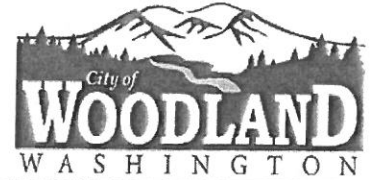


# AGENDA

## Planning Commission Meeting

7:00 PM - Thursday, July 20, 2023

200 East Scott Avenue - Woodland, Washington



The public may join in person or via the Zoom link noted at the bottom of the agenda.

	Page
CALL TO ORDER	
ROLL CALL	
PRESENTATION	
I. CITIZEN COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA	
II. AGENDA APPROVAL	
III. CONSENT ITEMS	
A. Approve the minutes of: <u>Planning Commission - 18 May 2023 - Minutes - Pdf</u>	3 - 237
IV. PUBLIC HEARING	
B. Retooling Our Code - Minor Code Changes <u>Item-23-0058 Supporting Packet - Pdf</u>	238
C. Comprehensive Plan 2023 update - Chapter 2 - Public Involvement (PI) <u>Item-23-0095 Supporting Packet - Pdf</u>	239 - 248
D. Comprehensive Plan 2023 update - Chapter 4 - Housing (H) <u>Item-23-0096 Supporting Packet - Pdf</u>	249 - 302
E. Comprehensive Plan 2023 update - Chapter 5 - Economic Development (EC) <u>Item-23-0089 Supporting Packet - Pdf</u>	303 - 335
F. Comprehensive Plan 2023 update - Chapter 8 - Capital Facilities (CF) <u>Item-23-0088 Supporting Packet - Pdf</u>	336 - 380
V. DISCUSSION/WORKSHOP	
VI. STAFF REPORTS	
VII. END MEETING	

Planning Commission Meeting  
July 20, 2023 7:00 PM - 10:00 PM (PDT)

**Please join this meeting from your computer, tablet or smartphone.**

<https://zoom.us/j/96431036771?pwd=OFBHWdH6bHQ2R0hqdHI2a3RtcWRKZz09>

Meeting ID: 964 3103 6771  
Passcode: 851298

**You can also dial in using your phone.**

United States:+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Find your local number: <https://zoom.us/j/9151515151>

American with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations should contact the City Clerk Treasurer's Office at 360-225-8281 by noon on the Thursday preceding the council meeting

## Low-Density zones

### 17.16.080 Performance standards.

The following special performance standards shall apply to properties located in the LDR district:

- I. Fences, Walls and Hedges. Except as regulated under subsection (JK) of this section, fences and walls constructed shall not exceed a maximum height above the adjacent grade as set forth herein:
  1. **Fences, walls and hedges located within the required front yard or within a fifteen-foot setback from the street side property line shall not exceed a height of three feet** where fences, walls and hedges would provide less than fifty percent visibility. Fences, walls, and hedges providing at least fifty percent visibility shall not exceed a height of four feet within the required front yard or within a fifteen-foot setback from the street side property line. Examples of fences that could meet the fifty percent visibility include spaced rail fences, spaced picket fences, and chain link fences.
  2. Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet.
  3. On every lot where the adjoining lot is used for nonresidential purposes, then a fence of not to exceed six feet may be constructed along the side of the lot separating a residential lot from the lot being used for nonresidential purposes; provided, that when and if the adjoining lot is converted to a residential use, then the fence shall be altered to conform.
  4. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the above regulations, as well as any other applicable regulations of this code.
  5. **Fences in street side yards and reverse-lot yards. The responsible official may approve a six (6) foot fence on a lot line if the lot has multiple lot lines fronting on a street. Such fences must meet sight distance requirements and may only be approved on the designated front lot line or if the fence faces (or fronts?) one of the following streets:**

State Route – 503 (aka SR-503 and Lewis River Road)

5<sup>th</sup> Street south of Davidson Avenue

South Pekin from 5<sup>th</sup> Street to the South City Limits

North Goerig Street from East Scott Avenue to SR-503

East Scott Avenue from Interstate Five (I-5) to Old Pacific Highway

**POSSIBLY???**

**Hillshire Drive**

**Insel Road**

**Gun Club Road**

*Planning Commission Didn't like Adding These.*

- J. Sight Distance Requirements. At all intersections there shall be a triangular yard area within which no tree, fence, shrub or other physical obstruction shall be permitted higher than three feet above the adjacent grade where fences, walls and hedges would provide less than fifty percent visibility. Fences, walls, and hedges providing at least fifty percent visibility shall not exceed a height of four feet. Examples of fences that could meet the fifty percent visibility include spaced rail fences, spaced picket fences, and chain link fences. This triangular area shall measure as follows:

1. Street Intersections. At any intersection of two street rights-of-way, two sides of the triangular area shall extend twenty feet along both shoulder or curb lines of the improved portion of the rights-of-way, measured from their point of intersection. For the purpose of this subsection an alley shall be considered as a street.
2. Street and Driveway Intersections. At any intersection of street right-of-way and a driveway, two sides of the triangular area shall extend twenty feet along the edge of the driveway and ten feet along the shoulder or curblin of the improved portion of the right-of-way. Such triangular area shall be applied to both sides of the driveway.
3. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the above regulations, as well as any other applicable regulations of this code.

## Medium and Hight Density zones

### 17.20.090 Performance standards.

The following special requirements and performance standards shall apply to properties in the multifamily districts.

- K. Fences, Walls and Hedges. Fences and walls constructed shall not exceed a maximum height above the adjacent grade as set forth herein:
  1. Fences, walls and hedges located within the required front yard or within a ten-foot setback from the street side property line shall not exceed a height of three feet where fences, walls and hedges would provide less than fifty percent visibility. Fences, walls, and hedges providing at least fifty percent visibility shall not exceed a height of four feet within the required front yard or within a ten-foot setback of the street side property line. Examples of fences that could meet the fifty percent visibility include spaced rail fences, spaced picket fences, and chain link fences.
  2. Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet.
  3. On every lot where the adjoining lot is used for nonresidential purposes, then a fence, not to exceed seven feet, may be constructed along the side of the lot separating a residential lot from the lot being used for nonresidential purposes, provided, that when and if the adjoining lot is converted to a residential use, then the fence shall be altered to conform to the regulations.
  4. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the above regulations, as well as any other applicable regulations of this code.
  5. Same as above???
- L. Sight Distance Requirements. (Staff note: Sight Distance Requirements for the MDR/HDR zones are the same as the language for the LDR zones. See above.)



## **Proposed Amendments to Woodland Fire code.**

### **Woodland Code Reference (where it is now)**

In 2018 WA adopted the 2018 IFC with amendments.

Woodland Fire code amendments to the 2018 Washington State Fire Code are in WMC 14.32.620 - Section 903—Automatic sprinkler systems.

*Subsection 903.2 Where Required is hereby amended by revising the text, as follows:*

*903.2 Where required. In all new buildings and structures described in Sections 903.2.1 through 903.2.2; and all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet; and additions that result in a total building area of 5,000 square feet or greater; and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar open structures where no equipment is stored.*

*Subsection 903.2.11.3 Buildings Greater than Two Stories in Height is hereby proposed to be amended by revising the text, as follows:*

*903.2.11.3 Buildings Greater than Two Stories in Height. All buildings greater than two stories in height shall have installed an automatic fire sprinkler system.*

### **Applicable Code references if not for the above amendments (State Adopted Fire code)**

2018 Washington State Building Code allows the addition of an unlimited amount of one story non-sprinklered building for F-2 occupancy as long as you are surrounded by a 60-foot clear yard. [IBC 507.3].

The International Building Code (IBC) requires sprinklers for many reasons but in general there are two major drivers, first if the building is over a certain size limit (based on building construction type) or of a configuration that is likely to result in a fire (chapter 5). And second if the particular use of a building is likely to result in a fire (chapter 9).

CRC's current project and previous construction is classified as F-2, / S-2 which is low hazard factory and low hazard storage and is / will be construction type 2-B which is unprotected non-combustible (a very common construction type).

IBC section 507.3 states that the area of a non-sprinklered, one-story building of a group F-2 or S-2 no more than one story in height shall not be limited where the building is surrounded and adjoined by a public way or yard of not less than 60'-0" in width.

**Proposed amendment to the woodland Fire code would look something like this.**

*903.2 Where required. In all new buildings and structures described in Sections 903.2.1 through 903.2.2; and all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet; and additions that result in a total building area of 5,000 square feet or greater; and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar open structures where no equipment is stored, and to Buildings Classified as F-2 or S-2 of noncombustible construction materials and otherwise compliant with Washington building and fire code*

Your consideration is appreciated. Please don't hesitate to call with question.

