

WOODLAND PLANNING COMMISSION AGENDA

Planning Commission & City Council Joint Session Meeting - 6:30 PM

Planning Commission Regular Meeting - 7:30 PM

Thursday, February 21, 2013

Woodland Community Center
782 Park Street, Woodland, Washington

CALL TO ORDER – 6:30 PM

JOINT SESSION BUSINESS - 2013 PLANNING COMMISSION WORK ITEMS

- Progress Report on 2012 Work Items
- Staff Proposed 2013 Work Items
- Discussion

REGULAR BUSINESS – 7:30 PM

APPROVAL OF MINUTES

- January 17 Meeting Minutes

PUBLIC HEARING

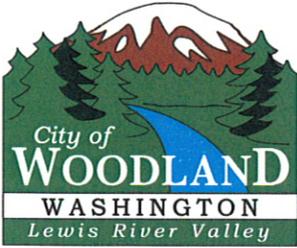
- 1) Amending Central Business District (C-1) Uses
 - Staff Report
 - Public Testimony
 - Planning Commission Deliberation

WORKSHOP

- 2) Shoreline Master Program Update
 - Consultant Presentation

ADJOURN

cc: Post (City Hall Annex, Library, Post Office, City Hall)
City of Woodland website
Planning Commission (5)
City Council (7)
Mayor
Mr. Patricks, 527 Washington St, Woodland, WA 98674
Department Head



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230 Davidson Avenue
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(360) 225-7299

Clerk-Treasurer
(360) 225-8281

Planning
(360) 225-1048

January 2, 2013

RE: Planning Commission and City Council Joint Session Meeting

Dear Council Members and Commissioners,

Our annual joint session meeting of the City Council and Planning Commission will be held February 21, 2013 at 6:30 PM at the Woodland Community Center. The purpose of the joint session meeting is to set the Planning Commission's 2013 priority work items.

Attached for your review is a report explaining progress to date in accomplishing our 2012 priority work items. Also for your review is a list of proposed 2013 work items. This list contains those items that are mandatory, incomplete 2012 work items, and newly proposed work items.

During 2012, I received one citizen request that the zoning code be amended to include tougher standards for residential yard maintenance and upkeep, for placing limits on the number of vehicles parked in front of homes, for restricting the placement of garbage and recycling receptacles, and for requiring all surfaces used for parking to be paved. This item is **not** currently included in proposed 2013 priority work items but can be added at the Council's discretion.

Please let me know if you have any questions or would like additional information.

Thank You,

Carolyn Johnson

Exhibits:

1. Progress Report on 2012 Priority Work Items
2. Proposed 2013 Priority Work Items
3. Appendix A – Future Work Items

cc:

City Council
Planning Commission
Mayor Laseke
Public Works Director, Bart Stepp

Progress Report on 2012 Planning Commission Work Items

1. Shoreline Master Program (SMP) Update (ONGOING UNTIL 2014)

- The City received a \$50,000 grant to update its SMP by June 2014. Consultant work products must be reviewed by staff and the Planning Commission. It is estimated that five of the Planning Commission's agendas in 2013 will include Shoreline issues.

2. Comprehensive Plan and Map Amendments (COMPLETED)

- The city is required to consider proposed comprehensive plan amendments annually. In 2012, the City received one application, the Liberty Evans Proposal. The Planning Commission's recommendation went to Council on Dec. 17, 2012.

3. Amend Code To Address Electric Vehicle Battery Charging Stations (COMPLETED)

- The City Council approved the first reading of the ordinance on Dec. 17, 2012.

4. Expirations for Variances and Site Plan Approval (LU# 210-912) (CANCELLED)

- Staff is recommending that this land use file be cancelled. There is still a need to set expiration periods, however staff is proposing this be accomplished through the drafting of a comprehensive site plan review ordinance that, amongst other things, addresses the expiration period for approvals, revisions, and extensions. Variance expiration would be handled as a separate land use application.

5. Creation of a Historic Preservation Ordinance (LU# 211-906) (COMPLETED)

- The Planning Commission made a recommendation against the passage of a historic preservation ordinance on Oct. 1, 2012.

6. Pet and Domestic Animal Code Amendment (LU# 211-912) (COMPLETED)

- City Council approved pet and domestic animal code revisions on Oct. 1, 2012 but asked that the Planning Commission come back with a recommendation on beekeeping.

7. Non-conforming Uses Zoning Code Text Change (LU# 211-913) (IN PROCESS)

- Amendments are being sought to address a number of issues. The existing code uses terms such as "actively used" that are undefined and difficult to interpret. Further, our existing code is unclear on what changes in use are (un)acceptable when dealing with a property with non-conforming use rights. Finally, the Hearing Examiner's Final Order on the 208 Buckeye (Foglia House) matter called into question current code language and the way the ordinance has been administered. An ordinance has been drafted but a legal review is needed before taking the ordinance any further.

8. An Ordinance That Would Amend The Administrative Appeals Process (LU# 210-917) (COMPLETED)

- City Council approved this code amendment on Nov. 17, 2012.

Non-negotiable 2012 Work Items

2011 Work Items

9. Revise Woodland’s Critical Areas Ordinance to Address Department of Ecology Concerns (CANCELLED)

- Following a Department of Ecology review of Woodland’s Critical Areas Ordinance, we received an analysis of changes that need to be made so that the WMC is consistent with Ecology’s guidance. Recommended changes related to shorelines will be included in the Shoreline Master Program update. Further, staff reviewed how the current code addresses mitigation banking with the Department of Ecology and they had no concerns about our wetland mitigation sequence and recommended no change.

10. Review and Provide a Recommendation on the Ad Hoc Committee’s List of Expanded Uses for the C-1 (Central Business) District (Possible Zoning Code Text Change) (IN PROCESS)

- In the latter part of 2012, the Planning Commission reviewed a proposed list of revised downtown uses and a well attended public workshop was held to get feedback on the proposed list. Since that meeting, the Planning Commission has worked to refine the draft code language and staff has been in discussions with property owners in the Gateway about long-term development plans and zoning. An ordinance is expected to go to Council in March of 2013.

11. Develop Procedures for Processing Boundary Line Adjustments and Requirements for Approval (COMPLETED)

- The City Council approved a BLA ordinance on Aug. 20, 2012.

12. Stormwater Ordinance (COMPLETED)

- The City Council approved a first reading of a comprehensive stormwater ordinance on Dec. 17, 2012.

13. Sign Code Review (NO WORK TO DATE)

- Council approved review on May 7, 2012 to address vehicles used as signs. In addition, staff has become aware of a number of conflicting or confusing provisions of the sign code that should be clarified. This includes provisions related to: the size of “for sale” / “for lease” signs, the location of special event signs, signs in the right of way, and off-premise commercial signs.

