

Building & Planning

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
<http://www.ci.woodland.wa.us>
(360) 225-1048 / FAX # (360) 225-7336

NOTICE OF APPLICATION

Date of Issuance: July 12, 2013
Lead Agency: City of Woodland, WA
Project Title: Woodland School District Conditional Use
Land Use Application No.: 213-918.CUP

Applicant: Woodland School District, 800 Third St, Woodland, WA 98674
Property Owner: Sofia Pearson Trust
Site Location: 323 Davidson Avenue
Parcel ID Number: 50197
Parcel Size: Approximately 7500 square feet
Zoning Designation: Central Business District (C-1)
Date of Application: June 27, 2013
Date Notice of Complete Application Issued: July 5, 2013
Hearing Examiner Public Hearing: 10:00 AM, August 1, 2013 Woodland City Council Chambers 100 Davidson Avenue, Woodland, WA

I. DESCRIPTION OF PROPOSAL

The proposal is to utilize an existing building for an alternative online/home-schooling program to provide additional support to students. Schools require a Conditional Use Permit in the C-1 zoning district.

II. LOCATION OF PROPOSED DEVELOPMENT

The existing building is located at 323 Davidson Avenue in Woodland.

III. LEAD AGENCY

The City of Woodland, WA is the Lead Agency for this proposal. The City has determined that the proposed project is exempt from SEPA.

IV. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff.

Per WMC 17.81.020, the City's Hearing Examiner shall decide on applications for Conditional Uses.

V. PUBLIC COMMENT PERIOD

Public comments on this Notice of Application can be submitted to the responsible official. **Comments must be submitted no later than 5:00 P.M. on July 31, 2013.**

RESPONSIBLE OFFICIAL:

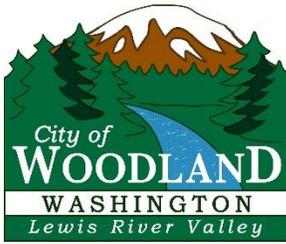
Amanda Smeller, Community Development Planner
City of Woodland, WA
230 Davidson Avenue
Woodland, WA 98674
360-225-1048

Date: July 12, 2013

Signature



Published in the Reflector: July 17, 2013



NOTICE OF PUBLIC HEARING BEFORE THE CITY OF WOODLAND HEARING EXAMINER

Woodland School District Land Use Application No. 213-918, Conditional Use

NOTICE IS HEREBY GIVEN that the Woodland Hearing Examiner will hold a public hearing scheduled on August 1, 2013 to consider a land use application for a Conditional Use for the above applicant.

The applicant requests a Conditional Use to utilize an existing building in the Central Business District zone for an alternative/home schooling program. Schools are a Conditional Use in this zoning district.

The Hearing Examiner is to consider the proposed development for conformance with the applicable review criteria for the Conditional Use.

The public hearing will be held as follows:

Date: Thursday, August 1, 2013
Time: 10:00 a.m.
Location: Woodland City Hall Council Chambers
100 Davidson Avenue, Woodland, Washington

Applicant: Asha Riley, Woodland School District, 800 Third St, Woodland, WA 98674

Any person wishing to express his or her view for or against the request is invited to attend the meeting, mail, fax, or bring their comments to:

Amanda Smeller, Community Development Planner
City of Woodland
230 Davidson Avenue / P. O. Box 9
Woodland, WA 98674

Phone: (360) 225-1048
Fax: (360) 225-7336

The application and associated documents are available for review at the City Hall Annex, Planning Department, 230 Davidson Avenue, Woodland, Washington.

Dated this 12th day of July 2013.

Publication Date: July 17 Issue of *The Reflector*

cc: Planning Commission (5)
City Council (7)
Mayor
Clerk Treasurer
Clerks (2)
Public Works Director
Police Chief
Fire Chief
Building Official
Joe Turner, Hearing Examiner
The Reflector
Site
City Hall (Post)
Library (Post)
City Hall Annex (Post)
Post Office (Post)
City Website
Planning File #213-918



LAND USE APPLICATION

RECEIVED

JUN 27 2013

OFFICIAL USE ONLY

LAND USE # 013-918

PERMIT TYPE 72

DATE 6/27/13

AMOUNT PAID 2500.00

RECEIPT # 91175

RECEIVED BY LCASH

PLANNING DEPARTMENT
280 Davidson Avenue, Woodland, WA 98674
Office 360-225-1046 Fax 360-225-7936

