



Woodland City Council

Workshop Comp Plan Update – Public Participation Plan

Notice: This meeting will be recorded.

Starting at 7 p.m.

March 6th, 2023

Why are we talking comp plan update?

- ▶ Growth Management Act
 - Requires periodic updates to make sure it is current
 - Development activity
 - Changes in regulations and GMA
- ▶ Clark County required by 2025
- ▶ Cowlitz County required by 2026

Considerations

- ▶ Cowlitz County development patterns
- ▶ Development of land within the city
- ▶ Changes in law
- ▶ Land supply
- ▶ Utility rate affordability

Com. Dev. Work Plan

- ▶ Applications (Ongoing)
 - Shoreline plan update request
 - Annexation?
- ▶ Retooling Our Code (sign code, other miscellaneous codes)
- ▶ Cowlitz County Flood Hazard Mitigation Plan (Ongoing)
- ▶ Master Plan of the bottoms (County?)
- ▶ Critical Areas Ordinances (Periodic update)
- ▶ Climate Change/Resiliency Goal
- ▶ Housing Goal

Com. Dev. Work Plan

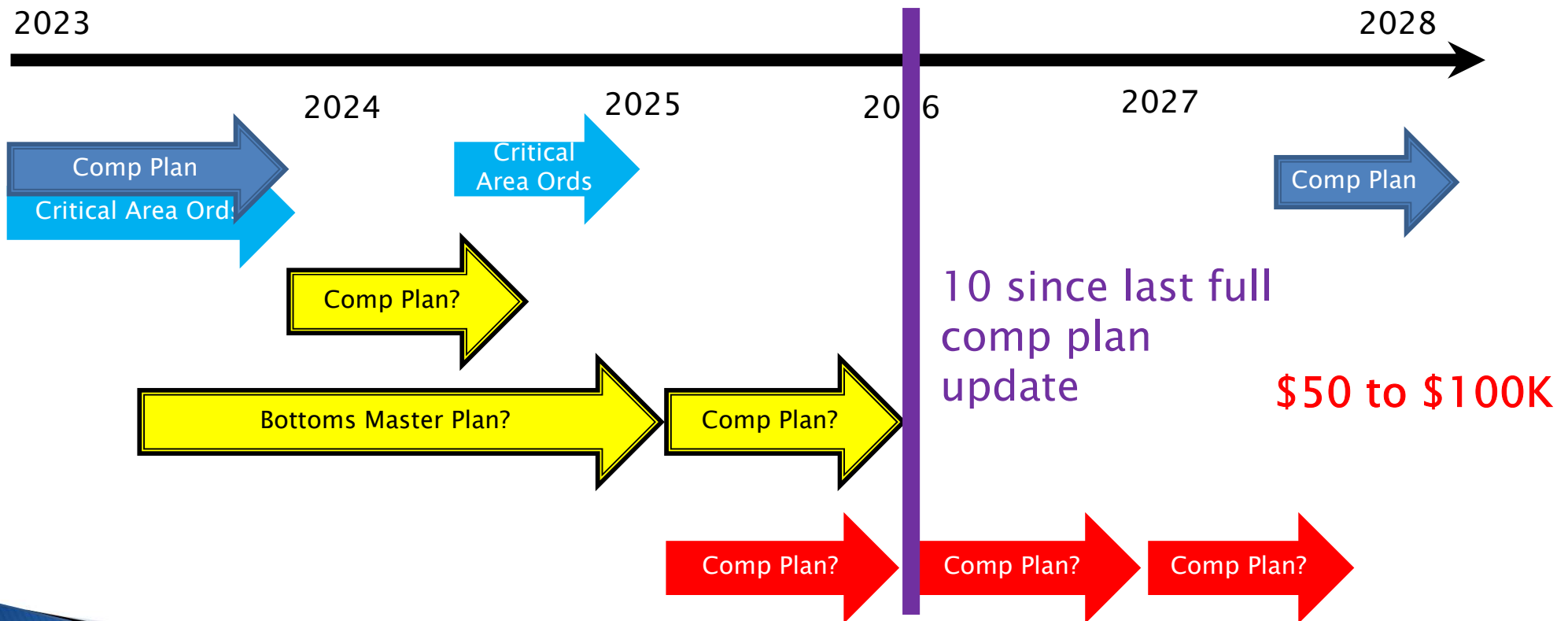
- Intro & Vision
- Public Involvement (PPP)
- Land Use (Dependent upon the Bottoms Master Plan for guidance.)
- Housing
- Economic Development
- Transportation
- Parks & Recreation
- Capital Facilities
- Energy & Utilities
- Environmental
- Growth Management

