

Building & Planning Department

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

NOTICE OF APPLICATION & PUBLIC HEARING

Issue Date: July 26, 2013

Applicant:	Janice Schurman
Property Owner:	Schurman Trial Run Trust
Parcel ID Number:	50235005
Comprehensive Plan Map Designation:	High Density Residential
Zoning Map Designation:	High Density Residential (HDR)
Application Received:	April 15, 2013
Public Hearing:	7:00 PM, 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 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, would 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.

II. LOCATION OF PROPOSAL

The subject property is located at 1654 Lewis River Road in Woodland, Washington. The portion of the property to be rezoned lies to the east of Lewis River Road.

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist, April 2013

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Avenue, Woodland, WA 98674 or can otherwise be obtained by contacting the City Planning Department.

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 9, 2013 to:**

Responsible Official: Amanda Smeller, Community Development Planner
City of Woodland
203 Davidson Avenue
Woodland, WA 98674
Email: smellera@ci.woodland.wa.us
Phone: (360) 225-1048
Fax: (360) 225-7336

V. PUBLIC HEARING NOTICE

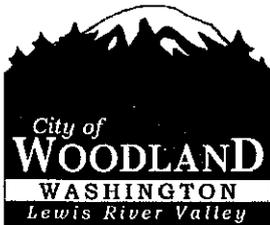
The Woodland Planning Commission will hold a public hearing on this matter at their August 15, 2013 meeting. The Planning Commission will accept testimony and make recommendations to the City Council based on the applicable review criteria. The public hearing will be held as follows:

Date: Thursday, August 15, 2013
Time: 7:00 p.m.
Location: Woodland City Council Chambers, 100 Davidson Ave, Woodland, WA

Date: July 26, 2013

Signature: 

Published in the Reflector: July 31, 2013



LAND USE APPLICATION

OFFICIAL USE ONLY
 213-914 (e.g.)
 LAND USE # 213-909
 PERMIT TYPE CMA+ZMC
 DATE 4-15-13
 AMOUNT PD 4500.00
 RECEIPT # 90204
 REC'D BY SR

PLANNING DEPARTMENT
 230 Davidson Avenue, Woodland, WA 98674
 Office 360-225-1048 Fax 360-225-7336

001-345

- | | | |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> 81-00 Boundary Line Adjustment - ** | <input type="checkbox"/> 81-00 Preliminary PLAT - ** | <input type="checkbox"/> 81-00 Short PLAT - ** |
| <input type="checkbox"/> 89-00 SHLN Substantial Use Permit - \$700.00 | <input type="checkbox"/> 81-00 Binding Site Plan - ** | <input type="checkbox"/> 81-00 PURD - ** |
| <input type="checkbox"/> 81-00 Admin Conditional Use - \$200.00 | <input type="checkbox"/> 81-00 Conditional Use - \$500.00 | <input type="checkbox"/> 81-00 Variance - \$400.00 |
| <input type="checkbox"/> 81-00 Admin Temporary Use - \$100.00 | <input type="checkbox"/> 81-00 Temporary Use - \$300.00 | <input type="checkbox"/> 81-00 Appeal - \$200.00 |
| <input type="checkbox"/> 83-00 Admin Decision (Site Plan) - ** | <input checked="" type="checkbox"/> 81-00 Zone Map Change - \$600.00 2,500.- | <input type="checkbox"/> 89-00 SEPA - \$500.00 |
| <input type="checkbox"/> 81-00 Similar Use Determination - \$300.00 | <input checked="" type="checkbox"/> 81-00 Comp Plan - \$300.00 2,000.- | <input type="checkbox"/> 81-00 Final Plat - ** |
| <input type="checkbox"/> 89-00 Critical Area Permit - \$400.00 | <input type="checkbox"/> 81-00 Annexation - ** | <input type="checkbox"/> 81-00 Minor Variance - \$200.00 |

** Fees vary depending on number of lots proposed or number of acres annexed

Brief Project Description Schorman trial run trust owns parcel #50235005. The property is divided by Lewis River Road and is zoned high density residential. The trust is requesting the property be divided into 2 lots - with the road be the boundary. The east lot, 1654 Lewis River Road be rezoned, to reflect its current/historic use - to Commercial. The property is for sale and there are no plans to do anything else with the property.

