



City of Woodland Planning Commission

CPA 2018-010 Comp Plan Map Amendment

22 April, 2019



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COMPREHENSIVE PLAN

2018 Comprehensive Plan Map Update

In an effort to better implement the City's adopted Comprehensive Plan, City staff is seeking input on changes to the comprehensive plan map.


How and where should the City grow?

Eight applicants have requested changes to the comprehensive plan map, so the City is considering six growth scenarios for how it should handle development pressure.

The six Growth Scenarios are:

1. **No Growth.** This scenario involves no changes to the growth area boundary and no changes within the current City limits.
2. **Internal Growth.** All growth will be accommodated through comp plan designation changes for land already within the City limits. (Modified No-Expansion)
3. **Partial Applicant Accommodation.** Given the number of applications and the amount of area that is proposed for Urban Growth Area expansion, the City could choose to include some of that land within its Urban Growth Boundary.
4. **Full Applicant Accommodation.** Plans for the inclusion scenario where all applications are included in the urban growth boundary. (But nothing more.)
5. **City Proposed Boundary Expansion.** The City, using its best professional judgment, will look at growth area expansion using logical and practical approaches to eliminate boundary peculiarities. (Assuming full applicant accommodation, but filling in the holes or other obvious inclusions.)

Comp Plan Map Update Documents

-  [Document 1: Public Participation Plan \(Chapter 2 of the 2016 Comprehensive Plan\)](#)
-  [Document 2: Notice to the newspaper or record for the Public Participation Plan](#)
-  [Document 3: Planning Commission Agenda \(September 20, 2018\)](#)
-  [Document 4: Amendment & Review Procedures code \(WMC 17.84\)](#)
-  [Document 5: Woodland Growth Scenario Descriptions](#)
-  [Document 6: Cowlitz County/City of Woodland agreement \(2002\)](#)
-  [Document 7: Woodland Growth Scenario Maps](#)
-  [Document 8: Notice to the newspaper or record for the Planning Commission work session](#)
-  [Document 9: Planning Commission Agenda \(October 18, 2018\)](#)
-  [Document 10: Growth Scenario growth calculations](#)
-  [Document 11: Growth Scenario charts](#)
-  [Document 12: Notice to the newspaper or record for the Open House Schedule](#)
-  [Document 13: Notice of Application and Open House Schedule](#)
-  [Document 14 PC PH Notice to Paper](#)
-  [Document 15 NOA Scenario Hearing](#)
-  [Document 16a NOA CPA Cases Hearings in January](#)
-  [Document 17 PC PH notice to paper 011019](#)
-  [Document 18 Full NOA 2016 Comp Plan Update](#)
-  [Document 19 SEPA NOA-DNS Comp Plan Map Update](#)
-  [Document 21: Public Contact Information](#)
-  [Document 22 Map of Possible Changes](#)
-  [Document 23: Revised Notice for PC Hearing 011719](#)
-  [Document 24: Notice to the newspaper of record for the 011719 PC Hearing](#)
-  [Document 25: Staff Report to the PC for 12/20/19 hearing](#)
-  [Document 26: Staff presentation for the 12/20/19 hearing](#)

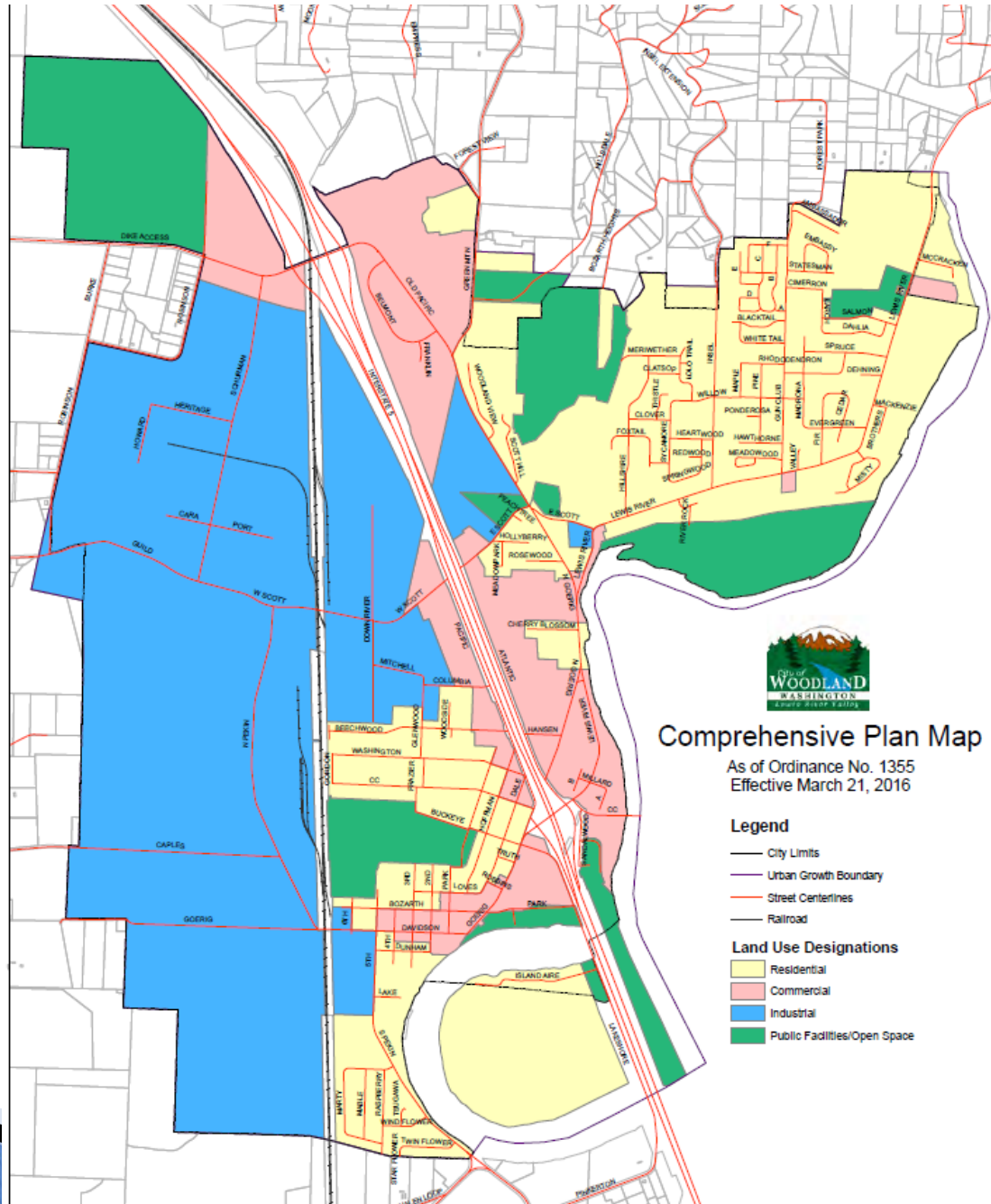


Table 3-1. Woodland Planning Assumptions and Targets

Planning Assumptions and Targets	2016
2015 Population	5,708
20-Year Population Projection	9,274
Planned Population Growth (new)	3,566
Assumed Annual Population Growth Rate	2.3%
Existing Housing Units	1,933
Person per Household (p/hh)	2.77
Undeveloped residential land	174 acres
Projected Low Density new Housing Starts (4 units/acre)	673
Projected High Density Housing Starts (20 units/acre)	619
Projected Total Housing Units in 2036	3,225
Housing Type Ratio	60% low density, 40% high density
2013 jobs estimate	3,300
Undeveloped Commercial zoned land	124 acres
Projected New Commercial Jobs (20/acre)	2,480
Undeveloped Industrial zoned land	548 acres
Projected New Industrial Jobs (4/acre)	2,192
Current Jobs/Household	1.7:1
Projected Jobs/Household	1.4:1
Infrastructure and Critical Area Deductions	28%

Planning Assumptions & Targets

- ▶ Commercial

- 124 acres
- 2,480 jobs

- ▶ Industrial

- 548 acres
- 2,192 jobs

- ▶ Residential

- 174 acres
- 1,292 units

619 High-density units

673 Low-density units

2018

Industrial

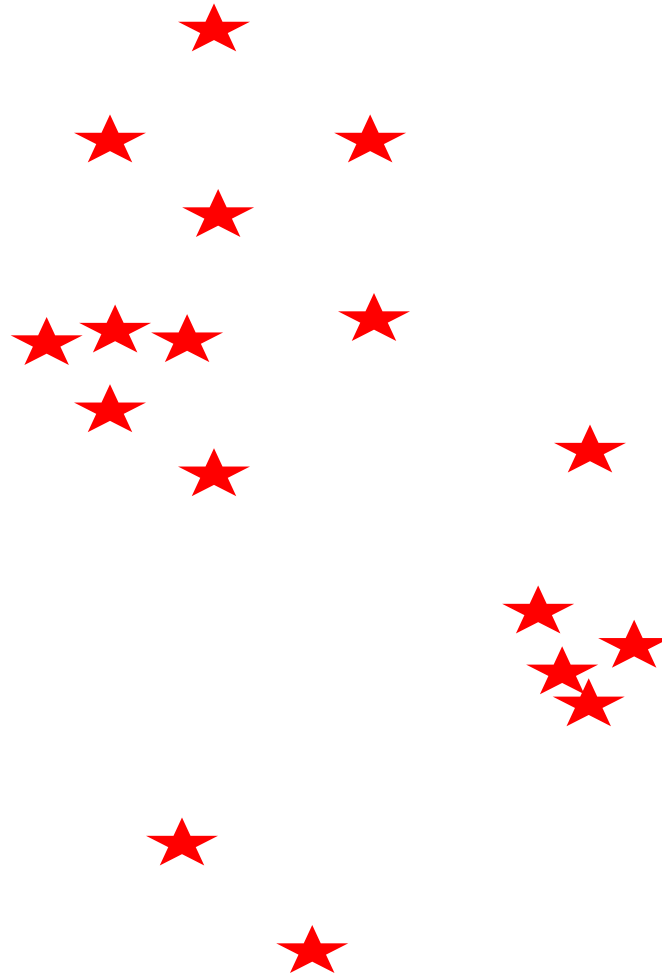
134,705 sq. ft.
\$1,200,000

Commercial

65,400 sq. ft.
\$11,200,000

Residential

32 units
\$7,800,000



Commercial

- ▶ 124 Acres
 - 15 projects approved
 - 33.68 acres (27.2%)
 - 2 projects in review
 - 18.38 acres (+14.8%)
- ▶ Remaining capacity
 - 76.24 acres (58%) if all the above projects get built