- Adding climate resiliency
 - Capital Facilities
 - Reflecting updated water/sewer plans
 - Emergency services
 - Emergency planning
 - Energy & Utilities
 - Land Use
 - Development patterns
 - **Bottoms Master Plan**
- Equity/Inclusion

Minor effort – mostly updated analysis.

Areas of effort

Com. Dev. Work Plan



Complete Comp Plan update

- ▶ A complete update of the comp plan will need consultant help
 - \$50 to \$100k is an estimate
- ▶ A 2023 update could:
 - Keeps us under the radar because not much has occurred yet
 - Update would be a small course correction
 - Keeps us in GMA compliance
 - Avoid or postpone a rewrite for a few years
- Puts the emphasis on a Bottoms Master Plan
- Until that occurs...there's not much real planning to be done...

Public Participation Plan

- ▶ Web page already started
- ▶ Open houses starting in April
- ▶ Mailings to utility customers
- ▶ Planning Commission meetings
 - Chapters to be determined on your direction...
- ▶ Or do you want to see another options?
 - Longer process?
 - Deeper dive?
 - Delay the discussion till later?

Com. Dev. Work Plan

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 - **Bottoms Master Plan**
- Adding climate resiliency

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Areas of effort



City Council

Workshop Comp Plan Update - Population

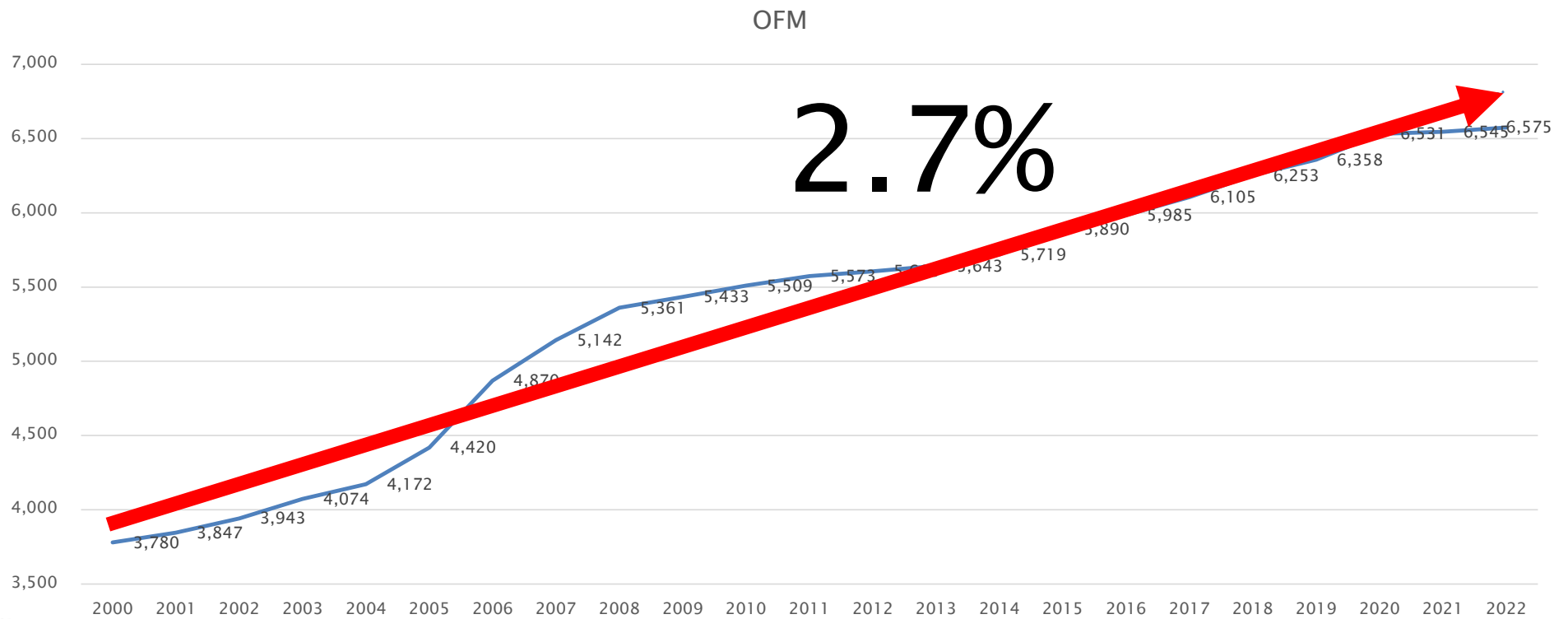
City Planning Documents

- ▶ 2016 Comp Plan (2.3%)
- ▶ 2017 General Sewer Plan (2.3%)
- ▶ 2020 Water System Plan (2.3%)

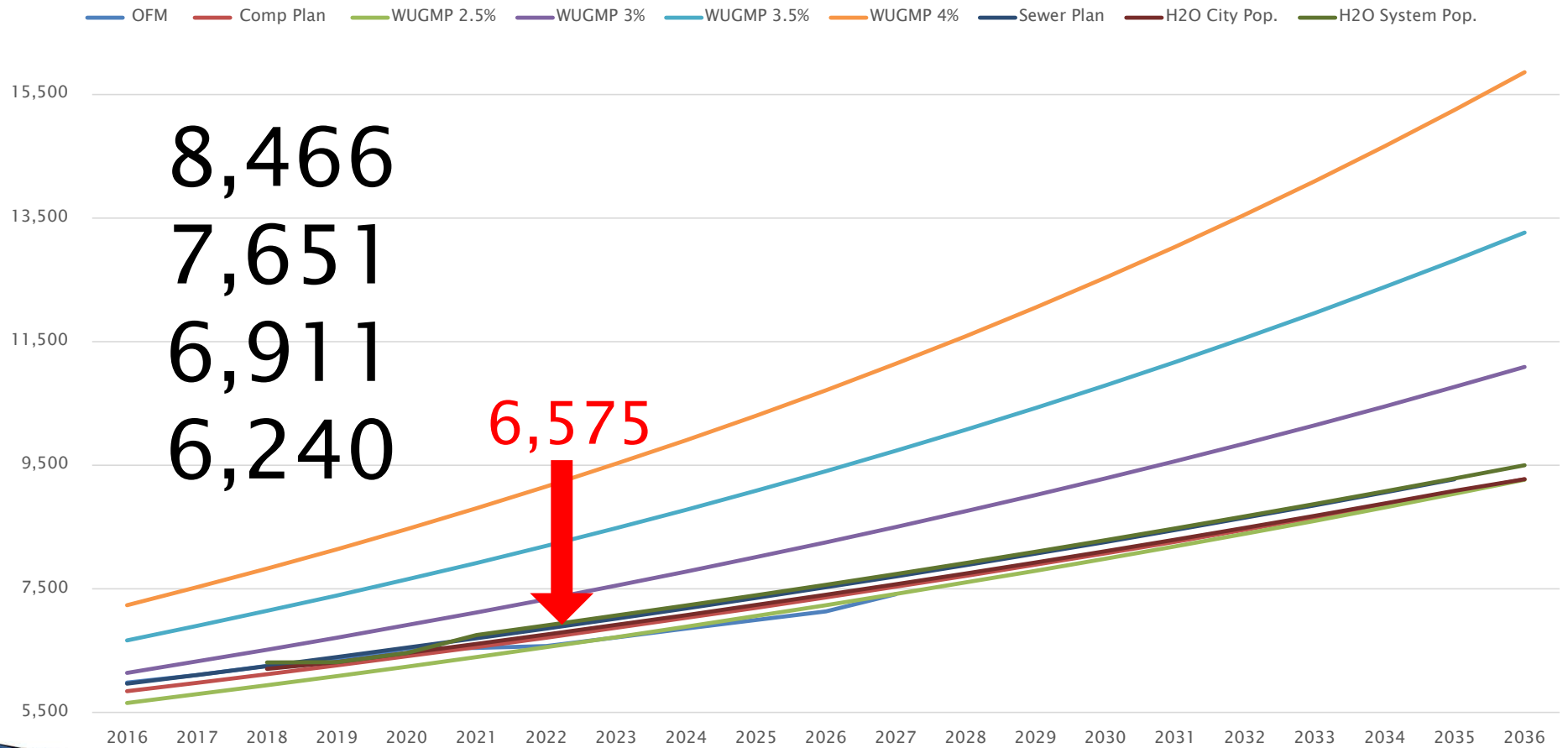
- ▶ Urban Growth Management Plan (2002) – 2.5%, 3%, 3.5%, 4%
 - Settled on 3.6%

