Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
www.ci.woodland.wa.us
Planning: (360) 225-1048 / Building: (360) 225-7299 / Fax: (360) 225-7336

NOTICE OF APPLICATION

SITE PLAN REVIEW / SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS) / CRITICAL AREAS PERMIT

ISSUE DATE: August 17, 2015
Lead Agency: City of Woodland, WA
Project Title: Belmont Loop Commercial Warehouses
Land Use Application No.: 215-916-SPR.CAP.SEPA

Applicant/Property Owner:	Bret Fleager 2304 S 17th Way Ridgefield, WA 98642
Site Location:	1875 Belmont Loop Woodland, WA 98674 Parcel No.: 504211606
Parcel Size:	1.55 acres
Zoning Designation:	Highway Commercial (C-2)
Date Application Received:	May 28, 2015 / August 6, 2015
Date Notice of Complete Application Issued:	August 10, 2015
Notice of Application & Likely DNS issued:	August 17, 2015
Comment Due Date:	September 2, 2015

I. DESCRIPTION OF PROPOSAL

Bret Fleager proposes a two-phase project to construct three new warehouse commercial/rental buildings. Phase 1 will include two 4,500 square foot buildings, and Phase 2 will include one 1,800 square foot building. Each Phase 1 building will contain three 1,500 square tenant spaces with a 100 square foot office area and a single restroom. The remaining square footage will remain open within the building tenant spaces. The Phase 2 building will contain similar tenant spaces with office and restroom. New water, sewer, and utility services are proposed as well as a paved driveway access off Belmont Loop and 36 parking spaces.

You are invited to comment on this project proposal.

II. LOCATION OF PROPOSED DEVELOPMENT

The property is currently vacant and located at 1875 Belmont Loop; parcel number 504211606. The site is located in Township 5 North, Range 1 West, Section 12, Willamette Meridian.

III. CRITICAL AREAS PERMIT

The National Wetland Inventory shows potential wetlands on site and so the application included the submittal of a Critical Areas Permit and a Critical Areas Report prepared by Forest Pro, Inc. The report indicates there are no wetlands on the subject property. In addition, there are no steep slopes or property within the 100 year floodplain.

Please submit comments on the Critical Areas Permit by September 2, 2015 to Amanda Smeller, PO Box 9, Woodland, WA 98674.

IV. 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 September 2, 2015 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
Phone: 360-225-1048
Fax: 360-225-7336

V. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA checklist (May 16, 2015)
2. Critical Areas Report prepared by Forest Pro, Inc. (dated March 31, 2015)

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.

VI. REVIEW AUTHORITY

Per WMC 19.08.030, Type II Site Plan Reviews shall be approved, approved with conditions, or denied by the Development Review Committee. Critical Areas Permits shall be approved, approved with conditions, or denied by Public Works Department staff.

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: August 17, 2015 Signature: Amanda Sullen

