

City of Woodland Planning Commission

CPA 2018-010 Comp Plan Map Amendment

20 December, 2018

Community Development

- ▶ Building
- ▶ Long-Range Planning
- ▶ Current Planning
 - Permit review

2019

Industrial

134,705 sq. ft.

\$1,200,000

Commercial

65,400 sq. ft.

\$11,200,000

Residential

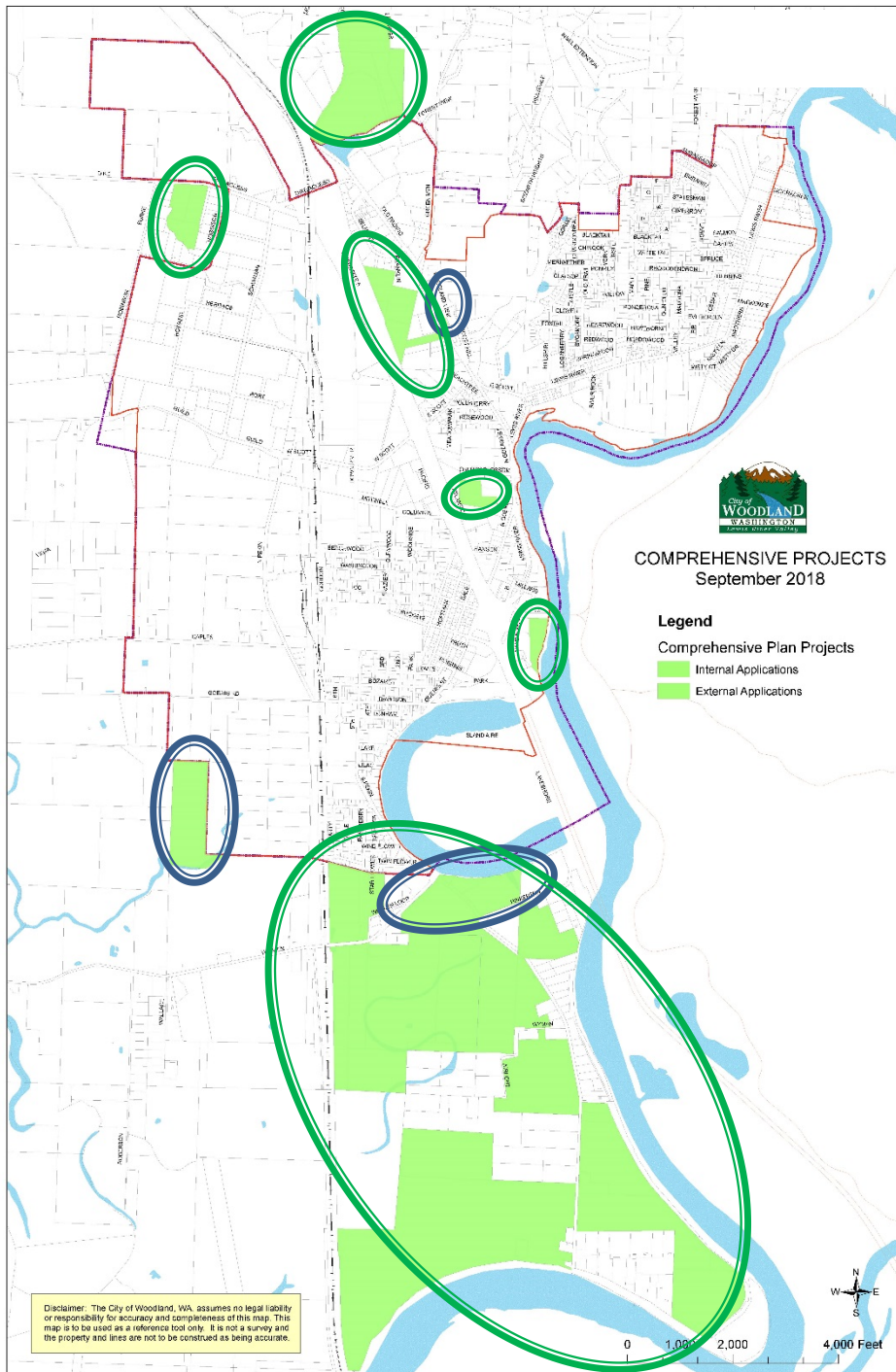
32 units

\$7,800,000

Comp Plan Map Amendment Requests

- ▶ We have eight requests
 - 1 Residential to Industrial
 - 3 Commercial to Residential
 - 4 requests to expand the growth area.
 - 1 Industrial (43.61 acres)
 - 3 Residential (600 acres)

Each application will have different impacts to the City because each one has its own set of unique issues.



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Why the emphasis on Residential?

