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 FILING: SHORT PLAT

ISSUE DATE: August 17, 2015
Lead Agency: City of Woodland, WA
Project: Portco Two Lot Short Plat
Land Use Application No.: 215-923.SP

Applicant:	Chris Avery Minister-Gleaser Surveying 2200 E Evergreen Blvd. Vancouver, WA 98661
Property Owner:	Woodland Portco c/o Macy Wall 211 5th St. Woodland, WA 98674
Site Location:	211 5th St. Woodland, WA 98674
Parcel Number:	50680008 & 50680009 Township 5N, Range 1W, Section 24, W.M.
Parcel Size:	9.294 acres total
Zoning Designation:	Light Industrial
Date Application Received:	July 31, 2015
Date Notice of Complete Application Issued:	August 11, 2015
Published:	August 19, 2015
Comment Due Date:	September 2, 2015

I. DESCRIPTION OF PROPOSAL

Woodland Portco proposes to short plat 9.294 acres into two parcels, resulting in a 324,254 square foot lot, and a 32,583 square foot lot. The project currently envelopes two parcels; however, parcel 50680009 was not legally created as there is no recorded documentation for this parcel.

The current site is developed as the Woodland Portco manufacturing headquarters, which produced packaging for food, agriculture, construction, and retail markets. The site is fully developed and includes approximately 95% impervious surface with no environmentally sensitive areas on site. No site changes or new construction is proposed as part of this short plat. The new lot will encompass the parking lot which will them be conveyed to the Hulda Klager Lilac Gardens, just south of the Portco building.

II. LOCATION OF PROPOSED DEVELOPMENT

The project site is located at 211 5th Street in Woodland, Washington, parcel numbers 50680008 and 50680009.

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

III. REVIEW AUTHORITY

Per WMC 19.08.030, Short Plats shall be approved, approved with conditions, or denied by the Public Works Director. The criteria used are outlined in WMC 16.32.110.

