

## Building & Planning Department

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

# NOTICE OF APPLICATION

## SITE PLAN REVIEW / SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

**ISSUE DATE: February 7, 2014**  
**Lead Agency: City of Woodland, WA**  
**Project Title: Lilac Lane Subdivision**  
**Land Use Application No.: 213-935.SUB.SEPA.CAP.SSDP.VAR**

Applicant:	Ed Greer
Property Owner:	Bill Dunlap 110 S Pekin Road Woodland, WA
Site Location:	106 & 110 S Pekin Rd Woodland, WA 98674 Parcel Nos. 504350800, 5049803, 50680014, 50680024
Parcel Size:	4.9 acres total
Zoning Designation:	Low Density Residential 6 (LDR6)
Date Application Received:	December 2, 2013
Date Notice of Complete Application Issued:	January 24, 2014
Notice of Application & Likely DNS issued:	October 8, 2013
Comment Due Date:	February 26, 2014

### I. DESCRIPTION OF PROPOSAL

The proposal is for preliminary subdivision approval for a proposed twelve lot subdivision on S Pekin Road in Woodland, Washington.

The project will subdivide four lots into 12 residential lots. Proposed lot 12 contains an existing residence. Proposed lots 1 through 11 will contain future detached single family residences. The proposed lots will be between 7,760 square feet and 51,468 square feet.

Proposed Lilac Lane will have a 50' right-of-way width, with 32' between curb and gutter, and adjacent 5' wide sidewalks on each side. A new water line will be constructed in Lilac Lane to connect to the existing water line in Pekin Road. A new manhole will be constructed over the existing 8" sewer line between the apartments on the west side of Pekin Road and the sewer lift station. An 8" sewer

line will be constructed northerly along the east side of Pekin Road, then east in proposed Lilac Lane. Stormwater collection will be by a bio-swale and pond, with an outlet pipe going to Horseshoe Lake.

As part of the application, a Shoreline Substantial Development Permit and Critical Areas Permit are being sought, due to the location of the properties within 200' and 250' of Horseshoe Lake. A Variance is being sought due to the reduced frontage widths for proposed lots 4, 5, 6, and 7.

The site is zoned low density residential (LDR6) and the existing and proposed uses are permitted.

## **II. LOCATION OF PROPOSED DEVELOPMENT**

The project site is located at 106 & 110 S Pekin Road in Woodland, Washington, parcel numbers 504350800, 5049803, 50680014, and 50680024.

The site is located in Township 5 North, Range 1 West, Section 24, Willamette Meridian.

## **III. ENVIRONMENTAL REVIEW:**

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on February 26, 2014 to:

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](mailto:smellera@ci.woodland.wa.us)  
Phone: 360-225-1048  
Fax: 360-225-7336

## **IV. EXISTING ENVIRONMENTAL DOCUMENTS**

1. SEPA checklist (November 26, 2013)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

## **V. REVIEW AUTHORITY**

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

Date: February 7, 2014

Signature: 

Published in the Reflector: February 12, 2014

CC: Applicant  
Owner  
Property Owners within 300 feet  
Department Heads  
Planning Commission  
Mayor  
Building Official  
File  
Counter Copy

