City Ordinance 1157 (WMC 19.02.110) authorizes recovering the cost of consulting services related to all land use applications by outside professionals. The Applicant is therefore responsible for reimbursing the City those fees and related expenses in addition to the normal permit and plan review fees.

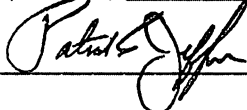
The applicant recognizes that the City is obligated by Washington State Law and the Woodland Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to ensure compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of City staff. In these instances, the City must contract with outside qualified professionals in order to perform its plan review responsibility.

This agreement between the Applicant or authorized representative ("Applicant") and the City of Woodland, WA ("City") is effective as of the date of signature below.

The Applicant hereby agrees and commits to reimburse the City the actual cost of professional consulting services for necessary review or consulting as required for the project referenced below. The signer acknowledges that the Applicant is liable for such costs and that these costs are due and payable to the City upon the City's receipt of invoices(s) for the services. Any professional fee reimbursements must be paid to the City no later than the date of the final project approval.

The signer further acknowledges that the City is authorized to require the Applicant to deposit an amount with the City estimated to cover the cost of professional services at the discretion of the Community Development Director.

Business Name (if applicable): 41st Avenue LLC

Signature: 

Date: 3-6-24

Print Name: Patrick Jeffries