

**ORDINANCE NO. 1433**

***THE CITY OF WOODLAND, WASHINGTON***

**AN ORDINANCE TO ADOPT AN UPDATED COMPREHENSIVE LAND USE PLAN IN ACCORDANCE WITH RCW 36.70A AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION AS MORE PARTICULARLY SET FORTH HEREIN.**

**WHEREAS**, the City of Woodland is partially located in Clark County, Washington, which is required to fully plan under the Washington Growth Management Act, RCW 36.70A et al and is therefore required to plan under said Act, see AGO 1992 No. 28, November 18, 1992; and

**WHEREAS**, the City of Woodland adopted its first Comprehensive Plan through Resolution 367 on August 14, 1995 to meet the goals and requirements of RCW 36.70A, the Growth Management Act (GMA), and RCW 36A.63, providing for planning and zoning in code cities; and

**WHEREAS**, the City of Woodland adopted an updated Comprehensive Plan through Resolution 522 on October 17, 2005 to meet the goals and requirements of RCW 36.70.A; and

**WHEREAS**, the City of Woodland adopted an updated Comprehensive Plan through Ordinance 1355 on March 21, 2016 to meet the goals and requirements of the Growth Management Act and RCW 36.70A.130; and

**WHEREAS**, the City of Woodland in 2018 publicly announced its intentions to update the city's comprehensive land use plan consistent with RCW 36.70A.130(1); and

**WHEREAS**, the City of Woodland in 2018 adopted and disseminated a Public Participation Plan (PPP) consistent with RCW 36.70A.035, RCW 36.70A.130(2), and RCW 36.70A.140; and

**WHEREAS**, the City of Woodland implemented the Public Participation Plan throughout the update process by means of electronic and print media, public speaking engagements, an open house, and public meetings; and

**WHEREAS**, the City Council adopted a population forecast of 9,274 persons for the year 2035; and

**WHEREAS**, the City Council finds that a policy of 75% low-density / 25% high-density housing ratio is consistent with neighboring communities and their vision for the city; and

**WHEREAS**, the City of Woodland has determined that it has sufficient residential and nonresidential land capacity to serve the forecasted population growth; and

**WHEREAS**, the Planning Commission held work sessions and meetings on September 20, 2018, October 18, 2018, November 15, 2018, and public hearings on December 20, 2018, January 17, 2019, February 21, 2019, March 21, 2019, March 28, 2019 and April 18, 2019 after which they forwarded a recommendation to the City Council to approve the proposed Comprehensive Plan Update; and

**WHEREAS**, the City Council held work sessions and meetings on April 22, 2019, and public meeting on May 6, 2019; and

**WHEREAS**, the proposed Comprehensive Plan Update was submitted to the State Department of Commerce for comment on May 14, 2019;

**WHEREAS**, consistent with WAC 197-11-340(2), after evaluating the potential significant adverse effects of amending the Comprehensive Plan and supporting land use documents, the City of Woodland issued an Optional Determination of Non-Significance on November 30, 2018; and

**WHEREAS**, the City of Woodland has reviewed the capital facility facilities and services, including water, sanitary sewer, transportation, parks and recreation, and general facilities, as required under RCW 36.70A.070(3) and found them adequate to serve the forecasted population; and

**WHEREAS**, the City Council finds that this ordinance complies with the adoption requirements of the Growth Management Act, Chapter 36.70A RCW;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:**

**Section 1. Findings.** The City Council hereby adopts the recitals set forth above.

**Section 2. Public Interest.** The Woodland City Council finds that it is in the public interest to adopt the updated Woodland Comprehensive Plan, in compliance with RCW 36.70A, to ensure that the City has planned realistically for future growth and has identified adequate lands for the projected population growth.

**Section 3. Compliance with RCW36.70A.130.** The Woodland City Council reviewed its Comprehensive Plan for consistency with RCW 36.70A and finds that it has met its obligation under RCW 36.70A.130 and that no additional amendments to the Comprehensive Plan are necessary at this time.

