



## NOTICE OF APPLICATION (NOA)

**Date of Issuance: July 9, 2012**  
**Lead Agency: City of Woodland, WA**  
**Project Title: Liberty Evans LLC**  
**Comprehensive Plan Amendment and Rezone**  
**Land Use Application No.: #212-914/CPMC/ZMC/SEPA**

Applicant: Mark Fleischauer, Liberty Evans LLC
Property Owner: Liberty Evans LLC
Parcel ID Number: 507870101
Comprehensive Plan Map Designation: Light Industrial
Zoning Map Designation: Light Industrial (I-1)
Date Application Received: June 14, 2012
Date Notice of Complete Application Issued: July 9, 2012
<b>Comments Due: August 1, 2012</b>

**Description of Proposal:** The applicant proposes to amend the Comprehensive Plan Map to change the designation of a portion of the subject property from Light Industrial to Highway Commercial. Concurrent with this proposal is a request to rezone the same portion of the property from Light Industrial (I-1) to Highway Commercial (C-2). The applicant is proposing to rezone the north most 3.4 acres of the 26.9 acre site.

No specific commercial use is proposed at this time. However, possible uses include highway commercial oriented uses such as a convenience store and gas station, restaurants, and/or other retail outlets.

**Location of Proposal:** The subject property is a vacant unaddressed property located on the east side of Schurman Way just south of Dike Access Road. The 3.4 acres proposed to be rezoned make up the northern portion of the parcel. The subject site is in the southwest ¼ of Section 12, Township 5 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington.

**Studies and Environmental Documents:** The following documents have been submitted as part of the application:

1. Traffic Analysis, June 2012
2. Economic Needs Analysis, May 2012
3. SEPA Environmental Checklist, June 2012

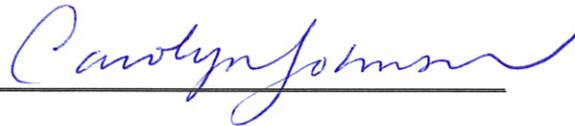
Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or requested by contacting the Responsible Official.

Comment Period: Any person has the right to comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once made. Comments must be submitted by mail, fax, or email by **5 p.m. on August 1, 2012** to:

**Responsible Official:** Carolyn Johnson, Community Development Planner  
City of Woodland  
230 Davidson Ave  
Woodland, WA 98674  
Email: johnsonc@ci.woodland.wa.us  
Phone: (360) 225-1048  
Fax: (360) 225-7336

Date: 7-09-2012

Signature

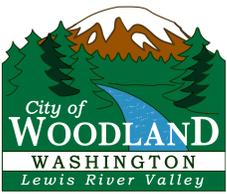


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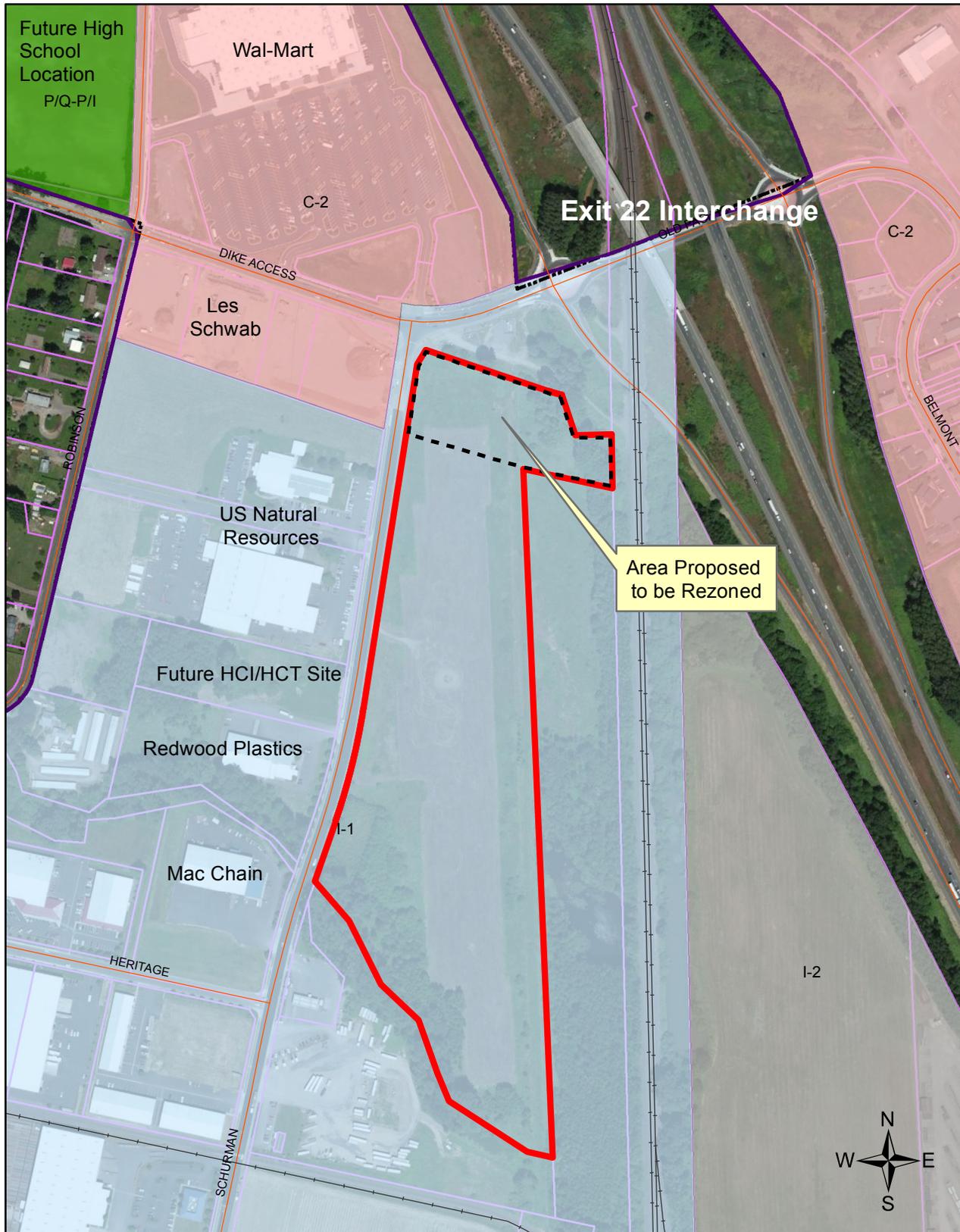
cc:

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Jennifer Keene, CWCOG  
Kent Cash, Cowlitz County  
Mike Wojtowicz, Cowlitz County Building and  
Planning  
Ted Sprague, Cowlitz County EDC  
Michael Green, WSD  
Tegan Steen, WSD  
Nelson Holmberg, Port of Woodland  
Jeff Barsness, WSDOT  
JJ Burk, Chamber of Commerce  
Property owners within 300 feet

Those who have expressed interest (Jim and  
Darlene Johnson)  
Planning Commission  
Department Heads  
Mayor  
City Council  
Post Site (2)  
City Website  
*The Reflector*, July 18, 2012 Edition



# Liberty Evans Comprehensive Plan Map Amendment and Rezone Proposal



Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