- ▶ 2016 Comp Plan:

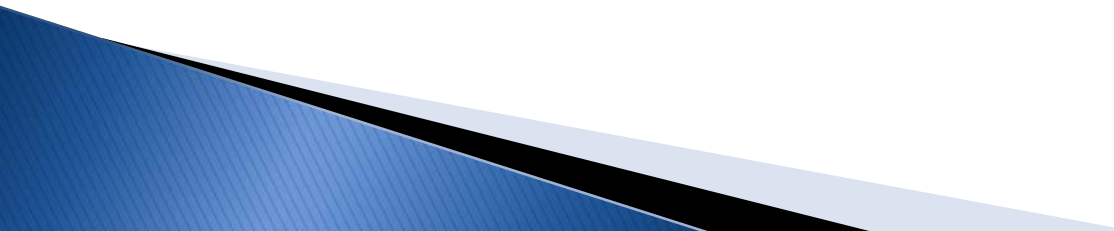
- 174 acres available
- Enough for +1,292 units

- ▶ 2018 :

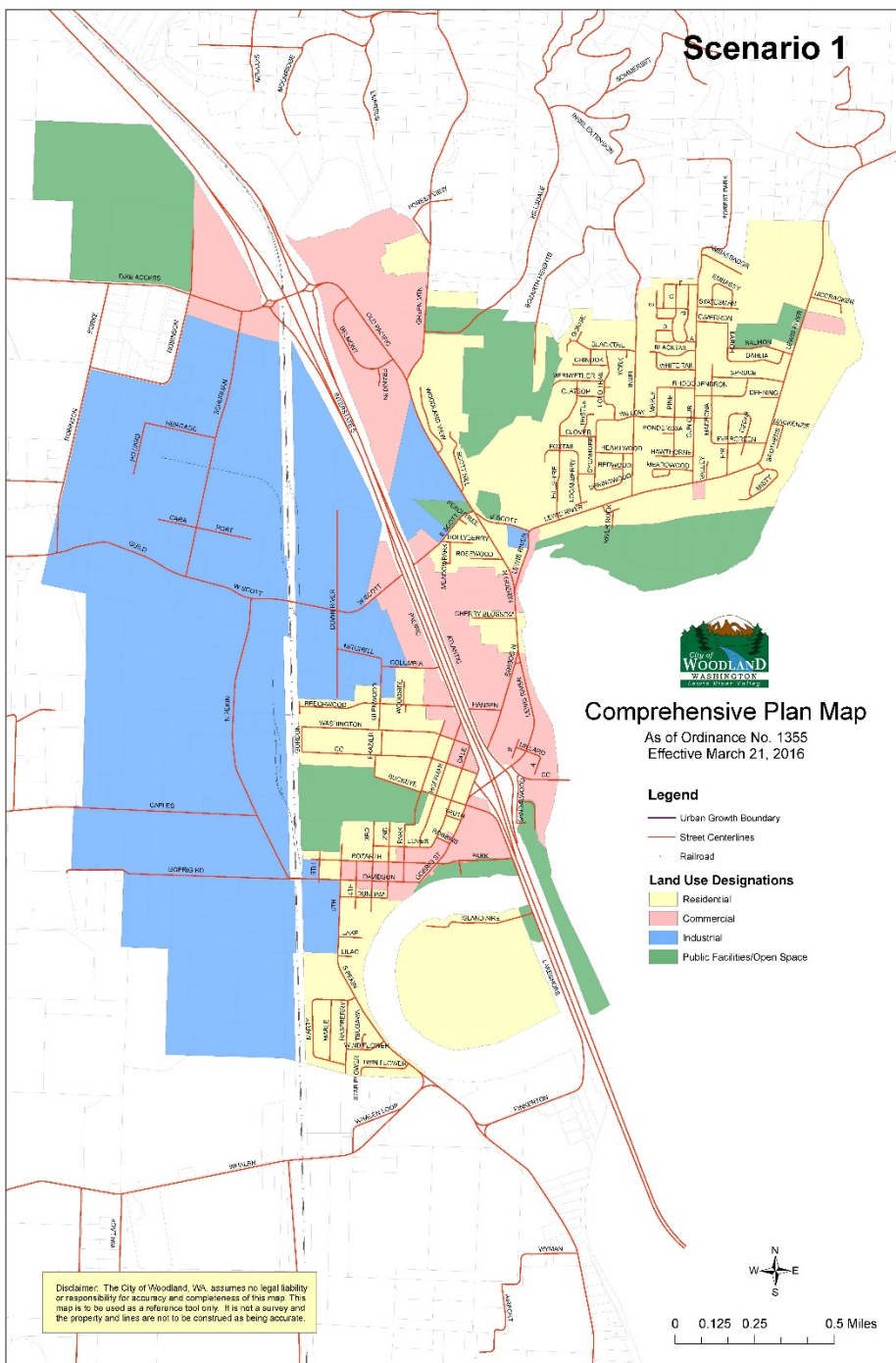
- 44 acres available (23.7 acres usable)
- 392 units built

- 13% land left...
- 70% units left to build.

