

WOODLAND PLANNING COMMISSION

Planning Commission Regular Meeting

7:00 p.m.

Wednesday, January 12, 2011

Woodland Community Center

782 Park Street, Woodland, Washington

CALL TO ORDER: Planning Commission and City Council Joint Meeting

- 1) 2011 Planning Priority Items

ADJOURN

CALL TO ORDER: Planning Commission Regular Meeting

APPROVAL OF MINUTES

- 1) November 10, 2010 Meeting

PUBLIC HEARING

- 1) Planned Unit Residential Development (PURD) Standards, Land Use Application No. 208-919

PUBLIC WORKSHOP

- 1) Downtown Woodland Zoning and Design Standards, Land Use Application No. 209-917
- Review the revised standards

REPORT / PROJECT UPDATE

ADJOURN

cc: City Hall Annex

Library

Post Office

City Hall

PW Office

City of Woodland website

Planning Commission (5)

City Council (7)

Mayor

Department Heads (5)

MEMORANDUM

Status of the 2010 Planning Department Items

Date: January 4, 2011

To: Mayor and City Council
Planning Commission
Steve Branz, Public Works Director

From: Kei Zushi, Community Development Planning Consultant

1) Commercial Vehicle Parking in Residential Districts

November 2010: Planning Commission held a workshop.

December 2010: SEPA was issued.

Spring 2011: The new standards to be adopted.

2) Home Occupation Review Criteria

October 2010: Planning Commission held a workshop.

December 2010: SEPA was issued.

Spring 2011: The new standards to be adopted.

3) Card Room Interim Zoning Control

November 2010: Planning Commission held a special public meeting.

December 2010: The interim zoning control was adopted.

4) Planned Unit Residential Development (PURD) Standards

May – August 2010: Planning Commission held workshops with CWCOG.

August 2010: The Memo prepared by CWCOG was forwarded to the City Council with a 2-week comment period.

November 2010: CWCOG developed draft PURD standards.

December 2010: SEPA was issued.

January 2011: Planning Commission to hold a public hearing.

Spring 2011: The new standards to be adopted.

5) Minor Variance Standards / Industrial Side and Rear Setback Standards

August 2010: Planning Commission held a workshop.

January 2011: SEPA to be issued.

Spring 2011: The new standards to be adopted.

6) Mixed-Use Downtown and Gateway Districts Architectural and Site Design Standards

June 2010: The final draft Downtown Zoning and Design Standards were developed by Makers, Inc.

August 2010: Staff worked on SEPA. TIGER II grant was sought for planning, designing, and environmental work concerning the intersections near the Gateway District.

November 2010: Planning Commission held a public hearing.

January 2011: Planning Commission to be hold a public workshop on the revised Downtown Zoning and Design Standards.

Spring 2011: The Downtown Zoning and Design Standards to be adopted.

7) Southwest Woodland Industrial Subarea Transportation Plan

August 2010: SEPA was issued.

October 2010: Planning Commission held a public hearing.

December 2010: The Plan was adopted.

8) Park/Recreation Project Lists Update

September/October 2010: The Park Board is finalizing the lists.

9) Land Use and SEPA Appeal Procedures

August 2010: Planning Commission held a workshop.

January 2011: Staff to work on the issues related to appeals of staff's decisions and interpretations.

10) Expiration Dates for Site Plan Approvals

August 2010: Planning Commission held a workshop.

January 2011: SEPA to be issued.

MEMORANDUM

DATE: January 4, 2011

TO: Mayor and City Council
Planning Commission
Steve Branz, Public Works Director

FROM: Kei Zushi, Community Development Planning Consultant

RE: Proposed 2011 Planning Department Work Items

Development & SEPA Reviews - to be contracted out to either HHPR or CWCOG in 2011
These items are the top priorities as they must follow the legal land use review timelines.

- Mr. Chumbley's Schurman Way Short Plat
- YMCA Swimming Pool Facility
- *Other applications as submitted*

Long-range Planning & Code Amendments

Items proposed to be completed by Planning Commission and Staff in 2011

Items highlighted in yellow: to be adopted by May 31, 2011

Items highlighted in light blue: mandatory items

Items highlighted in green: 2011 major work items by the Planning Commission

Items highlighted in grey: proposed 2011 minor work items – combine several for one SEPA

1) Commercial Vehicle Parking in Residential Districts

- Ordinance No. 1191 has recently adopted by the City Council, which amends WMC 10.56.030 to allow commercial vehicles up to 14,500 GVW to park in residential areas and further allow specific exemptions (i.e. tow trucks). WMC 17 must be also amended to make it consistent with WMC 10.56.030.

