

**Community Development Department**  
**Building • Planning • Code Enforcement**

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**Supplemental STAFF REPORT &  
 RECOMMENDATION**  
**City of Woodland**  
**Comprehensive Plan Map Amendment**

**ISSUE DATE: December 30, 2018**

**Land Use Application No.: CPA2018-010/SEP2018-008**

Applicant:	City of Woodland PO Box 9 230 Davidson Avenue Woodland, WA 98674
Notice of Application & Likely DNS Issued:	November 29, 2018
Published:	December 5, 2018
Comment Due Date:	December 19, 2018 (SEPA) December 20, 2018 (Binding Site Plan hearing) (Continued to January 10, 2019)  <b>PLEASE NOTE: This hearing has been rescheduled to January 17<sup>th</sup>, 2019.</b>

**I. SUPPLEMENTAL ANALYSIS IN RESPONSE TO PLANNING COMMISSION DISCUSSION:**

During the December 20, 2018 public hearing, the Planning Commission requested that staff provide additional information in response to public comments and the Commission's discussion. Specific questions were asked, and this supplemental document is intended to provide the additional information requested.

**II. QUESTIONS**

**#1 – Can staff provide all the text responses that go with the survey results?**

Context: Commissioner Jones noted that the survey data appeared to have issues because it looked like there were questions with more answers than the total number of surveys received. She asked if all the data could be made available?

**Staff Response:** Staff was unaware that there were more questions with more answers than responses but noted that some questions allowed for survey takers to pick more than one answer. For example, some questions asked if it was a good idea for a property to be included in the growth area...then asked the reason for the response. So, 10 survey respondents could have said it was a bad idea, and 8 of them responded that they were concerned over traffic, the survey software would record 18 responses from 10 surveys.

Yes. All the data is available for public review. Because the survey is still available on paper and on-line, staff will provide a full printout of the responses that are available when a request is made, but that report is only up to date for the time of the request. A copy of the data to date is attached to this report. A revised set of data will be provided at the hearing in case additional surveys are received between the publishing of this report and the continued hearing itself.

Staff also points out that the survey was aimed at soliciting opinions about the growth scenarios. As an opinion tool, and the fact that relatively few survey responses are expected, staff recognizes that the analytical value of the various answers is limited. Staff also recognized (after publishing) that Question #78 has limited value because staff meant it to be a tool to separate the opinions of "City of Woodland" residents from County residents who consider themselves part of "Woodland" because they have a Woodland zip-code. The original intent of the question was to enable staff to separate non-City residents from City residents who are the constituents that the City staff and the City's planning commission represent.

## **#2 – County treatment of small-holders and the consequences for the City.**

Context: Conversation resulted in the question of how the County Comp Plan Small-Holding designation would be implemented when the property was designated as Unzoned by the County?

**Staff Response:** City staff notes that they are not well versed in the application of Cowlitz County zoning nor are they familiar with the implementation of the County's vision and policies as outlined in the County's Comprehensive Plan. Therefore, staff's analysis is limited and should be considered an opinion and not a legal interpretation.

Staff also starts by stating the opinion that the City's regulatory authority is granted to it by its adopted ordinances and regulations. They are the legislative tools with which the City administers its authority. Other documents, like resolutions, plans and studies, are generally acknowledged to be documents that are meant to provide guidance. Staff understands that regulating by resolution, policies, and guidance documents to have questionable legal standing. Actual interpretation of this question would require a court to provide adjudication of the issue.

With this caveat, staff provides the following analysis and opinion...

The City's staff and attorney met with County staff as part of this planning effort. During that discussion it was raised that the County zoning allowed for lot sizes ranging from 38 acres to 6,000 sq. ft. per lot if it had access urban services.

In the area being considered for inclusion as residential in the City's growth area, much of the property is Unzoned (U) and has a comp plan designation as Smallholding under the current Cowlitz County Comprehensive Plan.

Staff performed a cursory review of the County zoning code and comp plan. Cowlitz County Code (CCC) sections reviewed by staff are summarized/quoted below:

**18.10.270 Unzoned (U) – Area of application.**

*Unzoned areas are those areas not precisely zoned by the Official Land Use Map. The areas to which this classification is to be applied are generally those areas of Cowlitz County which have not had extensive urban development and probably will not have any degree of such development in the foreseeable future. [Ord. 15-039 § 1, 3-24-15.]*

**18.10.275 U – Permitted uses.**

*In the U district all uses which have not been declared a nuisance by statute, resolution, ordinance, or court of competent jurisdiction are permitted. [Ord. 4107, § 4.10.02, 4-14-75.]*

Staff analysis: The zoning for the area in question reflects the County's opinion that urban development hasn't occurred and won't likely occur. As the city is considering these applications staff recognizes that there has been large agricultural business development in the area. There is also anecdotal evidence indicating that several 2-acre residential lots and the location of an industrial training facility have been approved for the area. Further research has shown that the County has given preliminary approval to an industrial training facility and 18 2-acre lots sharing a private road. Given these approvals and the fact that property owners of more than 500-acres have applications submitted to be included in the UGA, it would seem the U zoning is no longer fitting for the area.

**PERFORMANCE STANDARDS AND REQUIREMENTS**

**18.10.500 Application of standards.**

*After April 14, 1975, any use established and any building, structure, or tract of land developed, constructed or used for any permitted or special use shall comply with the applicable performance standards set forth herein.*

*If any existing use or building or other structure is extended, enlarged, moved, structurally altered, the standards included within this section are to be considered applicable to these activities and they shall be considered minimum standards. [Ord. 4508, § 2-6.01, 12-17-75; Ord. 4107, § 6.01, 4-14-75.]*

**18.10.501 Standards.**

*All development shall conform to the development standards of the zone district classifications in which the development is located as indicated in Table 18.10.501. However, Table 18.10.501 contains only minimum standards, and stricter standards may be required by other regulations,*

including building codes, fire codes, stormwater management or regulations governing sewage disposal or water service. Where Table 18.10.501 lists more than one standard, the stricter standard shall apply.

**Table 18.10.501**

**Minimum Zone District Development Standards**

<u>Land Use Zone District</u>	<u>Lot Area (acres or sq. ft.)</u>	<u>Lot Width at Building Line (feet)</u>	<u>Rear Yard Setback (feet)</u>	<u>Side Yard Setback (feet)</u>	<u>Building Height (feet)</u>	<u>Maximum Lot Coverage (percentage)</u>	<u>Minimum District Size (acres)</u>
<b>RR-1</b>	<b>1 acre</b>	<b>120</b>	<b>15</b>	<b>5</b>	<b>(CCC 18.10.535)</b>	<b>50</b>	<b>=</b>
<b>RR-2</b>	<b>2 acres</b>	<b>180</b>	<b>15</b>	<b>10</b>	<b>(CCC 18.10.535)</b>	<b>30</b>	<b>=</b>
<b>RR-5</b>	<b>5 acres</b>	<b>300</b>	<b>15</b>	<b>10</b>	<b>(CCC 18.10.535)</b>	<b>15</b>	<b>=</b>
<b>SR</b>	<b>15,000 sq. ft.</b>	<b>60</b>	<b>15</b>	<b>5</b>	<b>(CCC 18.10.535)</b>	<b>65</b>	<b>=</b>
<b>UR</b>	<b>6,000 sq. ft.</b>	<b>60</b>	<b>15</b>	<b>5</b>	<b>(CCC 18.10.535)</b>	<b>65</b>	<b>=</b>
<b>MF</b>	<b>Table 18.10.541</b>	<b>=</b>	<b>15</b>	<b>5</b>	<b>(CCC 18.10.535)</b>	<b>90</b>	<b>=</b>
<b>C-1</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>1</b>
<b>C-2</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>3</b>
<b>ML</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>=</b>
<b>MH</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>=</b>
<b>AG-I</b>	<b>38 acres (CCC 18.10.518)</b>	<b>(CCC 18.10.518)</b>	<b>15 (CCC 18.10.510)</b>	<b>10 (CCC 18.10.520)</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>=</b>
<b>AG</b>	<b>5 acres</b>	<b>=</b>	<b>15</b>	<b>10</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>5</b>
<b>AG-38</b>	<b>38 acres</b>	<b>=</b>	<b>15</b>	<b>10</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>76</b>
<b>FR</b>	<b>5 acres</b>	<b>=</b>	<b>15</b>	<b>10</b>	<b>(CCC 18.10.535)</b>	<b>=</b>	<b>20</b>

<u>Land Use Zone District</u>	<u>Lot Area (acres or sq. ft.)</u>	<u>Lot Width at Building Line (feet)</u>	<u>Rear Yard Setback (feet)</u>	<u>Side Yard Setback (feet)</u>	<u>Building Height (feet)</u>	<u>Maximum Lot Coverage (percentage)</u>	<u>Minimum District Size (acres)</u>
					<a href="#">18.10.535</a>		
<u>U</u>	<u>Mandatory minimums as per Comprehensive Plan guidelines and recommended acreages</u>	<u>Mandatory minimums as per Comprehensive Plan guidelines</u>	<u>15</u>	<u>10</u>	<u>(CCC <a href="#">18.10.535</a>)</u>	<u>=</u>	<u>=</u>

[Ord. 16-144 § 1, 11-22-16.]

Staff analysis: The attached table appears to indicate that lot sizes are regulated by the mandatory minimums as laid out in the Comp Plan “guidelines” and “recommended acreages”. Staff is concerned about interpreting “recommended” and “guidelines” on behalf of County Planning staff so will limit itself to a brief opinion on the County Code. “Recommendations” are suggestions for the best course of action based, and “guidelines” are generally considered a general rule, principle, or piece of advice. Setting aside its opinion above, staff does not want to speculate on the legality of using regulations that refer to guidelines and recommendations, nor the ability of a City or County to use its comp plan as a regulatory document. Staff will however specifically point to Chapter 6 of the County’s comprehensive plan which includes the language:

***“Chapter 6: Implementation***

***Introduction***

*The Cowlitz County Comprehensive Plan provides a framework for decisions about land use in the unincorporated areas of Cowlitz County. The plan is intended to help property owners, community groups, developers, Cowlitz County officials, other government agencies in making land use decisions that may have impacts on the quality of life in Cowlitz County. **While the Comprehensive Plan itself does not carry the regulatory authority of an ordinance or law, it provides the necessary framework to create, amend and interpret such codes.**” \**

*(\*Emphasis added by City of Woodland staff for this supplemental staff report)*

Given that the County Code specifically states that it will regulate lot sizes according to the comp plan, and the comp plan specifically recognizes that it has not regulatory authority, city staff has little faith that the County has adequate tools to prevent significant development from occurring within unzoned properties on the Woodland bottoms.

Staff also notes the Zoning section of the comp plan which includes the language:

***“Zoning***

As of 2014, only about 10% of Cowlitz County is classified and subject to the land use requirements of the County’s Land Use Ordinance, CCC 18.10. The Land Use Ordinance

provides both restrictions and protections for property owners; it creates standards for development, and helps ensure compatibility between proposed and existing land uses. Areas that are zoned include those surrounding Longview and Kelso, Lexington, as well as Ryderwood. Zoning was established for the Woodland Bottoms in 1980 for the specific purpose of protecting agricultural, forest, and industrial lands from encroachment of incompatible uses and activities.

**While the Comprehensive Plan is a guiding document for many land use decisions in the County, it does not carry the force of law in terms of regulating land use.** For example, the designation of an area as “Rural” under the Comprehensive Plan would not preclude the placement of commercial or industrial uses that are decidedly not rural in nature. However, the Comprehensive Plan does set a general framework of land use designations that may guide more specific zoning designations.” \*

*(\*Emphasis added by City of Woodland staff for this supplemental staff report)*

This section seems to reiterate the previous section quoted and which reinforces staff concern that the City of Woodland can rely on the unzoned code language to adequately regulate or mitigate for the impacts of development in the bottoms.

Lastly, staff reviewed the Smallholder Land Use Category language:

***“Smallholding Land Use Category***

*Smallholding areas are intended to provide for self-sustaining lifestyle choices, with the opportunity for management of natural resources for the creation of economic benefit. The guideline is for lots to have a minimum lot size of five acres and lot width of 100 feet. Minimum lot configuration must provide adequate area for on-site sewage system and domestic well, in addition to any required buffering from adjacent uses. The Smallholding area is intended to minimize conflicts between resource management and residential activities. Clustered development is encouraged to efficiently utilize land and infrastructure needed to serve development and maximize resource conservation.*

*Smallholding lands can provide a transition from more urbanized areas to those that are classified as remote, with limited development potential, or economic resource land utilized for commercial or industrial resource management. Public water and sewer service is generally not available. Privately owned community water services may exist. Smallholding areas are within a fire district. Access may be provided via lower classification public roadways and private roads. The Smallholding classification also includes areas otherwise fitting the Rural Category, but where natural land features limit development.”*

Upon review of this section, it appears to give a guideline for 5-acre minimums with a 100-foot lot width, but then goes on to require adequate area for on-site sewage systems and a domestic well, in addition to buffers from adjacent uses. Staff is unsure if these guidelines are being implemented in whole or in part.

Staff also takes exception with this comp plan designation because it is not “self-sustaining” (because there are costs being passed on to the City); nor does it appear to be managing “natural resources for the creation of economic benefit” because it presumes that conversion of large tracts of resource lands divided into 5-acre lots would be economically beneficial. The city contends that even relatively compact urban development of between 4-

20 units per acre, better preserves agricultural resource land than the 1 unit per 5-acres as it is currently designated.

Staff also notes that citizen testimony at the hearing clearly expressed a desire for the City to not provide development at urban densities but to maintain the smallholding 5-acre density, even going so far as to note that there was still economic value for the current owner if they divided the area into 5-acre minimum lots. With approximately 500 acres of land included in the applications, the logical result of this suggestion would be 100 5-acre county lots would be better for the City than building urban density development within the City.

Staff fundamentally disagrees with this assertion. It seems the opposite of resource preservation for the County; it is not economically beneficial (for the City); and is only self-sufficient for the owner (because it shifts much of the burden and costs to the City and its residents).

Given potential code issues and impact to the City from the historical patterns of large lot development on the edge of the City, staff has reservations about relying upon the County to implement their comp plan in a way that addresses City concerns. It is possible that a future of "unzoned smallholding" property development will only serve to further a pattern of development that has contributed to the exact situation in which the City finds itself. Underfunded, over-burdened, and feeling the impacts of growth that it has no ability to influence.

This entire discussion about planning is based on the idea that development outside the City is having a direct and measurable negative impact on the City and its residents (and whether the city should continue to let this happen without a plan to address it). Survey data collected to this point, supports that.

- 79% of survey respondents agree that development in the bottoms has a direct impact on traffic in the City. (Question 43)
- 54% feel that that development should be held accountable for the impacts they have on the City. Meaning that 25% of respondents are ok with the City bearing the burden of those impacts. (Question 44)
- 75% feel the City should use its existing resources to solve traffic problems. (Question 67)
- 58% of respondents agree they are comfortable with the City taking on more debt to fix traffic problems. (Only 12% are uncomfortable.) (Question 69)

In summary, staff is unable to determine whether higher density development could occur under the County's current zoning and comp plan. Staff's opinion is that higher densities could occur. And even if it doesn't develop at higher densities, the City will still be impacted by the development that can occur because per CCC 18.10.275 the zoning allows for virtually any use within the U zone.

Note: Staff also notes that these other CCC sections were reviewed and found to apply to the U zone but when reviewed did not result in substantive relevance to the conversation at the time of review: CCC 18.10.525; CCC 18.10.535; CCC 18.10.538; CCC 18.10.542; CCC 18.10.550; and CCC 18.10.510.

### **#3 – Is there an obligation for the City to provide services if the Urban Growth Area is extended?**

**Context:** Staff was asked to determine whether extension of the UGA authorized development to occur within the County using City utilities.

**Staff Response:** Staff's intent was to advise that the Council expand the UGB but to not extend services outside the current city limits unless annexation were to occur concurrently with development or as a result of the development. But the question is nuanced.

1. Does UGA designation come with a commitment by the City to provide service?

Yes. Under GMA, the City is obligated to ensure that adequate public services exist or can be provided in an efficient manner. The comp plan provides for the addition of nearly 1,300 additional residences and for industrial and commercial growth equivalent to nearly 2,500 jobs. This growth is based on basic planning assumptions and an analysis of current utility infrastructure as well as capital planning. So, by having adopted the comp plan with the current growth projections, the City has already committed to provide services to that volume of growth. (What we are trying to discuss is not "if" but "where".)

2. If a property is within the UGA, at what time does that property have the right to hook up to services?

This is a situation raised during a meeting with Cowlitz County staff and the opinion at the time was that yes, once a property was in a UGA, applicants could force the provision of service by requesting development applications. (Based on an experience they are facing with another City in the County.)

Whether that situation was a result of how the UGA was designated or adopted, staff cannot say, so it is not possible for staff to determine whether the City of Woodland would be subject to the same issue. However, it must be noted that the City is fully planning under GMA while the situation in question was for a partially-planning community.

As a result, staff is seeking a legal opinion as to whether the designation of a UGA means that the City has no control over development in the UGA or how quickly (and when) the City's services are provided to land in the UGA.

Initial inquiry to the Washington State Department of Health resulted in a series of responses that have been attached as Attachment C of this report. Health appears to opine that water service is not automatic or driven by applicants/developers/property owners without limit. Specifically, Health staff referred to four service factors of which the City has control: capacity; consistency with adopted plans; sufficient water rights; and whether the services can be provided in a timely and reasonable manner.

A legal opinion regarding this is also being sought, but upon first review, the comp plan and water plan both provide plan guidance, including the fact that the water plan does not yet include the UGA in its service area map (so the city can't be forced to extend the



water until the water plan is revised). Second, the Comp Plan contemplated growth and that the City has sufficient water rights in place to meet GMA standards. Capacity of the well is discussed in the plan which states that the City's well has adequate capacity to pump up to its water rights limit. Storage and distribution are discussed in the water plan which indicates that there is adequate treatment capacity at the water treatment plant but that an addition capital project is required for additional storage. The capital project in question is funded and is expected to begin construction in 2019. The adequacy of transmission pipes will need further study and that study will be directly affected by the issues being contemplated as part of this process. Ultimately, distribution lines are installed during development.

As legal opinions are obtained, they will be added to the record. But it needs to be noted that the purpose of this planning exercise is to determine what needs to be studied. If the City intends to achieve its 20-year growth goals within the existing City limits, the analysis needs to reflect that. If the City needs to be planning for a future that does not follow the 2005 comp plan UGA map that it is currently using, planning for that change needs to occur sooner rather than later to avoid problems.

So again, the debate isn't over whether the City can grow...but where will that growth occur and whether the city should be planning to be ready for it.

#### **#4 – Can staff provide an explanation of how service provision is funded?**

**Context:** Testimony at the hearing raised the question as to whether the City could afford to provide services to this area; how such improvements are funded; and who would pay for this expansion.

**Staff Response:** Government services are typically funded through fees or taxes. Fees are charges for a specific good or service and the money is directly tied to the provision or maintenance of that good or service. For example, a fee can be paid to reserve the shelter at Horseshoe Lake Park for a birthday party. That fee goes to maintain the park and the shelter.

A tax is a compulsory payment levied for goods and services that are not covered by fees. For example, taxes pay for police and fire protection. A fee is not charged for calling 911. Those services are currently funded by tax dollars through the City's General Fund. The City's current general fund distribution is about 30% for police, 30% for fire protection, about 20% for roads, and the remaining 20% for all other services (like parks, planning, administration, clerk/treasurer services) not covered by fees.

When development occurs, developers pay several types of fees:

- Application Fees – This is the fee that pays for some or all of staff's time to process permits and to review the request for compliance with city regulations.
- Inspection Fees – A fee that reimburses the city for inspection costs.
- Plan Review Fees – Fees that reimburse the city for professional review services. (Building plans, Engineering plans, etc.)
- Building Permit Fees – Fees that reimburse the city for building inspection services which are provided by a consulting firm.

- Connection Fees – Fees paid to connect to a city utility. (Water & Sewer)
- Impact Fees – A fee to reimburse the city, its tax-payers, and its rate-payers, for adding demand on a service that is being provided or that needs to be expanded. The City has four impact fee types, one for the Woodland School District and three for city services (parks, fire, and transportation). Impact fee amounts are set by the City Council and should be based on the amount of improvements planned for the service they cover. (i.e. park fees are based on the cost to acquire park land and build parks). Impact fees are also charged based upon how much of an impact the development will have on each service. (Park impact fees are not paid by commercial and industrial users but only by new residential builders.)

Taxes are assessed to a development either during construction (sales tax on construction materials) or upon completion of the development (property taxes). Some are assessed during both stages (fuel taxes for construction vehicles and for a building occupant who drives). Taxes may or may not be earmarked for a specific purpose (like gambling tax revenue being earmarked for police services).

In the case of new development, city code requires that a development design and build infrastructure improvements concurrently with the development. For example, a developer designs a development proposal and pays the city permit and plan review fees. The City uses those fees to perform a review of the plans to make sure they meet city standards. If approved, the developer is required to install public water mains, sewer mains, and street improvements along the entire length of their property. These improvements are built by the applicant at their expense, they then pay fees for the city to inspect the improvements until it is determined the improvements meet city standards. Once public infrastructure improvements are accepted by the City's inspector, the improvement is turned over to the City and becomes a City asset. For water and sewer mains, the developer is then required to pay a fee to connect to those pipes. Connection fees for water and sewer vary based upon the size of connection required for the development.

Once the improvements are accepted by the city and connections are made, the developer can apply for building permits. A plan review fee is paid up front to fund the review of building plans. If the building plans are found to meet the building code, a building permit is ready to be issued. For the building permit to be issued, the builder/developer/property owner pays all applicable impact fees and the building permit fee (which covers building inspection costs).

Once construction is completed, the building owner/occupant is assessed fees for their use of services and utilities (water/sewer/garbage) and property taxes are assessed. But up until occupancy of the building, the costs associated with development are largely paid for by the applicant in the form of fees.

At that point, the development becomes a normal tax-payer and utility user like any other property owner in the city. Utility payments go into the appropriate fund to operate and maintain the water and sewer services. Tax money is deposited into the city's accounts and used to fund the normal maintenance and operation of the City.

Impact fees are a GMA tool intended to help recover other costs associated with growth. But the use of impact fees is limited to growth related expenses. For example, Fire Impact fees can be used to acquire an additional fire engine if the City can show that the engine is needed to respond to an increased number of fire calls (presumably because there are more people calling 911 for help from the fire department). Impact fees can't be used for maintenance and operations, like to repaint the fire station (because new houses didn't cause the fire station to need a paint job).

In general, impact fees are used by the city to:

- Fire – Pay off fire station debt and acquire equipment for use in the City.
- Parks – Buy new equipment like bleachers and tables; and to buy property for future parks.
- Roads – Used to build sidewalks or other infrastructure that expands the city's transportation network.
- Schools – Not applicable. (The Woodland School Board determines how the District will spend impact fee revenue. But generally, the funds are used to pay off debt, acquire land for school sites, or for construction costs.)

Please note that the above discussion does not apply to anyone who lives in Cowlitz County. County residents may pay similar applicant fees for development, but those fees are paid to the County. It also needs to be noted that public improvements may not be required in the County. For example, water and sewer mains are not required in the County. Therefore, if development occurs in the County and the City desires to annex a property after development occurs, the City (and its taxpayers) may be responsible for constructing infrastructure improvements (like water and sewer mains, and city streets).