Why does location matter?

- ▶ Does size matter?
 - ▶ Who applied first?
 - ▶ And should that matter more than location?
 - ▶ Do internal properties get priority?
-
- ▶ Why look at Growth Scenarios?
- 

Scenario 1



Comprehensive Plan Map

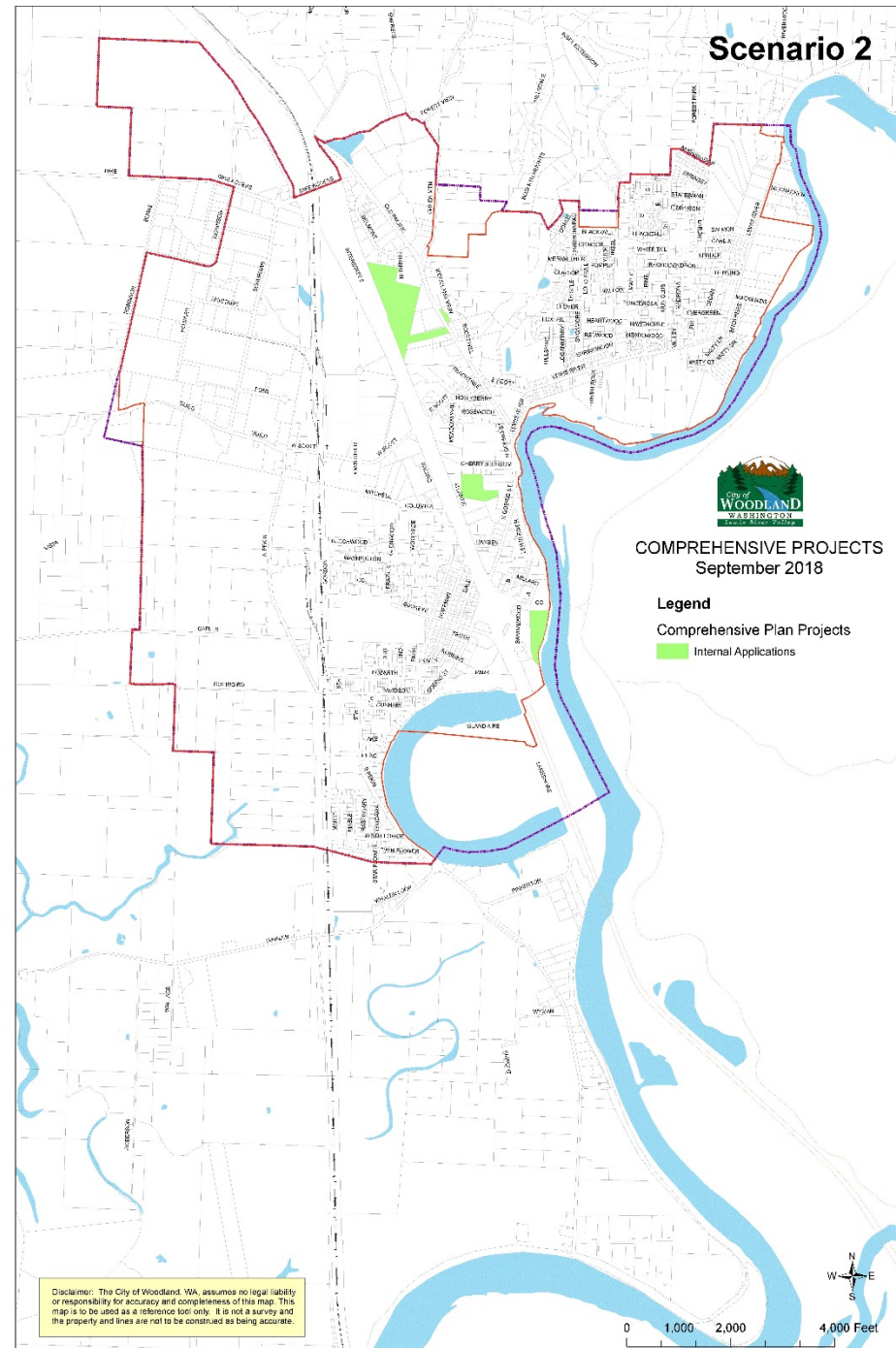
As of Ordinance No. 1355
Effective March 21, 2016

Legend

- Urban Growth Boundary
 - Street Centerlines
 - Railroad
- Land Use Designations**
- Residential
 - Commercial
 - Industrial
 - Public Facilities/Open Space