Proposed 2013 Work Items

1. Shoreline Master Program (SMP) Update

- The City received a \$50,000 grant to update its SMP by June 2014. Consultant work products must be reviewed by staff and the Planning Commission. The City's consultant made one presentation to the Planning Commission in 2012. It is estimated that five of the Planning Commission's agendas in 2013 will include Shoreline issues.

2. Comprehensive Plan and Map Amendments

- The city is required to consider proposed comprehensive plan amendments annually. It is currently unknown if the City will see amendment proposals in 2013.

3. Review and Provide a Recommendation on the Ad Hoc Committee's List of Expanded Uses for the C-1 (Central Business) District

- In the latter part of 2012, the Planning Commission reviewed a proposed list of revised downtown uses and held a well-attended public workshop where the City got feedback on the proposed list. Staff has been in discussions with property owners in the Gateway about long-term development plans and zoning. Once the Planning Commission is comfortable with a draft ordinance, staff will take a draft ordinance through the SEPA process and set a public hearing date.

~~4. Revise Woodland's Critical Areas Ordinance to Address Department of Ecology Concerns (NO PROGRESS TO DATE)~~

- ~~• Following a Department of Ecology review of Woodland's Critical Areas Ordinance, we received an analysis of changes that need to be made so that the WMC is consistent with Ecology's guidance on wetland protections. Further, the WMC does not adequately address wetland mitigation bank credit use. This is an option highly recommended by the Army Corps of Engineers and Ecology, and an option that business has expressed interest in using.~~

5. Sign Code Review

- Council approved a review of the sign code on May 7, 2012. The purpose of the review is to address vehicles used as signs. In addition, staff has become aware of a number of conflicting or confusing provisions of the sign code that should be clarified. This includes provisions related to: the size of "for sale" / "for lease" signs, the location of special event signs, signs in the right of way, and off-premise commercial signs. Although this was added to the list of 2012 work items, no work has been done on this item to date.

6. Non-conforming Uses Zoning Code Text Change (LU# 211-913)

- Amendments are being sought to address a number of issues. The existing code uses terms such as "actively used" that are undefined and difficult to interpret. Further, our existing code is unclear on what changes in use are (un)acceptable when dealing with a property with non-conforming use rights. Finally, the Hearing Examiner's Final Order on the 208 Buckeye (Foglia House) matter called into question current code language and the way the ordinance has been administered.

Non-negotiable 2013 Work Items

Committed to Completing in 2013

7. Comprehensive Site Plan Review Ordinance

- For all intensive purposes, the City has been operating without a site plan review ordinance. The current code says little to nothing about what site plan approval is, when it is required, submittal requirements, the approval process, the expiration period on approvals, revisions to approved plans, and approval extensions. Site plan approval is the most common land use process in the City of Woodland and there is a need to address the inadequacies of the current code.

8. Expiration on Approved Variances

- The code is currently silent on the period for which variance approval extends. This issue was first brought up in 2010.

9. Beekeeping Amendment to the Pet and Domestic Animal Code

- City Council approved pet and domestic animal code revisions on Oct. 1, 2012 but asked that the Planning Commission come back with a recommendation on beekeeping within city limits.

10. Subdivision Phasing After Preliminary Approval

- During the 2012 Joint Session, Commissioner Simpson asked that subdivision phasing after preliminary approval be added to the list of possible 2013 work items. Review would entail looking at the provisions in WMC 16.14.030 that allows for the modification of an existing subdivision plan to allow phasing.

Appendix A – Future Work Items

1. Update WMC Title 12, Streets and Sidewalks, Particularly Chapters 12.06, 12.10, 12.14, and 12.16
2. Develop Standards for Solar Panels and Wind Turbines
3. Repeal Without Replacement the Condominium Code (WMC 16.20)
4. Adopt Annexation Ordinance
5. Develop Flag Lot Standards
6. Review Code on Accessory Structure in Residential Zoning Districts to Allow Sheds/Accessory Structures in Side Yards
7. Adopt Landscaping Standards for Commercial and Residential Zoning Districts
8. Define “Legal Lot”
9. Clarify Lot Frontage Requirements

WOODLAND PLANNING COMMISSION MINUTES

Planning Commission Regular Meeting
7:00 p.m.

Thursday, January 17, 2013

Woodland Community Center
782 Park Street, Woodland, Washington

Present: Chair David Simpson
Commissioner Sharon Watt
Commissioner Nancy Trevena
Commissioner Murali Amirineni
Commissioner Deborah Deans

Absent: None

Also Present: Community Development Planner Carolyn Johnson
Public Works Director Bart Stepp

CALL TO ORDER. [7:05:00 PM](#)

Approval of the meeting minutes moved down on the agenda until after the shorelines presentation.

SHORELINES PRESENTATION

David Sherrard gave a PowerPoint presentation focused on the structure of the Shoreline Master Program, provisions for shorelines of Statewide Significance, water oriented uses, and public access. Sherrard focused on getting answers from the Commission on the following questions:

1. *Should shorelines policies and regulations appear in a standalone document or be incorporated into the zoning code (regulations) and comprehensive plan (policies)?*
 - a. Sherrard recommended against the stand alone document and in favor of putting regulations in the zoning code and policies in the comprehensive plan. Carolyn Johnson supported this recommendation. The Planning Commission expressed general support for the idea.
2. *Should the SMP update make it clear that the state's interest along the Lewis River is largely public access and ecological? Sherrard recommended that the one exception to this would be the commercially zoned land just south and just north of the CC Street Bridge which has some potential for water-related uses.*
 - a. The Planning Commission generally agreed that most of the city's shorelines didn't have the potential for water-related uses and that access and ecological functions would be the focus. However, the group also discussed community interest in water-related uses related to recreation (fishing and boating). The Commission wanted to wait to see policies and recommendations before providing more feedback.

3. *Should public access recommendations along the Lewis River be focused on a parallel trail with period access points?*
 - a. The Planning Commission expressed general approval for this recommendation.

APPROVAL OF MINUTES. [8:36:09 PM](#)

Commissioner Trevena moved to approve the November 13, 2012 minutes as written. Commissioner Watt seconded the motion. The motion was unanimously approved.

Commissioner Trevena moved to approve the November 15, 2012 minutes with corrections. Next scheduled meeting date which should read December 14. Commissioner Watt seconded the motion. The motion was unanimously approved.