Commercial supply impacts

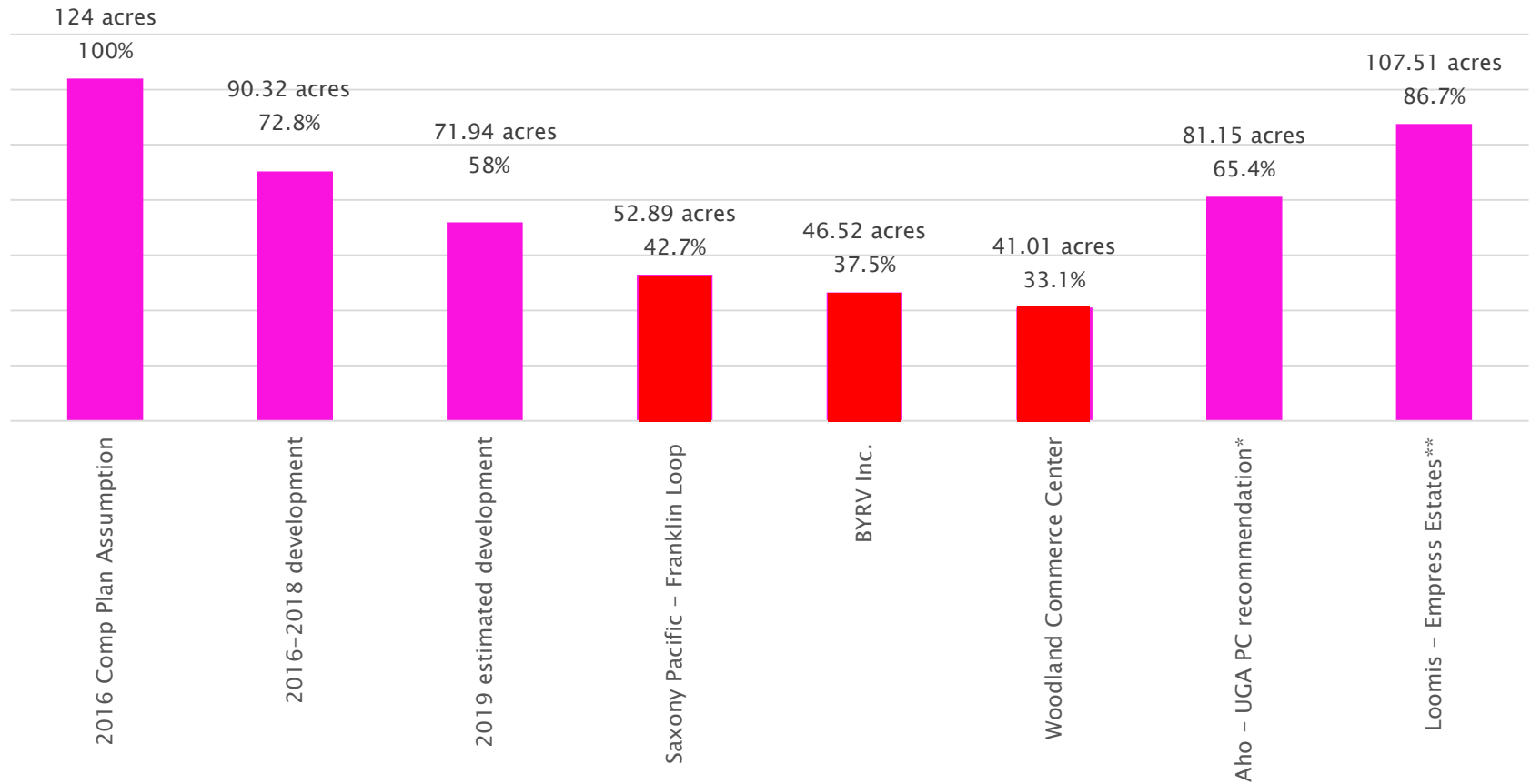
	Developed	Re-designated	Added to UGA	Total Acres	
2016 Comp Plan Assumption				124	100%
2016-2018 development	33.68			90.32	72.8%
2019 estimated development	18.38			71.94	58.0%
Saxony Pacific - Franklin Loop		-19.05		52.89	42.7%
BYRV Inc.		-6.37		46.52	37.5%
Woodland Commerce Center		-5.51		41.01	33.1%
Aho - UGA PC recommendation*			+40.14	81.15	65.4%
Loomis - Empress Estates**			+26.36	107.51	86.7%
	52.06	-30.93	+66.5		

*Includes Double J trailers, Put It In Storage and Woodland Pallet.

**Assumes PC Recommendation for the entire parcel.

Commercial supply impacts

% Commercial Land Supply



Industrial

- ▶ 548 Acres
 - 11 projects approved
 - 84.08 acres (15.3%)
 - 5 projects in the planning process
 - 65.27 acres (+11.9%)
- ▶ Remaining capacity
 - 398.65 acres (72.8%) if all the above projects get built

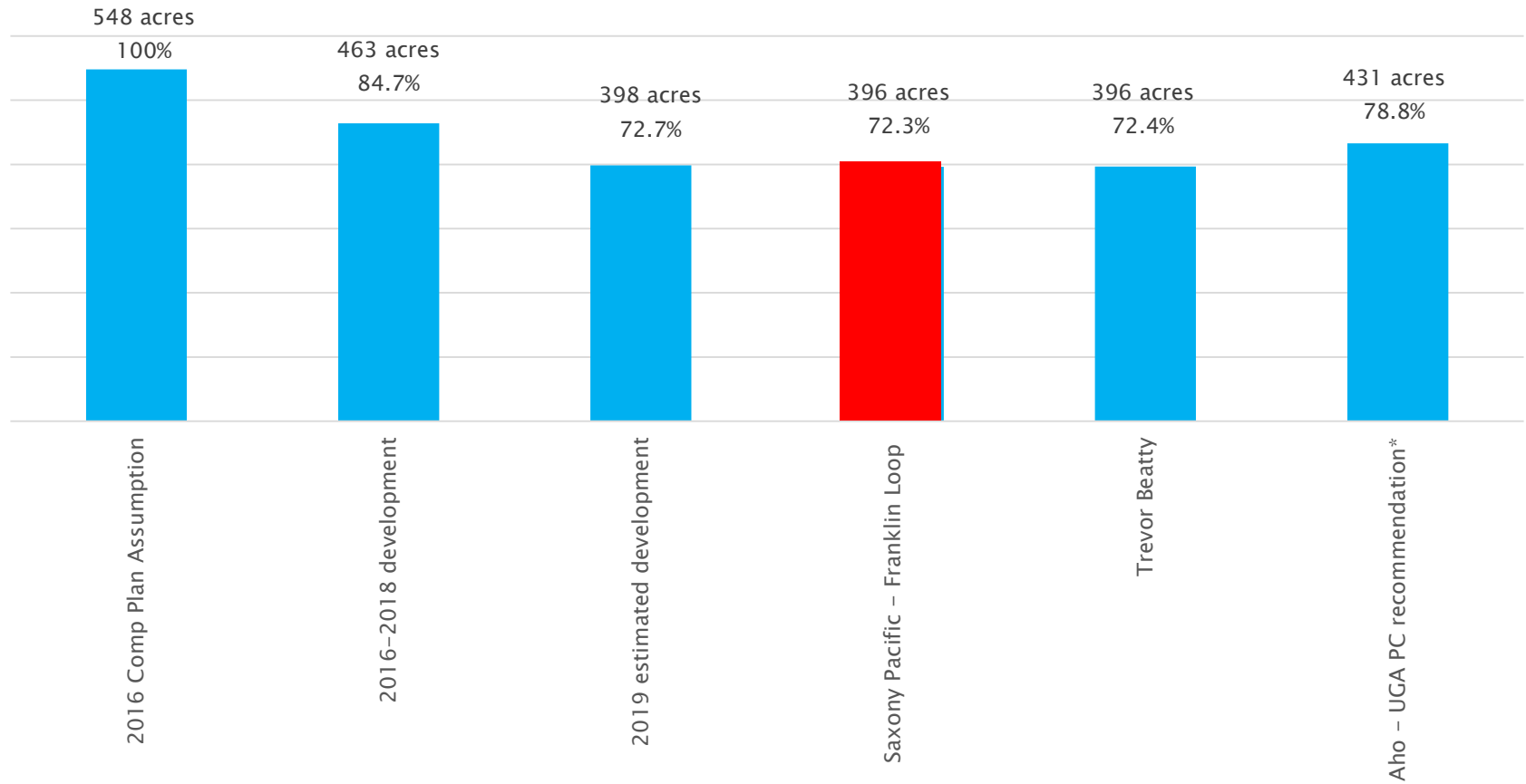
Industrial supply impacts

	Developed	Re-designated	Added to UGA	Total Acres	
2016 Comp Plan Assumption				548	100%
2016-2018 development	84.08			463.92	84.7%
2019 estimated development	65.27			398.65	72.7%
Saxony Pacific - Franklin Loop		-2.56		396.09	72.3%
Trevor Beatty		+0.5		396.59	72.4%
Aho - UGA PC recommendation*			+36.31	432.9	79.0%
	149.35	-2.06	+36.31		

*Includes Walk's Meats, White Timber Trucking, and Geronimo Painting.

Industrial supply impacts

% Industrial Land Supply



Residential UNITS

- ▶ 1,292 units
 - High-Density 619 units
 - Low-Density 673 units
- ▶ 8 Multi-family built 1.2%
- ▶ 121 Single-family built 18%

Table 1 - The building permit activity since 2016.

Unit Type	2016	2017	2018	2019
Duplex			6	
Single-Family	63	54	6	
Multi-Family			8	
Total	63	54	20	

Residential LAND

- ▶ 174 Acres
 - Inventoried Residential Land

	City Limits	Cowlitz UGA	Clark UGA	Total
Gross land available	141.44	47.66	82.12	271.22
Net land available	63.79	26.07	33.55	123.41
Gross units	1397	138-689	0	1535
Net units	601	73-367	0	674
Practical units	314	31	0	345
Predicted Units	314	31	0	345

+33.5
acres

+272.66
acres

Residential UNITS

	City Limits	Cowlitz UGA	Clark UGA	Total
Gross land available	141.44	47.66	82.12	271.22
Net land available	63.79	26.07	33.55	123.41
Gross units	1397	138-689	0	1535
Net units	601	73-367	0	674
Practical units	314	31	0	345
Predicted Units	314	31	0	345

Single-family units built since 2016:

129

Multi-family units built since 2016:

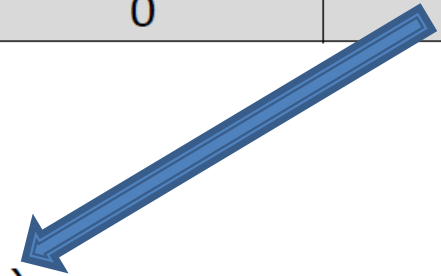
8

Remaining units to be built:

1,155

Projected shortfall in units:

810 (-70.1%)



Residential UNITS

Internal Changes

	Residential Units			
	Acres	Gross	Net	Practical units
Saxony Pacific Franklin Loop	21.61	432	345	345
B Young	6.37	127	102	102
Woodland Commerce Center	5.52	110	88	43
Total	33.5	669	535	490

Internal changes can accommodate 37.9% of the growth target.

(by re-designating commercial property)

Residential UNITS

UGA Expansion

	Acres	Residential Units		
		Gross	Net	Practical units
Saxony Pacific - Dike Access	16.22	63	52	52
Loomis - Empress Estates	30.35	121	97	5
Aho Construction	160.24	641	620	607
PC inclusions	127.14	340	272	236
Total	333.95	1165	1041	900

Calculated at single-family densities

Can achieve the growth target (+7.5% market factor)

Residential UNITS

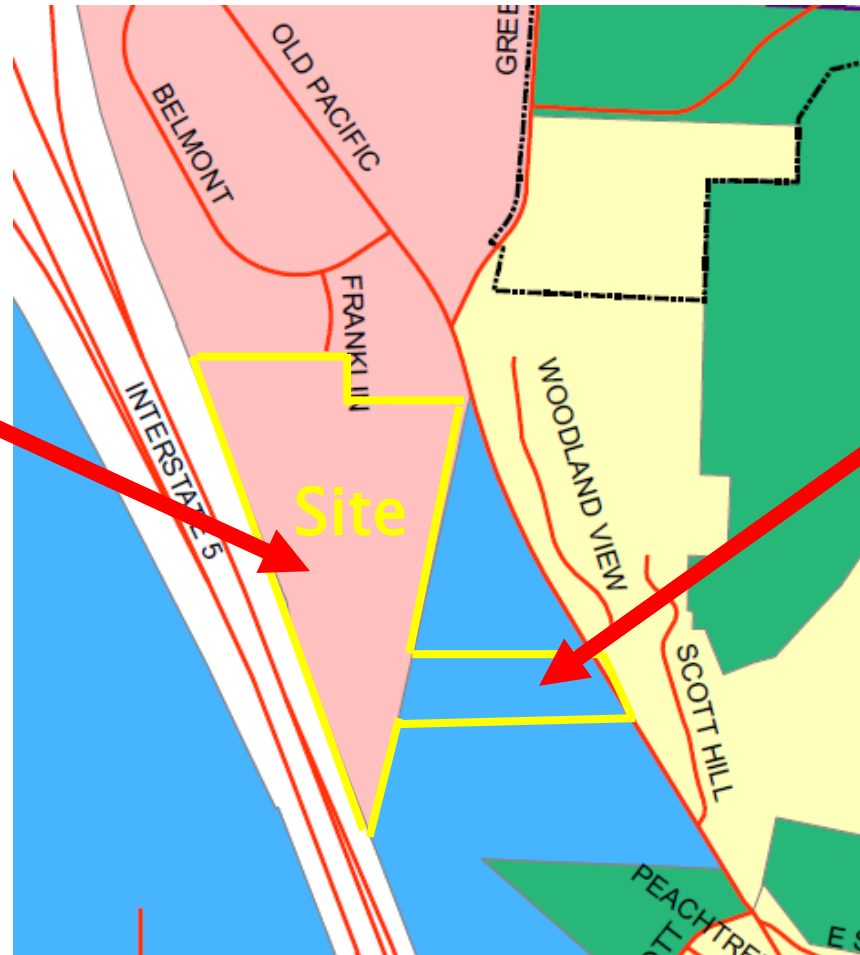
Target of 1,292 units

- ▶ 1,550 (With a 20% market factor)
- ▶ Internal changes – Up to 490 (high density)
- ▶ UGA expansion requests – Up to 664 (low)
 - With inclusion area – Additional (236 low)

1,154 to 1,470 units...in practical terms.