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Scenario 2



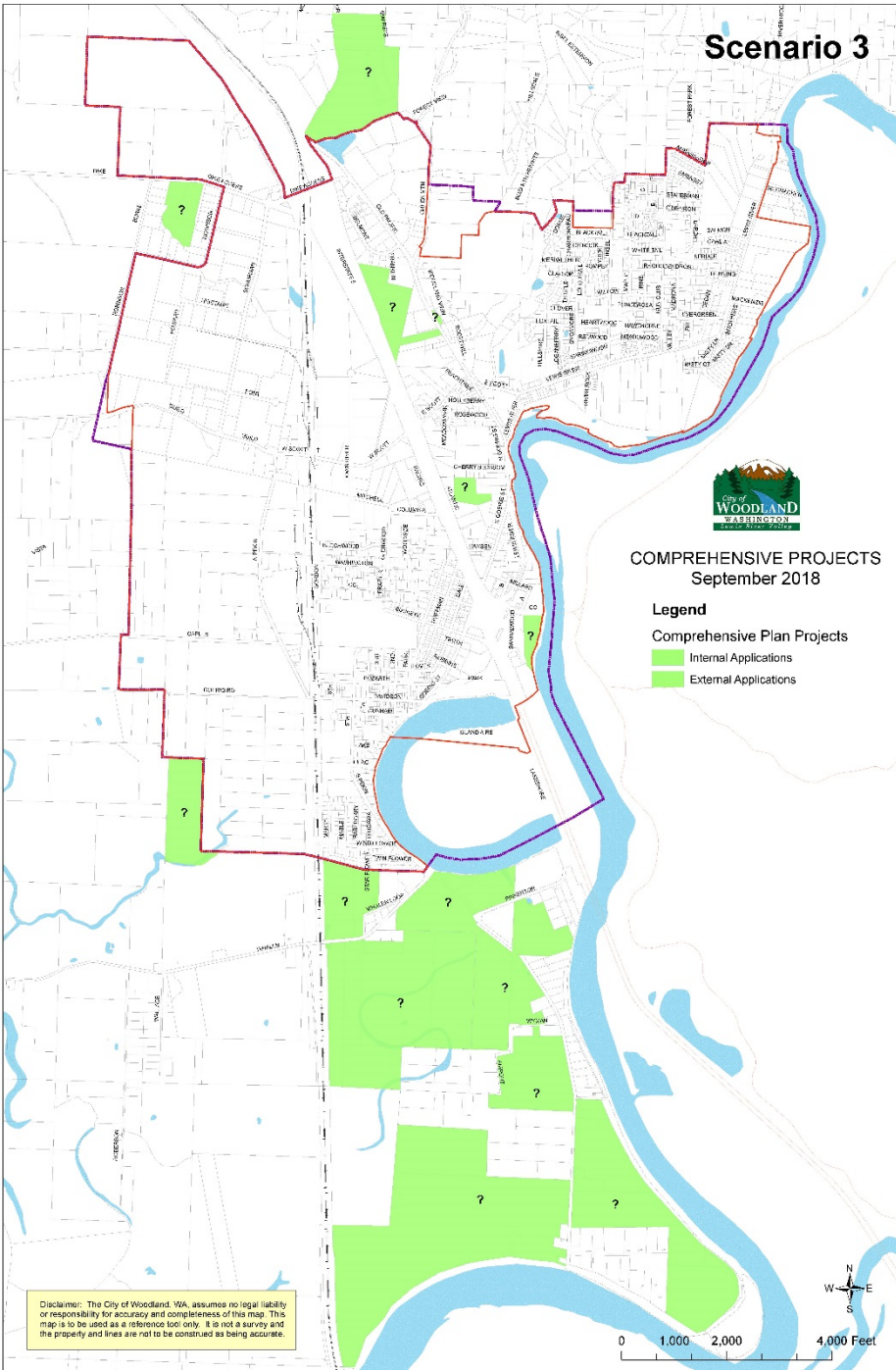
COMPREHENSIVE PROJECTS September 2018

Legend

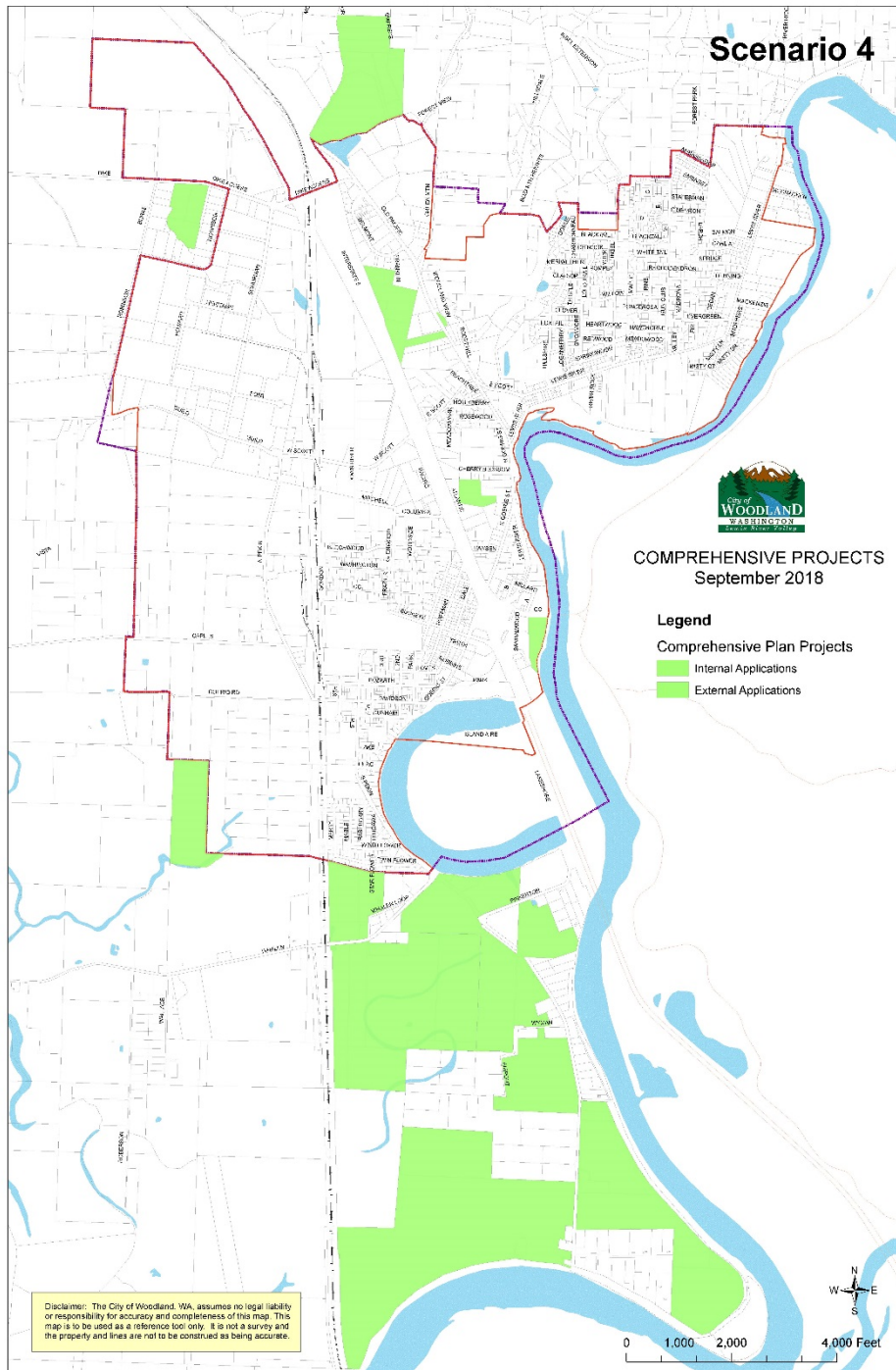
- Comprehensive Plan Projects
- Internal Applications