The county also does not collect impact fees. It could collect money under SEPA as mitigation for the impacts that development causes, but the County is not required to do so and typically has not done so.

It should also be noted that the City receives no funds from the County or owners of property in the County. However, owners of property within the City, do pay taxes to the County. For example, for every \$1.93 in taxes that they pay the City to maintain the parks, roads, police and fire services...they also pay the County approximately \$1.85 in taxes for the County to maintain County services. This it noted because it demonstrates that development in the City benefits the County, but development in the County does not benefit the City.

#### **#5 – Can the City develop an Agriculture zone?**

**Context:** Commissioner Jensen asked questions about whether the city could develop an AG zoning district. Are AG lands ok within a City?

**Staff Response:** Staff could find no state regulations that would prohibit the City from adopting an agriculture resource zoning district. And there is no prohibition against annexing property that is being used for agriculture provided the annexation is consistent with appropriate plans. The City of Woodland is an example of a jurisdiction that has large amounts of property that is being used for agricultural purposes.

However, a legal opinion on this question is being sought and will be provided when it is available.

#### **#6 – Can the City create an Urban Holding designation for the bottoms?**

**Context:** Staff stated that they intended to ask the Council for a prohibition against extending City services outside of city limits and that they would request an “urban holding” designation for the UGA expansion area west of the railroad tracks, implemented by a moratorium on service provision until that area could be master planned or until policies could be developed for the area. Commissioner Jensen asked questions about adopting Urban Holding rules.

**Staff Response:** Staff envisioned that the adoption of a revised comp plan map for the bottoms would by necessity involve having to adopt a mechanism to prevent urban growth within that area until the City can adequately master plan the bottoms. Staff foresaw a service moratorium and a “Urban Holding” designation on the City’s comp plan map.

Note: The comp plan map doesn’t become effective when the City Council adopts it. The Cowlitz County Comprehensive Plan will need to be updated to reflect the changes that the City has approved.

The next step in the City’s planning process would be to prepare an application to request Cowlitz County to update its Comprehensive Plan and Map to accommodate the City’s request. As part of that request, staff intended to work with the County to formulate an Urban Holding designation for its plan.

If the County were to adopt the city’s approved map and designate an Urban Holding area in the bottoms, the City designation would become rooted in the standards laid out by the County. This would allow the City time to perform a master planning effort before urban development could occur in the bottoms.

However, the question was raised as to whether it would be legal for the City to adopt an Urban Holding designation without it being part of the City’s comp plan? In other words, does the city need to prepare an urban holding zoning district, or do a master plan to plan the area before the designation can be adopted?

This is a foundational planning question because it presumes that the City would be interested in engaging in a comprehensive planning effort for an area of Cowlitz County, to determine whether that area should be included in the growth area. Legally, planning responsibility for the area falls to Cowlitz County. But, the logical response being that if the City had the time and resources to master plan the entire Woodland Bottoms, there would be no need for an Urban Holding designation. (I.E. the master planning effort would result in actual recommendations...not a holding designation.)

Regardless, a legal opinion on this question is being sought and will be provided when it is available.

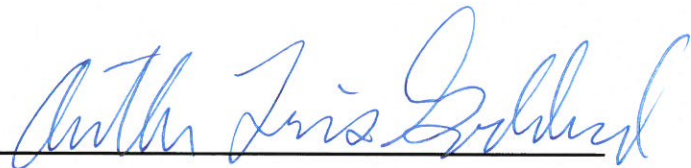
**III. STAFF RECOMMENDATION:**

No recommendation is being provided with this supplemental staff report. However, Growth Scenario #6 may not be legally viable so staff will be preparing a new recommendation.

**Responsible Official: Travis Goddard, Community Development Director**  
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**230 Davidson Ave**  
**Woodland, WA 98661**  
**goddardt@ci.woodland.wa.us**

**Date: 12/30/2018**

**Signature:**



cc: Planning Commission  
Applicant  
Parties of Record  
Mayor  
File  
Website  
City Administrator

**ATTACHMENTS**

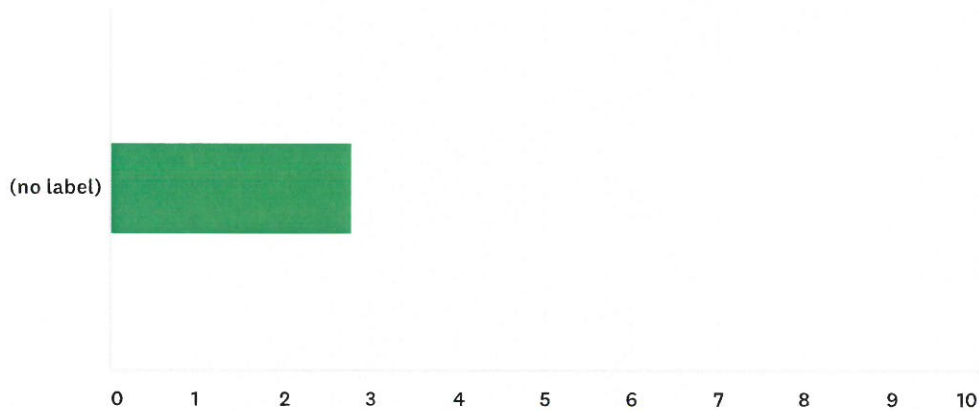
A – Survey Responses (to date)  
B –

Documents listed at <http://www.ci.woodland.wa.us/departments/planning/comprehensive.php>

Attachment A – Survey results to date start on the next page.

### Q1 The City does not need any additional housing.

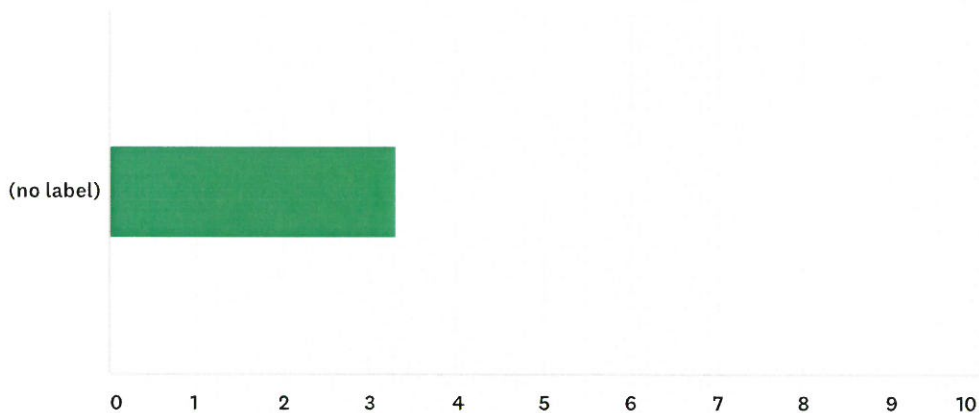
Answered: 36 Skipped: 1



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	30.56% 11	11.11% 4	30.56% 11	5.56% 2	22.22% 8	0.00% 0	36	2.78

### Q2 This growth scenario will do a good job at addressing the City's future housing needs.

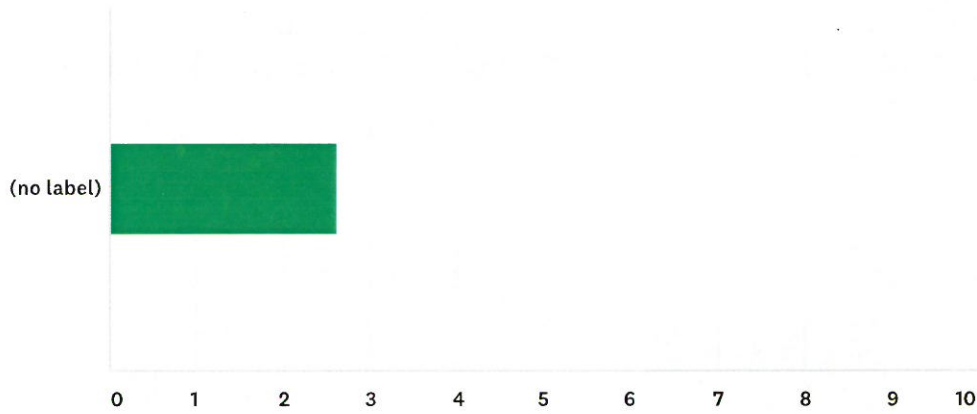
Answered: 37 Skipped: 0



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	13.51% 5	16.22% 6	27.03% 10	8.11% 3	32.43% 12	2.70% 1	37	3.31

### Q3 The City has provided enough room for Commercial and Industrial Growth. Changes to the map for residential purposes is not needed.

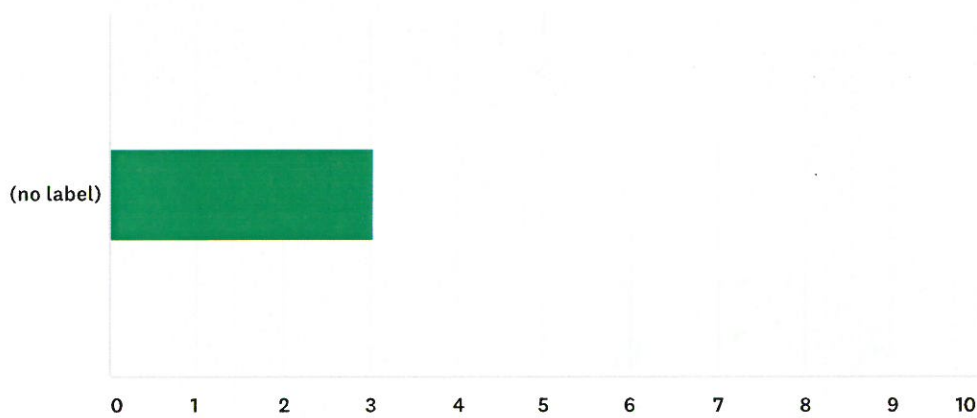
Answered: 37 Skipped: 0



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	32.43% 12	24.32% 9	13.51% 5	8.11% 3	21.62% 8	0.00% 0	37	2.62

**Q4 Not changing the City's growth area boundary will spur economic growth for the City by concentrating housing within the current city boundaries.**

Answered: 37 Skipped: 0

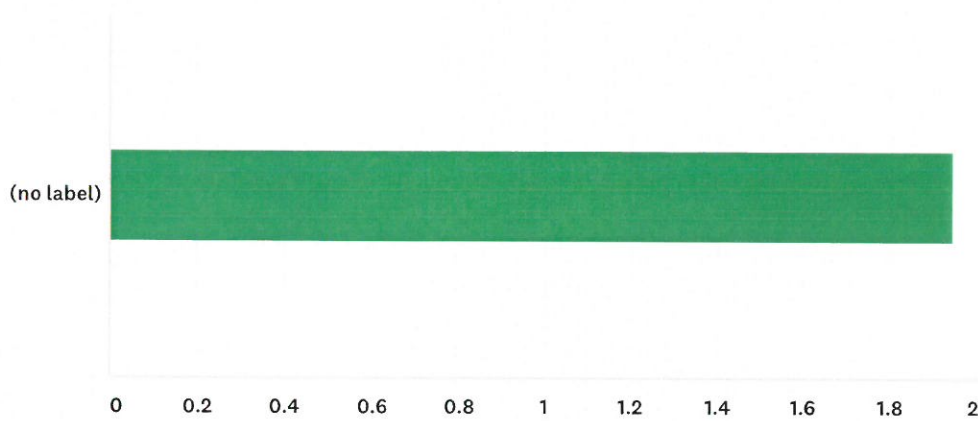


	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	16.22% 6	21.62% 8	29.73% 11	2.70% 1	27.03% 10	2.70% 1	37	3.03

**Q5 The City should not consider expansions until traffic problems have been fixed.**

Answered: 36 Skipped: 1

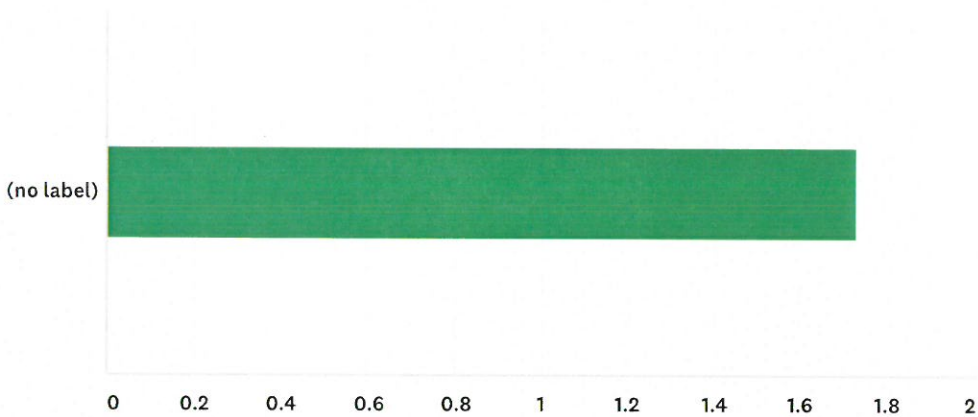




	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	72.22% 26	2.78% 1	0.00% 0	8.33% 3	16.67% 6	0.00% 0	36	1.94

### Q6 The City should complete water and sewer studies before expansions should be considered.

Answered: 37 Skipped: 0



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	70.27% 26	10.81% 4	2.70% 1	8.11% 3	8.11% 3	0.00% 0	37	1.73

### Q7 What do you like about this scenario?

Answered: 27 Skipped: 10

#	RESPONSES	DATE
1	It allows people that are not in the city limits to stay out of the city limits	12/20/2018 4:56 PM
2	It doesn't affect property owners that don't want to be in the city	12/20/2018 2:49 PM
3	It doesn't make our present situation with traffic, schools, sewer worse than it already is.	12/20/2018 2:34 PM

4	Keep everything the same. we moved here for the open space and wildlife. not houses.	12/19/2018 5:05 PM
5	This is what we moved here for.	12/19/2018 4:58 PM
6	The "No Change" Scenario is the best proposal.	12/19/2018 3:22 PM
7	The city needs some growth area after traffic improvements and preserving the wildlife with bigger lots. (1 acre plus)	12/19/2018 1:04 PM
8	I like this because until existing traffic is fixed this is the only option. We are currently maxing out our existing freeway on ramps and off ramps. Traffic currently backs up onto freeway which is dangerous.	12/19/2018 9:47 AM
9	not as large of impact	12/19/2018 9:40 AM
10	Nothing ,time for an update .	12/18/2018 11:17 PM
11	Keeps woodland the same as it is.	12/18/2018 7:21 PM
12	I agree there is too much traffic and congestion but unsure of the exact plans - information is far too vague.	12/18/2018 1:34 PM
13	Least impact on the city. The city has enough undeveloped land to last until 2030.	12/17/2018 1:45 PM
14	No change in the woodland bottoms would keep an incredibly fertile soiled beautiful are to remain as such.	12/17/2018 1:27 PM
15	I like that this does not involve doubling the population of Woodland. Traffic is a huge safety concern, especially at exit 21 northbound ramp in the evenings. Traffic backs up all the way to the freeway shoulder. I do think it wise to add more people to the city, thus adding more traffic, before this issue is address. Additionally, I moved to Woodland for the small town feel that it it has. I feel like we have a great town with nice amenities. I like that this scenario keeps things as they are for the most part.	12/16/2018 3:16 PM
16	Until the City can address traffic (exit 21) utilities, schools and all the other concerns, one being the desimation of habitat for eagles, hawks, owls, geese, ducks and a host of other fowl this is best for now.	12/13/2018 2:57 PM
17	The Loomis and Saxony project would be a good location to build since it is on the other side of town. Its also located near new roundabout locations.	12/13/2018 2:44 PM
18	very little growth	12/12/2018 9:10 PM
19	Nothing	12/11/2018 6:00 PM
20	We have traffic issues in Woodland, that hasn't been addressed in our 20 year plan. WHY OH WHY do we want more housing BEFORE Scott's Ave is built? WHY OH WHY do we want more traffic on Pacific Ave, when traffic is backed up clear to Carl's Junior after school is out & again at 5:00-6:00pm? I'm not the only one that sat on I-5 North bound with my tail into traffic because the light is slow. Also why do we want more housing when the city doesn't/do an adequate job enforcing the codes/maintenance of our landscaping. The CFN hasn't weeded their flowerbeds in 8 years, the low income housing off Hillhurst, with all the expensive landscape design looks like they hire someone once every 3 months to weed wack. Let's make sure our town looks like we actually care, have a plan and enforce/up keep what is here, before we let others make a quick buck and leave us with a bigger mess. This plan keeps holding steady and will let the city catch up before any more expansion happens.	12/7/2018 3:25 PM
21	Nothing	12/7/2018 8:16 AM
22	Keep things the same	12/6/2018 7:19 PM
23	Keeping the current city boundaries. No change	12/6/2018 7:18 PM
24	Nothing.	12/4/2018 7:23 PM
25	Nothing.	12/4/2018 2:59 PM
26	It forces the current residents to pay for fixing the problems that currently exist.	11/21/2018 2:54 PM
27	Prepare for growth first. The higher the ratio of commercial and industrial to housing, the better the tax base. We don't need to become a big city.	11/20/2018 11:56 AM

**Q8 List the concerns you have about this scenario.**

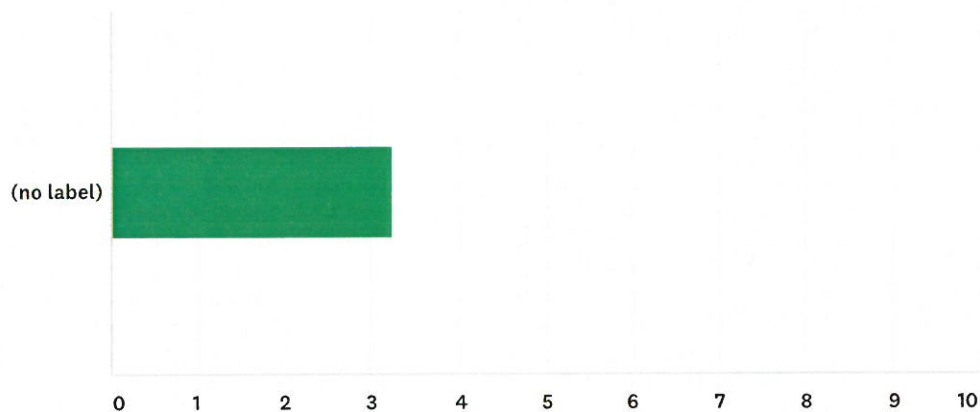
Answered: 25 Skipped: 12

#	RESPONSES	DATE
1	There is over 400 acres that the city has use it up before you get more	12/20/2018 4:56 PM
2	There is plenty of industrial ground maybe you need change some of the housing	12/20/2018 2:49 PM
3	None.	12/19/2018 4:58 PM
4	There are no significant benefits that would accrue to the city. Bringing very negative impacts to the rural landscape of the Bottoms which is why many people moved here. Old Town traffic problems would be compounded. \$\$\$ Sewer, water, public safety expansions are unfunded with little help expected from the State(eg. Scott Av. overpass). Property taxes would not be adequate and these scenarios do not encourage balanced commercial/residential tax bases. The Public Notice requirements for such a project were minimal and so late as to suggest the public's opinion would not be considered. The "Public Meetings" were scheduled to make attendance by the majority of citizens impossible. Finally, the Bottoms is called that because this is where the water goes. Everyone in this area would find themselves in a de facto if not literal floodplain.	12/19/2018 3:22 PM
5	There is no room for residential growth within the current city footprint	12/19/2018 2:41 PM
6	Needs bigger lot sizes this area is some of the most fertile ground in Washington. Wildlife abounds in the bottoms.	12/19/2018 1:04 PM
7	always traffic	12/19/2018 9:40 AM
8	Little room left in the city limits for residential housing .	12/18/2018 11:17 PM
9	Right now there are many traffic issues in woodland. Those need fixed ASAP before anything else in woodland. By Safeway at 3-4:00 traffic backs up from stop light ,roundabouts when school gets out, exit 21 off ramp just to name a few of the many traffic issues. Roads are not in very good shape. Some are very rough.	12/18/2018 7:21 PM
10	My property would likely be impacted.	12/18/2018 1:34 PM
11	I cannot state strongly enough. No expansion for rezoning land for residential or high density apartment until our roads can handle the additional traffic. We have lived in Woodland for 22+ years. We have not been anti-growth. We know land would change around us with time, and it has! Many new housing developments and low income apartment have been built. These are very much reflected in the schools. The new WIS and WHS have been built (and yes, I voted yes on each proposal). Light industrial and new highway commercial have been built. I feel this has been positive for the City of woodland. Woodland is in a unique situation with I-5 splitting it and 2 rivers. Not many ways out and around the city during busy peak traffic. Traffic horrible at Exit 21 and all those intersections. Schurman Way backs up, traffic from high school clogs roundabout. I am already trying to drive the limited back roads to avoid these. Adding more traffic will only increase traffic. Gridlock creating a nightmare. I did attend a planning session. My feeling is that someone is pro residential growth & very excited to receive the one-time impact fee per home. Residential growth is not the answer just for impact fees to go into the infrastructure pot. I would like to see a chart of the total amount revenue collected by City for Light Industrial, Commercial & residential in past few years. Not just the amount per house or per \$1,000.	12/17/2018 2:03 PM
12	I do not have a problem with this scenario.	12/17/2018 1:27 PM
13	I think this is unreasonable.	12/16/2018 7:57 PM
14	My concern with this is that there would not be any money generated from the fees that new homeowners would have to pay, which would then in turn be able to be utilized to help provide maintenance.	12/16/2018 3:16 PM
15	Need to better manage what is already in the current boundary.	12/13/2018 2:57 PM
16	I have concerns about the Aho project. It is located close to the I-5 intersection by AMPM which already has traffic issues. It is also a public safety issue.	12/13/2018 2:44 PM
17	nothing will get fixed	12/12/2018 9:10 PM
18	This is an ignorant, put your head in the sand approach, that would show very poor vision and judgement	12/11/2018 6:00 PM

19	Freeway entrance and exits. And too much population	12/7/2018 8:16 AM
20	Traffic, taxes, fees	12/6/2018 7:19 PM
21	None.	12/6/2018 7:18 PM
22	This is short sighted and does not address long term needs nor is it sufficient for current growth.	12/4/2018 7:23 PM
23	The south exit is not adequate to accommodate current housing and residential traffic. Adding housing before this is resolved will impede all regular travel and business in the downtown and the overall southern end of Woodland. I strongly feel that this will harm business in the area and lower the value of existing housing due to traffic issues. Addressing the roads, freeway entrance and general infrastructure after adding additional housing will make life harder for all residents living and working in the area, as well as those commuting to Vancouver. With additional traffic the much needed re-design and expansion of this exit will be at least twice as difficult. Address the bottleneck before woodland becomes unbearable. Traffic in our town should not rival that of Portland. Water and sewer utility is already very high, I believe the city should address the needs of current residents before taking on more demand.	12/4/2018 2:59 PM
24	Planning should be longterm and whether we have the facilities for housing today we need the planning as there will be growth and planning is critical to GOOD growth.	12/4/2018 2:56 PM
25	The current residents of the City can't afford to pay to fix all the traffic problems by themselves.	11/21/2018 2:54 PM

### Q9 This growth scenario will do a good job at addressing the City's future housing needs.

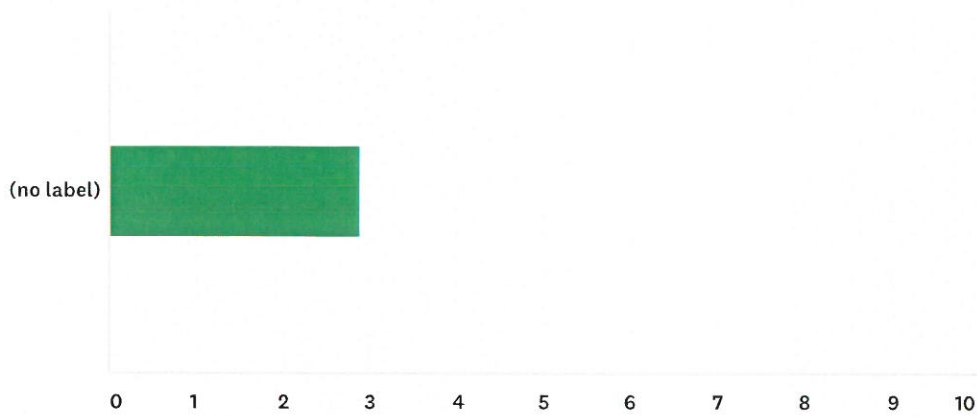
Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	12.12%	27.27%	21.21%	3.03%	36.36%	0.00%	33	3.24
	4	9	7	1	12	0		

### Q10 The City has enough commercial and industrial land that the City should consider property owner requests for residential uses on a case by case basis.