Saxony Pacific (21.61 acres)

19.05 acres of
commercial



2.56 acres of
industrial

The map displays several zoning areas. A large yellow area is labeled 'Saxony Pacific (Franklin Loop) CPA-18-002'. A smaller blue area is labeled 'Beatty CPA-18-007'. The map also shows streets: BELMONT, FRANKLIN, GREEN, and OLD PACIFIC. A red box highlights the recommended zoning for the Saxony Pacific Franklin Loop project: MEDIUM DENSITY RESIDENTIAL (MDR).

Saxony Pacific
(Franklin Loop)
CPA-18-002

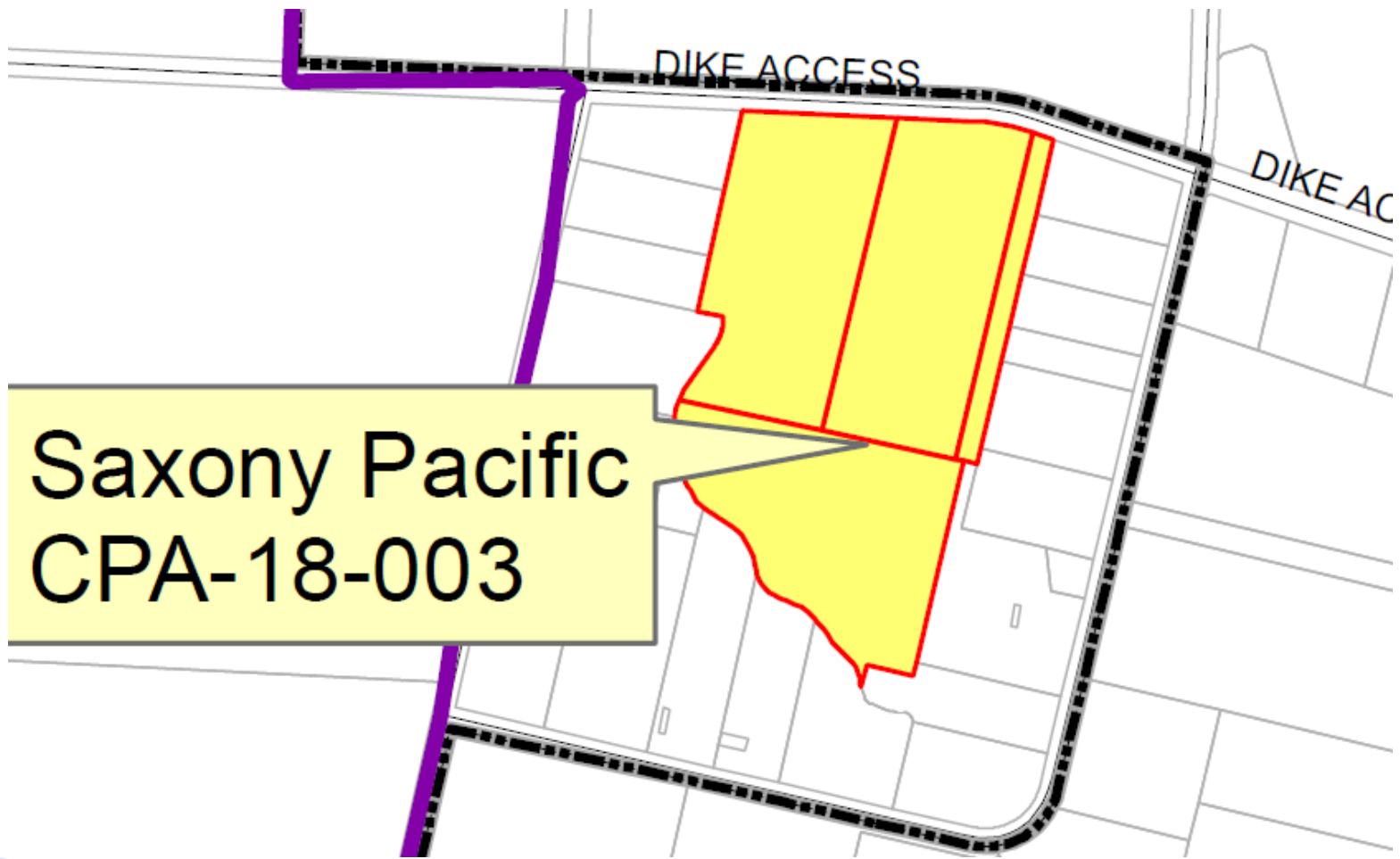
Recommended Zoning
For the Saxony Pacific
Franklin Loop project:

MEDIUM DENSITY
RESIDENTIAL (MDR)

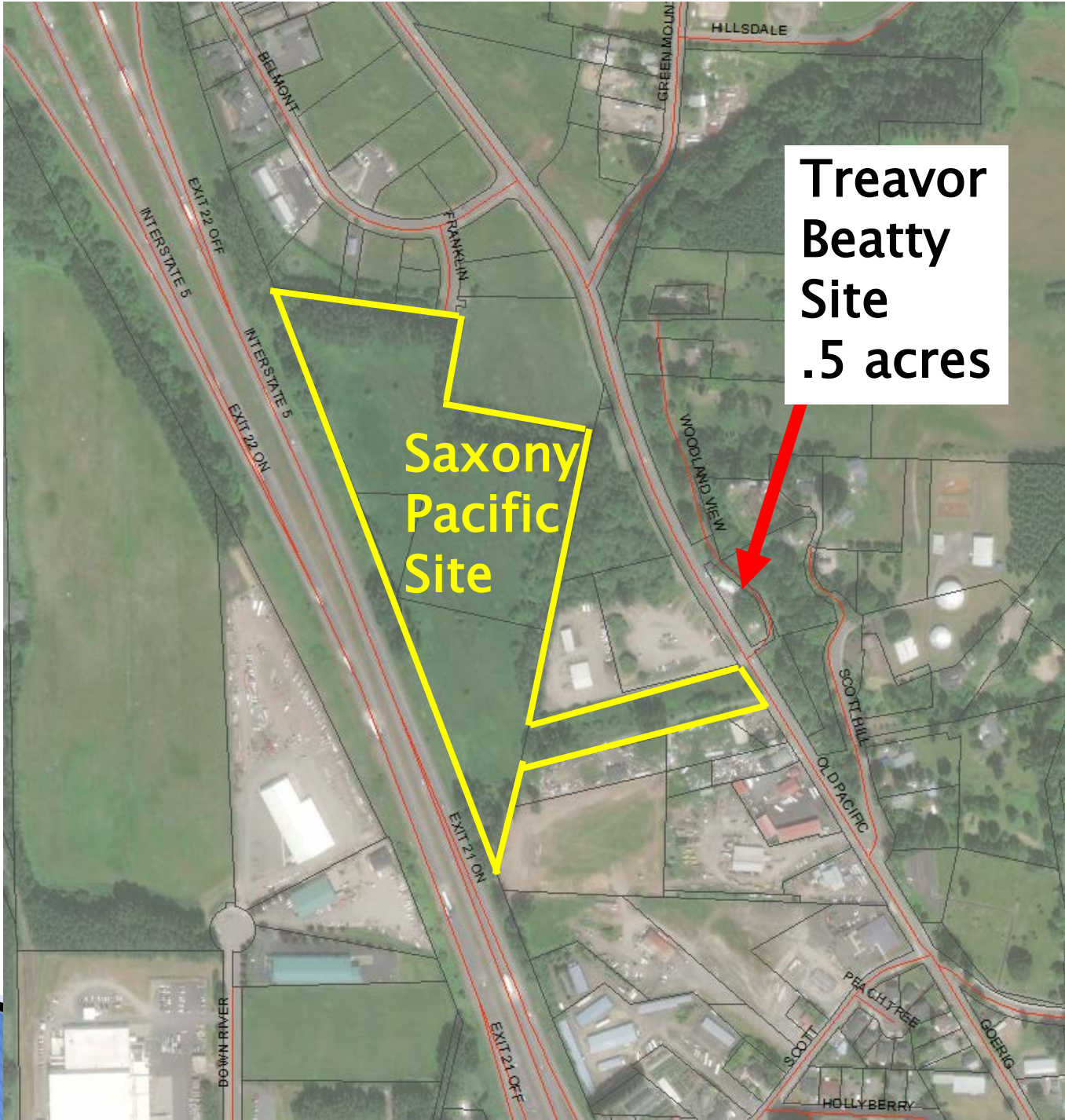
Beatty
CPA-18-007

Saxony Pacific (16.22 acres)



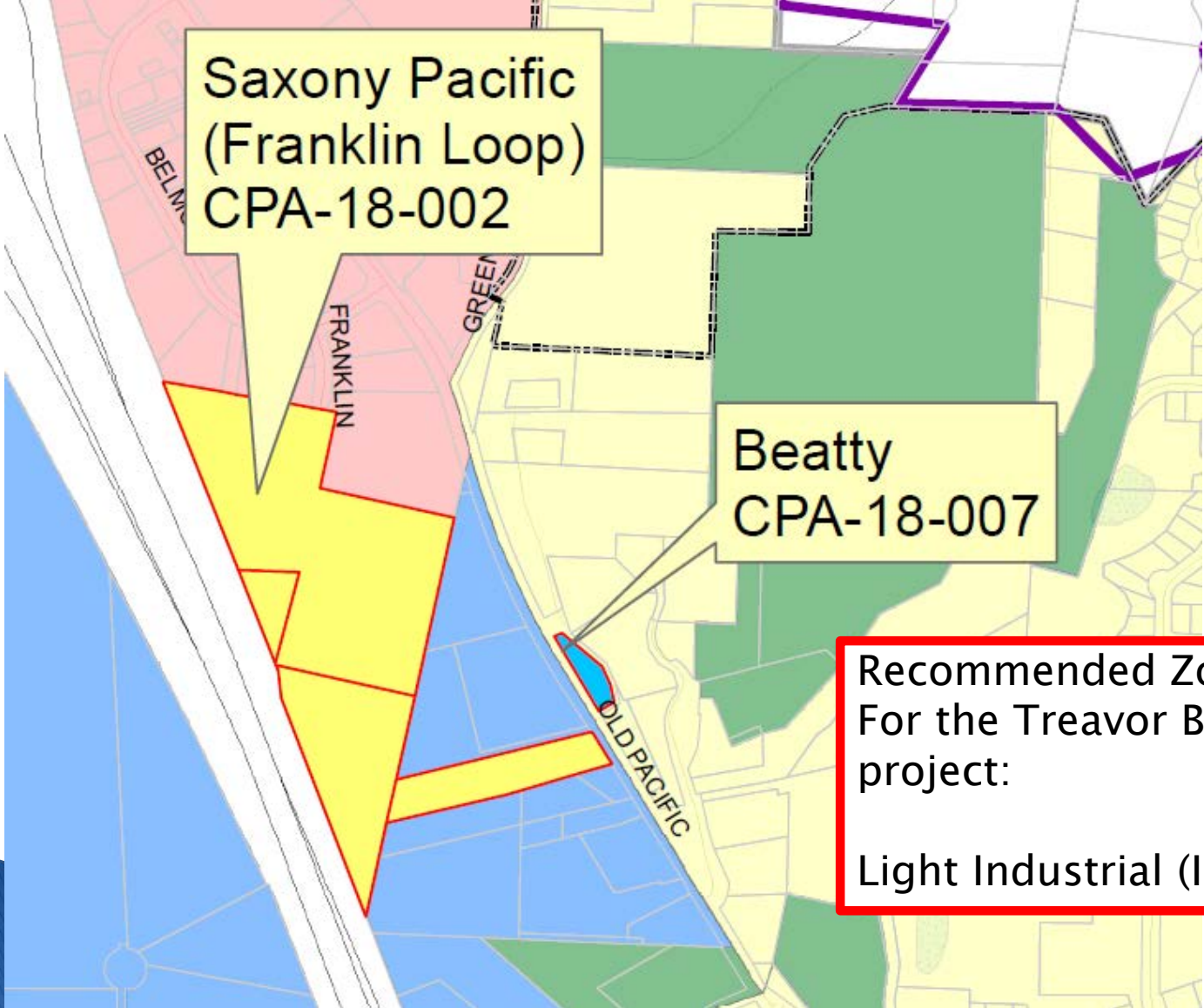


Saxony Pacific
CPA-18-003



**Treavor
Beatty
Site
.5 acres**

**Saxony
Pacific
Site**



A zoning map showing various colored zones: yellow, green, blue, and pink. A purple outline highlights a specific area in the upper right. A red box highlights a small blue-shaded area on the coast. Street names 'FRANKLIN', 'GREEN', and 'OLD PACIFIC' are visible. Callout boxes provide project names and CPA numbers.