C-1 USE OVERHAUL [8:38:08 PM](#)

Carolyn Johnson went through the workshop results with the group. A concern about listing “drug treatment facilities” as a prohibited use because it may limit AA and NA groups from meeting downtown. Because these groups typically meet in facilities they do not own, this was not thought to be a problem. A definition is going to be added for the term “drug treatment facility” to correct any possible confusion. The Commission discussed manufacturing in the C-1 District. Chair Simpson discussed that the comprehensive plan talks about encouraging services and professional businesses to locate downtown, not manufacturing. Simpson discussed that including language about talented craft manufacturing would be appropriate but that it was the Port’s job to provide manufacturing space and that plenty of industrial land is available in the city. Carolyn Johnson pointed out that the draft ordinance already addressed making artisanal/craft shops a permitted use. The Commission supported the idea of keeping manufacturing a prohibited use in the C-1 District.

Commission discussed drive through facilities (restaurant, coffee shop, pharmacy, bank, etc.) and what to do about regulating them downtown. The Commission discussed the goal of creating a walking environment and that some drive through facilities would conflict with this goal. The Commission discussed a range of drive through businesses, some that require a drive through lane and generate a large number of trips while others do not. It was decided to group drive through facilities together and allow them with a conditional use permit.

Gas stations discussion and how the use should be regulated in the C-1 District. The decision was made to keep them as a conditional use.

The group discussed wholesale businesses and whether they should be listed as a prohibited use. Allowing them would be directly against our comprehensive plan. Dave Wells asked if Fastenal would have been considered a wholesale business. Commissioner Simpson said that because they were open to the general public and because you could buy in small quantities, they wouldn’t be considered a strictly wholesale business.

Dave Wells brought up the fact that he has an auto sales license and that sales are associated with his towing business. Because the sales were associated with the towing business which was going to be listed as an outright permitted use at that particular location, the Commission didn’t see a conflict with not specifically addressing auto sales in the description of the use at the property. The Commission agreed with

keeping DZ Machine Works and Dave's Garage and Jack's Towing outright permitted uses at their specific locations.

Commissioner Amirineni moved to have staff take the draft ordinance draft ordinance through SEPA. Commissioner Trevena seconded the motion. The motion passed unanimously.

4TH QUARTER REPORT [9:30:04 PM](#)

The 4th quarter report was included in the packet for informational purposes only. No action or discussion is needed.

JOINT SESSION MEETING [9:30:44 PM](#)

The Joint Session meeting will be held on Feb 21, 2013.

ADJOURN. [9:38:30 PM](#)

Commissioner Trevena moved to adjourn the meeting. Commissioner Watt seconded the motion. The motion passed unanimously and the meeting adjourned at 9:38 PM.

JoAnn Heinrichs, Planning Commission Secretary

Date

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

STAFF REPORT – Amending the Allowed, Conditionally Allowed, and Prohibited Land Uses in the C-1 District (Central Business District)

February 14, 2013

Changes Requested at the January Meeting

The following changes have been made to the draft code based on the January 17, 2013 Planning Commission workshop.

1. A definition for *drug treatment facility* has been added to prevent confusion with Alcoholics Anonymous or Narcotics Anonymous meeting space.
2. Drive through facilities were made a conditional use based on discussions about the range of businesses (e.g. bank, pharmacy, coffee stand, restaurant, etc.) that may desire drive throughs and the idea that while some may take away from the pedestrian environment, others may not have negative impacts because of their scale/size, design, or location.
3. The Commission decided that gas stations would remain a conditional use.
4. The Commission decided that wholesale and most manufacturing would remain a prohibited use.

Legal Issue Regarding Drug Treatment Facilities

The Fair Housing Act prohibits discrimination against group homes for the handicapped where “handicap” has been defined to include persons with alcoholism and drug addiction. The Act’s amendments extend to prohibiting discriminatory zoning ordinances. Listing all drug treatment facilities as a conditional use is also problematic because a refusal to grant a conditional use permit is a potential as-applied violation of the Federal Fair Housing Act. The Washington Housing Policy Act states that no city may enact or maintain an ordinance, development regulation, zoning regulation or official control, policy, or administrative practice which treats a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.

For this reason, staff has proposed a definition of drug treatment facilities that specifically excludes group homes. The definition is included in the proposed ordinance and reads as follows:

“Drug treatment facility” means a facility that offers inpatient detoxification services and drug rehabilitation counseling. Drug treatment facility does not mean residential structures occupied by persons with handicaps, also known as group homes, where “handicap” is defined by the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. Sec. 3602). Drug treatment facility also does not mean facilities used as meeting space for Alcoholics Anonymous or Narcotics Anonymous meetings.

Spot Zoning Concerns Raised During Public Comment Period

Comment letter received raise concerns about spot zoning in reference to the treatment of two, non-conforming uses existing downtown, Dave’s Garage & Jacks Towing and DZ and Family Machine Works. Spot zoning is “the process of singling out a small parcel of land for a use classification different and inconsistent with the surrounding area, for the benefit of the owner of

such property and to the detriment of the rights of other property owners. [Burkett v City of Texarkana, 500 S.W.2d 242, 244 (Tex. Civ. App. 1973).] No special zoning designation is being given to the two subject properties and Bob Meinig, Legal Consultant with Municipal Research and Services Center said that the proposed code, as written, raises no spot zoning issues (Bob Meinig, MRSC Legal Consultant, Telephone Conversation, February 14, 2013).

Pre-existing, Non-Conforming Uses

While not related to the question of spot zoning, Meinig did recommend that we revert back to language used in a previous draft that was more generic as opposed to specifically identifying two non-conforming properties. A Municipal Research and Services Center (MRSC) inquiry into the matter on January 1, 2013 resulted in the following email correspondence from Sue Enger, Planning Consultant with MRSC: "I discussed your question with MRSC Legal Consultant, Bob Meinig . . . after giving it some thought, he thinks it would be legally okay to designate a use as permitted if it existed as of a certain date, as opposed to being a legal nonconforming use. In other words, he thinks you could designate the auto-related businesses that you listed which existed before December 27, 1979 as permitted uses, without designating new auto-related uses as permitted uses in the CBD zone." I called Bob Meinig to discuss the treatment of these two properties again on February 14, 2013. He suggested that we revert back to previous draft code language that was more generic in nature rather than listing the specific property addresses (Bob Meinig, MRSC Legal Consultant, Telephone Conversation, February 14, 2013). This would result in the following two uses being added to the *Permitted* list:

1. Automobile diagnostic and repair facilities, major and minor repairs, and towing businesses legally established before December 27, 1979; and
2. Manufacturing and production businesses legally established before passage of this ordinance, Month, Day, Year.