**Section 4. Adoption of 2016 Woodland Comprehensive Plan.** The 2016 Woodland Comprehensive Plan, as set forth Ordinance 1355 and fully incorporated herein by this reference, with the changes approved by this ordinance, is hereby adopted and approved in its entirety as the comprehensive plan for the City of Woodland, Washington.

**Section 5. Adoption of the Comprehensive Plan Map.** The Woodland City Council hereby adopts the updated Woodland Comprehensive Plan Map attached hereto as Exhibit "A" superseding previously adopted Comprehensive Plan Maps.

**Section 6. Adoption of the Updated Zoning Map.** The Woodland City Council finds that the updated Woodland Zoning Map is consistent with the updated Woodland Comprehensive Plan Map and hereby adopts the updated Woodland Zoning Map attached hereto as Exhibit "B" superseding previously adopted Zoning Maps.

**Section 7. Adoption of an Updated Housing Ratio.** The Woodland City Council finds that the housing ratio of 75% low-density / 25% high-density housing ratio is consistent with the updated Woodland Comprehensive Plan and hereby adopts the ratio to supersede the 60%/40% ratio in Table 3-1 of the plan.

**Section 8. Copy to Department of Commerce.** Pursuant to RCW 36.70A.106(3), this ordinance shall be transmitted to the Washington State Department of Commerce within ten days of adoption as required by law.

**Section 9. Corrections.** The City Clerk and codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, sections/subsection numbers and any references thereto.

**Section 10. Severability.** If any section, sentence, clause or phrase in this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phase of this Ordinance.

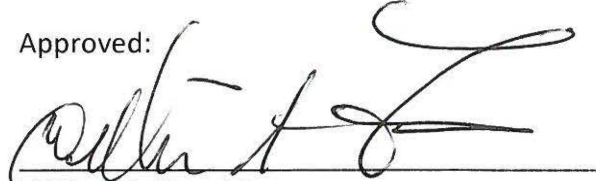
**Section 11. Applicability.** This ordinance shall apply within the current city limits and the Woodland Urban Growth Area as identified on the Woodland Comprehensive Plan Map.

**Section 12. Effective Date.** This ordinance shall become effective on July 15, 2019.

ADOPTED this 15<sup>th</sup> day of July 2019.

CITY OF WOODLAND, WASHINGTON


Approved:

  
\_\_\_\_\_  
William A. Finn, Mayor

Attest:

  
\_\_\_\_\_  
Mari E. Ripp, Clerk / Treasurer

Approved as to form:

  
\_\_\_\_\_  
Frank F. Randolph, City Attorney

**SUMMARY OF ORDINANCE NO. 1433  
OF THE CITY OF WOODLAND, WASHINGTON**

On July 15, 2019 the City Council of the City of Woodland, Washington, approved Ordinance No. 1433 the main point which may be summarized by its title as follows:

**AN ORDINANCE TO ADOPT AN UPDATED COMPREHENSIVE LAND USE PLAN IN ACCORDANCE WITH RCW 36.70A AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION AS MORE PARTICULARLY SET FORTH HEREIN.**

The full text of this Ordinance will be mailed upon request.