Saxony Pacific
(Franklin Loop)
CPA-18-002

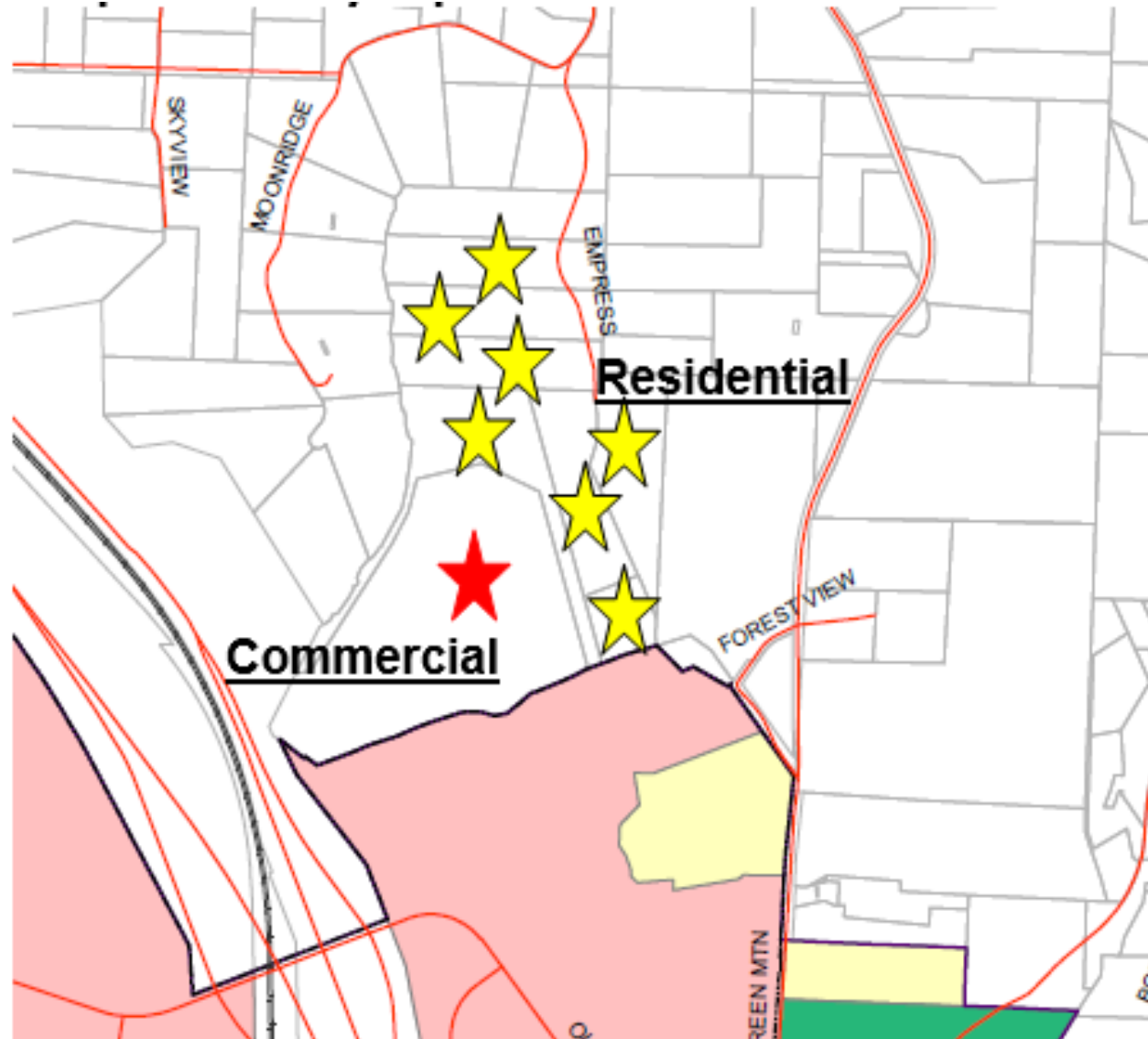
Beatty
CPA-18-007

Recommended Zoning
For the Treavor Beatty
project:

Light Industrial (I-1)

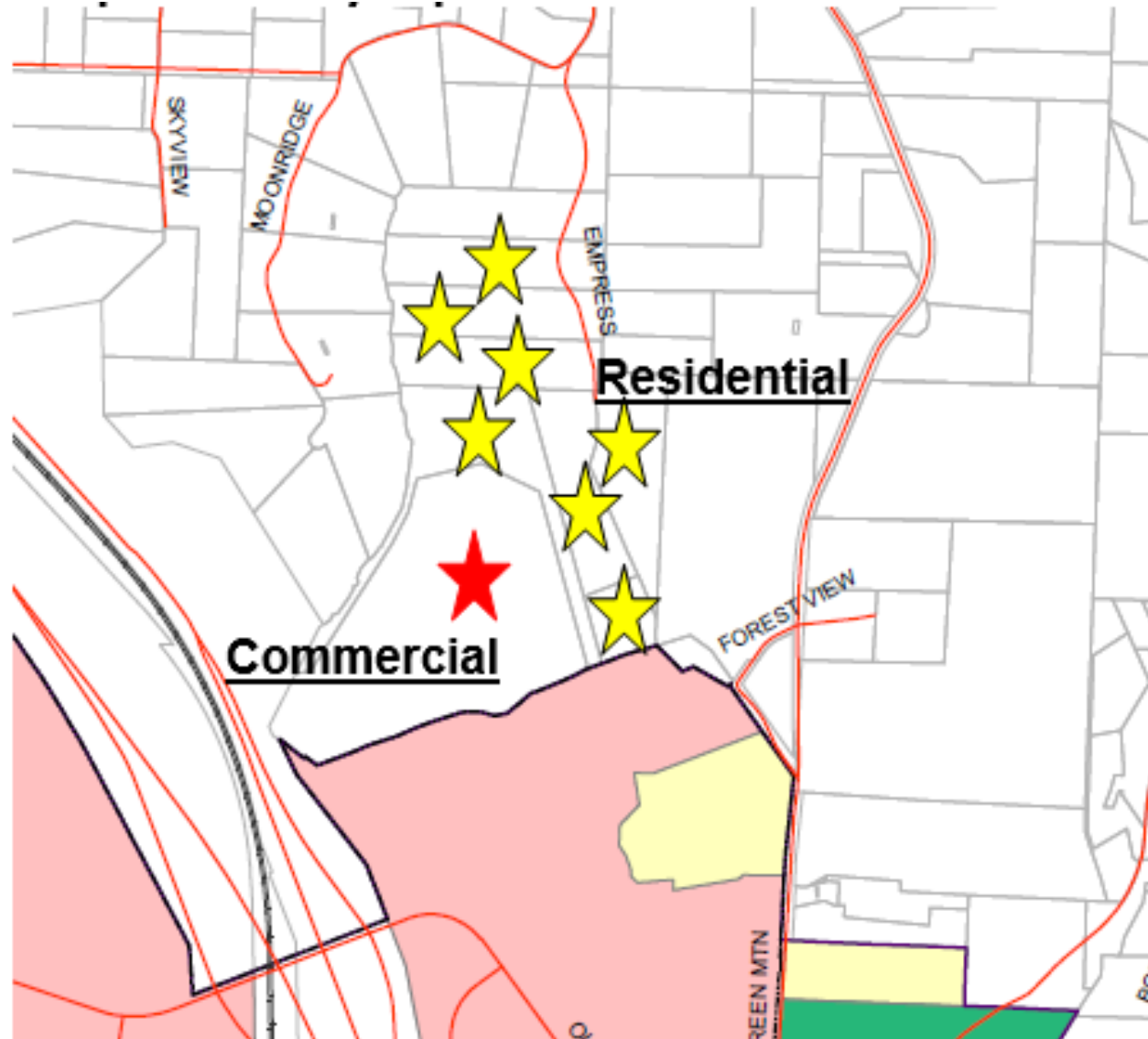
Loomis/Empress Estates

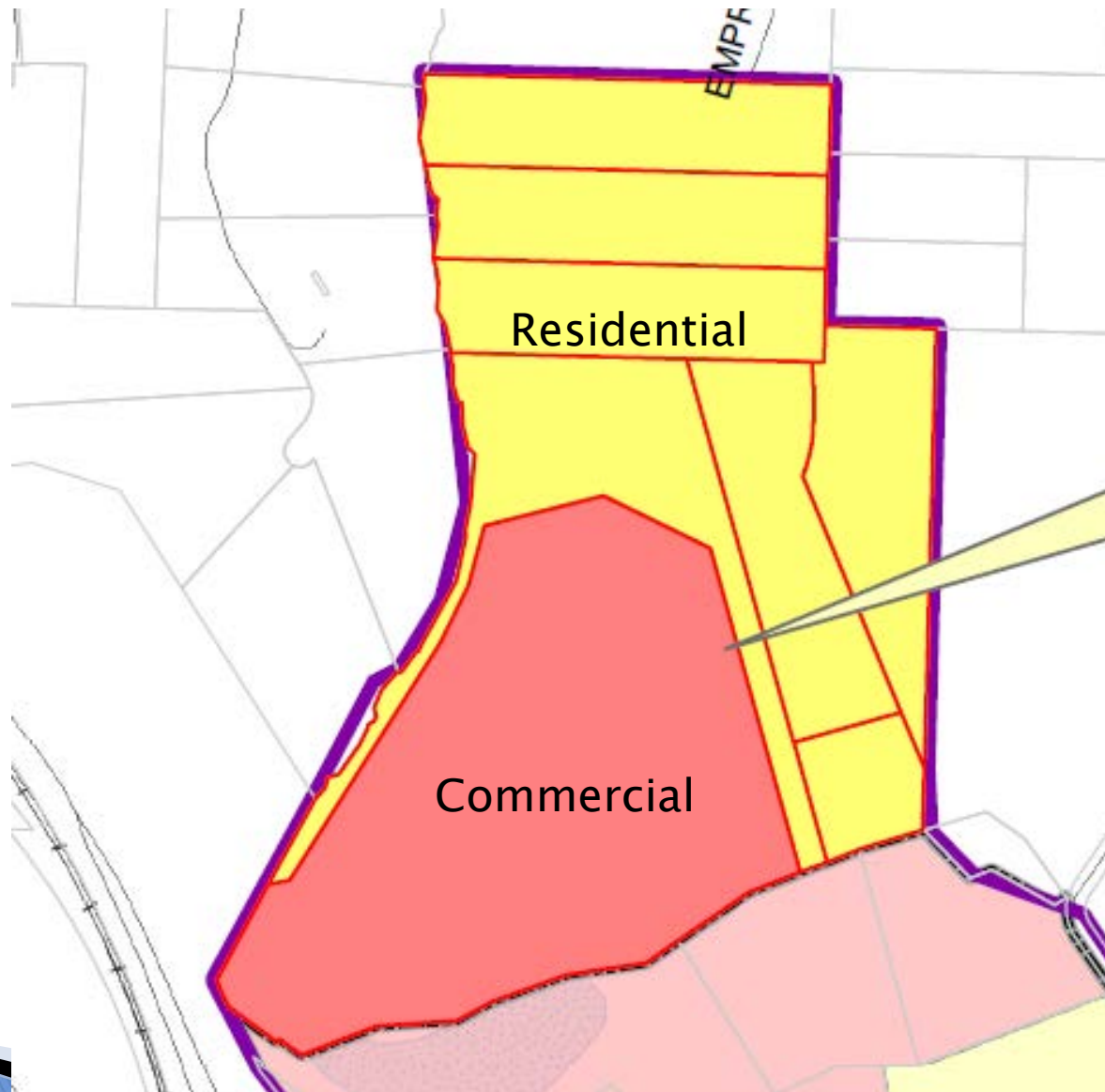
(47.66 acres)

