City Of Woodland
City Council Meeting Agenda Summary Sheet

Agenda Item: Ordinance 1282, Approving the Proposed City of Woodland Comprehensive Plan Map Amendment and Concurrent Rezone (Final Reading)	**Agenda Item #:** (J) Action **For Agenda of:** November 4, 2013 **Department:** Planning **Date Submitted:** October 30, 2013

Cost of Item: 0	**BARS #:**
Amount Budgeted:	**Description:**
Unexpended Balance:	

Department Supervisor Approval: *Amanda Smeller, Community Development Planner*

Committee Recommendation: On September 19, 2013, the Planning Commission made an *Approval* recommendation to the City Council.

Agenda Item Supporting Narrative (list attachments, supporting documents)**:**

1. Minutes from September 19, 2013 Public Hearing
2. Staff Report
3. Ordinance

Summary Statement

Please see staff report.

WOODLAND PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting – 7:00 PM

Thursday, September 19, 2013

Woodland City Council Chambers
100 Davidson Avenue, Woodland, Washington

CALL TO ORDER –7:01:03 PM

PRESENT:	Commissioner Debra Deans Commissioner Tel Jensen Commissioner David Simpson Commissioner Sharon Watt
ABSENT:	Commissioner Mike Amirenini
STAFF:	Clerk III Shannon Rychel Community Development Planner Amanda Smeller Public Works Director Bart Stepp

APPROVAL OF MINUTES

July 18, 2013 Meeting Minutes (held over from last meeting) Commissioner Deans moved, seconded by Commissioner Jensen, to approve. Motion passed unanimously.

August 15, 2013 Meeting Minutes Commissioner Watts moved, seconded by Commissioner Jensen, to approve. Motion passed unanimously.

PUBLIC HEARING

- Comprehensive Plan Map Changes/Rezone Requests
- **Liberty Evans (LU #213-916)**
    - Staff report, Amanda Smeller- Rezone 3.4 acres of industrial to highway commercial. Proposal made last year and was denied. We have had several letters both for and against rezone. Response is that is against the Comprehensive Plan.
    - **Commissioner Watts**- Presented with rezone last year. Liberty Evans seems to be different from analysis that Amanda had. Bart stated that the City and Liberty Evans looked at the acreage from different angles so the reports had different findings.
    - **Public Comment:**
    - **Sandy Larson**- 7:08:21 PM previously had rezone issue when she was on planning commission. In the end the planning commission rezoned to light industrial. Pleased that there are so many light industrial businesses in that area.

The value as light industrial is huge. Please strongly consider keeping it light industrial.

- **Darlene Johnson** 7:12:49 PM it was a struggle to get it rezoned from agriculture to light industrial and once it got rezoned it has brought great economic wealth to the community. Across the freeway there is plenty of land available for commercial use. Use the land that is available for commercial purpose. Industrial based jobs have been good to Woodland. The light industrial land is ideal for industrial with the railroad right there.
- **Sandy Larson**- as part of the planning commission they were looking 20 years ahead. She suggests the current Planning Commission do the same.
- **Mark Fleischauer**-Liberty Evans- Purchased prop in 2010. Carving out a small piece of commercial land will help spur business in the Walmart area. With the new high school coming in there will be need for fast food restaurants, hotels, retail, etc. Commercial land will also blend in well with surrounding commercial businesses and the high school. Only asking to rezone 3.4 acres.
- **Skip Urling**- The light and industrial and commercial do mix. Employees for light industrial would benefit from having availability of commercial easily accessible on their lunch breaks and after work. School funding would also benefit from commercial businesses in that area.
- **Darlene Johnson**- The more industry we have the less citizens have to pay in taxes for school. You are going to get better paying jobs from industrial businesses than commercial businesses.
- Close public comment 7:38:32 PM

Commissioner Watt moved, seconded by Commissioner Deans, to deny recommendation to council. Motion passed unanimously.

- **Schurman Trial Run Trust (LU #213-914)**
  - Staff Report, Amanda Smeller- 1.23 acre property on Lewis River Road. Property is considered 2 parcels since it's bisected by Lewis River Road. Seeking to rezone eastern portion of the property from High Density Residential to Commercial.
  - 7:46:24 PM Open to Public Comment
  - **Sandy Larson**- If the zone has not been changed how did it get to be anything but an office space? That corner is dangerous for any type of commercial activity. The added extra traffic in that spot is really dangerous. Traffic has continued to get heavier. Does not think it's a good idea.
  - **Becky Schurman**- They separated the property in Woodland a couple years ago. Kei told her they could not have 5 continuous pieces of property, therefore he made them combine 2 pieces of property that had different zoning. He picked the zoning for the combined property. They are only trying to rezone it back to what it originally was zoned. They are trying to sell the property.
  - **Aaron Wheaton**- This impact on this corner is going to be huge. You have to look at the sports complex traffic that will be added to this as well.
  - **Janice Schurman**- This property was always one piece of property. Historically has been commercial use. Asking for the zoning to be consistent with the use of the property.
  - Close public comment 7:55:07 PM

Commissioner Watt moved, seconded by Commissioner Jensen, to recommend approval to City Council for rezone. Motion passed unanimously.