2) Home Occupation Criteria: WMC 17.16.100.

- The City Council passed a motion on 09/20/2010 to initiate a code amendment to clarify the above criteria. Review is necessary especially WMC 17.16.100.E.7, which states "a home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located." The DRC's interpretation of this provision is that on-site customers are not allowed for home occupations.

3) Card Room Zoning Standards

- A six-month interim zoning control was adopted in December 2010. Permanent revisions to the zoning code are to be completed.

4) Amend PURD (Planned Unit Residential Development) Standards (WMC 16.22)

- SEPA was issued. The Planning Commission is to hold a public hearing on 01/12.

5) Expiration Dates for Site Plan and Variance Approvals

Currently, Site Plan and Variance Approvals generally do not expire. This becomes an issue when the approved developments do not occur for a long time after the approval is issued because the conditions of approval imposed at the time of the approval may no longer be applicable after a long time.

6) Amend Land Use and SEPA Appeal Procedures

- Clarify regarding SEPA appeals, developments + variance review, minor variances, etc.

7) Minor Variance Standards / Industrial Side and Rear Setback Standards

- SEPA to be issued in January 2011.

8) Mixed-Use Downtown and Gateway Districts Architectural and Site Design Standards

- Develop and adopt the Historic Downtown Design Standards

- Develop and adopt the Gateway Design Standards – next steps?

9) Review and re-prioritize the capital facility (street, water, sanitary sewer facilities, etc.) list in the Comp. Plan and the park and recreational project list in the Park Plan. The lists are not internally consistent and need updating for the City to effectively seek grants or other type of funding. – PW Department and Park Board working on this.

10) Amend the Off-site Improvement standards for Commercial and Residential Zoning Districts

- Clarify regarding extensions of water and sanitary sewer mains, right-of-way dedications, and half-street improvement requirements associated with development proposals in Commercial and Residential zoning districts.

11) Certified Local Government (CLG) Program (Historic Downtown)

- There are certain requirements for the City to be certified such as passing an ordinance and creating the City's historic preservation commission. The program would provide additional opportunities for grants and funding for the historic preservation.

12) Late-comer fees for water and sanitary sewer systems

- Review for compliance with the state statute would be necessary. State statute has recently been amended to authorize cities to implement late-comer fee programs for water and sanitary sewer systems. (State statute has long allowed late-comer fee programs for streets.) While WMC 13.08.170, adopted in 1985, addresses the late-comer fee programs for water and sanitary sewer systems, they had not been authorized by the State until recently.

13) Amend the Pet / Domestic Animal Code

- Clarify regarding pet regulations. Current code can be construed as to say up to four cows or horses are allowed in the city limit.

14) Non-conforming Use standards

- Clarify the “6-month” rule and change of use standards.

15) Standards for solar panels and wind turbines

Currently WMC provides no specific location, screening, size standards for solar panels and wind turbines. As these devices become more popular, they may result in issues related to safety, vibration, noise, view, aesthetics, etc.

16) Shoreline Master Program (SMP) for the Clark County area

- Work with Clark County to update the Clark County Shoreline Master Program for the area within the City’s UGA and Clark County.

17) Floodplain-related items

- Review the preliminary Digital Flood Insurance Rate Map (DFIRM) to be issued by FEMA

- Review and discuss the results of levee certification (most likely in 2012)

18) Adopt Annexation Ordinance

- The City follows procedures outlined in RCW 35A.14, however, no specific city’s review process nor approval criteria are specified in WMC.

19) Amend Boundary Line Adjustment (BLA) requirements (WMC 16.32)

- Clarify regarding applicability of WMC 16.32 (Short Plats) and requirements for BLAs.

- Clarify regarding expiration dates for BLAs.

20) Amend WMC Amendment Procedures (WMC 17.84)

- Clarify regarding the procedures to be followed for Comprehensive Plan and Zoning Text Amendments.

- Set the application deadlines for Comp. Plan amendments.

21) Amend Subdivision Code

- The current code is not necessarily in compliance with RCW. Eg.) preliminary plat life time, plat alteration processes, etc.

