**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)

**ISSUE DATE: October 17, 2016**
**Lead Agency: City of Woodland, WA**
**Project Title: Cellular Plus/Retail Buildings**
**Land Use Application No.: 216-931.SPR.SEP**

| | | |
|---|---|---|
| Applicant: | Adam Kimmet<br>2501 St. Johns Ave,<br>Billings, MT 59102 | Jeff Winkler – HGFA Architects<br>222 N 32nd St. #800<br>Billings, MT 59101 |
| Property Owner: | Rodney Kimmet<br>2501 St. Johns Ave.<br>Billings, MT 59102 | |
| Site Location: | 1492 Dike Access Road<br>Woodland, WA 98674<br>Parcel No.: 507870100 | |
| Parcel Size: | 1.30 acres (56,478 square feet) | |
| Zoning Designation: | Highway Commercial (C-2) | |
| Date Application Received: | September 15, 2016 | |
| Date Notice of Complete Application Issued: | October 13, 2016 (via email) | |
| Notice of Application & Likely DNS issued: | October 17, 2016 | |
| Publish: | October 19, 2016 | |
| Comment Due Date: | November 2, 2016 | |

## I. DESCRIPTION OF PROPOSAL

The applicant is proposing three buildings, totaling approximately 8,000 total. Building One, proposed at 2,000 square feet, will be built first and will house Cellular Plus. The other two future buildings, one proposed at 2,000 square feet, and the second proposed at 4,000 square feet, will be built in a future phase and will house unknown (at this time) future commercial uses. The property is located at 1492 Dike Access Road. Landscaping, 48 parking spaces, a screened trash enclosure, and utilities are also planned as part of this project.

You are invited to comment on this project proposal.

## II. LOCATION OF PROPOSED DEVELOPMENT

The property is located at 1492 Dike Access Road, Woodland, Washington: parcel number, 507870100. The site is located in Township 5 North, Range 1 West, Section 12, 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 November 2, 2016 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

## IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA checklist (September 15, 2016)
2. Geotechnical Report prepared by GeoDesign (August 2, 2016)
3. Preliminary Stormwater Report prepared by Joseph Egner (August 11, 2016)

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

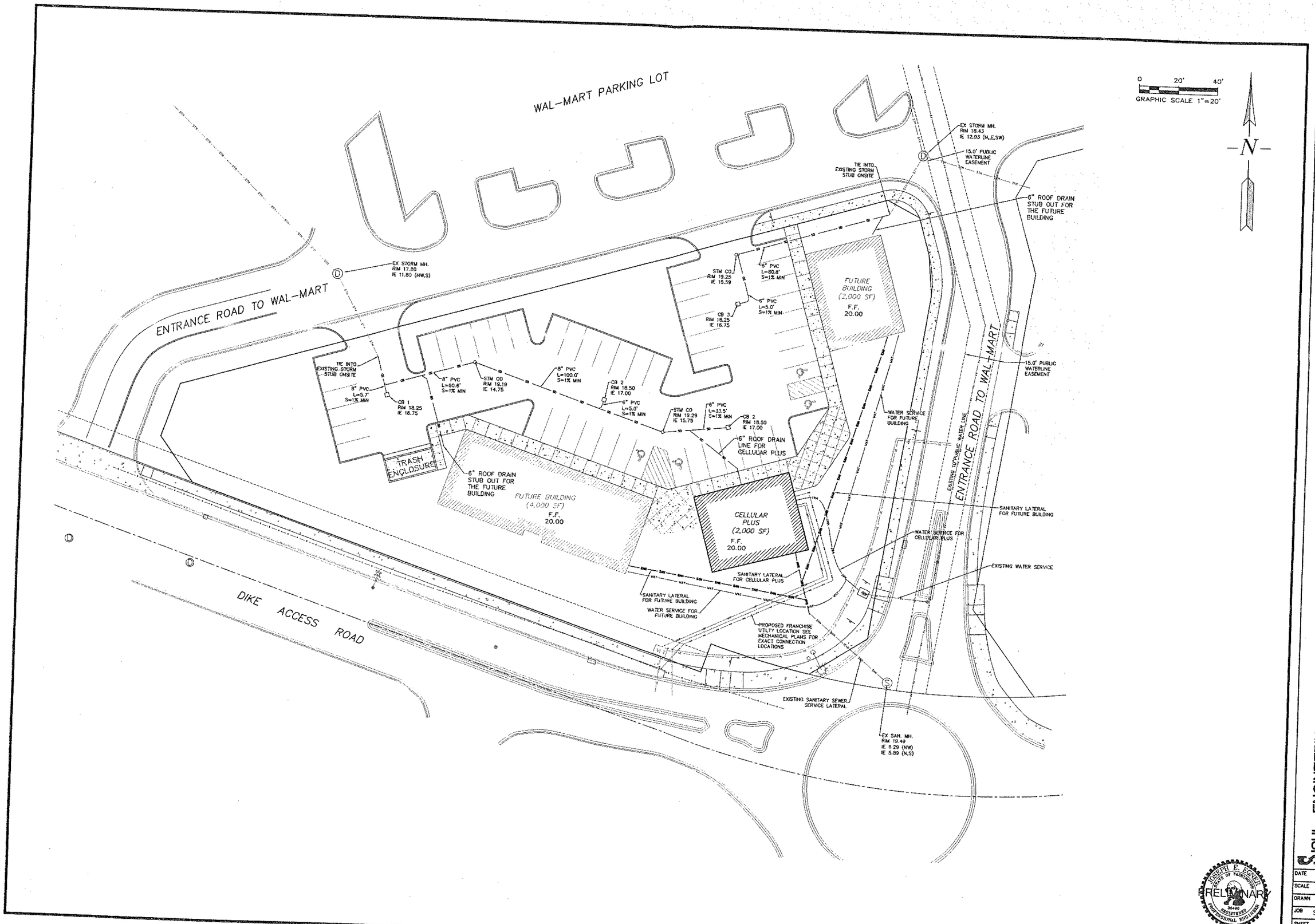
Per WMC 19.08.030, Type II Site Plan Reviews shall be approved, approved with conditions, or denied by the Development Review Committee.

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: October 17, 2016 Signature: Amanda Smeller

Published in The Reflector: October 19, 2016

Cc: Jeff Winkler, HGFA Architects
Joe Egner, Sisul Engineering
Rob VanderZanden, P.E.
Department Heads
Planning Commission
City Council
Mayor
City Administrator
Building Official
Fire Marshal
File
Counter Copy




REVISIONS

CELLULAR PLUS
HGFA-Architects, PLLC

Preliminary Utility Plan

ISUL ENGINEERING
PO BOX 821185
VANCOUVER, WA 98682
(360) 696-3664

DATE AUG. 2016
SCALE 1"=20'
DRAWN JVM
JOB SVA16-004
SHEET

JOSEPH E. ISUL
STATE OF WASHINGTON
35490
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

EXPIRES: 2-8-2018