Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
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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: Woodland Commons – mixed-use development
Land Use Application No.: 216-932.SPR.SEP

Applicant:	Dennis Frank 11866 SW Tallwood Drive Tigard, OR 97223	Ed Greer 13023 NE Hwy 99 Suite 7-126 Vancouver, WA 98686
Property Owner:	Dennis Frank 11866 SW Tallwood Drive Tigard, OR 97223	
Site Location:	Unaddressed, corner of 5th Street and Bozarth Avenue Parcels: 50180 & 50526	
Parcel Size:	Approximately 14,599 square feet (combined)	
Zoning Designation:	Central Business District (C-1)	
Date Application Received:	September 27, 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 two three-story buildings to include commercial space/garages on the bottom level and two-story apartments on the top two levels. There will be 12 commercial spaces and 12 two-story apartment units, of 2 bedrooms each, with a one car garage on the lower level. Total living area for each apartment is approximately 1,090 square foot for both stories. The lower level, including a garage and commercial office space will encompass approximately 440 square feet.

There are a total of 28 parking spaces proposed, including 12 garage, 12 180-square-foot spaces behind each garage, and 4 compact spaces. Landscaping, a trash/recycling enclosure, a new driveway approach, and on-site utilities are also proposed as part of this project.

You are invited to comment on this project proposal.

II. LOCATION OF PROPOSED DEVELOPMENT

The properties are located on the corner of 5th and Bozarth in Woodland, Washington: parcel numbers 50180 & 50526. The site is located in Township 5 North, Range 1 West, Section 24, 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 21, 2016)
2. Geotechnical Report prepared by Columbia West (June 30, 2016)
3. Preliminary Stormwater Report prepared by Hayward Uskoski & Associates (September 15, 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.

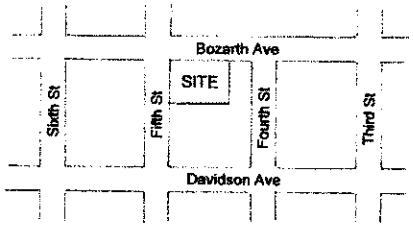
Date: October 17, 2016 Signature: Amanda Guell

