

City Council

Planning Objectives Workshop

Notice: This meeting will be recorded.

Starting at 7 p.m.

November 21st, 2022

Ordinances under discussion

- ▶ Ordinance 1508 – Ag Zoning
- ▶ Ordinance 1523 – Comprehensive Plan Map expansion to include the entire bottoms in the UGA for planning purposes
- ▶ Resolution 751 – Rescinded the Woodland Urban Growth Management program due to GMA compliance

Reason for the workshop

- ▶ In response to these planning actions Cowlitz County took the following actions:
 - Filed a SEPA appeal for the adoption of Ordinance 1523.
 - Filed a lawsuit with Cowlitz County Superior Court for:
 - Adoption of Ordinance 1508
 - Adoption of Ordinance 1523
 - Adoption of Resolution 751

Planning Objectives

- ▶ Why are we taking the steps we are?
- ▶ Answer:
 - We are trying to plan for the impacts.
 - Taking into account all of the influences that affect the city...
 - Specifically those in the Woodland Bottoms. Because we can't avoid those impacts and they have the ability to have substantial negative impacts on the city.

Planning Objectives

- ▶ In order to avoid costly and unnecessary litigation, the city is seeking alternative solutions
 1. Bottoms Sub-Area Plan
 2. County Mitigation for Development Impacts
 3. UGA Expansion
 4. Interlocal or Joint Agreement for Planning
 5. Diking District Planning & Management

Objective 1 – Bottoms Master Plan

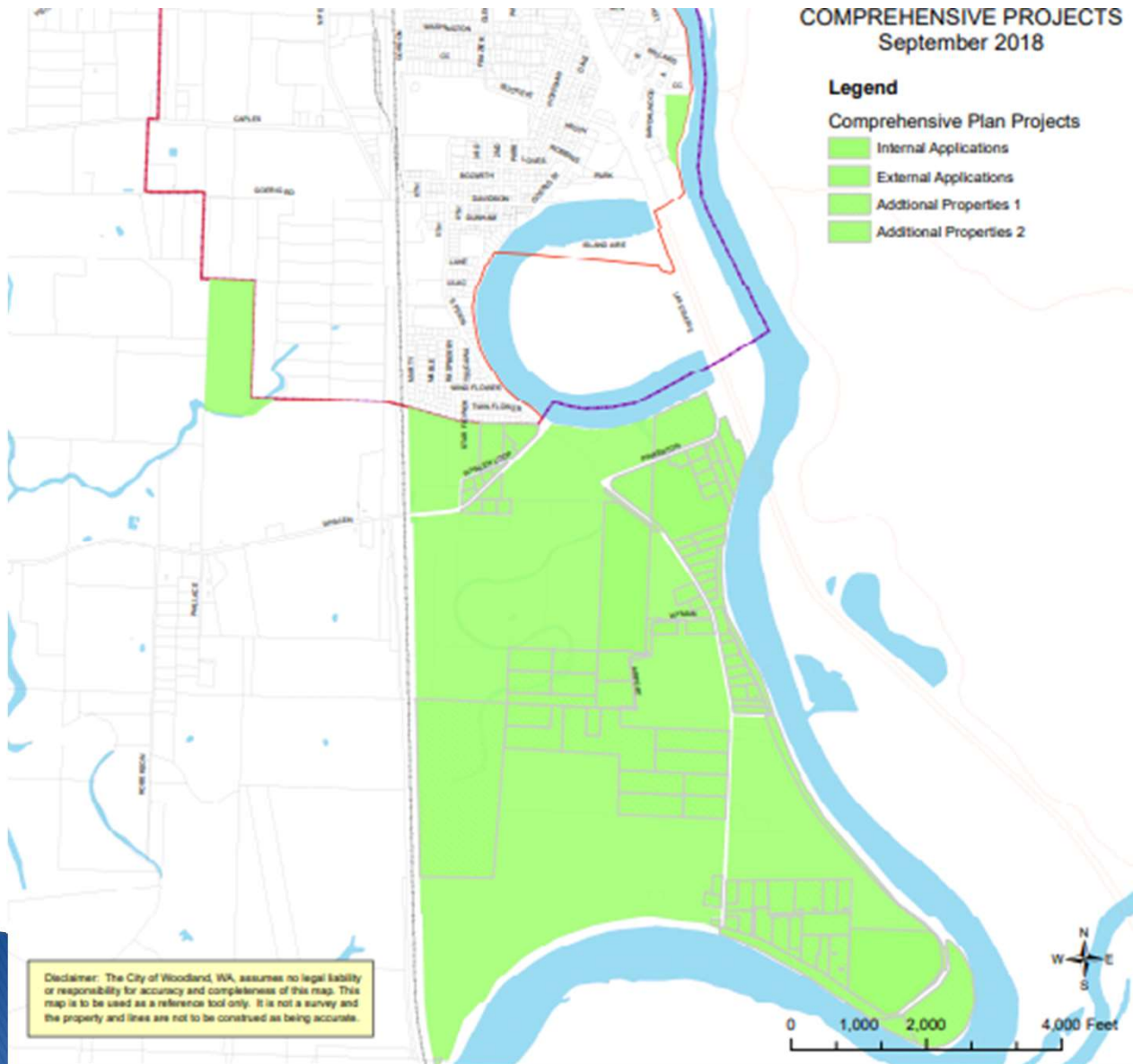
- ▶ Impacts within the bottoms directly impact the City.
- ▶ Expanding the UGA created a nexus between the city and the planning of the bottoms.
- ▶ The 2018 effort was set aside at the County's request.
- ▶ No proactive planning efforts have been initiated since.
- ▶ Development continue to occur.
- ▶ **A county led master planning process would address this concern.**
- ▶ But this effort needs to GMA compliant or the city cannot rely on it.