Brady Wale  
CRC Engineering Manager  
[Bwale@carbonates.com](mailto:Bwale@carbonates.com)  
Cell - (360)560-5746

CCFR Chief Jackson provided testimony.  
They have reservations but will review the  
Language before the Hearing on the ~~16~~ 17th of  
August.



## LOW DENSITY RESIDENTIAL

### 17.16.080 Performance standards.

The following special performance standards shall apply to properties located in the LDR district:

- E. Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:
  1. Fences and walls as specified and limited under this section may project into front, rear and side yards.
  2. Cornices, sills, eave projections, and awnings without enclosing walls or screening may project into a required yard by not more than thirty inches; provided, that the width of any required interior side yard is not reduced to less than two feet, six inches and any yard abutting a street is not reduced to less than five feet.
  3. Open, unenclosed, unroofed decks, providing, however, that said decks are constructed at grade elevations, or in no event, exceed thirty inches above grade and not over any basement or story below.
  4. Bay windows and garden windows which do not require a foundation may project into a required front, rear, or street side yard by not more than thirty inches; provided, that the width of any required interior side yard is not reduced to less than two feet, six inches and any yard abutting a street is not reduced to less than five feet.
  5. Additions of accessory structures in a required front or rear yard, such as stairs, balconies, covered or uncovered porches which have no more than one hundred twenty square feet, provided lot coverage is not exceeded.

#### **NEW**

6. Ramps for ADA access to existing residences, when in a required front, side or rear setback. Such exempt ramp structures must meet building code, fire code, and required lot coverage standard is not exceeded.

Do we need to add language for:

- "existing residences" to mean "residences that existed before July 20, 2023" or whatever the adoption date is?
- Language to limit the setback encroachment to be the minimum necessary to meet ADA standards? (Meaning they can't build a massive deck in the setback, along with the ramp, and call it a needed ADA structure that also needs to be in the setback?)

*PC Recommends adding language about only the ADA structure being Exempt. Additional Deck area needs to meet setbacks.*





## Chapter 12.30 STREET NUMBERING

### NEW

#### 12.30.040 Signposting/Address Identification.


New and existing buildings shall be provided with approved address identification that is clearly legible and placed in a position that is visible from the street or road fronting the property. At a minimum, address identification must meet the following standards:

- A. Address identification characters shall be designed to contrast with their background;
- B. Address numbers must be in Arabic numbers and not spelled out;
- C. The name of the street, and any directional markers, shall be spelled out utilizing clear alphabetical letters;
- D. Each character shall be not less than 4 inches (102mm) high with a minimum stroke width of ½ in (12.7 mm);
- E. Where specifically required by the City's fire code official, address identification shall be provided in additional approved locations to better facilitate emergency response. In such cases, the fire code official shall clearly identify the location and intent of the requested additional address identification;
- F. Where access is by means of a private road, or the building is otherwise obstructed in such a manner that the building cannot be easily viewed from the public Right-of-Way, a monument, pole, or other sign shall be provide providing address identification consistent with WMC 12.30.030(A-E); and
- G. Address identification shall be maintained.

Clark-Cowlitz Fire Rescue  
chief Jackson gave out their handout for this  
subject. (see attached)

Suggestion: Add language for giving the  
Responsible Official the authority  
to Require larger letters and  
Location approval. (to put the letter/numbers  
where they can be seen and lit by a light)



 <p><i>Clark-Cowlitz</i> <b>FIRE RESCUE</b></p>	<b>Fire Code Standard</b> <b>Premise Identification and Addressing</b>	
	<b>Date: 2/8/2021</b>	<b>Number: 5-1</b>

**Purpose**

This Information Bulletin is a summary of Clark-Cowlitz Fire Rescue interpretations of City and State Codes. Information contained herein applies to typical instances and may not address all individual circumstances. This Information Bulletin is being provided in order to establish clear policy with respect to the identification of premises.

This Information Bulletin is intended to provide direction for a means of displaying approved address numbers on buildings in a consistent location, size, style, contrasting colors and means of illumination, so as to ensure rapid identification of a particular location in the event of an emergency. Address number and all other signs must also meet the requirements of the appropriate Community Development Department.

