

WOODLAND PLANNING COMMISSION AGENDA

Planning Commission Regular Meeting – 7:00 PM

THURSDAY, NOVEMBER 19, 2015

Woodland City Council Chambers
200 E Scott Avenue, Woodland, Washington

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES

- October 15, 2015 meeting minutes

PUBLIC HEARING

- Meriwether Phase 2 Subdivision Extension Request (LU #215-930)

WORKSHOP/DISCUSSION

- C-1 Parking
 - Staff Report
 - Existing Code

UPDATE

- Project status – Report
 - Comprehensive Plan Update Calendar

ADJOURN

cc: Post (City Hall Annex, Library, Post Office, City Hall)
City of Woodland website
Planning Commission (5)
City Council (7)
Mayor
Department Heads

Staff Report: Meriwether Phase 2 Extension

Date: November 12, 2015

To: Planning Commission

From: Amanda Smeller, Community Development Planner

Re: Meriwether Phase 2 Preliminary Plat Extension Request

Olson Engineering, on behalf of Holt Distressed Property Fund as applicant and property owner, has applied for a phasing and extension request for Meriwether Subdivision Phase 2 (LU #205-915).

Per WMC 16.08.290(B), preliminary plat extension requests go before the Planning Commission for review and recommendation to the City Council who makes the final decision. While the WMC specifies a three year extension period for preliminary plat approval, RCW 58.17.140 specifies a period of ten years for preliminary plat approval of plats granted before December 31, 2007.

Meriwether Phase 2, located adjacent to and behind Meriwether Subdivision, Phase 1, has preliminary plat approval through November 21, 2015. WMC 16.08.290 allows for a one year extension provided the request I submitted at least thirty days prior to the expiration date. The applicant submitted the request on October 19, 2015, just over a month before the expiration date, so this requirement is met. If approved, the Meriwether PURD will have a new expiration date of November 21, 2016, with no opportunity for further extension.

WMC 16.08.290(B) requires the extension request address the following:

1. Reasons for request: The groundwork will not be completed for final plat approval by the November 21, 2015 deadline, so an extension request was submitted. The majority of the infrastructure has been installed and the contractor expects to be done by November 2015. Once the on-ground improvements are complete, the Public Works Director will sign the final plat and it will be forwarded on to the Planning Commission for review and signature and finally to the City Council for adoption.
2. Progress for installing improvements: The majority of the infrastructure has been installed, but there are a few items left for completion. The contractor expects to be completed in November 2015. The code only stipulates that a request for extension be submitted at least 30 days prior to preliminary plat expiration. The code is silent on allowing construction work to continue on a plat while under review for extension request. Meriwether Phase 2 continues to be under construction and there are no plans or requirement to stop.
3. Schedule for completing the final plat: The contractor expects the infrastructure installation will be completed in November 2015. Once the required items are installed and approved, Public Works will sign the final plat, and forward this on to Planning Commission for review and signature, and then to City Council. The plat should be recorded in early 2016.

The preliminary plat, the resolution adopting Meriwether Subdivision Phase 1 and 2, and the narrative are attached.

October 13, 2015

Amanda Smeller
Community Development Planner
City of Woodland Building and Planning Department
P.O. Box 9
230 Davidson Avenue
Woodland, WA 98674

Re: Meriwether Ph. 2 (LU #205-914) Plat Extension.

Dear Ms. Smeller,

Olson Engineering, Inc. is requesting on behalf of our client, Holt Distressed Property Fund, 2010, L.P., for approval of a one year extension of the preliminary plat approval. The developer has begun site development work on Meriwether Phase 2 (LU #205-914) which includes portions of both the PURD and Hilltop Phase 1. Please see the attached plans.

The Final Plat application for Meriwether Phase 2 was submitted on October 13, 2015. Because the preliminary plat approval expires on November 21, 2015, an extension of the preliminary plat approval is being requested. Pending the approval of the extension request, Phase 2 would be recorded by the end of 2016. The majority of the infrastructure been installed and the contractor expects to be completed in November 2015.

Thank you for considering this request. If you have any questions or comments or need any further information, please contact us at your convenience.