- **City of Woodland (LU #213-922)**
    - Staff report-7:57:54 PM 5 city owned properties to rezone to Public/Quasi-Public/Institutional property. Currently residential and light industrial. The properties include property on Scott Hill Rd and E. Scott Ave. There is no proposal for park at this time. If we left the park property High Residential then it would make the park a conditional use property. The main access would be through Scott Hill Road and the second would be through Meriwether. The intention is the land that the city owns will be used for a park.
    - Public Comment 8:03:52 PM
    - **Erin Wheaton**- opposes rezone because of traffic increase past residence. Requests that all parking be kept on the complex, all improvements should be made by private funds.
    - **Sandy Larson**- Rotary rep. In 2010 rotary wanted to do something for Woodland. There was supposed to be a park on the East side which never happened. The City bought the land but did not have the money to develop it. Rotary brought the plans forward for the park. There is no place for local kids to play. Residents are leaving the area to do sports. The tournaments would be on occasion but the use of the park will always be there. The park will be less of an impact on Meriwether. 8:16:36 PM
    - **Karen Uno**- Think it's a great vision and appreciates it. Noticed that the turn lane has been great but how backed up it was during construction. There is a lot of traffic. Is there a place that they can do this that has a less impact on traffic?
    - **Darlene Johnson** 8:20:37 PM – Support of zone change. When the city purchased that land it has become a desirable spot for a park. All the traffic and parking will be handled when the time comes. The park will be self contained.
    - **Kurt Snead-** House below complex. For the park. Traffic flow is a concern. Just need to make good decision on road access.
    - **Allen Schwindt**- For sports complex. Impact on neighborhood regarding parking, vandalism, traffic.
    - **Joy Snead**- In favor for park and road. Park would be a large asset to woodland. Park would bring in tourism and give kids something to do. They also have a self sustaining plan that will not be a burden on the city budget. We need to move forward with zone change to make this happen.
    - **Richard Brown** 8:35:48 PM – The area is beautiful and the hill is a special area. Would like, as we move forward, to be considerate of the beautiful surroundings. There will be significant amounts of people at the complex.
    - **Karen Uno-** Also brings up the noise level. 8:40:54 PM
    Close public Comment8:43:31 PM

Commissioner Deans moved, seconded by Commissioner Jensen, to send approval for rezone to City Council. Motion passed unanimously.

- Comprehensive Plan Text Change- requesting to allow auto oriented uses in central business district.

    - Auto-Oriented Uses within the C-1 District
    - No Public Comment

Commissioner Jensen moved, seconded by Commissioner Deans, to reject comprehensive plan text change. Motion passed unanimously.

UPDATES/WORKSHOP
Items to be moved to next meeting.

- Non-Conforming Uses Draft Ordinance
- Shoreline Master Program Status Update
- Status on Planning Commission's 2013 work items

ADJOURN: 9:01 pm

Commissioner Watt moved, seconded by Commissioner Jensen, to adjourn. Motion passed unanimously.

Building & Planning
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
http://www.ci.woodland.wa.us
(360) 225-1048 / FAX # (360) 225-7336

Woodland Planning Commission – Staff Report
Comprehensive Plan Amendment and Concurrent Rezone

Project Name:	City of Woodland Comprehensive Plan Amendment and Rezone Request
Land Use Application No.:	#212-922.CMA.ZMA.SEPA
Applicant:	Bart Stepp, City of Woodland Public Works Director
Property Owner:	City of Woodland
Parcel ID Nos.:	50623, 50626, 5062302, 508800100, 508990100
Location:	Parcels 50623 and 50626 are located at 300 E Scott Avenue in Woodland, Washington. Parcel 5062302 is located at 200 E Scott Avenue in Woodland, Washington. Parcel 5088001000 is a vacant, unaddressed parcel located in Township 5 North, Range 1 West, Sections 12 & 13 East, and Township 5 North, Range 1 East, Section 7, Willamette Meridian. Parcel 508990100 is an unaddressed, vacant parcel located in Township 5 North, Range 1 West, Section 13, Willamette Meridian.
Parcel Size:	50623: 2.82 acres; 50626: .22 acres; 5062302: 2.43 acres; 508990100: 1.54 acres; 508800100: 44.14 acres
Existing Comprehensive Plan Map Designation:	50623, 50626, and 5062302: Light Industrial 508800100 and 508990100: Low Density Residential
Existing Zoning Designation:	50623, 50626, and 5062302: Light Industrial (I-1) 508800100 and 508990100: Low Density Residential (LDR7.2)
Application Submitted:	July 18, 2013
Notice of Application:	July 26, 2013
SEPA Threshold Determination:	DNS issued July 26, 2013
Comment Period Ends:	August 14, 2013
SEPA Appeal Period Ends:	August 28, 2013
60-day Dept. of Commerce Notice Issued:	July 26, 2013
Planning Commission Public Hearing:	September 19, 2013