**Code References**

Washington Fire Code as adopted and amended by the Clark-Cowlitz Fire Rescue **REQUIREMENT SUMMARY – FREQUENTLY REFERENCED REQUIREMENTS ALL ADDRESSES:**

The format and location must be approved by the Fire Department.

**LOCATION:** Address numbers shall be located on the high point corner of the building facing the address side of the building and be visible from the street. See diagram below.

**ILLUMINATION:** Address numbers shall be illuminated, internally or externally, during nighttime hours.

**COLOR:** Address numbers shall contrast the background color.

**COMPLEX DIRECTORY:** Where two or more buildings are set back off the street in excess of 150-feet, an illuminated complex directory shall be provided at the main entrance to the site.

**COMMERCIAL PROPERTIES:** 6-12 inch building numbers as determined by Table #1. 6-inch suite numbers, with a minimum ½ inch stroke, shall be located on the front and back doors.

**MULTI-FAMILY RESIDENTIAL:** 6-12 inch building numbers as determined by Table #1. 6-inch directional numbers shall be visible from the walkway. Individual unit numbers shall be a minimum of 6-inch numbers.

**SINGLE-FAMILY RESIDENTIAL:** 6-inch building numbers.

**1. ADDRESS NUMBER ASSIGNMENT:**

Only address numbers assigned and approved by the Community Development Department may be displayed on buildings; property and/or building owners are not allowed to display address numbers which have not met the requirements of the appropriate Community Development Department.

In buildings with multiple suites, the suite numbers will be: first floor suites – 100-199, second floor suites – 200-299, etc.

**2. ADDRESS LOCATION AND SIZE REQUIREMENTS:**

Address numbers shall be displayed in locations on buildings as approved by the Fire Department. All required address signs shall be of the minimum size as required by the Fire Department. Address numbers are required to be displayed in such a manner as to be continuously displayed, non-moving, and readily visible and legible at all times to emergency vehicles approaching from either direction along the public street on which the address is assigned. Non-continuous display signs, such as changing electronic or video displays are not permitted to be used as required address signs. Moving or nonfixed signs, such as flags are not permitted to be used as required address signs. In situations where there is a public entrance to a property, building, or complex in addition to the entrance from the public street on which the address is assigned, additional address number signs may be required to be displayed at those additional entrances. Buildings located on the property so that the required address displayed on the building is either not visible or not readily seen from the public street fronting the property; additional addressing sign(s) shall be required at the public street entrance to the property, driveway or private road, and at any intersecting points along the driveway or private road leading to the building(s). Required address signs on buildings shall be placed at a height and location on the building so as to be readily visible/seen from the public street fronting the building at all times.

Required address signs shall not be placed at a height or location on the building where the address sign is visually obstructed, confused or camouflaged by other structures or buildings, building structural or decorative features, windows, glazing, or by expected locations of parked or stopped vehicles (especially high-profile vehicles, such as commercial trucks and busses), other signs, trees or other existing or potential obstructions. Obstructions which are installed or occur after a required address sign is approved and installed, the Fire Department may require the relocation of the required address sign, or the removal of the obstruction.

**Residential single-family dwellings:** The address numbers shall be displayed so as to be visible from the street fronting the main dwelling unit on the property; shops, detached garages, shops and other non-residential buildings on the same property, with the same assigned address need not have an address displayed. The required address numbers shall be 6-inches in height and a ½ inch stroke.



**Residential duplex and triplex dwellings** where each dwelling unit has an individual address, the address numbers of each duplex or triplex dwelling shall be displayed so as to be visible from the public street fronting the duplex or triplex. The required address numbers shall be 6-inches in height and a ½ inch stroke.

**Residential multi-family dwellings**, hotels, motels, including buildings with four or more individual residential units, such as an apartment building or apartment complex, and all hotels or motels, the address numbers of each building must be displayed so as to be visible from the street fronting the building. If a complex consists of multiple buildings sharing one common address number, the address number need not be displayed on each building; however, the unit numbers within that building must be displayed on the building exterior. The address numbers shall be displayed in the following sizes:

**One address for multiple buildings:** Primary address of the property shall be sized as determined in Table #1. Each individual unit shall have the unit identification, numbers or letters, 6-inches in height and a ½ inch stroke located at or near the primary entrance to the unit. The identification of individual units within each building shall also be displayed on the building, 4-inches in height and a ½ inch stroke. A number range of units may be displayed in lieu of each individual number (such as 1 - 20, 21 – 40).