22) Minimum thresholds for requiring Transportation Impact Analyses (TIAs)

- While SEPA provides the authority to require a TIA, WMC is silent about when a TIA is triggered and required scopes and contents of TIAs.

23) Flag Lot Standards

- Due to the definition of “lot width” and lot width standards, WMC virtually prohibits “flag lots” in Residential zoning districts. Should this be amended? WMC is silent about flag lots in Commercial and Industrial zoning districts. Should we adopt flag lot length, width, etc. standards?

24) Join Community Rating System (CRS) administered by FEMA

- Provide floodplain insurance premium discounts on the condition that the City fulfills certain conditions.

25) Accessory Structures in Residential Zoning Districts: WMC 17.16.070.K.

- Allow sheds/accessory structures in side yards with screening or other conditions. Current code allows detached sheds/accessory structures that are 64 square feet or larger only in rear yards. One detached sheds/accessory structure that is 64 or smaller can be allowed to be built with zero setback. Attached sheds/accessory structures can be located in front, side, and rear yards as long as they meet all setback standards.

26) Encroachment into the required setback areas: WMC 17.76.030 and 17.16.080.E.2.

- Inconsistent provisions. WMC 17.16.030 allows cornices, eaves, gutters, sunshades and other similar architectural features to encroach up to three feet in a required yard. WMC 17.16.080.E.2 allows architectural features to encroach up to thirty inches.

27) Clarify stormwater management requirements

WMC is not clear as to which Department Ecology's manual (1992 Puget Sound Manual vs. 2005 Western Washington Manual) should be used or what other review criteria should be used for PQPI, C-1, Residential (LDR, MDR, and HDR) zoning districts.

28) Driveway distance (access management) standards

WMC 12.16 addresses some driveway width and curb cut standards, but WMC provides no minimum distance standards between a driveway and another driveway or a street intersection.

29) Amend or repeal Condominium Code

- The current code is out of compliance with RCW. WMC requires subdivision process for any condominiums. But RCW requires subdivision process only for condominiums where land is actually divided. Also, WMC is silent about single-family detached house or duplex condominiums.

30) Amend Sign Code

- Clarify regarding off-premise signs, direction signs, garage sale signs, attached signs for large retailers, etc.

31) Adopt Landscaping Standards for Commercial and Residential zoning districts

- Adopt standards that are similar to those for Industrial zoning districts.

32) Mayor's Proposal: Clarification regarding the applicability of parking standards.

- Clarify whether or not the conforming uses that existed prior to the adoption of the parking standards are exempt from the parking standards.

33) Mayor's Proposal: 6th Street Comprehensive Plan Map Amendment and Rezone

- Change the zoning designation from Light Industrial (I-1) to Neighborhood Commercial (C-3).

34) Mayor's Proposal: Down River Road Comprehensive Plan Map Amendment and Rezone

- Change the zoning designation from Heavy Industrial (I-2) to Highway Commercial (C-2).

35) Clark County Transfer of Development Rights (TDRs)

- Clark County is considering developing and implementing a Transfer of Development Rights (TDRs) program throughout the County to preserve farm lands. Should the City participate in this? If we participate, should we become a receiving site or sending site?

36) Definition of “Legal Lot” for the purpose of zoning standards

- WMC does not clearly distinguish “tax lots” and “legal lots” for the zoning purposes or lot dimension standards.

37) Lot Frontage requirements

WMC does not provide clear guidance as to whether or not lot frontage (street frontage) is required at the time of a Short Plat or Boundary Line Adjustment or how “landlocked lots” can be developed.

Other work items that would require consultant’s assistance (if determined to be completed)

1) Initiate the preliminary study for the **2014** Comp. Plan & **2012** UGB Updates

- Update the land-use inventory (Update Figure 1-3 in the Comp. Plan, between pages 1-26 and 1-29)*

- Conduct an analysis to determine whether UGB should be expanded or not (**due 12/2012**)*

- Review the FEMA’s preliminary Digital Flood Insurance Rate Map (DFIRM) and the results of levee certification

- Review the 2005 population and land use demand projections and amend them if necessary

** While these items are due 12/2012 in accordance with RCW, these items are proposed to be completed by **12/2014**. The City Attorney should be consulted on this.*

2) Develop the City-wide Pedestrian and Bike Trail Plan

– based on the 2008 inventory study developed by CWCOG

3) Amend and adopt the Transportation Impact Fee Ordinance – the 2005 draft ordinance needs to be revised to reflect the 2008 Transportation Plan (3rd roundabout, Scott Ave. crossing, SR503 improvements, etc.) and the new SW Industrial Subarea Transportation Plan.

