

**City Of Woodland
City Council Meeting Agenda Summary Sheet**

Agenda Item: Ordinance 1284, Approving the Proposed Schurman Trial Run Trust Comprehensive Plan Map Amendment and Concurrent Rezone (Final Reading)

Agenda Item #: (L) Action
For Agenda of: November 4, 2013
Department: Planning
Date Submitted: October 30, 2013

Cost of Item: 0
Amount Budgeted:
Unexpended Balance:

BARS #:
Description:

Department Supervisor Approval: Amanda Smeller, Community Development Planner
Committee Recommendation: On September 19, 2013, the Planning Commission made an Approval recommendation to the City Council.

Agenda Item Supporting Narrative (list attachments, supporting documents):

1. Minutes from September 19, 2013 Public Hearing
2. Staff Report
3. Ordinance

Summary Statement

Please see staff report.

WOODLAND PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting – 7:00 PM

Thursday, September 19, 2013

Woodland City Council Chambers
100 Davidson Avenue, Woodland, Washington

CALL TO ORDER – [7:01:03 PM](#)

PRESENT: Commissioner Debra Deans
Commissioner Tel Jensen
Commissioner David Simpson
Commissioner Sharon Watt

ABSENT: Commissioner Mike Amirenini

STAFF: Clerk III Shannon Rychel
Community Development Planner Amanda Smeller
Public Works Director Bart Stepp

APPROVAL OF MINUTES

July 18, 2013 Meeting Minutes (held over from last meeting) Commissioner Deans moved, seconded by Commissioner Jensen, to approve. Motion passed unanimously.

August 15, 2013 Meeting Minutes Commissioner Watts moved, seconded by Commissioner Jensen, to approve. Motion passed unanimously.

PUBLIC HEARING

- Comprehensive Plan Map Changes/Rezone Requests
- **Liberty Evans (LU #213-916)**
 - Staff report, Amanda Smeller- Rezone 3.4 acres of industrial to highway commercial. Proposal made last year and was denied. We have had several letters both for and against rezone. Response is that is against the Comprehensive Plan.
 - **Commissioner Watts-** Presented with rezone last year. Liberty Evans seems to be different from analysis that Amanda had. Bart stated that the City and Liberty Evans looked at the acreage from different angles so the reports had different findings.
 - **Public Comment:**
 - **Sandy Larson- [7:08:21 PM](#)** previously had rezone issue when she was on planning commission. In the end the planning commission rezoned to light industrial. Pleased that there are so many light industrial businesses in that area.

The value as light industrial is huge. Please strongly consider keeping it light industrial.

- **Darlene Johnson** [7:12:49 PM](#) it was a struggle to get it rezoned from agriculture to light industrial and once it got rezoned it has brought great economic wealth to the community. Across the freeway there is plenty of land available for commercial use. Use the land that is available for commercial purpose. Industrial based jobs have been good to Woodland. The light industrial land is ideal for industrial with the railroad right there.
- **Sandy Larson**- as part of the planning commission they were looking 20 years ahead. She suggests the current Planning Commission do the same.
- **Mark Fleischauer**-Liberty Evans- Purchased prop in 2010. Carving out a small piece of commercial land will help spur business in the Walmart area. With the new high school coming in there will be need for fast food restaurants, hotels, retail, etc. Commercial land will also blend in well with surrounding commercial businesses and the high school. Only asking to rezone 3.4 acres.
- **Skip Urling**- The light and industrial and commercial do mix. Employees for light industrial would benefit from having availability of commercial easily accessible on their lunch breaks and after work. School funding would also benefit from commercial businesses in that area.
- **Darlene Johnson**- The more industry we have the less citizens have to pay in taxes for school. You are going to get better paying jobs from industrial businesses than commercial businesses.
- Close public comment [7:38:32 PM](#)

Commissioner Watt moved, seconded by Commissioner Deans, to deny recommendation to council. Motion passed unanimously.