- ▶ Office of Financial Management (Population estimates)

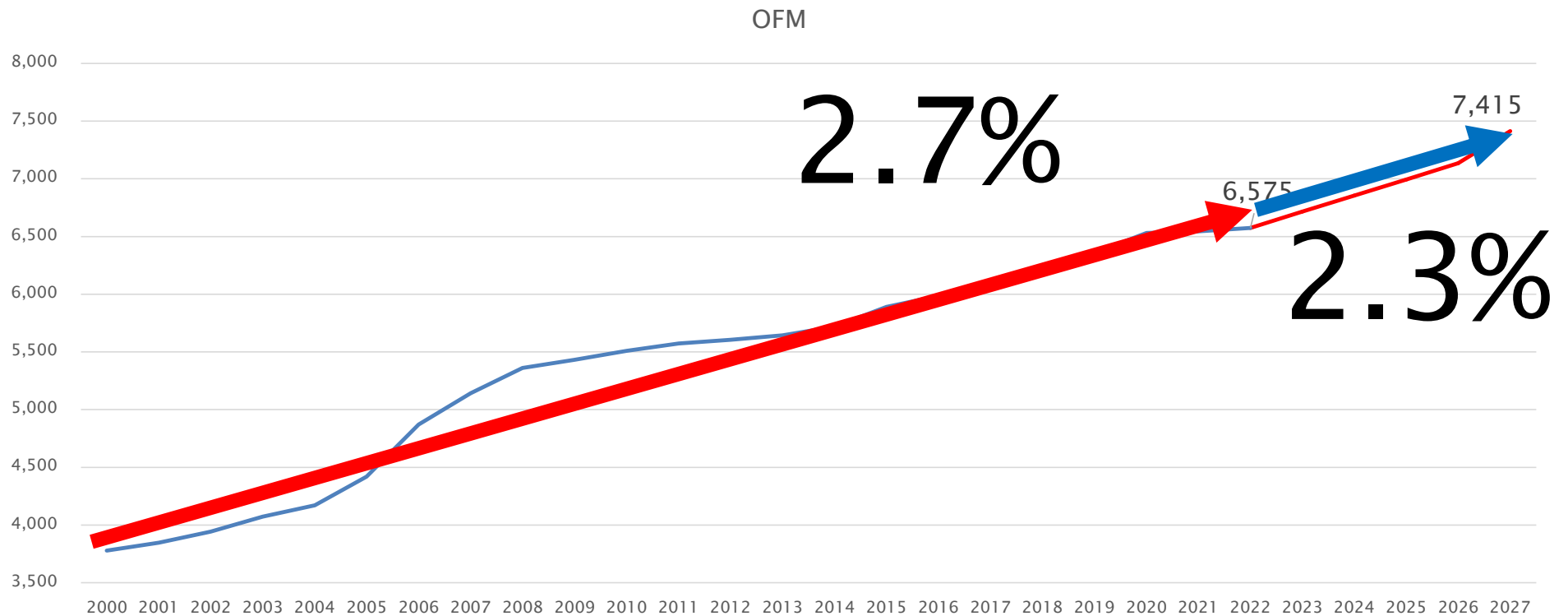
OFM population (actual)