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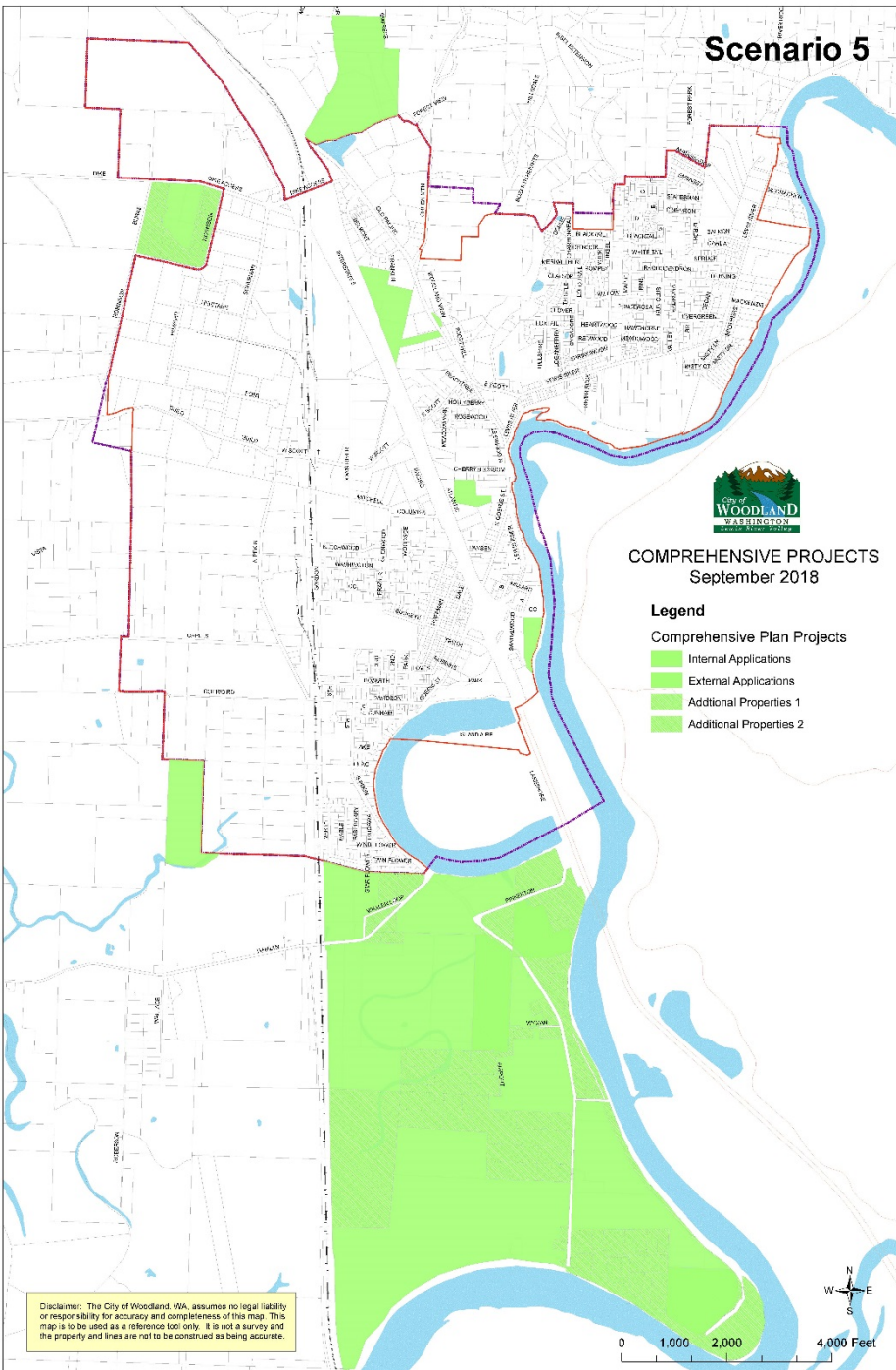
Scenario 3



Scenario 4



Scenario 5



COMPREHENSIVE PROJECTS
September 2018