Based on this legal opinion, staff recommends the above change.

SEPA Process

Notice of the code change and public hearing were emailed and mailed out on January 28, 2013 and printed in the Reflector on January 30, 2013. Notice was sent to all property owners of record in the C-1 District, SEPA agencies, and citizen groups. The public comment period ended on February 13, 2013. Four comment letters were received. These comments are part of this packet and include:

1. Comments from Scott Perry,
2. Comments from June Jones and Darlene Johnson,
3. Comments from Jeff Leuthold, and
4. Comments from the Department of Ecology.

A final SEPA Determination of Non-significance (DNS) was issued on February 14, 2013.

CMJ

PROPOSED CODE

Amendments to the Permitted, Conditionally Allowed, Temporarily Allowed, and Prohibited Uses in the C-1 District

Language shown in **yellow highlight** and *italics* is proposed to be added to the existing code. Language that is ~~struck through~~ is proposed to be removed.

17.32.020 Permitted uses.

The following uses ~~only~~ are permitted in the *Central Business District* (C-1). *Other uses may require a conditional use or temporary use permit or be prohibited in the C-1 District.* ~~All other uses are not permitted.~~

1. *Artisanal/craft shop and shops for custom work or repair* ~~or the making of custom articles where such activity does not produce noise, objectionable odors, dust or chemical waste discharges. Uses may include printing shops, upholstery and furniture repair, craft shops, bakeries with retail service, laundry and dry cleaning operations, and appliance repair;~~
2. *Arts and cultural facilities, institutions, and businesses such as museums, theaters, art galleries, and art studios* ~~Art galleries, libraries and museums;~~
3. *Automatic teller machines (ATM)*
4. *Automobile sales (Indoor)*
5. *Bakeries with retail service*
6. Banks and financial services
7. Bed and breakfast inns
8. Community clubs, fraternal societies, and *other places of assembly for membership groups* ~~and memorial buildings~~
9. *Daycare center*
10. Dwelling units; provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56. *Lobbies for residential uses on upper floors may be located on the ground floor.*
11. *Electric vehicle charging stations*
12. ~~Cultural~~ Entertainment facilities such as indoor theaters and playhouses
13. *Event center (300 person occupancy)*
14. *Existing, legally established, automotive repair and towing business located at 535 Park Street*
15. *Existing, legally established, machine and fabrication shop located at 400 2nd Street*
16. *Farm and garden stores*
17. *Farmers' markets, bazaars, and open air markets*
18. *Funeral homes and mortuaries*
19. *Grocery stores, delicatessens, butcher shops, and indoor markets selling food and farm products*
20. *Hardware and building supply stores (retail)*
21. *Home occupations provided they are accessory to single-family dwellings and meet the requirements of WMC 17.16.100*
22. *Hotels and hostels*
23. *Laundry and dry cleaning operations (retail and self)*
24. *Live-work units*
25. *Medical clinics and offices*
26. *Microbreweries, microdistilleries, and microwineries*
27. *Motorcycle, scooter, bicycle, and other small motorized or non-motorized means of transportation (indoor and outdoor sales)*
28. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended.
29. Outdoor eating and/or drinking areas associated with an indoor facility

30. *Outdoor storage of product when: a. Accessory to a permitted use on site, b. Storage area does not exceed 50% of the area of the permitted use on a square foot basis, and c. Storage areas is located behind buildings and screened by landscaping or an architectural wall at least six feet in height. If appropriate, some viewing of activity may be allowed through gaps in screening.*
31. *Personal and business services*
32. *Pet stores and animal grooming businesses*
33. *Plant nurseries*
34. *Printing shops*
35. *Professional and business offices Newspaper offices*
36. *Public and commercial recreation facilities, gyms, and sports complexes Community swimming pool facilities, commercial recreation and entertainment facilities, health spas and dance studios*
37. *Public and private off-street parking facilities*
38. *Public and quasi-public buildings and uses such as post offices, libraries, and government offices Government and quasi-public buildings; Public utility offices*
39. *Public parks, open spaces, and courtyards*
40. *Public transportation facilities such as bus stations, train stations, and transit shelters*
41. *Recycling collection point*
42. *Religious institutions Churches*
43. *Repair shops for small equipment and items*
44. *Restaurants and cafes except for drive-in and fast food restaurants and other eating and drinking establishments*
45. *Retail establishments stores, less than 50,001 sf*
46. *Signs and outdoor advertising displays pursuant to Chapter 17.52*
47. *Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district*
48. *Taverns and liquor establishments Establishments selling alcoholic beverages by virtue of a class C, D, E, F or H liquor license issued by the state;*
49. *Upholstery and furniture repair*
50. *Veterinary offices and clinics without outdoor animal runs*
51. *Uses similar to the above that are not otherwise listed in this chapter*

17.32.028 Conditional uses – Administrative.

The following uses in the Central Business District (C-1) require conditional use permit approval from the **Public Works** Director **as** per **WMC** Chapter 17.72.

- ~~1. Day care center~~
1. *Public utility uses except electrical substations and transfer facilities and power-generating units*
2. *Vending stands and kiosks*

17.32.030 Conditional uses - Hearing examiner.

The following uses in the Central Business District (C-1) require conditional use permit approval from the Hearing Examiner **as** per **WMC** Chapter 17.72.

1. *Automobile diagnostic and repair facilities, major and minor repairs*
2. *Automobile sales (Outdoor)*
3. *Automobile service stations, gas stations, and car washes*
4. *Drive-through facilities*
5. *Event center, greater than 301 person occupancy*
6. *Farm machinery sales and services*
7. *Hospital, psychiatric facility, rest home, home for the aged, nursing home, or convalescent home*
8. *Schools (public, parochial, private, vocational, technical, business or other schools, nonprofit or operated for profit)*

9. *Shelters, temporary housing, emergency housing*
10. *Wireless communication facilities*

17.32.032 Administrative temporary uses.

The following uses in the Central Business District (C-1) require temporary use permit approval from the Public Works Director or his or her designee as per WMC Chapter 17.70.

1. *Agricultural stands*
2. *Mobile vending carts*
3. *Parking lot sales that are not ancillary to the indoor sale of similar goods and services*
4. *Uses similar to the above to be located on a temporary basis in the C-1 District*

17.32.040 Prohibited uses.

The following uses are specifically not permitted in the *Central Business District* (C-1).