Published in The Reflector: August 19, 2015

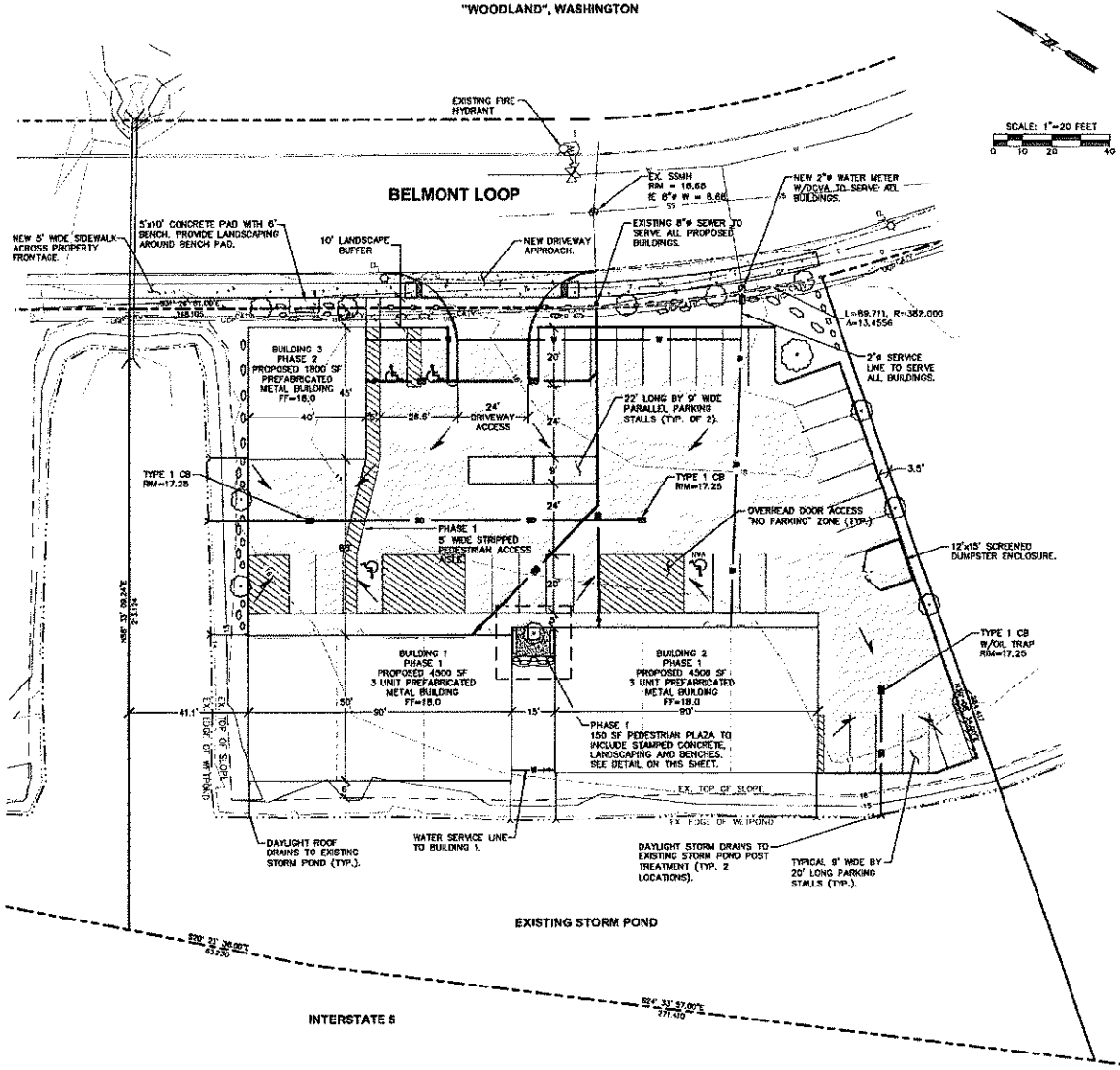
Exhibit: Site Plan/Vicinity Map

Cc: Applicant
Owner
Property Owners within 300 feet of subject property
Robert Balmelli, RB Engineering
Department Heads
Planning Commission
City Council
Mayor
Building Official
Fire Marshal
File
Counter Copy

BELMONT LOOP INDUSTRIAL

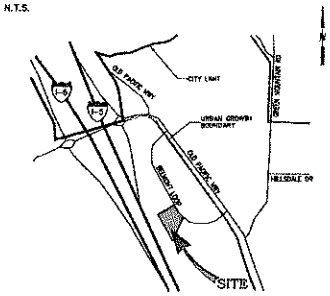
SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST, W.M.

"WOODLAND", WASHINGTON



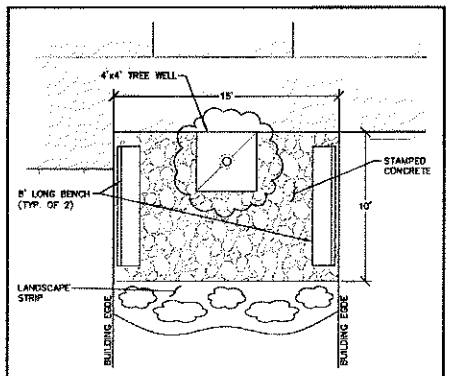
VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT:	BRET FLEAGER 2304 S. 17TH WAY RIDGEFIELD, WA 98642 (360) 931-6921
PARCEL NOS:	504211606
SITE ADDRESS:	1875 BELMONT LOOP WOODLAND, WA 98674
PARTIAL LEGAL:	SUB: STRONG S DLC DESC: PACIFIC PARK CENTER PHASE II LOT 0 SECT,TWN,RNG:12-5N-1W
ZONING:	C-2 (HIGHWAY COMMERCIAL DISTRICT)
SITE AREA:	67,300 SF (1.55 ACRES)
SANITARY SEWER:	CITY OF WOODLAND
WATER:	CITY OF WOODLAND
PARKING (1 PER 300 SF): PHASE 1:	9,000 SF BLDG. = 30 STALLS REQUIRED 36 STALLS PROVIDED
PHASE 2:	1,800 SF BLDG. = 6 STALLS REQUIRED
	TOTAL REQUIRED = 36 STALLS TOTAL PROVIDED = 36 STALLS



PEDESTRIAN PLAZA DETAIL

N.T.S.

NO.	DATE	REVISION

DESIGNED BY: RWB
DRAWN BY: NJG
CHECKED BY:
DATE: 8/3/2015
SCALE: 1" = 20'

BELMONT LOOP INDUSTRIAL
BRET FLEAGER
2304 S. 17TH WAY
RIDGEFIELD, WA 98642
CITY OF WOODLAND WA.

PRELIMINARY SITE PLAN

RB Engineering
CIVIL ENGINEERING - LAND PLANNING - UTILITIES
P.O. Box 923 OKANOGAN, WA 98832
OFF: (360) 740-8811 FAX: (360) 740-8812

JOB NUMBER 15025
DRAWING NAME 15025_PSP
C1.1
1 OF 1