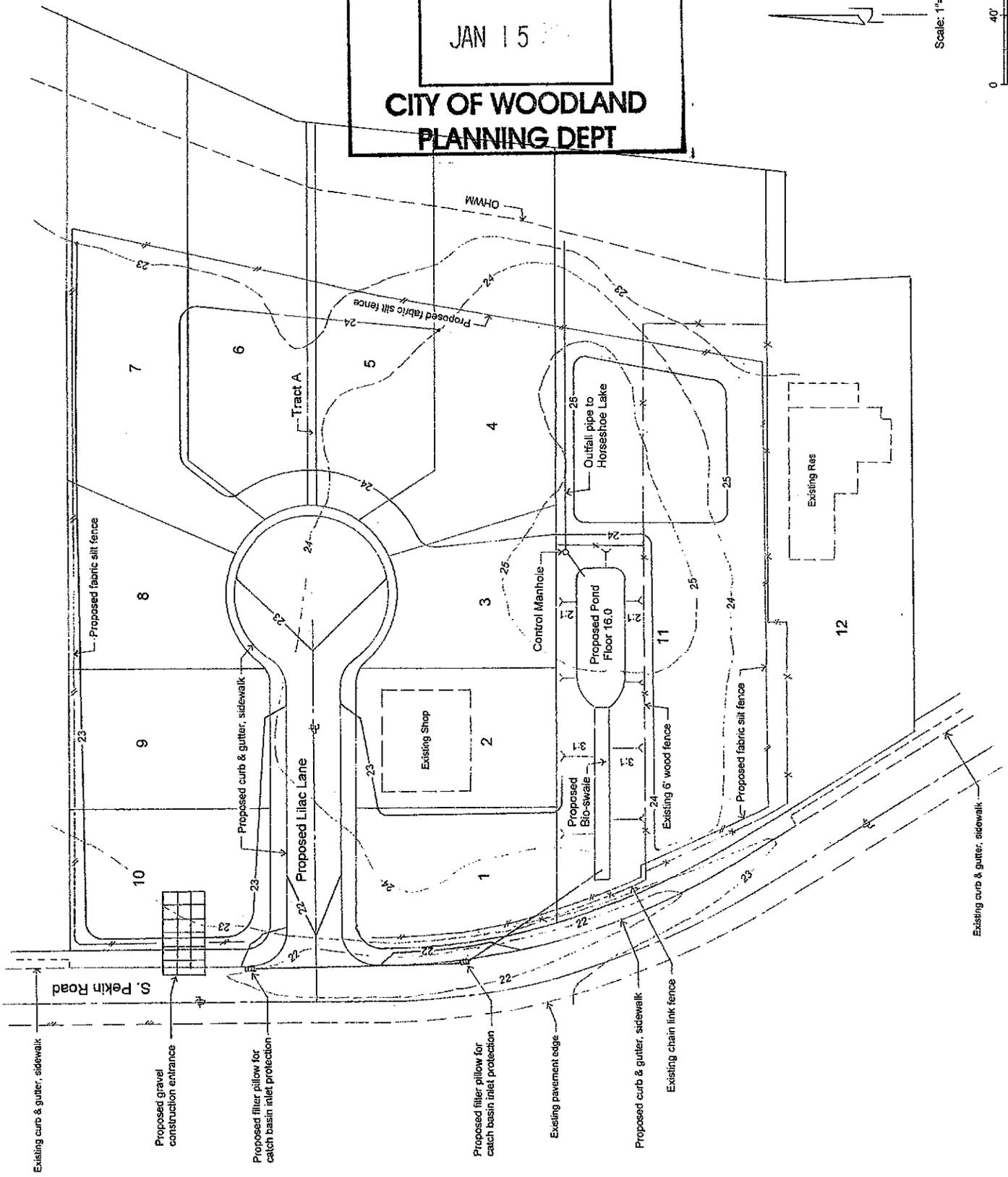
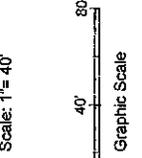
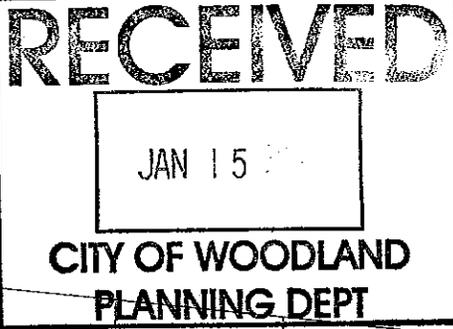
Preliminary Grading,  
Erosion Control and  
Stormwater Plan

*Lilac Lane*  
A Residential Subdivision  
City of Woodland WA

Applicant & Property Owner:  
Bill Dunlap  
110 S. Pekin Road  
Woodland WA 98674  
503.505.3482  
goobringrandpa@gmail.com

Prepared by:  
**FD GREER** Land Use Planning & Building Designs  
8002 NE Hwy 99 #548 Vancouver WA 98665  
360.904.4964 fd@fd-greer.net

