

**Scenario 1 – No Growth – No expansion of the growth area is needed or desired.**

Advantages	Disadvantages
Utility provision will be more efficient due to the proximity of land to existing services.	At some point there will be no more residential land available for development.
Growth can continue to occur within the City.	A constrained land supply will drive prices higher.
Housing and land prices will increase.	House and land prices will rise.
Higher density housing could occur due to increasing land prices and the need for projects to fit a financial model.	Rent will increase due to a supply shortage.
This scenario can mean that there is less growth pressure on Cowlitz County because growth is focused within the current city limits.	Low-income and senior citizens on a fixed income could be forced from the community by rising rent and taxes driven by increased value due to housing supply constraints.
The city can take time to perform utility planning before growth occurs.	Growth outside of the City will continue to put pressure on street infrastructure.
Infrastructure demands from residential development will be constrained.	External growth contributes no revenue to support city services or infrastructure.
Industrial and commercial developers will be able to take advantage of any available water and sewer capacity, resulting in economic growth.	Planning efforts that do not consider growth area expansion would need to be repeated after UGA expansion does occur. This duplicates expenses.
Commercial and industrial traffic from new development will not have to contend with a corresponding increase in volume of residential traffic.	There is no funding available to perform utility and infrastructure planning.
The city can focus on fixing its existing problems without growth pressure.	This scenario could result in more pressure in Cowlitz County where there could be less protections for resource lands and critical areas.
The small town character of Woodland can be preserved by restricting growth to within the City.	The City's existing utility system is aging and maintenance has not kept pace with demand.
The median income statistic for the City will increase as lower and fixed income residents leave the city due to housing affordability problems.	Costs for infrastructure maintenance and operations will result in significant increases to existing customers. (more costs paid for by a smaller number of customers)
	Transportation problems require significant investment and the City is not prepared to fund improvements.
	Transportation levels-of-service will continue to degrade as development in Cowlitz and Clark County continues to occur.

	Businesses could suffer as competition increases for the patronage of the existing resident base.
	External growth will cause a service demand increase while the cost for those services will be borne by property owners within the city (while they experience a cut in services).
	To achieve the comp plans stated goals, large numbers of existing single-family homes would need to be redeveloped into multi-family units (or higher density SFRs)

**Scenario 2 – Internal Growth – All growth will be accommodated through comp plan designation changes for land already within the City limits. (Modified No-Expansion)**

Advantages	Disadvantages
<b>New to this scenario</b>	
There are 4 applicants within the City limits that can provide additional growth potential without expanding the growth boundary.	The City's existing utility system is aging and maintenance has not kept pace with demand.
Multi-family projects will diversify the City's housing stock as supported by the goals of the comp plan.	Up to 33 acres of commercial land could be taken off of the market. (approximately 17-acres of it is unencumbered)
Changes to the comp plan could accelerate development within the community.	Changes to the comp plan could accelerate development within the community.
Undeveloped property within the City will be converted to an urban use.	
<b>Same as last scenario</b>	
Utility provision will be more efficient due to the proximity of land to existing services.	At some point there will be no more residential land available for development.
Growth can continue to occur within the City.	A constrained land supply will drive prices higher.
Housing and land prices will increase.	House and land prices will increase due to increased demand but limited supply.
Higher density housing could occur due to increasing land prices and the need for projects to fit a financial model.	Rent will increase due to a supply shortage.

This scenario can mean that there is less growth pressure on Cowlitz County because growth is focused within the current city limits.	Low-income and senior citizens on a fixed income could be forced from the community by rising rent and taxes driven by increased value due to housing supply constraints.
The city can take time to perform utility planning before growth occurs.	Growth outside of the City will continue to put pressure on street infrastructure.
Infrastructure demands from residential development will be constrained.	External growth contributes no revenue to support city services or infrastructure.
Industrial and commercial developers will be able to take advantage of any available water and sewer capacity, resulting in economic growth.	Planning efforts that do not consider growth area expansion would need to be repeated after UGA expansion does occur. This duplicates expenses.
Commercial and industrial traffic from new development will not have to contend with a corresponding increase in volume of residential traffic.	There is no funding available to perform utility and infrastructure planning.
The city can focus on fixing its existing problems without growth pressure.	This scenario could result in more pressure in Cowlitz County where there could be less protections for resource lands and critical areas.
The small town character of Woodland could be preserved by restricting growth to within the City. (subject to impacts of redevelopment)	The City's existing utility system is aging and maintenance has not kept pace with demand.
	Costs for infrastructure maintenance and operations will result in significant increases to existing customers. (more costs paid for by a smaller number of customers)
	Transportation problems require significant investment and the City is not prepared to fund improvements.
	Transportation levels-of-service will continue to degrade as development in Cowlitz and Clark County continues to occur.
	Businesses could suffer as competition increases for the patronage of the existing resident base.
	External growth will cause a service demand increase while the cost for those services will be borne by property owners within the city (while they experience a cut in services).
	To achieve the comp plans stated goals, large numbers of existing single-family homes would need to be redeveloped into multi-family units (or higher density SFRs)