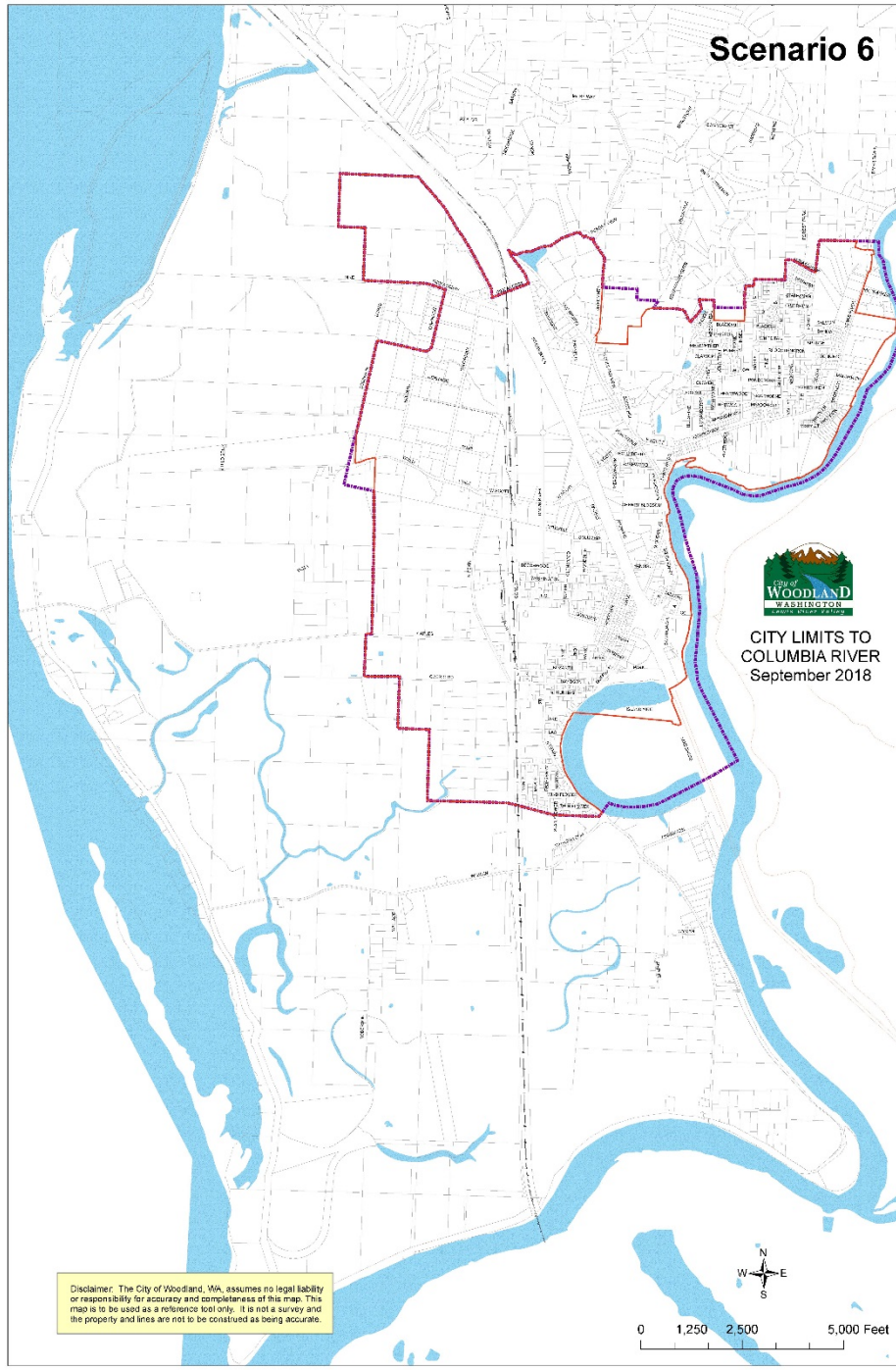
- Legend**
- Comprehensive Plan Projects
- Internal Applications
 - External Applications
 - Additional Properties 1
 - Additional Properties 2

