City of WOODLAND WASHINGTON Lewis River Valley

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:	City of Woodland
Property Owner:	City of Woodland
Parcel ID Numbers:	50626, 50623, 5062302 508800100, 508990100
Comprehensive Plan Map Designation:	Light Industrial Low Density Residential
Zoning Map Designation:	Light Industrial (L-1) Low Density Residential (LDR7.2)
Application Received:	July 18, 2013
Public Hearing:	7:00 PM, August 15, 2013

I. DESCRIPTION OF PROPOSAL

The City of Woodland is proposing to amend the Comprehensive Plan Map to change the designation of five subject properties. Three of the parcels (50623, 50626 and 5062302) have a current Comprehensive Plan Designation of Light Industrial. The remaining two parcels (508800100 and 508990100) have a designation of Low Density Residential. The City is seeking to amend the Comprehensive Plan Map for all five parcels to be designated Public/Quasi-Public/Institutional. Concurrent with the proposal is a request to rezone parcels 50623, 50626, and 5062302 from Light Industrial (L-1) to Public/Quasi-Public/Institutional and to rezone parcels 508800100 and 508990100 from Low Density Residential (LDR) to Public/Quasi-Public/Institutional (PQPI).

Parcel 5062302 is where the new City of Woodland Police Station is currently under construction. Parcel 50623 contains the existing Public Works Department building. Government buildings, including police and fire stations, are permitted uses within the PQPI zoning district. A new fire station will be located adjacent to the police station in the future.

A future public park and recreation center is proposed on parcels 508800100 and 508990100.

II. LOCATION OF PROPOSAL

Parcels 50623and 50626 are located at 300 E Scott Avenue in Woodland, Washington. Parcel 5062302 is located at 200 E Scott Avenue in Woodland, Washington. Parcel 508800100 is a vacant, unaddressed parcel located in Township 5 North, Range 1 West, Sections 12 & 13 East, and Township 5 North, Range 1 East, Section 7, Willamette Meridian. Parcel 508990100 is an unaddressed, vacant parcel located in Township 5 North, Range 1 West, Section 13, Willamette Meridian.

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist, July 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.

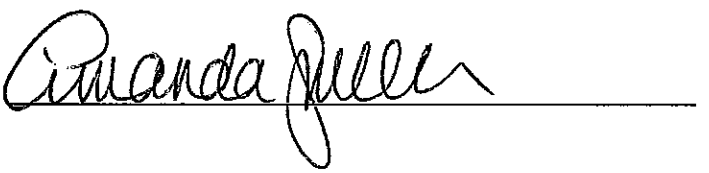
Comment Period: Any person has the right to comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once made. Comments must be submitted by mail, fax, or email by **5 p.m. on August 9, 2013 to**:

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

City of WOODLAND WASHINGTON Lewis River Valley

LAND USE APPLICATION

Required Fields

OFFICIAL USE ONLY
LAND USE # 213-922
PERMIT TYPE 02/06
DATE 7/10/2013
AMOUNT PAID 0
RECEIPT # N/A
RECEIVED BY N/A

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

Acct: 001 000 000 345

[ ] 81-00 Boundary Line Adjustment *($400+$75/lot)*
[ ] 81-00 Short Plat *($800+$75/lot)*
[ ] 81-00 Preliminary Plat *($3,500+$75/lot)*
[ ] 81-00 PURD *($3,000)*
[ ] 81-00 Binding Site Plan *($2,000+$150/acre)*
[ ] 81-00 Final Plat *($1,500+$75/lot)*
[ ] 81-00 Plat Vacation *($250+cost)*
[ ] 81-00 Plat Extension *($300)*
[ ] 81-00 Administrative Conditional Use *($700)*
[ ] 81-00 Conditional Use *($2,500)*
[ ] 81-00 Administrative Temporary Use *($100)*
[ ] 81-00 Similar Use Determination *($500)*
[ ] 81-00 Minor Variance *($400[1])*
[ ] 81-00 Major Variance *($1,500[1])*
[X] 81-00 Comp Plan/Text Amendment *($2,000[1])*
[X] 81-00 Zoning Map/Text Amendment *($2,500[1])*
[ ] 81-00 Annexation (Notice of Intent) *($250)*
[ ] 81-00 Annexation (Petition) *($1,200/$1,500)*
[ ] 81-00 Appeal *($700 + HE cost)*
[ ] 83-00 Site Plan Review *($110/1,000 sq. ft.)*
[ ] 89-00 Shoreline Substantial Dev *($800 + HE[1])*
[ ] 89-00 Shoreline Cond. Use/Variance *($600)*
[ ] 89-00 Shoreline Exemption *($100)*
[ ] 89-00 SEPA *($650)*
[ ] 89-00 Critical Area Permit *($600[1])*
[ ] 89-00 Other _____
[ ] 89-00 Report or Data Preparation *(staff time plus cost recovery)* _____

[1] = Cost Recovery if outside review is required.

