

NOTICE OF APPLICATION & LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE

City of Woodland – Agricultural Zoning District

Land Use Application Nos.:	SEP-22-005 (SEPA) ZTA-22-002 (Zoning Text Amendment)
Applicant:	City of Woodland 230 Davidson Avenue PO Box 9 Woodland, WA 98674 (360) 225-7999
Property Owner:	None identified at this time.
Site Location:	None identified at this time.
Parcel:	Applicable to requesting properties within the City of Woodland only.
Zoning Designation:	None identified at this time.
Date Application Received:	May 18, 2022
Notice of Application & Likely DNS issued:	May 18, 2022
Publication Date:	ZTA hearing published on February 2, 2022 – Battle Ground Reflector
Comment Due Date:	June 1, 2022 (SEPA comment period)

I. DESCRIPTION OF PROPOSAL

The city intends to create an agricultural zoning designation as a tool for preserving agricultural uses from premature development pressure and in the interest of environmental protection, as well as historical, economic, and cultural preservation of agricultural uses within the City of Woodland. Proposed code language encourages the maintenance of existing agricultural uses, as well as maintains the existing character of agricultural lands through the use of land use regulations within the City of Woodland. Application of the zone is likely to occur during the review of annexation requests for properties that are currently being used for agriculture and/or that are designated as agricultural resource land by Cowlitz County.

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 **June 1, 2022** to:

City of Woodland
Community Development Department
c/o Travis Goddard
PO Box 9, 230 Davidson Ave.
Woodland, WA 98674

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

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Draft AG Zoning Ordinance

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

IV. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA decisions shall be reviewed by the staff SEPA Responsible Official. 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 decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

Date: May 17, 2022

Signature: _____



Travis Goddard, Director

Cc: Applicant
Owner
Mayor
Ryan Walters, Gray and Osborne
Planning Commission
City Administrator

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

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

ZTA-22-002 Agricultural Zoning Text Amendment

2. Name of applicant:

City of Woodland Department of Community Development

3. Address and phone number of applicant and contact person:

230 Davidson Avenue,
P.O. Box 9,
Woodland, WA 98674
360-225-7299

4. Date checklist prepared:

5/6/2022

5. Agency requesting checklist:

City of Woodland

6. Proposed timing or schedule (including phasing, if applicable):

City Council workshop: 5/16/2022

First Reading: 6/6/2022

Second/Final Reading: To be determined

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not Applicable

10. List any government approvals or permits that will be needed for your proposal, if known.

Proposed zoning text amendment is under review by the Department of Commerce under the Growth Management Act.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The city intends to create an agricultural zoning designation as a tool for preserving agricultural uses from premature development pressure and in the interest of environmental protection, as well as historical, economic, and cultural preservation of agricultural uses within the City of Woodland. Proposed code language encourages the maintenance of existing agricultural uses, as well as maintains the existing character of agricultural lands through the use of land use regulations within the City of Woodland. Before being applied, the city may have to amend the comprehensive plan to accommodate agricultural uses within the current city limits. Application of the zone is likely to occur during the review of annexation requests for properties that are currently being used for agriculture and/or that are designated as agricultural resource land by Cowlitz County.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

No specific properties have been identified for designation with the new zone but the zoning district is part of Woodland Municipal Code Title 17 which has city-wide

effect.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

City has varied terrain that ranges from flat to steep slopes, the 'Woodland Bottoms' region in which Agricultural uses are primarily to be preserved is primarily flat.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes with the City's UGA exceed 25% in the northeast. The elevation ranges from about 20 feet near the Columbia River to over 1,200 feet in the hills north and east of town. However, agricultural uses are not present within the Northeastern region of the city, and these regions are unlikely to ever be subject to Agricultural Zoning designation.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note