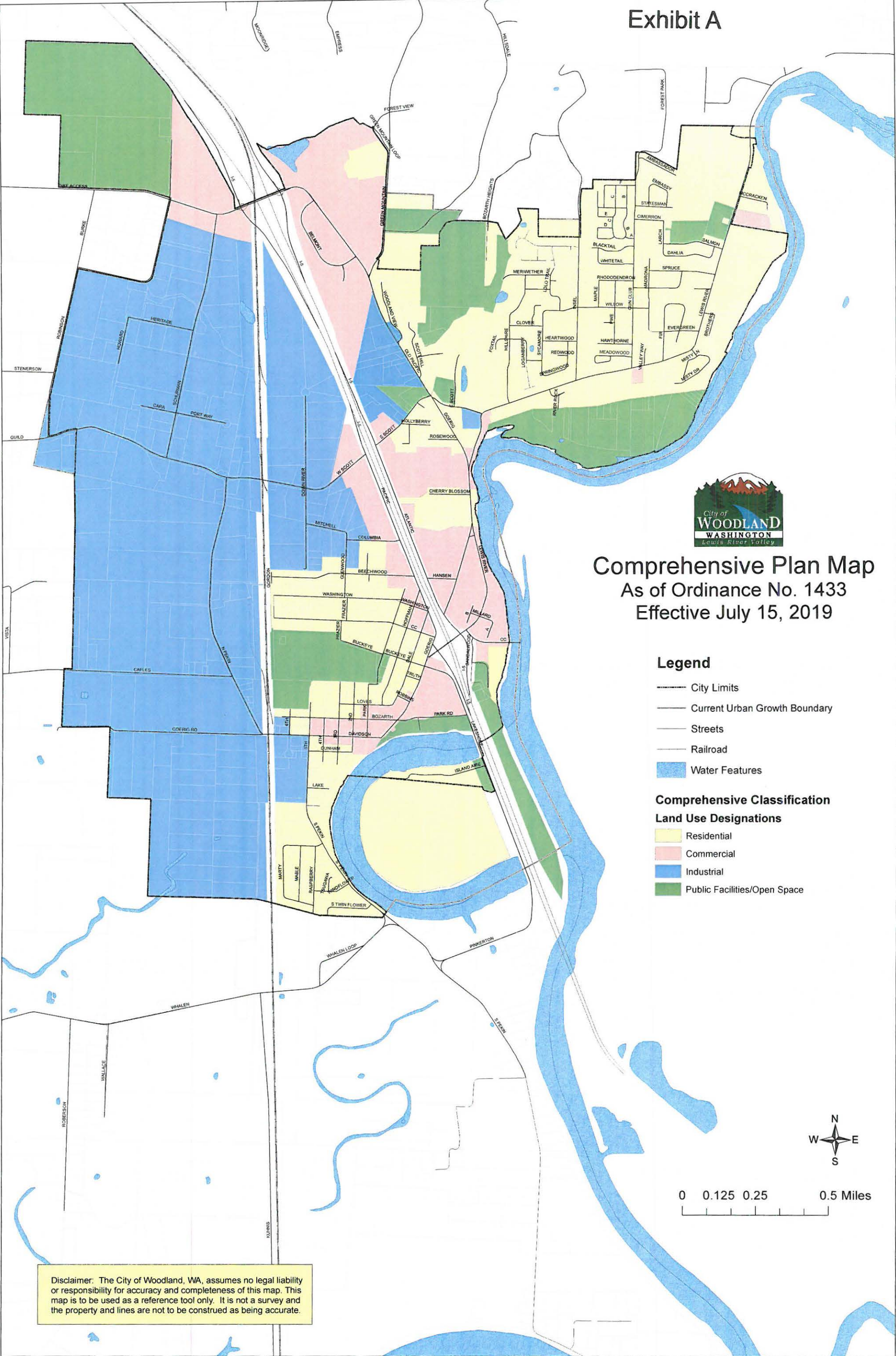
APPROVED by the City Council at their meeting on July 15, 2019.

  
\_\_\_\_\_  
Mari E. Ripp, Clerk-Treasurer

Published: July 31, 2019  
Effective: August 5, 2019



# Exhibit A



## Comprehensive Plan Map As of Ordinance No. 1433 Effective July 15, 2019

### Legend

- City Limits
- Current Urban Growth Boundary
- Streets
- Railroad
- Water Features

