Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
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(360) 225-1048 / FAX # (360) 225-7336

NOTICE OF APPLICATION

NOTICE OF PUBLIC HEARING

Project:	To extend the preliminary plat approval for the Meriwether Phase 2 subdivision.
Date of Issuance:	October 30, 2015
Publishes:	November 4, 2015
Applicant:	Kurt Stonex Olson Engineering, Inc. 222 E Evergreen Blvd Vancouver, WA 98660
Property Owner:	Holt Distressed Property Fund, 2010, L.P. PO Box 87970 Vancouver, WA 98674
Location:	Woodland, WA 98674 Parcel No.: 508070100 and 50711
Comment Due Date:	November 18, 2015
Public Hearing Date:	November 19 at 7:00 PM at the Woodland City Council Chambers, 200 East Scott Avenue, Woodland, Washington

I. DESCRIPTION OF PROPOSAL

Olson Engineering, on behalf of Holt Distressed Property Fund as applicant and property owner, has applied for an extension request for Meriwether Phase 2 subdivision (LU #205-914).

Per WMC 16.08.290(B), preliminary plat extension requests go before the Planning Commission for review and recommendation to the City Council who makes the final decision. While the WMC specifies a three year extension period for preliminary plat approval, RCW 58.17.140 specifies a period of ten years for preliminary plat approval of plats granted before December 31, 2007.

Meriwether Subdivision Phase 2, located to the north of Meriwether Subdivision Phase 1, has preliminary plat approval through November 21, 2015. WMC 16.08.290 allows for a one year extension provided the request is submitted at least thirty days prior to the expiration date. The applicant submitted the request on October 19, 2015, a full month before the expiration date, so this requirement is met. If approved, Meriwether Phase 2 will have a new expiration date of November 21, 2016, with no opportunity for further extension.

You are invited to comment on this proposed project.

II. REVIEW AUTHORITY

Per WMC 19.08.030 and WMC 16.08.290(B), preliminary plat extension requests go before the Planning Commission for review and recommendation to the City Council, after a Public Hearing, to either approve, approve with conditions, or disapprove the request. WMC 16.08.290(B) holds the conditions for such application and request.

III. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at their November 19, 2015 meeting. The Planning Commission will accept testimony and make recommendations to the City Council. Date, time, and location are as follows:

Date: **Thursday, November 19, 2015**
Time: **7:00 p.m.**
Location: **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA**

Date: October 30, 2015 Signature: Amanda Guller

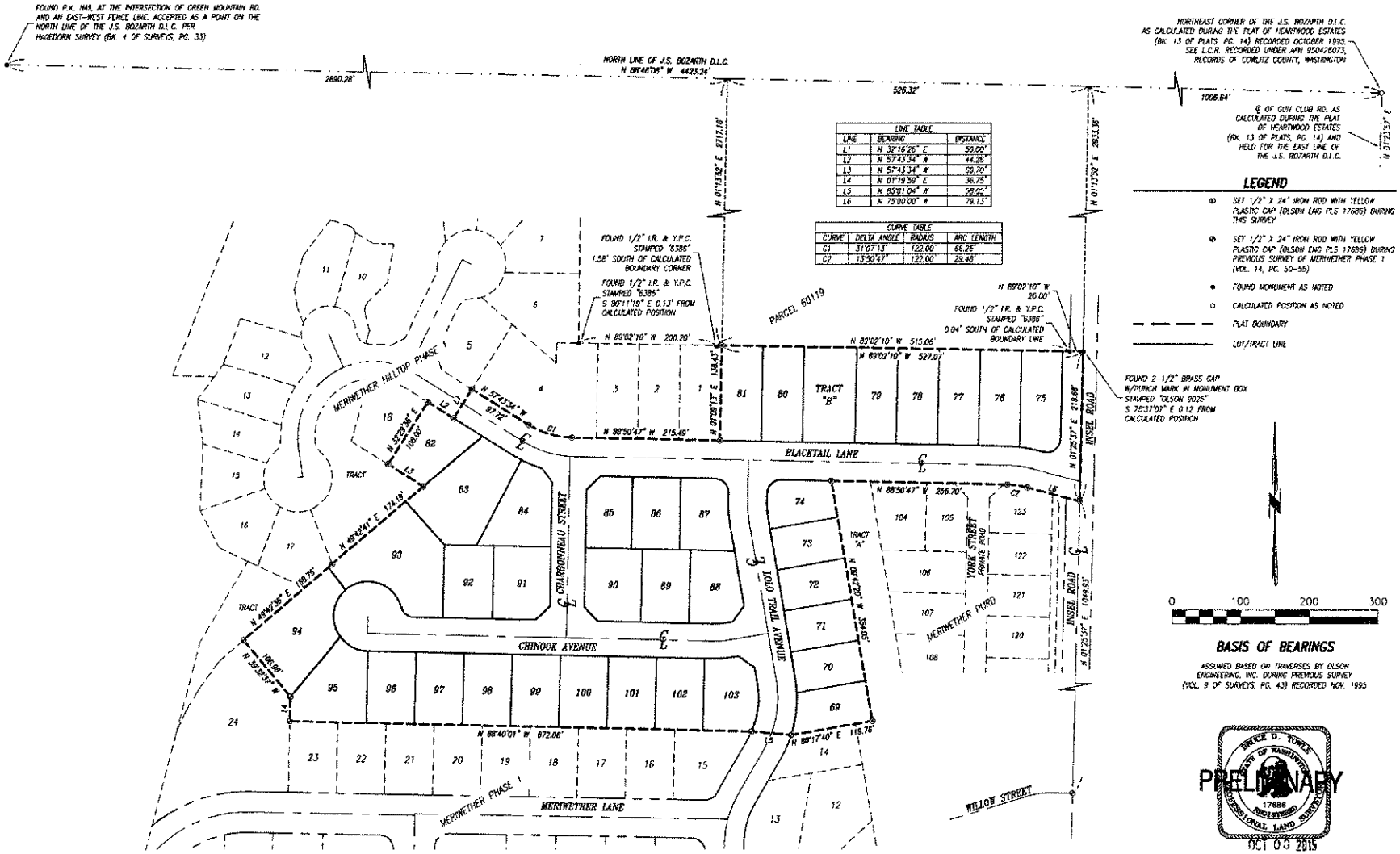
Published in The Reflector: November 4, 2015

Exhibit: Proposed plat

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

MERIWETHER PHASE 2

A SUBDIVISION IN THE J.S. BOZARTH DONATION LAND CLAIM AND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 7, T5N, R1E, W.M., CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON
OCTOBER 2015



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 32°16'26" E	50.00'
L2	N 57°43'34" W	44.28'
L3	N 57°43'34" W	60.70'
L4	N 01°19'59" E	36.75'
L5	N 85°01'04" W	58.05'
L6	N 75°00'00" W	79.13'

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	31°07'13"	122.00'	66.26'
C2	13°50'47"	122.00'	29.48'

PG. 2 OF 4 JOB# 8009.01.01

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FILE: J:\DATA\8000\8000\8009\SURVEY\PLATS\8009.FPLAT.MERIWETHER_PH52.DWG

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
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(360) 695-1385
(503) 289-9835

SCALE	1" = 100'	DRAWN BY	T.D.H.
JOB NO.	8009.01.01	CALC. BY	H.S.R./T.D.H.
DATE	OCT. 2015	SHEET	2 OF 4