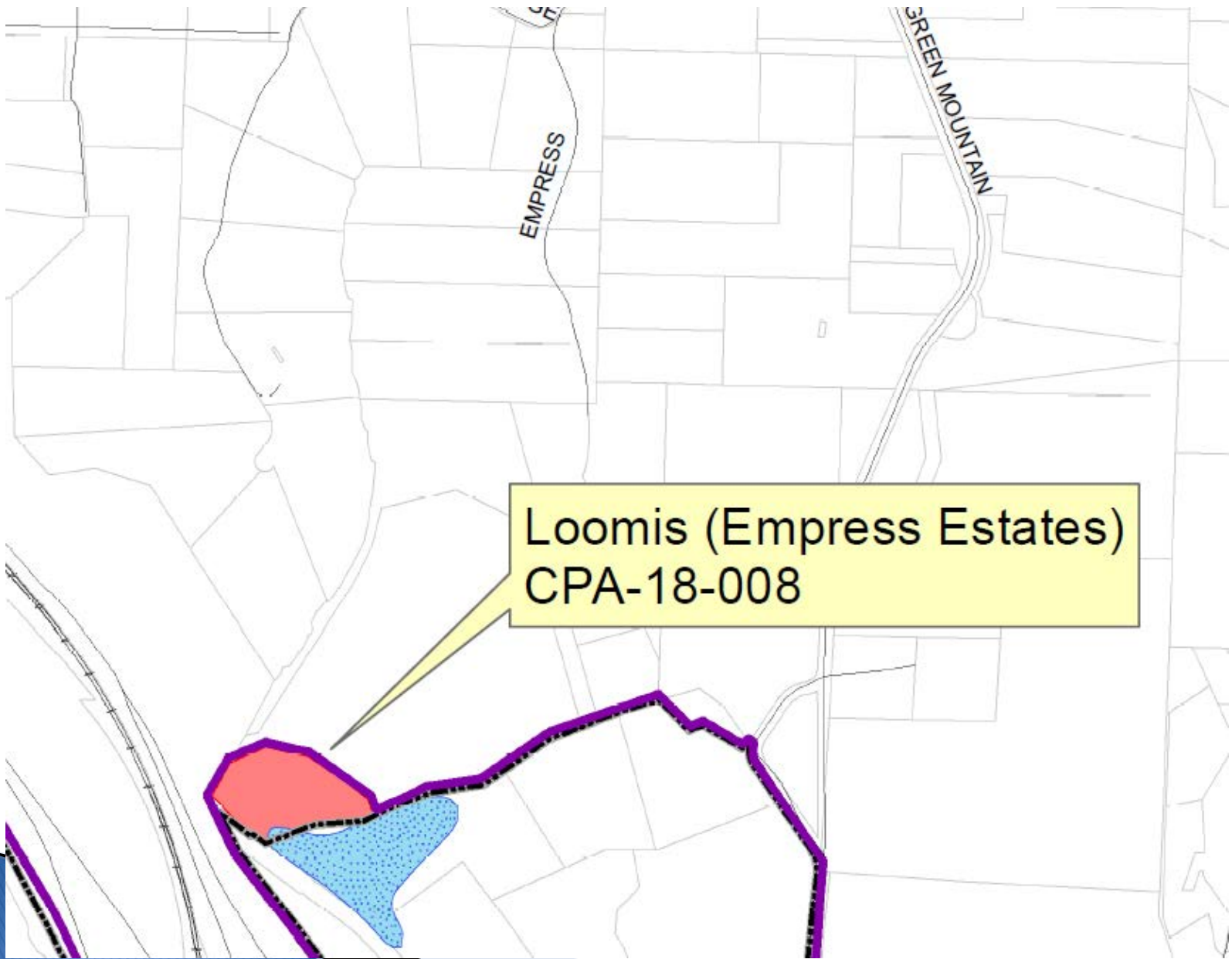


Loomis/Empress Estates

(47.66 acres)

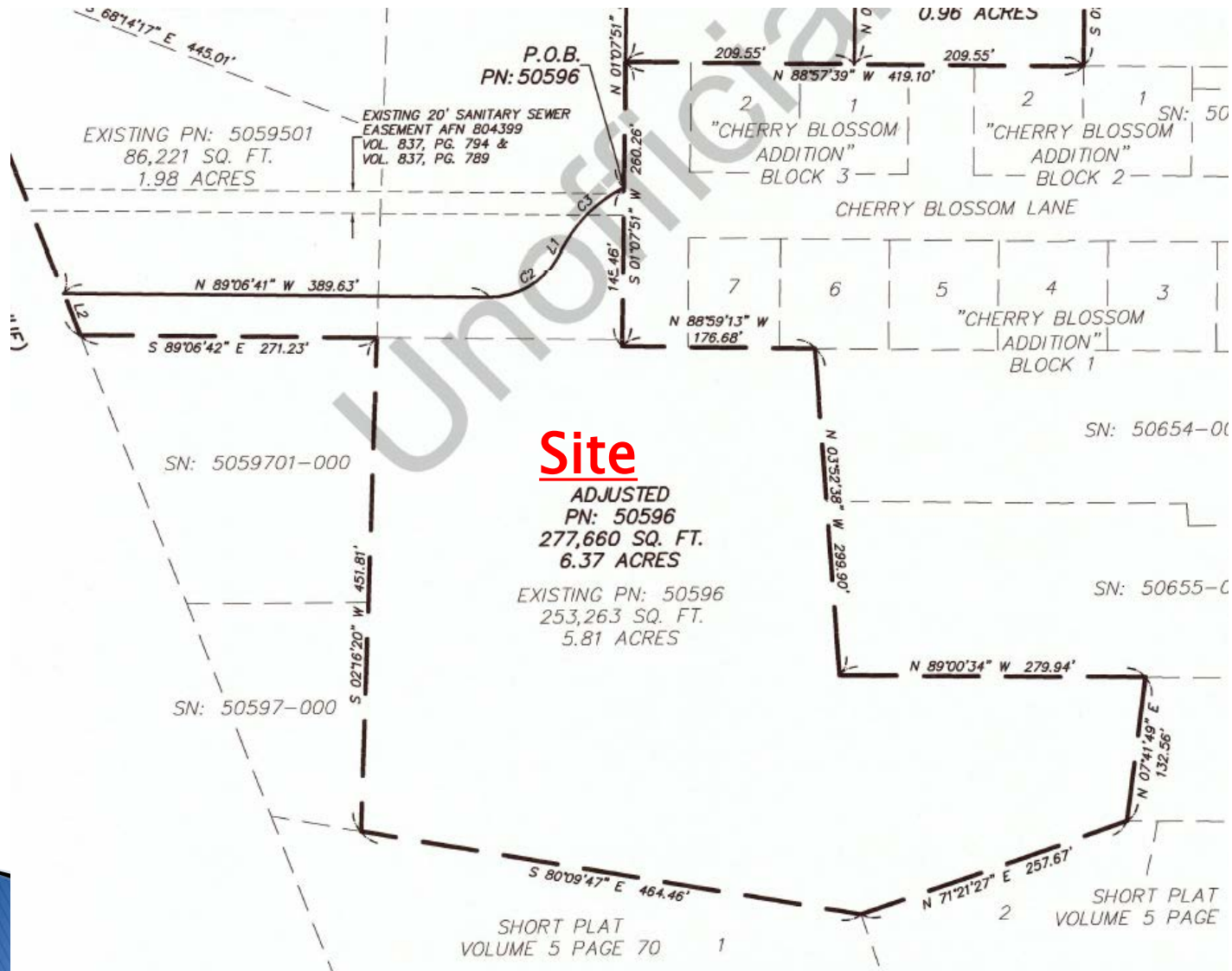


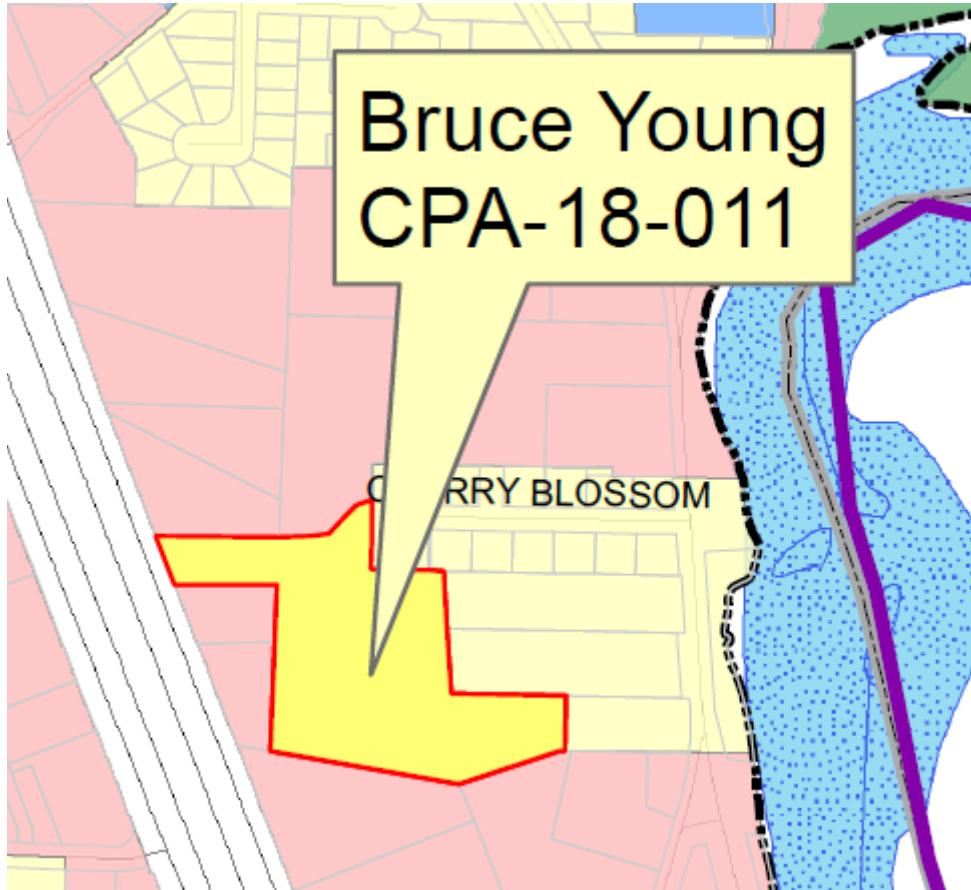




Loomis (Empress Estates)
CPA-18-008

B Young RV (6.37 acres)



