



CHAPTER 11 GROWTH MANAGEMENT (GM)

11.1 Consistency

Woodland is a local jurisdiction required to plan under RCW 36.70A.040. This Comprehensive Plan addresses all mandatory plan elements required under RCW 36.70A.140. At the outset of the Plan update process the City Council adopted a public participation process to ensure early and continuous opportunities for public participation as required by RCW 36.70A.140. City staff coordinated the development of the Comprehensive Plan with Clark County as required by RCW 36.70A.100. The Plan establishes Urban Growth Areas and ensures an adequate supply of land necessary to meet the anticipated residential growth of the city as required by RCW 36.70A.110 and .36.70A.115. The Plan ensures the designation of Critical Areas (RCW 36.70A.170) and employs Best Available Science methodologies to manage and protect critical areas (RCW 36.70A.172). The Plan includes a process for siting essential public facilities consistent with RCW 36.70A.200. The Plan fulfills Woodlands obligation to plan consistent with RCW 36.70A.040 and 36.70A.130.

11.2 Plan Amendments

Following adoption of the GMA comprehensive plan and related development regulations, the city shall continually monitor their effectiveness and document needed amendments. The comprehensive plan shall be amended no more frequently than one time per calendar year. The Planning Commission and the City Council shall consider all amendment proposals concurrently and shall consider the cumulative effects of all proposals simultaneously.



The comprehensive plan may be revised or amended outside the annual schedule if the City Council finds the amendment is necessary because of a pending emergency or because of a court order. The city may amend an element of its capital facilities plan annually or in conjunction with a budget amendment.

11.3 Urban Growth Areas

The Urban Growth Area Boundary establishes the geographic boundaries of the Woodland planning jurisdiction. Because the city straddles two counties, it has urban growth areas with Clark and Cowlitz counties. The Urban Growth Area boundary is represented on the Comprehensive Plan Map. The location of the boundary is based on factors, such as, environmental constraints, the concentrations of existing development, the existing infrastructure and services, past urban designations and the location of designated agricultural resource lands.

New development requiring urban services will be located in the Urban Growth Area. Central sewer and water, stormwater facilities, utilities, telecommunication lines, and local roads will be extended to development in these areas and be built to city standards. The city shall not provide urban level services outside of its growth boundary except as provided by state law. The city shall coordinate public services with both Clark and Cowlitz counties, as necessary.

11.4 Essential Public Facilities

Essential public facilities (e.g. airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and inpatient facilities including substance abuse facilities, mental health facilities, and group homes) as defined by the state Office of Financial Management, shall be allowed in Woodland. Neither the Comprehensive Plan nor the Woodland Municipal Code shall prohibit the siting of essential public services.

When essential public facilities are proposed, the city will appoint an advisory City-Wide Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups and expertise. The committee, at a minimum, shall include one member with technical expertise relating to the type of facility proposed and two members of the Planning Commission. The committee will develop specific siting criteria for the proposed project and identify, analyze, and rank potential project sites. The committee will establish a reasonable work schedule for completion of this task.

The City-Wide Site Evaluation Committee will at a minimum consider the following:

- Existing city standards for siting such facilities.
- Existing public facilities and their effect on the community.
- The relative potential for reshaping the economy, environment, and the community character.
- The location of resource lands or critical areas.
- Essential public facilities should not be located beyond the Urban Growth Area unless they are self-contained and do not require the extension of urban governmental services.
- The city will use timely press releases, newspaper notices, public information meetings, its website, and public hearings to notify citizens in all relevant jurisdictions. The city will notify adjacent jurisdictions of the proposed project and will solicit review and comment on the recommendations of the City-Wide Site Evaluation Committee.

11.5 Goals and Policies

Goal

- GM 1** Manage growth so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment in the city.

Policies

- GM 1.1** Require development and land use proposals within the Woodland Urban Growth Area to be consistent with the Woodland Comprehensive Plan and applicable elements of the Clark or Cowlitz County Comprehensive Plans.
- GM 1.2** Require proposed development within the Urban Growth Area to either annex to the city of Woodland or the county or require applicants to enter into a binding agreement with the city for future annexation.
- GM 1.3** Be the only purveyor of sewer and water services within the Urban Growth Boundary.
- GM 1.4** Require development within the Urban Growth Area to connect to the city sewer and water systems unless connection is not possible. When connection is not possible the applicant must enter into a binding agreement with the city for future connection and annexation.
- GM 1.5** Prohibit extension of city sewer and water services beyond the Woodland Urban Growth Boundary unless it is necessary to meet a demonstrated public health or safety issue.
- GM 1.6** Design sewage collection and water distribution systems within the Urban Growth Area to serve the anticipated future growth.
- GM 1.7** Require a development to extend sewer and water lines in the Urban Growth Area when necessary.
- GM 1.8** Apply city standards to all street/road development within the Urban Growth Area.
- GM 1.9** Apply city standards to drainage facility development within the Urban Growth Area.

GM 1.10 Apply city standards to all sewer or water system development.

GM 1.11 Allow annexations to the city which meet the city's development objectives and form logical extensions of city boundaries.

Goal

GM 2 Ensure coordinated planning and decision-making among general and special purpose governments with respect to urban services, development, and other appropriate programs and activities in the Woodland area.

Policies

GM 2.1 Coordinate urban service planning, such as for sewer, water, roads, and parks, in and immediately adjacent to the Urban Growth Area among all affected jurisdictions.

GM 2.2 Coordinate long-range comprehensive planning and decision-making on current land use proposals within and immediately adjacent to the Urban Growth Area among all affected jurisdictions, including Clark and Cowlitz counties

GM 2.3 Cooperate with applicable federal, state, and local environmental agencies in the review and approval of development proposals within the adopted Urban Growth Area.