**Different address for each building:** The address for each building shall be sized as determined in Table #1. Each individual unit shall have the unit identification, numbers or letters, 6-inches in height and a ½ inch stroke located at or near the primary entrance to the unit. The identification of individual units within each building shall also be displayed on the building, 6-inches in height and a ½ inch stroke. A number range of units may be displayed in lieu of each individual number (such as 1 - 20, 21 – 40).

**Multiple addresses within one building:** Each address assigned to the building shall be sized as determined in Table #1. Each individual unit shall have the unit identification, numbers or letters, 6-inches in height and a ½ inch stroke located at or near the primary entrance to the unit. The identification of individual units within each building shall also be displayed on the building, 6-inches in height and a ½ inch stroke. A number range of units may be displayed in lieu of each individual number (such as 1 - 20, 21 – 40).

**Mobile or modular home dwellings:** Each assigned address must be displayed on or in front of each individual unit. In situations where each dwelling unit shares a common address number, such as within a mobile home park or other similar complex, the address number must be displayed at each entrance to the park or complex and sized per Table #1. The individual address or space number or each mobile or modular home shall be displayed on or near the front of each mobile or modular home within the park or complex, 6-inches in height and a ½ inch stroke. Where individual roads or driveways exist within the park or complex, the identification of individual units served by each road or driveway shall also be displayed at each end of each

road or driveway, 6-inches in height and a ½ inch stroke. A number range of units may be displayed in lieu of each individual unit numbers (such as spaces 1 - 20, 21 – 40).

**Occupied recreational vehicle parking and camping spaces:** Each assigned address must be displayed at each entrance to the park or camp and sized as determined by Table #1. The individual address or space number of each parking space intended for use by occupied recreational vehicles, and each camping space shall be displayed at the entrance of each space, 6-inches in height and a ½ inch stroke. Where individual roads or driveways exist within the park or campground, the identification of individual spaces served by each road or driveway shall also be displayed at each end of each roads or driveways, 6-inches in height and a ½ inch stroke. A number range of spaces may be displayed in lieu of each individual unit numbers (such as spaces 1 - 20, 21 – 40).

**Commercial, industrial, retail and institutional buildings and all other properties with nonresidential buildings:** The assigned address shall be displayed so as to be visible from the street fronting the building and be sized as determined by Table #1. Individual tenant spaces or suites entering directly from the exterior of the building shall have the space or suite number (or letter) shall be 6- inches in height and a ½ inch stroke. The designator for individual tenant spaces having access from interior portions of the building shall be 6-inches in height and a ½ inch stroke. For tenant spaces or suites having non-public direct access from the rear exterior of the building and space or suite number shall be 6-inches in height and a ½ inch stroke. Interior tenant space or suite numbers, and addresses required at the non-public rear exterior access of buildings need not be illuminated.

**Undeveloped property, property under development and construction sites:** Where an address has been assigned but no completed structure exists, the assigned address shall be displayed at each entrance to the property. Special temporary site address signs are required to be displayed at all entrances to construction sites and undeveloped properties where an address has been assigned. The special temporary address sign shall have address numbers 12-inches in height with a 2-inch stroke. These signs need not be illuminated.

**Table #1 Minimum Height/Width**

<u>Address Number distance from Street</u>	<u>Height of Number</u>	<u>Width of Number</u>	<u>Stroke Width</u>
0-40 Feet	6 inch	3 inch	.5 inch
41-60 Feet	8 inch	4 inch	.75 inch
61-80 feet	10 inch	5 inch	1 inch
81+ feet	12 inch *	6 inch	1.25 inch

\* Depending on the distance from the street, the height/width of the numbering shall be determined.

3. **ADDRESS ILLUMINATION REQUIREMENTS:**

All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness. The source of illumination shall be controlled by a photoelectric device which causes the Standard Building Addressing address to be illuminated automatically during all hours of darkness. Timer based control devices are not allowed to be used for the purposes of controlling address illumination. The address numbers may be illuminated by a light source placed behind, within or near the address numbers. Examples of acceptable light sources include self-contained illuminated signs, landscape lighting, decorative exterior building lighting and advertising lighting.