any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The general types of soils in the UGA include: soils in the lowlands belong to the Caples-Clato-Newburg association and were formed from alluvial sediments of the Lewis and Columbia rivers. In the hillsides adjacent to the city the soils belong to the Kelso-Minneice-Kalama associations. The Caples-Clato-Newburg soils are prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes. The steep hills at the north are unstable in areas and the however, those are in Cowlitz County primarily, and not in the city.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is not a project-specific proposal. The zoning amendments will not change the amount of filling and grading activity occurring. The city believes that through this zone, agricultural uses can be better preserved from premature development pressures.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is not a project-specific proposal. The city development regulations and engineering standards regulate fill and grading activity during time of development and construction review. This includes erosion control standards.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. Part of the intention of adding an agricultural zoning district is to promote and preserve agricultural uses, and as such it is the City's belief that any agricultural zoning districts that are created in the future shall reduce impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is not a project-specific proposal. The city zoning, development regulations, and engineering standards regulate fill and grading activity during time of development and construction review. The critical area code regulates development of steep slopes. The Code requires compliance with the NPDES Municipal Stormwater Permit requirements.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is not a project-specific proposal. The Southwest Clean Air Agency regulates air quality in the region.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None, this is not a project-specific proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None, this is not a project-specific proposal.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are several water bodies present within or near the City of Woodland. These include the Lewis River (North Fork), Horseshoe Lake, and the Columbia River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, this is not a project specific proposal.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None, this is not a project-specific proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, this is not a project-specific proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. Portions of the city lying within the Lewis River floodplain according to FEMA maps. City municipal code and environmental regulation addresses construction within the FEMA floodplain maps and does not anticipate the agricultural zoning designation to have an impact on such regulations and best practices as currently observed.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, this is not a project-specific proposal.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is not a project-specific proposal and will not produce any withdrawal or discharge of ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is not a project-specific proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is not a project-specific proposal and is not expected to produce any runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No, this is not a project-specific proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is not a project-specific proposal. It is not expected to alter or otherwise affect drainage patterns within the City of Woodland.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None, this is not a project-specific proposal.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action that will not affect vegetation.

c. List threatened and endangered species known to be on or near the site.

Woodland has a number of species in the area, but proposed AG zone would not affect how these species are protected.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Any potential impacts to plant species protected under the Endangered Species Act will require consultation with the state and federal agencies. Vegetation in critical areas, including critical habitat areas, wetlands, and riparian corridors is regulated by the city's critical areas ordinance.

e. List all noxious weeds and invasive species known to be on or near the site.

There are species in the area, however they would not be affected by the zoning of a property, so the new agricultural zone would not affect these species or their management.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
Falcon, crane, owl, woodpecker

mammals: deer, bear, elk, beaver, other: fisher

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Columbian white-tailed deer, Sandhill crane, Purple martin, Western pond turtle, Coastal cutthroat trout, Rainbow trout, Coho salmon, Steelhead salmon, Chinook salmon, and Chum salmon are known to be on or near the Woodland UGA.

- c. Is the site part of a migration route? If so, explain.

The City of Woodland is within the general area of the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

The critical areas ordinance requires identification and preservation of fish and wildlife habitat conservation areas based on best available science.

- e. List any invasive animal species known to be on or near the site.

Not Applicable

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. Development resulting from the proposed zoning will not create additional demand for energy use. The location of private utilities is provided by the private service provider. City policies require coordination of private & public facilities with development.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The is a non-project action and potential use of solar energy will not be affected by this proposal.

- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No additional energy conservation features are proposed as a part of this non-project action.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

No, this is a non-project action and will not affect the presence of contamination.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The City of Woodland requires all development to adhere to the Woodland Municipal Code, environmental regulations, and building/fire codes.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable as this is not a project-specific project.

- 4) Describe special emergency services that might be required.

The City as Woodland has existing emergency service coverage through the Woodland Police Department, Clark-Cowlitz Fire Rescue, among other emergency services. This non-project action is not expected to require any new need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No new measures to reduce or control environmental health hazards are proposed as part of this non-project action.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. Typical noises include traffic, construction, railroad activity, industrial uses, school playgrounds and more.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There are no specific types or levels of noise anticipated with the proposed zoning text amendment.

3) Proposed measures to reduce or control noise impacts, if any:

All development in the City of Woodland must comply with the maximum environmental noise levels in WAC Chapter 173-60.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. All levels of urban uses are found within the City of Woodland and its UGA: residential, commercial, industrial, mixed use, public facilities, schools and parks/open spaces. However, the Agricultural zone is intended to be applied to existing agricultural uses if they are brought into the city or the UGA where it would preserve the agricultural zoning designation.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes, some areas on the western edge of Woodland remains as farmlands. Intention of the new zoning designation is to preserve existing agricultural uses from developmental pressure.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is not a project-specific action, but the intention is to prevent pressure to prematurely develop agricultural lands.

c. Describe any structures on the site.

