

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 NOTICE OF PUBLIC HEARING

Date of Issuance: March 20, 2014
 Lead Agency: City of Woodland, WA
 Project Title: Fish First Conditional Use
 Land Use Application No.: 214-908.CUP.BLA

| | |
|---|---|
| Applicant: | Robert Corbett Fish First |
| Property Owner: | Church of Nazarene 2000 Lewis River Road Woodland, WA 98674 |
| Site Location: | 2000 Lewis River Road Woodland, WA 98674 Parcel ID: 506570300 & 50657 |
| Parcel Size: | 7.37 acres total |
| Zoning Designation: | High Density Residential (HDR) |
| Date Application Received: | March 4, 2014 |
| Date Notice of Complete Application Issued: | March 11, 2014 |
| Notice of Application Issued: | March 20, 2014 |
| Hearing Examiner Public Hearing: | 10:00 AM, April 9, 2014 Woodland City Council Chambers 300 E Scott Avenue, Woodland, WA 98674 |

I. DESCRIPTION OF PROPOSAL

Fish First proposes to first adjust the boundary line between parcels 506570300 and 50657 both currently owned by the Church of Nazarene, of which the church is located on parcel 506570300. The proposal includes utilizing the existing building on site for storage. Once the Boundary Line Adjustment is complete, this storage building currently used by the church, will be located on parcel 50657. Fish First is also requesting to utilize the property for a future membership/club building. The building itself is not proposed as part of this application; only the use for the future building.

Lodging houses, clubs and fraternity houses, of which this application will be reviewed as, are a Conditional Use in the High Density Residential zone.

II. LOCATION OF PROPOSED DEVELOPMENT

Parcel 506570300 is addressed at 2000 Lewis River Road, Woodland, Washington. Parcel 50657 is unaddressed but lies to the south of parcel 506570300.

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

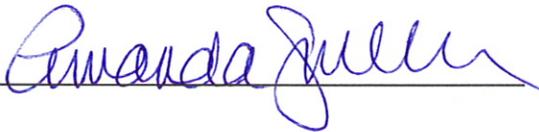
Public comments on this Notice of Application can be submitted to the responsible official. **Comments must be submitted no later than 5:00 P.M. on April 8, 2014.**

RESPONSIBLE OFFICIAL:

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

Date: March 20, 2014

Signature

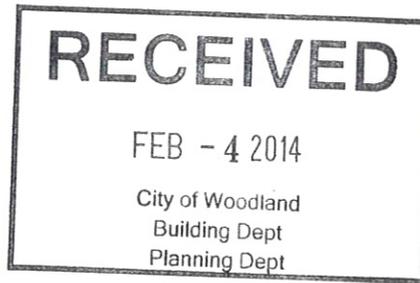


Published in the Reflector: March 26, 2014



Post Office Box 1505
Woodland, WA 98674

Since 1995, a 501 (c)(3) Charitable,
Public and Nonprofit Organization



Narrative of Proposed Conditional Use Permitting Application

Fish First, a 501 (c)(3) Charitable and Nonprofit Organization based in Woodland, WA since 1995 is seeking Conditional Use permitting in advance of and as a condition to purchase of a parcel of property from Woodland Church of the Nazarene.

The conditional use by Fish First fits under the description of a club or fraternity.

Fish First intends to locate a future membership club, and salmon history and restoration of the Lewis Rivers interpretive center on the property. This fits with the mission of Fish First. This conditional use application includes acknowledgement as an acceptable conceptual conditional use, the intent to establish such future home, subject to the typically required permitting, fees, engineering, surveys, and etc. normally required for the construction of such building itself.

There is an existing 24' x 36' metal covered pole barn type storage building on the parcel. Current use of this building is for storage by Woodland Church of the Nazarene. This conditional use permit application includes change of use as storage by Woodland Church of the Nazarene to like use for storage by Fish First.

No change of structure or new construction is proposed with this application.

The existing two tax lots: 506570300, and 50657 will be adjusted by lot line adjustment with the City of Woodland prior to purchase as is shown on the Exhibit Map drawn by Blum & Associates Land Surveyors, Inc. included with this application. The Legal Description for the parcel that Fish First expects to purchase as described by Blum & Associates Land Surveyors, Inc. is as follows:

Legal Description for Lot being Purchased by Fish First

2.01 AC. Parcel

A Portion of Eaton Donation Land Claim and the Southwest Quarter the Northeast Quarter of Section 18, Township 5 North, Range 1 East, W.M., Cowlitz County, Washington, more particularly described as follows:

Commencing at a point where the West boundary of the Eaton Donation Land Claim intersects the South margin of the Lewis River Road in said Section 18 as shown on Record of Survey filed in Volume 7, Page 72, records of Cowlitz County, Washington; thence N76°42'21"E along said margin a distance of 271.74 feet to the True Point of Beginning; thence

continuing N76°42'21"E along said margin a distance of 157.00 feet to the Northeast Corner of George Marsh Parcel as shown on said Survey and as described in Warranty Fulfillment Deed filed under Auditor's File Number 900928026 records of Cowlitz County, Washington; thence S00°00'00"W along the East Line of said parcel a distance of 818.59 feet to the Southeast Corner of said; thence S90°00'00"W along the South Line of said parcel a distance of 100.00 feet; thence N00°00'00"E a distance of 538.12 feet; thence N12°11'28"W a distance of 250.00 feet to the True Point of Beginning.