**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).**

Advantages	Disadvantages
<b>New to this scenario</b>	
In addition to the 4 internal applicants, the city can elect to expand the growth area.	The City will have to pick some applicant's to include in the growth area but will have to draw a cut-off line and deny others.
The amount of growth area expansion does not have to include all of the area identified in the requests.	Expanding the growth area to include only some of the applicant's land will be hard to defend legally.
The City can focus on single-family residential growth by adding land. (as opposed to forcing denser growth within the	Applicants are not all contiguous nor all they all adjacent to the City limits.
Under the Growth Management Act, growth areas are supposed to be commensurate with the need. This means that the City will have to limit its expansion.	Utility planning is going to be complicated knowing that there are willing applicants for growth area expansion but not knowing how much land could be developed. Additionally, if not included in the growth area, property owners can continue to apply for inclusion. So excluding them for planning purposes is short-sighted.
Expansion of the growth area will require annexation, a zone change, and a development application in order to develop.	Utility planning will be complicated by the fact that there are growth area expansion requests in different parts of the community. Gaps could also occur if the city does not plan for properties not represented by pending applications.
Identifying a growth area expansion will provide for predictability when planning utilities.	Identifying a market factor in developable land will be difficult because the City hasn't done a major map update since 2005.
Infrastructure impacts can be planned by identifying where growth will occur.	Increasing the growth area will increase the possibility that growth will occur.
Increasing the land supply will provide for additional housing opportunities.	Increased land supply can mean a slower rate of property value increases. (Good for buyers/renters/tax payers, bad for sellers)
Increasing housing opportunities will result in more residents. More residents mean more potential employees and more customers for businesses.	Growth will result in additional service demands.

More housing will mean that rental opportunities increase. Vacancy rates can affect rent. (I.E. larger supply means lower rates)	The City's existing utility system is aging and maintenance has not kept pace with demand. Depending on how the City expands its growth area, major utility decisions can determine whether the City needs to expand the existing system or whether additional capacity should be added through new infrastructure investment.
Expanding the growth area will decrease the amount of County property that is affecting City services without contributing to the City's finances. (less free-riders)	Expanding the growth area result could in additional development outside the current city limits.
Expanding the growth area will improve the City's ability to perform planning. Properly sized growth area expansion will allow the city to be more efficient in its planning efforts.	Expansion of the growth area could put additional growth pressure on land outside the growth area.
Growth will result in impact fees which are dedicated to capital projects (fixing capacity problems)	Compact development allows for more efficient utility provision. Expansion of the growth area could affect efficiency.
Businesses could benefit from a larger population because there will be a larger employment and customer base.	Growth will result in additional revenue to perform utility planning, construction, maintenance and utility operation. (more rate payers to support operations etc.)
The city can better achieve its goals for housing and population by adding area to the growth boundary.	Industrial and commercial developers will have to compete with residential growth for any available water and sewer capacity.
	Additional traffic will occur.
<b>Same as last scenario</b>	
Multi-family projects will diversify the City's housing stock as supported by the goals of the comp plan.	Up to 33 acres of commercial land could be taken off of the market. (approximately 17-acres of it is unencumbered)
Changes to the comp plan could accelerate development within the community.	Changes to the comp plan could accelerate development within the community.
Undeveloped property within the City will be converted to an urban use.	Growth outside of the City will continue to put pressure on street infrastructure.
Expanding the growth area given will allow for population growth that has occurred since 2005 while the map hasn't significantly changed.	Planning efforts that do not consider growth area expansion would need to be repeated after UGA expansion does occur. This duplicates expenses.
	The City's existing utility system is aging and maintenance has not kept pace with demand.
	Transportation problems require significant investment and the City is not prepared to fund improvements.