There are no site-specific impacts. Not applicable.

d. Will any structures be demolished? If so, what?

None. This is not a project-specific proposal.

e. What is the current zoning classification of the site?

Not applicable. Agricultural uses which could be affected by this new zone may be unzoned or zoned for agricultural uses by the county.

f. What is the current comprehensive plan designation of the site?

The proposed agricultural zoning designation will not be applied to any properties within the City of Woodland at this time. Application of the zone would only occur should the UGB be expanded, or an annexation occur. At that time, Woodland Municipal Code dictates that the city review project specific zoning for the area to be annexed.

g. If applicable, what is the current shoreline master program designation of the site?

SMP designations within Woodland include Aquatic, Urban Conservancy and High Intensity. Agriculture is a regulated activity in the SMP.

- h. Has any part of the site been classified as a critical area by the city or county?
If so, specify.

New zoning will not affect critical areas regulation.

- i. Approximately how many people would reside or work in the completed project?

Not Applicable.

- j. Approximately how many people would the completed project displace?

Not Applicable.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

A zoning text amendment to implement an agricultural zoning district may serve to preserve existing jobs in the Woodland area as well as preserve housing opportunities. However, the agricultural zone and properties used for agriculture are not traditionally intended to provide residential carrying capacity so the new zone will have no effect on housing.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Agricultural zoning would be applied to properties that are currently used for agricultural and/or for agricultural uses as they exist when they are annexed to the City. These properties would generally be those that are zoned and designated as such in the county, or that would have existing non-conforming rights as agricultural uses when annexed to the city. In fact, the city already has a large amount of industrially zoned property that was annexed into the city but is currently being used for agriculture and is considered non-conforming under our industrial zoning standards. The adoption of this zone would not affect the non-conforming status of agricultural uses when they are annexed into the city.

- l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The proposed agricultural zone itself is intended to reduce impacts to agricultural land.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable

- c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action, and all future development must remain compliant with our Comprehensive plan as well as the Woodland Municipal Code.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. No structures are proposed at this time, however in the new agricultural zoning districts, height limits proposed for non-agricultural uses will be 30-feet.

- b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action, in general, the views throughout the City of Woodland could be altered or obscured by new development, however proposed height restrictions are expected to help mitigate any loss of views.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

There will not be any specific aesthetic impacts stemming from the Plan directly. Future development will have to comply with the height and design standards as per code.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable

- c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. There are no significant off-site sources of light or glare that may affect implementation of the zoning text amendment.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Future development must comply with local development and engineering standards relating to light sources.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are multiple municipal parks and trails within the city including Horseshoe Lake, Hoffman, Eagle and Bjur parks as well as the Lewis River and school facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, this is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action and is not expected to have any impact on recreation.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The Hulda Klager House and gardens are on the National Register of Historic Places. This non-project action will not have any effect on any structure eligible for listing in national, state, or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Much of the UGA has been identified as having a high probability for archaeological artifacts. Addition review will be completed as part of the Development review process in the future.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The City of Woodland has existing policies, municipal code sections, and standards for identifying and assessing potential impacts to cultural and historic resources. Future projects within any Agricultural Zoning Districts will be required to comply with these practices.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The City of Woodland has existing policies, Municipal Code Sections, and standards for identifying and assessing potential impacts to cultural and historic resources. Future projects within any Agricultural Zoning Districts will be required to comply with these practices.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The City of Woodland and UGA spans both sides of Interstate 5, as well as State Route 503/Lewis River Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Woodland is served by Lower Columbia Community Action Program rural public transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a non-project action. Future development is responsible for providing site specific parking meeting existing municipal code requirements.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. Any future developments will be responsible for providing any required improvements per Woodland Municipal Code and our engineering standards.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Burlington Northern Santa Fe main line runs through Woodland. A WSDOT single landing strip airport is east of I-5. Agricultural zoning will not impact how these facilities are utilized.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action that will not generate any additional trips.