Property Owner Name Schorman Trial Run Trust
 Phone NA Mobile NA Fax NA

Applicant Name Trial Run Trust

Mailing Address PO Box 363, Vancouver wa 98666-0363
 Phone _____ Mobile _____ Fax _____

Contact Name & Address JANICE Schorman, Managing Trustee
 Phone 503-452-7437 Mobile 503-502-2134 Fax NA

Site Address 1654 Lewis River Road, Woodland wa

Parcel Id # (Required) 50235005

Comprehensive Plan/Zone Designation High Density Residential

Flood Zone Designation: _____ FIRM Map Panel # _____ Map Date _____

Critical Area/Water Within 200 Feet: Yes No

Road Access: Private County State City

Attachment to comprehensive plan and zoning amendment.

- I) application fee – attached
- II)
 - 1. Application form - attached
 - 2. Ownership certification - attached
 - 3. not applicable
 - 4. SEPA checklist - completed & signed
 - 5. legal description map and narrative of site - attached.

6. Narrative – reason for request.

This is a nonproject request affecting parcel #5023005. Trial Run Trust (Trust) owns the parcel. The property is for sale or lease and has generated interest as commercial use.

Parcel #5023005 is zoned High Density Residential. Lewis River Road/SR 503 runs through this site, dividing it. The west side of the road is residential. East of the road, 1654 Lewis River Drive, has always been used commercially. The Trust is requesting that this parcel be divided into two separate lots reflecting the natural division created by the road.

The Trust also is requesting that East (river) lot, 1654 Lewis River Road lot be rezoned from High Density Residential to commercial reflecting its historical and highest and best use. Due to the highway and configuration, this lot is not suitable for residential use.

Criteria for Approval

- 1. The proposal is consistent with the provision of the Growth Management Act (GMA) and will not result in comprehensive plan or regulation conflicts.

Response

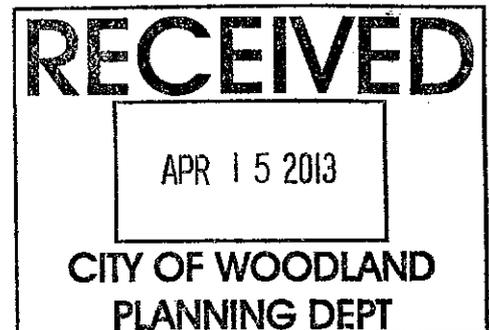
No conflict exists because if approved, the rezone and comp plan amendment would be concurrent.

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

Response:

The request will not change the site's development or use potential on sensitive land or business uses. The rezone will be consistent with the site's current use. In addition, the site is known to be regulated by the Shoreline Management Act and local Critical Areas Ordinance processes for addressing other impacts such as traffic which will be dealt with at the time of development.

See Back



213-914

SCHURMAN TRIAL RUN TRUST

PO BOX 363

VANCOUVER WA, ~~98674~~ 98666-0363

5 March 2013

RECEIVED

MAR 07 2013

CITY OF WOODLAND

Building and Planning Department
C/O Carolyn Johnson
City Hall Annex
PO BOX 9
Woodland WA 98674

To Woodland Planning Commission:

Thank you for the notice of opportunity to request rezoning properties. Schurman Trial Run Trust owns the property located at 1654 Lewis River Road. The property is for sale. **Please consider this letter as a formal request for rezoning.**

The property at consideration is one parcel separated by Lewis River Road.

The property on the East side (1654) of Lewis River Road is zoned High density residential. This is a small narrow lot running along the Lewis River. Historically the property has been used commercially. There is a small "shack" like structure on the property. It sits empty at this time. The Trust would like the zoning on this property changed to a commercial zone to reflect its highest and best usage.

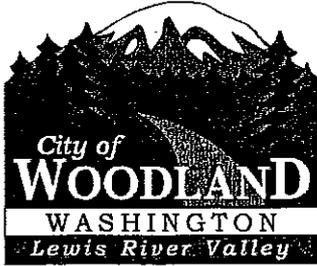
We hope to sell the property and have had a lot of interest in it for small scale retail use such as a bait and fishing tackle shop, a pet grooming business, another barber shop, a specialty sandwich, barbeque catering business. As one of the last open Lewis River water fronts, Fish First has also expressed interest.