Objective 2 – County Impact Mitigation

- ▶ Mitigation can be collected by the county
- ▶ Mitigation forces developers to pay for their impacts
- ▶ This mitigation would protect city taxpayers from those costs
- ▶ All taxpayers could be protected without passing any new laws or regulations
- ▶ Without it, can we justify why the City is assuming those burdens?

Objective 3 – UGA Expansion

- ▶ In 2018, the City evaluated expanding it's UGA
- ▶ This discussion was abandoned at the County's request because of the 1981 and 2002 planning agreements
- ▶ The County desires (another) analysis be completed before it would consider expanding the County Comp Plan UGA
- ▶ As an alternative, the City would like the County to commit to accepting an expansion before it expends the time, money, and effort for another planning effort
- ▶ Scenario 5 would be the preferred maximum UGA footprint.



- Includes County area east of the train tracks
- Includes development intensive areas of the county
- Preserves agricultural land
- Utility and service provision would be efficient and effective
- Matches applicant desires
- City expansion would be limited by what could be justified under GMA

Objective 4 – New Interlocal Planning Agreement

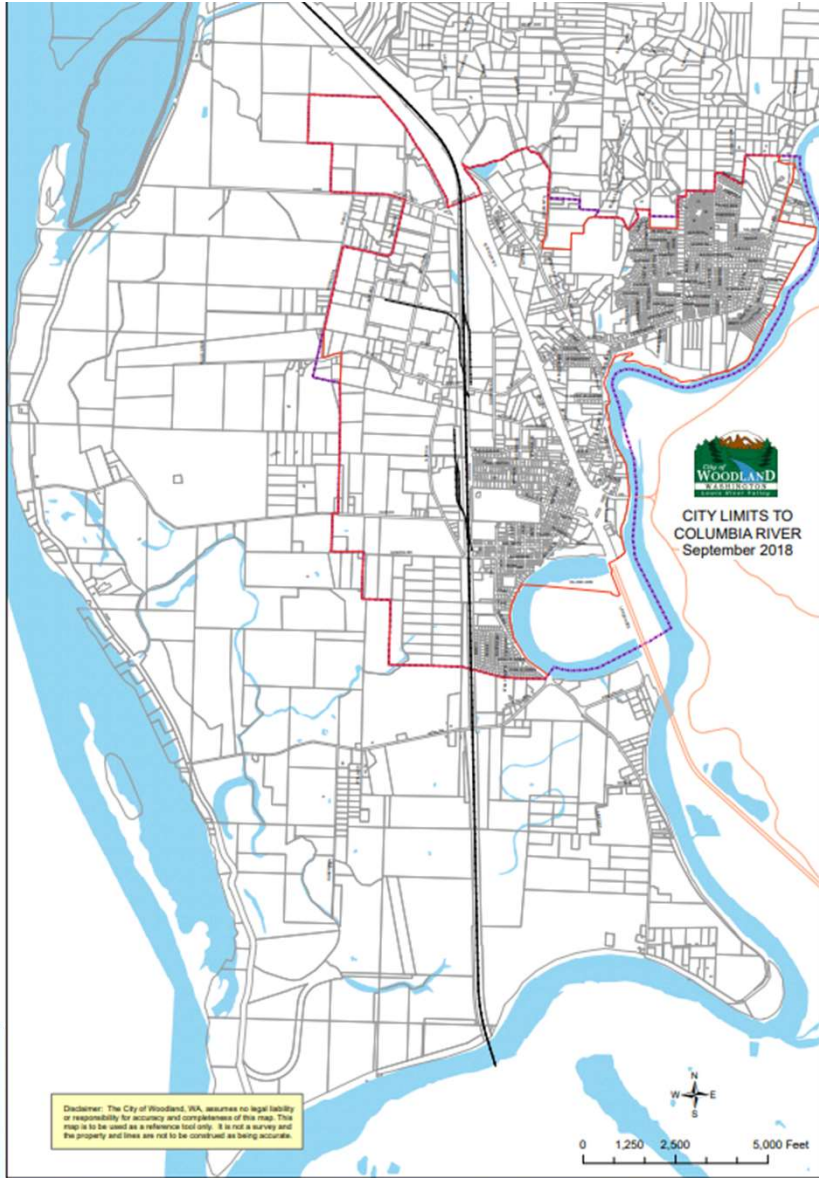
- ▶ The City would consider a replacement agreement for the 1981 and 2002 agreement that:
 - Requires a coordinated approach to planning
 - Allows for the master planning of the bottoms
 - Covers mutual mitigation for impacts
 - Gives the City influence over development decisions