BRIEF PROJECT DESCRIPTION Rezone four City owned parcels to PQPI

PARCEL NO. 50623/50626-300 E Scott, currently I-1
50623302-200 E Scott, currently I-1
508800100, currently LDR7.2

Property Owner Name City of Woodland

Phone	Mobile	E-Mail Address
360-225-7999		

Applicant Name Bart Stepp, Public Works Director

Mailing Address PO Box 9/230 Davidson Woodland WA

Phone	Mobile	E-Mail Address

Contact Name & Address (If other than applicant)

Phone	Mobile	E-Mail Address

Site Address

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
[X] City

Property Owners Signature — Date 7/18/13

Applicant Signature — Date

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: July 26, 2013
Lead Agency: City of Woodland, WA
Project Title: City of Woodland Comprehensive Plan Map Amendment and Rezone
Land Use No.: 213-922/CMA/ZMA/SEPA

Applicant:	City of Woodland
Property Owner:	City of Woodland
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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: Amanda Smeller

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

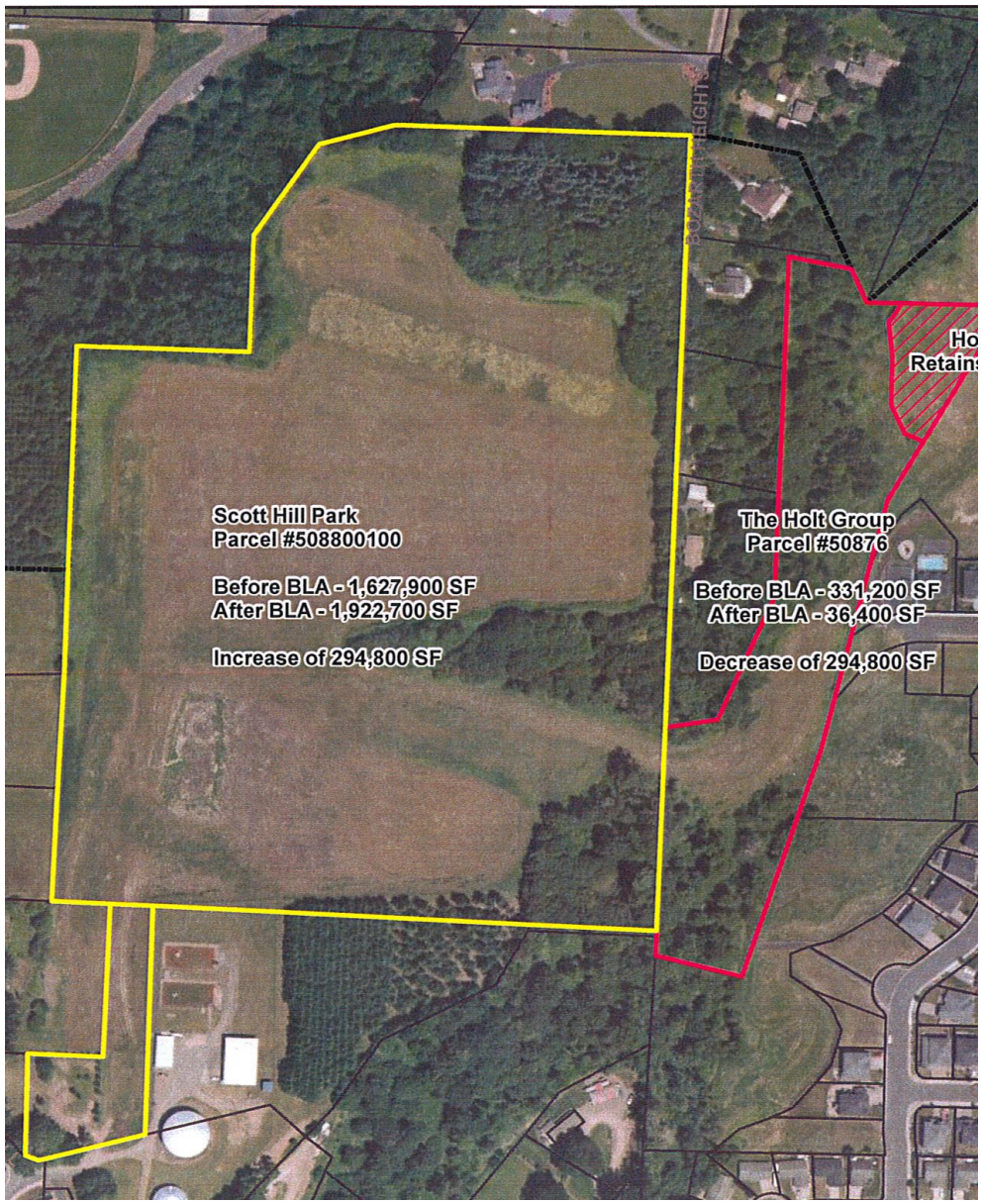
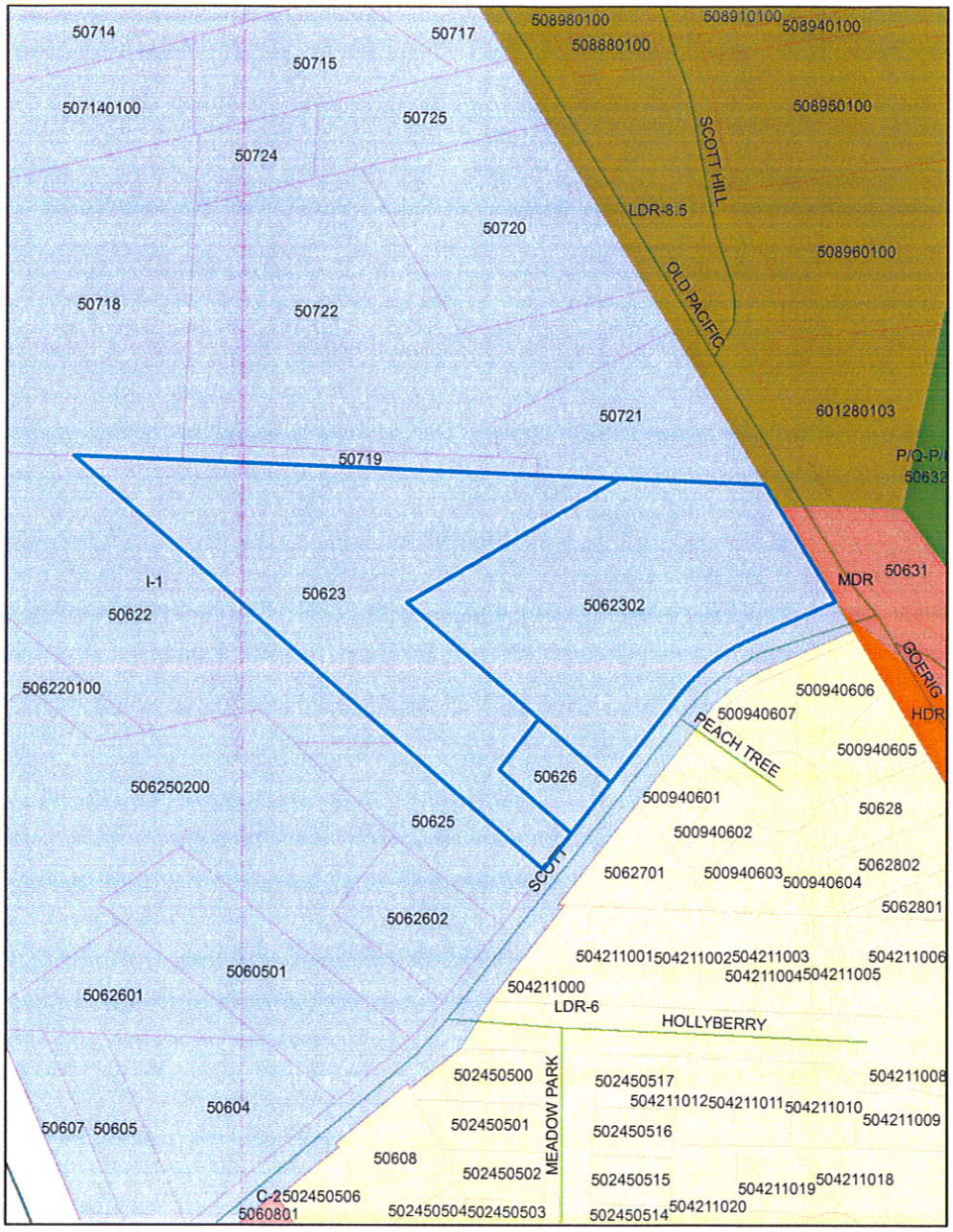
Exhibits:

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

cc:
City of Woodland
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/Subject Parcel Map (508800100 & 5089900100)



Vicinity Map/Subject Parcel Map (Parcel Nos. 50623, 50626, 5062302)