Woodland Urban Growth Management Program – Population Projections

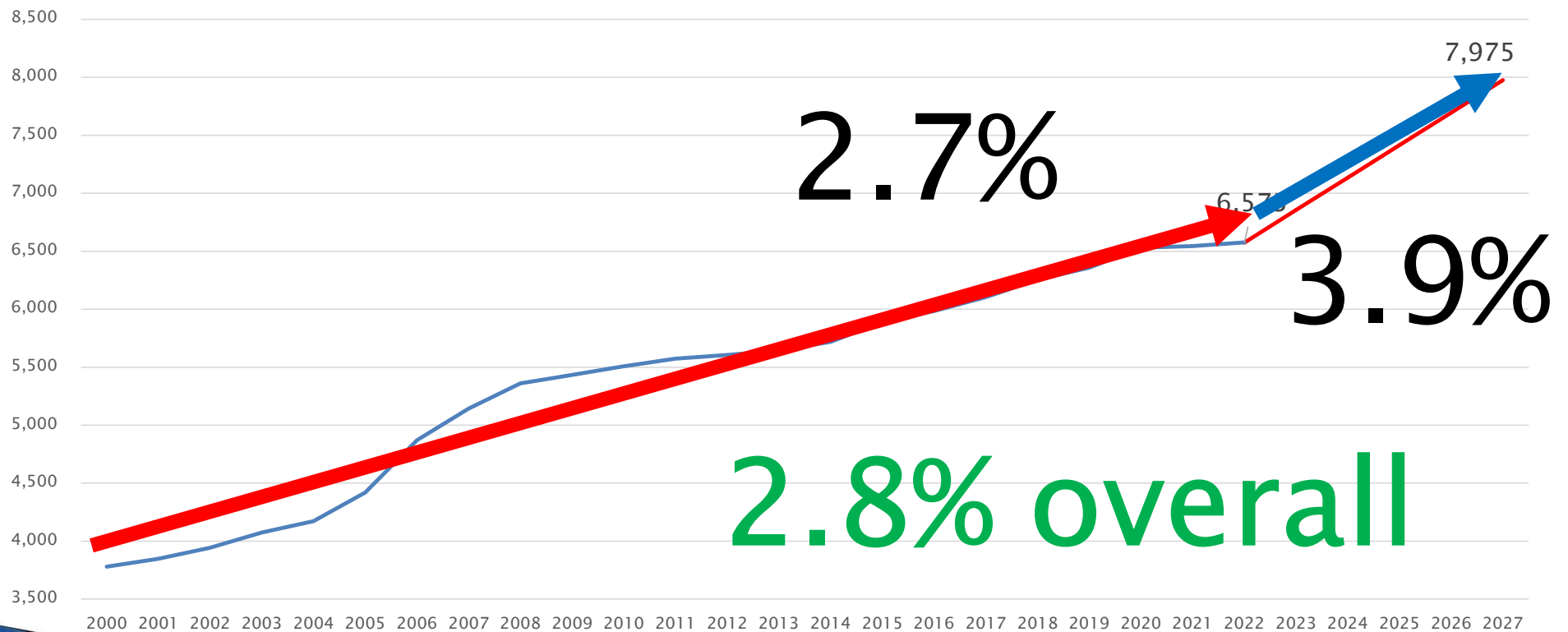


Adding expected projects (350 units)