I. DESCRIPTION OF PROPOSAL

The City of Woodland is proposing to amend the Comprehensive Plan Map to change the designation of five subject properties. Three of the parcels (50623, 50626, and 5062302) have a current Comprehensive Plan Designation of Light Industrial. The remaining two parcels (508800100 and 508990100) have a designation of Low Density Residential. The City is seeking

to amend the Comprehensive Plan Map for all five parcels to be designated Public/Quasi-Public/Institutional. Concurrent with the proposal is a request to rezone parcels 50623, 50626, and 5062302 from Light Industrial (I-1) to Public/Quasi-Public/Industrial (PQPI) and to rezone parcels 508800100 and 508990100 from Low Density Residential (LDR) to Public/Quasi-Public/Institutional (PQPI).

Parcel 5062302 is where the new City of Woodland Police Station is currently under construction. Parcel 50263 contains the existing Public Works Department building. Government buildings, including police and fire stations, are permitted uses within the PQPI zoning district. A new fire station will be located adjacent to the police station in the future.

A future public park and recreation complex are proposed on parcels 508800100 and 508990100.

Table 1 Subject Property Site Characteristics Parcels: 50623, 50626, and 5062302	
Surrounding Land Uses	North: Developed and undeveloped light industrial properties South: Developed residential properties West: Developed and undeveloped light industrial properties East: Developed and undeveloped residential properties; right-of-way
Surrounding Zoning	North: Light Industrial (I-1) South: Low Density Residential (LDR) West: Light Industrial (I-1) East: Low Density Residential (LDR) & Medium Density Residential (MDR)
Site Topography & Critical Areas	The site is relatively flat and is located in FEMA floodplain B. There are no streams within 250' of the subject properties. There is a PSSC wetland within 85' off the northwestern corner of parcel #50623.
Street Classification	Scott Avenue is a Collector.
Water	City Service is available within E. Scott Avenue and Old Pacific Highway
Sanitary Sewer	City Service is available within E. Scott Avenue.

Table 2 Subject Property Site Characteristics Parcels: 508800100 and 508990100	
Surrounding Land Uses	North: Developed and undeveloped residential properties / baseball field / unincorporated Cowlitz County South: Developed and undeveloped residential properties / City of Woodland public utility structures West: Developed and undeveloped residential properties East: Developed and undeveloped residential properties / unincorporated Cowlitz County
Surrounding Zoning	North: Unincorporated Cowlitz County South: Low Density Residential (LDR); Unzoned (UZ) West: Low Density Residential (LDR); Unincorporated Cowlitz County East: Low Density Residential (LDR)
Site Topography & Critical Areas	According to GIS maps, there is a fish-bearing water body and fish-bearing stream to the east of the subject properties. There is also an unclassified stream to the northeast of the subject properties and one in the western central portion. The properties are surrounded by areas of potentially unstable slopes and inactive slides. The eastern portion of the subject properties are covered by potentially unstable slopes and inactive slides. There are also areas along the eastern portions of the properties that have higher slopes.
Street Classification	Scott Hill Road: Local Access Meriwether Lane: Local Access

II. PROCEDURAL REQUIREMENTS

All procedural requirements of RCW 36.70A, RCW 36.70B, and the Woodland Municipal Code (WMC) have been met.

III. REVIEW AUTHORITY

Per WMC 19.08.030, the City Council shall approve or deny the applications for Comprehensive Plan Map Amendments and Rezone applications based on the recommendations made by the City Planning Commission. The Planning Commission shall hold an open record public hearing, and its recommendations shall be based on the recommendations made by the City Development Review Committee (DRC).

The Comprehensive Plan and WMC 17.84.040 require that the Planning Commission consider the Approval Criteria (Comprehensive Plan, Page 1-45 and 1-46) and other factors including provisions in the State Growth Management Act (GMA) and Comprehensive Plan, other plans of the City, the standards in the WMC, ordinances and other City codes, and other factors necessary to protect the public health, safety, convenience, and general welfare. Action must be based on written findings and conclusions.

Per the Comprehensive Plan (Page 1-45), the Comprehensive Plan shall be amended no more frequently than once per calendar year. All amendment proposals shall be considered concurrently (in a package) by the Planning Commission and City Council so that their cumulative effects can be ascertained. The City of Woodland rezone is one of four Comprehensive Plan amendments being considered in 2013.