Acct: 001 000 000 000

CITY OF WOODLAND PLANNING DEPT

- | | | |
|--|--|---|
| <input type="checkbox"/> 81-00 Boundary Line Adjustment (\$400+\$75/lot) | <input checked="" type="checkbox"/> 81-00 Conditional Use (\$2,000) | <input type="checkbox"/> 81-00 Appeal (\$700 + HE cost) |
| <input type="checkbox"/> 81-00 Short Plat (\$800+\$75/lot) | <input type="checkbox"/> 81-00 Administrative Temporary Use (\$100) | <input type="checkbox"/> 83-00 Site Plan Review (\$1100/1,000 sq. ft.) |
| <input type="checkbox"/> 81-00 Preliminary Plat (\$3,500+\$75/lot) | <input type="checkbox"/> 81-00 Similar Use Determination (\$600) | <input type="checkbox"/> 89-00 Shoreline Substantial Dev (\$800 + HE ¹) |
| <input type="checkbox"/> 81-00 PURD (\$3,000) | <input type="checkbox"/> 81-00 Minor Variance (\$400 ¹) | <input type="checkbox"/> 89-00 Shoreline Cond. Use/Variance (\$600) |
| <input type="checkbox"/> 81-00 Binding Site Plan (\$2,000+\$150/acre) | <input type="checkbox"/> 81-00 Major Variance (\$1,600 ¹) | <input type="checkbox"/> 89-00 Shoreline Exemption (\$100) |
| <input type="checkbox"/> 81-00 Final Plat (\$1,800+\$75/lot) | <input type="checkbox"/> 81-00 Comp Plan/Text Amendment (\$2,000 ¹) | <input type="checkbox"/> 89-00 SEPA (\$650) |
| <input type="checkbox"/> 81-00 Plat Vacation (\$250+cost) | <input type="checkbox"/> 81-00 Zoning Map/Text Amendment (\$2,600 ¹) | <input type="checkbox"/> 89-00 Critical Area Permit (\$600 ¹) |
| <input type="checkbox"/> 81-00 Plat Extension (\$300) | <input type="checkbox"/> 81-00 Annexation (Notice of Intent) (\$250) | <input type="checkbox"/> 89-00 Other _____ |
| <input type="checkbox"/> 81-00 Administrative Conditional Use (\$700) | <input type="checkbox"/> 81-00 Annexation (Petition) (\$1,200/\$1,600) | <input type="checkbox"/> 89-00 Report or Data Preparation (staff time plus cost recovery) _____ |

¹ - Cost Recovery if outside review is required.

BRIEF PROJECT DESCRIPTION Requesting temporary occupancy in the building located at 323 Davidson.

Woodland school district is seeking to locate Lewis River Academy, an online/home-study program.

SOFIA PEARSON

Property Owner Name

Phone

Mobile

703-727-5137

E-Mail Address

pearson.s@woodlandschools.org

Applicant Name

Supt. Michael Green and Asha Riley (Principal of Lewis River Academy)

Mailing Address

800 Third Street Woodland WA 98674

Phone

360-841-2700

Mobile

E-Mail Address

greenm@woodlandschools.org

Contact Name & Address (if other than applicant)

Asha Riley

Phone

360-841-2708

Mobile

360-991-1692

E-Mail Address

riley.a@woodlandschools.org

Site Address

800 Third Street Woodland WA 98674

Parcel Number

Comprehensive Plan/Zoning Designation

Flood Zone Designation

FIRM Map Panel #

Map Date

Critical Area or Shoreline within 200'

Yes

No

ROAD ACCESS

- Private
- County
- State
- City

Sofia Pearson

Property Owner Signature

6-26-13

6-25-13

Applicant Signature

Date

PAID

JUN 27 2013

CITY OF WOODLAND

WOODLAND Public Schools

Where Community & Learning Connect



June 25, 2013

REGARDING CONDITIONAL USE PERMIT FOR 323 DAVIDSON:

To whom it may concern:

Two years ago Woodland School District opened an alternative online program for home-study students in the community. This program offers educational support and resources to students who study from home due to various reasons including medical, religious, or other. Our students primarily study from home and only visit our campus for additional support in particular areas as needed. We rarely have more than 20 kids gathered in our classroom at a time, as most instruction is provided in small group settings.

The school, Lewis River Academy, has been located in a single classroom on the campus of Woodland Primary school. However, increasing enrollment requires Woodland Primary use the space Lewis River Academy presently occupies. At this time every classroom in the school district is occupied leaving no room for us to reside on woodland school district campuses. After a review of various possible locations, three factors led us to 323 Davidson as the best option for both the school and the community; it is most fiscally responsible, it is a safe learning environment, and it will have the least impact on parking as students may ride the busses to the Primary school and walk over. Therefore, we are seeking a conditional use permit to temporarily occupy the property at 323 Davidson.

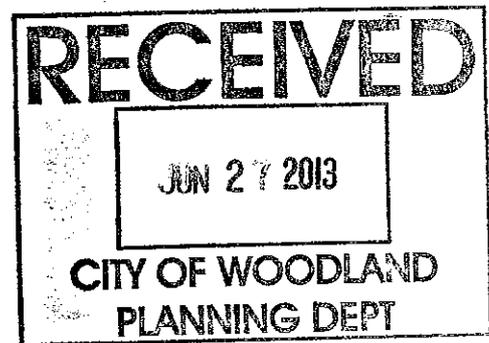
Prior to submitting this application, Mr. Web Wilbanks kindly walked through the property with us to provide initial feedback on whether the facility is a viable option. His cursory review and feedback on the property was positive. Upon his full review of the site, we will gladly make any adjustments or changes to the property necessary to occupy the space.