1. *Animal kennel, commercial/boarding* ~~Dog kennels and the outdoor housing of dogs when associated with a veterinary office or clinic~~
2. *Animal shelter*
3. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines
4. ~~Automobile and light and/or heavy truck repair facilities~~
5. ~~Automobile, motorcycle, and boat dealerships and servicing establishments~~
6. ~~Bowling alleys~~
7. *Collective garden, medical marijuana*
8. *Commercial dispatch and maintenance facilities*
9. ~~Drive in and fast food restaurants~~
10. *Drug treatment facilities*
11. *Junkyards and wrecking yards*
12. *Laundry/dry cleaning (industrial)*
13. *Lumber yards and other building material sales that sell primarily to contractors (wholesale)*
14. *Manufacturing and production, except those specifically listed as permitted uses in this chapter*
15. ~~Outdoor sales of vehicles, boats, campers, motor homes, and mobile homes and related equipment~~
16. *Recreational vehicle park*
17. *Recycling center or plant*
18. *Sand, soil, gravel sales and storage*
19. *Sexually oriented businesses*
20. *Storage facilities, such as self-storage or recreational vehicle storage businesses*
21. Storage, *distribution* and warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e. using a second floor of a building
22. *Towing*
23. *Wholesale businesses*

Definitions to be added to WMC Chapter 17.08, Definitions.

“Animal Shelter” means a place where dogs, cats or other stray or homeless animals are sheltered. Activities and services may include kenneling, animal clinic, pet counseling and sales, as well as animal disposal.

“Artisan/craft shop” means a retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Drive-through facility” means a facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; menu boards; order boards or boxes; and quick-lube or quick-oil change facilities.

“Drug treatment facility” means a facility that offers inpatient detoxification services and drug rehabilitation counseling. Drug treatment facility does not mean residential structures occupied by persons with handicaps, also known as group homes, where “handicap” is defined by the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. Sec. 3602). Drug treatment facility also does not mean facilities used as meeting space for Alcoholics Anonymous or Narcotics Anonymous meetings.

“Electric vehicle charging station” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

“Event center” means a building used primarily by groups for celebratory events, meetings, and other events. Typically food service and alcohol are associated with this use.

“Laundry/dry cleaning (Industrial)” means a business supplying bulk laundry services, such as linen and uniform services on a rental or contract basis. May also include cleaning carpets and upholstery.

“Live-work unit” means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Manufacturing and production” means firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firm or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

“Microbrewery, microdistillery, or microwinery” means a small-scale business located in a building where the primary use is for restaurant, retail, or tasting room, and which specializes in producing limited quantities of wine, beer, or other alcoholic beverage.

“Wholesale sales” means firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

“Wrecking yard” means the dismantling or disassembling of motor vehicles, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

Carolyn Johnson

From: Scott Perry
Sent: Thursday, January 17, 2013 4:56 PM
To: Carolyn Johnson
Cc: Grover B. Laseke
Subject: C-1 Expanded uses

Consistent with the WEDG groups thoughts that one "theme" we should focus on RECREATION with the River, Mountains, Lakes, etc.

Recreational sales, service and repair should be businesses we might want to encourage. With this in mind you might consider these uses as ones we would like included for C-1 as most would not necessarily require large lots.

Boats and othe recreational sales of all types - including larger boats that might require outside sales

- Snow mobiles

- Jet skies

- Boat motors

- Sail boats, canoes, kayak, fishing of all type Manufacturing - recreational

- Canoes

- Kayaks

- Paddle boards

- Fishing accessories

Recreational equipments sales of all types.

Other uses - Home repair, builders, contractors, surveyors

Multi-level parking lot - to eliminate parking issues and encourage walking throughout downtown.

Let me know if any would NOT be allowed and you might consider them.

Scott Perry

To:
Carolyn Johnson
Woodland Planning Commission
Woodland City counsel
From:
Jeff Leuthold

RECEIVED

(10)

CITY OF WOODLAND

Dear Carolyn Etal

Thanks for forwarding the package on the proposed changes to the C-1 zone to me, I can see that a lot of effort has gone into the submittal.

As a member of the adhoc committee drafted by a former mayoral staff I would like to remind all of those associated with reforming the zoning in the downtown area of Woodland that the primary purpose was to revitalize the Old-town area.

Since the formation of the adhoc group a number of developments have taken place.

- The High School bond passed and the school will be moving down by Walmart
- The Police Department will be moving down by Scott Ave.
- The Public works Dept. moved to Scott Ave.
- A new tax was passed on water sewer garbage
- And the Oak Tree Casino Closed with the loss of all of its tax revenue as did Lewis River Motors.

The adhoc committees' had one over riding principle recommendation to the City of Woodland and that was to be incentive based and service driven.

With an additional idea that our city should preserve its core service area and that a principle way to accomplish this is to keep government offices like Police, Fire, City Offices, Schools and the like in the core of the town.

Every good business person knows that good service is the hallmark of a well run company, and that people, businesses and companies are attracted by incentives. These apply to City government as well.

Its not enough to allow a larger group of business types into the C-1 zone, it is also important to provide incentives for companies to make the

investment. If it requires no investment then it also probably has little value. We want companies to make investments in our town and in our Old-town. The history of a community has value, not just as a memory, but to bring depth to the life of the town.

With these things in mind I would respectfully ask the city at all levels to again consider what steps it can take to improve.

- Its Service to patrons
 - o Everything from paying a utility bill to city maintenance
 - o The timeline for permits
 - o The application of regulations
 - o Even the way it conducts Counsel meetings

- The ability of the City fathers to balance the regulatory process, improve communication, and assist the private citizens in meeting the criteria the city establishes. If there is a regulation, there should be a sound reason for it, and that reason should be clearly communicated.

The City serves the people not the other way around. Good government is a servant of the people.

I don't know that everyone has tightened their belt in these economic times but my family has, and it is a concern to me that the City of Woodland continues to expand its budget.

Private industry at all levels is the driving force behind a healthy metropolis. Even if the town is mostly residential, those individuals are also working somewhere. Respect their earnings and use them wisely. It is in our best interest to be welcoming to business.

Sincerely

Jeffrey M. Lenthold

PS, I THINK YOU'VE GOT A
LITTLE SPOT ZONING IN YOUR CODE.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

February 13, 2013

Ms. Carolyn Johnson
City of Woodland
230 Davidson Avenue
Woodland, WA 98674

Dear Ms. Johnson:

Thank you for the opportunity to comment on the optional determination of nonsignificance for the Amendments to Woodlands Central Business District Zoning Code project (LU# 212-910). The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:
Rebecca Schroeder (360) 407-7273**

Development within shoreline jurisdiction will continue to be subject to the provisions of the State Shoreline Management Act and the local Shoreline Master Program.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:13-0393)

cc: Rebecca Schroeder, SEA

February 11, 2013

Carolyn Johnson MCP
Community Development Planner
City of Woodland
Members of the Planning Commission

Re: Proposed Amendments to Central Business District Zoning Code Public Hearing

Dear Carolyn:

There are many parts of the draft ordinance that coincide with the goals of the 2011 Ad Hoc Committee report and the 2012 Workshop meeting. However unless drive-thru restaurants and service stations are changed from being conditional uses to being allowed uses I cannot support the draft ordinance.