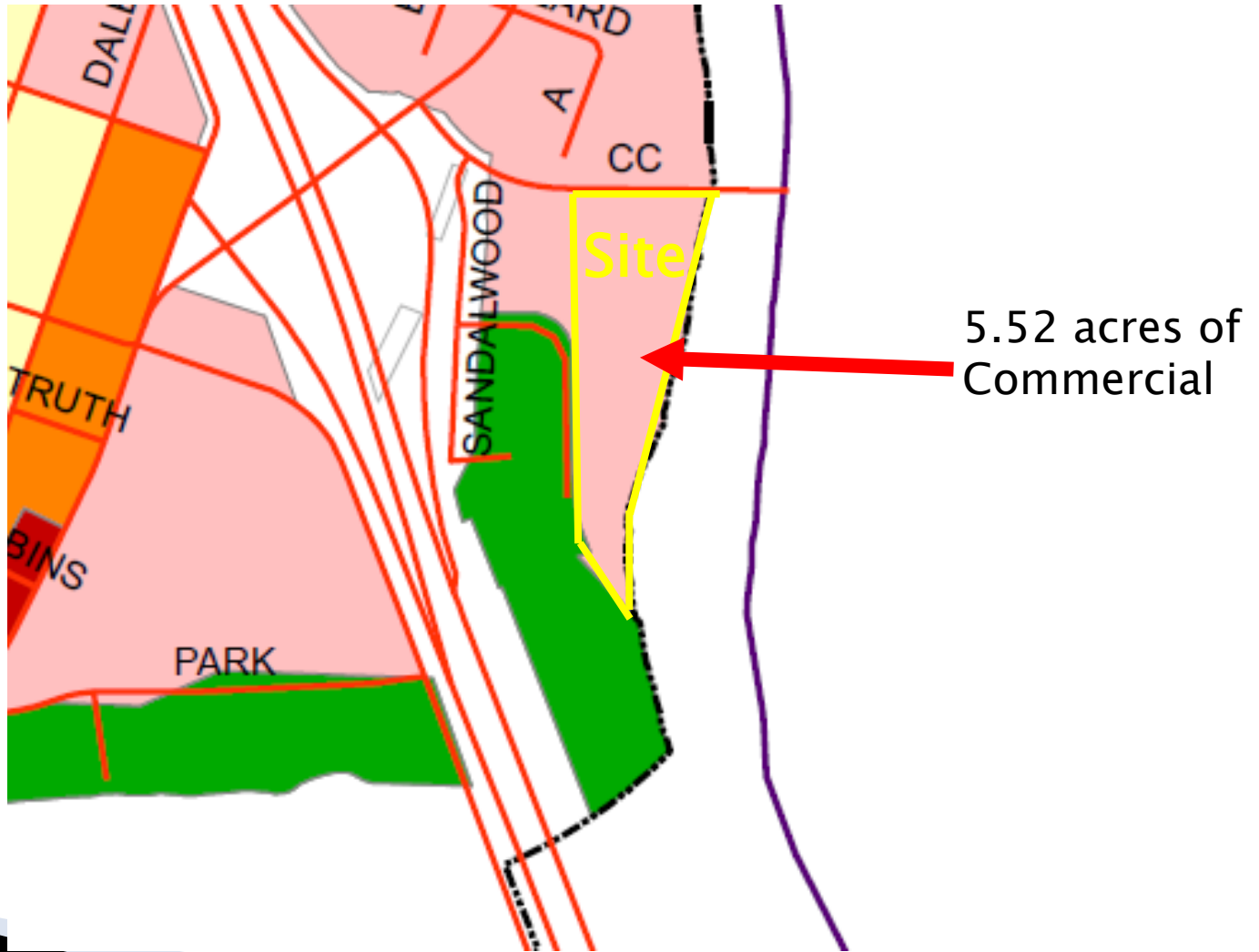


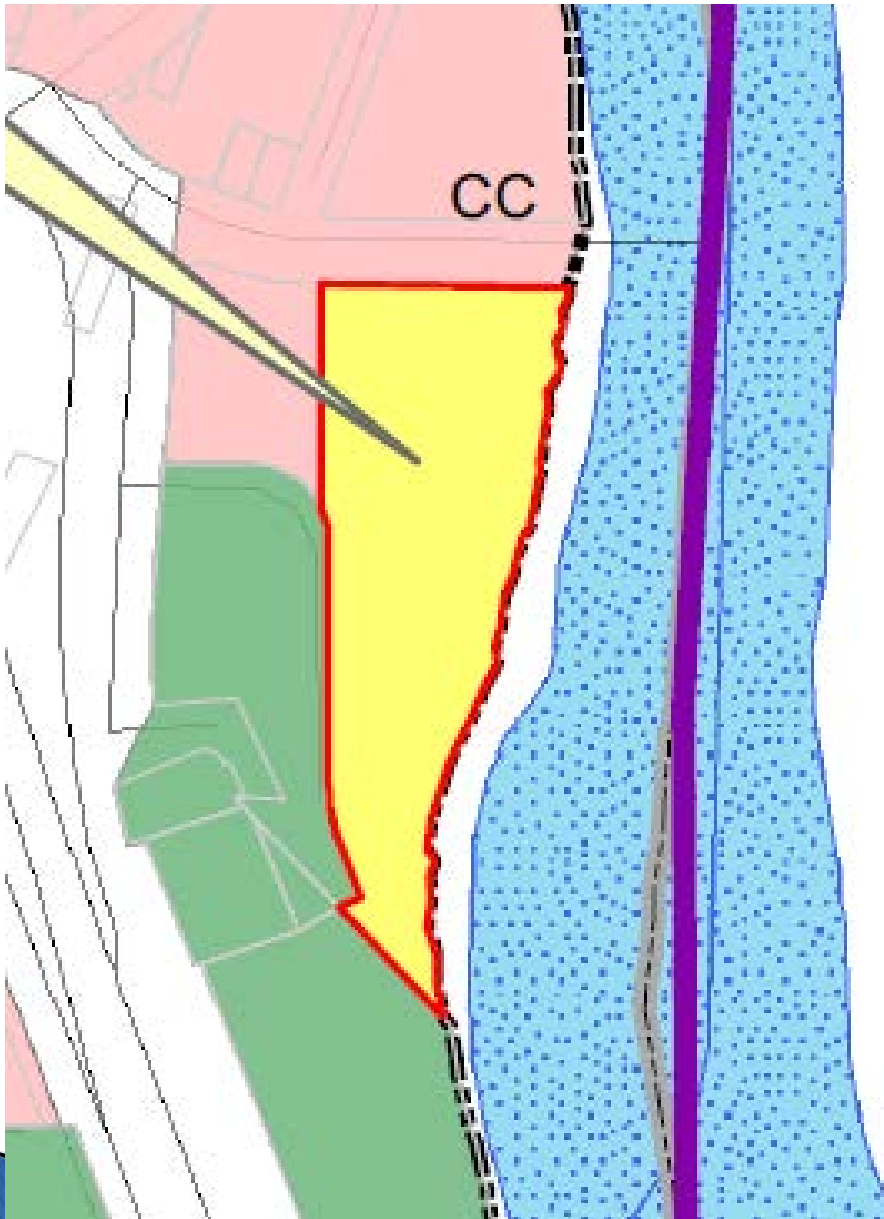
Recommended Zoning
For the Bruce Young
project:

**MEDIUM DENSITY
RESIDENTIAL (MDR)**

Woodland Commerce Center

(5.52 acres)

