

February 22, 2010

The SPECIAL Meeting of the Woodland City Council and the Cowlitz Wahkiakum Council of Governments was held on the above date at the Woodland City Hall, Council Chambers, 100 Davidson Avenue, at 6:00 p.m. The meeting was called to order by Mayor Blum and the Pledge of Allegiance was recited.

Present: Councilmember John Burke
Councilmember Aaron Christopherson
Councilmember Susan Humbyrd
Councilmember Benjamin Fredricks
Councilmember Tom Mattison
Councilmember Marilee McCall
Councilmember Al Swindell

Absent: None

Also Present: CWCOG Director Steve Harvey
Community Development Planner Keiichiro Zushi
Mayor, Chuck Blum
Planning Commission Secretary JoAnn Heinrichs

WORKSHOP

1. Planned Unit Residential Development (PURD)

Steve Harvey - Cowlitz Wahkiakum Council of Government. CWCOG is looking for policy direction from City Council. Another workshop needs to be scheduled once a new version is drafted by CWCOG. It currently is not budgeted for CWGOG to do this project.

The PURD is currently covered in Comprehensive Plan adequately.

Issues with the draft PURD Ordinance:

- 2000 square foot living unit, it seems too large, it would restrict affordable housing
- Open space: Retirement home PURD complex would have less Family PURD would have more. Variable open space, depending on the type of PURD
- 30% open space seems too high, set it up incrementally
- Need clear definition of Open Space
- Ideas and suggestions of outdoor activities
- Would like to use some of the verbiage from Centralia on open space definition.
- Need incentives or bonuses for builders
- Need to have “however a variance could be...” or “requirements could be waived if...” verbiage to support flexibility.
- Should not be in LDR only, they should be in all residential zones. PURD could be used in C-3 overlay zones
- Private parks should be allowed to be gated/fenced for safety of children.
- 2 acre minimum to 10 acre maximum is too restrictive
- ADA access must be provided
- Check height standards with other city’s codes (could either be cited in PURD or LDR/MDR/HDR).
- Should have “Public Works Director” instead of “Planning Commission”
- Off Site Improvements should be part of design, review process

Check Land Inventory: to see how much HDR/MDR/LDR land we have.

ADJOURN

Councilmember Susan Humbyrd moved to adjourn. Councilmember John Burke seconded the motion.

Yes: Burke, McCall, Christopherson, Humbyrd, Fredricks, Mattison, Swindell No: None
Abstain: None. (7-0)

The meeting adjourned at 7:37 p.m.

Charles E. Blum, Mayor

Minutes approved: March 15, 2010

Attest: _____
JoAnn Heinrichs, Planning Commission Secretary

These minutes are not a verbatim record of the proceedings.
A recording is available in the office of the Clerk-Treasurer.