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. In theory, it may improve movement of agricultural products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. It does not generate any trips so no mitigation measures are necessary.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a non-project action and will not generate an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Future developments will be required to provide typical development and Impact fees as required by the Woodland Municipal Code.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

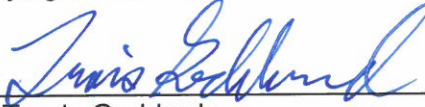
Utility services are available within the city and will be provided at time of development review.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility services are available within the city and a new agricultural zone will not affect utility service provisions.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Travis Goddard

Position and Agency/Organization Director, City of Woodland

Date Submitted: 5/6/2022

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Any future development within agricultural zones may have an impact on the above factors. It is our intention to utilize proposed agricultural zoning designation to maintain, protect and establish agricultural uses within the City of Woodland and UGB in a manner that is fully compliant with established local, state, and national regulations and best practices.

Proposed measures to avoid or reduce such increases are:

Proposed agricultural zoning district is an effort to avoid and/or reduce impacts of developments on agricultural land that may be including within the City of Woodland and/or the city's urban growth boundary in the future.

The City of Woodland maintains a variety of adopted zoning and development regulations and well as applicable engineering Standards, state regulations, and project-specific SEPA review in order to avoid such increases. These include:

Water: Stormwater generated by development will be managed consistently with the city's engineering standards to collect, detain and treat runoff.

Air: All new development, including any potential agricultural development, is required to comply with federal and state standards established for ambient air quality, emissions and pollutants. The subject area is subject to the Washington Clean Air Act, RCW 70.94.

Toxic or hazardous substances: The City has adopted the Model Toxics Control Act (MTCA) to regulate the use and cleanup of any toxic materials.

Noise: All development in the UGA must comply with the maximum environmental noise levels in WAC Chapter 173-60.

The inclusion of an agricultural zoning designation will not affect the application of these measures.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Adoption of this zoning text amendment shall only have a minimal effect on plants, animals, fish, or marine life. Proposed zoning text amendment implementing an agricultural zoning code is not expected to allow for a greater level of intensity of development than within existing zoning districts, and is expected to encourage a lower level of development intensity within any future agricultural zoning district(s) when they are designated.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All future development will be required to comply with critical area regulations, which identify and protect critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, hazardous and steep slopes and wetlands throughout the UGA to ensure no net loss of ecological function.

*Because the intention is for this zone to apply to properties that are agricultural uses when they are annexed, it can be assumed that city development regulations would be more protective than development proposals that are made under existing Cowlitz County regulations whether they are zoned as agriculture or designated as un-zoned by the county.

3. How would the proposal be likely to deplete energy or natural resources?

Future development within potential agricultural zoning districts may require additional energy and natural resources in order to meet the needs of the new businesses and a growing population. Agricultural developments may require natural resources such as lumber, water, food, as well as electricity and fuel, however agricultural uses do not have a higher impact on natural resources than existing uses within comparable commercial and/or industrial zoning districts, and in many cases may have a lower impact on natural resources.

*Because the intention is for this zone to apply to properties that are agricultural uses when they are annexed, it can be assumed that city development regulations would be more protective than development proposals that are made under existing Cowlitz County regulations whether they are zoned as agriculture or designated as un-zoned by the county.

Proposed measures to protect or conserve energy and natural resources are:

Critical areas regulations, based on the best available science protect natural resources within the City of Woodland. Any proposed agricultural developments will be required to adhere to existing environmental regulations and systems, including the City of Woodland's critical areas regulations, state and federal environmental regulation and the Shoreline Master Program adopted by the City of Woodland. Future developments, including agricultural developments, will be required to complete the SEPA process for a project-based action, and appropriate mitigation will be required as necessary to protect our abundant natural resources and conserve energy.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Any development, including potential agricultural development, has the potential to affect environmentally sensitive areas within the City of Woodland, as well as areas designated for governmental protection including wetlands, historic or cultural sites, threatened/endangered species habitats, or parks. As agricultural uses are not considered to be of a higher risk of impacting these valuable areas, the proposed zoning text amendment is not expected to have a severe impact on environmentally sensitive areas or areas designated for government protection. Agricultural zoning is expected to actively protect farmlands by regulating the development of such properties and protecting existing agricultural uses.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Agricultural zoning will not affect how these areas are protected while reducing pressure to develop these lands.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This zoning text amendment will establish an agricultural zoning district which may affect land and shoreline use, however many agricultural uses that would be permitted within proposed zoning designation are already present within other City of Woodland zoning designations, including the operation, maintenance, and repair of farm equipment, agricultural activities, and various commercial uses, which is compatible with existing land use and shoreline uses and regulation.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future agricultural uses will be required to comply with all existing land use regulations as well as the Shoreline Master Program adopted by the City of Woodland.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No agricultural zoning districts are currently identified; however, the future inclusion of an agricultural zoning district may increase demand on local infrastructure, including transportation, public services, and utilities, in a similar manner to uses permitted within existing zoning designations. Agricultural uses typically require the import of various

supplies and export of products produced by the agricultural use. In some cases, they may also be connected to water and sewer services if they are within the city. These are similar demands as many commercial and industrial uses within the existing zoning designations, so there should be no net change to these demands based on the new zoning district proposed.