Sincerely,



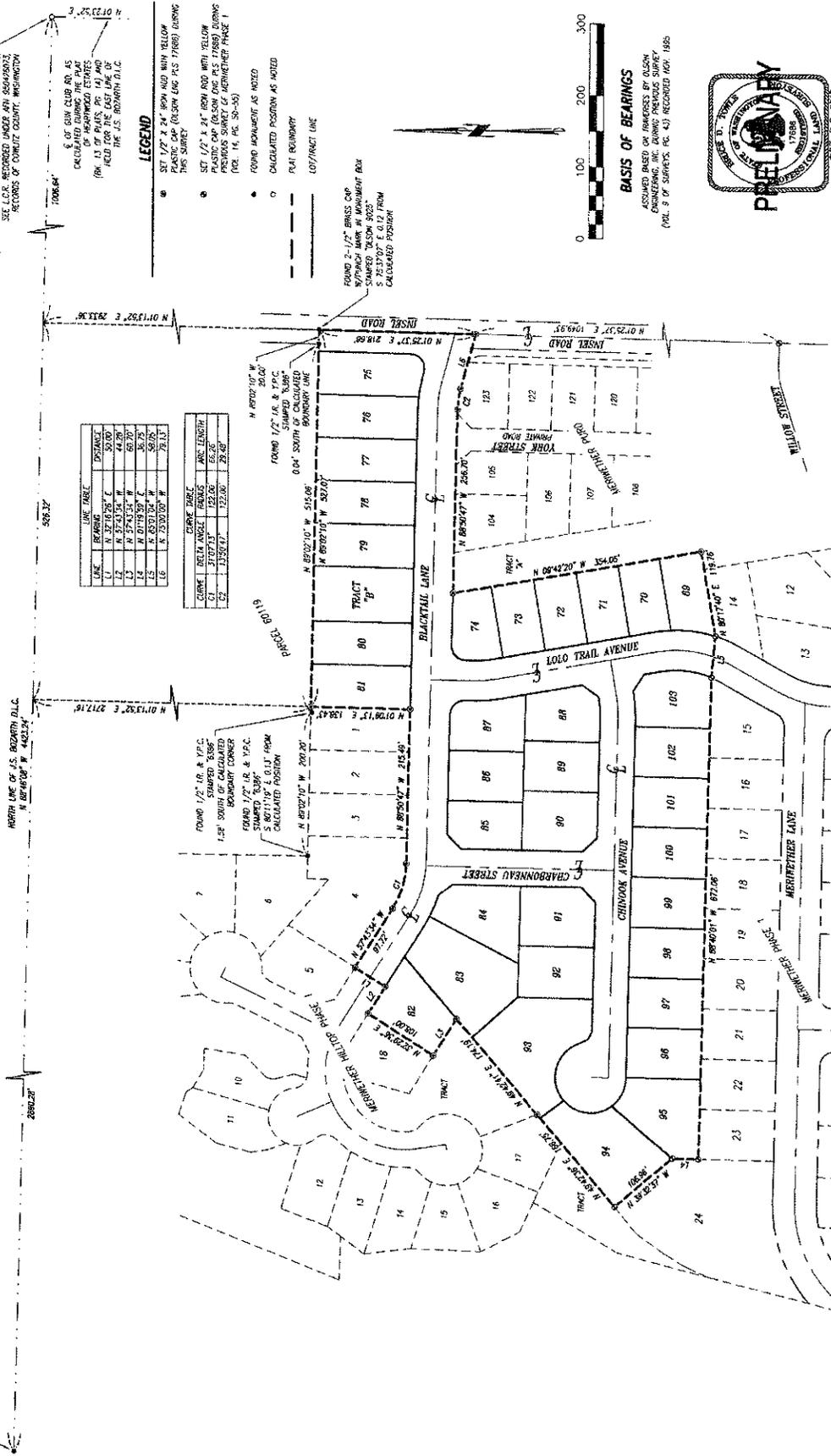
Jocelyn Cross
Land Use Planner, Project Manager

Attachments: Meriwether Phase 2 Final Plat

MERIWETHER PHASE 2

A SUBDIVISION IN THE J.S. BOZARTH
DONATION LAND CLAIM AND LOCATED IN
THE SW 1/4 SW 1/4 OF SECTION 7,
T5N, R1E, W.M., CITY OF WOODLAND,
COWLITZ COUNTY, WASHINGTON
OCTOBER 2015

FOUND P.C. NW1/4 AT THE INTERSECTION OF GREEN MOUNTAIN RD.
AND W. 126TH WEST FENCE LINE. ACCEPTED AS A POINT ON THE
HUGEDORN SURVEY (BK. 4 OF SURVEYS, PG. 31)



OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS

SCALE: 1" = 100'
JOB NO. 8008.01.01
DATE: OCT. 2015

DRAWN BY: J.D.A.
CALC. BY: A.S.S./J.D.A.
SHEET: 2 OF 4

PRELIMINARY
OCT 10 2015

PG. 2 OF 4 JOB# 8008.01.01

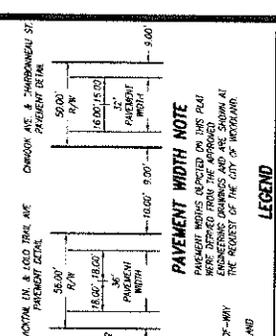
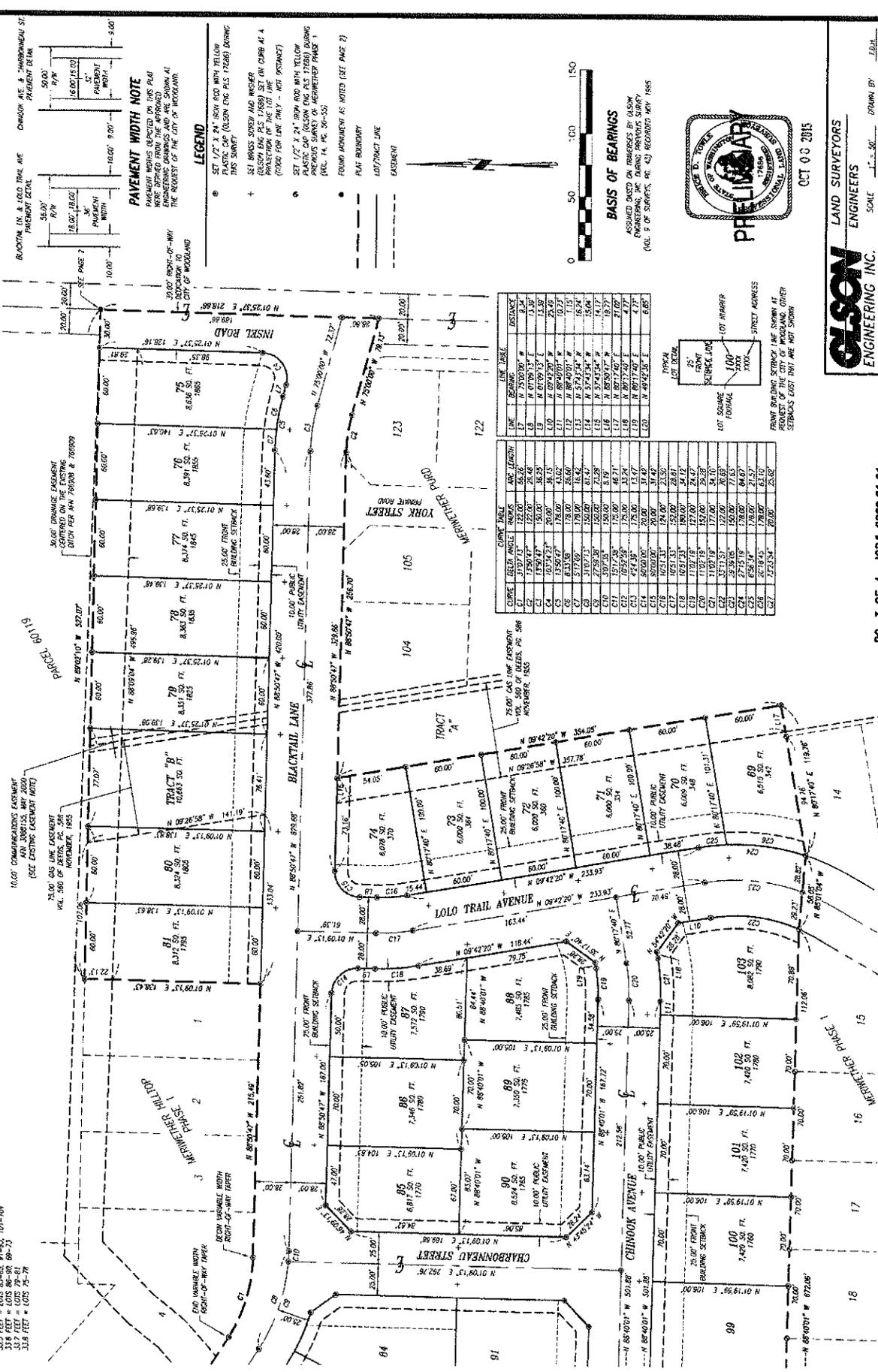
MERIWETHER PHASE 2

A SUBDIVISION IN THE J.S. BOZARTH
DONATION LAND CLAIM AND LOCATED IN
THE SW 1/4 SW 1/4 OF SECTION 7,
T5N, R1E, W.M., CITY OF WOODLAND,
COWLITZ COUNTY, WASHINGTON
OCTOBER 2015

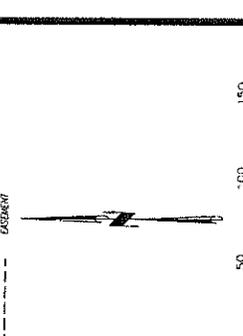
ELEVATION AND FLOODPLAIN NOTE
ELEVATIONS SHOWN WERE DERIVED FROM A DIFFERENTIAL LEVEL
LOOK FROM BENCHMARK 104 (2509 FEET HIGH 1929) AS
SHOWN ON THE PLAN. THE BENCHMARK IS A
NO. 53005 PLOTIC REBAR SCPI 4.17895.

THIS PARCEL IS IN A FLOODPLAIN. ELEVATIONS WERE DETERMINED
BY THE CITY OF WOODLAND AND COWLITZ COUNTY. THESE
ELEVATIONS ARE BASED ON THE 1985 FLOOD INSURANCE RATE
MAPS. THE BASE FLOOD ELEVATIONS (BFE) WERE DETERMINED
BY THE CITY OF WOODLAND AND COWLITZ COUNTY. THE
PARCEL AND FLOODPLAIN ARE SHOWN AS SHOWN ON THE
ELEVATION THEREOF.

THE BFE FOR EACH LOT IS AS FOLLOWS:
33.4 FEET = LOTS 85-100 91-93, 101-104
33.5 FEET = LOTS 88-90, 94-95, 105-108
33.7 FEET = LOTS 79-81 89-91
33.8 FEET = LOTS 75-78



- LEGEND**
- SET 17" X 24" IRON ROD WITH YELLOW PLASTIC CAP (ALSO ENCL. AS 17588) DURING THIS SURVEY.
 - SET BRASS SPOKE AND WASHER PROXIMATE TO EACH CORNER SET ON CORNER AT (1000) FOR LINE ONLY - NOT DISTANCE.
 - PLASTIC CAP (ALSO ENCL. AS 17588) PREVIOUS SURVEY OF AGRI-METRY PHASE 1 (REL. 14, PG. 30-32).
 - FOUND MARKERS AS NOTED (SEE PAGE 2).
 - PLAT BOUNDARY
 - LOT/TRACT LINE
 - EASEMENT