4) Mayor’s Proposal: Develop a transportation plan for connecting Beachwood and Davidson Ave.

5) Review and update the 2002 Urban Growth Management Program (due 2007) with Cowlitz County

Grant Applications

1) RCO (Recreation and Conservation Office) grants

2) DOE Aquatic grants for improving water quality of Horseshoe Lake

3) CDBG Application (2011 applications were combined with 2010 applications.)

WOODLAND PLANNING COMMISSION MINUTES

**Planning Commission Regular Meeting
7:00 p.m.
Wednesday, November 10, 2010**

CALL TO ORDER: Planning Commission Regular Meeting

Present: Chair David Simpson
Commissioner Nancy Trevena
Commissioner Sharon Watt

Absent: Commissioner Mike Amirineni
Commissioner Jim Yount

Also Present: Secretary JoAnn Heinrichs

APPROVAL OF MINUTES

1) October 13, 2010 Meeting

Commissioner Watt moved to accept the October 13, 2010 minutes as written, Commissioner Trevena seconded the motion. Passed unanimously

PUBLIC HEARINGS

1. Christopherson Comprehensive Plan Map and Zoning Map Amendments, Land Use Application No. 210-922

TJ Keiran, Senior Planner from Council of Government (COG) gave Staff Report: The proposal is to amend the Comprehensive Plan to go from Highway Commercial to High Density Residential, along with rezone from Highway Commercial to Medium Density Residential for the property at 1671 N Goerig Street. This is a quasi judicial proceeding; testimony taken will be the basis for what gets forwarded to the City Council. Staff recommendation is to approve.

- Inventory shows that there is a need for high density residential to fulfill objectives of Comprehensive Plan
- Two public hearings would not be necessary unless City Council decides to accept new testimony during their public hearing. If they take testimony they can only act on the Comprehensive Plan portion and come back later for the rezone proceedings. Only testimony received tonight is supposed to be the basis for the PC and City Council decision.

Applicant Comment: Aaron Christopherson: An opportunity for low income housing in the City.

Public Comment: No public comments

Close Public Comment

Discussion ensued.

Commissioner Watt moved to forward Land Use Application No. 210-922 to City Council and recommend adoption, Commissioner Trevena seconded the motion. Passed unanimously.

2. Longview Housing Authority (LHA) Comprehensive Plan Map and Zoning Map Amendments, Land Use Application No. 210-909

TJ Keiran, Senior Planner from Council of Government (COG) gave staff report: The proposal is to amend the Comprehensive Plan to go from Light Industrial to High Density Residential, along with rezone from Light Industrial to Medium Density Residential for the property at parcel number 502450604. This is a quasi judicial proceeding; testimony taken will be the basis for what gets forwarded to the City Council. Staff recommendation is to approve.

- Two public hearings would not be necessary unless City Council decides to accept new testimony during their public hearing. If they take testimony they can only act on the Comprehensive Plan portion and come back later for the rezone proceedings. Only testimony received tonight is supposed to be the basis for the Planning Commission and City Council decisions.

Applicant Comment: Dan Freedman of Longview Housing Authority, gave presentation. LHA has three other properties that are within a block of the subject site. They will have onsite management. Other sites were looked at but they were either too small or too expensive.

Public Comment Open:

Sherry Tonoko, Executive Director, Women's Shelter in Longview In support of rezone request. We plan on partnering with LHA to provide case management services.

Cindy Machado: in support of rezone. Currently a client and work with LHA.

Joe Ripp Concern about no sidewalks and bad drainage. Do not want to lose any more Industrial land. Against this project.

Scott Perry: Coca Cola building being sold. Does not want spot zoning. Concern about parcel size.

Dan Freedman response: Lighting and sidewalks are very important and is part of the development. LHA also plan on putting a courtyard in middle.

Public Comment Closed

Discussion ensued. Concern about impact to schools. The schools responded, in writing, that there is no problem with this project when they addressed SEPA.

Commissioner Trevena moved to approve and send Land Use Application No. 210-909 to City Council, Commissioner Watt seconded the motion. Passed Unanimously.

3. Downtown Woodland Zoning and Design Standards, Land Use Application No. 209-917

Bob Bengford of MAKERS: gave Staff Report.