Objective 5 – Diking District Planning & Management

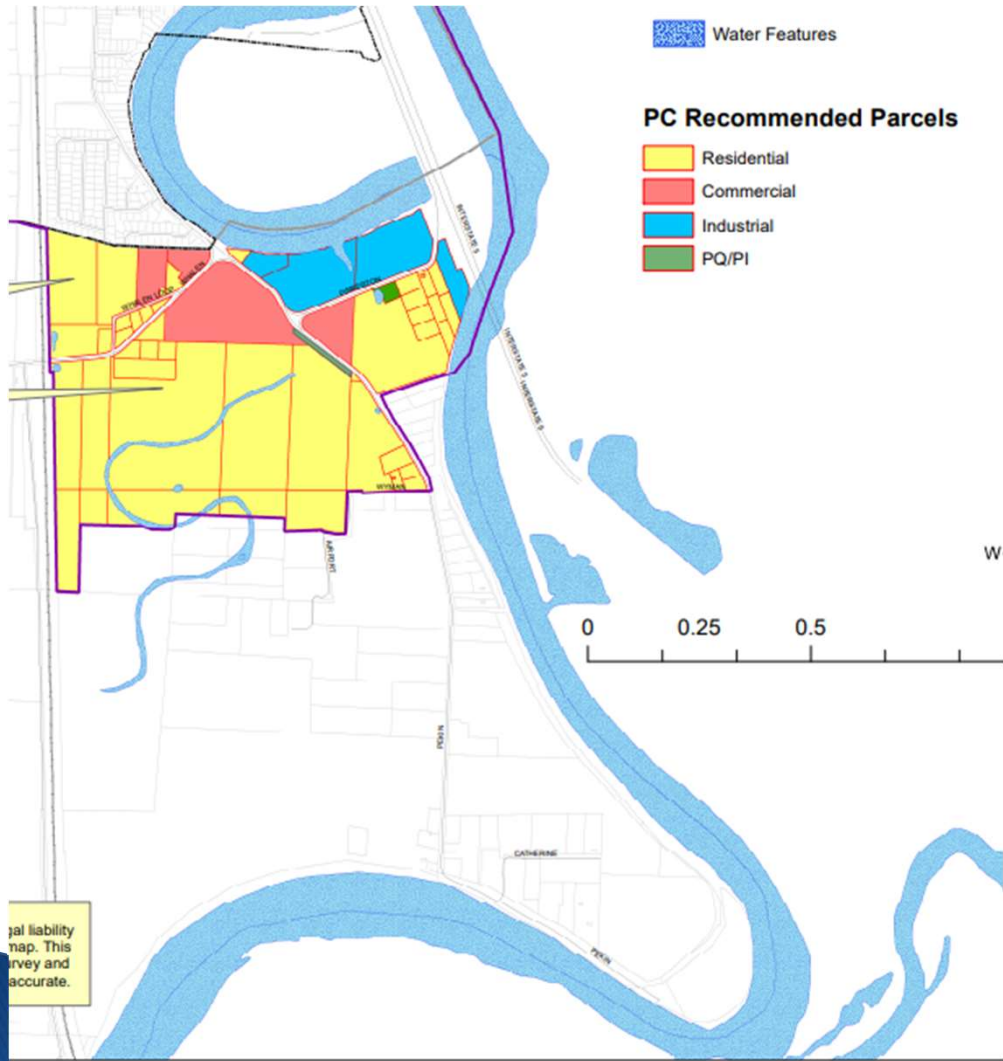
- ▶ The City is seeking an equitable solution to concerns about Cowlitz Consolidated Diking District #2 including:
 - Review of district boundaries
 - Review of district funding
 - Review of planning for capital and maintenance