IV. PUBLIC COMMENT PERIOD

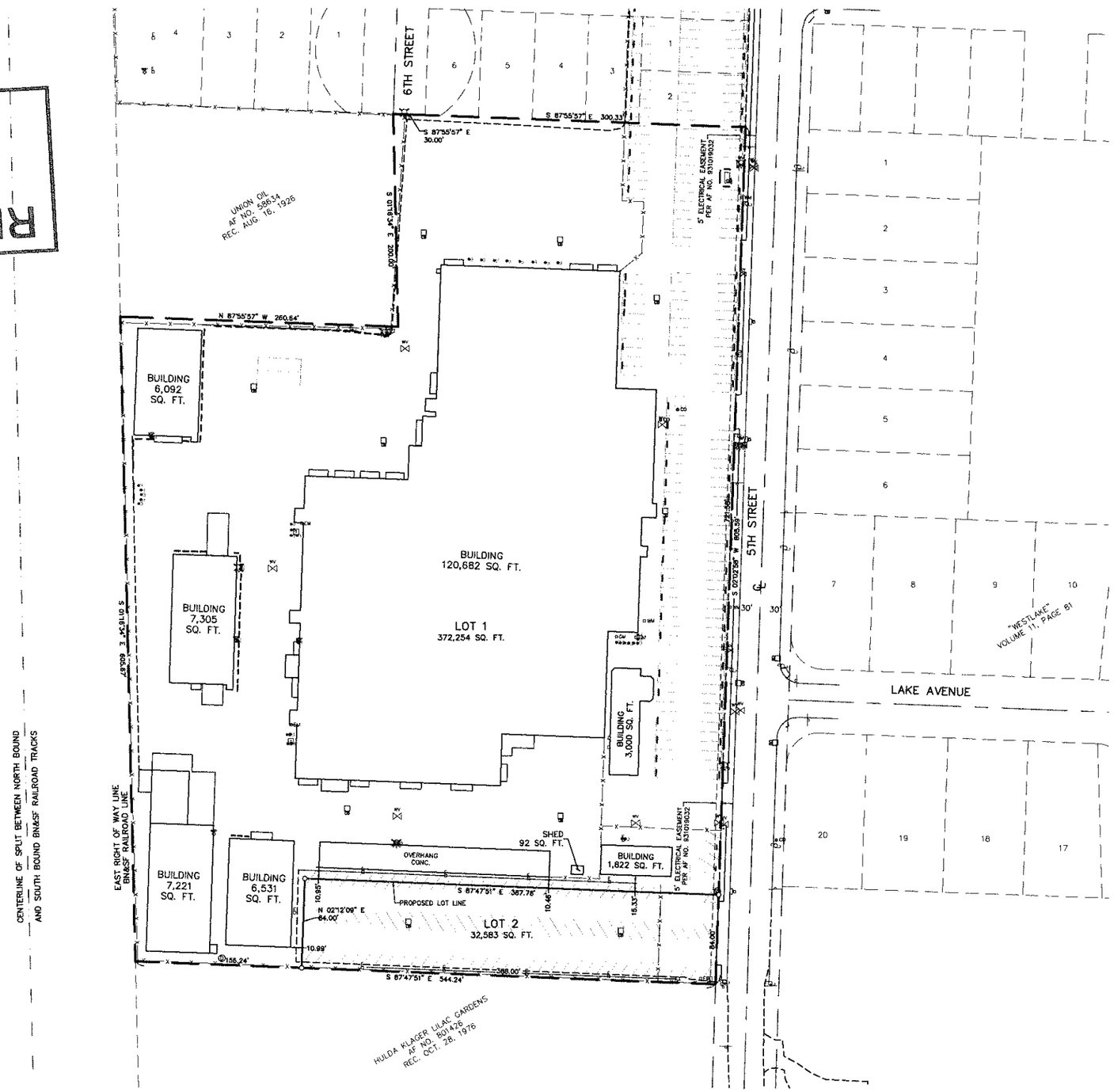
Public comments on this Notice of Filing can be submitted to the responsible official. **Comments must be submitted no later than 5:00 PM on September 2, 2015.**

Date: August 17, 2015 Signature: Amanda Guller

Published in the Reflector: August 19, 2015

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

RECEIVED
JUL 31 2015
City of Woodland
Building Dept
Planning Dept



VICINITY MAP

SITE DATA:

TAX ACCOUNTS: R042903 & R042904
PARCEL ID: 50680008 & 50680009
SITE ADDRESS: 211 5TH ST
AREA: 9.294 ACRES OR 404,837 SQ FT
ZONING: I-1

LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES DRYWELL
- INDICATES CURB INLET
- INDICATES CATCH BASIN
- INDICATES AREA DRAIN
- INDICATES SANITARY SEWER MANHOLE
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GUY ANCHOR
- INDICATES LIGHT POLE
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES TRANSFORMER
- INDICATES GAS VALVE
- INDICATES GAS METER
- INDICATES GAS RISER
- INDICATES SIGN
- INDICATES MAIL BOX
- INDICATES BOLLARD
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES FENCE LINE
- INDICATES PAINT STRIPE

OWNER:
WOODLAND PORTCO, LLC
C/O MACY WALL
P.O. BOX 2130
WOODLAND, WA 98674

APPLICANT:
CHRIS AVERY
MINISTER & GLAESER SURVEYING
2200 E EVERGREEN BLVD.
VANCOUVER, WA 98661
360-694-3313 FAX 360-694-8410
cae@mgsurvey.com

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

PROJECT DESCRIPTION:

SHORT PLAT 9.294 ACRES UTILIZING THE DEVELOPMENT STANDARDS OF THE I-1 ZONE TO CREATE TWO SEPARATE LEGAL LOTS OF RECORD.

PROPOSED DEVELOPMENT PLAN FOR:

WOODLAND PORTCO SHORT PLAT

JOB #:	15-101
FILE:	15101PR1
DATE:	07/31/15
DRAWN BY:	CSA
SHEET	1 OF 1