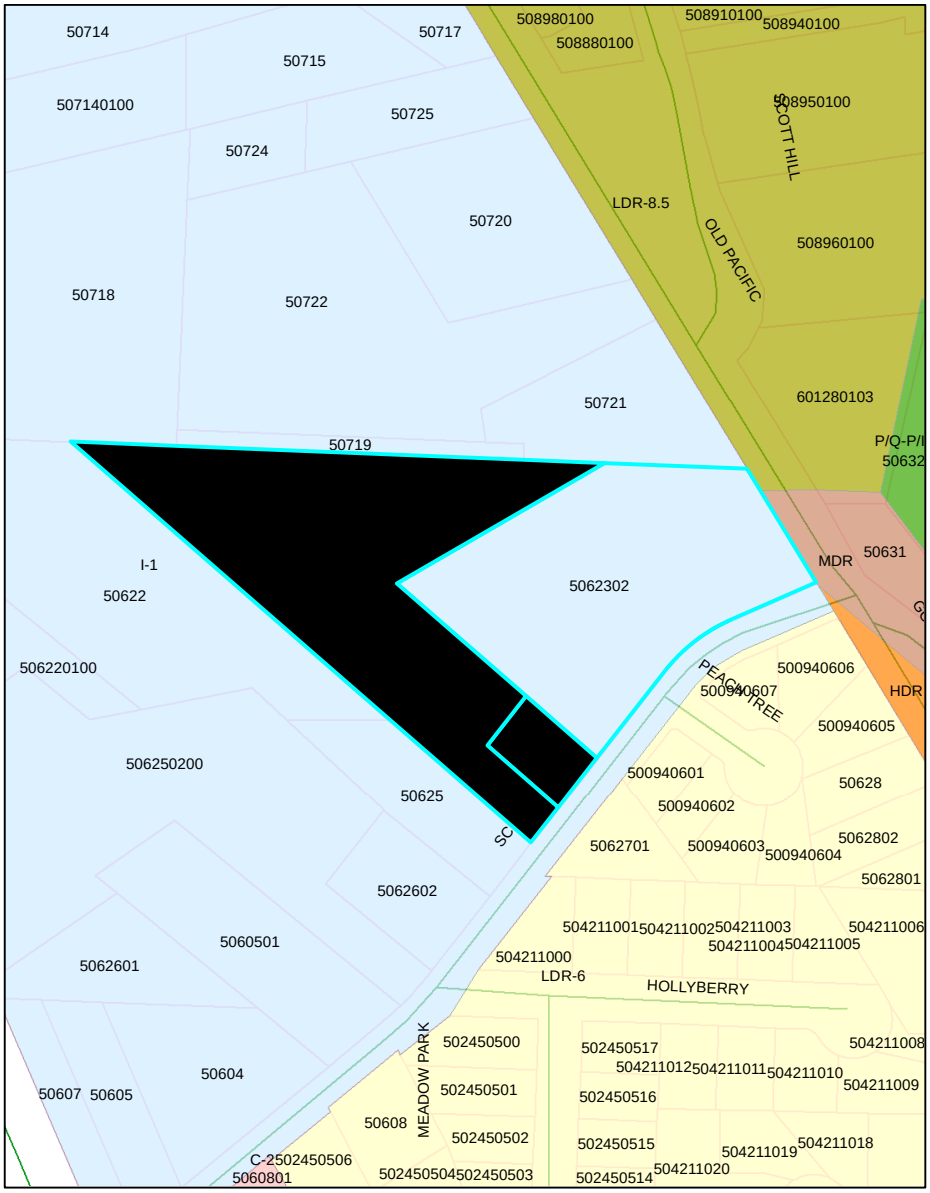

Figure 1. Vicinity map showing the subject area properties (50623, 5062302, and 50626) which will be rezoned from Light Industrial to Public/Quasi-Public/Institutional.