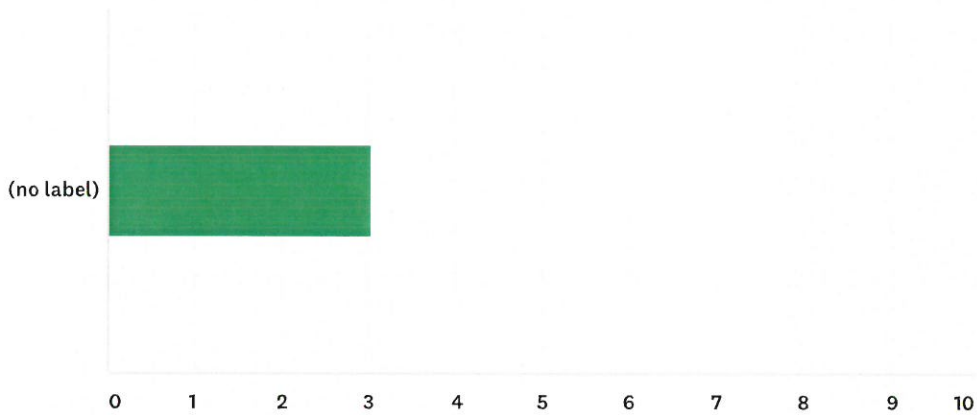
Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	24.24% 8	27.27% 9	12.12% 4	9.09% 3	27.27% 9	0.00% 0	33	2.88

### Q11 Not changing the City's Growth Area boundary will spur economic growth for the City by concentrating housing within the current city boundaries.

Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	12.90% 4	25.81% 8	32.26% 10	3.23% 1	25.81% 8	0.00% 0	31	3.03

### Q12 What do you like about this scenario?

Answered: 21 Skipped: 16

#	RESPONSES	DATE
1	The city needs to address the traffic issue and street maintenance before going out and getting more ground. They have not done a good job at this yet.	12/20/2018 2:53 PM

2	It reasonably addresses housing concerns creating only minor traffic increases spread throughout the entire city.	12/20/2018 2:35 PM
3	nothing	12/19/2018 5:05 PM
4	Nothing.	12/19/2018 4:59 PM
5	Working with what we have increases the value of current and future residents properties in an area already large enough to absorb that growth. In-filling discourages sprawl into rural areas.	12/19/2018 3:35 PM
6	Fill in the City limits and improve roads and service before expanding.	12/19/2018 2:11 PM
7	Will add some housing at least cost.	12/19/2018 9:48 AM
8	less impact	12/19/2018 9:42 AM
9	Gets the most out of what the city already has.	12/18/2018 7:29 PM
10	Little impact on traffic.	12/17/2018 1:45 PM
11	it does not open growth for areas that are not capable of handling the excess traffic.	12/17/2018 1:31 PM
12	The growth would be relatively minimal and produce some income. It would be a good starting point to help get things back on track before getting too far in over our heads by adding another 6,000 people.	12/16/2018 3:23 PM
13	Could make for better utization.	12/13/2018 2:58 PM
14	Same as first page.	12/13/2018 2:45 PM
15	not much growth current systems could work	12/12/2018 9:14 PM
16	Keeping growth within current boundary.	12/6/2018 7:28 PM
17	Keep town livable	12/6/2018 7:20 PM
18	Nothing.	12/4/2018 7:25 PM
19	Though better than scenario #1 we have limited residential land available and the demand is growing.	12/4/2018 4:12 PM
20	If it produces higher numbers of apartments and condos, they this is good. More units can be built at less cost, so that is good.	11/21/2018 3:03 PM
21	Improve the infrastructure first. Do not want to become a big city.	11/20/2018 11:59 AM

## Q13 List the concerns you have about this scenario.

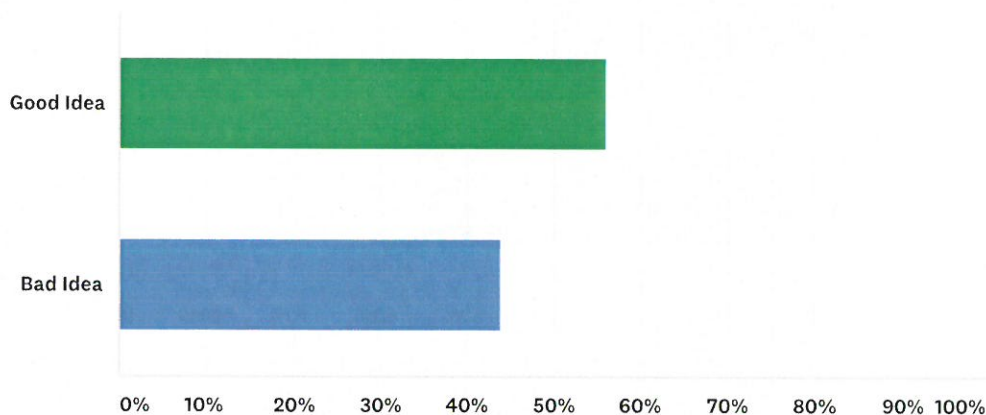
Answered: 18 Skipped: 19

#	RESPONSES	DATE
1	The city needs to fix the traffic and roads that they have now before getting more the roads in town suck pot holes and uneven pavement and if there is efen more traffic there going to become unusable	12/20/2018 5:05 PM
2	traffic, water sewer, no wildlife	12/19/2018 5:05 PM
3	Traffic, City water, City sewer, no wildlife, no open space.	12/19/2018 4:59 PM
4	There is still no solution to traffic problems identified.	12/19/2018 3:35 PM
5	It's not enough land to meet the need.	12/19/2018 2:43 PM
6	Adding more traffic will make housing worse.	12/19/2018 9:48 AM
7	More residential increases more traffic woes. Check out Pacific Avenue frontage road, heading south at peak traffic hours. It backs up to Safeway. Accidents happen here. Drivers coming fast off freeway don't anticipate traffic stopped. My friend just had horrible rear ending next to McDonalds, in this scenario.	12/17/2018 2:12 PM
8	I wonder how prepared the sewer, water and road systems would be.	12/17/2018 1:31 PM

9	This would add more traffic to the community.	12/16/2018 3:23 PM
10	Same as first page.	12/13/2018 2:45 PM
11	problem will not get fixed	12/12/2018 9:14 PM
12	None	12/6/2018 7:28 PM
13	Taxes, fees, traffic	12/6/2018 7:20 PM
14	Again, this plan is short sighted and does not look to the future, nor does it adequately provide for growth now and the future.	12/4/2018 7:25 PM
15	It takes time to change the comp plan, annex, etc. so the process has to begin well in advance.	12/4/2018 4:12 PM
16	The maps released to not differentiate between internal and external uses. It is not transparent what this means for current residents.	12/4/2018 3:07 PM
17	Multi-family housing will not occur because the community thinks that single family homes are what everyone needs.	11/21/2018 3:03 PM
18	Some property owners may be unhappy.	11/20/2018 11:59 AM

### Q14 Changing the Saxony Pacific site on Franklin Street to residential is a:

Answered: 25 Skipped: 12



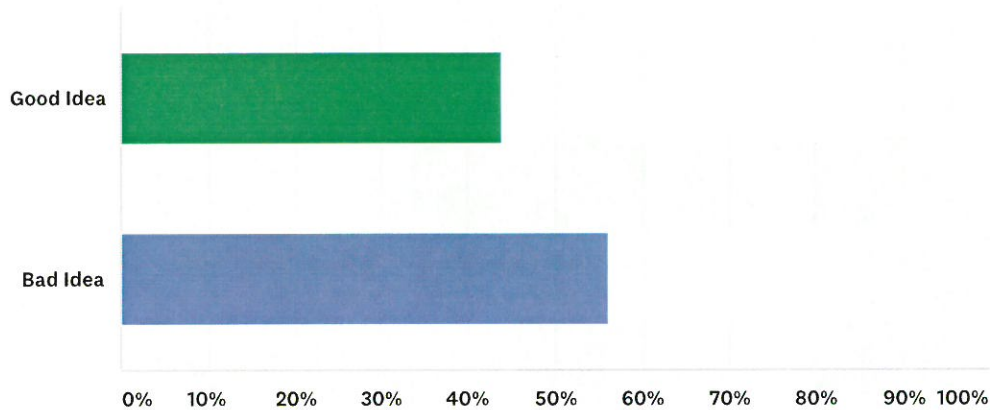
ANSWER CHOICES	RESPONSES	
Good Idea	56.00%	14
Bad Idea	44.00%	11
TOTAL		25

#	BECAUSE:	DATE
1	Keeps it in the city limits	12/20/2018 5:05 PM
2	Keeps it in city limits	12/20/2018 2:53 PM
3	Neutral	12/20/2018 2:35 PM
4	Better Land Use	12/19/2018 3:35 PM
5	better for commercial	12/18/2018 11:27 PM
6	Good idea if only homes and businesses move. Do not mix homes and businesses	12/18/2018 7:29 PM
7	I think it is better to keep the current use due to proximatey to the freeway.	12/16/2018 8:00 PM

8	If needed for housing.	12/13/2018 2:58 PM
9	Woodland cannot suport any more popluation growth at this time.	12/13/2018 2:45 PM
10	needfor houses	12/12/2018 9:14 PM
11	Still within current city boundary.	12/6/2018 7:28 PM
12	It is right along the Freeway and could be much better utilized for commercial purposes as the city grows. Housing in this area will decrease convenience of future commercial development in the area.	12/4/2018 3:07 PM
13	We should limit this area to commercial to keep it out of residential areas	12/4/2018 2:41 PM
14	It is close to exit 22 so people can get on and off I-5 quick. But the industrial users next door look like hell.	11/21/2018 3:03 PM
15	Old Pacific Highway would need to be improved first.	11/20/2018 11:59 AM
16	Housing is needed	11/20/2018 11:42 AM

### Q15 Changing the Woodland Commerce Center site to residential is a:

Answered: 25 Skipped: 12



ANSWER CHOICES	RESPONSES	
Good Idea	44.00%	11
Bad Idea	56.00%	14
TOTAL		25

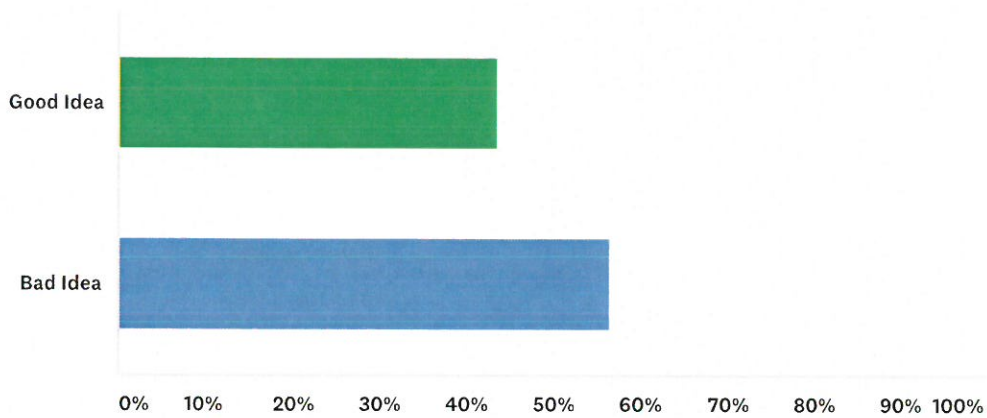
#	BECAUSE:	DATE
1	Its close to treatment plant for the shit	12/20/2018 5:05 PM
2	Its close to treatment plant & within city not much upgrading	12/20/2018 2:53 PM
3	Neutral	12/20/2018 2:35 PM
4	It is a Commerce Center. Develop in place those areas that were tagged for that use.	12/19/2018 3:35 PM
5	Better for commercial use	12/18/2018 11:27 PM
6	Keeps housing in the same area	12/18/2018 7:29 PM
7	This is great place for small businesses to be operated from.	12/16/2018 3:23 PM
8	If needed for housing.	12/13/2018 2:58 PM
9	outof the current commercial area	12/12/2018 9:14 PM
10	Still within current city boundary	12/6/2018 7:28 PM



11	I would like our town to be organized and beleive this is a mismatched choice.	12/4/2018 3:07 PM
12	We need the area for businesses, if we can keep them	12/4/2018 2:41 PM
13	Waterfront homes are desireable. but the mobile home park across the river looks like hell. why does the city allow stuff to look like hell?	11/21/2018 3:03 PM
14	If do low density high end housing.	11/20/2018 11:59 AM

### Q16 Changing the B Young RV site to residential is a:

Answered: 23 Skipped: 14



**ANSWER CHOICES**

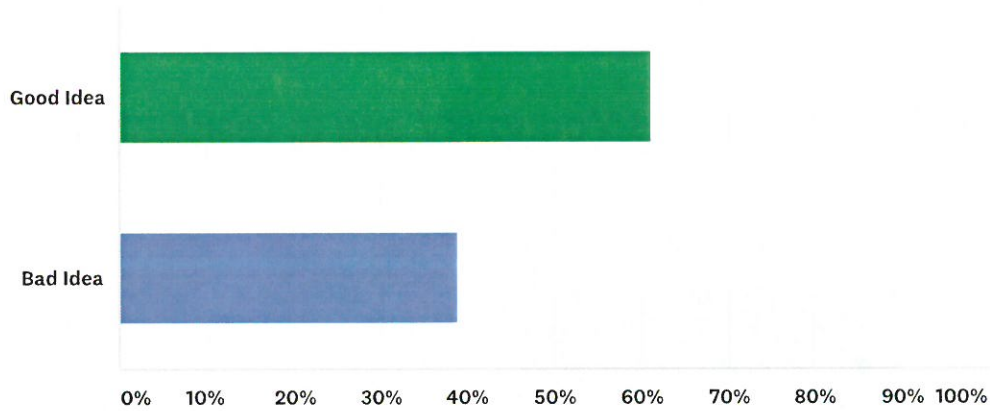
**RESPONSES**

Good Idea	43.48%	10
Bad Idea	56.52%	13
<b>TOTAL</b>		<b>23</b>

#	BECAUSE:	DATE
1	Yea there's house already there	12/20/2018 5:05 PM
2	Its already houses around it	12/20/2018 2:53 PM
3	Neutral	12/20/2018 2:35 PM
4	The site is nearly finished for RV sales. This site would create jobs, promote tourism and infuse a much needed source of tax revenue not borne by the citizens of Woodland.	12/19/2018 3:35 PM
5	t's too late for that	12/19/2018 2:43 PM
6	good area for small commercial development	12/19/2018 9:42 AM
7	Already established businesses operating in the area, keep it industrial business	12/18/2018 7:29 PM
8	This would be good location to add more housing. Although I do the the RV site to be local, we have plenty of other options further south for as often as one needs to buy and/or maintain an RV. This would allow quite a bit of growth inside the current city limits without adding an overwhelming number of people to the city.	12/16/2018 3:23 PM
9	If needed for housing.	12/13/2018 2:58 PM
10	more houses	12/12/2018 9:14 PM
11	Just devolved as commercial site.	12/6/2018 7:28 PM
12	The project is already so far along, plus the taxes collected could help alleviate the budget issues	12/4/2018 2:41 PM
13	It can access from both east and west.	11/20/2018 11:59 AM

### Q17 Changing the Beatty site to industrial is a:

Answered: 18 Skipped: 19

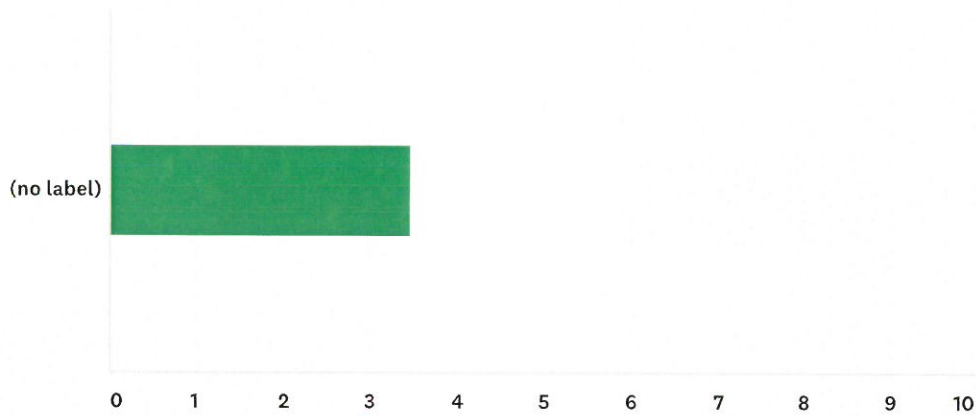


ANSWER CHOICES	RESPONSES	
Good Idea	61.11%	11
Bad Idea	38.89%	7
TOTAL		18

#	BECAUSE:	DATE
1	Should become house	12/20/2018 5:05 PM
2	Should be houses or whatever is needed	12/20/2018 2:53 PM
3	Neutral	12/20/2018 2:35 PM
4	Better use of the land.	12/19/2018 3:35 PM
5	I was not able to determine where this location on the map is.	12/16/2018 3:23 PM
6	No opinion.	12/13/2018 2:58 PM
7	another bussiness	12/12/2018 9:14 PM
8	Already near industrial section	12/6/2018 7:28 PM
9	there is already too much congestion in that area	12/4/2018 2:41 PM
10	That site is a business site. It should be cleaned up and made to look nice though.	11/21/2018 3:03 PM
11	Neutral.	11/20/2018 11:59 AM

### Q18 This growth scenario will do a good job at addressing the City's future housing needs.

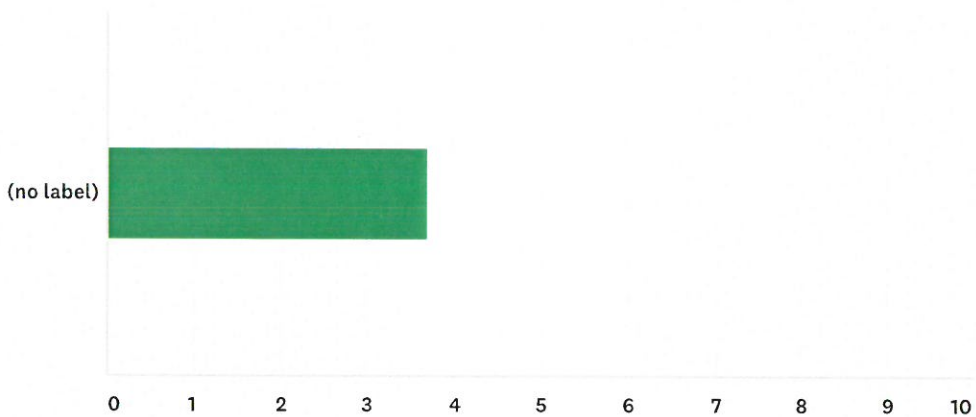
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	12.90% 4	22.58% 7	9.68% 3	12.90% 4	41.94% 13	0.00% 0	31	3.48

**Q19 Expansion of the City's growth boundary is warranted because it offers more opportunities for property owners.**

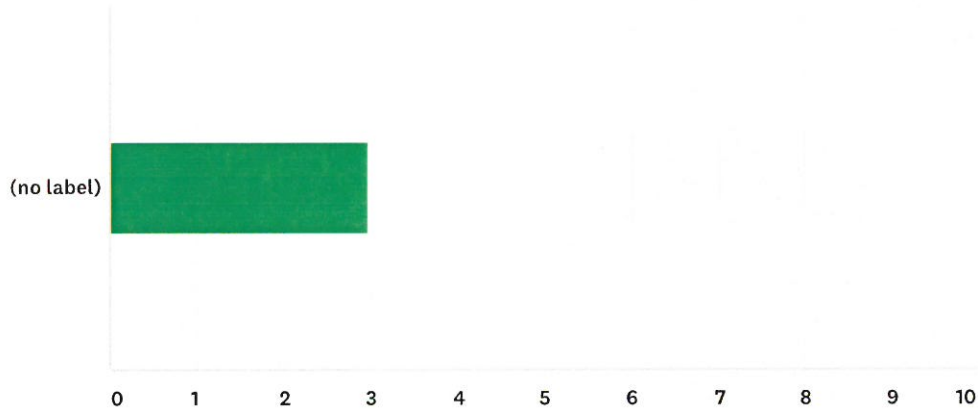
Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	12.12% 4	15.15% 5	15.15% 5	6.06% 2	51.52% 17	0.00% 0	33	3.70

**Q20 A bigger growth area boundary will result in economic growth.**

Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	25.81% 8	16.13% 5	19.35% 6	6.45% 2	29.03% 9	3.23% 1	31	2.97

### Q21 What do you like about this scenario?

Answered: 20 Skipped: 17

#	RESPONSES	DATE
1	It lets in who wants in	12/20/2018 3:00 PM
2	nothing	12/19/2018 5:06 PM
3	nothing	12/19/2018 5:00 PM
4	It will provide needed housing	12/19/2018 2:52 PM
5	Nothing.	12/19/2018 9:49 AM
6	better economic growth would be land use for commercial or light industrial growth. Land was purchased knowing the zoning it was. Now there is a "land rush grab" to change zoning, in order to sell and make huge profits. That's understandable to want \$\$\$\$. because that is what all these changes boil down to: \$\$\$\$. Careful consideration needs to be given to our quality of life in Woodland.	12/17/2018 2:43 PM
7	Nothing.	12/17/2018 1:48 PM
8	I don't agree.	12/17/2018 1:33 PM
9	It allows the property owners who want to participate to participate into growing into the city.	12/16/2018 8:04 PM
10	I like that this scenario includes economic growth for the community. However, I do not feel that the economic growth would outweigh the consequences of the additions.	12/16/2018 3:31 PM
11	I don't like it.	12/13/2018 3:01 PM
12	Same.	12/13/2018 2:45 PM
13	Nothing	12/12/2018 9:26 PM
14	Nothing	12/7/2018 3:41 AM
15	Nothing	12/6/2018 7:26 PM
16	It allows some growth.	12/4/2018 7:31 PM
17	Growth would be evaluated and approved based on the specific submission rather than a blanket approval without consideration of other developments in place.	12/4/2018 3:13 PM