The small lot on the west side of the property is currently a rental occupied by elderly tenants. We have no interest in rezoning this part of the property at this time.

We look forward to working with the city about this property. Thank you for your consideration. If you have any questions please feel free to contact me at 503-452-7437.



Janice Schurman, Managing Trustee for
Schurman Trial Run Trust.



OWNERSHIP CERTIFICATION

I, Janice L. Schurman, hereby certify that I am the property owner or representative of the corporation owning the property described in the attached application and I have familiarized myself with the rules and regulations of the City of Woodland with respect to filing this application for #209-905/CUP/SEPA, LDS Conditional Use Permit, and that the statements, answers, and information submitted are in all respects true and correct to the best of my knowledge.

Street Address: 1654 Lewis River Road

City, State, Zip: Woodland, Wa 98674

Email: JaniceLS1@msd.com

Phone: (503) 452-7437

Signature(s):

Janice L. Schurman

Managing Trustee

For: Schurman Trial Run Trust

(corporation or company name, if applicable)

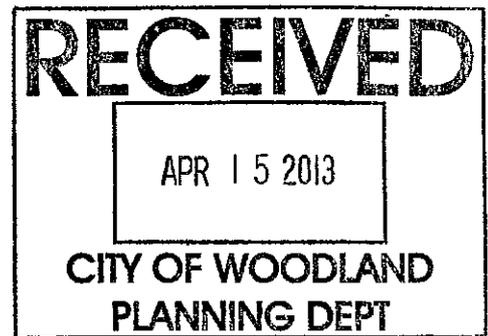
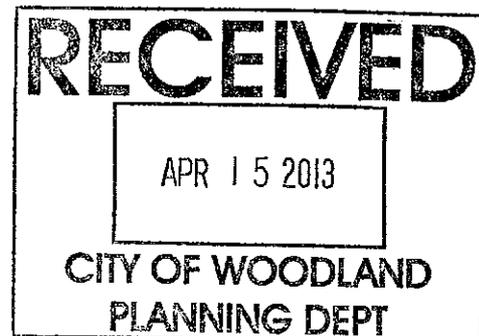