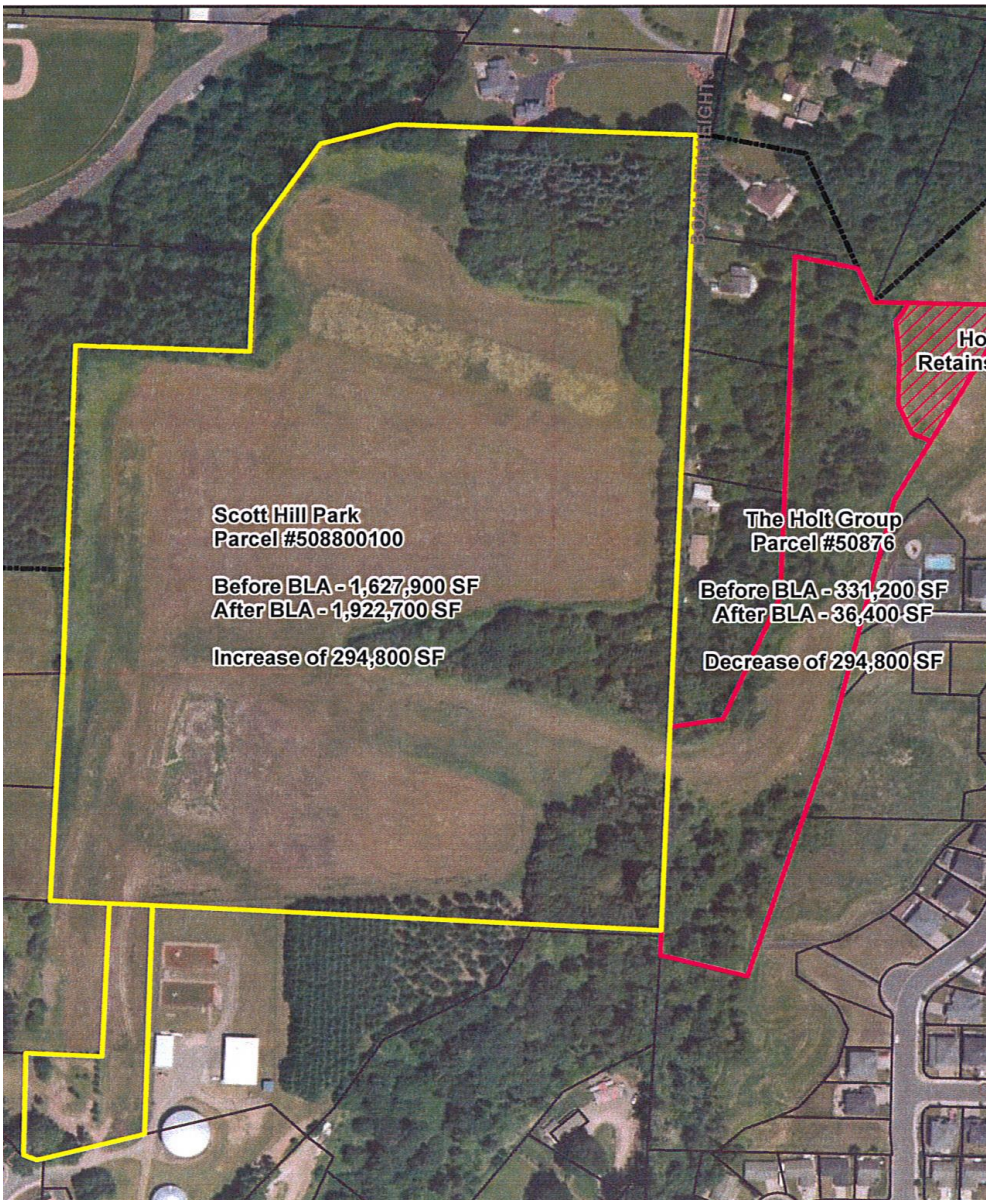

Figure 2. Vicinity map showing the subject area properties (508800100 and 508990100) which will be rezoned from Low Density Residential to Public/Quasi-Public/Institutional.

IV. APPROVAL CRITERIA AND DRC'S RESPONSE

Proposed amendments shall be reviewed using the following criteria outlined in the Comprehensive Plan, Page 1-45 and 1-46.

1. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Comprehensive Plan or regulation conflicts.

Staff Response – Satisfied: The proposed amendment has been processed in accordance with the GMA, Comprehensive Plan, and Woodland Municipal Code. Provided that any

approved Comprehensive Plan Amendment is followed (concurrently) by a Zoning Map Amendment that is consistent with the new Comprehensive Plan Map designation, plan or regulation conflicts will not exist.

2. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents.

Staff Response – Satisfied: Parcels 50626, 50623, and 5062302: The DRC finds that the proposal will not have a significant impact on existing sensitive land uses, business or residents. These three parcels are currently zoned Light Industrial and are proposed to change to Public/Quasi-Public/Institutional. The Public Works Office is currently on parcel 50623 and the new police station is being constructed on parcel 5062302. There are two existing other industrial/storage structures on the subject sites as well. There are no critical areas on any of these three parcels. Parcel 5062302 was reviewed for critical area and other impacts during the Site Plan Review for the new police station and any impacts were either not identified or were mitigated for. The proposed rezone and current/future uses of the properties will not have negative impacts on either businesses or residents. Residents will benefit from an improved police station and future fire station.

Parcels 508800100 and 508990100: The DRC finds that the rezone proposal will not have a significant impact on existing sensitive land uses, business or residents. These parcels are currently zoned Low Density Residential, and are mostly surrounded by developed and undeveloped residential properties. While maps show fish-bearing streams in the eastern portion of the subject properties and areas of potentially unstable slopes, these items will be mitigated for when the future park/recreation center proposal is made. The rezone will not have a negative impact on businesses or residents. The future park/recreation center use will be a benefit to residents.

The City received no comments for or against this proposed rezone.

3. The proposed amendment can be accommodated by all applicable services and facilities, including transportation.

Staff Response – Satisfied: Parcels 50626, 50623, and 5062302: These parcels are mostly already developed or are in the process of being developed. The properties either already have water and sewer service, or have the potential to be served from Scott Avenue. These parcels are served by existing roads.