The power source for the illumination of the address numbers must be under the control of the building or property owner. Illumination from other ambient or nearby sources, such as streetlights, advertising signs on nearby buildings, or other sources not controlled by the building or property owner are not considered sufficient for the purpose of required address illumination.

Addressing used to identify individual tenant spaces or suites at the interior entrance within, or rear exterior non-public access to a commercial building need not be illuminated. Special temporary address signs at construction sites and undeveloped properties need not be illuminated.

4. **ADDRESS NUMBER COLOR:**

All required address signs shall be of a color combination where the numbers contrast with the background at all times. Address numbers placed on windows or other glazing may appear to have an acceptable contrasting background during daylight hours but may have an unacceptable non-contrasting background during hours of darkness. Reflective signs are acceptable, provided that when illuminated by a light source the reflected light from the sign produces contrasting colors which distinguish the address numbers from any other reflective material. The contrast between address numbers and building color will be approved by the Fire Marshal during final fire inspection.

5. **ADDRESS NUMBER STYLE:**

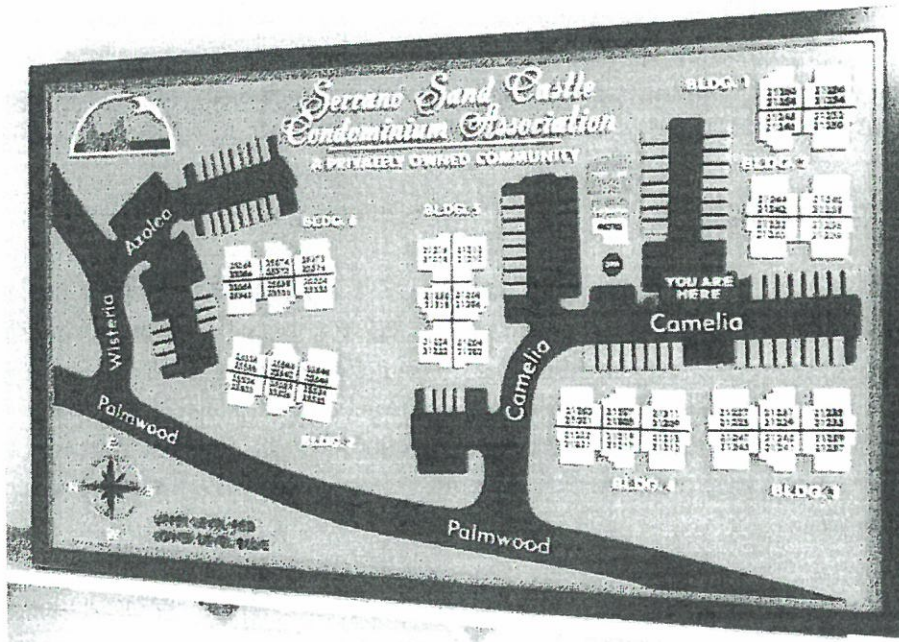
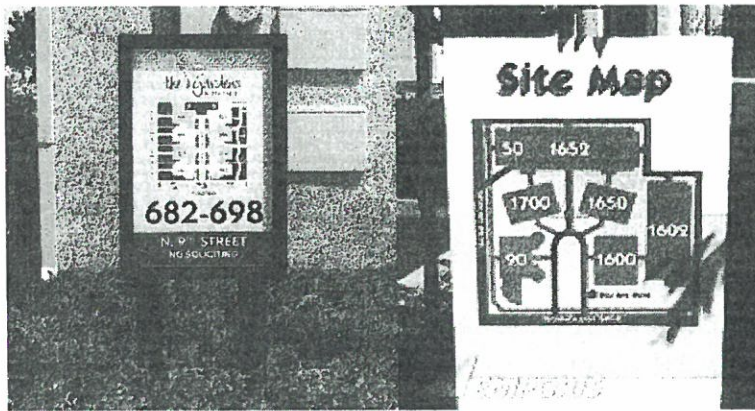
All required addressing shall be of the minimum size as required by the Fire Department based on the primary type of occupancy within the building where the address sign is required. All sizes listed are the minimum size which is required to be displayed. When numbers are used as part of the address, the numbers shall be displayed by using numerical characters and not by using letters to spell the number(s). The style or font of the characters used shall be of a style or font which provides characters which are clear and easily recognizable.