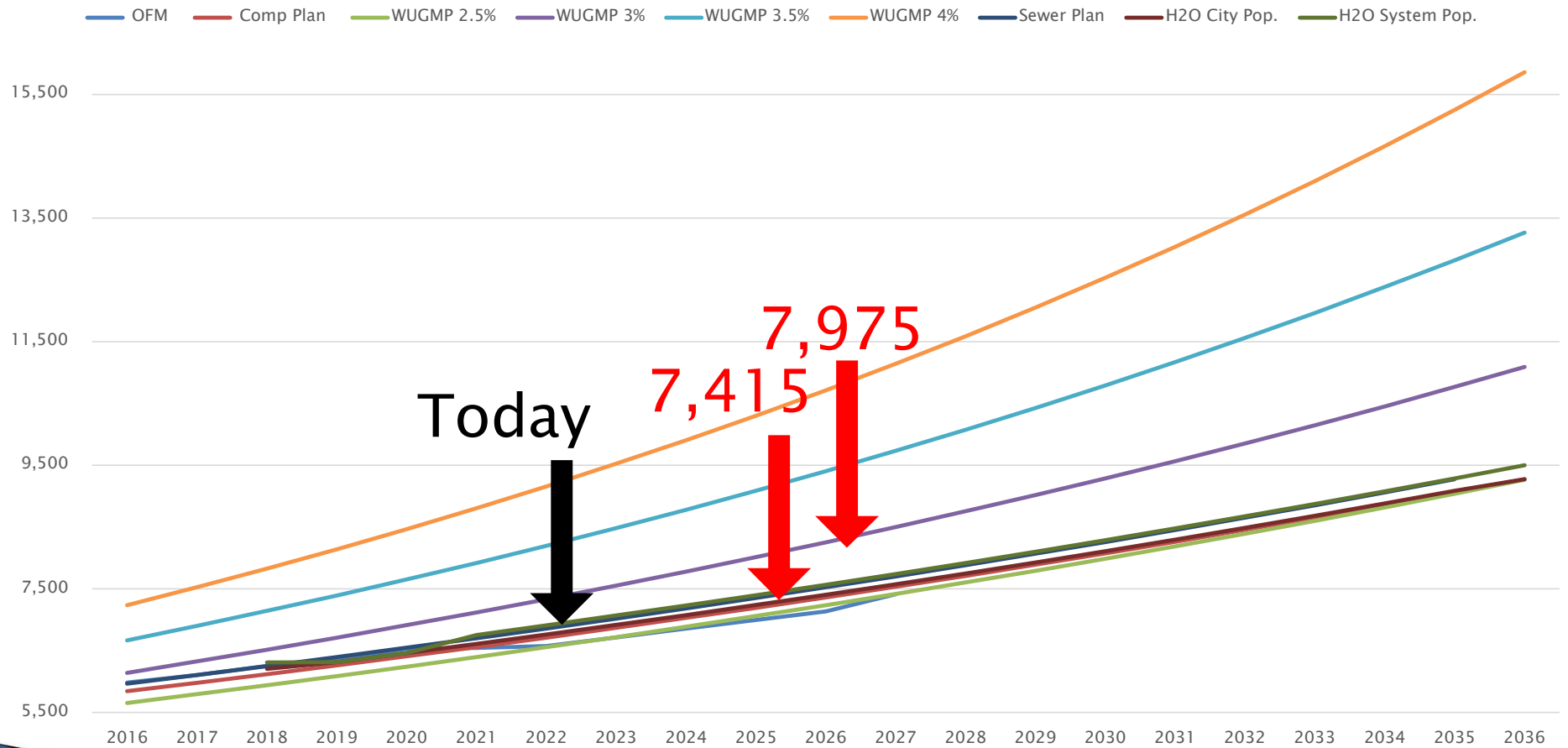


Adding foreseeable projects (700 units)