	Transportation levels-of-service will continue to degrade as development in Cowlitz and Clark County continues to occur. (Though if it occurs within the growth area, the City can realize revenue from the development)
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**Scenario 4 – Full Applicant Accommodation – Plans for the inclusion scenario where all applications are included in the UGB. (But nothing more.)**

Advantages	Disadvantages
<b>New to this scenario</b>	
Planning for all the property that is motivated to be included in the City's planning area is far-sighted.	The requests include more land the City could need for the 2036 population projection.
Accepting all applicant's into the growth area will reduce the chance that the city gets sued by applicants who were declined inclusion (while others were approved).	The applications don't represent considerable amounts of land that will be skipped over should the growth boundary be extended to include all the applicant properties.
Focusing future growth into specific areas will make planning more efficient.	
Focusing future growth into specific areas will make utility provision more efficient.	
Expanding the growth area given property owners development opportunities they don't necessarily have in the County.	
Development at an urban density is more efficient than development at a small-holding density. (4-20 units per acer versus 1 unit per 5 acres) Urban densities, even low density, will have a lesser impact than the small-holder development impacts that are occurring. (As evidenced by the lack of productive wells in the Empress Estates area and all the small rural lot development outside the City limits to the North, South, and East...where lot divisions are consuming large areas of land at much lower densities.)	
Expanding the growth area given will allow for population growth that has occurred since 2005 while the map hasn't significantly changed.	

<p>The City's existing utility system is aging and maintenance has not kept pace with demand. Depending on how the City expands its growth area, major utility decisions can determine whether the City needs to expand the existing system or whether additional capacity should be added through new infrastructure investment. This scenario will allow for planning beyond even the 20-year planning horizon.</p>	
<b>Same as last scenario</b>	
<p>In addition to the 4 internal applicants, the city can elect to expand the growth area.</p>	<p>Applicants are not all contiguous nor all they all adjacent to the City limits.</p>
<p>The City can focus on single-family residential growth by adding land. (as opposed to forcing denser growth within the current limits)</p>	<p>Utility planning will be complicated by the fact that there are growth area expansion requests in different parts of the community. Gaps could also occur if the city does not plan for properties not represented by pending applications.</p>
<p>Under the Growth Management Act, growth areas are supposed to be commensurate with the need. This means that the City will have to limit its expansion.</p>	<p>Transportation levels-of-service will continue to degrade as development in Cowlitz and Clark County continues to occur. (Though if it occurs within the growth area, the City can realize revenue from the development)</p>
<p>Expansion of the growth area will require annexation, a zone change, and a development application in order to develop.</p>	<p>Increased land supply can mean a slower rate of property value increases. (Good for buyers/renters/tax payers, bad for sellers)</p>
<p>Identifying a growth area expansion will provide for predictability when planning utilities.</p>	<p>Growth will result in additional service demands.</p>
<p>Infrastructure impacts can be planned by identifying where growth will occur.</p>	<p>Expanding the growth area could result in additional development outside the current city limits.</p>
<p>Increasing the land supply will provide for additional housing opportunities.</p>	<p>Expansion of the growth area could put additional growth pressure on land outside the growth area.</p>
<p>Increasing housing opportunities will result in more residents. More residents mean more potential employees and more customers for businesses.</p>	<p>Compact development allows for more efficient utility provision. Expansion of the growth area could affect efficiency.</p>

More housing will mean that rental opportunities increase. Vacancy rates can affect rent. (I.E. larger supply means lower rates)	Growth will result in additional revenue to perform utility planning, construction, maintenance and utility operation. (more rate payers to support operations etc.)
Expanding the growth area will decrease the amount of County property that is affecting City services without contributing to the City's finances. (less free-riders)	Industrial and commercial developers will have to compete with residential growth for any available water and sewer capacity.
Expanding the growth area will improve the City's ability to perform planning and will allow the city to be more efficient in its planning efforts.	Additional traffic will occur.
Growth will result in impact fees which are dedicated to capital projects (fixing capacity problems)	Changes to the comp plan could accelerate development within the community.
Businesses could benefit from a larger population because there will be a larger employment and customer base.	Growth outside of the City will continue to put pressure on street infrastructure.
The city can better achieve its goals for housing and population by adding area to the growth boundary.	The City's existing utility system is aging and maintenance has not kept pace with demand.
Multi-family projects will diversify the City's housing stock as supported by the goals of the comp plan.	Transportation problems require significant investment and the City is not prepared to fund improvements.
Changes to the comp plan could accelerate development within the community.	Increasing the growth area will increase the possibility that growth will occur.
Undeveloped property within the City will be converted to an urban use.	