Public Hearing – December 5th, 2022

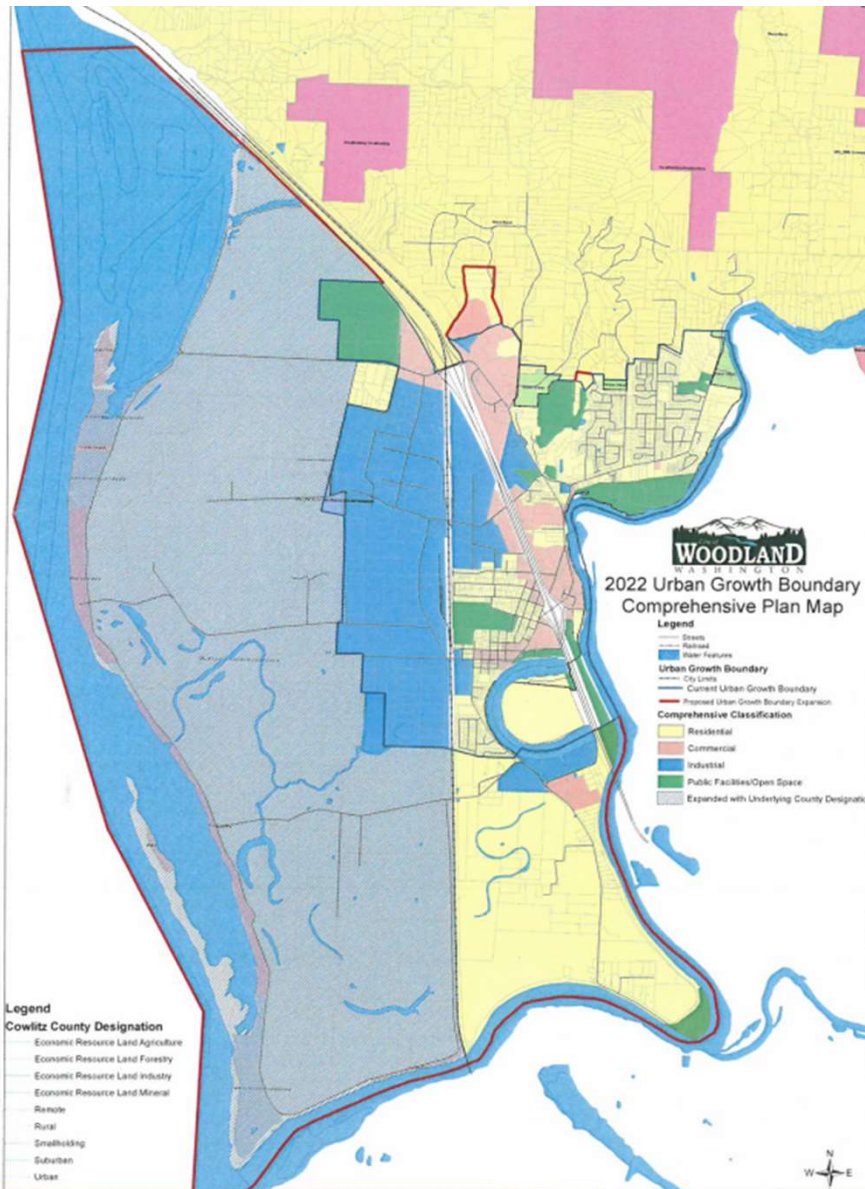
- ▶ Do you have any additional questions or are there additional information you would like presented before the hearing?
- ▶ At that time, a draft of Ordinance 1529 will be presented for a first reading.
- ▶ Questions?



Scenario 6 include a UGA without designations for the entire bottoms.



The Planning Commission recommended a modified Scenario 5 with use designations.



Ordinance 1523

- ▶ Differed from Scenario 6 because it included more than just a UGA line.
- ▶ But it included use designations above and beyond what the Planning Commission recommended