Proposed measures to reduce or respond to such demand(s) are:

Transportation: Concurrency provisions prohibit the approval of any land use application if approval of the proposal will cause the LOS on a transportation facility to fall below the LOS identified in the Transportation element of the Woodland Comprehensive Plan.

Public services: Any agricultural uses will be required to comply with existing standards and policies regarding public services as outlined within the Woodland Municipal Code and the Woodland Comprehensive Plan. Any new development within any potential agricultural zones will be required to comply with the site plan review process as outlined within WMC title 19 alongside any other land use or building reviews, including review through the Clark-Cowlitz Fire Rescue and other public service providers.

Utilities: The Capital Facilities element of the Woodland Comprehensive plan identifies future utility needs related to anticipated development. The CFPs for water and sewer also identify future needs and projected facilities to meet those needs. Any new agricultural uses will be required to provide such information needed to ensure that their development complies with related Woodland Municipal Code sections, and that the City has the concurrent capacity to handle any increased water and/or sewer needs. Private providers will provide electricity, natural gas, refuse service, and telephone service on demand.

The agricultural zone should be self-mitigating when it is applied.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The adoption of an agricultural zone to protect agricultural uses from premature development pressures is consistent with good planning and is not in conflict with any local, state, or federal laws. It is being reviewed by the Washington State Department of Commerce for compliance with the Growth Management Act, and this SEPA checklist has been generated in order to fully comply with SEPA.

The city's zoning code does not apply outside of Woodland's city limits so the agricultural zoning district does not have to be compliant with county zoning or the Cowlitz County Comprehensive Plan.

ORDINANCE NO. 1508

THE CITY OF WOODLAND, WASHINGTON

AN ORDINANCE OF THE CITY COUNCIL AMENDING THE WOODLAND MUNICIPAL CODE FOR THE ADDITION OF A NEW AGRICULTURE (AG) ZONING DISTRICT AND AUTHORIZE PUBLICATION BY SUMMARY.

WHEREAS, Woodland Municipal Code (WMC) 19.08 authorizes the City Council to make decisions on zoning code amendments; and

WHEREAS, the Planning Commission held a workshop on this item on November 18th, 2021; and

WHEREAS, the Planning Commission held a public hearing on this topic on February 17th, 2022; and

WHEREAS, notice for the public hearing has been published in the newspaper of record and posted as required by code; and

WHEREAS, the City Council scheduled a public hearing for April 4th, 2022 to consider the proposed ordinance; and

WHEREAS, all procedural requirements of the WMC for these amendments have been met; and

WHEREAS, the Woodland City Council has reviewed the following amendments to the WMC and found them to be acceptable and appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. Amend WMC 17.12.010 – Districts Designated.

Amended Section WMC 17.12.010 – The existing code section listing zoning districts is amended to include the following:

AG	Agriculture
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Section 2. New Section

New Section - WMC 17.100 – The code is amended to read as found in Attachment A.

Section 3: Severability. If any section, sentence, clause or phrase in this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phase of this Ordinance.

Section 4: Effective Date. This ordinance shall become effective five (5) days after its summary publication in this media or paper of record as required by law.

ADOPTED this 18th day of April 2022.

CITY OF WOODLAND, WASHINGTON

Approved:

William A Finn, Mayor

Attest:

Georgina D. Anderson, Deputy Clerk-Treasurer

Approved as to form:

Frank F. Randolph, City Attorney

Attachment A

17.100 Agriculture (AG) – Permitted uses.

17.100.005 - Purpose.

The purpose of the Agriculture (AG) district is to protect agricultural uses and agricultural soils, and to provide for long-term agricultural activities with minimal unplanned encroachment of nonagricultural uses.

17.100.010 - Permitted uses.