After several years of public input from property owners, business owners and members of the community all supporting the revitalization of the downtown area and concern for the many non-conforming uses it is surprising and a slap in the face to the many citizens that have tried to participate in the process that staff is not listening.

Additional negative issues with the draft ordinance;

1. The Lakeside Motel would be a non-conforming use, why are Hotels allowed and not Motels?
2. Spot zoning for two of the many non-conforming uses is an unrealistic attempt to cure existing uses in the downtown area. Any commercial use should be allowed in the C-1 zone, new code should enhance the existing uses and allow everything that is allowed in the other Commercial zones of Woodland.
3. Rebuilding and remodeling of existing homes is not clear. It should be stated that houses can be rebuilt if destroyed. This is a problem for existing home owners when they seek to sell their homes as many lending institutions prohibit residential loan approval where the property is not an allowed use. New Single family residential and in-fill residential uses should be allowed as conditional uses.
4. Dwelling units should be encouraged under the PURD ordinance, allowing landowners additional opportunities to utilize their vacant land or aging buildings with economically viable and creative new developments.
5. Wholesale sales was discussed at the Public Workshop and there was consensus that it should be an allowed use.
6. Fails to offer incentives and preferential status for permits in the C-1 Zone.
7. Fails to establish permanent relief from parking requirements.

I hope that the Planning Commission will alter the draft to accommodate the Public's desires with the goal of having an ordinance that will be supported by the community and adopted by the City Council. Please read this letter into the Public Hearing on February 13, 2013.

Warm regards,



June Jones



Darlene Johnson

cc: Mayor, council member

TECHNICAL MEMORANDUM

DATE: February 5, 2013

TO: Cowlitz Partnership Shoreline Master Plan Updates Project Management Team (PMT)

FROM: David Sherrard, Parametrix
Derek Chisholm, Parametrix

SUBJECT: Regulatory Approach Options 2

This Technical Memorandum is the second in a series that addresses the framework of decisions needed to be made to implement the 2003 Shoreline Guidelines WAC 173-26 as part of the Shoreline Master Program (SMP) updates for the jurisdictions in the partnerships.

Issues discussed include:

Initial meeting:

1. Structure of the Shoreline Master Program – Relation to Comprehensive Plan
2. Provisions for Shorelines of Statewide Significance
3. Water oriented uses
4. Public Access

This meeting:

5. Maintenance and Enhancement of Ecological Processes
6. Mitigation of Cumulative Impacts
7. Shoreline geographic designations

Third meeting:

8. Critical Areas
9. Vegetation management
10. Bulk/dimensional requirements
11. Administrative provisions and provisions for existing development

More detailed discussion of each of these issues is provided below.

5. Maintenance and Restoration of Ecological Productivity

SMA Guidelines

The statute and the 2003 Shoreline Guidelines have multiple provisions that address environmental concerns and ecological functions. Only the most significant are reproduced below.

RCW 90.58.020:

"The legislature finds that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization protection, restoration, and preservation."

"This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life..."

"To this end uses shall be preferred which are consistent with the control of pollution and prevention of damage to the natural environment."

"Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area."

WAC 173-26-181 Special policy goals of the act and guidelines for shorelines of statewide significance.

(4) Protect the resources and ecology of the shoreline;

WAC 173-26-186 Governing principles of the guidelines.

(8) Through numerous references to and emphasis on the maintenance, protection, restoration, and preservation of "fragile" shoreline "natural resources," "public health," "the land and its vegetation and wildlife," "the waters and their aquatic life," "ecology," and "environment," the act makes protection of the shoreline environment an essential statewide policy goal consistent with the other policy goals of the act. It is recognized that shoreline ecological functions may be impaired not only by shoreline development subject to the substantial development permit requirement of the act but also by past actions, unregulated activities, and development that is exempt from the act's permit requirements. The principle regarding protecting shoreline ecological systems is accomplished by these guidelines in several ways, and in the context of related principles...

(a) Local government is guided in its review and amendment of local master programs so that it uses a process that identifies, inventories, and ensures meaningful understanding of current and potential ecological functions provided by affected shorelines.

(b) Local master programs shall include policies and regulations designed to achieve no net loss of those ecological functions.

(i) Local master programs shall include regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline; local government shall design and implement such regulations and mitigation standards in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.

(ii) Local master programs shall include regulations ensuring that exempt development in the aggregate will not cause a net loss of ecological functions of the shoreline.

(c) For counties and cities containing any shorelines with impaired ecological functions, master programs shall include goals and policies that provide for restoration of such impaired

ecological functions. These master program provisions shall identify existing policies and programs that contribute to planned restoration goals and identify any additional policies and programs that local government will implement to achieve its goals. These master program elements regarding restoration should make real and meaningful use of established or funded nonregulatory policies and programs that contribute to restoration of ecological functions, and should appropriately consider the direct or indirect effects of other regulatory or nonregulatory programs under other local, state, and federal laws, as well as any restoration effects that may flow indirectly from shoreline development regulations and mitigation standards.

- (d) Local master programs shall evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions fostered by the policy goals of the act. To ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts among development opportunities.
- (e) The guidelines are not intended to limit the use of regulatory incentives, voluntary modification of development proposals, and voluntary mitigation measures that are designed to restore as well as protect shoreline ecological functions.

WAC 173-26-201 Comprehensive process to prepare or amend shoreline master programs.

- (2) Basic concepts.
- (c) Protection of ecological functions of the shorelines. This chapter implements the act's policy on protection of shoreline natural resources through protection and restoration of ecological functions necessary to sustain these natural resources. The concept of ecological functions recognizes that any ecological system is composed of a wide variety of interacting physical, chemical and biological components, that are interdependent in varying degrees and scales, and that produce the landscape and habitats as they exist at any time. Ecological functions are the work performed or role played individually or collectively within ecosystems by these components.

As established in WAC 173-26-186(8), these guidelines are designed to assure, at minimum, no net loss of ecological functions necessary to sustain shoreline natural resources and to plan for restoration of ecological functions where they have been impaired. Managing shorelines for protection of their natural resources depends on sustaining the functions provided by: [following text not reproduced]

WAC 173-26-201 Comprehensive process to prepare or amend shoreline master programs.