6. COMPLEX OR FACILITY DIRECTORY AND MAP:

For all properties where more than two buildings exist, (such as apartment complexes, industrial parks and commercial/retail developments), or otherwise required by the Fire Department, a map of the complex or facility shall be displayed at or near each entrance from the public street or roadway to serve as a directory to assist in the rapid and safe response of emergency vehicles to locations within the complex or facility. The complex or facility map shall clearly show and identify all buildings on the property, including all roadways, all access points to the facility from the public streets or roadways, all emergency vehicle access points, addresses, unit numbers, fire hydrant locations and all other specific details as may be required by the Fire Department. This requirement does not apply to properties which are primarily used for residential single family, duplex or triplex dwellings. The sign shall be a minimum 3-foot by 2-foot in size and installed so as to be readily readable from a vehicle at the entrance to the complex.

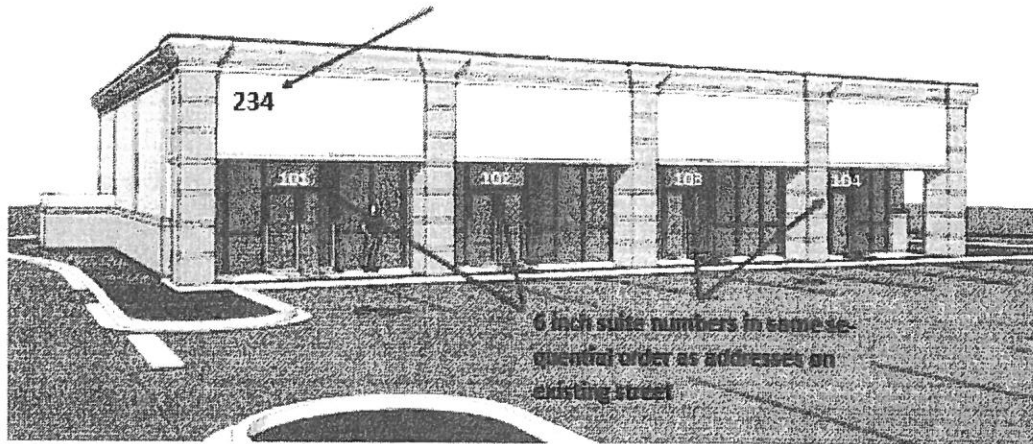
Examples of a Complex Map:



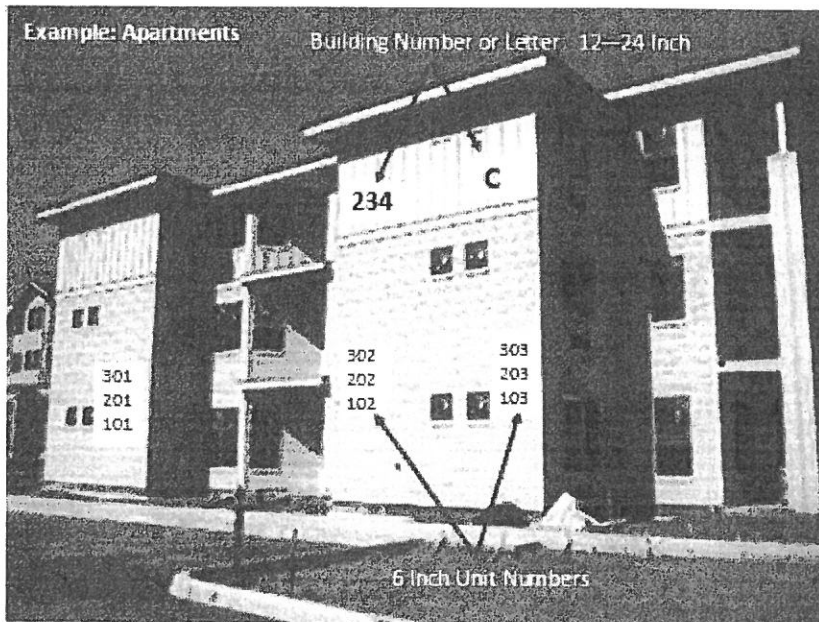


12 inch building numbers  
Contrasting Background  
Facing street frontage

Example:  
Industrial/Commercial/Office



Example: Commercial/Industrial Buildings



Example: Residential Multi-Family Buildings