It is our intent to reside at 323 Davidson until the new High School is completed and space in the School District is again available to us. At such time, we will move back to a location on the District campuses.

Should you have any questions, I am happy to address them.

Respectfully,

Asha Riley
Director of Learning
Woodland School District
Office 360-841-2706
Fax 360-841-2701
Cell 360-991-1692
riley@woodlandschools.org



Michael Z. Green, Superintendent of Schools

800 Third Street » Woodland WA 98674
T 360.841.2700 » F 360.841.2701
www.woodlandschools.org

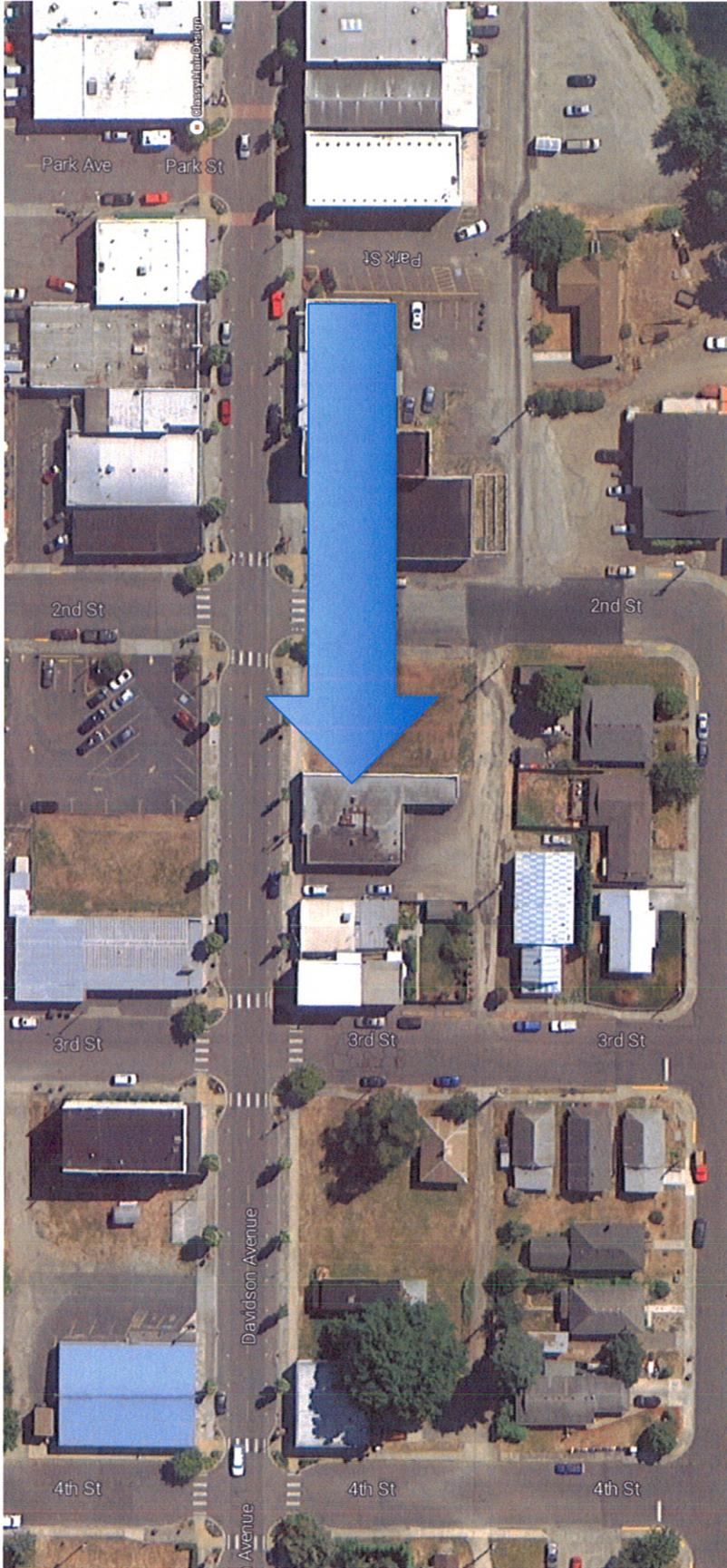
Woodland Public Schools is an Equal Opportunity Employer

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JUN 27 2013

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PLANNING DEPT





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Davidson

-75'-

sidewalk

N
↕
S

323 Davidson

-100'-

Parcel #50197

≈7500 # parcel

≈3900 # building

Owner: Sophia Pearson, Woodland WA, (763) 727-5137
sopsen2@yahoo.com

Applicant:

Asha Riley 800 Third St. Woodland

cell 360-991-1692 Fax 360-841-2701

CUP Lewis River Academy

riley@woodlandschools.org



Google

WANined Technologies
4 reviews

SCEIA