COURSE	BEARING	LENGTH	AREA (SQUARE FEET)
C1	N 110°11'13" E	124.00	85.43
C2	S 75°00'00" W	28.48	13.47
C3	N 07°09'13" E	13.39	23.49
C4	N 09°42'29" W	38.15	107.77
C5	N 88°40'01" W	56.60	107.77
C6	N 88°40'01" W	56.60	107.77
C7	S 71°07'05" W	178.00	18.42
C8	N 07°09'13" E	13.39	18.42
C9	N 07°09'13" E	13.39	18.42
C10	N 07°09'13" E	13.39	18.42
C11	S 71°07'05" W	178.00	18.42
C12	N 07°09'13" E	13.39	18.42
C13	N 07°09'13" E	13.39	18.42
C14	N 07°09'13" E	13.39	18.42
C15	N 07°09'13" E	13.39	18.42
C16	N 07°09'13" E	13.39	18.42
C17	N 07°09'13" E	13.39	18.42
C18	N 07°09'13" E	13.39	18.42
C19	N 07°09'13" E	13.39	18.42
C20	N 07°09'13" E	13.39	18.42
C21	N 07°09'13" E	13.39	18.42
C22	N 07°09'13" E	13.39	18.42
C23	N 07°09'13" E	13.39	18.42
C24	N 07°09'13" E	13.39	18.42
C25	N 07°09'13" E	13.39	18.42
C26	N 07°09'13" E	13.39	18.42
C27	N 07°09'13" E	13.39	18.42

OLSON ENGINEERS
LAND SURVEYORS
OCT 03 2015

SCALE 1" = 50'
JOB NO. 8008.01.01
DATE DEC. 2015
SHEET 3 OF 4

DRAWN BY
CALC. BY
CHECKED BY

OLSON ENGINEERING INC.
2025 15TH AVE. SE, WACARUS WA 98090
(360) 794-9939

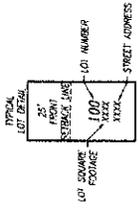
FRONT BUILDING SETBACKS ARE SHOWN AT THE FRONT OF THE CITY OF WOODLAND. OTHER SETBACKS EXIST THAT ARE NOT SHOWN.

PC. 3 OF 4 JOB# 8008.01.01
OLSON ENGINEERING, INC.
2025 15TH AVE. SE, WACARUS WA 98090
(360) 794-9939

MERIWETHER PHASE 2

A SUBDIVISION IN THE J.S. BOZARTH DONATION LAND CLAIM AND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 7, T5N, R1E, W.M., CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON
OCTOBER 2015

- LEGEND**
- SET 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP (ALSO, END P.S. 17688) BEING THIS SURVEY
 - + SET BRACK SCOPES AND WASHERS (ALSO, END P.S. 17688) SET ON CORNER AT A PROJECTIONS OF THE LOT LINE (GOOD FOR ONE ONLY - NOT OTHERWISE)
 - SET 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP (ALSO, END P.S. 17688) BEING PREVIOUS SURVEY OF ADJACENT PHASE 1 (P.L. 14, P.S. 34-35)
 - PLAT BOUNDARY
 - LOT/TRACT LINE
 - EASEMENT



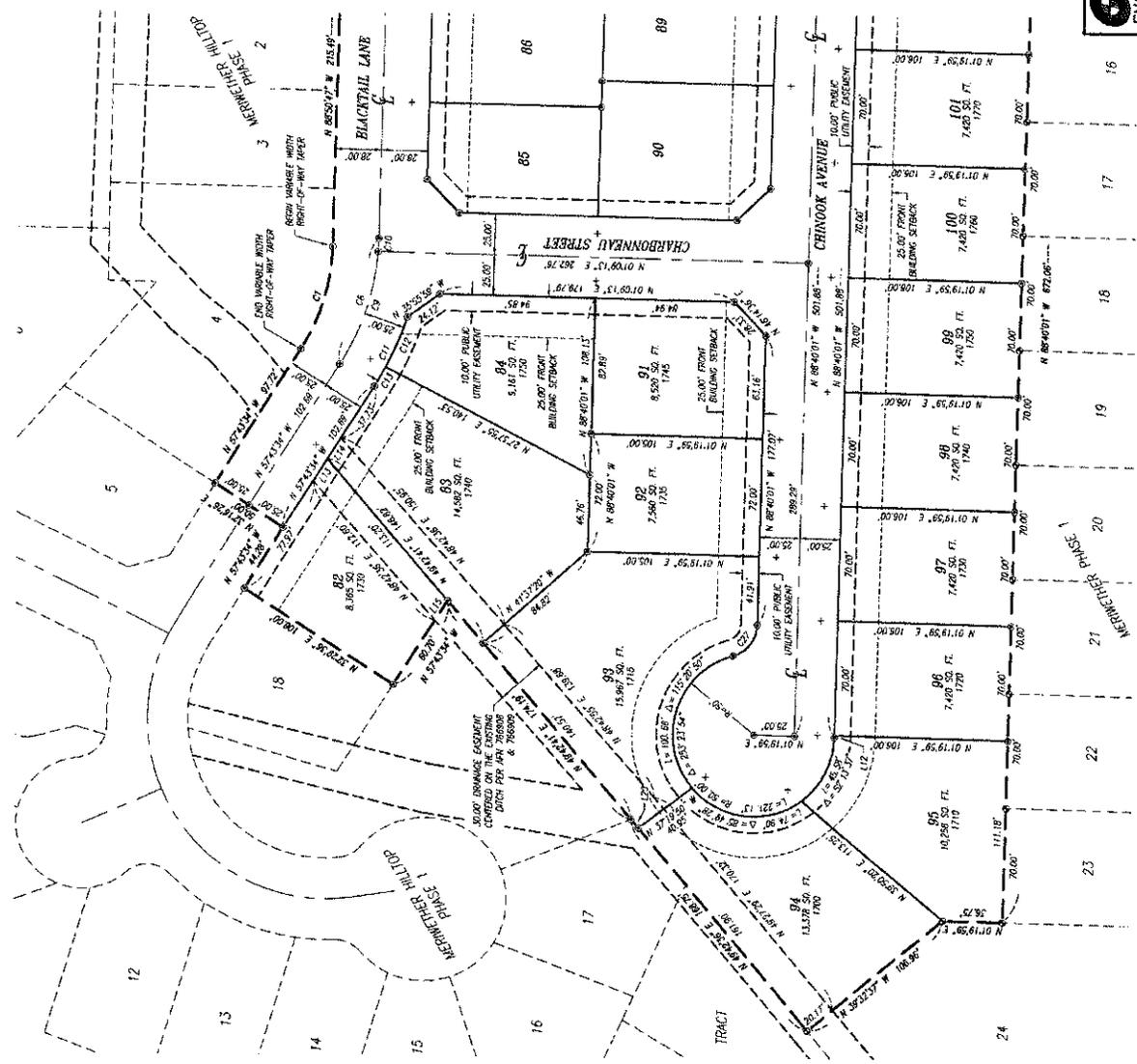
BASIS OF BEARINGS
ASSUMED BASED ON TRANSFER OF PLAIN ENGINEERING, INC. DRAINING PROGRESS SURVEY (FILE # OF SURVEY, P.E. #2) RECORDED NOV. 1945