OFM



Woodland Planning Documents – Population Projections



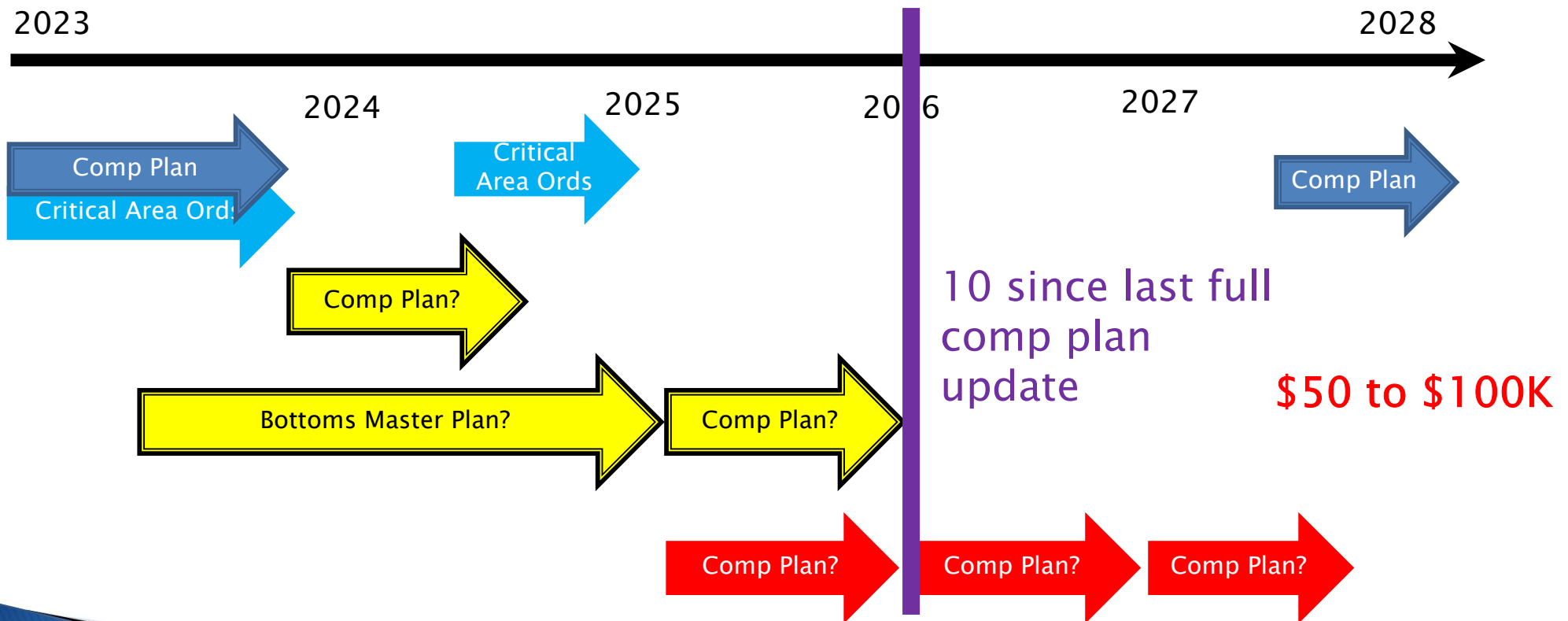
Policy direction...

- ▶ Are you content with the 2.3% population rate?
 - 2.7% historical rate?
 - More aggressive rate?
 - Slower rate?

Bear in mind...

- ▶ Residential land supply is constrained
- ▶ Utility needs will grow (commercial/industrial)
- ▶ Utility rates assume growth
 - What will the knock on effect be for rate payers if there are no new residential payers in the long-run?

Com. Dev. Work Plan



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Areas of effort

VIII. Staff Reports

CDD – 2022 4th quarter report available

New website continues to be updated

Next Planning Commission meeting planned for:

March 16th, 2023
at 7:00 pm