- Process started with meetings in Nov and March 2009, along with April and June 2010 for input from the property owners and persons with vested interest;

Open Public Comment

Joy Haasle, Downtown Revitalization: Downtown Revitalization has been working for many years to get design standards. Want to keep small town atmosphere. Supports this project.

David Wells, Jack's Towing: Concern about pre-existing nonconforming Uses, which his property is. Opposes this project.

June Jones: Feels like this is stifling creativity, and is not what a developer wants to do. Opposes this project.

Carol Heereman: "Guidelines" and "standards" are scary, Throw out parking requirements. Opposes this project.

Dave Smith letter, L&J Feed Store (read by Carol Heereman) Currently rooftop solar panels and a green rood would not be allowed. Want the property owners in the zone, surveyed. Opposes this project.

Janna Lovejoy: The purpose of downtown is to attract businesses; I don't know how this project will help the historic buildings. Opposes this project.

Walt Hanson Sr. Our concern is what goes into the empty lots to augment our city, not change what we already have. Supports this project.

Bob Bengford respond: Color guidelines are voluntary guidelines.

BREAK

Jim Peterson: Feels it commercializes the downtown area too much. If my building burns down, do I have to rebuild it to the new standards? Opposes this project.

Tom Golick: 10 year project that Mainstreet USA has been encouraging us to do. Supports this project.

Joy Haasle: This is a tool that is not in place at this time. This is to help bring people in.

Carol Heereman: Green Buildings should be allowed.

Bob Bengford: We could add solar panels to the design standards if that is the consensus. There is also a review and appeal process currently in place.

Jeff Leuthold letter. (read by June Jones) You have ignored any input given to you during the past year. Opposes this project.

Close Public Comment :

Discussion Ensued. Remove director verbiage and put in DRC, this was missed in a few places. Could remove level 2 remodel, and rework level 1. Could relax the remodel provisions. Could use the footprint as a trigger for these standards.

Bob Bengford will get back to us with new verbiage.

Commissioner Trevena moved postpone the decision until December meeting when we get new language, Commissioner Watt seconded the motion.

PUBLIC WORKSHOP

- 1) Commercial Vehicle Parking in Residential Zoning Districts, Land Use Application No. 210-920

Commissioner Trevena moved to accept the changes as highlighted in the Commercial Vehicle Parking in Residential Zoning District draft and move forward with the process, Commissioner Watt seconded the motion. Passed unanimously.

ADJOURN

Commissioner Watt moved to adjourn the meeting, Commissioner Travena seconded the motion. The next regularly scheduled meeting will be on December 8, 2010.

JoAnn Heinrichs, Planning Commission Secretary

Date

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

TO: Chair David Simpson and City of Woodland Planning Commission Members

FROM: TJ Keiran, CWCOG Senior Planner

DATE: December 28, 2010 for the January 12, 2010 Public Hearing

**SUBJECT: HEARING MATERIALS AND RECOMMENDATION TO AMEND
WOODLAND MUNICIPAL CODE CHAPTER 16.22 (PURD STANDARDS)**

PROJECT DESCRIPTION: This is a non-project action to amend Chapter 16.22 (PLANNED UNIT RESIDENTIAL DEVELOPMENTS) of the Woodland Municipal Code (WMC) applicable to residential developments located within the City of Woodland, WA. The proposed standards are intended to help encourage creative site design within PURDs by employing a performance-based system that allots points for desired site design and development features including affordable housing techniques, open space and recreational features, infrastructure and public improvements, and structure characteristics.

HEARING PROCEDURES: Procedures for amending the zoning ordinance are provided in WMC 17.84.030. Public notice of the hearing was provided on December 29, 2010 in *The Reflector* newspaper. A SEPA Determination of Non-Significance was issued on December 15, 2010. No significant comments were received during the comment period.

STAFF FINDINGS & RECOMMENDATION: Staff finds the proposed amendments serve to implement the Growth Management Act and the City of Woodland's Comprehensive Plan, specifically Land Development and Subdivision Policy 12, which states:

Innovative residential land development techniques -- such as planned unit developments providing a combination of dwelling types or the clustering of units around open space — should be encouraged in order to provide greater housing opportunity and variety of living environments, to utilize land resources and public facilities efficiently, and to preserve sensitive areas as open space.

Staff suggests the Planning Commission consider any testimony provided at the public hearing and forward a recommendation to City Council to adopt the amendments as proposed in Exhibit A.