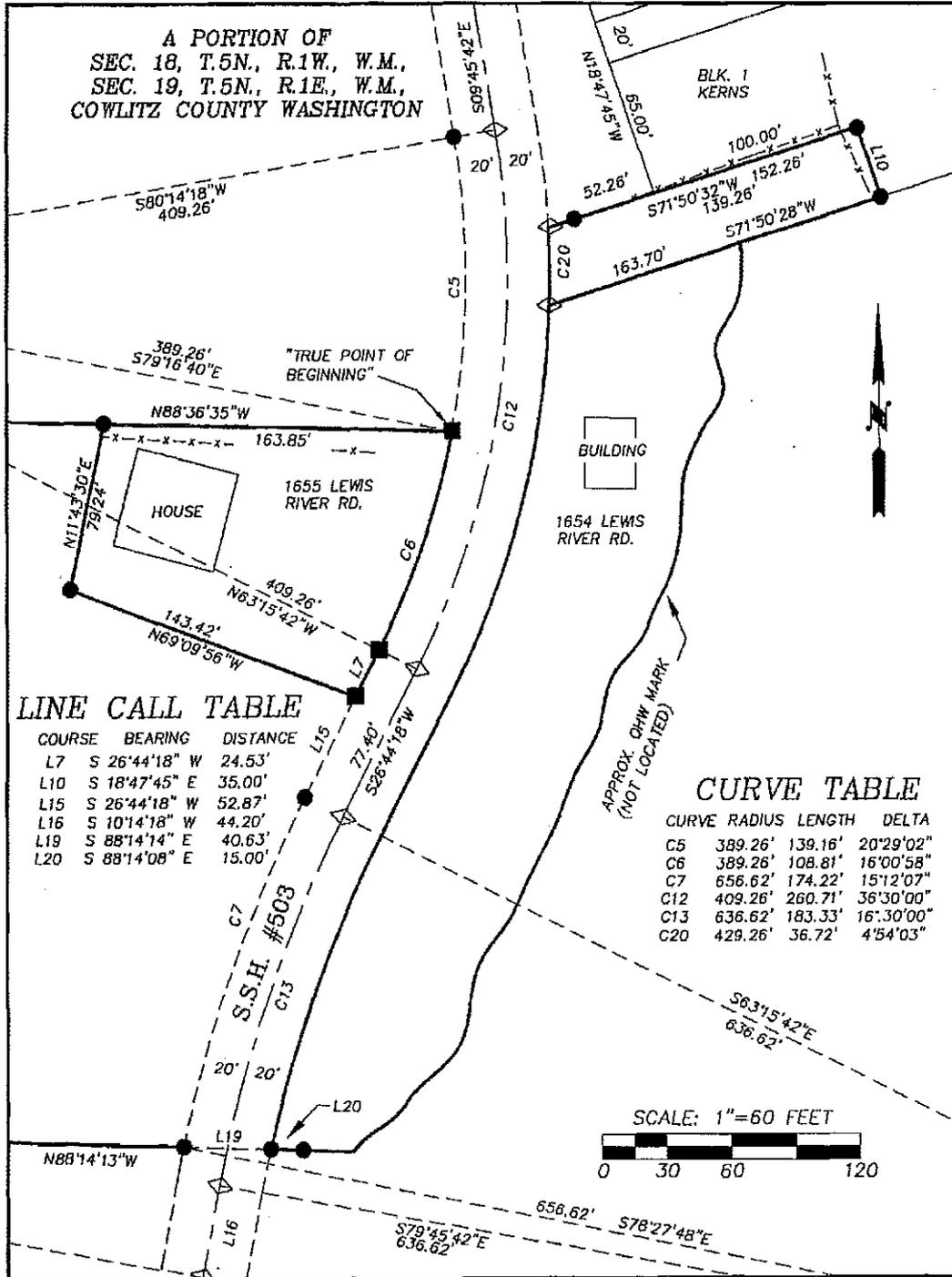
EXHIBIT D
PARCEL D 50235005

The South 35 feet of Lots 7 and 8, Block 1, Kerns, in the Town of Woodland according to the plat thereof recorded in Volume 1 of plats at page 39, records of Cowlitz County.

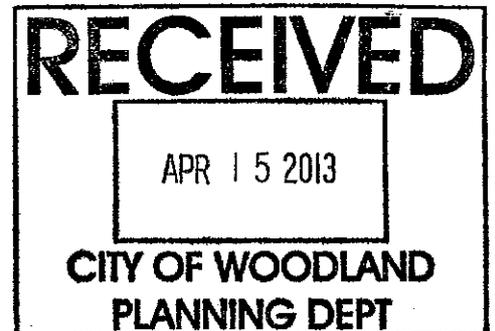
ALSO: that strip of land lying West of Lots 7 and 8, Block 1 of Kerns, EXCEPTING THE NORTH 65 FEET THEREOF, said total strip described in Deed from Linton E. Bozarth to Clyde Schurman and recorded in Volume 256 of Deeds at page 601, under Auditor's File No. 227420, records of Cowlitz County.

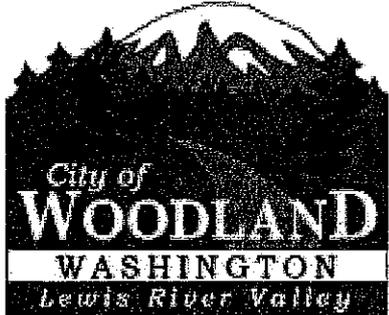
ALSO: All the Grantor's right title and interest in Water Avenue, Kerns.