- (2) Basic concepts.
- (e) Environmental impact mitigation. (i) To assure no net loss of shoreline ecological functions, master programs shall include provisions that require proposed individual uses and developments to analyze environmental impacts of the proposal and include measures to mitigate environmental impacts not otherwise avoided or mitigated by compliance with the master program and other applicable regulations. To the extent Washington's State Environmental Policy Act of 1971 (SEPA), chapter 43.21C RCW, is applicable, the analysis of such environmental impacts shall be conducted consistent with the rules implementing SEPA, which also address environmental impact mitigation in WAC 197-11-660 and define mitigation in WAC 197-11-768. Master programs shall indicate that, where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority, with (e)(i)(A) of this subsection being top priority. [following text not reproduced]

Options

Achieving “no net loss” is a pervasive criterion that runs through most elements of the SMP. This criterion will be revisited at multiple phases of developing the SMP. At a minimum specific consideration must be given in (WAC 173-26-201(2)(c))

- Shoreline Environment Designations that recognize the different ecological functions of various areas. The primary information source for this is the Inventory/Analysis.
- Specific performance standards associated with use regulations.
- Specific standards associated with shoreline modification standards, particularly those dealing with shoreline projection and instream structures such as docks and piers
- Critical areas regulations within the shoreline; and
- Provisions for mitigation for individual project review, including a sequence of steps including (WAC 173-26-201(2)(e)(i)):
 - Avoiding the impact altogether by not taking a certain action or parts of an action;
 - Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 - Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - Reducing or eliminating the impact over time by preservation and maintenance operations;
 - Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
 - Monitoring the impact and the compensation projects and taking appropriate corrective measures

Recommendation

As we proceed through various specific elements, of the SMP we will present:

- An overview of ecological functions provided within various shoreline reaches
- An overview of opportunities for specific practices that could be implemented to maintain or enhance the ecological functions
- A discussion of other programs that relate to the opportunities or practices
- A discussion of the constraints that may be present in existing land uses, public facilities, or policies and regulations

6. Mitigation of Cumulative Impacts

SMA Guidelines: Provisions for mitigation of cumulative impacts are contained in the following:

- a) WAC 173-26-186 *Governing principles of the guidelines*, provides a mandate in (8)(d) to evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions fostered by the policy goals of the act. To ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that
 - address adverse cumulative impacts, and
 - fairly allocate the burden of addressing cumulative impacts among development opportunities.

Evaluation of such cumulative impacts should consider:

- i) Current circumstances affecting the shorelines and relevant natural processes;
 - ii) Reasonably foreseeable future development and use of the shoreline; and
 - iii) Beneficial effects of any established regulatory programs under other local, state, and federal laws.
- b) Local governments must incorporate in the SMP a process for periodically evaluating the cumulative effects of authorized development on shoreline conditions. This process could involve a joint effort by local governments, state resource agencies, affected Indian tribes, and other parties (WAC 173-26-191(2)(a)(iii)(3)(D))
- c) The principle that regulation of development shall achieve no net loss of ecological function requires that master program policies and regulations address the cumulative impacts on shoreline ecological functions that would result from future shoreline development and uses that are reasonably foreseeable from proposed master programs. For commonly occurring and planned development, policies and regulations should be designed without reliance on an individualized cumulative impacts analysis. Local government shall fairly allocate the burden of addressing cumulative impacts. (WAC 173-26-201(3)(d)(iii))
- d) For shorelines of statewide significance master program provisions shall establish development standards that ensure the long-term protection of ecological resources of statewide importance. Standards shall consider incremental and *cumulative* impacts of permitted development and include provisions to insure no net loss of shoreline ecosystems and ecosystem-wide processes. (WAC 173-26-251(3)(d)(i)) [Emphasis added]

Existing SMP:

This criterion is addressed in a variety of policies and regulations addressing environmental quality. The new Shoreline Guidelines (WAC 173-26) however provide a much more extensive and programmatic approach which will require substantial revision to existing provisions.

Options & Recommendation

Preparation of a “Cumulative Effects Analysis” is a required element of the SMP which will formally begin as part of Phase 4 when a Preliminary Draft SMP is available for analysis. To the extent possible, we will include consideration of cumulative impacts in developing each element of the SMP.

7. Shoreline Geographic Environment Designations (SED)

SMA Guidelines

WAC 173-26-211(4)(c)(i) provides that “Local governments may establish a different designation system or may retain their current environment designations, provided it is consistent with the purposes and policies of this section and WAC 173-26-211(5).

Environment Designations in WAC 173-26-211(5) are envisioned as overlays similar to the existing system and include:

- a) High Intensity
- b) Shoreline Residential
- c) Urban Conservancy
- d) Rural Conservancy

- e) Natural
- f) Aquatic

WAC 173-26-211(4)(a) provides that shoreline environments must contain:

- a) Purpose statement. The statement of purpose shall describe the shoreline management objectives of the designation in a manner that distinguishes it from other designations.
- b) Classification criteria. Clearly stated criteria shall provide the basis for classifying or reclassifying a specific shoreline area with an environment designation.
- c) Management policies. These policies shall be in sufficient detail to assist in the interpretation of the environment designation regulations and, for jurisdictions planning under chapter 36.70A RCW, to evaluate consistency with the local comprehensive plan.
- d) Regulations. Environment-specific regulations shall address the following where necessary to account for different shoreline conditions:
 - i) Types of shoreline uses permitted, conditionally permitted, and prohibited;
 - ii) Building or structure height and bulk limits, setbacks, maximum density or minimum frontage requirements, and site development standards; and
 - iii) Other topics not covered in general use regulations that are necessary to assure implementation of the purpose of the environment designation.

The placement of those regulations in the description of the SED versus under use and modification provisions or versus in a table of allowed uses and bulk standards is not specified. Different SMPs developed to date vary substantially in where these provisions are located.

Existing SMP:

The existing SMP provides four environments (page 22):

- a) Natural
- b) Conservancy
- c) Rural
- d) Urban

Options

Several options are proposed for consideration:

- a) **Retain the existing system with the following revisions:**
 - i) Revise “Conservancy” into Urban Conservancy
 - ii) A “Residential”: SED could be added, or the existing “urban” retained to also include residential areas with lot sizes smaller than “rural.”

Advantage: It is similar to the existing SMP and presumably generally understood.