- **Schurman Trial Run Trust (LU #213-914)**

- Staff Report, Amanda Smeller- 1.23 acre property on Lewis River Road. Property is considered 2 parcels since it's bisected by Lewis River Road. Seeking to rezone eastern portion of the property from High Density Residential to Commercial.
- [7:46:24 PM](#) Open to Public Comment
- **Sandy Larson**- If the zone has not been changed how did it get to be anything but an office space? That corner is dangerous for any type of commercial activity. The added extra traffic in that spot is really dangerous. Traffic has continued to get heavier. Does not think it's a good idea.
- **Becky Schurman**- They separated the property in Woodland a couple years ago. Kei told her they could not have 5 continuous pieces of property, therefore he made them combine 2 pieces of property that had different zoning. He picked the zoning for the combined property. They are only trying to rezone it back to what it originally was zoned. They are trying to sell the property.
- **Aaron Wheaton**- This impact on this corner is going to be huge. You have to look at the sports complex traffic that will be added to this as well.
- **Janice Schurman**- This property was always one piece of property. Historically has been commercial use. Asking for the zoning to be consistent with the use of the property.
- Close public comment [7:55:07 PM](#)

Commissioner Watt moved, seconded by Commissioner Jensen, to recommend approval to City Council for rezone. Motion passed unanimously.

- **City of Woodland (LU #213-922)**

- Staff report-[7:57:54 PM](#) 5 city owned properties to rezone to Public/Quasi-Public/Institutional property. Currently residential and light industrial. The properties include property on Scott Hill Rd and E. Scott Ave. There is no proposal for park at this time. If we left the park property High Residential then it would make the park a conditional use property. The main access would be through Scott Hill Road and the second would be through Meriwether. The intention is the land that the city owns will be used for a park.
- Public Comment [8:03:52 PM](#)
- **Erin Wheaton**- opposes rezone because of traffic increase past residence. Requests that all parking be kept on the complex, all improvements should be made by private funds.
- **Sandy Larson**- Rotary rep. In 2010 rotary wanted to do something for Woodland. There was supposed to be a park on the East side which never happened. The City bought the land but did not have the money to develop it. Rotary brought the plans forward for the park. There is no place for local kids to play. Residents are leaving the area to do sports. The tournaments would be on occasion but the use of the park will always be there. The park will be less of an impact on Meriwether. [8:16:36 PM](#)
- **Karen Uno**- Think it's a great vision and appreciates it. Noticed that the turn lane has been great but how backed up it was during construction. There is a lot of traffic. Is there a place that they can do this that has a less impact on traffic?
- **Darlene Johnson** [8:20:37 PM](#) – Support of zone change. When the city purchased that land it has become a desirable spot for a park. All the traffic and parking will be handled when the time comes. The park will be self contained.
- **Kurt Snead**- House below complex. For the park. Traffic flow is a concern. Just need to make good decision on road access.
- **Allen Schwindt**- For sports complex. Impact on neighborhood regarding parking, vandalism, traffic.
- **Joy Snead**- In favor for park and road. Park would be a large asset to woodland. Park would bring in tourism and give kids something to do. They also have a self sustaining plan that will not be a burden on the city budget. We need to move forward with zone change to make this happen.
- **Richard Brown** [8:35:48 PM](#) – The area is beautiful and the hill is a special area. Would like, as we move forward, to be considerate of the beautiful surroundings. There will be significant amounts of people at the complex.
- **Karen Uno**- Also brings up the noise level. [8:40:54 PM](#)
Close public Comment [8:43:31 PM](#)

Commissioner Deans moved, seconded by Commissioner Jensen, to send approval for rezone to City Council. Motion passed unanimously.

- Comprehensive Plan Text Change- requesting to allow auto oriented uses in central business district.

- Auto-Oriented Uses within the C-1 District
- No Public Comment

Commissioner Jensen moved, seconded by Commissioner Deans, to reject comprehensive plan text change. Motion passed unanimously.

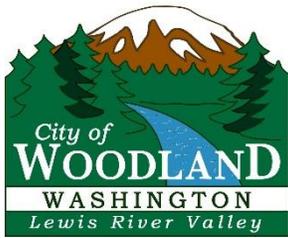
UPDATES/WORKSHOP

Items to be moved to next meeting.

