



Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

NOTICE OF APPLICATION & PUBLIC HEARING & SEPA OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

Lewis River Subdivision

Land Use Application Nos.:	WLD-2024-024 (Subdivision & Shoreline Substantial Development Permit)
Applicant:	Travis Johnson 604 W Evergreen Blvd Woodland WA 98660
Property Owner:	Timberland Inc. Luke Sasse 9321 NE 72 nd Ave #7 Vancouver WA 98665
Site Location:	1920 Lewis River Rd
Parcel:	506500100, 506520300, 506520400, 506520500, 50650, & 506520200
Zoning Designation:	High Density Residential
Application Received:	May 6, 2024
Application Complete:	May 20, 2024
Notice of Application & Optional DNS issued:	June 11, 2024
Publication Date:	June 19 & 26, 2024 - Battle Ground Reflector
Comment Due Date:	July 19, 2024 (SEPA comment period)
Public Hearing:	August 2, 2024 @ 1 pm

I. DESCRIPTION OF PROPOSAL

The applicants propose to subdivide three lots (5.69, 1.25, & 1.08 acres) into 85 lots (between 2323 square feet and 7259 square feet). The subdivision includes new public roads and one access onto Lewis River Road. The new lots will be developed with single-family residences.

The existing subject lots are within the shoreline jurisdiction. Approximately 45 of the proposed homes are within the shoreline jurisdiction. Each home will be two stories and have appurtenances including siding, 18'-24' driveways, and utility extensions (sewer, water, stormwater, power, phone, and cable). Some homes will have an outdoor patio and others will have a tucked patio. The proposal also includes two retaining walls, an outfall with an infiltration pond, and a gravel path down to the river within the shoreline buffer.

II. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed code amendment 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 checklist 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 **July 19, 2024**, to:

City of Woodland
Community Development Department
c/o Malene Garcia-DeBoard
PO Box 9, 230 Davidson Ave.
Woodland, WA 98674

Email: Garcia-deboardm@ci.woodland.or.wa
Phone: 360-225-7299
Fax: 360-225-7336

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Report and Mitigation Plan prepared by Ash Eco Solutions, LLC on April 1, 2024.

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section II above).

IV. PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 1:00 p.m. on **Friday, August 2, 2024**, at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA**. Please review www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.

V. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA decisions shall be reviewed by the staff SEPA Responsible Official. The Development Review Committee will generate a staff report to serve as a recommendation to the Hearing Examiner who will issue the decision. After the close of the comment period, the city will review any comments on the impacts of the project and decide whether to proceed with issuing a recommendation on the project. This may be your only opportunity to comment on the impacts of the proposed project.

Date: June 11, 2024

Signature: *Malene Garcia-DeBoard*

Malene Garcia-DeBoard, Associate Planner

Cc: Applicant
Owner
Mayor
Ryan Walters, Gibbs & Olson
Planning Commission
City Administrator

Building Official
Fire Marshal
City of Woodland Website
Counter Copy
Department Heads
File