Parcels 508800100 and 508990100: These parcels are currently undeveloped, and are not currently served by City sewer and water.

4. The proposal will help implement the goals, objectives and policies of the Woodland Comprehensive Plan.

Goal A(3), Land Use, Page 1-46 – "Neighborhood Conservation: Achieve a well-balanced and well-organized combination of open space, commercial, industrial, recreation, and public uses served by a convenient and efficient transportation network while protecting the fabric and character of residential neighborhoods."

Staff Response – Satisfied: The City of Woodland does not currently have a large amount of Public/Quasi-Public/Institutional zoned land. What land is zoned PQPI contains existing and under construction schools, a cemetery, a public park and an undeveloped parcel along Lewis River. Parks and recreation uses are compatible with residential uses.

The parcels along Scott Avenue which currently contain the Public Works Office, the under construction police station and the future fire station abut residential and industrial lands, both developed and undeveloped. Government and public buildings can be compatible with residential uses. These properties are served by existing public roads, City water and City sewer.

Rezoning these parcels to PQPI meets this goal of the Comprehensive Plan because the parcels will be used for essential and recreational public services, which are compatible with residential uses, and enhance the fabric and character of these neighborhoods. Also, the increase of public open and recreational space specifically meets this goal.

Goal E, Land Use, Page 1-47 – "Ensure that incompatible land uses are separated, thus enhancing the security, value and stability of land uses and improvements, and providing for the general health, safety and welfare of the community."

Staff Response – Satisfied: DRC finds that the proposal is consistent with this goal. Zoning is designed to prevent land use conflicts before they occur by separating incompatible uses. A future proposal for a public park and recreation complex on parcels 508800100 and 508990100 is consistent with the surrounding residential uses. Parcels 50623, 50626, and 5062302 which contain the existing Public Works office, the police station under construction, and the future new fire station are compatible with surrounding residential uses, and industrial uses.

Goal H(3), Land Use, Page 1-47: "Ensuring that the public facilities and services necessary to attract and support economic development are available and adequate."

Staff Response – Satisfied: Creating a new public park and recreation complex will help attract visitors to the City, and may help attract additional residents. All people attracted to the City help bring economic advantages. There are several new housing developments being constructed in Woodland, and more proposed. Residents enjoy a close, neighborhood park and recreation opportunity. In addition, having an updated and expanded police station will help residents and visitors feel safer and give them better access to public services. The future new fire station will do the same.

Policy 11, Public Facilities, Page 1-51: "The city will continue to enhance the levels of police and fire protection, ambulance and emergency response, public library, and

solid waste collection services available to city residents."

Staff Response – Satisfied: The five parcels being rezoned either contain or will contain public facilities including a new police station, a future new fire station, and a new public park and recreation complex. The existing police and fire stations are in older, smaller buildings. New facilities will be larger and more accessible for employees and the public. A proposed future public park and recreation complex will be available to all city residents and visitors.

Parks and Recreation Element:
Goal 3: Provide a variety of parks and landscaped open space areas and recreation opportunities throughout Woodland.
Goal 6: Create and preserve park and recreation opportunities for all residents within the City of Woodland and surrounding areas.

Staff Response – Both goals are satisfied: As stated previously, the City of Woodland does not have a large amount of PQPI zoned property, and there are only a few parks in the City. Horseshoe Lake Park is very popular with residents and visitors alike. Creating a new public park and recreation complex will provide residents and visitors a new place to go and use for outdoor space.

Capital Facilities & GMA Element:
Public facilities and services, including law enforcement, fire protection and public parks and recreational facilities, are one of 13 goals of the Growth Management Act. GMA specifies that "urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such a development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources."

Staff Response – Satisfied: The creation of a new public park and recreation complex meets this goal of the Growth Management Act, as does the expansion and updating of the police and fire stations.

Woodland's 2005 Comprehensive Plan laid out the 6 and 20 year Capital Facilities Projects which included a new public safety building and fire station.

V. CONCLUSION AND STAFF RECOMMENDATION

Given the current and future use of these five parcels, it is sensible to rezone them to Public/Quasi-Public/Institutional. Government buildings, including police and fire stations, and public parks and/or publicly owned recreational facilities (i.e. community swimming pool, tennis courts, skate parks) are permitted primary uses within the PQPI zoning district. If the parcels are not rezoned, the Scott Hill Park project, proposed for parcels 508800100 and 508990100, would have to be approved through a Conditional Use before the Hearing Examiner. Any future modifications/expansions to the project would require a modified Conditional Use review. Police and fire stations are permitted uses within the Light Industrial zone; however all future uses of these three parcels (50626, 50623, and 5062302) will be public and government buildings.

