



**Community Development Department**

Building | Planning | Code Enforcement  
P.O. Box 9, 230 Davidson Avenue  
(360) 225-7299, www.ci.woodland.wa.us

## PLANNING COMMISSION RECOMMENDATION

### Multi-Family Residential Zoning Text Amendment (WLD-2023-005)

Applicant:	Timberland Inc. Attn. Luke Sasse 9321 NE 72 <sup>nd</sup> Ave Bld. 7 Vancouver, WA 98665
Contact:	Travis Johnson PLS Engineering 604 W Evergreen Blvd Vancouver, WA 98683
Site Location:	This code amendment is not site specific and would apply to all properties in the multi-family zoning districts.
Parcel Size:	N/A
Zoning Designation:	Multi-Family Zoning District (MDR & HDR zones)
Date of PC Hearing:	September 21, 2023
Projected date for City Council consideration:	October 2 - workshop October 16 - ordinance first reading
<b>Recommendation:</b>	<b>Adoption of Code Amendments as stated below</b>

#### I. MOTION AND RECOMMENDATION

On the 20<sup>th</sup> of September 2023, the Planning Commission held a public hearing in accordance with Woodland Municipal Code. Upon closing the public hearing, the Commission passed by a vote of 4-0 a recommendation that the City Council **Adopt the requested changes with the following modifications:**

Amendments as requested:

- WMC 17.20.20(E) One single-family *detached* dwelling on each *building-site-lot*;
- **17.20.080 Standards for townhouses and single-family homes on individually-owned lots.**

A. Minimum lot size in square feet	<del>1,900</del> 1,600
B. Minimum lot width and depth in feet	
1. Width	<del>24</del> -20
2. Depth	80

- **WMC 17.20.080(C) Minimum Setbacks.**
  1. *Front. The minimum front yard setback for all buildings and structures shall be ~~fifteen~~ **ten** feet from the property line on local access streets and twenty feet from collector streets or greater. **The minimum front yard setback for garages shall be twenty feet.***
  2. *Rear. The minimum rear setback shall be ~~fifteen~~ **ten** feet; provided, that parking is not permitted in the minimum rear yard area.*
  3. *Side. There is no side yard setback between individual townhouse units. However, no townhouse buildings shall be located closer than ~~fifteen~~ **ten** feet from a local access street right-of-way or ~~twenty~~-fifteen feet from collector or arterial right-of-way. The distance between townhouse buildings shall be a minimum of ~~twenty~~ **ten** feet. **The minimum side yard setback for detached single-family homes shall be five feet, or ten feet for street side yard.***

Amendments with modifications:

- **WMC 17.20.080(C) Minimum Setbacks.**
  2. *Rear. The minimum rear setback shall be ~~fifteen~~ **ten** feet; provided, that parking is not permitted in the minimum rear yard area. **The minimum rear setback shall be zero feet if abutting an alley.***
- **WMC 17.20.070 Property development standards.**

*The following sets forth the required development standards applicable to properties located in the MDR and HDR zones. (Development standards for townhouses **and single-family homes** on individually owned lots are contained in Section 17.20.080.)*

  - A. *Minimum **Maximum** lot area per building site in square feet*

	MDR	HDR
Maximum A. <del>Minimum</del> lot area per building site in square feet	7,500	7,500

## II. DESCRIPTION OF PROPOSAL

The applicant proposes several amendments to the Woodland Municipal Code (Section 17.20) for the Multi-Family Zoning code including a change to allow one single-family residence on a “lot” instead of a “site”; modifications to the required setbacks to allow for flexibility; and for minimum lot sizes to be 1,600 square feet per lot instead of 1,900 square feet.

## III. LOCATION OF PROPOSED DEVELOPMENT

The is request will affect properties zoned MDR and HDR city-wide.

## IV. REVIEW AUTHORITY

Per WMC 19.08.030, approval authority for Zoning Text Amendments lies with the City Council after a public hearing is held by the Planning Commission. The Planning Commission shall issue a recommendation to the Woodland City Council, after such hearings. This document is the written representation of the Planning Commission’s recommendation.

**Date:** 9/27/23

**Signature:** /S/ Tel Jensen

*Tel Jensen, Planning Commission Chair*

Cc: Applicant  
Department Heads  
Planning Commission  
City Council  
Mayor  
City Administrator  
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