

**City Of Woodland**  
**Planning Commission Meeting Agenda Summary Sheet**

<b>Agenda Item:</b> <u>Document 5</u> <u>Woodland Growth Scenarios</u>	<b>Agenda Item #:</b> <u>( 2 ) Workshop</u> <b>For Agenda of:</b> <u>September 20, 2018</u> <b>Department:</b> <u>Community Development</u> <b>Date Submitted:</b> <u>September 10, 2018</u>
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<b>Cost of Item:</b> <u>0</u> <b>Amount Budgeted:</b> _____ <b>Unexpended Balance:</b> _____	<b>BARS #:</b> <b>Description:</b>
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**Department Supervisor Approval:**     Travis Goddard, Community Development Director

**Committee Recommendation:**            N/A

**Agenda Item Supporting Narrative** (list attachments, supporting documents):  
 Attachment: 2018 Developer & Comprehensive Projects Map

**Summary Statement/Department Recommendation:**

Comp Plan Update Applications

Because the City of Woodland has a GMA compliant comp plan, the City has an Urban Growth Area (UGA). The drive to update the City Comprehensive Plan is being driven by several requests for comp plan amendments. However, the review of individual requests is not conducive to a “comprehensive” analysis of the City’s growth pressures or needs. Therefore, staff has developed a series of growth scenarios for how the City’s growth could occur.

Growth Scenarios

The purpose of these scenarios is to give staff an analytical framework with which it can present growth data to stakeholders in the update process. These scenarios are a starting point for the conversation and are likely to evolve over time as additional input and opinions are collected. Currently, staff foresees six growth scenarios, they are:

- Scenario 1 – No Growth – No expansion of the growth area is needed or desired.
- Scenario 2 – Internal Growth – All growth will be accommodated through comp plan designation changes for land already within the City limits. (Modified No-Expansion)
- Scenario 3 – Partial Applicant Accommodation – Given the number of applications and the amount of area that is proposed for UGA expansion, the City could choose to include some of that land within its Urban Growth Boundary (UGB).
- Scenario 4 – Full Applicant Accommodation – Plans for the inclusion scenario where all applications are included in the UGB. (But nothing more.)

Scenario 5 – City Proposed Boundary Expansion – The City, using its best professional judgment, will look at UGB expansion using logical and practical approaches to eliminate boundary peculiarities. (Assuming full applicant accommodation...but filling in the holes or other obvious inclusions.)

Scenario 6 – Woodland Bottoms Planning – Recognizing that all activity within the bottom lands generates impacts (like traffic) in the City of Woodland, the City will look at the practical implication of growth within the bottomlands. Including planning for growth impacts that occur in Cowlitz County.

These scenarios represent a smallest to largest approach. The two options that will require the most analysis will be numbers 3 and 5. This is because they will require judgment calls based on data analysis but also policy judgments. And inevitably, the council will be asked to choose some properties for inclusion and others for exclusion.

But ultimately, the Commission will need to recommend, and the Council will need to select an UGA that represents the City's desired growth scenario, so it can plan accordingly. Based on this conclusion, the City would then move to make decisions on the individual application requests within the new growth context.

#### Why plan?

At this point, it needs to be pointed out that the selection of a growth scenario and the update of the comprehensive plan are connected, but they do not represent a mandate for annexation, growth, or even development. The scenarios represent the starting point for future planning efforts.

Staff has already encountered misconceptions about the comp plan update process. Questions like "Do we have enough water?" and "Do we have enough sewer?" are already accompanying comments like "we already have lots of industrial property without water and sewer".

While these questions and comments are well founded, the fact that the City can't adequately provide answers to those questions is a good example of how the city has failed to adequately plan. And the lack of having those answers could have been a contributing factor for why the City's current UGA has virtually no room to grow for the next 20 years. (No info on capacity = no growth...)

The intent of this update is to provide a periodic review of the 2016 planning assumptions considering current development trends and the applications that have been submitted for review. Times have changed, and the economy has changed, therefore the City should be looking at its planning assumptions to see if they also need to be changed.

More importantly, with staff changes at the City, the City is asking infrastructure questions and finding information lacking. Specifically, is the city well positioned to provide services (like water and sewer) into the foreseeable future? And if not, does the City understand what needs to be done to continue to provide those services in a way that ensures the City has economic vitality? Staff is concerned that the city is not prepared to address the financial implications of its aging infrastructure let alone the pressure that growth and a growing economy will bring.

