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 APPLICATION

NOTICE OF PUBLIC HEARING

DETERMINATION OF NON-SIGNIFICANCE

Issue Date: February 1, 2016
Lead Agency: City of Woodland, WA
Project Title: Tsugawa Nursery Comprehensive Plan Map/Zoning Map Amendment
Land Use Application: LU-215-904

Applicant:	Brian Tsugawa PO Box 54 Woodland, WA 98674
Property Owner:	Mable K Tsugawa Trust George Tsugawa Trustee 206 Whalen Loop Rd Woodland, WA 98674
Parcel ID Numbers:	50604, 50605, 50607, 6052601, 5060501
Current Comprehensive Plan Map Designation:	Light Industrial
Current Zoning Map Designation:	Light Industrial
Application Received:	February 5, 2015
Planning Commission Workshop:	7:00 PM, February 18, 2016
City Council Public Hearing:	7:00 PM, March 7, 2016 (first) 7:00 PM, March 21, 2016 (final)

I. DESCRIPTION OF PROPOSAL

Brian Tsugawa requests an amendment to the Comprehensive Plan Map to change the designation of five subject properties owned by the Mable K Tsugawa Trust. All properties currently have a designation of Low Density Residential. Mr. Tsugawa proposes to amend the Comprehensive Plan Map for the parcels to be designated Highway Commercial. Concurrent with the proposal is a request to rezone the parcels to Highway Commercial.

Tsugawa Nursery is located on the subject properties. All five properties are currently zoned Light Industrial.

II. LOCATION OF PROPOSAL

Parcels 50607 and 5062601 are unaddressed parcels located in Township 5 North, Range 1 West, Section 13 East, Willamette Meridian. Parcels 50605 and 50604 are located at 410 E Scott Avenue in Woodland, Washington, Township 5 North, Range 1 West, Section 13 East, Willamette Meridian. Parcel 5060501 is located at 402 E Scott Avenue in Woodland, Washington, Township 5 North, Range 1 West, Section 13 East, Willamette Meridian.

III. ENVIRONMENTAL REVIEW:

The City of Woodland has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC197-11-340(2). Written comments concerning the SEPA determination must be submitted no later than **5 p.m. on February 17, 2016** to:

Responsible Official: Amanda Smeller, Community Development Planner
City of Woodland
203 Davidson Avenue
Woodland, WA 98674
Email: smellera@ci.woodland.wa.us
Phone: (360) 225-1048
Fax: (360) 225-7336

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such an appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final or by February 17, 2016 (WAC 197-11-680(3)(vii)).

Appeals of the SEPA determination must be submitted no later than 5:00 p.m. on February 17, 2016.

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist, January 2016

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Avenue, Woodland, WA 98674 or can otherwise be obtained by contacting the City Planning Department.

V. PUBLIC HEARING NOTICE

The Woodland City Council will hold a public hearing on this matter at their March 7, 2016 and March 21, 2016 regular meetings. The City Council will accept testimony and make a decision based on the applicable review criteria. The public hearing will be held as follows:

Date: **Monday, March 7, 2016 & Monday, March 21, 2016**
Time: **7:00 p.m.**
Location: **Woodland City Council Chambers, 200 E Scott Ave, Woodland, WA**

VI. COMMENT PERIOD

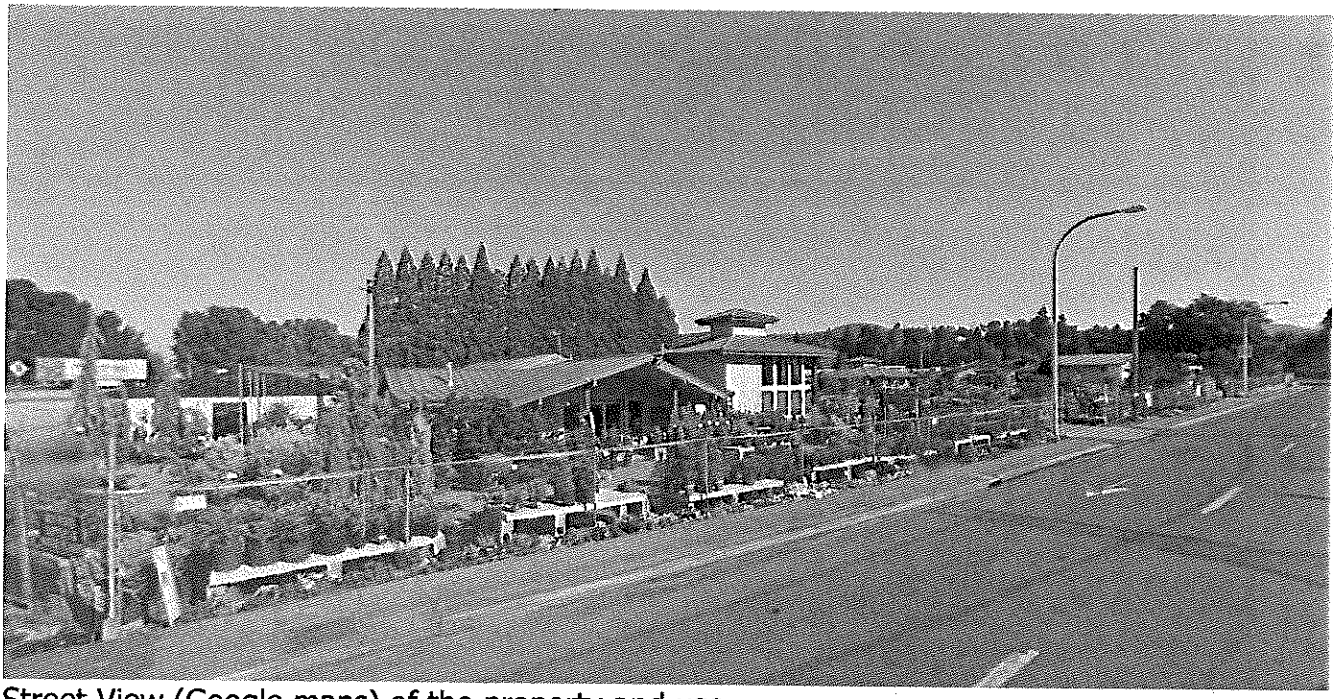
Any person has the right to comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once made. Comments must be submitted by mail, fax, or email by **5 p.m. on February 17, 2016 to**:

Responsible Official: Amanda Smeller, Community Development Planner
City of Woodland
203 Davidson Avenue
Woodland, WA 98674
Email: smellera@ci.woodland.wa.us
Phone: (360) 225-1048
Fax: (360) 225-7336

Date: February 1, 2016 Signature: Amanda Smeller

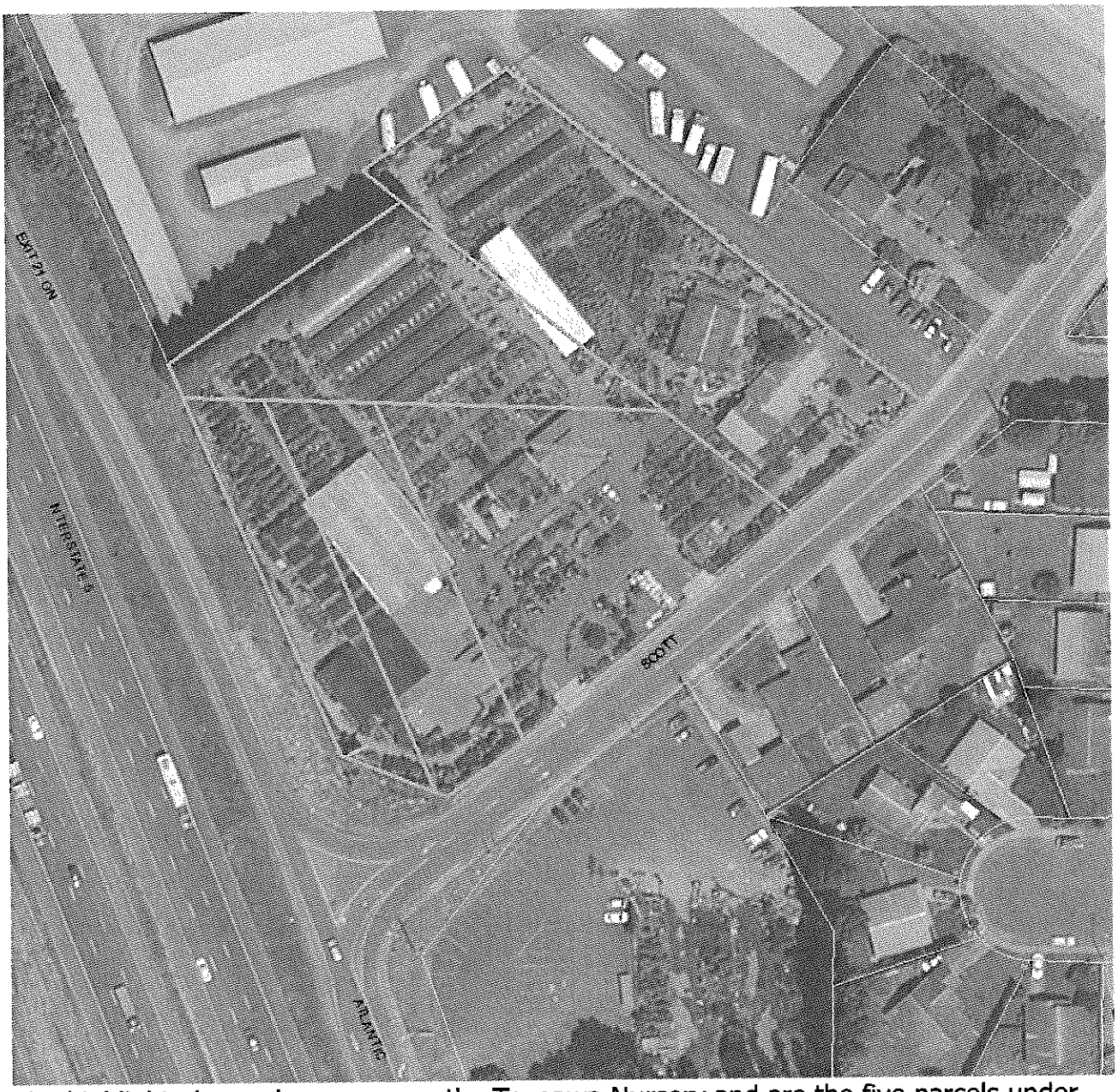
Published in the Reflector: February 3, 2016

Cc: Applicant/Owner
Property owners within 300'
City Council
Planning Commission
Mayor
City Administrator
Department Heads
Fire Marshal
Building Official
File
Counter Copy
Website



Street View (Google maps) of the property and use.

Existing zoning of subject properties and surrounding properties.



The highlighted parcels encompass the Tsugawa Nursery and are the five parcels under consideration for amendment. The parking lot to the south is also owned by Tsugawa and is currently zoned Highway Commercial.