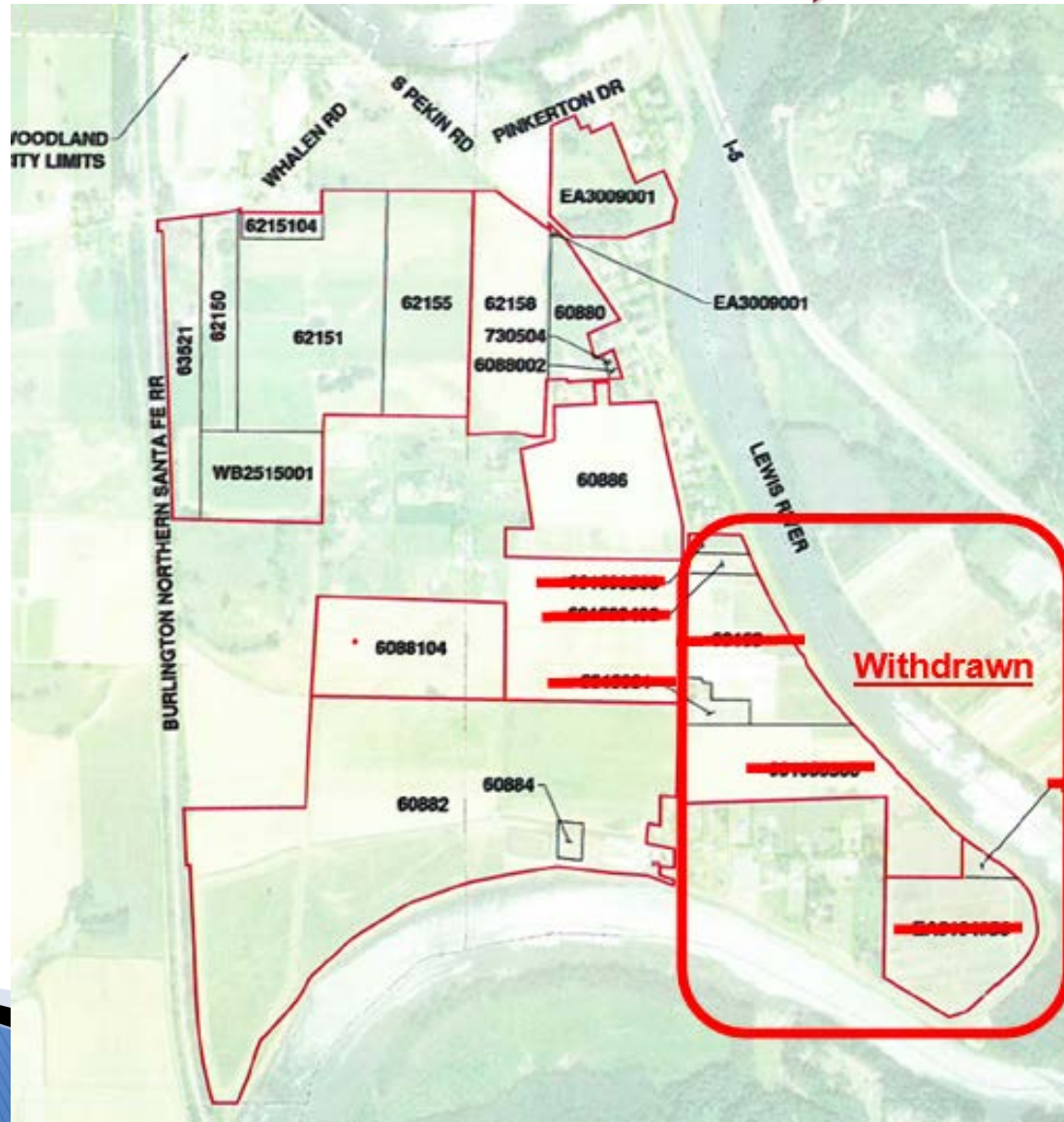




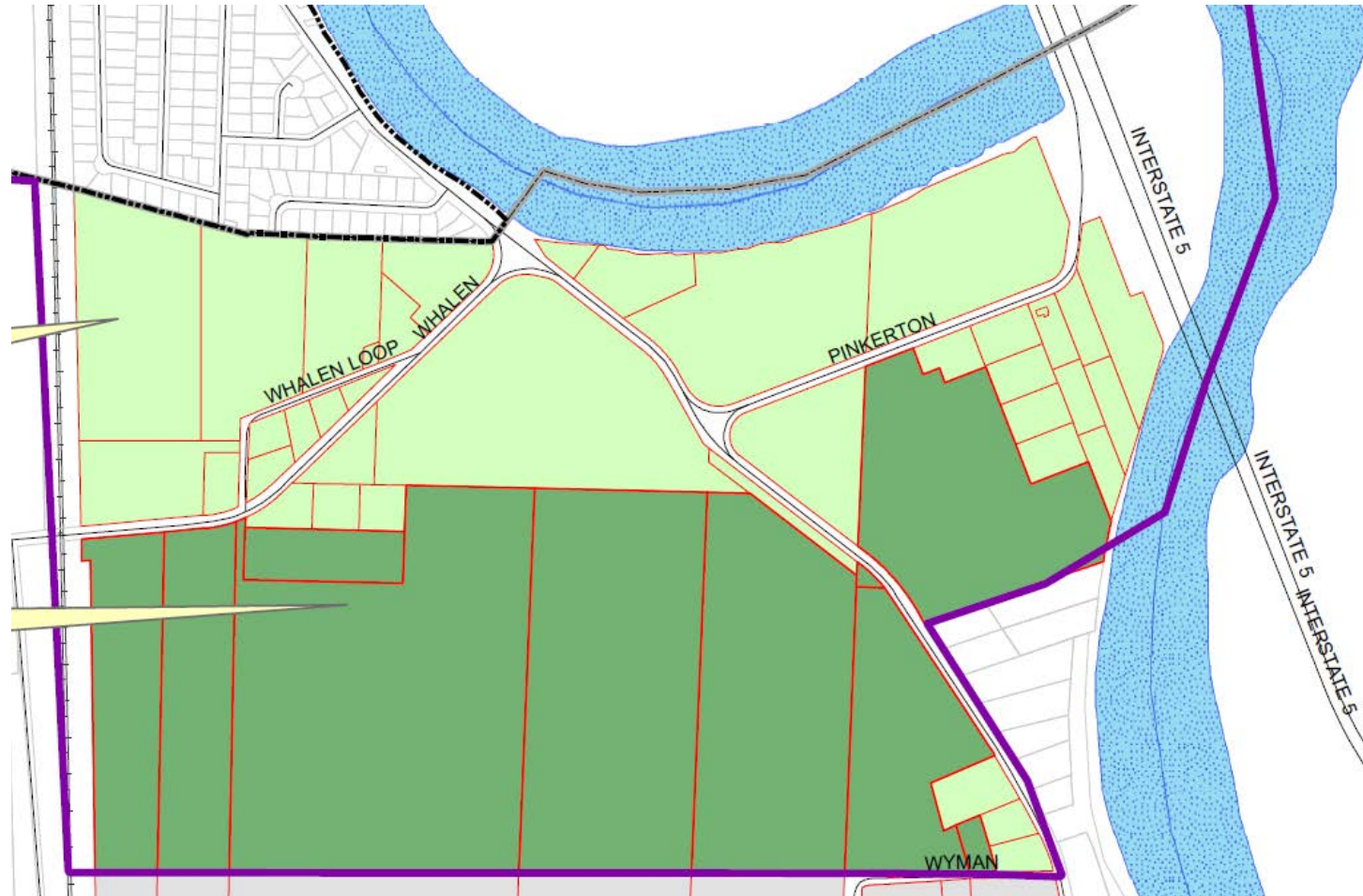
Recommended Zoning
for the Woodland
Commerce Center project:

**MEDIUM DENSITY
RESIDENTIAL (MDR)**

Aho Construction (605 acres) (438 after withdrawal)

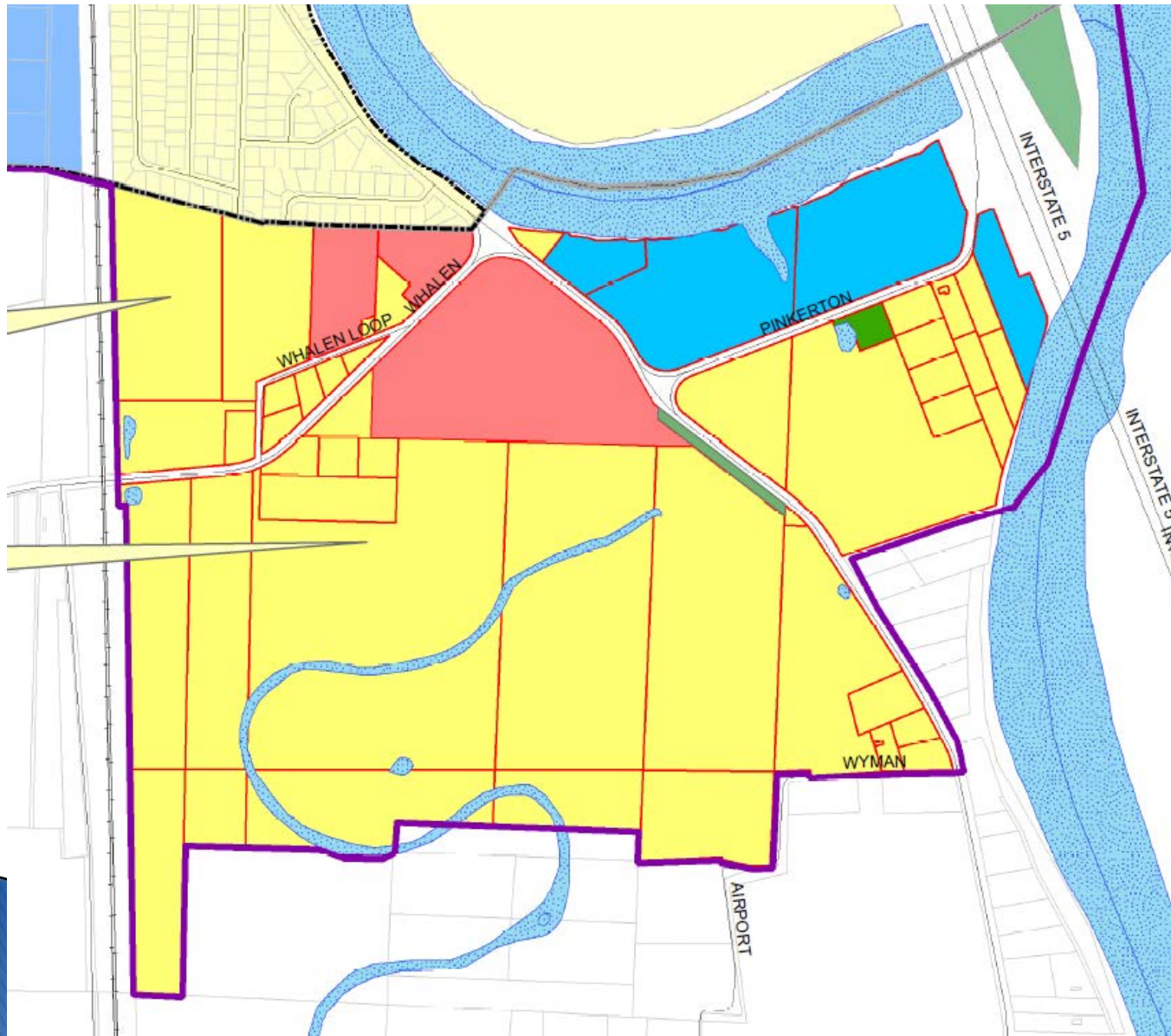


PC Recommendation (326.7 acres)



Residential acres
Requested (161a) PC inclusions...(127a)

Recommended Designations



No PURD

Whole
Parcels

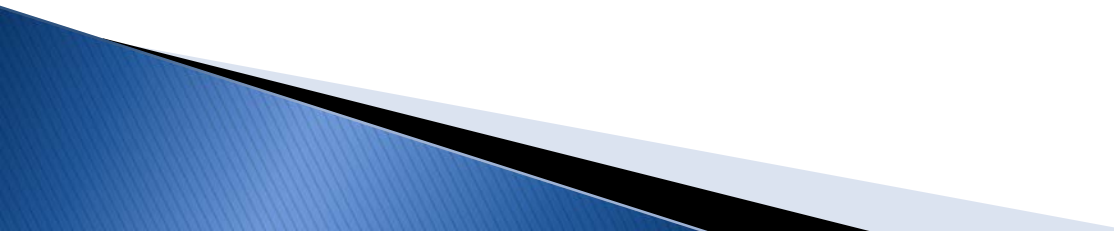
RES
194 acres
(applicant)

127 acres
(inclusion)