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0 1,000 2,000 4,000 Feet



Scenario 6



CITY LIMITS TO
COLUMBIA RIVER
September 2018

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0 1,250 2,500 5,000 Feet



Growth is coming...

- ▶ 2016 Comprehensive Plan determined:
 - Commercial land for 2,480 jobs.
 - Industrial land for 2,192
 - Residential land for 1,292 new units

That's 3.6 employees per residence, or...
they are going to have to commute to Woodland every day.

Catch 22

- ▶ More homes = more traffic
- ▶ More jobs = more traffic

The question that staff needs to explore is whether more housing means more commuting traffic or less?

What's in our future?

▶ How many cars could be on the road?

▶ 2016 Comp Plan projections:

- Industrial Jobs +2,192
- Commercial Jobs +2,480
- Residences +1,292 units

5,964 ?

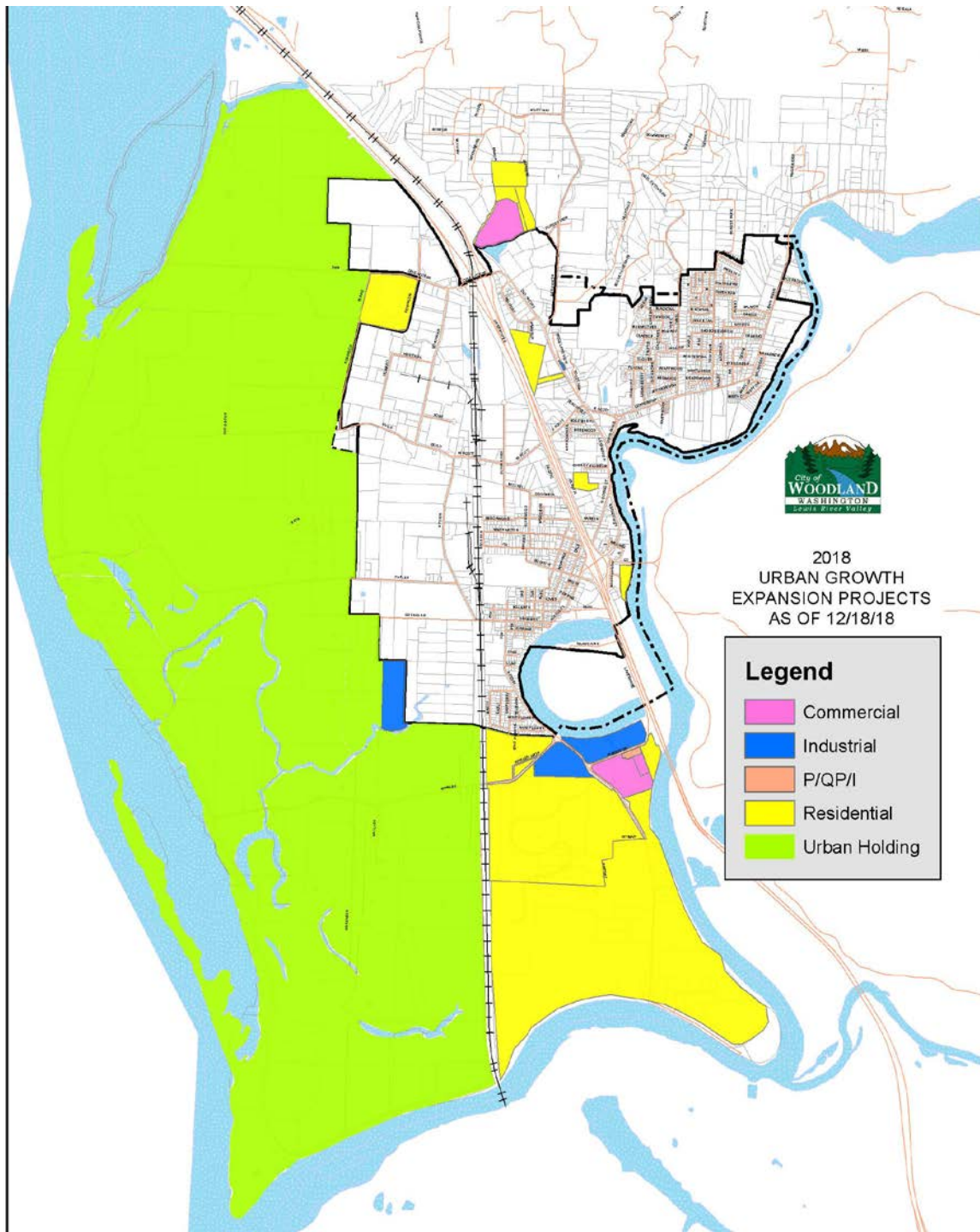
Can we reduce traffic by getting employees to live, work and shop in Woodland?