HEARING MATERIALS:

1. Exhibit A: Draft Ordinance amending WMC Chapter 16.22, dated December 28, 2010.
2. Exhibit B: SEPA DNS, dated December 10, 2010.
3. Exhibit C: Public Notice in *The Reflector* dated December 29, 2010.

ORDINANCE NO. 1141

THE CITY OF WOODLAND, WASHINGTON, RELATING TO PURD (PLANNED UNIT RESIDENTIAL DEVELOPMENT) STANDARDS AND AMENDMENTS TO WOODLAND MUNICIPAL CODE (WMC) 16.22.

WHEREAS, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

WHEREAS, pursuant to the State Growth Management Act (GMA) Planning Goals, RCW 36.70A.020, cities shall encourage to reduce sprawl, provide affordable housing to all economic segments of the population, retain open space and enhance recreational opportunities, and protect the natural environment;

WHEREAS, pursuant to Woodland Comprehensive Plan Land Development and Subdivision Policy 12 (Page 1-49), innovative residential land development techniques such as planned unit developments providing a combination of dwelling types or the clustering of units around open space should be encouraged in order to provide greater housing opportunity and variety of living environments to utilize land resources and public facilities efficiently and to preserve sensitive areas as open space;

WHEREAS, pursuant to Woodland Comprehensive Plan Housing Policy, Planning and Design for Housing 2 (Page 3-20), cluster or planned unit developments, of a size large enough to effectively incorporate natural features and economical provision of services, are encouraged;

WHEREAS, pursuant to Woodland Comprehensive Plan Housing Policy, Planning and Design for Housing 7 (Page 3-20), the City encourages PURDs as an alternative form of residential development that promotes flexibility and creativity in the layout and design of new residential development;

WHEREAS, the Woodland City Council expressed concerns regarding the current design standards for PURDs;

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

NOW THEREFORE, be it hereby ordained by the City Council of the City of Woodland as follows:

Section 1. The following provisions of the Woodland Municipal Code (WMC) are hereby amended to read as follows:

Woodland Municipal Code
Proposed Revision to PURD Standards (WMC 16.22)
Draft Date: December 28, 2010

- *The texts highlighted and italic* are the texts proposed to be added to the current code, and ~~the texts struck through~~ are the texts proposed to be eliminated from the current code.

16.22.010 Purpose and nature.

The intent of this chapter is to promote greater flexibility and, consequently, more imaginative design for the development of residential areas than generally is possible under conventional zoning and subdivision regulations. It is further intended to promote more economical and efficient use of land while providing for a harmonious variety and grouping of housing types, a higher level of urban amenities, and preservation of open spaces and areas identified or believed to be hazardous for development. The planned unit residential development option offers the subdivider increased density, lower costs, permissive variation in zoning and subdivision standards, and opportunities to carry out architectural themes, in return for which the city realizes higher quality living environments than normally obtained by traditional subdivision development.

To assist in the implementation of the City of Woodland's policy to reduce sprawl, provide affordable housing to all economic segments of the population, retain open space, enhance recreational opportunities, and protect the natural environment, the City of Woodland finds that employing a performance-based system that allots points for carrying out development-related goals, policies and objectives of the Comprehensive Plan will foster opportunities for employing more imaginative design. This performance-based system assigns a point value for desired site design and development features. Certain minimum site design criteria need to be satisfied in order for a project to qualify for PURD consideration. More creative design will result in a greater accumulation of points, which then provides greater incentives, flexibility and permissive variation from zoning and subdivision standards.

16.22.020 Applicability.

These regulations may be invoked at the option of the subdivider and with the approval of the city in the LDR, MDR and HDR districts *provided that minimum qualifying criteria have been satisfied.* ~~provided, that in~~ *In* furtherance of the comprehensive plan, the city may require subdivisions in areas of geologic hazard or steep slope to comply with this chapter.