- Non-Conforming Uses Draft Ordinance
- Shoreline Master Program Status Update
- Status on Planning Commission's 2013 work items

ADJOURN: 9:01 pm

Commissioner Watt moved, seconded by Commissioner Jensen, to adjourn. Motion passed unanimously.



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 Woodland, WA 98674
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**Woodland Planning Commission – Staff Report
 Comprehensive Plan Amendment and Concurrent Rezone**

Project Name:	Schurman Trial Run Trust Comprehensive Plan Amendment and Rezone Request
Land Use Application No.:	#212-914.CMA.ZMA.SEPA
Applicant:	Janice Schurman, Managing Trustee
Property Owner:	Schurman Trial Run Trust
Location:	The subject property is located at 1654 Lewis River Road, Woodland, Washington. It is located both on the east and west sides of Lewis River Road.
Parcel ID No.:	50235005
Parcel Size:	1.23 acres
Existing Comprehensive Plan Map Designation:	High Density Residential
Existing Zoning Designation:	High Density Residential (HDR)
Application Submitted:	April 15, 2013
Notice of Application:	July 26, 2013
SEPA Threshold Determination:	DNS issued July 26, 2013
Comment Period Ends:	August 14, 2013
SEPA Appeal Period Ends:	August 28, 2013
60-day Dept. of Commerce Notice Issued:	August 6, 2013
Planning Commission Public Hearing:	August 15, 2013

I. DESCRIPTION OF PROPOSAL

The applicant proposes to amend the Comprehensive Plan Map to change the designation of a portion of the subject property from High Density Residential to Highway Commercial. Concurrent with this proposal is a request to rezone the same portion of the property from High Density Residential (HDR) to Highway Commercial (C-2). The 1.23 acre property is currently zoned High Density Residential and has an existing home and existing structure that has been commercially used in the past. The parcel is divided by Lewis River Road. The portion to the west of Lewis River Road, containing the home, will remain HDR. The portion east of Lewis River Road, containing the commercial structure, is proposed to be Highway Commercial. Each portion of the property divided by Lewis River Road can be considered a separate parcel and can be created as such by recording deeds with Cowlitz County.

No specific commercial use is proposed at this time. However, proposed inquiries have included using the space for a café/restaurant (indoor/outdoor), dog grooming, Fish First office space, artist space with outdoor sales and a retail bakery shop.

Table 1 Subject Property Site Characteristics	
Surrounding Land Uses	North: Vacant Neighborhood Commercial property South: Right-of-way and residential property West: Development light industrial properties and developed residential properties East: Floodway and Lewis River
Surrounding Zoning	North: Light Industrial (I-1) and Neighborhood Commercial (C-3) South: Highway Commercial (C-2) West: High Density Residential (HDR) East: Floodway and High Density Residential (HDR)
Site Topography & Critical Areas	The site is located adjacent to the Lewis River, a Shoreline of Statewide Significance and Critical Area, and associated wetlands. The site is relatively flat.
Street Classification	Lewis River Road is a Minor Arterial.
Water	Available
Sanitary Sewer	Available

II. PROCEDURAL REQUIREMENTS

All procedural requirements of RCW 36.70A, RCW 36.70B, and the Woodland Municipal Code (WMC) have been met.

III. REVIEW AUTHORITY

Per WMC 19.08.030, the City Council shall approve or deny the applications for Comprehensive Plan Map Amendments and Rezone applications based on the recommendations made by the City Planning Commission. The Planning Commission shall hold an open record public hearing, and its recommendations shall be based on the recommendations made by the City Development Review Committee (DRC).

The Comprehensive Plan and WMC 17.84.040 require that the Planning Commission consider the Approval Criteria (Comprehensive Plan, Page 1-45 and 1-46) and other factors including provisions in the State Growth Management Act (GMA) and Comprehensive Plan, other plans of the City, the standards in the WMC, ordinances and other City codes, and other factors necessary to protect the public health, safety, convenience, and general welfare. Action must be based on written findings and conclusions.

Per the Comprehensive Plan (Page 1-45), the Comprehensive Plan shall be amended no more frequently than once per calendar year. All amendment proposals shall be considered

concurrently (in a package) by the Planning Commission and City Council so that their cumulative effects can be ascertained. The Schurman Trial Run Trust rezone is one of four Comprehensive Plan amendments being considered in 2013.