BOUNDARY ADJUSTMENT AGREEMENT - 17





Critical Areas Identification Checklist

Pursuant to Woodland Municipal Code

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

Applicant's Name: SCHURMAN Trial Run Trust

Mailing Address: PO BOX 363, Vancouver wa 98666

Phone: 503-452-7437 Mobile: 503-502-2137 Fax: _____

Site Address: 1654 Lewis River Road Parcel ID Number: (required) 50235005

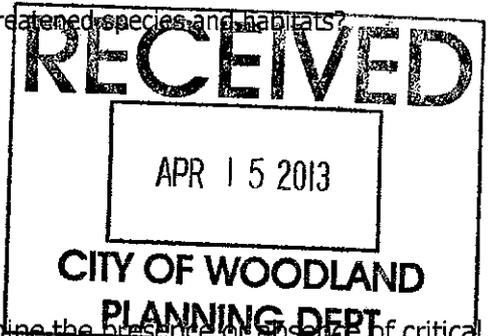
Associated Land Use Application Number: 213-909

Proposed Use(s): Divid parcel and rezone east side to commercial

Section: _____ Township: _____ Range: _____ Related Permits: _____

Please answer the following questions concerning Critical Area indicators located on or within 200 feet of the project area.

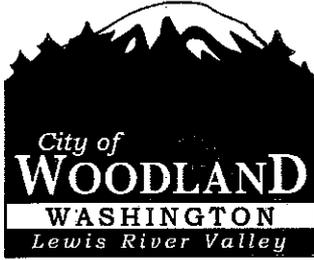
- A. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area: (If yes, please attach a list of document titles.)
Yes _____ No X Unknown _____
- B. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, bogs, swamps)
Yes X No _____ Unknown _____ Lewis River
- C. Is there vegetation that is associated with wetlands?
Yes _____ No _____ Unknown X
- D. Have any wetlands been identified?
Yes _____ No _____ Unknown X
- E. Are there area where the ground is consistently inundated or saturated with water?
Yes _____ No _____ Unknown X Lewis River
- F. Are there any State or Federally listed sensitive, endangered or threatened species and habitats?
Yes _____ No X Unknown _____
- G. Are there slopes of 15% or greater?
Yes _____ No _____ Unknown X
- H. Is the project located within a Flood Hazard Zone?
Yes X No _____ Unknown _____
- I. Do you know of any landslide hazard areas?
Yes _____ No X Unknown _____



I grant permission to the field inspector to enter the building site 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 or activity may be subject to conditions or denial as necessary to meet the requirements of WMC 15.08, the Woodland Municipal Critical Areas Ordinance.

Applicant's Signature Jamie L. Schurman Date 04/09/2013
666 Trial Run Trust



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: July 26, 2013
Lead Agency: City of Woodland, WA
Project Title: Schurman Trial Run Trust
Comprehensive Plan Map Amendment and Rezone
Land Use No.: 213-914/CMA/ZMA/SEPA

Applicant: Janice Schurman
Property Owner: Schurman Trial Run Trust
Parcel ID Number: 507870101
Comprehensive Plan Map Designation: High Density Residential
Zoning Map Designation: High Density Residential (HDR)
Application Received: April 15, 2013
Public Hearing: 7:00 PM, August 15, 2013

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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.

II. LOCATION OF PROPOSED DEVELOPMENT

The subject property is located at 1654 Lewis River Road in Woodland, Washington. The portion of the property to be rezoned lies to the east of Lewis River Road.

III. LEAD AGENCY:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21c.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request by contacting the responsible official.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comment must be submitted by 5:00 p.m. on August 14, 2013.

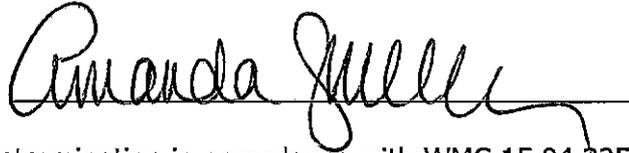
Responsible official:

City of Woodland
Building and Planning Department
c/o Amanda Smeller
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: smellera@ci.woodland.wa.us
Fax: 360-225-7336

Date: July 26, 2013

Signature:



Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final or by August 28, 2013 (WAC 197-11-680(3)(vii)).

Appeals must be submitted no later than 5:00 P.M. on August 28, 2013.

Published in *The Reflector*: July 31, 2013

Exhibits:

1. Vicinity Map
2. SEPA Distribution List
3. SEPA Checklist

cc:
Janice Schurman
Property owners within 300 feet
Planning Commission
Department Heads

Mayor
City Council
Post Site (2)
City Website
The Reflector, July 31, 2013 Edition

Exhibit A:

Vicinity/Current Zoning Map