Disadvantages:

- Classifications are more or less linear in describing areas of more and less sensitive ecological resources (except residential) which is only one of the criteria the SMP is attempting to achieve.
- They don’t reflect the complexity of land uses in the jurisdictions’ Comprehensive Plans and zoning regulations. Important differences between land uses are lost in this system.
- Regulations for each designation in the WAC presume that water-dependent uses are preferred and practical. Such a presumption simply isn’t true in many cases. Similar ecological conditions and development opportunities in areas that are very different.

b) **Develop a new classification system based on local Comprehensive Plans and zoning. A table follows which provides a preliminary outline of such a system.**

Advantages:

- Consistency between shoreline regulations and zoning regulations
- Simplicity in administration

Disadvantages:

- Differences within zoning areas in ecological conditions and
- The preference and feasibility of water dependent development

c) **Develop overlay classifications that are based on specific shoreline reaches and recognize the specific characteristics of each area.**

Advantage: Differences between ecological functions are reflected

Disadvantage: It would be very complex with many reach-based classifications.

Recommendation

- a) Use a classification system similar to Comp. Plan and Zoning classifications
- b) Develop a separate classification for port uses on navigable waters which would protect such areas from non-water-dependent uses.
- c) Develop supplementary “reach based” specifications for specific requirements and uses particularly pointing out areas where water dependent uses may not be feasible and providing reach based standards for elements such as public access, ecological enhancement and in some cases specific modifications.

Ecology System	Woodland SED	Woodland Zoning
High Intensity	Industrial	Industrial
	Commercial	Commercial
	Recreation	Public/Quasi Public/Institutional
	Mixed Use	No equivalent
	Transportation This SED would be used where the entire shoreline jurisdiction is within an existing RR or I-5 ROW	No equivalent
Shoreline Residential	Single Family Residential	Single Family Residential
	Multi-family Residential	Multi-family Residential
Urban Conservancy	Urban Conservancy	Floodway/Open Space
Aquatic	Aquatic - This classification is not expected to be applied in Woodland	No equivalent
Natural	Natural	No equivalent This classification is not expected to be applied in

		Woodland due to the lack of unaltered shorelines
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The table below provides an overview of the information we believe is relevant to determining SEDs for shorelines within Woodland. It includes proposed SEDs for each reach and subreaches, where appropriate.

Proposed Designation	Existing Shoreline Designation	Existing Zoning (Existing Comp Plan)	Functional Scores				Likely Future Land Use	Comments
			Hydrologic I	Hyporheic	Habitat	Vegetative		
Lewis River 07			1	4	4	3		
Public Facility	Urban	Institutional					State airport is assumed to continue operating. No additional development likely	
West side of I-5 Single Family Residential	Urban	Most of area has no comprehensive plan or zoning designation.					Public infrastructure and recreation possible This is a very small portion of the reach abutting Horseshoe Lake	
Lewis River 11			1	4	3	3		
Commercial	Urban	Commercial					Public input previously suggested new commercial development would be likely. This is the undeveloped piece south of the CC Street bridge. Potentially, there could be restoration opportunities on the site.	
Public Facility	Urban	Institutional					State airport is assumed to continue operating. No additional development likely.	
West Side of I-5 Recreation	Urban	Not zoned, and has no Comprehensive Plan designation					Public infrastructure and recreation possible	

Lewis River 12			1	3	2	2		
Parallel Designation River side of the Road: Urban Conservancy Commercial	Urban	Commercial					Only on southern end is there land between Lewis River Rd and the existing road Some redevelopment may occur.	Potentially, there could be restoration opportunities north of the CC Street bridge. Floodplain Parallel designations recommended.
Multi-family Residential	Urban	High-Density Residential					Minimal potential for new development	Buffered from river by roadway Parallel designations recommended.
Single Family Residential	Urban	Low-Density Residential					Minimal potential for new development	Buffered from river by roadway Parallel designations recommended.
Urban Conservancy	Urban	Commercial, High-Density Residential, Low-Density Residential					None	
Lewis River 13				4	4	4		
Parallel Designation River side of the Road: Urban Conservancy Commercial	Urban	Commercial					Some potential, especially west/ north of Lewis River Rd.	Floodplain and channel migration zone covers most of area between River and Lewis River Rd
Industrial	Urban	Industrial					Only if site redevelops	Very small area

				Note: Currently site use is mixed commercial/industrial. The owner plans to continue this use.	Floodplain and channel migration zone covers area between River and Lewis River Rd	
Multi-family Residential	Urban	High-Density Residential		Previously received public input that development would continue. In some areas project approvals are vested but not yet constructed. The SMP will need to consider whether additional restrictions for new development within the floodplain and CMZ are appropriate.	Floodplain and channel migration zone covers area between River and Lewis River Rd	
Single Family Residential	Urban	Low-Density Residential		Minimal	Very small area Floodplain and channel migration zone covers area between River and Lewis River Rd	
Urban Conservancy	Urban	Commercial, High-Density Residential, Institutional, Parks/Open Space		None	Proposed for large swath of land, all within floodway.	
Lewis River 14			3	4	4	4

Single Family Residential	Urban	Low-Density Residential (partial)			Minimal – subject to floodplain regulation	Floodplain and channel migration zone covers area between River and Lewis River Rd
Urban Conservancy	Urban	Floodway/Open Space			None	Floodplain and channel migration zone covers area between River and Lewis River Rd. Island may be appropriate for Natural designation.
Lewis River 15			3	4	4	4
Single Family Residential	Urban	Low-Density Residential			Single family home subdivisions are very likely. Floodplain development regulations will pertain.	Floodplain and channel migration zone covers area between River and Lewis River Rd
Lewis River 16			2	3	2	3
Single Family Residential	Urban	Low-Density Residential			Unknown	Mostly outside City limits
Horseshoe Lake 06			1		4	3
Urban Conservancy	Urban	Low-Density Residential			Future residential development can be expected, but will be limited by the large wetland on the site. The shoreline is in near natural state and will be protected by buffers.	Inside portion of Lake with associate wetlands
Horseshoe Lake 08			3		2	3

Commercial	Urban	Commercial			Redevelopment is possible	Small area near public restrooms
Multi-family Residential	Urban	High-Density Residential			Continued development is possible, but likely minimal	
Single Family Residential	Urban	Low-Density Residential			Little to no land remaining for development	
Recreation	Urban	Public/Quasi Public/Institutional			None	Parks plan calls for Park improvements.
Horseshoe Lake 09			2		2	2
Single Family Residential	Urban	Low-Density Residential			Little to no land remaining for development	Inside of lake/ Island Aire Drive
Horseshoe Lake 10			2		2	2
Recreation	Urban	Public/Quasi-Public/Institutional			Further recreation development in park is planned.	Parks plan calls for Park improvements.

