



## Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

# NOTICE OF APPLICATION

## Woodland Creek Sign Setback Variance

<b>Land Use Application No.:</b>	WLD-2024-030 (Variance – Type II)
<b>Applicant:</b>	SGA Engineering 2005 Broadway Vancouver WA 98663
<b>Property Owner:</b>	Holt Homes John Marquardt 1301 SE Tech Center Dr Vancouver WA 98663
<b>Site Location:</b>	2299 McCracken Rd (Previously 2312 Lewis River Rd)
<b>Parcel:</b>	508300100
<b>Zoning Designation:</b>	Low Density Residential (LDR-8.5)
<b>Application Received:</b>	June 25, 2024
<b>Application Complete:</b>	July 2, 2024
<b>Notice of Application:</b>	July 3, 2024
<b>Publication Date:</b>	July 10, 2024 - Battle Ground Reflector
<b>Comment Due Date:</b>	July 24, 2024

### I. DESCRIPTION OF PROPOSAL

The applicants are requesting a 30% variance to Woodland Municipal Code 17.52.06.B.2 which requires the proposed sign for the subdivision to be setback 10 feet from the property line.

### II. PUBLIC COMMENT PERIOD

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 24, 2024**, to:

City of Woodland  
deboardm@ci.woodland.wa.us  
Community Development Department  
c/o Malene Garcia-DeBoard  
PO Box 9, 230 Davidson Ave.  
Woodland, WA 98674

Email: Garcia-  
Phone: 360-225-7299  
Fax: 360-225-7336

Please review [www.ci.woodland.wa.us](http://www.ci.woodland.wa.us) for notices and announcements regarding upcoming meetings and hearings.

### III. REVIEW AUTHORITY

Per WMC 19.08.030, applications shall be reviewed by the Development Review Committee (DRC). After the close of the comment period, the DRC will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

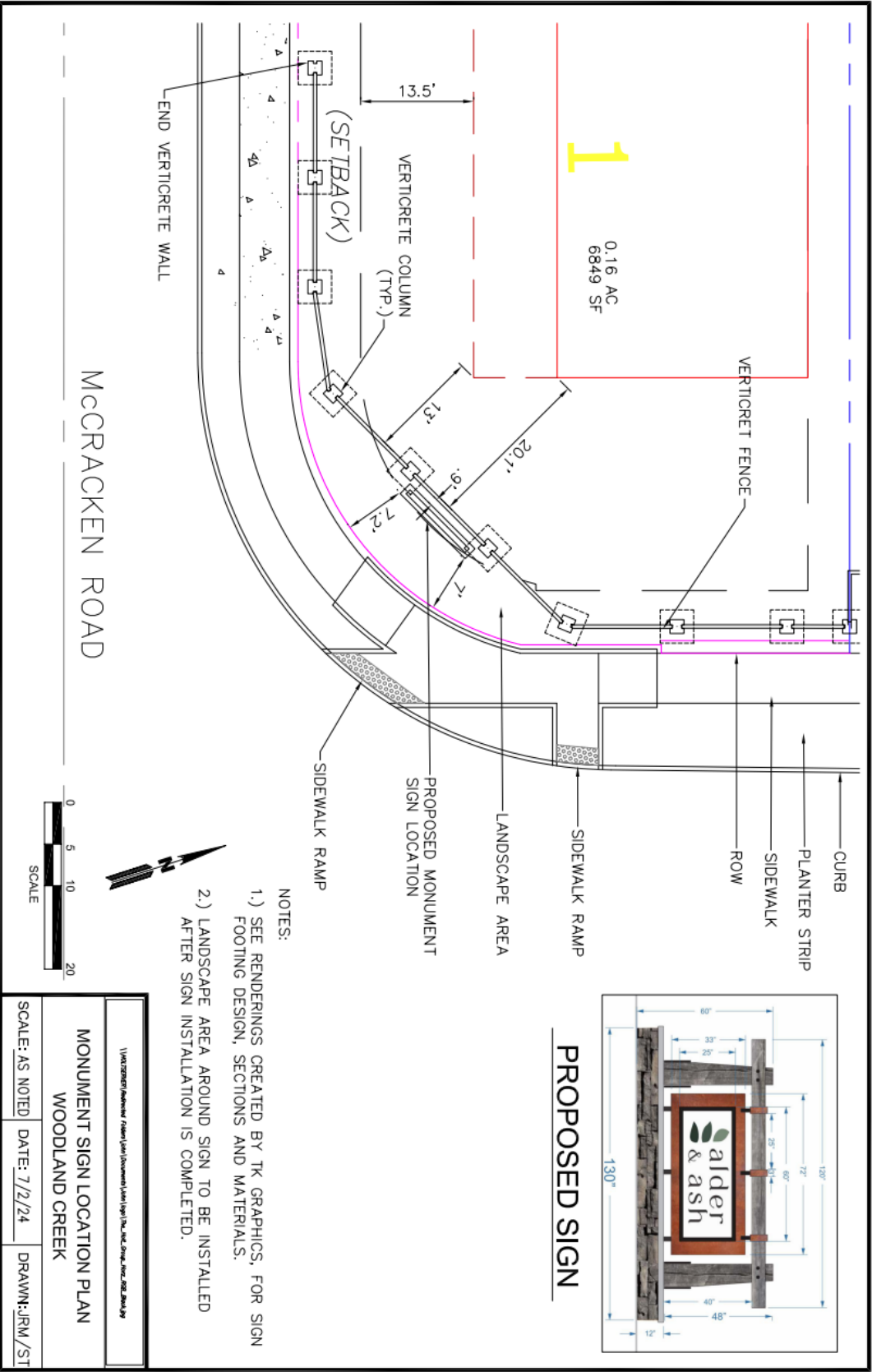
**Date:** July 3, 2024

**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



- NOTES:
- 1.) SEE RENDERINGS CREATED BY TK GRAPHICS, FOR SIGN FOOTING DESIGN, SECTIONS AND MATERIALS.
  - 2.) LANDSCAPE AREA AROUND SIGN TO BE INSTALLED AFTER SIGN INSTALLATION IS COMPLETED.



PROPOSED SIGN

\PROJECT\Drawings\Framing\WoodlandCreek\SignLocationPlan.dwg MONUMENT SIGN LOCATION PLAN WOODLAND CREEK		
SCALE: AS NOTED	DATE: 7/2/24	DRAWN: JRM/ST