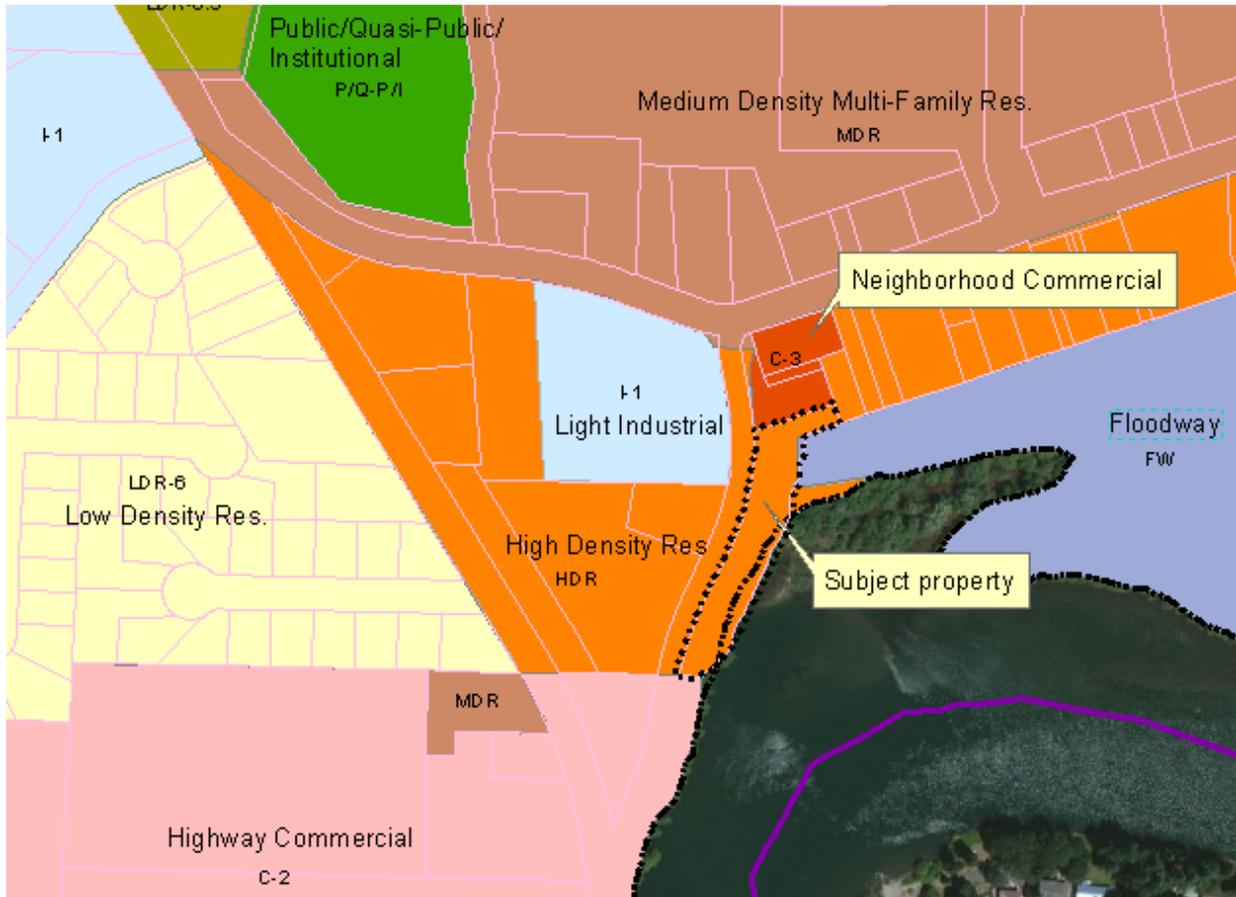


Figure 1. Vicinity map showing the subject area proposed to be rezoned from High Density Residential (HDR) to Highway Commercial (C-2).

IV. APPROVAL CRITERIA AND DRC'S RESPONSE

Proposed amendments shall be reviewed using the following criteria outlined in the Comprehensive Plan, Page 1-45 and 1-46.

1. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Comprehensive Plan or regulation conflicts.

Staff Response – Satisfied: The applicant submitted a narrative describing how the request is consistent with the GMA and the Woodland Comprehensive Plan.

The proposed amendment has been processed in accordance with the GMA, Comprehensive Plan, and Woodland Municipal Code. Provided that any approved Comprehensive Plan Amendment is followed (concurrently) by a Zoning Map Amendment that is consistent with the new Comprehensive Plan Map designation, plan or regulation conflicts will not exist.

2. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents.

Staff Response – Satisfied: The DRC finds the proposal will likely have no significant adverse impact on sensitive land uses, business or residents. The rezone will be consistent with the property's current use. No additional buildings or structures are proposed as part of this rezone. There is one existing structure on the portion to be rezoned historically used commercially.

The Lewis River and adjacent wetlands exist to the east of the site. Local, state, and federal regulations protect or mitigate development impacts on wetlands and other environmentally sensitive areas. No new development is proposed as part of this rezone; however if any development is proposed in the future, the applicant will be required to produce information on any critical areas on or adjacent to the site and to receive all permit approvals before site work can begin. Whether or not the subject area is rezoned, the presence of critical areas could impact the site design of future projects.

This property abuts land zoned Neighborhood Commercial and land zoned Highway Commercial. The three parcels to the north are currently zoned Neighborhood Commercial. The City has plans to purchase these vacant properties to use for a road project along Lewis River Road and Scott Avenue. Therefore, this commercial land will be unavailable for development.

The City received no comments for or against this proposed rezone.

3. The proposed amendment can be accommodated by all applicable services and facilities, including transportation.

Staff Response – Satisfied: No new development is proposed as part of this rezone. The portion of the property being rezoned already contains a structure commercially used in the past. City services, including water and sanitary sewer, are available at the subject site. If there is future development proposed, new construction will be required to connect to these services. In addition, if future developed is proposed, a Transportation Impact Fee may be assessed.

4. The proposal will help implement the goals, objectives and policies of the Woodland Comprehensive Plan.

Goal E, Page 1-47 – “Ensure that incompatible land uses are separated, thus enhancing the security, value and stability of land uses and improvements, and providing for the general health, safety and welfare of the community.”

Staff Response - Satisfied: The DRC finds that the proposal complies with the goal. Zoning is designed to prevent land use conflicts before they occur by separating incompatible uses. The property abuts both Neighborhood Commercial and Highway

Commercial, and the portion being rezoned has been used commercially in the past. The portion containing the single-family residence will remain High Density Residential.

Goal H, Page 1-47, Bullet 4 - "Developing and securing Woodland's position as the commercial center serving southern Cowlitz County and the recreation trade of the upper Lewis River and Mount Saint Helens area."

Staff Response - Satisfied: A structure historically commercially used already exists on the portion of the site to be rezoned, and no new development is proposed as part of the rezone. The structure has been commercially used for many years. The property is located on Lewis River Road, SR503, which is a main route to the upper Lewis River and Mount Saint Helens recreation areas through Woodland. The proposal is consistent with this goal.

Goal H, Page 1-47, Bullet 1: Encouraging expansion and development of existing industries and businesses in the community.

Staff Response – Satisfied: The structure on the portion to be rezoned has been used commercially for many years. Inquiries for this building have included a restaurant, office space, dog grooming and bakery. Rezoning this portion of the property to allow for more varied commercial uses will help support this goal.

Policy 6 for Commercial Land Uses/Central Business District, Page 1-57 - "Areas classified for commercial use on the Land Use Plan Map should be utilized before other areas are reclassified for commercial use. A market factor may be appropriate to ensure sufficient land and price stability."

Staff Response – Satisfied: This is not bare ground being rezoned from residential to commercial. While Woodland does have a large amount of vacant storefronts and undeveloped commercial property, the rezone of this portion of the property does not conflict with this goal. The structure on site has been used commercially for many years. It is also currently vacant and by rezoning this portion, the building will be open to many more commercial opportunities. No new buildings or structures are proposed as part of this rezone. The three vacant properties to the north currently zoned Neighborhood Commercial are slated to be purchased by the City for a road project along Lewis River Road and Scott Avenue, thus removing the availability of some commercial land in this area.