18	Nothing. We as a town already have a suffering of resources, we cannot convince businesses to come and stay as is, if we make it harder to get around it will only be worse.	12/4/2018 2:52 PM
19	Property owners should have the right to develop if they want to. As long as they pay for the impacts they cause.	11/21/2018 3:09 PM
20	Nothing.	11/20/2018 12:00 PM

## Q22 List the concerns you have about this scenario.

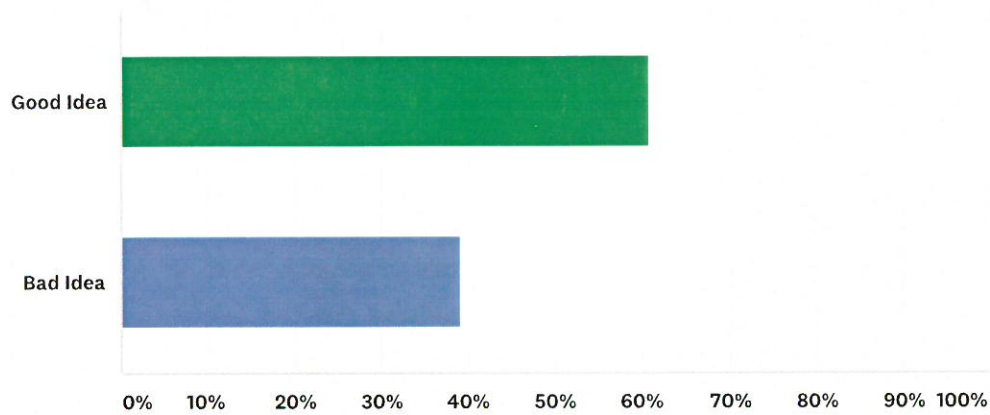
Answered: 25 Skipped: 12

#	RESPONSES	DATE
1	City needs to fix traffic	12/20/2018 5:14 PM
2	It just lets people jump in wherever and it doesn't manage growth real good.	12/20/2018 3:00 PM
3	traffic, sewer, schools, habitat	12/20/2018 2:37 PM
4	traffic, wildlife, don't want to be in the city limits, water, sewer, take all our rights away.	12/19/2018 5:06 PM
5	do not want more traffic, less or no wildlife, city sewer, city water, not being able to burn. take our rights away.	12/19/2018 5:00 PM
6	You will add housing but it that a good thing? Opportunities only occur for some property owners. A bigger boundary will mean economic growth for the City.	12/19/2018 4:53 PM
7	Use the areas currently available, then look to expand.	12/19/2018 3:45 PM
8	The city will finally have to address it's traffic issues.	12/19/2018 2:52 PM
9	traffic,schools,water,sewer	12/19/2018 10:02 AM
10	Traffic. Traffic. Traffic.	12/19/2018 9:49 AM
11	very limited amount of growth allowed	12/18/2018 11:37 PM
12	I feel road must be built first before any expansion of zoning changes. Woodland bottoms agricultural land is some of the best around. Please give slow and careful consideration to the change of it. The land where the new WHS is built, was once proposed to change to high density apartments. What a much better use of that piece of land, when that family sold it to WSD for the new WHS. Maybe a new school some day could be built here.	12/17/2018 2:43 PM
13	Traffic. Too much growth. Quality of life.	12/17/2018 1:48 PM
14	It does not address what the benefits of the properties outside current city limits are.	12/17/2018 1:33 PM
15	If I remember right, this is the scenario where the city would have to accept or deny applications and then the city would have to have legal reasons to deny them. I fear that it will be difficult to deny people based on the fact that the city just does not want to add that many people at this time.	12/16/2018 3:31 PM
16	Too dense of housing proposed. Lose quality of life in woodland.	12/13/2018 3:01 PM
17	Same.	12/13/2018 2:45 PM
18	Leaves island of property surrounded be the urban growth boundary	12/12/2018 9:26 PM
19	Loss of rural land.	12/7/2018 3:41 AM
20	Taxes, fees, loss of small town, traffic	12/6/2018 7:26 PM
21	It is short sighted and does not look far enough into the future, and it is too restrictive.i	12/4/2018 7:31 PM
22	My concern is that submissions will not all be treated fairly or consistently evaluated based on the impact and benefit on Woodland residents.	12/4/2018 3:13 PM
23	Traffic, traffic, crime, schools, lack of resources	12/4/2018 2:52 PM
24	Development would occur too fast.	11/21/2018 3:09 PM

25 Give up farm land. Too many houses and not enough roads, water?, sewer?. Town becomes too big. 11/20/2018 12:00 PM

### Q23 Expanding the growth boundary to include the Loomis proposal is a

Answered: 23 Skipped: 14

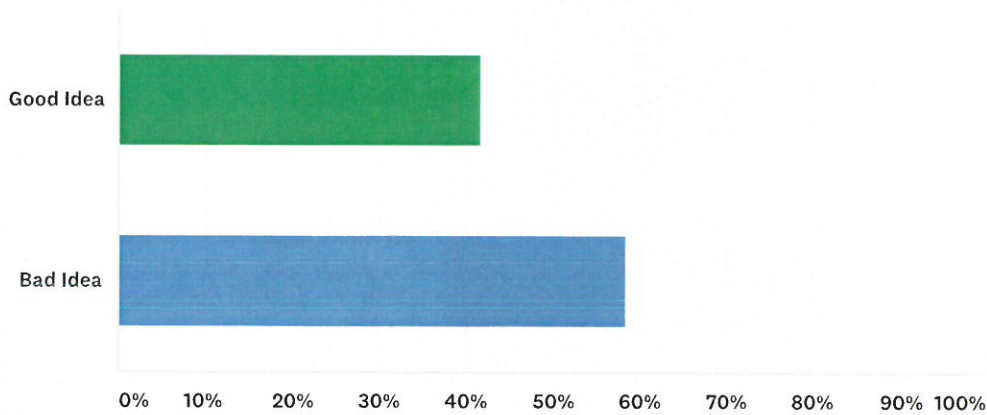


ANSWER CHOICES	RESPONSES	
Good Idea	60.87%	14
Bad Idea	39.13%	9
TOTAL		23

#	BECAUSE:	DATE
1	It doesn't affect many property owners around it	12/20/2018 3:00 PM
2	i don't see a negative affect unless surrounding neighbors oppose.	12/20/2018 2:37 PM
3	Single owner benefit.	12/19/2018 3:45 PM
4	It's a commercial business that may benefit from being included	12/19/2018 2:52 PM
5	not sure of how useable this property is	12/19/2018 10:02 AM
6	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
7	no opinion.	12/13/2018 3:01 PM
8	Not sure were this is	12/12/2018 9:26 PM
9	Good location already devolved mix use	12/7/2018 3:41 AM
10	We do not need more houses, industrial areas that are going to cause more traffic	12/4/2018 2:52 PM
11	The City should grow in this direction.	11/21/2018 3:09 PM
12	We do not have the infrastructure.	11/20/2018 12:00 PM

### Q24 Expanding the growth boundary to include the Thoeny property is a

Answered: 24 Skipped: 13



**ANSWER CHOICES**

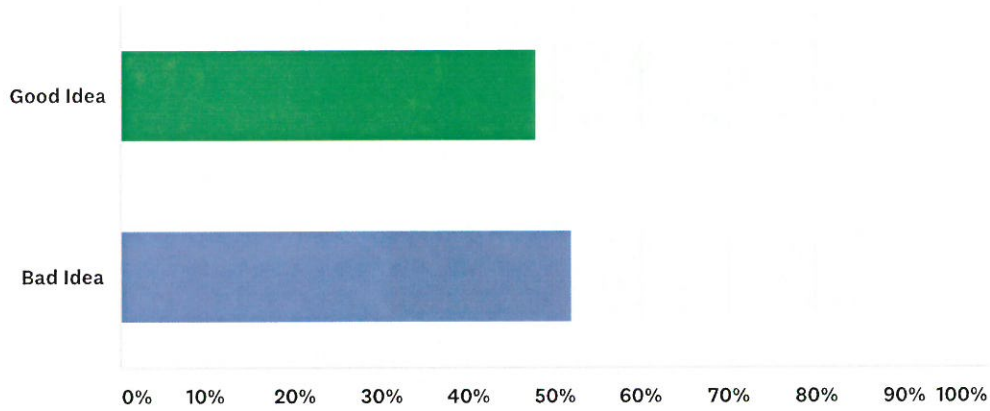
**RESPONSES**

Good Idea	41.67%	10
Bad Idea	58.33%	14
<b>TOTAL</b>		<b>24</b>

#	BECAUSE:	DATE
1	There's plenty of ground around town	12/20/2018 5:14 PM
2	They already have plenty of ground within the city	12/20/2018 3:00 PM
3	neutral	12/20/2018 2:37 PM
4	Single owner benefit.	12/19/2018 3:45 PM
5	It's a small piece that is adjacent on 2 sides already.	12/19/2018 2:52 PM
6	if included into industrial as it is adjacent to this type	12/19/2018 10:02 AM
7	the Ground that they have for industrial development has yet to be developed, wait until needed	12/18/2018 8:01 PM
8	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
9	Good fit of boundary.	12/13/2018 3:01 PM
10	city is not ready for more property that they can't support	12/12/2018 9:26 PM
11	Encroaching on Woodland Bottoms	12/7/2018 3:41 AM
12	Farming is a losing business and this meets more needs for housing,or commercial.	12/4/2018 7:31 PM
13	We do not need more houses, industrial areas that are going to cause more traffic	12/4/2018 2:52 PM
14	If they want to develop as industrial, then they should.	11/21/2018 3:09 PM
15	We do not have the infrastructure.	11/20/2018 12:00 PM

**Q25 Expanding the growth boundary to include the Walt's Meats property is a**

Answered: 23 Skipped: 14



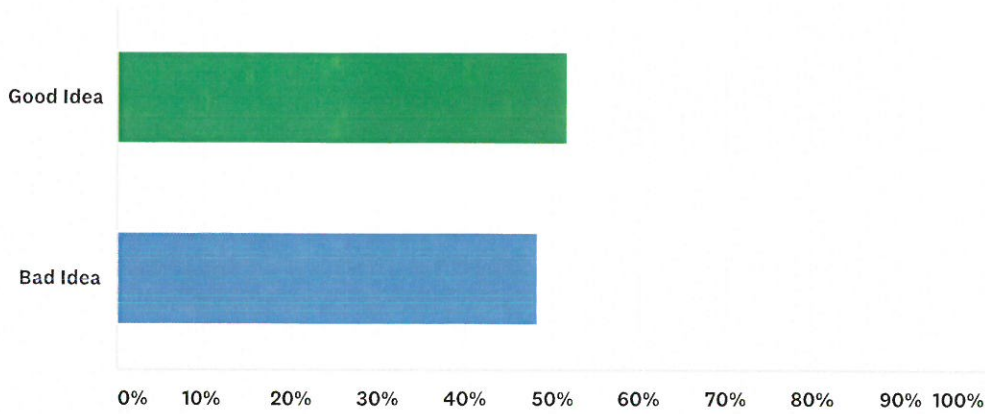
ANSWER CHOICES	RESPONSES	
Good Idea	47.83%	11
Bad Idea	52.17%	12
TOTAL		23

#	BECAUSE:	DATE
1	neutral	12/20/2018 2:37 PM
2	Single owner benefit to a bad neighbor. Smells, noisw, standing pools of water west of the plant. Water supply and treatment should be the responsibility of large commercial water users.	12/19/2018 3:45 PM
3	They want to be included, again a big commercial business that already uses city services.	12/19/2018 2:52 PM
4	will surly stop the stink as walts will shut down / not that large of impact	12/19/2018 10:02 AM
5	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
6	How would it be utilized?	12/13/2018 3:01 PM
7	I think they are on city water and sewer so might as well included it	12/12/2018 9:26 PM
8	We do not need more houses, industrial areas that are going to cause more traffic	12/4/2018 2:52 PM
9	If he wants to expand, he should be allowed to. New homes built around their business should be warned that it was there first and he shouldn't have to deal with their complaints.	11/21/2018 3:09 PM
10	We do not have the infrastructure.	11/20/2018 12:00 PM

## Q26 Expanding the growth boundary to include the Tsugawa property is a

Answered: 29 Skipped: 8





**ANSWER CHOICES**

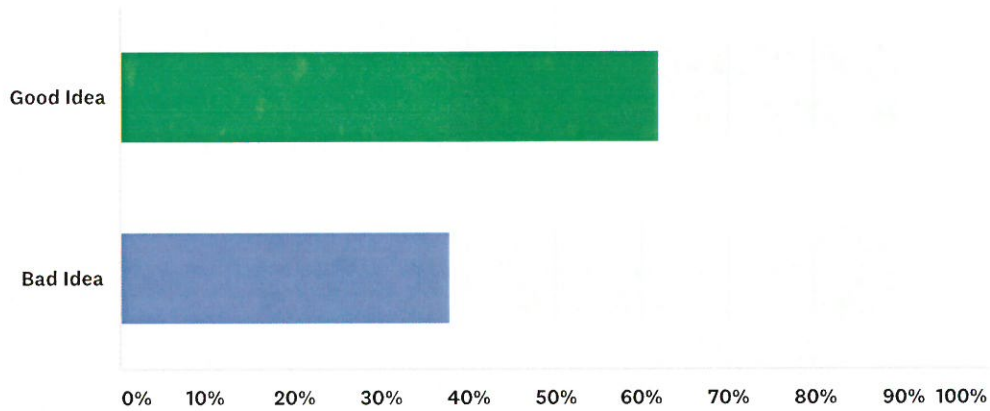
**RESPONSES**

Good Idea	51.72%	15
Bad Idea	48.28%	14
<b>TOTAL</b>		<b>29</b>

#	BECAUSE:	DATE
1	There's already houses around there	12/20/2018 5:14 PM
2	This is where houses are in that area	12/20/2018 3:00 PM
3	if surrounding properties agree	12/20/2018 2:37 PM
4	Single owner benefit.	12/19/2018 3:45 PM
5	Housing is already established there- it's a natural continuation.	12/19/2018 2:52 PM
6	adjacent to developed property	12/19/2018 10:02 AM
7	already close to existing residential property	12/18/2018 11:37 PM
8	Could add required property to last until 2036.	12/17/2018 1:48 PM
9	It provides for natural growth south of current boundary.	12/16/2018 8:04 PM
10	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
11	if it is a conflict with surrounding land owners.	12/13/2018 3:01 PM
12	city is not ready for more property that they can't support	12/12/2018 9:26 PM
13	Affordable housing is both a current and future need.	12/4/2018 7:31 PM
14	We do not need more houses, industrial areas that are going to cause more traffic	12/4/2018 2:52 PM
15	We do not have the infrastructure.	11/20/2018 12:00 PM

**Q27 Expanding the growth boundary to include the Saxony Pacific proposal on Dike Road is a**

Answered: 29 Skipped: 8

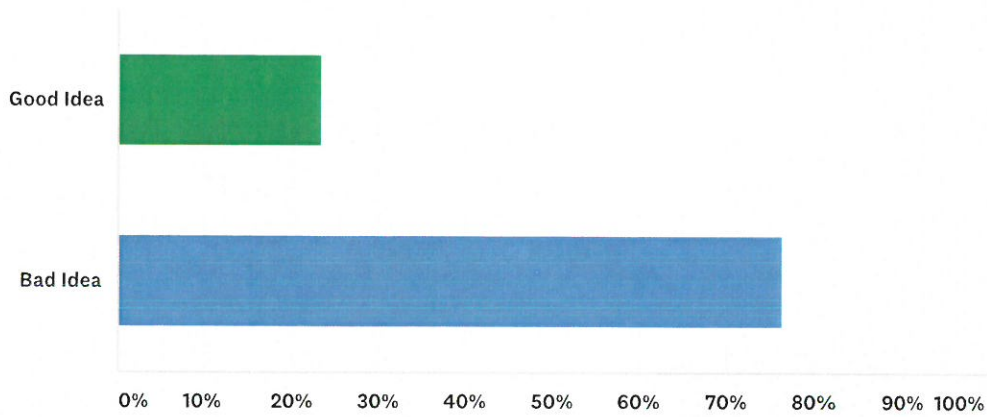


ANSWER CHOICES	RESPONSES	
Good Idea	62.07%	18
Bad Idea	37.93%	11
TOTAL		29

#	BECAUSE:	DATE
1	It effects the owners around it	12/20/2018 5:14 PM
2	It affects the owners around it. They don't want to be in the city. Traffic is a problem	12/20/2018 3:00 PM
3	traffic on Dike exit can handle it.	12/20/2018 2:37 PM
4	Single owner benefit.	12/19/2018 3:45 PM
5	It's already surrounded by the UBG.	12/19/2018 2:52 PM
6	but will not be liked by current residents in the area as they will surely be put on city water and sewer	12/19/2018 10:02 AM
7	City limits of other side of the road, school and church	12/18/2018 8:01 PM
8	I am strongly against the saxone pacific Dike Access request for the Dike Access parcel. Change from agriculture to high density residential.	12/17/2018 2:43 PM
9	Could add a small amount of needed property.	12/17/2018 1:48 PM
10	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
11	Natural fit.	12/13/2018 3:01 PM
12	city is not ready for more property that they can't support	12/12/2018 9:26 PM
13	I am in partial to this as it already exists	12/4/2018 2:52 PM
14	It is close to exite 22 and the high school.	11/21/2018 3:09 PM
15	We do not have the infrastructure.	11/20/2018 12:00 PM

## Q28 Expanding the growth boundary to include the Aho Construction (Donald Farm) proposal is a

Answered: 30 Skipped: 7



**ANSWER CHOICES**

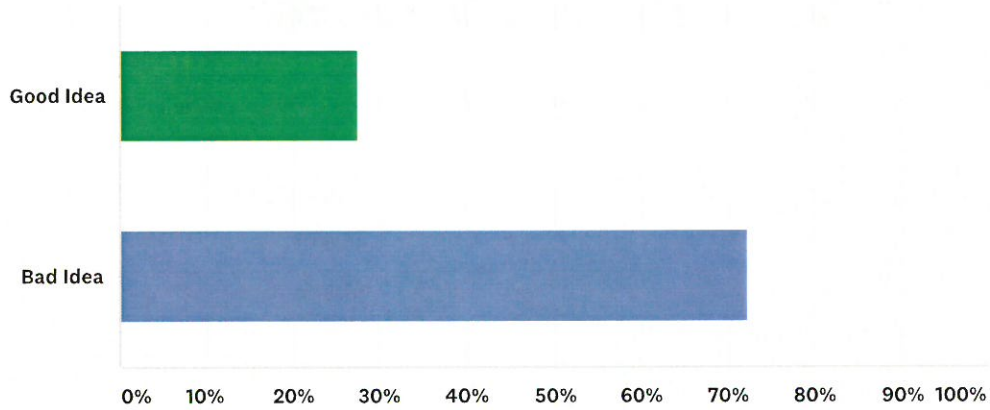
**RESPONSES**

Good Idea	23.33%	7
Bad Idea	76.67%	23
<b>TOTAL</b>		<b>30</b>

#	BECAUSE:	DATE
1	It's ag ground and not a good fit for houses	12/20/2018 5:14 PM
2	It is Ag ground and its not a good fit with ag ground around I being sprayed & dust & smell	12/20/2018 3:00 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:37 PM
4	Single owner benefit.	12/19/2018 3:45 PM
5	It's practically the only direction that Woodland has to grow for housing. City services are close.	12/19/2018 2:52 PM
6	farm ground / to large of impact / one builder bad idea / if built on should be hobby type acreage still have country type fell to woodland bottoms	12/19/2018 10:02 AM
7	already close enough to city residential property	12/18/2018 11:37 PM
8	Traffic will have no place to go. Lake and river block road expansion. Takes away woodlands pristine farmland	12/18/2018 8:01 PM
9	Inclusion would create toomuch traffic.	12/17/2018 1:48 PM
10	Traffic problems giving up prime beauty areas "prime soils".	12/17/2018 1:33 PM
11	It provides for growth to the city rather than building in the hills at a higher density.	12/16/2018 8:04 PM
12	I was not able to locate specific properties on the scenario maps. However, I think the pumpkin patch is a great addition to the community and would be very sad to see it go.	12/16/2018 3:31 PM
13	Lack of infrastructure & utilities & major congestion problems. Ruin the wildlife habitat.	12/13/2018 3:01 PM
14	city is not ready for more property that they can't support	12/12/2018 9:26 PM
15	Look at the old Aho subdivision off Gun Club, which is ONE street then ask your self, do you want acres and acres off South Pekin to look like this?	12/7/2018 3:31 PM
16	Loss of rural lands	12/7/2018 3:41 AM
17	Farms are important	12/6/2018 7:26 PM
18	Farming is no longer profitable and there is both a current and future need for affordable housing.	12/4/2018 7:31 PM
19	Our city is not ready for the increase in housing, residents, and vehicles. The infrastructure is not there and it will decrease the overall experience and quality of life for residents both old and new.	12/4/2018 3:13 PM
20	Horrible idea, I do not think adding 1,000 homes which will bring and average of 2,000 cars and 3,000 people to our tiny already traffic jammed, under policed city is a smart move	12/4/2018 2:52 PM
21	If they want to develop they should have the right.	11/21/2018 3:09 PM

## Q29 Expanding the growth boundary to include the Aho Construction (Ferguson Farm) proposal is a

Answered: 29 Skipped: 8



**ANSWER CHOICES**

**RESPONSES**

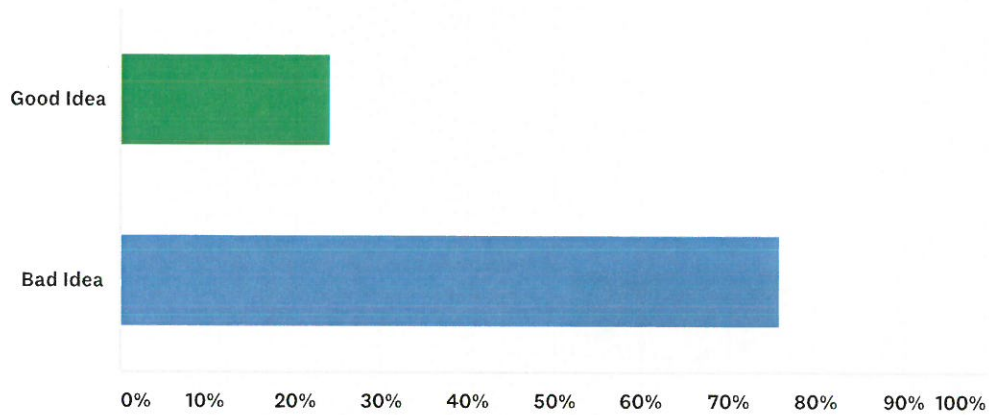
Good Idea	27.59%	8
Bad Idea	72.41%	21
<b>TOTAL</b>		<b>29</b>