The City is currently engaging a consultant to perform an analysis of the City's water and sewer system for service to the industrial areas west of the railroad. That effort could inform the Council about how the City's services are poised to handle economic growth, but as of now that analysis would be based on the City's 2016 growth assumptions. The scenarios above provide

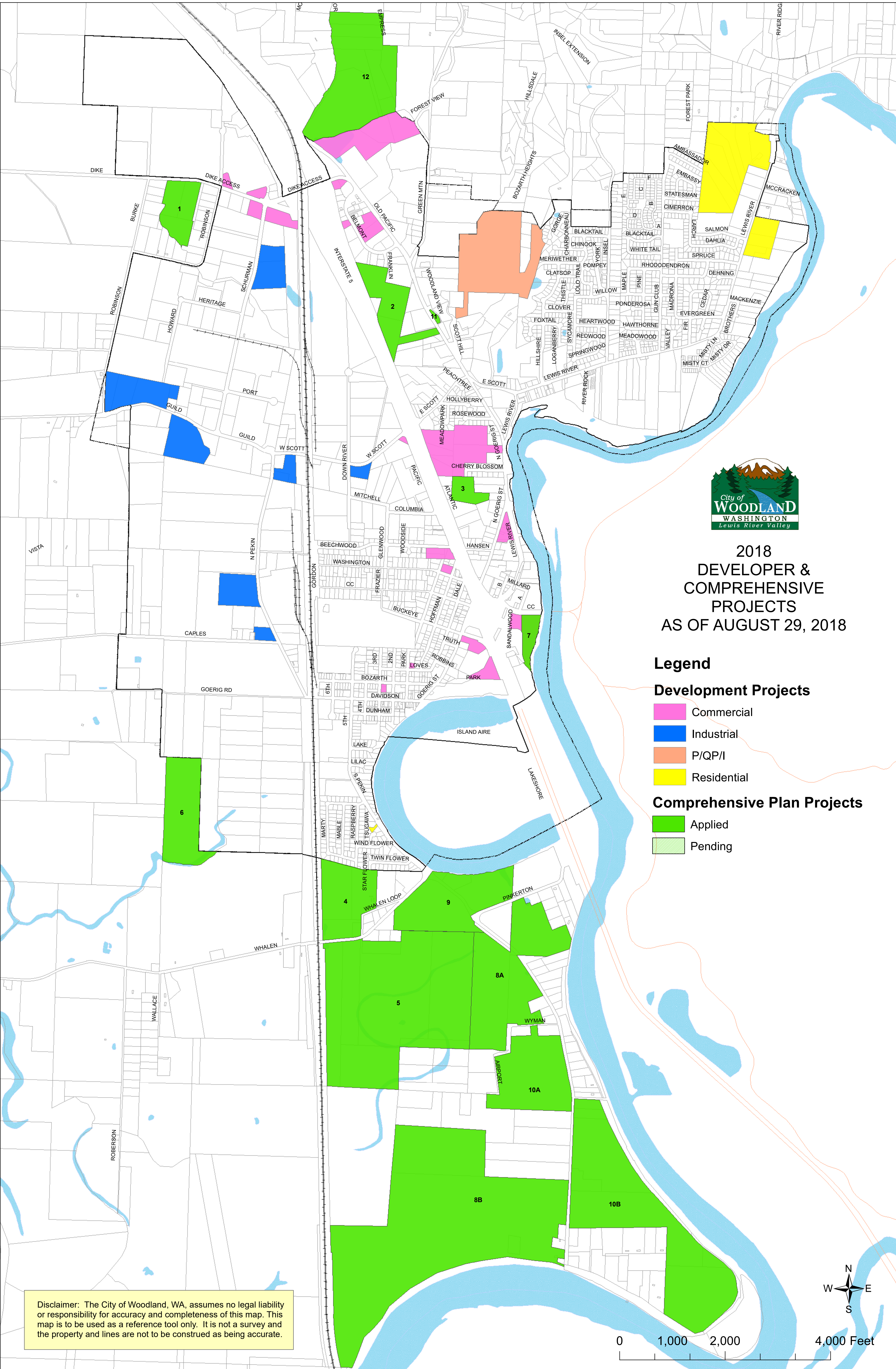
realistic variables that can and should be factored in to the City's future infrastructure conversations because any growth scenario more aggressive than Scenario #1 will affect the outcome of all studies that are completed within the next 20 years.

Planning for no growth could be irresponsible but over planning for growth (using a more aggressive growth scenario) only means the City is planning for a brighter future whenever it comes, whether it's 20-years out or 50-years out. Performing studies without a complete understanding of their scope or the importance of their outcome is an irresponsible use of public funds. For this reason, the City needs to revisit the City's comprehensive plan map and review the adopted urban growth area in the context of the regional economy.

Which growth scenario best represents the City's future is a policy decision that staff hopes to get out of this process.

Actions:

1. The PC is being asked to review the staff's presentation and growth scenarios above.
2. The PC should advise the Staff of any additional scenarios that it would like to see be part of the conversation.
3. The PC should advise staff on proceeding with the update of the Comp Plan and the processing of Comp Plan Amendment applications.



2018  
 DEVELOPER &  
 COMPREHENSIVE  
 PROJECTS  
 AS OF AUGUST 29, 2018

**Legend**

**Development Projects**

- Commercial
- Industrial
- P/QP/I
- Residential

**Comprehensive Plan Projects**

- Applied
- Pending

Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