V. CONCLUSION AND STAFF RECOMMENDATION

The portion of the property to be rezoned contains a structure that has been historically commercially used and is currently vacant. The City has received several inquiries for this property, including a café/restaurant, dog grooming, bakery and office space. As it stands, these are not allowable uses in the High Density Residential zone. In order for the commercial use of the structure to continue and to allow a wider amount of uses, it is sensible to rezone the property from residential to commercial. The proposal meets the goals and policies of the Woodland Comprehensive Plan and all procedural requirements have been met. **The DRC**

recommends approval of this rezone because the proposal supports the provisions of the Woodland Comprehensive Plan.

Attachments

1. Applicant's Narrative
2. Notice of Application & Public Hearing
3. SEPA Determination of Non-Significance
4. Notice of Public Hearing

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

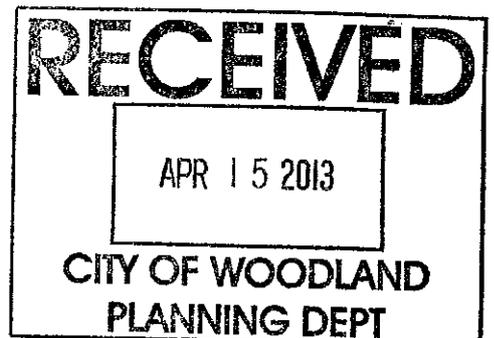
Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: a nonproject request affecting lot # 50235005; divide into 2 lots and for 1654 (east) lot - rezoned & comp plan amendment
2. Name of applicant: TRIAL RUN TRUST - #
3. Address and phone number of applicant and contact person: Janice Schurman, managing trustee
PO Box 363, Vanlouver wa - 503-452-7137 (H)
503-502-2134 (C)
4. Date checklist prepared: 04/09/2013
5. Agency requesting checklist: City of Woodland
6. Proposed timing or schedule (including phasing, if applicable): Not applicable
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Plan is to place property for sale
rezone as Commercial use.



8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This is a non project action, No environmental document will be prepared for this action

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Do not know of any other proposals affecting the property.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

See attachment

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See attachment.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NOT applicable

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NOT applicable

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NOT applicable

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

NOT applicable

a. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NOT applicable

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NOT applicable

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NOT applicable

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lewis River is just east of the site

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NOT applicable

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

does not apply

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

does not apply

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

yes - area is within the 100 year Floodplain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NOT applicable

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NOT applicable

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

does not apply - unknown

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

does not apply

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

does not apply

4. Plants

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ ~~pasture~~

_____ ~~crop or grain~~

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation - blackberry vines

unknown

- brush

b. What kind and amount of vegetation will be removed or altered?

does not apply - only for general clean-up

c. List threatened or endangered species known to be on or near the site.

unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None planned

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

unknown

c. Is the site part of a migration route? If so, explain.

unknown

d. Proposed measures to preserve or enhance wildlife, if any:

does not apply

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

electricity - Cowitz Entry POD

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

does not apply

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

does not apply

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

does not apply - unknown

1) Describe special emergency services that might be required.

unknown - does not apply

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A - does not apply

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

unknown - does not apply

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A - does not apply

3) Proposed measures to reduce or control noise impacts, if any:

does not apply

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Industrial & Commercial to Northwest,
Residential to West - vacant properties to West
and North.

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

Small Shack

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

High Density Residential

f. What is the current comprehensive plan designation of the site?

High Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

Not applicable - unknown

j. Approximately how many people would the completed project displace?

unknown - not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable,

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *NONE. property has ~~historical~~ always had commercial use.*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NOT applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NOT applicable*
- c. Proposed measures to reduce or control housing impacts, if any:
NOT applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
NOT applicable
- b. What views in the immediate vicinity would be altered or obstructed?
NOT applicable
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NOT applicable

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NOT applicable
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NOT applicable
- c. What existing off-site sources of light or glare may affect your proposal?
NOT applicable
- d. Proposed measures to reduce or control light and glare impacts, if any:
NOT applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO - Not applicable

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO - unknown

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None - Not applicable

- c. Proposed measures to reduce or control impacts, if any:

None - Not applicable

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Lewis River Road

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO - unknown - NO transit

- c. How many parking spaces would the completed project have? How many would the project eliminate?

unknown -

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Unknown - Not applicable

g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increased need for public services

b. Proposed measures to reduce or control direct impacts on public services, if any.

None - Not applicable

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Janice H. Schurman

Date Submitted: April 12, 2013

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

City has an adopted Stormwater Ordinance that regulates new impervious surfaces. It is unlikely that a small commercial use would result in emissions to air, storage

Proposed measures to avoid or reduce such increases are: or release of Toxic or Hazardous substances or Noise

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Site is regulated by the Shorelines Act and by local Critical Area Ordinance

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Unknown

3. How would the proposal be likely to deplete energy or natural resources? - unlikely that a small commercial use would deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not likely - site is regulated by the Shorelines Act and by local Critical Area Ordinance

Proposed measures to protect such resources or to avoid or reduce impacts are:

Shorelines Act and Critical Area Ordinance oversight

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not likely to affect.
Historic commercial use of site is inconsistent with zoning.
No new use is currently proposed. The action requested would be making the historic use consistent with zoning.
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NO

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

See #5 above. historic commercial use of property has not been found to conflict w/ laws & requirements for protection of environment.
~~No change~~

ORDINANCE NO. 1284

AN ORDINANCE OF THE CITY OF WOODLAND, WASHINGTON, AMENDING THE WOODLAND COMPREHENSIVE PLAN MAP BY APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT AS MORE SPECIFICALLY SET FORTH HEREIN.

WHEREAS, the City of Woodland received Land Use Application #213-914 from Janice Schurman (applicant) on April 15, 2013 to amend the Woodland Comprehensive Plan Map and Zoning Map in accordance with the annual amendment cycle requirements set forth in the Woodland Comprehensive Plan;

WHEREAS, the subject property is located at 1654 Lewis River Road, parcel number 50235005;

WHEREAS, the subject property is currently bisected by Lewis River Road, and can be considered two separate parcels once deeds are recorded with the Cowlitz County Auditor;

WHEREAS, the request is to reclassify the Comprehensive Plan Map designation of the portion of the property located east of Lewis River Road, approximately .85 acres, from *High Density Residential* to *Commercial*;

WHEREAS, the Notice of Application (NOA) was issued July 26, 2013, and the SEPA Determination of Non-Significance (DNS) was issued on July 26, 2013;

WHEREAS, the Appeal Period for the SEPA DNS ended on August 28, 2013;

WHEREAS, the City of Woodland notified the Washington Department of Commerce on August 6, 2013 of the aforementioned land use application;

WHEREAS, the Woodland Planning Commission conducted a duly advertised public hearing on September 19, 2013 concerning the above land use application, and forwarded its recommendations to the City Council for final action;

WHEREAS, any amendment of or revision to development regulations must be consistent with the Comprehensive Plan in accordance with RCW 36.70A.130 (1) (d);

WHEREAS, at a properly noticed public meeting, the City Council approved the applicant's request to amend the comprehensive plan map classification from *High Density Residential* to *Commercial* for the subject property as shown in Exhibit "A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Approval. The City of Woodland Comprehensive Plan Map is hereby amended so that the northern portion of the subject property known as Cowlitz County Tax Parcel No. 507870101, and legally described in the Exhibit "A" attached hereto and approximately 3.4 acres in size, has a Comprehensive Plan Map designation of *Commercial*.

Section 2. Savings. The ordinance, or portions of the ordinance, which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 3. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

Section 4. Effective Date. This ordinance shall become effective five (5) days after its publication in the media or paper of record as required by law.

ADOPTED this ____ day of October, 2013.