The proposed rezone is consistent with the goals and policies of the Woodland Comprehensive Plan. It meets the criteria outlined above for a Comprehensive Plan Map Amendment and concurrent Rezone. **The DRC recommends approval of this rezone because the proposal supports the provisions of the Woodland Comprehensive Plan.**

Attachments:
1: Notice of Application & Public Hearing
2: SEPA Determination of Non-Significance
3: Notice of Public Hearing

STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Planning Department
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
http://www.ci.woodland.wa.us
(360) 225-1048 / FAX # (360) 225-7336

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant enough to require an EIS.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without hiring experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact the Woodland Planning Department at (360) 225-1048).

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Submittal of this checklist:

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A **fee of $650.00** (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

About the Threshold Determination and Comment Period:

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.

Part A. BACKGROUND

1. Name of proposed project, if applicable:

City of Woodland Rezones

2. Name of applicant:

City of Woodland

3. Address and phone number of applicant and contact person:

City of Woodland
City Hall Annex
230 Davidson Ave., PO Box 9
Woodland, WA 98674

4. Date checklist prepared:

July 24, 2013

5. Agency requesting checklist:

City of Woodland

6. Proposed timing or schedule (including phasing, if applicable):

The Planning Commission will likely hold a public hearing on this matter at a regularly scheduled meeting in August of 2013. The draft ordinance would then go to the City Council for approval in September or October of 2013.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

A public park and recreational facility is proposed for parcels 508800100 and 508990100 in the future. Parcel 5062302 is the site of the City of Woodland's new police station which is currently under construction. A new fire station may be constructed on this site as well, in the future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has yet been prepared for the rezone of these proposals.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Woodland City Council must approve the proposed rezones.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The City of Woodland is proposing to amend the Comprehensive Plan Map to change the designation of five subject properties. Three of the parcels (50623, 50626 and 5062302) have a current Comprehensive Plan Designation of Light Industrial. The remaining two parcels (508800100 and 508990100) have a designation of Low Density Residential. The City is seeking to amend the Comprehensive Plan Map for all five parcels to be designated Public/Quasi-Public/Institutional. Concurrent with the proposal is a request to rezone parcels 50623, 50626, and 5062302 from Light Industrial (L-1) to Public/Quasi-Public/Institutional and to rezone parcels 508800100 and 508990100 from Low Density Residential (LDR) to Public/Quasi-Public/Institutional (PQPI).

Parcel 5062302 is where the new City of Woodland Police Station is currently under construction. Parcel 50623 contains the existing Public Works Department building. Government buildings, including police and fire stations, are permitted uses within the PQPI zoning district. A new fire station will be located adjacent to the police station in the future.

A future public park and recreation center is proposed on parcels 508800100 and 508990100.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist

Parcels 50623and 50626 are located at 300 E Scott Avenue in Woodland, Washington. Parcel 5062302 is located at 200 E Scott Avenue in Woodland, Washington. Parcel 508800100 is a vacant, unaddressed parcel located in Township 5 North, Range 1 West, Sections 12 & 13 East, and Township 5 North, Range 1 East, Section 7, Willamette Meridian. Parcel 508990100 is an unaddressed, vacant parcel located in Township 5 North, Range 1 West, Section 13, Willamette Meridian.

Part B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Not applicable. This is for a rezone only.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. This is for a rezone only.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Not applicable. This is for a rezone only.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable. This is for a rezone only.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. This is for a rezone only.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is for a rezone only.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. This is for a rezone only.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable. This is for a rezone only.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This is for a rezone only.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. This is for a rezone only.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is for a rezone only.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable. This is for a rezone only.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable. This is for a rezone only.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This is for a rezone only.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable. This is for a rezone only.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable. This is for a rezone only.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. This is for a rezone only.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not applicable. This is for a rezone only.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is for a rezone only.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is for a rezone only.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is for a rezone only.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. This is for a rezone only.

4. Plants

a. Check or circle types of vegetation found on the site:

_X_ Deciduous tree: alder, maple, aspen, other_____

_X_ Evergreen tree: fir, cedar, pine, other_____

_X_ **Shrubs**
_X_ **Grass**
____ **Pasture**
____ **Crop or grain**
____ **Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other** _____
____ **Water plants: water lily, eelgrass, milfoil, other**_____
____ **Other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Not applicable. This is for a rezone only.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is for a rezone only.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: Geese and seagulls

Mammals: deer, bear, elk, beaver, other: squirrel

Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Woodland is within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is for a rezone only.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is for a rezone only.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is for a rezone only.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is for a rezone only.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable. This is for a rezone only.

1) Describe special emergency services that might be required.

Not applicable. This is for a rezone only.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is for a rezone only.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable. This is for a rezone only.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable. This is for a rezone only.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable. This is for a rezone only.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Parcel Nos: 50626, 50623, and 5062302 – public works office, police station (under construction), industrial buildings/parking.
Parcel Nos: 508800100 and 508990100 – vacant. Surrounding is residential.

b. Has the site been used for agriculture? If so, describe.

Not applicable. This is for a rezone only.

c. Describe any structures on the site.