Published in The Reflector: October 19, 2016

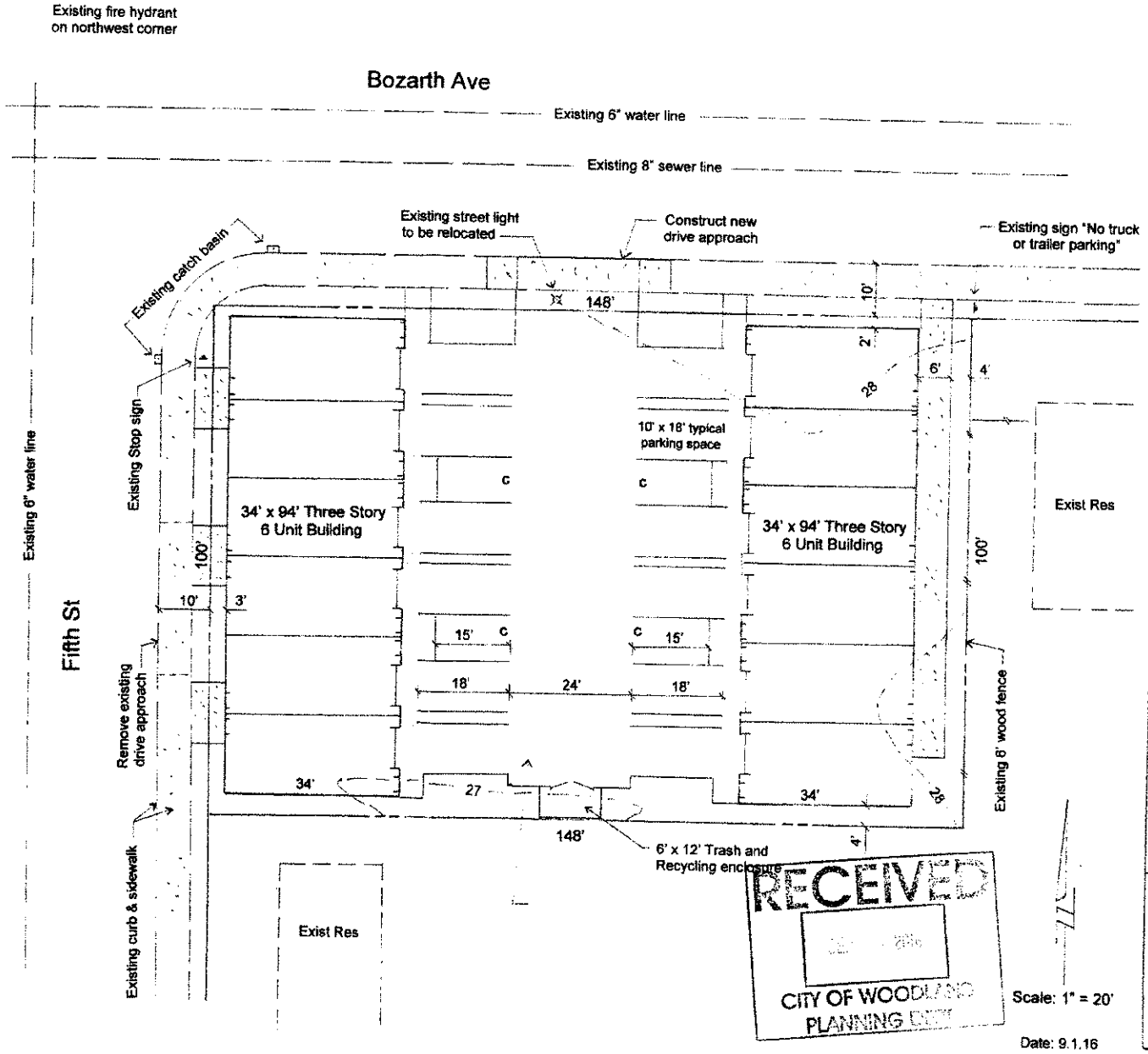
Cc: Ed Greer, Consultant
Rob VanderZanden, P.E.
Department Heads
Planning Commission
City Council
Mayor
City Administrator
Building Official
Fire Marshal
File
Counter Copy

Notes

1. This project is a mixed use proposal featuring 2 three story buildings with 6 units in each. First floor: Garage and small office space. Second & third floors: 1,090 sf Apartments.
2. Location: Southeast corner of Fifth St and Bozarth Ave. Tax Nos. 505180 & 50526.
3. Permitted Uses, 17.32.02: No. 37 is public & private off-street parking facilities. No. 35 is professional & business offices.
4. Parking: The proposed revision in the Central Business District has no on-site parking required for development which generates less than 30 PM peak hour trips per day. According to our Traffic Engineer, 2,520 sf of office space will generate 8 PM peak hour trips. 12 - 2 bedroom apartments will generate 7 PM peak hour trips. Therefore, no on-site parking will be required for the office use, and 18 spaces are required for the apartments. This plan indicates 12 garages, 12 - 10' x 18' spaces behind each garage, and 4 compact spaces, for a total of 28 spaces.
5. This site has no environmental features, no slopes over 10%, flood plain zone B.
6. Legal Descriptions: Davidson's, Blk 5, Lot 5, except Lot 4; and Woodland Outlot Blk WDOL Lot 48. 14,800 sf
7. Lighting & landscaping are undetermined at present. No open space is proposed. No fences or signs are proposed.



Vicinity Map



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CITY OF WOODLAND
PLANNING DEPT

Land Use Planner & Contact Person:
Ed Greer, Land Use Planning
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Vancouver WA 98686 ed@ed-greer.net

Applicant & Property Owner:
Dennis Frank
11866 SW Tallwood Dr
Tigard OR 97223

Woodland Commons
a Commercial Residential Project
City of Woodland WA

Preliminary Site Plan