### Comprehensive Classification Land Use Designations

- Residential
- Commercial
- Industrial
- Public Facilities/Open Space

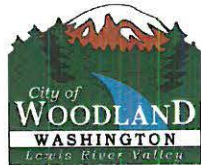
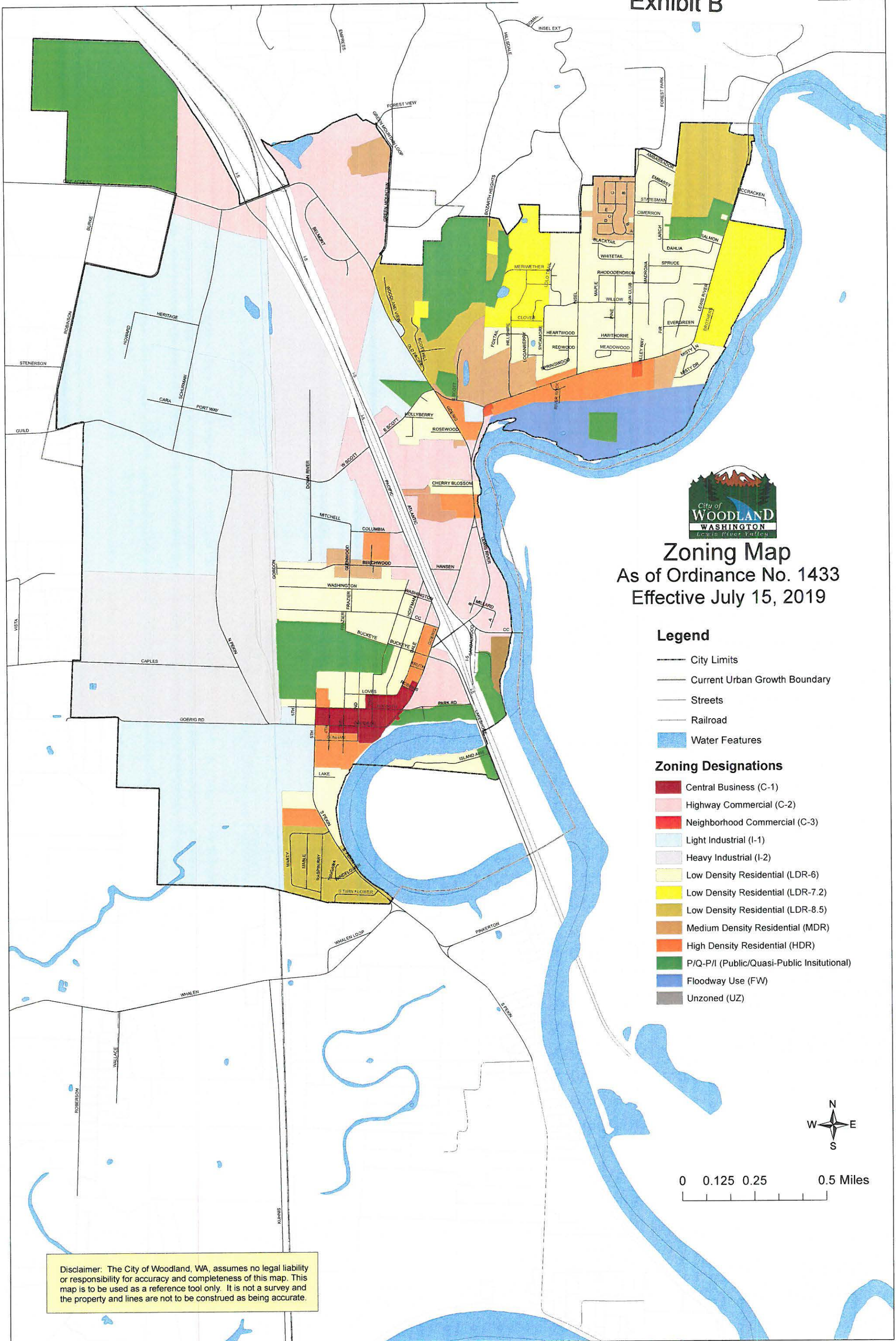


0 0.125 0.25 0.5 Miles

**Disclaimer:** The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.



# Exhibit B



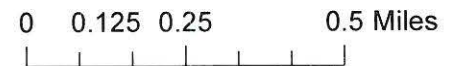
## Zoning Map As of Ordinance No. 1433 Effective July 15, 2019

### Legend

- City Limits
- Current Urban Growth Boundary
- Streets
- Railroad
- Water Features

### Zoning Designations

- Central Business (C-1)
- Highway Commercial (C-2)
- Neighborhood Commercial (C-3)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Low Density Residential (LDR-6)
- Low Density Residential (LDR-7.2)
- Low Density Residential (LDR-8.5)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- P/Q-P/I (Public/Quasi-Public Institutional)
- Floodway Use (FW)
- Unzoned (UZ)



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