#	BECAUSE:	DATE
1	Cause it's ag ground and keep it that way	12/20/2018 5:14 PM
2	It is to far from the city right at this time. Road will not hold up & all traffic has to go through woodland.	12/20/2018 3:00 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:37 PM
4	Single owner benefit. No adequate access into and out of the site. This is a Dead End road.	12/19/2018 3:45 PM
5	For future housing needs the city could include the land for planning.	12/19/2018 2:52 PM
6	way to much ground loss / to much impact on the city , traffic,water, sewer,schools ect.	12/19/2018 10:02 AM
7	Traffic issues, vauleble farmland	12/18/2018 8:01 PM
8	Inclusion would create toomuch traffic.	12/17/2018 1:48 PM
9	Traffic problems giving up prime beauty areas "prime soils".	12/17/2018 1:33 PM
10	It provides for future potential growth.	12/16/2018 8:04 PM
11	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
12	Lack of infrastructure & utilities & major congestion problems. Ruin the wildlife habitat.	12/13/2018 3:01 PM
13	city is not ready for more property that they can't support	12/12/2018 9:26 PM
14	Look at the old Aho subdivision off Gun Club, which is ONE street then ask your self, do you want acres and acres off South Pekin to look like this?	12/7/2018 3:31 PM
15	As stated, farmers can't make a living and this meets a great and growing need for affordable housing.	12/4/2018 7:31 PM
16	Our city is not ready for the increase in housing, residents, and vehicles. The infrastructure is not there and it will decrease the overall experience and quality of life for residents both old and new.	12/4/2018 3:13 PM

17	Horrible idea, I do not think adding 1,000 homes which will bring and average of 2,000 cars and 3,000 people to our tiny already traffic jammed, under policed city is a smart move	12/4/2018 2:52 PM
18	Same as above.	11/21/2018 3:09 PM
19	We do not have the infrastructure.	11/20/2018 12:00 PM

### Q30 Expanding the growth boundary to include the Aho Construction (Dobbe ) proposal is a

Answered: 29 Skipped: 8



**ANSWER CHOICES**

**RESPONSES**

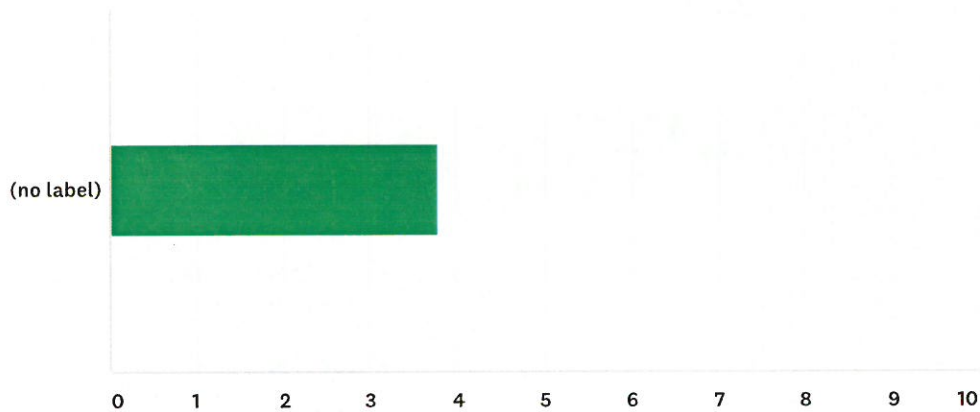
Good Idea	24.14%	7
Bad Idea	75.86%	22
<b>TOTAL</b>		<b>29</b>

#	BECAUSE:	DATE
1	It's ag ground and traffic would be bad	12/20/2018 5:14 PM
2	To far out of the city at this time & traffic will be a problem	12/20/2018 3:00 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:37 PM
4	Single owner benefit. No adequate access into and out of the site. This is a Dead End road.	12/19/2018 3:45 PM
5	For even more planning and reserve housing for future needs.	12/19/2018 2:52 PM
6	same as above , but i could see some of this area developed but not to be with in the city with lots supporting own septic and water	12/19/2018 10:02 AM
7	Lower elevation, traffic,	12/18/2018 8:01 PM
8	Inclusion would create toomuch traffic.	12/17/2018 1:48 PM
9	Traffic problems giving up prime beauty areas "prime soils".	12/17/2018 1:33 PM
10	It provides for future potential growth.	12/16/2018 8:04 PM
11	I was not able to locate specific properties on the scenario maps.	12/16/2018 3:31 PM
12	Lack of infrastructure & utilities & major congestion problems. Ruin the wildlife habitat.	12/13/2018 3:01 PM
13	city is not ready for more property that they can't support	12/12/2018 9:26 PM
14	Look at the old Aho subdivision off Gun Club, which is ONE street then ask your self, do you want acres and acres off South Pekin to look like this?	12/7/2018 3:31 PM

15	Same reasons	12/4/2018 7:31 PM
16	Our city is not ready for the increase in housing, residents, and vehicles. The infrastructure is not there and it will decrease the overall experience and quality of life for residents both old and new.	12/4/2018 3:13 PM
17	Horrible idea, I do not think adding 1,000 homes which will bring and average of 2,000 cars and 3,000 people to our tiny already traffic jammed, under policed city is a smart move	12/4/2018 2:52 PM
18	Same as above.	11/21/2018 3:09 PM
19	We do not have the infrastructure.	11/20/2018 12:00 PM

### Q31 This growth scenario will do a good job at addressing the City's future housing needs.

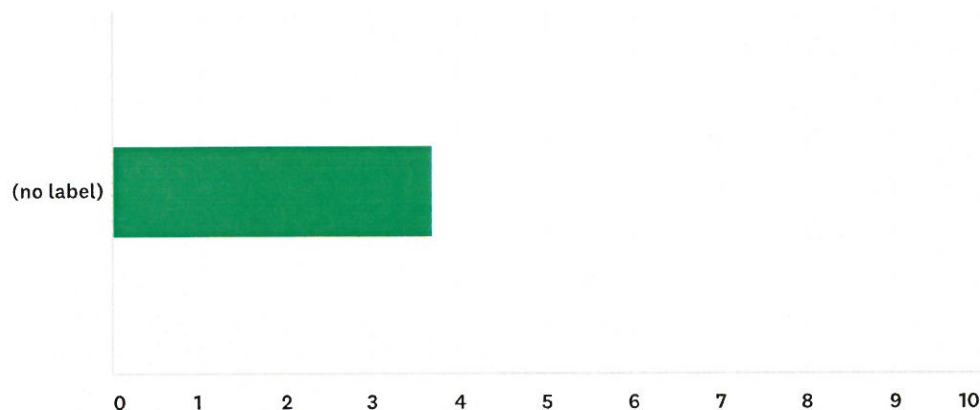
Answered: 29 Skipped: 8



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	10.34% 3	13.79% 4	10.34% 3	17.24% 5	48.28% 14	0.00% 0	29	3.79

### Q32 Regardless of the merits of each site, the City should give each property owner the ability to explore development options.

Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	13.33% 4	16.67% 5	6.67% 2	13.33% 4	50.00% 15	0.00% 0	30	3.70

### Q33 What do you like about this scenario?

Answered: 20 Skipped: 17

#	RESPONSES	DATE
1	Not good	12/20/2018 5:15 PM
2	I think it needs to be looked at on a case by case scenario	12/20/2018 3:01 PM
3	nothing	12/20/2018 2:37 PM
4	Nothing.	12/19/2018 5:07 PM
5	nothing.	12/19/2018 5:00 PM
6	Leaves many options open for landowners and the city.	12/19/2018 3:14 PM
7	Nothing.	12/19/2018 9:49 AM
8	Allows those who want to stay out of city to do so.	12/18/2018 8:01 PM
9	Nothing.	12/17/2018 1:48 PM
10	Nothing.	12/17/2018 1:33 PM
11	This allows property owners options to consider.	12/16/2018 8:06 PM
12	The ONLY thing I like about this scenario is that it would generate the most money to help with growth and maintenance of what we already have.	12/16/2018 3:38 PM
13	Don't like it.	12/13/2018 3:01 PM
14	Same.	12/13/2018 2:46 PM
15	nothing	12/12/2018 9:27 PM
16	Nothing	12/7/2018 3:43 AM
17	It is a start in the right direction and will partially meet some needs for housing.	12/4/2018 7:33 PM
18	nothing	12/4/2018 2:53 PM
19	It provides a lot of options. Development will be driven by the market and not by the City or nimby neighbors.	11/21/2018 3:11 PM
20	Nothing.	11/20/2018 12:01 PM

### Q34 List the concerns you have about this scenario.

Answered: 22 Skipped: 15

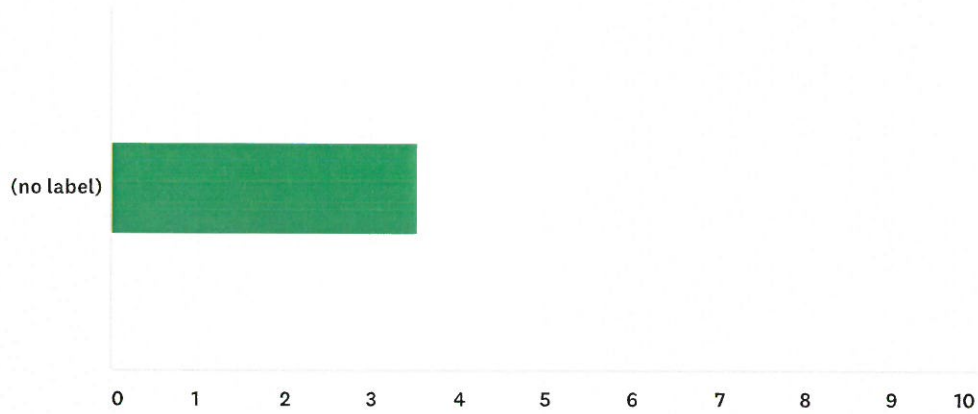
#	RESPONSES	DATE
1	Traffic	12/20/2018 5:15 PM
2	It could make a checkered board affect	12/20/2018 3:01 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:37 PM
4	Creates a checkerboard of properties and causes the City to develop sites far away from central facilities at enormous cost to others.	12/19/2018 3:47 PM

5	going to fast public needs to understand the impacts / i dont know how but all effected have to know	12/19/2018 10:06 AM
6	Until traffic is fixed it affects the whole city.	12/19/2018 9:49 AM
7	Would allow to many areas of the boundary to grow uncontrollably	12/18/2018 8:01 PM
8	I am against any residential boundaries expanded until the traffic roads fixed first.	12/17/2018 2:43 PM
9	The property owners should not dictate Woodland growth.	12/17/2018 1:48 PM
10	Not appropriate for property owners to dictate growth.	12/17/2018 1:33 PM
11	I have the most concerns about this scenario. I cannot imagine doubling the population of our small town. It goes without saying that traffic is a huge concern that needs to be address. Even with the money from the additional homes, I do not believe that it would be anywhere close to the amount that the city would need in order to make improvements to the freeway exits and the current roads. Additionally, there would need to be more schools and the schools are already over packed, from what I understand. Furthermore, I do not believe that we have the infrastructure (water/sewage, etc) to support this kind of rapid growth. Think about how long it took Woodland to get the size that it is now and all of the obstacles that had to be overcome to get where we are now. Now think about all of the issues that could arise when approving this amount of growth to happen is such a short time. I do not the city is equipped to keep up with the needs that would result in such rapid growth. I believe that we need to fix the things that are already needing attention before considering such rapid growth.	12/16/2018 3:38 PM
12	Too dense of housing proposed.	12/13/2018 3:01 PM
13	Same.	12/13/2018 2:46 PM
14	city is not ready for more property that they can't support	12/12/2018 9:27 PM
15	Traffic issues are my biggest concern with any growth as there would need to be massive improvements to exit 21. Having enough room in our schools would also be a very big concern with the increased growth. Another Elementary School would be needed	12/11/2018 6:07 PM
16	Address our traffic issues before ANY expansion occurs!	12/7/2018 3:32 PM
17	Losing Woodland Bottoms rural landscape, impacting my current property.	12/7/2018 3:43 AM
18	It is patch work and will have problems with infrastructure and planning since it is patch work.	12/4/2018 7:33 PM
19	Property owners are focused on personal benefit over benefit to the community. We need a 3rd party to step in and oversee what land-owners do with the property.	12/4/2018 3:15 PM
20	we will end up having industrial areas within neighborhoods, this will make citizens move and deter families from moving in	12/4/2018 2:53 PM
21	It leaves a lot of holes.	11/21/2018 3:11 PM
22	Too many residents and no plan to improve roads, freeway access first.	11/20/2018 12:01 PM

### Q35 This growth scenario will do a good job at addressing the City's future housing needs.

Answered: 30 Skipped: 7

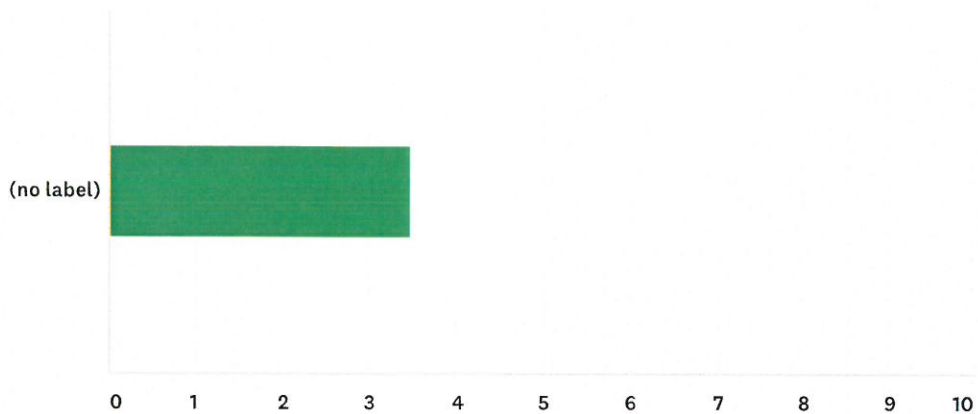




	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	26.67% 8	6.67% 2	3.33% 1	13.33% 4	50.00% 15	0.00% 0	30	3.53

### Q36 Regardless of the merits of each site, the City should give each property owner the ability to explore development options.

Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	22.58% 7	6.45% 2	12.90% 4	16.13% 5	41.94% 13	0.00% 0	31	3.48

### Q37 What do you like about this scenario?

Answered: 16 Skipped: 21

#	RESPONSES	DATE
1	Nothing	12/20/2018 5:18 PM
2	I don't	12/20/2018 3:03 PM
3	nothing	12/19/2018 5:07 PM

4	Nothing.	12/19/2018 5:01 PM
5	This one makes the most sense for city planning for orderly residential development.	12/19/2018 3:16 PM
6	Nothing	12/19/2018 9:49 AM
7	Unknown.	12/17/2018 1:34 PM
8	This is a better alternative of #4. It allows those who don't have current proposals to be included in the future more easily.	12/16/2018 8:11 PM
9	N/A	12/16/2018 3:40 PM
10	Don't like it.	12/13/2018 3:02 PM
11	Same.	12/13/2018 2:46 PM
12	nothing	12/12/2018 9:29 PM
13	It is more complete and more comprehensive and gives more alternatives for growth and meeting both current and future needs.	12/4/2018 7:37 PM
14	nothing	12/4/2018 2:55 PM
15	It gives opportunities to other small property owners who don't know whether they want to develop. Or when it might happen. It is smart planning which the city hasn't always done.	11/21/2018 3:29 PM
16	Bad idea.	11/20/2018 12:02 PM

### Q38 List the concerns you have about this scenario.

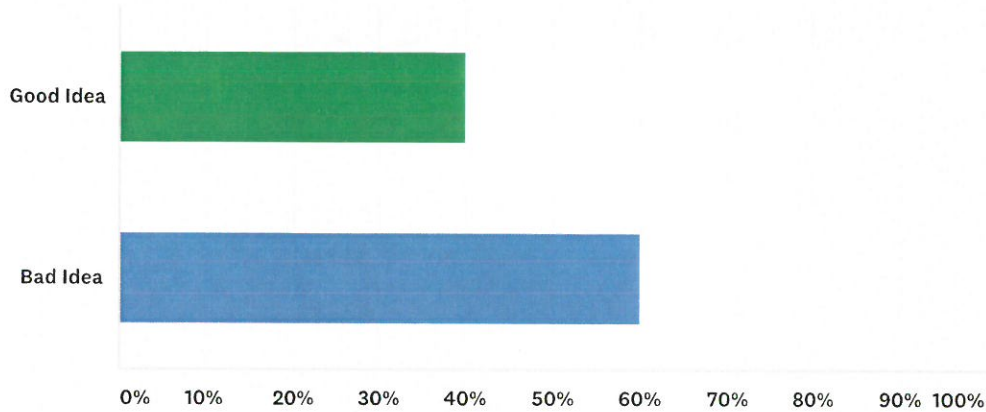
Answered: 21 Skipped: 16

#	RESPONSES	DATE
1	It takes in more ground than city needs it	12/20/2018 5:18 PM
2	It takes in more ground than the city needs and it is not good planned growth	12/20/2018 3:03 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:38 PM
4	Same as other pages.	12/19/2018 5:01 PM
5	Single owner benefit and very expensive to develop piece meal sites.	12/19/2018 3:49 PM
6	at this time dont understand the concept of this scenario	12/19/2018 10:31 AM
7	Traffic	12/19/2018 9:49 AM
8	Would take in property owners that may not want in the city	12/18/2018 8:04 PM
9	No housing boundary changes until roads/traffic issues fixed. I am not against industrial/commercial growth.	12/17/2018 2:44 PM
10	Property owners should not dictate city growth.	12/17/2018 1:49 PM
11	Still don't like property owners dictating what the City should do.	12/17/2018 1:34 PM
12	I would hope any of the property owners who chose not to join in the city would be allowed not too without being forced to pay ANY city fees for any reason.	12/16/2018 8:11 PM
13	I have similar concerns to those mentioned in scenario 4.	12/16/2018 3:40 PM
14	Too dense of housing proposed. Lose quality of life in Woodland.	12/13/2018 3:02 PM
15	Same.	12/13/2018 2:46 PM
16	city is not ready for more property that they can't support	12/12/2018 9:29 PM
17	Fill the holes would impact my current property.	12/7/2018 3:45 AM
18	None.	12/4/2018 7:37 PM
19	too much traffic	12/4/2018 2:55 PM

20	Residential traffic will occur.	11/21/2018 3:29 PM
21	Too much housing before addressing traffic and freeway access.	11/20/2018 12:02 PM

### Q39 Expanding the growth boundary to Burke Road is a

Answered: 25 Skipped: 12



**ANSWER CHOICES**

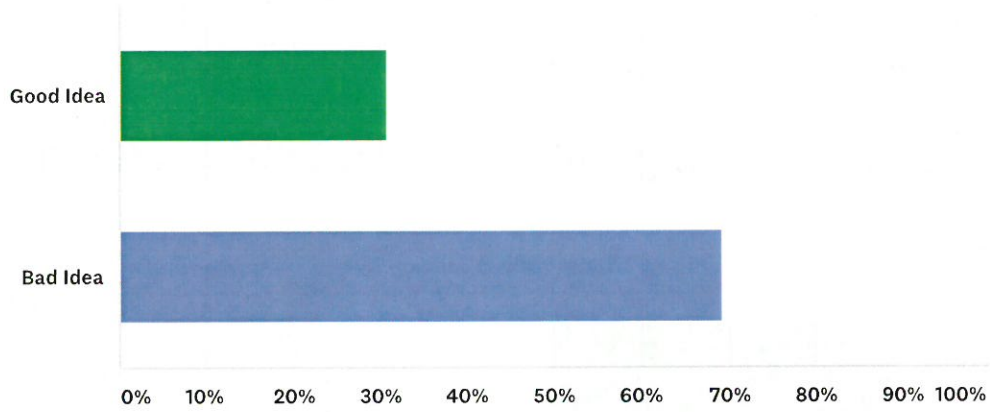
**RESPONSES**

Good Idea	40.00%	10
Bad Idea	60.00%	15
<b>TOTAL</b>		<b>25</b>

#	BECAUSE:	DATE
1	The property owners around there don't want in city	12/20/2018 5:18 PM
2	The property owners around don't want in cit only the saxony pacific	12/20/2018 3:03 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:38 PM
4	Single owner benefit and very expensive to develop piece meal sites.	12/19/2018 3:49 PM
5	May include property owners that don't want city limits	12/18/2018 8:04 PM
6	Good fit.	12/13/2018 3:02 PM
7	city is not ready for more property that they can't support	12/12/2018 9:29 PM
8	The more complete and comprehensive,nether better.	12/4/2018 7:37 PM
9	Odd hole not to include.	12/4/2018 3:21 PM
10	Neutral.	11/20/2018 12:02 PM

### Q40 Expanding the growth boundary to include the holes south of the City is a

Answered: 26 Skipped: 11

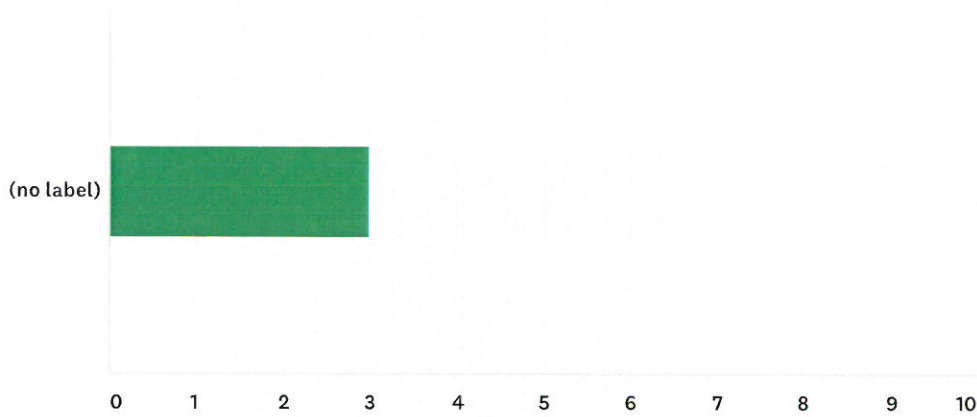


ANSWER CHOICES	RESPONSES	
Good Idea	30.77%	8
Bad Idea	69.23%	18
TOTAL		26

#	BECAUSE:	DATE
1	Owners end up in city that don't want to be there	12/20/2018 5:18 PM
2	Owners end up in the city and don't want to be in there	12/20/2018 3:03 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:38 PM
4	No adequate access into and out of these areas.	12/19/2018 3:49 PM
5	It allows property owners a simpler path to potential grow into the city.	12/16/2018 8:11 PM
6	You are forcing unwilling property owners into the City.	12/13/2018 3:02 PM
7	city is not ready for more property that they can't support and will cause jurisdiction and law issues	12/12/2018 9:29 PM
8	Those holes include my current property	12/7/2018 3:45 AM
9	It is the most comprehensive and therefore planning can be more complete and comprehensive, and it should lower costs overall.	12/4/2018 7:37 PM
10	those are not holes. Preserve farmland.	11/20/2018 12:02 PM
11	much needed mix of property	11/20/2018 11:44 AM