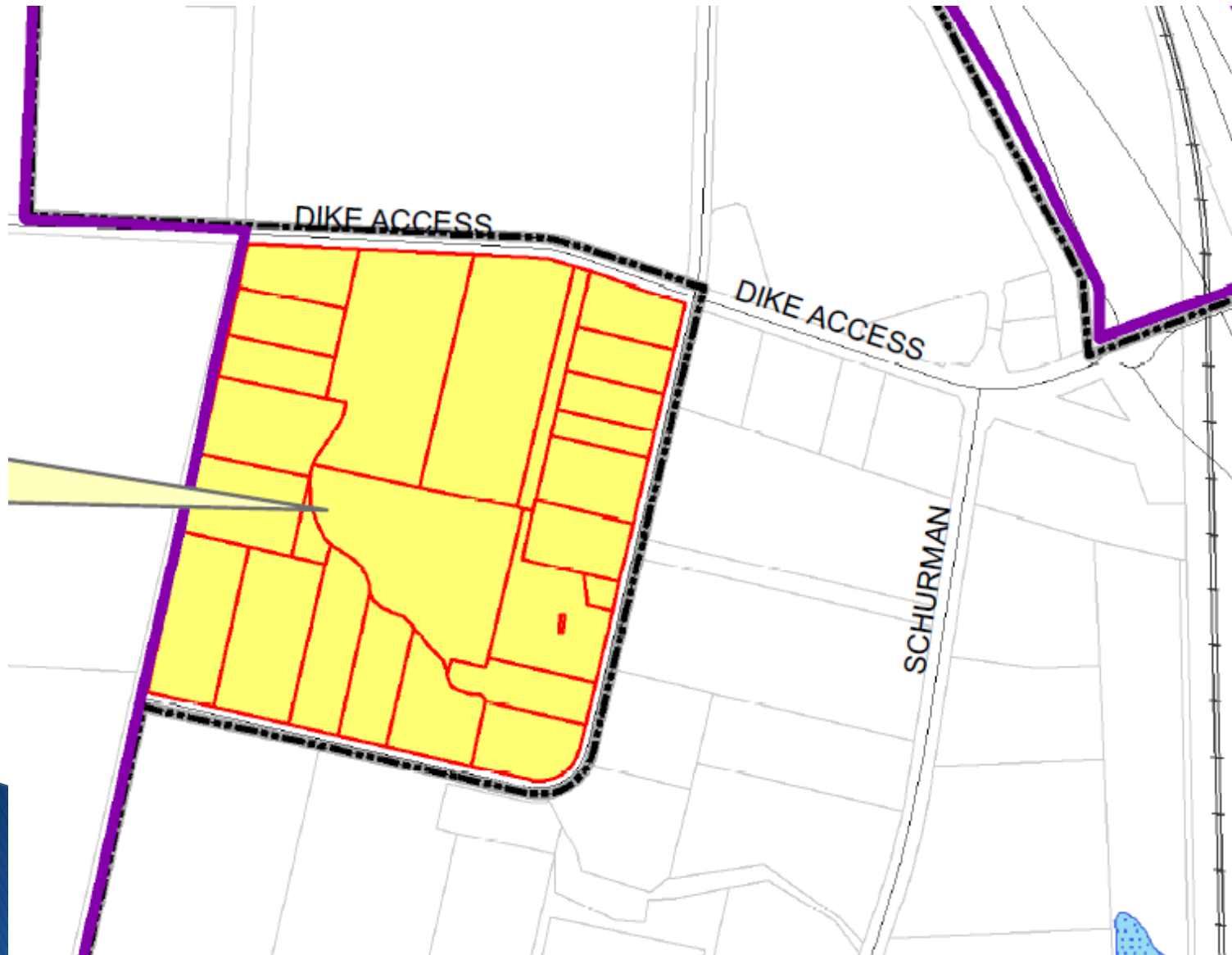
COM +65

IND +35.5

Recommendations

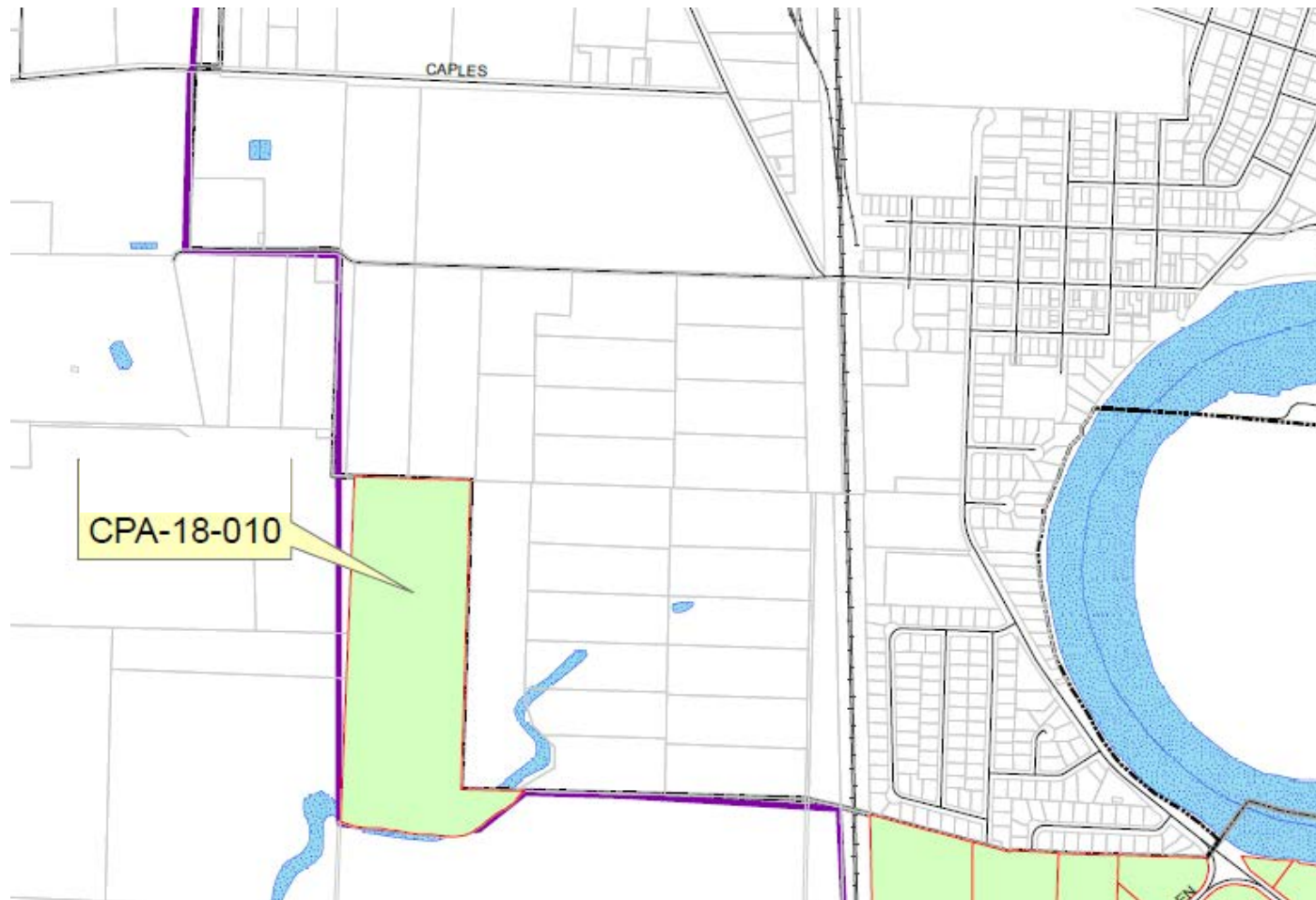
1. Expand the UGA to Burke Road
 2. Thoeny parcel to be included
 3. Consider water service to the Loomis/Empress Estates parcels (no UGA expansion)
 4. Expand the UGA to include only WHOLE PARCELS
 5. 60/40 residential policy
- 

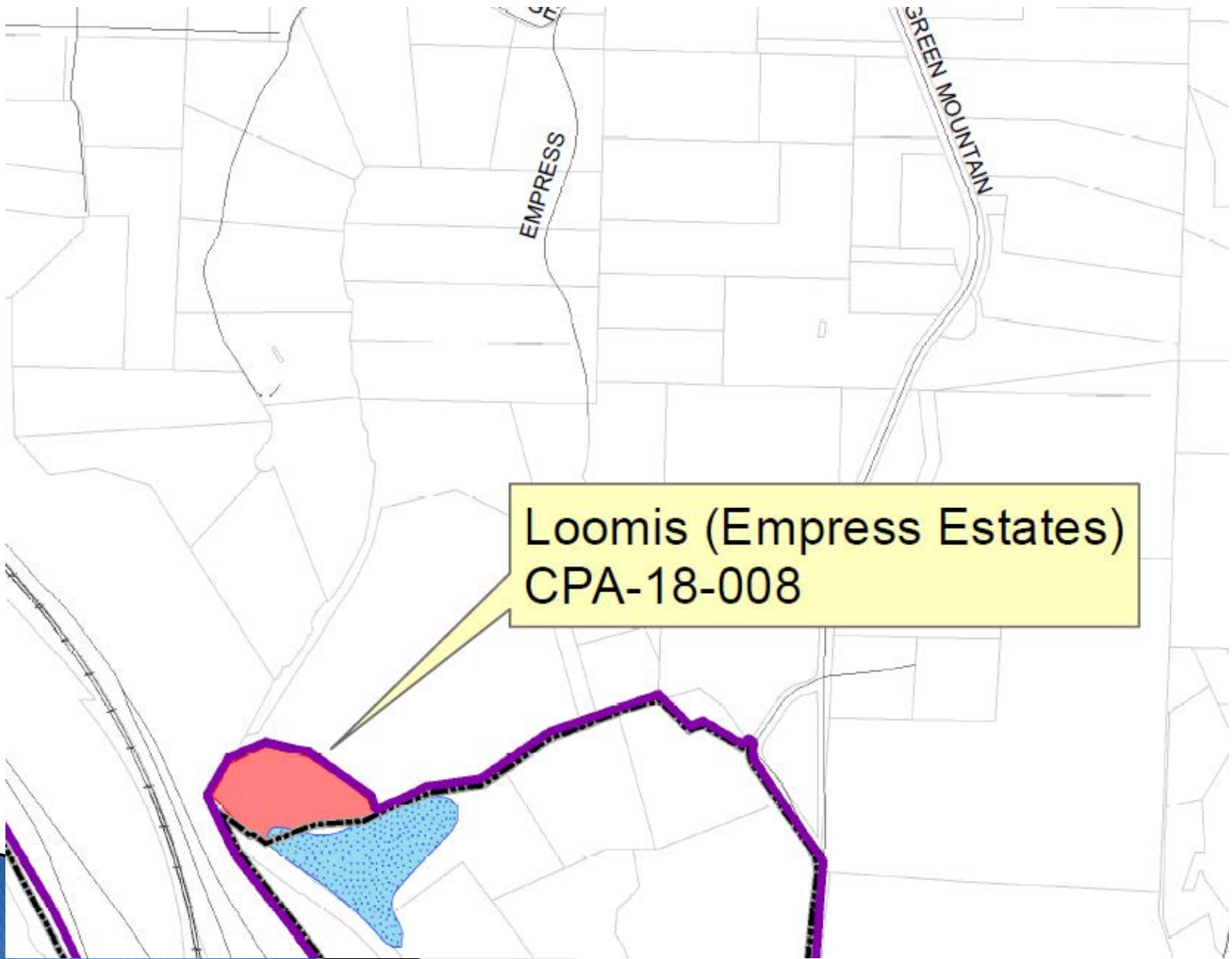
Burke Road Expansion



To include...
+21 parcels
+28 acres

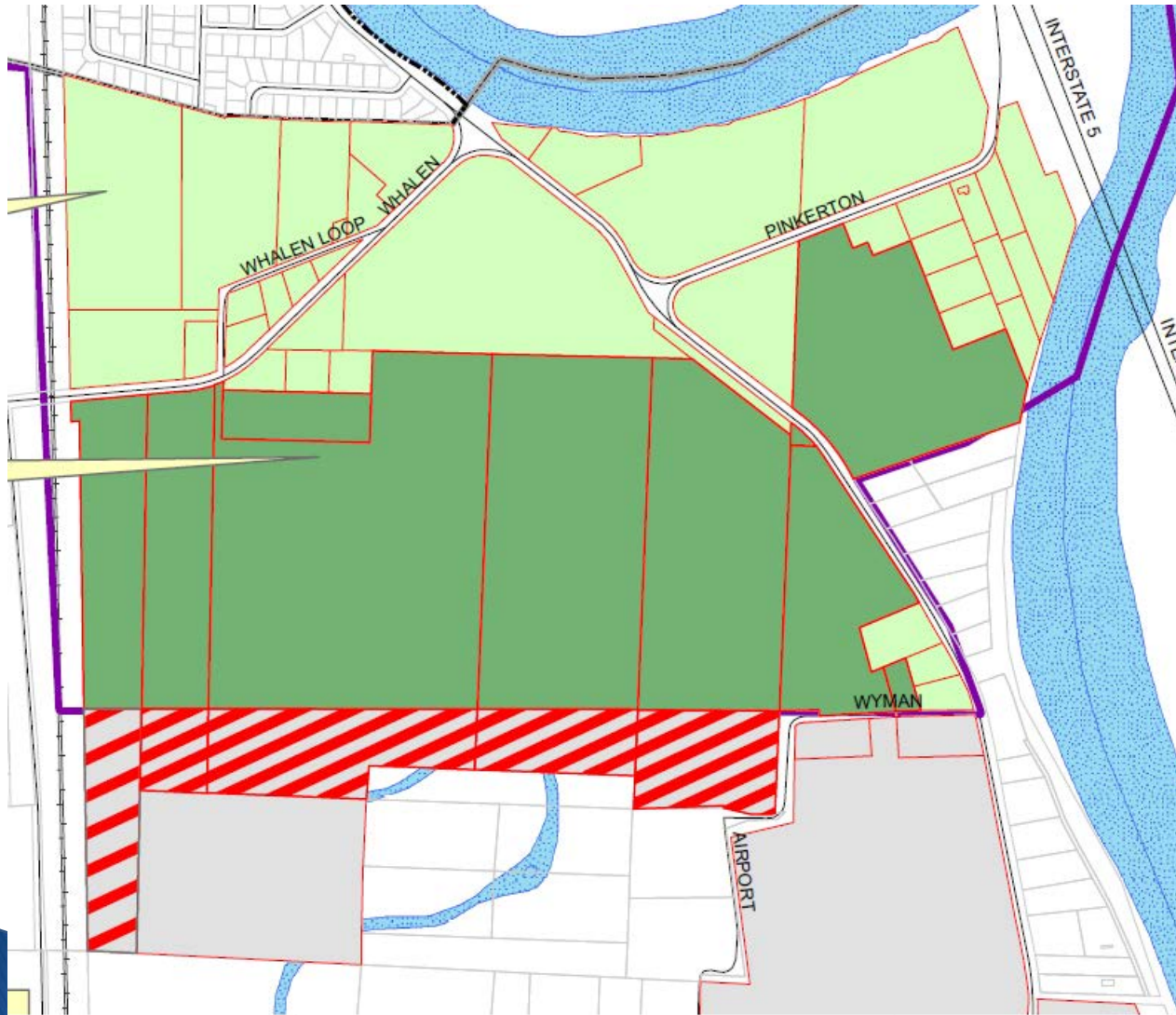
Thoeny Farm (31 acres)





Loomis (Empress Estates)
CPA-18-008

PC Recommendation (326.7 acres)



5 parcels are split
by the PC
(4 Donald + 1 Ferguson)

33.56 acres of
those lots would be
left in the county.

Recommendations

60% Low-Density units
40% High-Density units

PC Recommends

75% Low-Density

25% High-Density

(to be consistent with other jurisdictions in the region)

Summary

▶ Commercial

- Acres lost **-30.93 (in the City)**
- Acres added +66.5 (in the UGA) +35.57

▶ Industrial

- Acres lost **-2.06**
- Acres added +67.31 +65

▶ Residential

- Internal acres added +33.5
- UGA acres added +333.95
- (-30.35 if Loomis not included) + 367.45
- +337.1

Next Steps (May 6th meeting)

- ▶ City Council can:
 - Adopt internal only changes
 - Adopt UGA Expansions (subject to County approval)
 - Request amendment of the Cowlitz County Comp Plan (before changes are adopted)
 - Make no changes at this time
 - Postpone changes until development codes are revised

(60-day notice to Commerce is still required)

Questions?