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC.
DATE: OCT. 03. 2015

PG. 4 OF 4 JOB# 8009.01.01

PRELIMAR ENGINEERING, INC.
1000 1/2 AVENUE, SUITE 100, WOODLAND, WA 99094
(509) 286-9936



CHAIN	DATE	WHEEL	PROBES	ARC LENGTH
C1	11/07/13	122.00	66.45	
C2	11/07/13	122.00	66.45	
C3	11/07/13	122.00	66.45	
C4	11/07/13	122.00	66.45	
C5	11/07/13	122.00	66.45	
C6	11/07/13	122.00	66.45	
C7	11/07/13	122.00	66.45	
C8	11/07/13	122.00	66.45	
C9	11/07/13	122.00	66.45	
C10	11/07/13	122.00	66.45	
C11	11/07/13	122.00	66.45	
C12	11/07/13	122.00	66.45	
C13	11/07/13	122.00	66.45	
C14	11/07/13	122.00	66.45	
C15	11/07/13	122.00	66.45	
C16	11/07/13	122.00	66.45	
C17	11/07/13	122.00	66.45	
C18	11/07/13	122.00	66.45	
C19	11/07/13	122.00	66.45	
C20	11/07/13	122.00	66.45	
C21	11/07/13	122.00	66.45	
C22	11/07/13	122.00	66.45	
C23	11/07/13	122.00	66.45	
C24	11/07/13	122.00	66.45	
C25	11/07/13	122.00	66.45	
C26	11/07/13	122.00	66.45	
C27	11/07/13	122.00	66.45	

LINE	DATE	WHEEL	PROBES	ARC LENGTH
L1	11/07/13	122.00	66.45	
L2	11/07/13	122.00	66.45	
L3	11/07/13	122.00	66.45	
L4	11/07/13	122.00	66.45	
L5	11/07/13	122.00	66.45	
L6	11/07/13	122.00	66.45	
L7	11/07/13	122.00	66.45	
L8	11/07/13	122.00	66.45	
L9	11/07/13	122.00	66.45	
L10	11/07/13	122.00	66.45	
L11	11/07/13	122.00	66.45	
L12	11/07/13	122.00	66.45	
L13	11/07/13	122.00	66.45	
L14	11/07/13	122.00	66.45	
L15	11/07/13	122.00	66.45	
L16	11/07/13	122.00	66.45	
L17	11/07/13	122.00	66.45	
L18	11/07/13	122.00	66.45	
L19	11/07/13	122.00	66.45	
L20	11/07/13	122.00	66.45	

RESOLUTION NO. 529

A RESOLUTION relating to subdivisions and approving the preliminary plat for the Meriwether subdivision, subject to certain provisions and conditions more particularly described herein.

WHEREAS, the owners of certain property comprising what is now denominated the Meriwether Subdivision Phase I & II made application to the City pursuant to RCW 58.17 and WMC Chapter 16.08 for the establishment of said property as a subdivision; and,

WHEREAS, said application for preliminary plat approval was duly considered by City staff and submitted to the Woodland Planning Commission for approval and recommendation to the Woodland City Council; and,

WHEREAS, on November 21, 2005, after due consideration of the Planning Commission's recommendation and the recommendations of staff, the City Council by motion approved the preliminary plat for the Meriwether Subdivision Phase I & II subject to the following conditions:

1. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the city's public works department for review prior to the pre-construction meeting.
2. The applicant shall construct or bond all interior streets as well as partial street improvements at Insel Road including base, paving, curb and gutter, sidewalks and street lights to city standards prior to final plat approval.
3. Provisions shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads.
4. Erosion control measures shall be in place prior to any clearing, grading, or construction. Such measures may include hay bales, silt fences or other appropriate measures.
5. The applicant shall construct or bond for drainage, water and sewer systems, telephone, electrical and telecommunication systems prior to final plat approval.
6. Fire hydrants must be installed to city standards. The City of Woodland's Fire Chief, prior to final plat approval, shall approve the number, type and location of the hydrants.