### Q41 Property owners within the bottoms should be left alone to develop their property as they see fit.

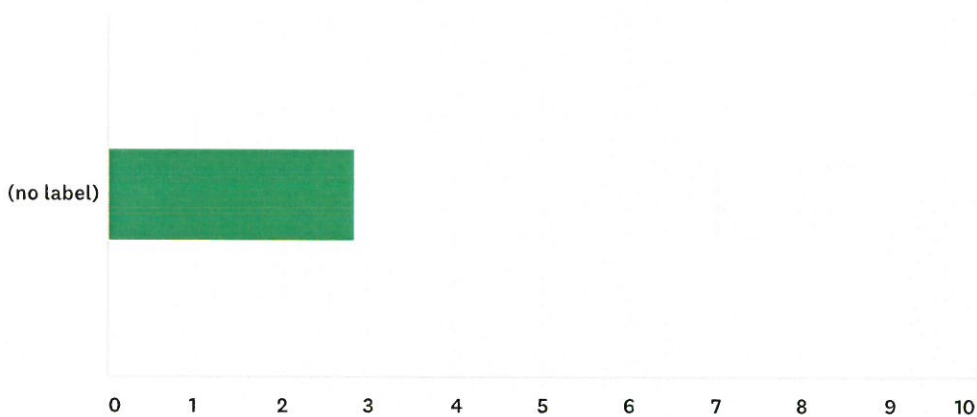
Answered: 33 Skipped: 4



	<b>STRONGLY AGREE</b>	<b>AGREE</b>	<b>NEUTRAL</b>	<b>DISAGREE</b>	<b>STRONGLY DISAGREE</b>	<b>N/A</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
(no label)	36.36% 12	9.09% 3	9.09% 3	9.09% 3	36.36% 12	0.00% 0	33	3.00

**Q42 Property owners in the bottoms outside of the City of Woodland should not have to be subject to any input from the City of Woodland.**

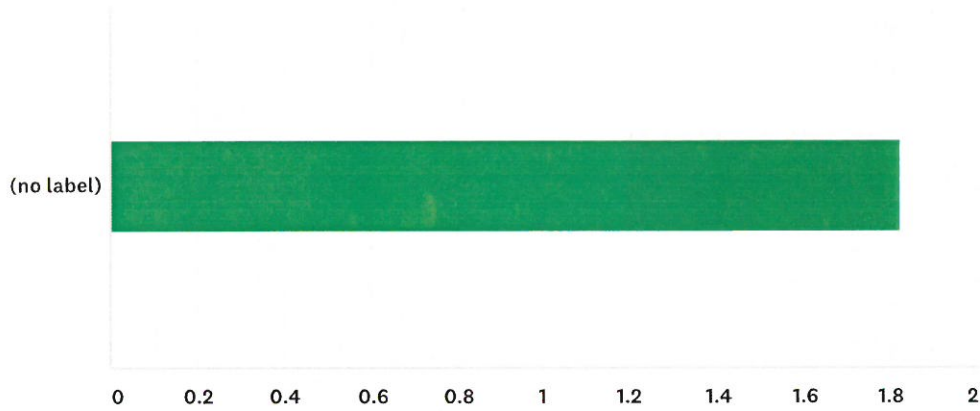
Answered: 32 Skipped: 5



	<b>STRONGLY AGREE</b>	<b>AGREE</b>	<b>NEUTRAL</b>	<b>DISAGREE</b>	<b>STRONGLY DISAGREE</b>	<b>N/A</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
(no label)	34.38% 11	15.63% 5	6.25% 2	12.50% 4	28.13% 9	3.13% 1	32	2.84

**Q43 Development in the bottoms has a direct effect on traffic within the City of Woodland.**

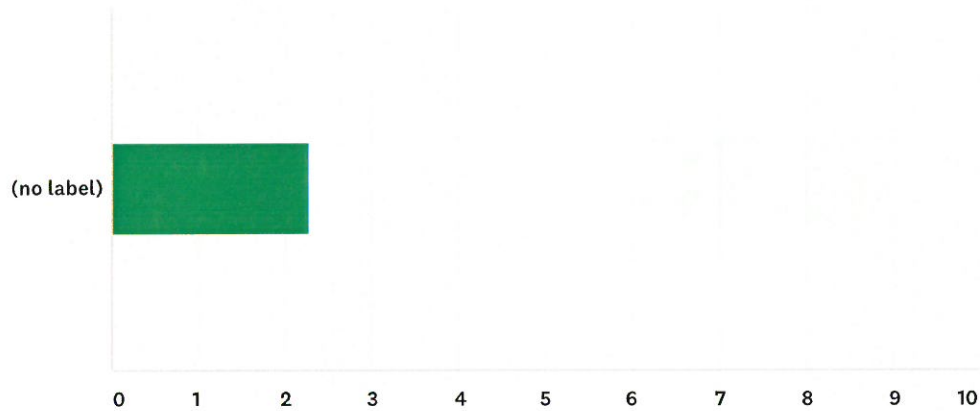
Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	69.70% 23	9.09% 3	3.03% 1	6.06% 2	12.12% 4	0.00% 0	33	1.82

### Q44 Development that occurs in the bottoms should be held accountable for the impacts it causes within the City of Woodland.

Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	48.48% 16	6.06% 2	27.27% 9	6.06% 2	12.12% 4	0.00% 0	33	2.27

### Q45 What do you like about this scenario?

Answered: 20 Skipped: 17

#	RESPONSES	DATE
1	Nothing good at all	12/20/2018 5:22 PM
2	Nothing good about it	12/20/2018 3:05 PM
3	nothing	12/19/2018 5:07 PM

4	Nothing.	12/19/2018 5:01 PM
5	It is very developable because it is very fertile and good drainage. So both are good for development and farming.	12/19/2018 4:44 PM
6	Nothing	12/19/2018 3:20 PM
7	Leave zoning as is currently 5-acre minimums has least impact on traffic.	12/19/2018 9:50 AM
8	Nothing	12/18/2018 8:09 PM
9	Nothing.	12/17/2018 1:49 PM
10	Nothing.	12/17/2018 1:35 PM
11	Honestly, I do not like anything about this scenario.	12/16/2018 3:42 PM
12	Don't like it.	12/13/2018 3:04 PM
13	I'm against the boundary being increased.	12/13/2018 2:48 PM
14	Nothing	12/12/2018 9:38 PM
15	Nothing	12/7/2018 3:47 AM
16	It is most comprehensive with the greatest potential for the city now and in the future.	12/4/2018 7:43 PM
17	I like that the whole area would be responsible for the impact on everyone else.	12/4/2018 3:23 PM
18	I think it would be irresponsible for this land to be used for anything but farming	12/4/2018 2:56 PM
19	County decisions affect the City in a negative way but they don't bear any of the costs. The county ignores problems and the city has to fix the problems. This would make the City be responsive to concerns raised by the City. The port will be motivated to work with the City to solve problems.	11/21/2018 3:35 PM
20	City would have say but it opens the door to future development.	11/20/2018 12:04 PM

## Q46 List the concerns you have about this scenario.

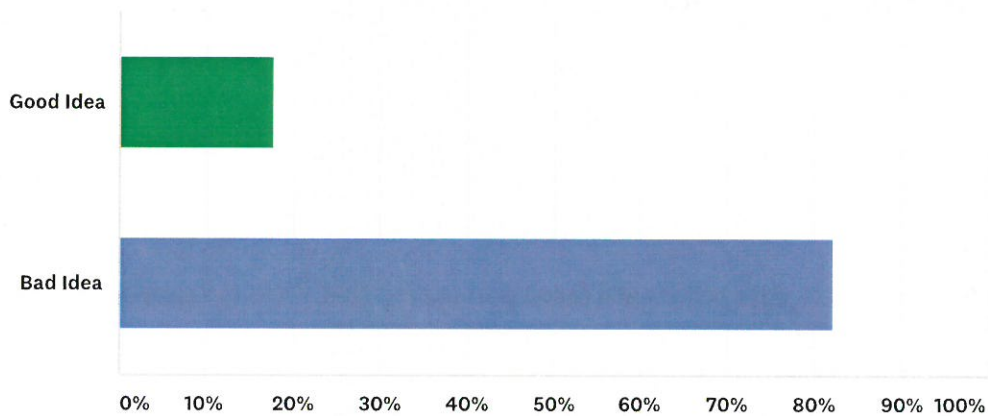
Answered: 23 Skipped: 14

#	RESPONSES	DATE
1	It would affect what goes on in the bottoms with hunting agriculture practices dust chemicals spraying cow shit	12/20/2018 5:22 PM
2	It would affect what goes on in the bottoms with agricultural practices. Dust, Chemicals spraying and smells.	12/20/2018 3:05 PM
3	traffic, schools, sewer, habitat	12/20/2018 2:38 PM
4	it destroys the animal habitat. Adds too much traffic and destroys my retirement area.	12/19/2018 5:07 PM
5	Traffic, wildlife, no more open space, our privacy, our rights.	12/19/2018 5:01 PM
6	This is some of the most fertile and wild life land in the state no infrastructure in place.	12/19/2018 4:44 PM
7	Where is the money coming from for this Huge area? Property taxes will not be enough.	12/19/2018 3:51 PM
8	The landowners do not want to be subject to oversight from the city. We have a functioning relationship with the county and the AG 38 zone. It protects farmers from encroachment from housing and leaves the land for AG use.	12/19/2018 3:20 PM
9	this is farm land / planters day not city day / dike built to protect city but mostly to insure farm ground safe and usable	12/19/2018 10:31 AM
10	All the woodland bottoms should not be treated the same east side of railroad south of city limits has a different zone than the west side . East side is more compatible for development	12/18/2018 11:51 PM
11	AG land that should not be in city limits, spraying crops, manure, farm animals. City cannot control what they already got. County roads are maintained well, city roads are not, city laws are not agricultural friendly.	12/18/2018 8:09 PM

12	Go slow. The bottoms property is one of Woodlands prize gems. Careful consideration, please! I feel the high school, Walmart, industrial along Schurman Way have been a positive use of this land.	12/17/2018 2:46 PM
13	We should keep the diversity of this area not incorporate it. Leave this area alone! It is pristine and town should respect and appreciate this.	12/17/2018 1:35 PM
14	Again, my concerns are similar to those in scenario 4.	12/16/2018 3:42 PM
15	You would be forcing many property owners against their will into the city. Forced compliance.	12/13/2018 3:04 PM
16	The city does not have the resources at this time to expand the urban growth boundary. Our water, sewer, and roads are into ill-repair for the city to maintain more.	12/13/2018 2:48 PM
17	city is not ready for more property that they can't support and if the area remains in the county the density will be a whole lot less and still allow for a natural environment for plants and wildlife along with recreation for citizens allowing for the high quality of life we currently have..	12/12/2018 9:38 PM
18	My property will be adversely affected by increased traffic	12/7/2018 3:47 AM
19	Traffic, infrastructure,	12/4/2018 7:43 PM
20	My concern as that once all the the land is included, planners will perceive an "abundance of space" and projects will not be as carefully evaluated.	12/4/2018 3:23 PM
21	flooding, poor build quality, and traffic in town	12/4/2018 2:56 PM
22	Preservation of farm land.	11/21/2018 3:35 PM
23	Keep the bottoms farmland. Keep Woodland a small town.	11/20/2018 12:04 PM

### Q47 Expanding the growth boundary to include the bottoms is a

Answered: 28 Skipped: 9



ANSWER CHOICES	RESPONSES	
Good Idea	17.86%	5
Bad Idea	82.14%	23
TOTAL		28

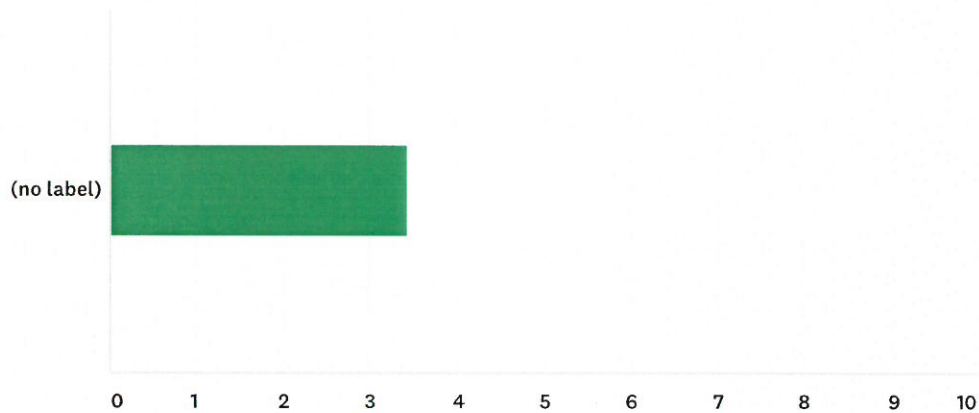
#	BECAUSE:	DATE
1	Property owners don't want to be in city limits	12/20/2018 5:22 PM
2	Property owners do not want in the growth boundary. If they do they can ask later	12/20/2018 3:05 PM
3	takes away habitat areas, increases traffic when we already have issues.	12/20/2018 2:38 PM



4	We have very little small farm land in area. People love to grow their own fruits and veggies. 1 acre lots for bigger.	12/19/2018 4:44 PM
5	Where is the money coming from for this Huge area? Property taxes will not be enough.	12/19/2018 3:51 PM
6	See above.	12/19/2018 3:20 PM
7	parts of the bottoms west of the railroad are zoned ag 38	12/18/2018 11:51 PM
8	Bottoms will not be developed on the west side of the tracks, no need to include the farms that will gather no benifits	12/18/2018 8:09 PM
9	It gives upt the ability for the people in Woodland to enjoy its diversity and beauty.	12/17/2018 1:35 PM
10	it is a bit too ambitious at this time	12/16/2018 8:14 PM
11	This is a terrible idea. There are far too many issues that need to be addressed within the current city limits, such as traffic, before the city considers expanding the boundary as drastically as this scenario allows.	12/16/2018 3:42 PM
12	Too much, too fast and a vast overreach for a city to do.	12/13/2018 3:04 PM
13	City of Woodland needs to remain at the size it is until the leader can fix the current infrastructure	12/12/2018 9:38 PM
14	Loss of rural land	12/7/2018 3:47 AM
15	Reasons stated above. This is the most forward thinking. It allows the greatest potential far into the future rather than a piecemeal approach. It will elliminate many problems in the future and give us a "whole" plan that can be much more strategic.	12/4/2018 7:43 PM
16	It is forward looking.	11/21/2018 3:35 PM
17	If you develop farmland you will never get it back.	11/20/2018 12:04 PM
18	give input on transportation issues	11/20/2018 11:45 AM

### Q48 The City does not need any additional housing.

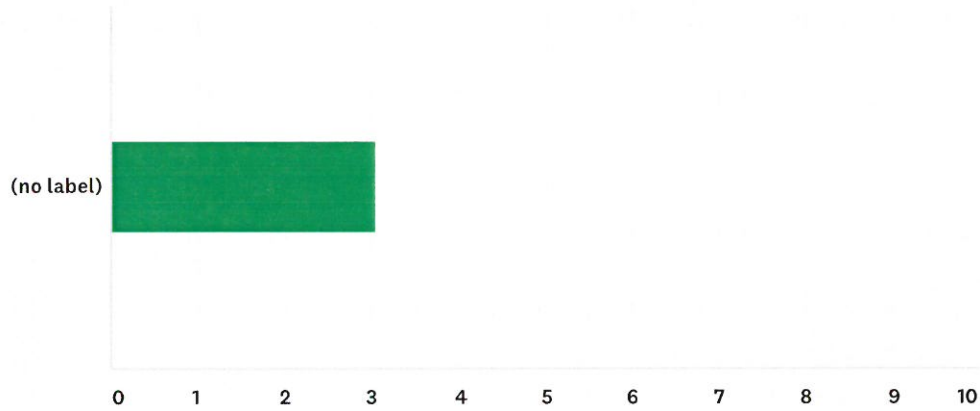
Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	6.67%	23.33%	23.33%	13.33%	33.33%	0.00%	30	3.43
	2	7	7	4	10	0		

### Q49 Housing affordability in Woodland is a problem.

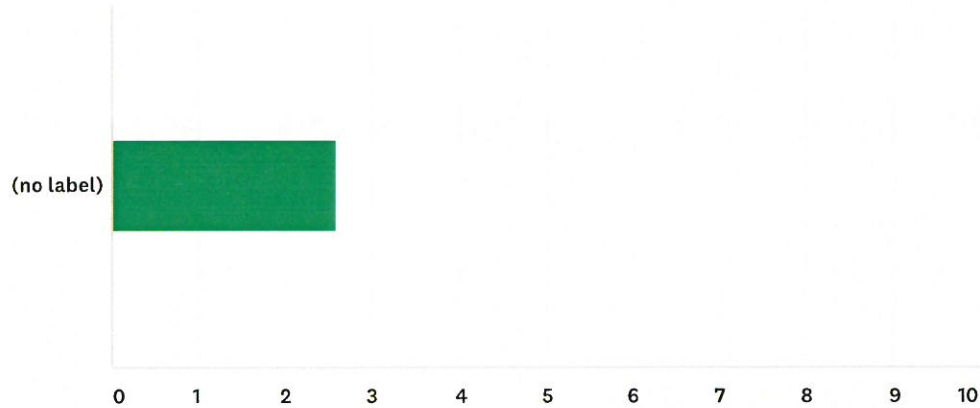
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	15.63% 5	21.88% 7	18.75% 6	28.13% 9	15.63% 5	0.00% 0	32	3.06

**Q50 Housing has an important role in an economic development strategy.**

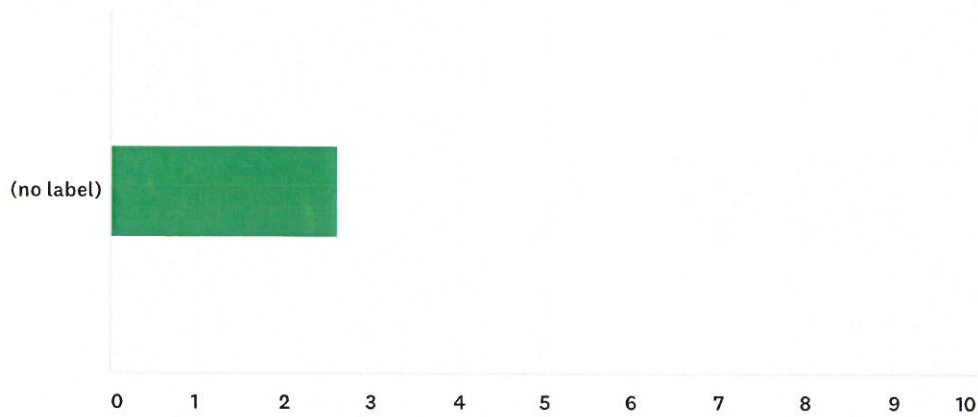
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	21.88% 7	34.38% 11	21.88% 7	6.25% 2	15.63% 5	0.00% 0	32	2.59

**Q51 Affordable housing is important to the community.**

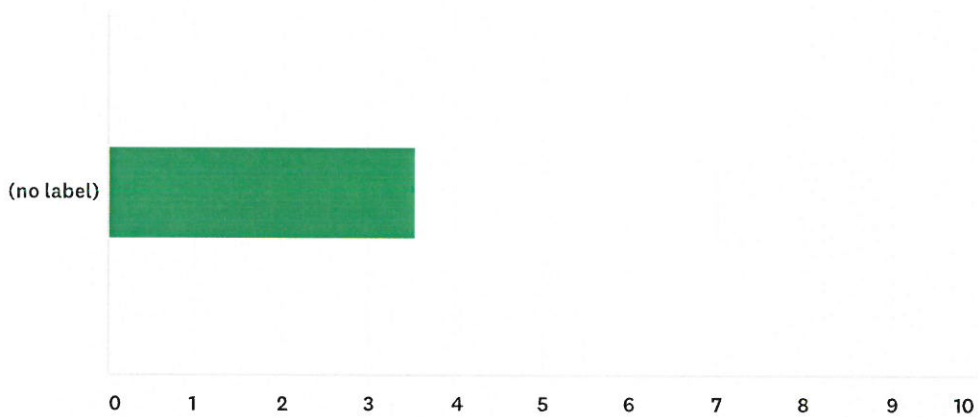
Answered: 33 Skipped: 4



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	24.24% 8	36.36% 12	15.15% 5	3.03% 1	21.21% 7	0.00% 0	33	2.61

**Q52 I support a growing economy in the City even if it means more traffic.**

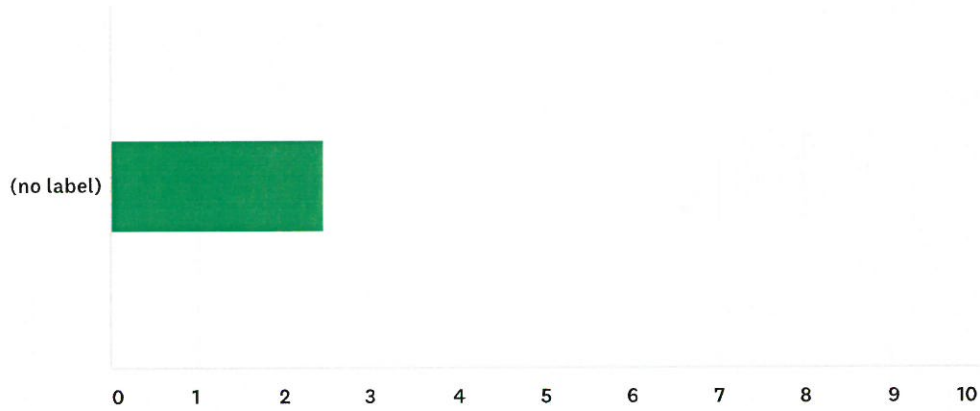
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	21.88% 7	6.25% 2	12.50% 4	15.63% 5	43.75% 14	0.00% 0	32	3.53

**Q53 Traffic impacts are more important than housing.**

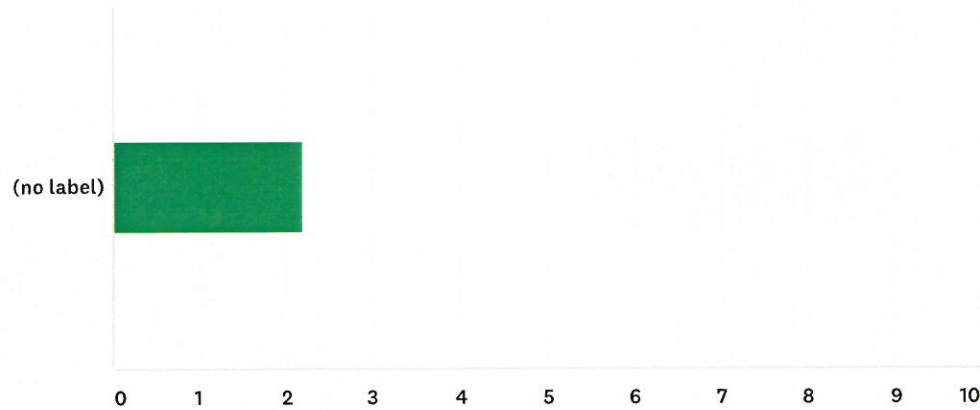
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	46.88% 15	12.50% 4	9.38% 3	9.38% 3	21.88% 7	0.00% 0	32	2.47

### Q54 Park space is provided.

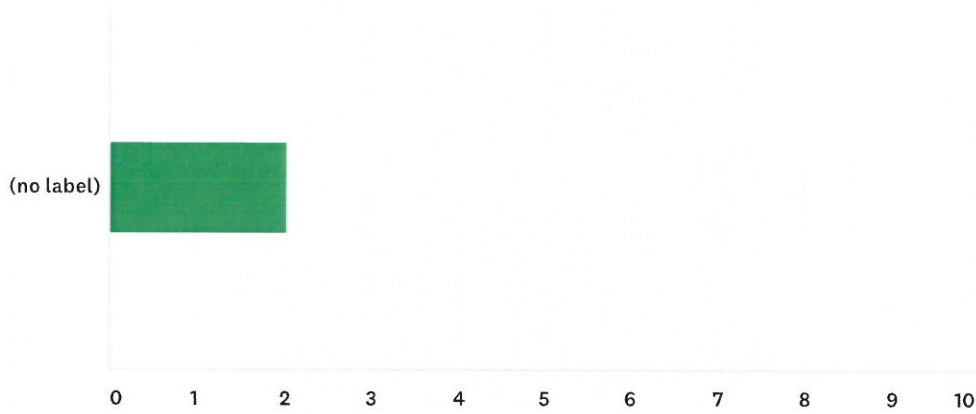
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	37.50% 12	25.00% 8	18.75% 6	9.38% 3	6.25% 2	3.13% 1	32	2.19