The following uses are permitted in the agriculture district (AG):

- A. One single-family dwelling with accessory building and uses; and
- B. Agricultural activities: farms; dairies; pastures; apiaries; horticulture; floriculture; animal and poultry husbandry; commercial feedlots; slaughterhouses; cultivation, management and harvest of any forest crop; and private stables;
- C. All activities associated with the production of agricultural products, including but not limited to the following:
 - a. Operation, maintenance, and repair of farm equipment;
 - b. Disposal and use of manure;
 - c. Spraying and fertilizing;
 - d. Preparation of farm products for market;
 - e. Sale of produce;
 - f. Storage and transportation of agricultural products;
- D. All buildings associated with the production of agricultural products including but not limited to:
 - a. Barns, private stables;
 - b. Storage;
 - c. Roadside stands for the sale of produce;
 - d. Housing for the property owner's immediate family members and employees, providing there is no division of land, except as provided in CCC 18.10.547 through 18.10.548, as now enacted or hereafter amended;
 - e. Nurseries and greenhouses;
 - f. Buildings for farm produce production, storage, and distribution;

17.100.020 – Special uses.

The following uses are permitted in this district with site plan review under WMC Chapter 19.10:

- A. Recreation uses, including recreational hunting;

B. On-site hazardous waste treatment and storage facilities; provided: (1) such facilities are accessory to and clearly subordinate to another permitted use; (2) such facilities comply with the state siting criteria; and (3) such facilities are developed and operated in compliance with all applicable federal and state laws and regulations, including but not limited to Chapter 70.105 RCW and the regulations thereunder, as now or hereafter amended;

C. Other uses compatible with the character of this district but not listed, and for which suitable performance standards and site requirements may be attached pursuant to the site plan process and through the procedures of Section 17.44.030 (applied for agricultural uses in the agricultural district).

17.100.030 – Conditional uses – Hearing Examiner

The following uses associated with agricultural activities within the agriculture district (AG) with conditional use approval under WMC Chapter 17.72:

- A. Bakeries producing for the wholesale market with retail sales limited to items produced on the premises
- B. Buildings, yards and development necessary for the operation of a public utility; provided thermal power generating facilities shall not be allowed;
- C. Cold and ice storage plants including storage and office within the building;
- D. Commercial feedlots;
- E. Employee cafeterias as part of the on-site special use;
- F. Equipment assembly, sales, rental, repair and service;
- G. Feed and seed stores and other agricultural materials, supplies and machinery sales and service;
- H. Laboratories and research facilities;
- I. Light industrial fabrication; processing, storage and distribution of prefabricated materials. All such uses must comply with applicable federal, state and local regulations, and must not create an unreasonable risk of fire or explosion to adjacent properties. Retail sales must be secondary to the production and wholesale of agricultural products;
- J. Livestock training, auction, or exhibition facilities;
- K. Mining and storage of dredge spoils, provided, top soils shall be stockpiled on site prior to deposition of the dredge spoil materials, and such top soils shall be distributed over the top of the dredge spoils upon completion of the dredging activity;
- L. Nurseries, greenhouses, yard and garden supply sales;
- M. On-site hazardous waste treatment and storage facilities; provided: (1) such facilities are accessory to and clearly subordinate to another permitted use; (2) such facilities comply with the state siting criteria; and (3) such facilities are developed and operated in compliance with all applicable federal and state laws and regulations, including but not limited to Chapter 70.105 RCW and the regulations thereunder, as now or hereafter amended;
- N. Petroleum, propane, liquefied gas, coal, wood and similar bulk fuel storage and distribution facilities;
- O. Public stables;
- P. Sales of the products and materials;
- Q. Storage buildings and warehouses for consumer goods;
- R. Utility and transportation corridor(s);

- S. Veterinary offices and clinics including outside animal runs; dog grooming facilities;
- T. Water-oriented outdoor recreational uses;

17.100.040 – Lot Standards

The following standards apply to lots in the agriculture district (AG):

Minimum Lot Size – 38 acres

Front Setback – 25 feet

Street Side Setback – 25 feet

Side Setback – 5 feet

Rear Setback – 20 feet

Building Height – 30 feet for non-agricultural structures

Residential Development Standards – Per WMC 17.16.060

Required parking – Per WMC 17.16.060 and 17.56.

Accessory Buildings - Per WMC 17.16.060(K)