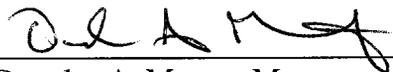
7. Compliance with all applicable city codes and ordinances and all necessary federal, state and local permits shall be met prior to construction.
8. The applicant shall dedicate land for a park. Or, the developer may choose to reach an agreement with the city to make a payment to the City's Park fund in lieu of park land dedication. This requirement shall be waived in the event that Park Impact Fees have been adopted prior to recording the final plat.
9. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.
10. The existing 12-inch water main that crosses the site east to west shall be properly abandoned and replaced with water mains laid in street right of way.
11. All conditions as identified in the MDNS dated August 19, 2005.
12. Erosion control measures, runoff, watering for dust control, as well as the need for a State Waste Discharge General Permit for Stormwater Discharges associated with construction activities per NPDES.
13. All development will meet with Woodland Municipal Code and FEMA requirements for work in floodplains.
14. Prior to the placement of any fill material a Fill and Grade permit shall be obtained from the City of Woodland.
15. Stormwater detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin. Design of improvements shall mitigate for impacts to downstream conveyance system, as determined by the Public Works Director.
16. Insel Road, Hillshire Drive, Sycamore Street and Willow Street shall be constructed to Residential Collector Standards.
17. Applicant shall analyze capacity of downstream sewer pumping stations for adequacy to carry the additional flow and shall construct upgrades as necessary.
18. The realigned drainage ditch shall have side slopes not steeper than 3 to 1. There shall be a ten foot setback from the top of the ditch slope to all structures. The applicant shall provide calculations which demonstrate that the ditch and associated improvements are adequate to pass a 100 year storm event without flooding or property damage. The analysis shall assume development of the contributing basin as allowed under current zoning. The applicant shall demonstrate that each lot adjacent to the ditch has adequate room for a residence without need of a variance. An easement shall be provided to the city for access to the water course.

19. Design of the proposed roundabout will comply with the recommendation of the March 2005 Traffic Impact Study by Lancaster and Federal Highway Administration Publication FHWA – RD – 00-067.
20. Hours of construction shall be limited to 7:00 a.m. to 8 p.m. on weekdays and prohibited on Sundays.
21. To mitigate traffic impacts on State Route 503 (Lewis River Road) applicant shall contribute \$150,000 for Phases I and II to the City SR 503 Improvement Project Fund. In the event that traffic impact fees have been adopted by the city prior to recording of the plat, thereby providing for collecting of such fees, on the lots created thereby, this requirement for the contribution shall be waived.
22. As proposed by the applicant, a stormwater pipe shall be installed in Insel Road, which shall be a minimum of 42-inches in diameter and a maximum of 48-inches in diameter. The stormwater pipe shall be installed in the first phase of the project.

NOW, THEREFORE, BE IT RESOLVED that the preliminary plat for the Meriwether Subdivision Phase I & II is hereby approved subject to the terms and conditions as set forth above, and incorporated herein as if fully set forth.

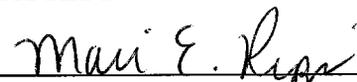
PASSED this 21st day of November, 2005.

CITY OF WOODLAND



Douglas A. Monge, Mayor

ATTEST:



Mari E. Ripp, Clerk/Treasurer

APPROVED AS TO FORM:



Paul Brachvogel, City Attorney

Staff Report: Downtown Parking Regulations

Date: November 12, 2015

To: Planning Commission

From: Amanda Smeller, Community Development Planner

Re: Downtown (C-1) Parking

Earlier this year, Jeff Leuthold submitted a request for a Comprehensive Plan map amendment and subsequent rezone of three of his properties located on Goerig and Robbins. This request is still under review by the Planning Commission. However, an item that Mr. Leuthold mentioned in his request regarding parking has been discussed at length by Planning Commission and forwarded to City Council for discussion.

In terms of parking requirements in the C-1 district (see attached map for C-1 zoned properties), WMC 17.56.030(A) reads as follows: "One parking space for each four hundred square feet of the total floor area within all buildings to be served."

In September 2009, an amendment was adopted to exempt the 100, 200, and 300 blocks of Davidson and the 500 block of Park Street from the C-1 parking requirements. The exemption was to remain in effect for five years and was to be revisited for reconsideration in five years by the City Council. The exemption expired in September 2014.

It is difficult for many businesses in the downtown core to meet the parking requirements as many of the lots are smaller. Existing buildings do not have to meet these parking requirements, but any new construction will need to, which is limiting. There are no lot coverage limitations in the C-1 zone and no limits to setbacks (except where the lot abuts a residential zone) so property owners can utilize most, if not all, of the lot for building.

The Planning Commission asked for the City Council's support to move forward with reviewing a downtown parking exemption once again, and perhaps expanding this to include more areas than were originally exempted. The City Council is supportive of moving forward with this item.

Attached are the current parking regulations for all commercial districts. Also attached is a zoning map of the entire city. There are current downtown property owners who would like to build or expand on their buildings and who have concerns about the parking requirements.

17.56.030 - Off-street parking—Commercial districts.