### Q55 A school site is provided.

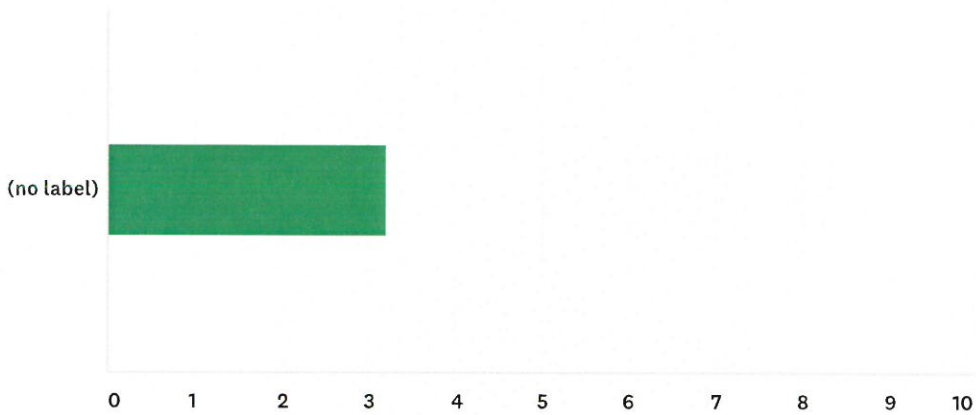
Answered: 32 Skipped: 5



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE	
(no label)	43.75% 14	21.88% 7	21.88% 7	3.13% 1		6.25% 2	3.13% 1	32	2.03

**Q56 A church site is provided.**

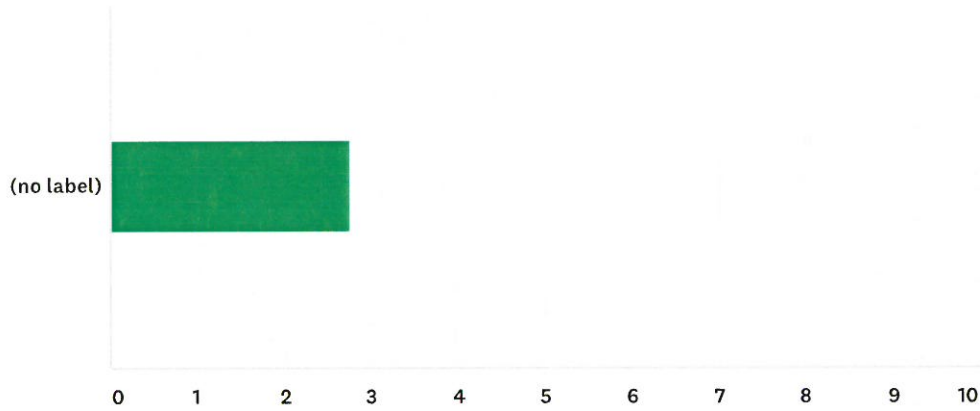
Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE	
(no label)	10.00% 3	13.33% 4	43.33% 13	6.67% 2		23.33% 7	3.33% 1	30	3.21

**Q57 A community center site is provided.**

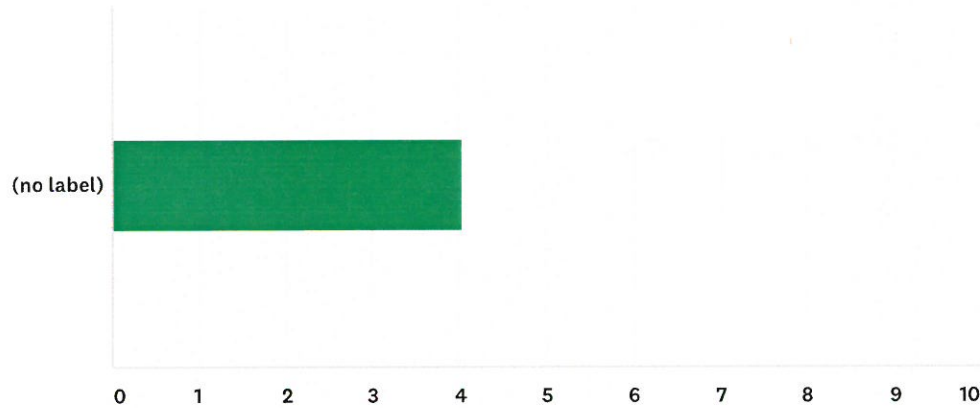
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	16.13% 5	22.58% 7	32.26% 10	12.90% 4	9.68% 3	6.45% 2	31	2.76

### Q58 A pool site is provided.

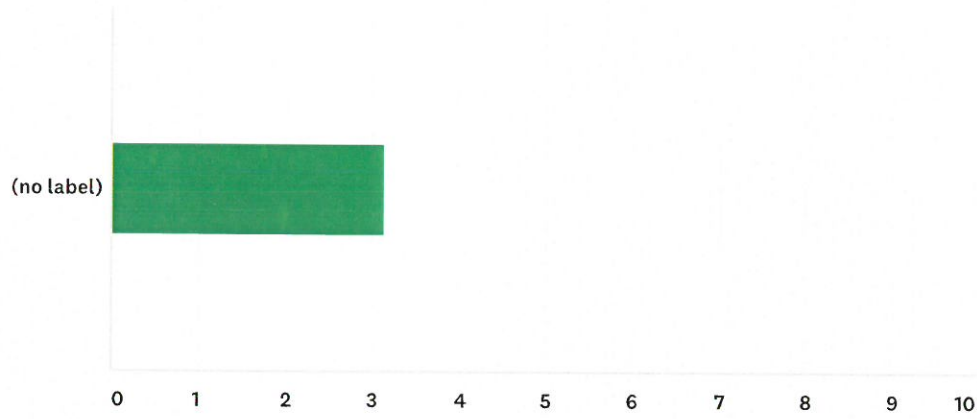
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	3.23% 1	6.45% 2	19.35% 6	19.35% 6	45.16% 14	6.45% 2	31	4.03

### Q59 More commercial land is included.

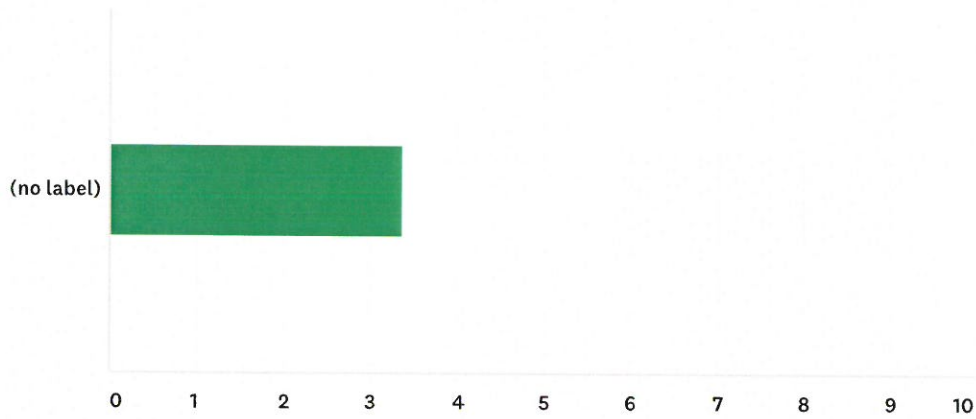
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	12.90% 4	19.35% 6	29.03% 9	12.90% 4	22.58% 7	3.23% 1	31	3.13

### Q60 More industrial land is included.

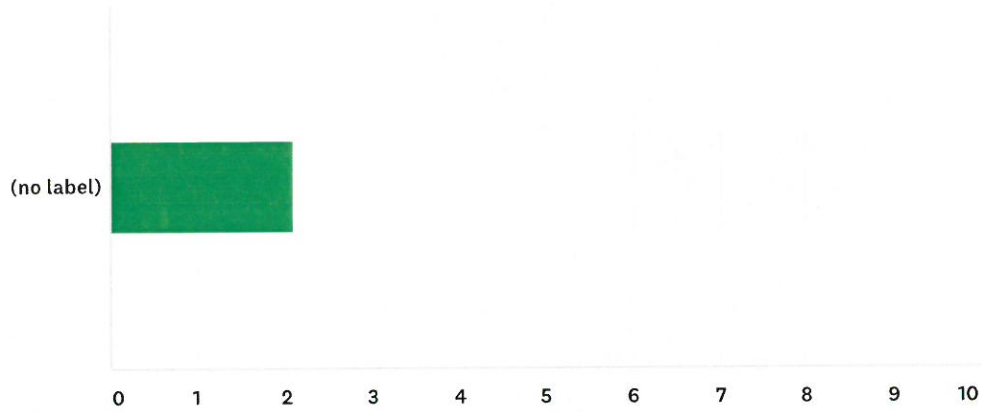
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	9.68% 3	16.13% 5	29.03% 9	12.90% 4	29.03% 9	3.23% 1	31	3.37

### Q61 No additional costs for utilities are passed on to the current residents.

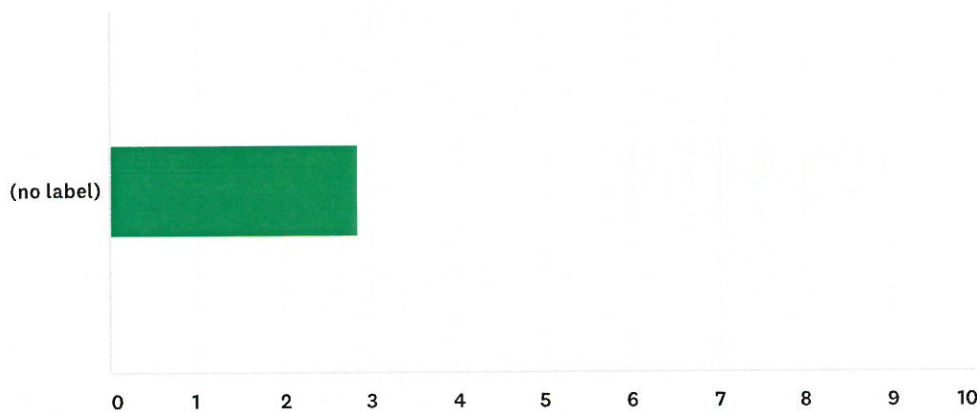
Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	46.67% 14	16.67% 5	20.00% 6	3.33% 1	10.00% 3	3.33% 1	30	2.10

### Q62 I save money on my utilities.

Answered: 29 Skipped: 8

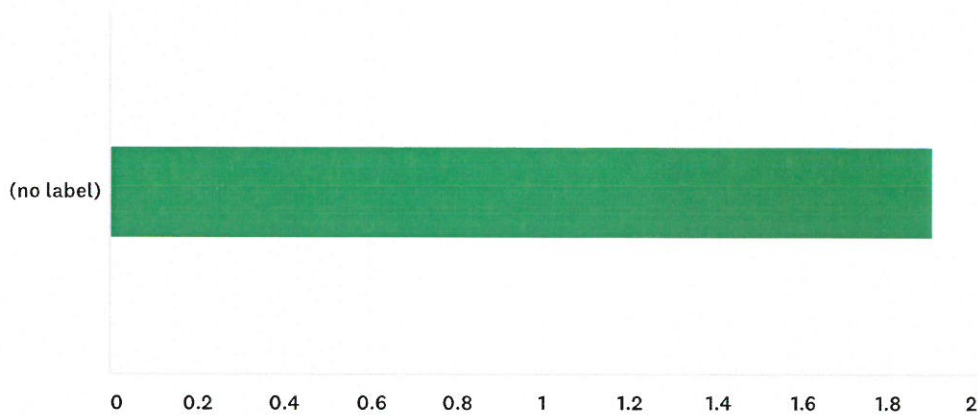


	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	24.14% 7	3.45% 1	37.93% 11	10.34% 3	13.79% 4	10.34% 3	29	2.85

### Q63 More money is spent on maintaining our roads.

Answered: 31 Skipped: 6

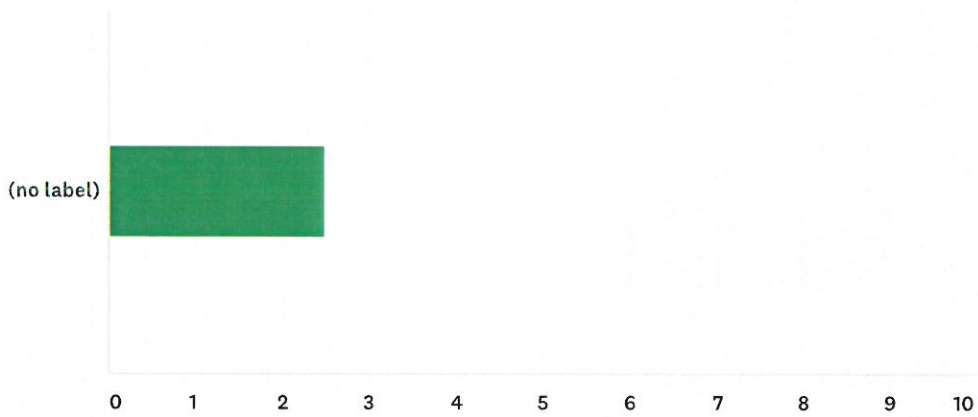




	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE	
(no label)	41.94% 13	38.71% 12	12.90% 4	0.00% 0		6.45% 2	0.00% 0	31	1.90

**Q64 More sidewalks are provided.**

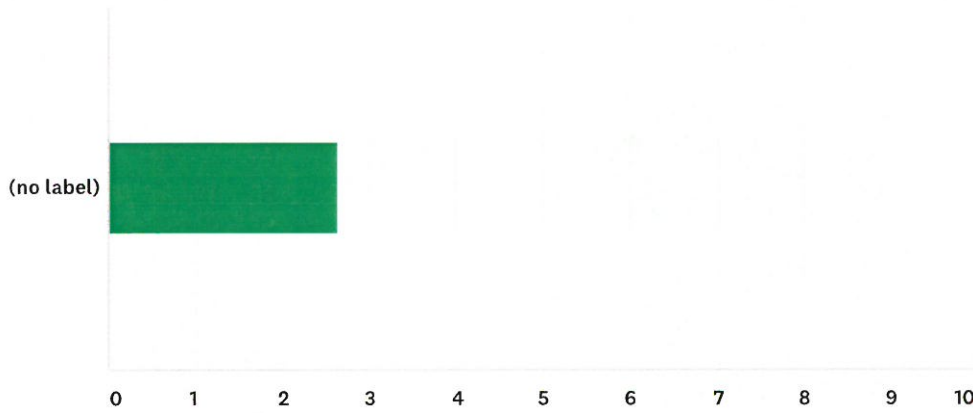
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE	
(no label)	19.35% 6	41.94% 13	19.35% 6	9.68% 3		9.68% 3	0.00% 0	31	2.48

**Q65 I recognize that traffic will get worse before it gets better.**

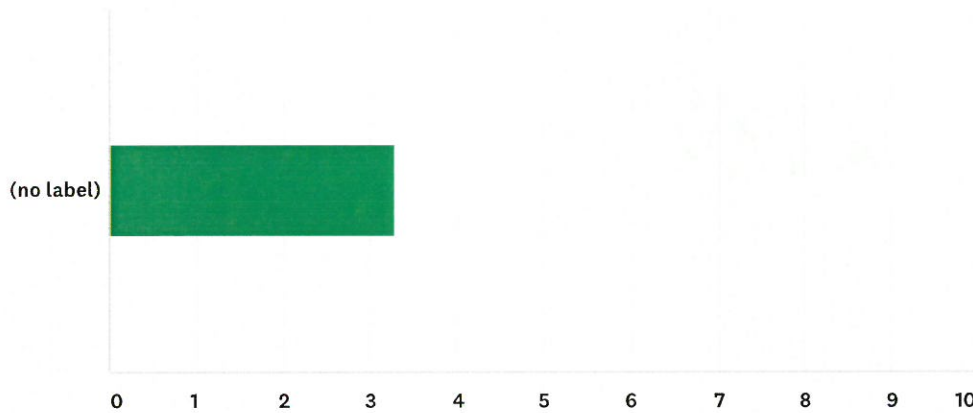
Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	26.67% 8	36.67% 11	6.67% 2	6.67% 2	23.33% 7	0.00% 0	30	2.63

**Q66 I am willing to pay my fair share to make the City's traffic issues better.**

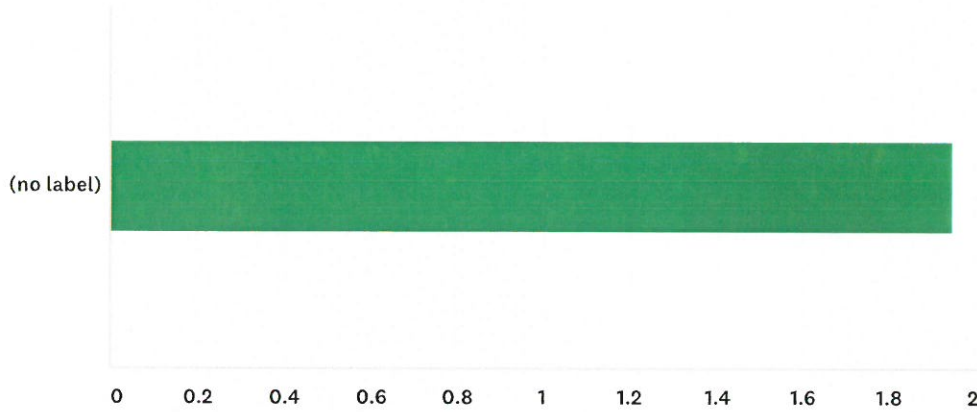
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	3.23% 1	25.81% 8	29.03% 9	22.58% 7	19.35% 6	0.00% 0	31	3.29

**Q67 The City should use it's existing resources to solve the traffic problems.**

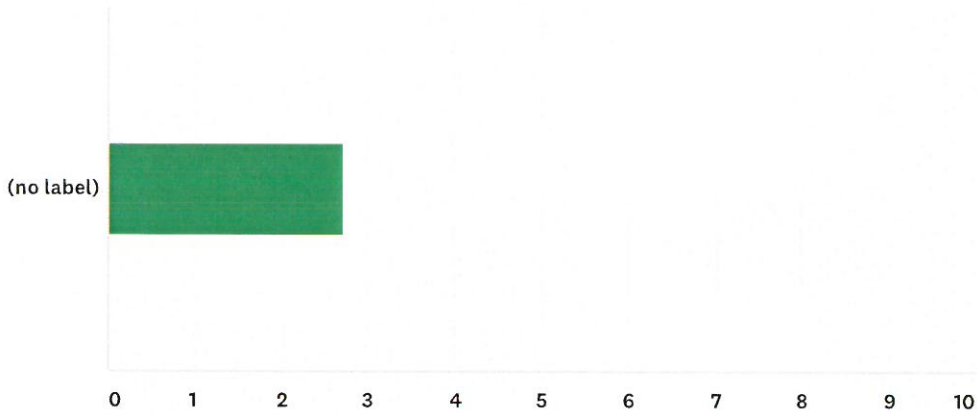
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	45.16% 14	29.03% 9	12.90% 4	12.90% 4	0.00% 0	0.00% 0	31	1.94

**Q68 I am willing to pay more to make the City's traffic issues better if it results in economic growth within the City.**

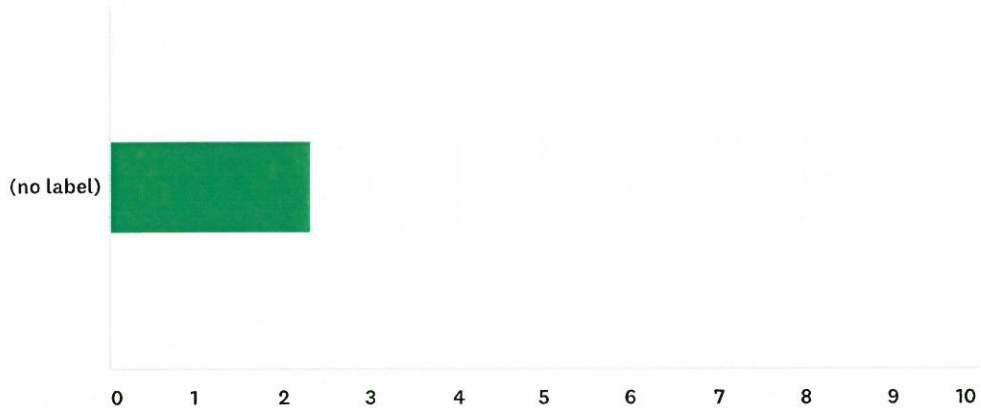
Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	10.00% 3	36.67% 11	30.00% 9	10.00% 3	10.00% 3	3.33% 1	30	2.72

**Q69 I am comfortable with the City taking on additional debt to fix traffic problems within the City.**

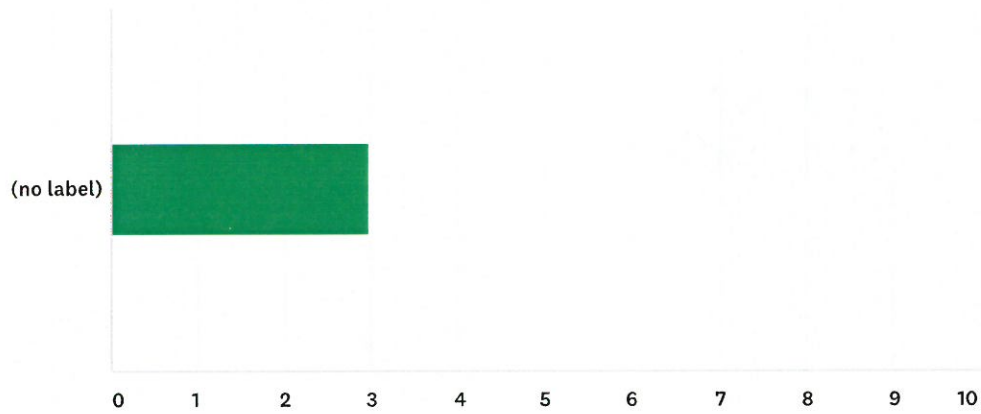
Answered: 31 Skipped: 6



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	22.58% 7	35.48% 11	25.81% 8	9.68% 3	3.23% 1	3.23% 1	31	2.33

**Q70** If it fixes some of the traffic problems, I am willing to support transportation funding tools like a "transportation Benefit District" or a "Limited Improvement District".