Parcel Nos: 50626, 50623, and 5062302 – public works office, police station (under construction), industrial buildings/parking.
Parcel Nos: 508800100 and 508990100 – vacant.

d. Will any structures be demolished? If so, what?

Not applicable. This is for a rezone only.

e. What is the current zoning classification of the site?

Parcel Nos: 50626, 50623, and 5062302 – Light Industrial
Parcel Nos: 508800100 and 508990100 – Low Density Residential

f. What is the current comprehensive plan designation of the site?

Parcel Nos: 50626, 50623, and 5062302 – Light Industrial.
Parcel Nos: 508800100 and 508990100 – Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. This is for a rezone only.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not applicable. This is for a rezone only.

i. Approximately how many people would reside or work in the completed project?

Not applicable. This is for a rezone only.

j. Approximately how many people would the completed project displace?

Not applicable. This is for a rezone only.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. This is for a rezone only.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable. This is for a rezone only.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This is for a rezone only.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. This is for a rezone only.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. This is for a rezone only.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This is for a rezone only.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This is for a rezone only.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This is for a rezone only.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This is for a rezone only.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This is for a rezone only.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This is for a rezone only.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This is for a rezone only.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable. This is for a rezone only.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This is for a rezone only.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This is for a rezone only.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not applicable. This is for a rezone only.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not applicable. This is for a rezone only.

c. Proposed measures to reduce or control impacts, if any:

Not applicable. This is for a rezone only.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable. This is for a rezone only.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable. This is for a rezone only.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This is for a rezone only.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable. This is for a rezone only.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable. This is for a rezone only.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable. This is for a rezone only.

g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This is for a rezone only.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not applicable. This is for a rezone only.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable. This is for a rezone only.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable. This is for a rezone only.

Part C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Amanda Smeller Date: 7/24/13

Printed Name of Applicant: Amanda Smeller, for the City of Woodland

Date Submitted: 7/24/13

ORDINANCE NO. 1282

AN ORDINANCE OF THE CITY OF WOODLAND, WASHINGTON, AMENDING THE WOODLAND COMPREHENSIVE PLAN MAP BY APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT AS MORE SPECIFICALLY SET FORTH HEREIN.

WHEREAS, the City of Woodland received Land Use Application #213-922 from Bart Stepp, City of Woodland Public Works Director (applicant) on July 18, 2013 to amend the Woodland Comprehensive Plan Map and Zoning Map in accordance with the annual amendment cycle requirements set forth in the Woodland Comprehensive Plan;

WHEREAS, the subject properties include parcels 50623 and 50626, 300 E Scott Avenue, and 5062302, 200 E Scott Avenue; and parcels 508990100 and 508800100 which are vacant, unaddressed properties located off Scott Hill Road east of Old Pacific Highway;

WHEREAS, the request is to reclassify the Comprehensive Plan Map designation for parcels 50263, 50626, and 5062302 from *Light Industrial* to *Public/Quasi-Public/Institutional,* and reclassify the Comprehensive Plan Map designation for parcels 508990100 and 5088001000 from *Low Density Residential* to *Public/Quasi-Public/Institutional*;

WHEREAS, the Notice of Application (NOA) was issued July 26, 2013, and the SEPA Determination of Non-Significance (DNS) was issued on July 26, 2013;

WHEREAS, the Appeal Period for the SEPA DNS ended on August 28, 2013;

WHEREAS, the City of Woodland notified the Washington Department of Commerce on July 26, 2013 of the aforementioned land use application;

WHEREAS, the Woodland Planning Commission conducted a duly advertised public hearing on September 19, 2013 concerning the above land use application, and forwarded its recommendations to the City Council for final action;

WHEREAS, any amendment of or revision to development regulations must be consistent with the Comprehensive Plan in accordance with RCW 36.70A.130 (1) (d);

WHEREAS, at a properly noticed public meeting, the City Council approved the applicant's request to amend the comprehensive plan map classification for parcels 50623, 50626, and 5062302 from *Light Industrial* to *Public/Quasi-Public/Institutional* and amend the comprehensive plan map classification for parcels 508990100 and 508800100 from *Low Density Residential* to *Public/Quasi-Public/Institutional.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Approval. The City of Woodland Comprehensive Plan Map is hereby amended so that the northern portion of the subject property known as Cowlitz County Tax Parcel No. 507870101, and legally described in the Exhibit "A" attached hereto and approximately 3.4 acres in size, has a Comprehensive Plan Map designation of *Commercial*.

Section 2. Savings. The ordinance, or portions of the ordinance, which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 3. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

Section 4. Effective Date. This ordinance shall become effective five (5) days after its publication in the media or paper of record as required by law.

ADOPTED this ____ day of October, 2013.

CITY OF WOODLAND, WASHINGTON

Approved:

_____
Grover Laseke, Mayor

Attest:

_____
Mari E. Ripp, Clerk / Treasurer

Approved as to form:

_____
William Eling, City Attorney