Off-street parking requirements in commercial districts shall be as follows:

- A. C-1 Central Business District. One parking space for each four hundred square feet of the total floor area within all buildings to be served.
- B. C-2 Highway Commercial District. Food stores, markets, and shopping centers having a gross floor area of less than three thousand square feet, exclusive of basement areas, one parking space for each three hundred square feet of total floor area of the building(s). Food stores, markets, and shopping centers having a gross floor area of three thousand square feet or more, exclusive of basement areas, one parking space for each two hundred square feet of total floor area of the building(s). For all other C-2 uses, one parking space for each three hundred square feet of gross floor area with a minimum of four customer parking spaces per use.
- C. C-3 Neighborhood Commercial District. One parking space for each two hundred square feet of gross floor area with a minimum of five customer parking spaces.
- D. The foregoing shall not apply to the Davidson Street, at blocks 100, 200, 300 and Park Street at block 500. This exemption shall be in effect for five years from the effective date of this ordinance, and shall be revisited for reconsideration in five years by the city council.
- E. This code change will supersede the current WMC for off-site parking requirements in WMC [17.20.060](#), except for the residential portion. In the residential portion of the downtown Commercial (C-1) blocks identified in "D" above, one parking space will be required for each unit.

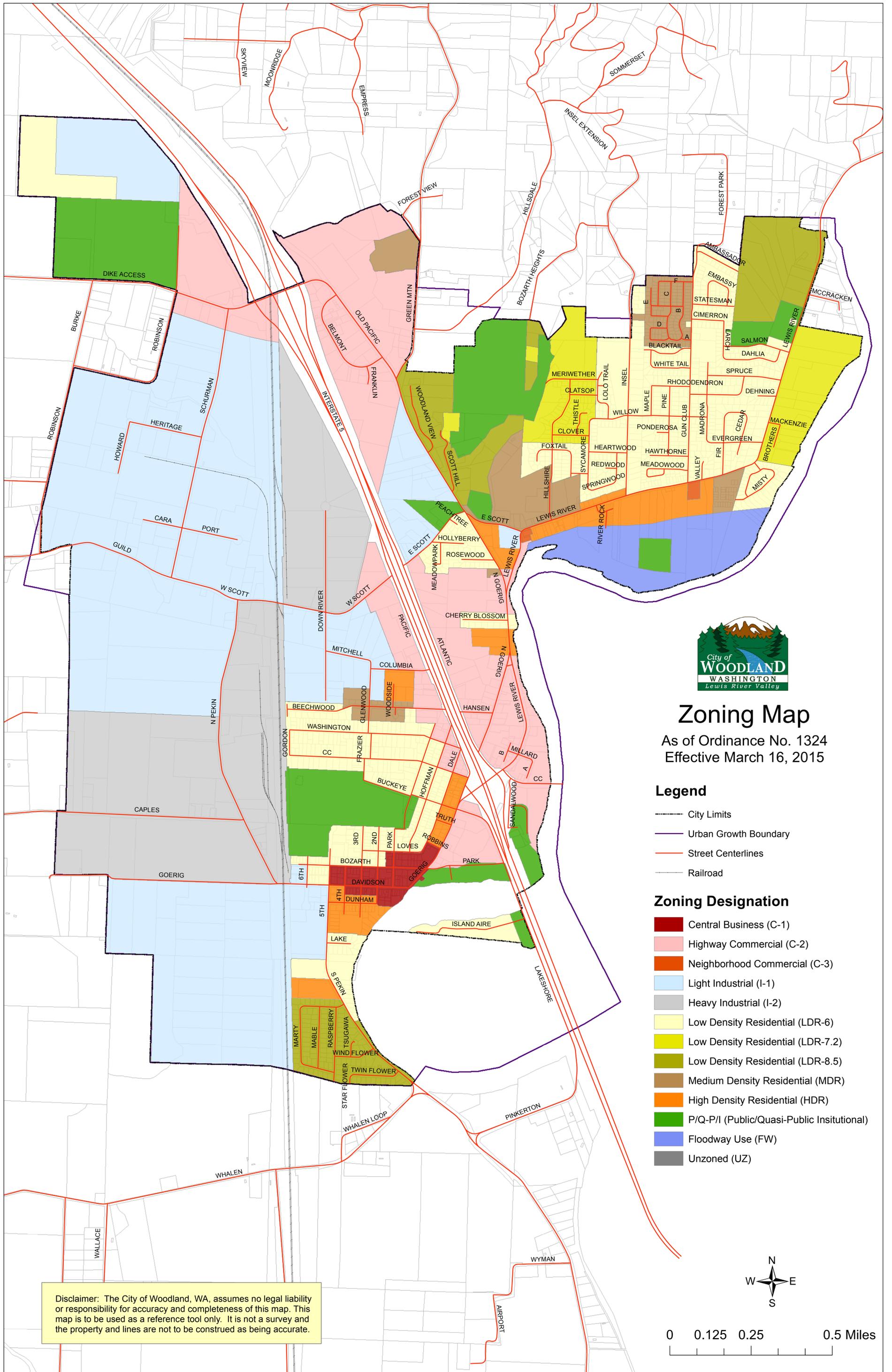
17.56.050 - Off-street parking—Requirements for designated uses.

The following uses, wherever located, shall provide off-street parking facilities as follows:

A. Bowling alleys	Five parking spaces per alley.
B. Churches	One parking space for each five seats in the principal place of assembly or worship, including balconies, and choir loft. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than twenty lineal inches of pew or bench length per seat. If there is no fixed seats, then one parking space for each forty square feet of gross floor area in such principal place of assembly or worship shall be provided.
C. Commercial recreation excluding floor area bowling alleys; community clubs and community recreation centers	One parking space for every four hundred square feet of gross facilities.
D. Dance halls	One parking space for every forty square feet of gross floor area.
E. Dwellings	
1. Single-family dwellings and duplex dwellings	Two parking spaces per unit including the garage or carport space.