Answered: 30 Skipped: 7



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	10.00% 3	23.33% 7	36.67% 11	13.33% 4	13.33% 4	3.33% 1	30	2.97

**Q71** I also have the following general concerns, observations, or ideas:

Answered: 20 Skipped: 17

#	RESPONSES	DATE
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1	We need more time and to make this more public. Most people I talk to in woodland have no idea this is going on. I also feel that this survey is poorly written in the fact that it feels like acting as if this is do all or do nothing and this will solve all of woodlands problems. The truth is with our current traffic issues. This Aho proposal and woodland bottoms proposal should not even be considered. it is creating potential growth we cannot handle. This idea is that it "has to get worse before it can get better" is a statement with an empty promise to our citizens. I fully support growth that our infrastructure can support.	12/20/2018 2:50 PM
2	We moved here because it is quiet and has animals to watch. We have our own well and septic. We can still burn our yard debris. We do not have houses on top of us. The traffic is all ready bad enough. We do not need more. It would destroy the wildlife.	12/19/2018 5:09 PM
3	I am 61. we moved here to our dream area. we watch geese, pheasants, sand hill cranes, raccoons, deer. if you put in all these houses there goes the wildlife. Plus you add more traffic then the roads can handle now.	12/19/2018 5:03 PM
4	This survey is poorly constructed. Was this created as a tool solely for this discussion? I don't have any doubt the data from this will be less than reliable. Yikes.	12/19/2018 4:56 PM
5	Please consider the fertile grounds and wildlife in abundance in the woodland bottoms. Traffic has to be considered before any more houses. Exit 21 backs up to freeway during heavy commute times. Starter (affordable housing) has historically changed into rental units. Crime goes up property values go down. Where will the police enforcement funds come from?	12/19/2018 4:49 PM
6	Clean up the burnt out Hotel. If a citizen was responsible for this site they would be hauled to court. What environmental hazards(lead, asbestos, asphalt, heavy metals, particulates) were released and continue to be released right next to Horseshoe Lake. What an eyesore visible to anyone passing by our beautiful city and Park. I drove by the site later in the day when the "Firefighters" had left. The fire had kicked back up and thick black smoke was rolling across the city and Interstate.	12/19/2018 4:00 PM
7	We need to improve the flow of traffic before we add more housing.	12/19/2018 9:57 AM
8	Woodland needs to fix the traffic problems we have and have more money in the bank to spend on future expansions, problems before taking on more. Fix the problem before it gets worse. One of woodlands staples is farms and we need to keep the farms in woodland for jobs, local economy and the benefits they provide like fruits and vegetables.	12/18/2018 8:14 PM
9	Traffic getting worse needs to slow down. Traffic getting worse has been steadily happening. Economic growth is better than more housing at this point. I am very concerned that someone in the city is pro-housing. Trying to push it, ram it through without concern about what it will do to the traffic. Someone "thinking impact fees are going to be great" add \$\$ to the City and Schools. The roads are jammed, grid locked at peak traffic hours both at exits 21 and 22, and intersections involved. Please slow down on changing the agricultural zoning to residential. The City would be better off financially in the long term, using that land for light industrial, commercial or even schools. Please provide us a chart of total fees & revenue (not per house or 1,000 on businesses) that the city receives from each of the following per year: Commercial, Light Industrial, Residential.	12/17/2018 2:57 PM
10	I feel the state has a big obligation to serve the residents if the population grows. They need to be told/asked how are they going to help serve the Woodland area if transportation gets too bad around SR503 and or interstate 5. They should help fund a big chunk of any necessary improvements.	12/16/2018 8:21 PM
11	N/A	12/16/2018 3:44 PM
12	Affordable housing is a problem all over America. Proposals 1 & 2 have the most merit at this time. proposal 3-6 would dramatically change the landscape for all those who live, shop, own businesses, or commute, or even work in Woodland. Not for the greater good but to the detriment for most. many issues need to be addressed prior to not after the fact of such a large land grab the City is proposing with cold hard facts, not vague generalities. how will they fund police, fire, schools, road improvements, utilities, parks, open space, etc. Another major concern is the loss of habitat in proposals 3-6. There is a vast amount of bald eagles, hawks, owls, geese, ducks, blue herons, and other animals that live and breed in this area and would probably cease to exist under this plan.	12/13/2018 3:11 PM
13	I don't believe our water, sewer, and roads are able to maintain anymore people/housing at this time. The I-5 intersection has too much traffic as it is and is a public safety issue. More traffic will lead to more accidents and more backup. Once the city is more apt (not be 10 years behind) I believe growth is feasible.	12/13/2018 2:55 PM

14	While the cities infrastructures are taxed all I hear is we need a study, well how about spent the money on a fix instead of another study to sit on a shelf.	12/12/2018 9:44 PM
15	Losing the rural land in the Woodland Bottoms. My property is in that area.	12/7/2018 3:50 AM
16	Growth is inevitable. We can do it piecemeal or we can do it looking into the future which is far more comprehensive and strategic and in the long run will be cheaper, more efficient and much more organized.	12/4/2018 7:47 PM
17	If a project will increase traffic and require updated or additions to infrastructure, the group planning the project should take on more fiscal responsibility. Other residents are not usually benefiting from their new development but we sure do feel the toll it takes on our roads and commute times.	12/4/2018 3:27 PM
18	We as a community need to learn to support ourselves and better the community as is before trying to add 3,000 new residents	12/4/2018 2:59 PM
19	Businesses just got big tax breaks. Why shouldn't they be expected to pay their way? Sure they hire people but those employees don't live in Woodland. Because Washington has no income tax, all that money leaves the community when they go home at night. They use the roads then go home. how is that good for the city?	11/21/2018 3:42 PM
20	Woodland's vision survey show residents value a small town. We have lots of low income housing. We need to require future developments to have green space and large parks and provide sidewalks. We need sidewalks all the way to high school from the east side of town. Plan for quality growth before expanding the urban growth area. We don't need large subdivisions with tiny playgrounds (or none at all). Lets have a vision that makes us walkable, bikeable, and desirable. Once you get that in place, then we can look at how much we want to expand, and after traffic issues are taken care of. Plan first and get the infrastructure done. How would you evacuate the bottoms if the dikes suddenly failed if you add 100's of houses?	11/20/2018 12:14 PM

## Q72 My name is: (Optional)

Answered: 13 Skipped: 24

#	RESPONSES	DATE
1	Derek Peterson	12/20/2018 5:28 PM
2	Tyrel Koistinen	12/20/2018 2:51 PM
3	Robin Harrison	12/19/2018 5:10 PM
4	Carl Harrison	12/19/2018 5:04 PM
5	Kara Seaman	12/19/2018 4:57 PM
6	Mary Ann Cole	12/19/2018 4:50 PM
7	Thomas Henn	12/19/2018 4:02 PM
8	Alison	12/16/2018 3:45 PM
9	Tyson Humbyrd	12/12/2018 9:46 PM
10	Rena Bellika	12/7/2018 3:41 PM
11	Mike Ferguson	12/4/2018 7:48 PM
12	Alexis Kruse	12/4/2018 3:28 PM
13	Rob Lipp	11/20/2018 11:47 AM

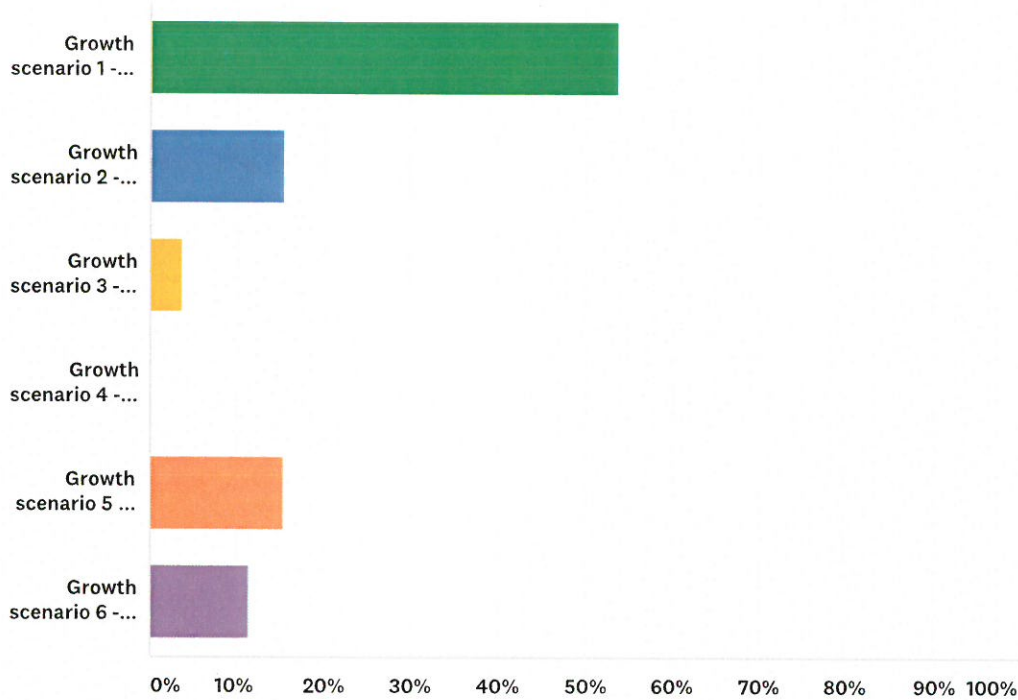
## Q73 I am interested in getting future notices at: (give us your e-mail or mailing address)

Answered: 16 Skipped: 21

#	RESPONSES	DATE
1	Petersod12@gmail.com	12/20/2018 5:28 PM
2	135 Wyman Road, Woodland WA 98674	12/19/2018 5:10 PM
3	135 Wyman Road Woodland WA 98674	12/19/2018 5:04 PM
4	Kseaman1234@gmail.com 639 S. Pekin Road	12/19/2018 4:57 PM
5	cole.mary.ann@gmail.com	12/19/2018 4:50 PM
6	tomp.henn@gmail.com	12/19/2018 4:02 PM
7	hammer4a@aol.com	12/19/2018 10:37 AM
8	pumpkins@dfarms.us	12/18/2018 11:58 PM
9	ali_renae014@hotmail.com	12/16/2018 3:45 PM
10	tyhumbyrd911@yahoo.com	12/12/2018 9:46 PM
11	Mybellaterra	12/7/2018 3:41 PM
12	125 Whalen Rd Woodland, WA 98674	12/7/2018 3:53 AM
13	Wildlyintent@gmail.com	12/6/2018 7:31 PM
14	msferg89@gmail.com	12/4/2018 7:48 PM
15	2040 Statesman Drive Woodland, WA 98674	12/4/2018 3:28 PM
16	PO Box 805 Woodland, WA 98674	11/20/2018 11:54 AM

### Q74 Of all the growth scenarios, my FIRST choice is:

Answered: 26 Skipped: 11



**ANSWER CHOICES**

Growth scenario 1 - No Changes

**RESPONSES**

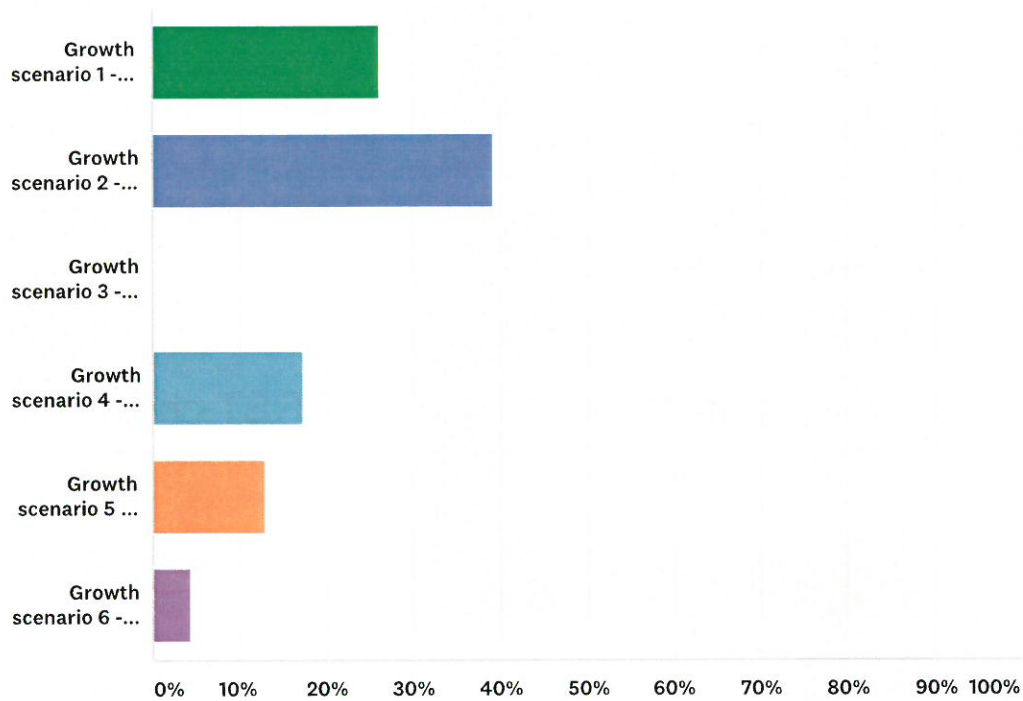
53.85%

14

Growth scenario 2 - Internal Changes Only	15.38%	4
Growth scenario 3 - UGA Expansion (Approval of some applications)	3.85%	1
Growth scenario 4 - UGA Expansion (Approval of all applications)	0.00%	0
Growth scenario 5 - UGA Expansion (Filling in the holes)	15.38%	4
Growth scenario 6 - UGA Expansion (Woodland Bottoms)	11.54%	3
TOTAL		26

### Q75 Of all the growth scenarios, my SECOND choice is:

Answered: 23 Skipped: 14

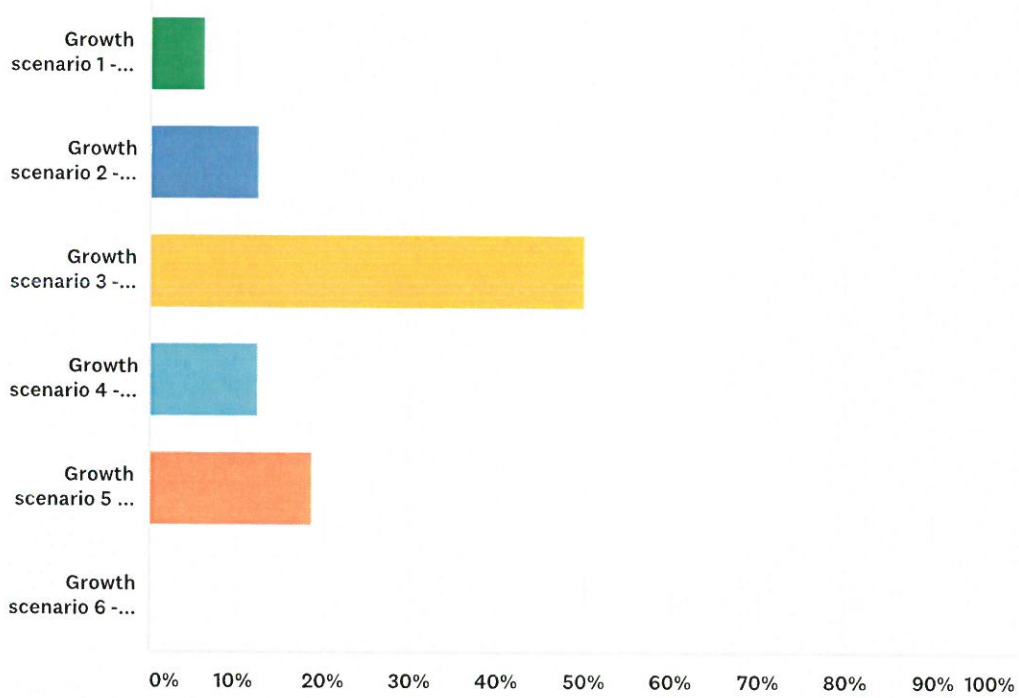


ANSWER CHOICES	RESPONSES
Growth scenario 1 - No Changes	26.09% 6
Growth scenario 2 - Internal Changes Only	39.13% 9
Growth scenario 3 - UGA Expansion (Approval of some applications)	0.00% 0
Growth scenario 4 - UGA Expansion (Approval of all applications)	17.39% 4
Growth scenario 5 - UGA Expansion (Filling in the holes)	13.04% 3
Growth scenario 6 - UGA Expansion (Woodland Bottoms)	4.35% 1
TOTAL	23

### Q76 Of all the growth scenarios, my THIRD choice is:

Answered: 16 Skipped: 21

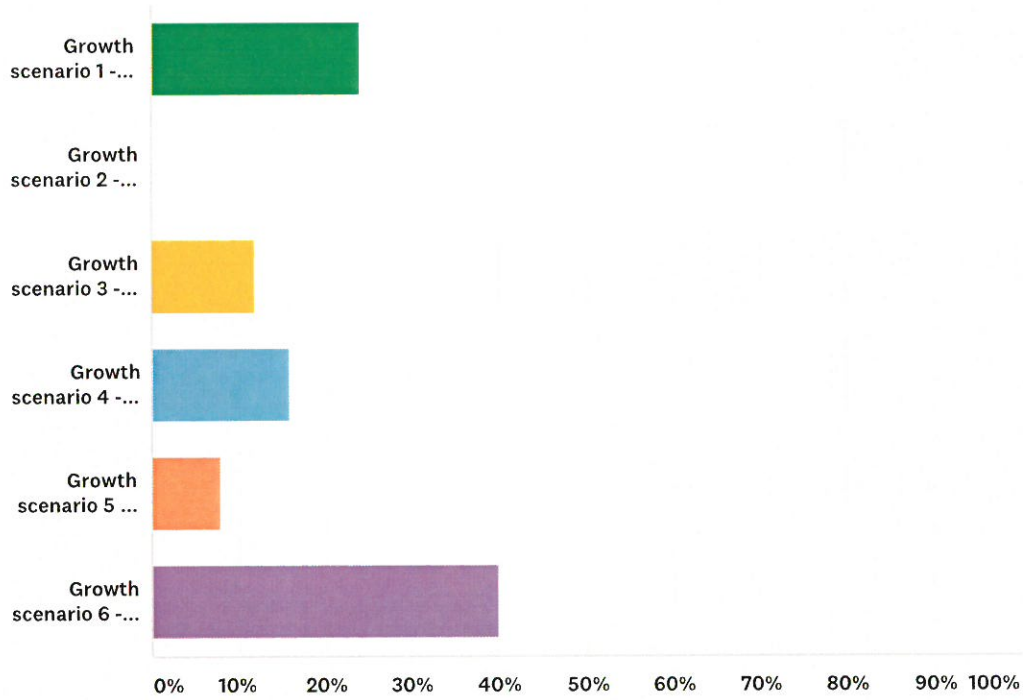




ANSWER CHOICES	RESPONSES	
Growth scenario 1 - No Changes	6.25%	1
Growth scenario 2 - Internal Changes Only	12.50%	2
Growth scenario 3 - UGA Expansion (Approval of some applications)	50.00%	8
Growth scenario 4 - UGA Expansion (Approval of all applications)	12.50%	2
Growth scenario 5 - UGA Expansion (Filling in the holes)	18.75%	3
Growth scenario 6 - UGA Expansion (Woodland Bottoms)	0.00%	0
<b>TOTAL</b>		<b>16</b>

### Q77 My least favorite choice is:

Answered: 25 Skipped: 12



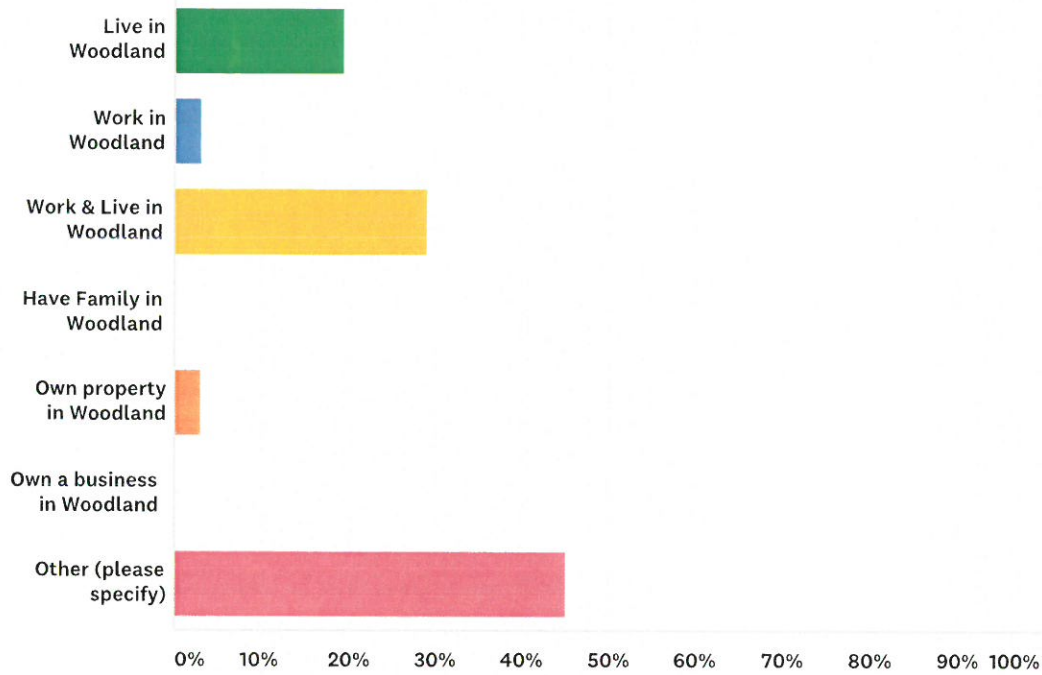
**ANSWER CHOICES**

**RESPONSES**

ANSWER CHOICES	RESPONSES	
Growth scenario 1 - No Changes	24.00%	6
Growth scenario 2 - Internal Changes Only	0.00%	0
Growth scenario 3 - UGA Expansion (Approval of some applications)	12.00%	3
Growth scenario 4 - UGA Expansion (Approval of all applications)	16.00%	4
Growth scenario 5 - UGA Expansion (Filling in the holes)	8.00%	2
Growth scenario 6 - UGA Expansion (Woodland Bottoms)	40.00%	10
<b>TOTAL</b>		<b>25</b>

**Q78 I consider myself part of Woodland because I:**

Answered: 31 Skipped: 6



**ANSWER CHOICES**

**RESPONSES**

Live in Woodland	19.35%	6
Work in Woodland	3.23%	1
Work & Live in Woodland	29.03%	9
Have Family in Woodland	0.00%	0
Own property in Woodland	3.23%	1
Own a business in Woodland	0.00%	0
Other (please specify)	45.16%	14
<b>TOTAL</b>		<b>31</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	live, have family, own property in woodland.	12/20/2018 2:51 PM
2	Live and own property in Cowlitz County.	12/19/2018 5:10 PM
3	live and own property in Cowlitz County.	12/19/2018 5:04 PM
4	Live, have family in Woodland, own property in Woodland.	12/19/2018 4:57 PM
5	Live and own property in Woodland.	12/19/2018 4:50 PM
6	I love this area and shop and recreate here.	12/19/2018 4:02 PM
7	all of the above	12/19/2018 10:37 AM
8	Work, own property, own a business, own property in the bottoms.	12/19/2018 9:57 AM
9	I live and own property in Woodland.	12/17/2018 1:50 PM
10	live and own property in Woodland.	12/17/2018 1:38 PM
11	I am a lifelong resident (outside city limits)	12/16/2018 8:23 PM
12	Live & Work, have family, own property, farm in the bottoms.	12/13/2018 3:11 PM
13	I have lived in the Woodland bottoms my whole life and currently work in Woodland	12/12/2018 9:46 PM

14

Lived here all my whole life. I have family, I'm an employer, own property.

12/7/2018 3:41 PM