CITY OF WOODLAND, WASHINGTON

Approved:

Grover Laseke, Mayor

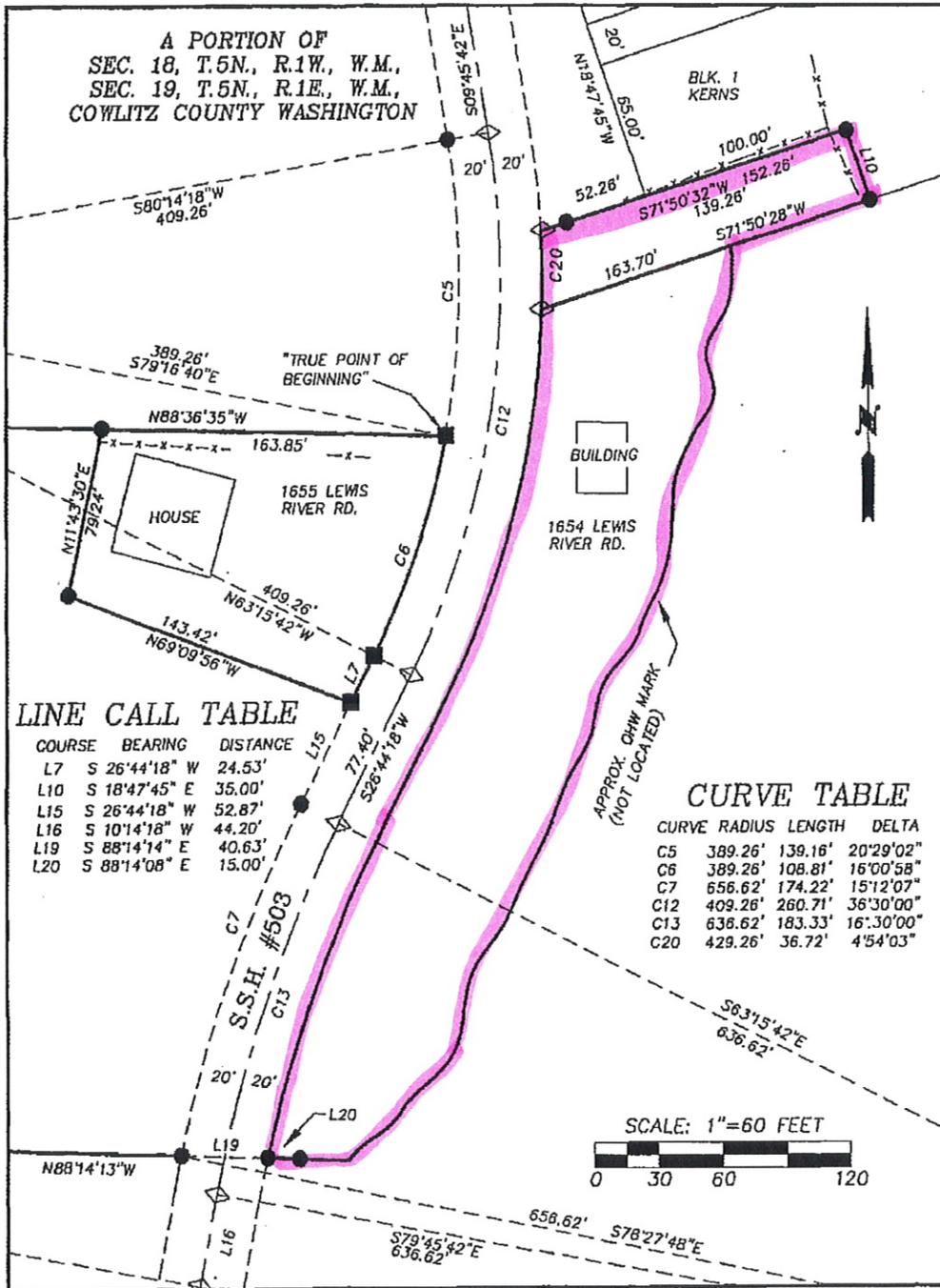
Attest:

Mari E. Ripp, Clerk / Treasurer

Approved as to form:

William Eling, City Attorney

EXHIBIT A



BOUNDARY ADJUSTMENT AGREEMENT - 17

RECEIVED

APR 15 2013

CITY OF WOODLAND
PLANNING DEPT