2. Multifamily dwellings	One and one-half parking spaces per one and two-bedroom apartment/condominium unit; two parking spaces per three or more bedroom apartment/condominium unit.
3. Mobile home dwellings	Two parking spaces per unit, including the garage or carport space.
F. Hospitals, sanitariums	One parking space for every three patient beds, plus one space for each staff doctor and one space for every three employees.
G. Hotels/motels	One parking space for each sleeping or dwelling unit.
H. Libraries	One parking space for each two hundred fifty square feet of gross floor area.
I. Lodges, rooming houses and boarding houses containing sleeping quarters; fraternities; sorority and group student housing	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
J. Medical-dental offices and clinics	One parking space for each two hundred square feet of gross floor area.
K. Mortuaries	One parking space for each forty square feet of floor area within the chapel.
L. Museums	One parking space for each two hundred fifty square feet of gross floor area.
M. Pleasure craft moorage	One parking space for each two moorage stalls.
1. Boat launching facilities	Area and design for vehicle and boat trailer parking shall be reviewed and determined by the planning commission on a case-by-case basis; in no case shall there be fewer than six parking spaces per launch site.
N. Rest homes, nursing and convalescent homes; homes for the retired; children's institutions	One parking space for each four beds, plus one space for every three employees.
O. Retreat center	One parking space for every guest bedroom plus one parking space per employee including the owner/proprietor.
P. Schools: Day care centers, preschools, elementary and junior high, public and/or parochial	One parking space for each employee and each faculty member plus one space for each twenty students of design capacity with a minimum of two parking spaces.
Q. Schools: High schools, public, private or parochial	One parking space for every five students and one parking space for each employee. Where parochial schools and churches are on the same site, the required church parking facilities shall be considered as contributing to the school parking requirement.
R. Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly (other than churches) and clubs and lodges having no sleeping quarters	One parking space for each three fixed seats in all parking-generating areas used simultaneously for assembly purposes. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than twenty lineal inches per pew or bench length per seat. If there are no fixed seats, there shall be provided one parking

	space for each forty square feet of gross floor area used for assembly purposes. For school facilities, parking spaces needed to meet the number for subsections O and P of this section can also be used to meet with requirement provided they are on the same school grounds.
S. Storage and warehousing, comprising employees on maximum working shift only activity on premises	One parking space for each terminals: (freight) One parking space for each two employees on maximum working shift. (passenger) One parking space for each one hundred square feet of waiting room.
T. Theaters	One parking space for each three seats.
U. Bed and breakfast inns	For establishments with three or fewer sleeping units, no off-street parking space. For establishments with four sleeping units, one parking space for the fourth sleeping unit in addition to those parking spaces otherwise required for primary use of the structure.
V. Unspecified uses	The parking requirements for a use not provided for in this section shall be determined by the city's development review committee to be the requirements for the most comparable use specified in this section. In the case of conflicting use determinations by the applicant and development review committee, or if the use is to be allowed by rezone procedure, the planning commission shall determine what use and their requirements are most similar.



Zoning Map

As of Ordinance No. 1324
Effective March 16, 2015

Legend

- City Limits
- Urban Growth Boundary
- Street Centerlines
- Railroad

Zoning Designation

- Central Business (C-1)
- Highway Commercial (C-2)
- Neighborhood Commercial (C-3)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Low Density Residential (LDR-6)
- Low Density Residential (LDR-7.2)
- Low Density Residential (LDR-8.5)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- P/Q-P/I (Public/Quasi-Public Institutional)
- Floodway Use (FW)
- Unzoned (UZ)



0 0.125 0.25 0.5 Miles

Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

Building & Planning Project Update (highlights)

(As of November 12, 2015 – supplement to DRC notes)

- Comprehensive Plan Update:
 - Planning Commission held a special meeting to discuss the Capital Facilities Plan and the Comprehensive Plan Update.
 - City Council also held a special work session to discuss the Goals, Policies, and Objectives, as well as the some parts of the Capital Facilities Plan.
 - Please see the attached Comprehensive Plan Update calendar for November through February.
 - The Planning assumptions and policies are complete and approximately 80% of work on the Capital Facilities Plan is complete.
- Shoreline Master Program Update:
 - The 30 day public comment period ended on October 1, 2015. Comments received during this process were from the Consolidated Diking Improvement District. The City has 45 days from receipt of comments to respond. The Department of Ecology will also be responding to said comments and integrating these with the City's response. City response deadline is November 20, 2015.
- One single-family residence permit was issued in October located at 1837 Willow Street.
- Meriwether PURD Phase 1 final plat was submitted. The final plat is pending the completion of required infrastructure improvements in association with Meriwether Subdivision Phase 2.
- Meriwether Subdivision Phase 2 final plat was submitted. This final plat is pending the completion of required infrastructure improvements.
- Meriwether Subdivision Phase 2 Extension Request was submitted. This is before the Planning Commission for public hearing.
- Meriwether Hilltop Phase 1A final plat was submitted. The final plat is pending the completion of required infrastructure improvements in association with Meriwether Subdivision Phase 2.
- A minor variance request was submitted for 1822 Pompey Court in order to reduce the front yard setback.
- A minor variance request was submitted for 1044 Park Street in order to reduce the front yard setback.
- A minor variance request was submitted for 186 Misty Court in order to reduce the front yard setback.