Date: 11.25.13  
Revisions: 1, 12, 14



Existing curb & gutter, sidewalk

Proposed gravel construction entrance

Proposed filter pillow for catch basin inlet protection

Proposed filter pillow for catch basin inlet protection

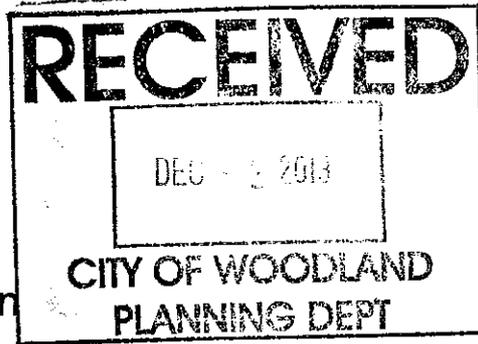
Existing pavement edge

Proposed curb & gutter, sidewalk

Existing chain link fence

Existing curb & gutter, sidewalk

Narrative for  
*Lilac Lane*  
A Residential Subdivision



#### Introduction

The subject 4.9 acre site was recently approved for a 4 lot Boundary Line Adjustment process, BLA 213-919. The site is located between S. Pekin Road and Horseshoe Lake, south of Lake Avenue.

#### Proposal

The project proposes to subdivide all 4 of said adjusted lots into 12 residential lots. Proposed Lot 12 contains an existing residence, Lots 1 through 11 are for future detached single family homes. Tract A will provide access to the lake for residents of Lilac Lane only. A security gate will be activated by an access code. Ownership of Tract A will be retained by the Applicant.

The existing residence on proposed Lot 12 will remain. The existing shop on proposed Lot 2 will eventually be removed.

#### Property Development Standards

All proposed lots are well above the minimum of 6,000 square feet. The widths of proposed Lots 4 through 7 at the 25' setback line are less than 60 feet. A Variance Request is accompanying this application to allow reduced widths at the setback line.

All new homes shall comply with WMC 17.16.070, regarding setbacks, building heights, lot coverage, and off street parking; and WMC 17.16.080, regarding performance standards.

The applicant has imposed a building setback line of approximately 60 feet from the ordinary high water mark of Horseshoe Lake. This restriction will protect the lake views for all of the new lots.

#### Shorelines

The easterly portion of the site is within the urban shoreline district, the area that lies within 200 feet of the ordinary high water mark, which has been established by a licensed surveyor. A Narrative for Shoreline Substantial Permit is included with this application.

#### Critical Areas

A Critical Areas Report has been prepared by Jim Barnes of Cascadia Ecological Services, Inc. The Report concludes that the site between the top of the bank adjacent to the lake and Pekin Road does not contain any critical areas such as wetlands, wetland vegetation, steep slopes, saturated soils, or 100 year flood plain.

### Grading and Erosion Control

A Preliminary Grading and Erosion Control Plan is included in this application package. Final grading and erosion control measures will be included in the approved civil engineering plans, which will comply with WMC 15.10.060.

### Public Streets

Pekin Road exists with a 30' half right of way width. Curb & gutter will be constructed at 20' from centerline, with an adjacent 5' wide sidewalk.

Proposed Lilac Lane is proposed as a 50' right of way width, with 32' between curb & gutter, and adjacent 5' wide sidewalks on each side. The fire marshal has approved a 45' curb radius for the cul-de- sac bulb.

### Water and Sewer

An 8" water line is proposed in Lilac Lane, connecting to the existing 12" water line on the west side of Pekin Road.

A new manhole will be constructed over the existing 8" sewer line between the apartments on the west side of Pekin Road and the sewer lift station. An 8" sewer line will be constructed northerly along the east side of Pekin Road, then east in proposed Lilac Lane.

### Stormwater

Stormwater runoff will be collected in catch basins and infiltrated through perforated underground pipes located in Lilac Lane. Since all runoff will be infiltrated, a NPDES Construction Stormwater General Permit from the Dept. of Ecology is not required.