Comprehensive Planning

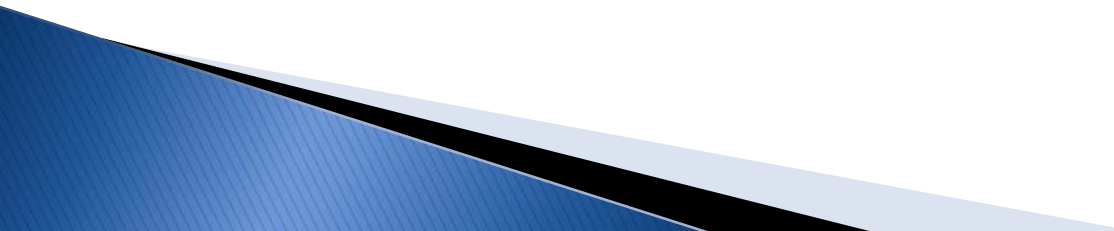
- ▶ Staff report details the growth scenarios and attempts to reach conclusions as to whether it provides the best approach for predicting impacts from growth.
 - Will #1 get to where we need to go?
 - Does #6 give us a better tool for figuring out where the traffic is coming from and where it is going?
 - Is #5 the logical compromise?

How does staff analyze the pending applications?

- ▶ In the staff report, staff recommended Scenario #6 as the best to analyze future impacts to the City.
 - Internal changes
 - Allows analysis of impacts to Exit 22
 - Allows analysis of impacts to Exit 21
 - Allows analysis of impacts to Lewis River Road
 - Including the land to the North
 - Including the land to the South
 - Including the land to the West



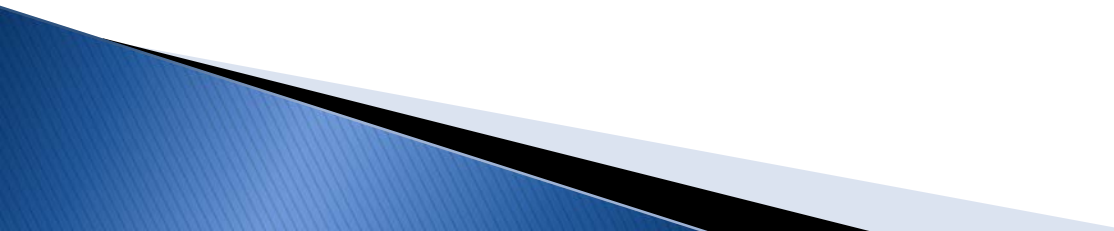
Comments Received

- ▶ Cowlitz County
 - Land Use questions
 - Utility and City Services questions
 - County resident issues
 - ▶ Department of Transportation
 - Study all 6
 - ▶ Public Input
- 

Public Input

- ▶ 12 presentations
- ▶ 5 Open Houses
- ▶ More than 160 individual contacts
- ▶ 34 surveys (so far)
 - TRAFFIC
 - Quality of life for County residents
 - Desire for commercial and industrial growth but NOT residential development

Revised Recommendation

- ▶ Staff believes that additional testimony should be taken.
 - ▶ The Planning Commission should determine whether additional information is needed.
- or,
- ▶ Is it ready to make a recommendation to the City Council?
- 

Questions?