16.22.025 PURD classifications, incentives and required qualifying criteria points

A. Basic PURD.

1. A project that provides basic PURD features is eligible for the following development incentives:

- a. Up to 50% reduction in minimum lot size and building setback requirements;***
- b. Flexible street standards;***

- c. Critical Areas Density Transfer in accordance with requirements of WMC 16.22.060.E;
- d. Increased density in the LDR from 6 du/ac to 12 du/ac

2. To qualify for a Basic PURD in the City of Woodland, a development must accumulate a minimum of 39 points from the following development related categories:

- a. Adhere to one of the affordable housing techniques - minimum 3 points;
- b. Provide open space & recreation (must include pedestrian connectivity) - minimum 20 points;
- c. Provide street connectivity - minimum 4 points
- d. Provide acceptable structural characteristics - minimum 12 points

B. Advanced PURD

1. A project that provides advanced PURD features qualifies for the following development incentives:

- a. No minimum lot size and building setback requirements;
- b. Negotiate flexible street standards;
- c. Critical Areas Density Transfer in accordance with requirements of WMC 16.22.060.E;
- d. Increased density in the LDR from 6 du/ac to 25 du/ac provided:

- 1. Multifamily development (> 50% of the dwelling units) shall not be located adjacent or in close proximity (< ¼ mile) to another primarily multifamily development also in the LDR zoning district.
- 2. Multifamily development shall include transitional techniques such as perimeter buffering, the stepping back of building heights or other methods of providing sufficient transition between single family and multifamily residential developments.
- 3. The property shall front either an arterial or collector road or be within 1/4 mile of a commercial zoning district where pedestrian connectivity exists or is proposed as part of the PURD as an off-site improvement.

2. To qualify for an Advanced PURD in the City of Woodland, a development must accumulate a minimum of 69 points from the following development related categories:

- 1. Provide inclusionary housing as a means of adhering to the affordable housing technique requirement - minimum 8 points;
- 2. Provide open space & recreation (must include pedestrian connectivity) - minimum 30 points;
- 3. Provide street connectivity - minimum 4 points
- 4. Provide LID stormwater facilities - minimum 7 points
- 5. Provide acceptable structural characteristics - minimum 20 points

16.22.030 Allowed uses.

A. Standard Uses. PURDs may include all of the uses which are allowed in the base zone by right, with limitations, or as a conditional use;

- B. The combination of permitted and accessory uses listed in the zoning ordinance for the LDR, MDR, and HDR districts together and including condominiums, which shall also be subject to Chapter 16.20, *provided that sufficient qualifying criteria have been satisfied*;
- C. Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, golf courses, trails, and structures accessory to such facilities;
- D. Community halls or social clubs, churches, schools and libraries;
- E. Zero lot line development, as defined and restricted by this chapter.

16.22.040 Base zone standards.

The development standards of the zoning district in which the type of residential development would normally be allowed applies unless they are superseded by the standards of this chapter. *A project that qualifies as an Advanced PURD under WMC 16.22.025.B must meet the standards of the Medium Density Multifamily Residential, MDR, District in order to develop multifamily residential buildings. Any request to deviate from the MDR standards as an incentive to develop, as provided by WMC 16.22.025.B.1.a, must be approved by the review body.* For example multi-family buildings (apartments) located in low density residential districts must meet the standards of the high density residential district unless they are superseded by the standards of this chapter.

16.22.050 Size limitation.

The minimum size for a PURD is two (2) acres. There ~~is~~ *are* no maximum size limitations for PURDs.

16.22.060 Calculation of density.

- A.** The number of dwelling units allowed in PURDs is calculated in the following manner:
 - 1. ~~Streets on the perimeter of the site, land set aside for schools and religious institutions shall be subtracted from the gross site area to determine net usable site area.~~ *The developable site area shall be the area exclusive of streets on the perimeter of and within the site, any right-of-way, land set aside for schools and religious institutions, critical areas defined in WMC 15.08.030, and any non-private easement(s) including, but not limited to, easements for gas pipe lines, water and sanitary sewer mains, stormwater systems, other utilities, or accesses.*
 - 2. ~~**B.** The maximum number of residential units allowed in a PURD shall be determined by dividing the net usable site area by the maximum residential density allowed in that residential zone; provided, however, if the city's comprehensive plan designates the property for a higher residential density or otherwise allows for a higher residential density than the comprehensive plan density may be used to calculate the maximum number of allowed residential units.~~
 - 3. ~~**C.** If the PURD is located in more than one residential zone, or possesses more than one comprehensive plan designation, then the total allowed number of units for the PURD shall be calculated by adding up the number of units allowed by each zone or the comprehensive plan. However, the dwelling units may be placed without regard to zone or comprehensive plan boundaries.~~

D. Density may be increased in the LDR zoning district in accordance with WMC 16.22.025.A.1.d or WMC 16.22.025.B.1.d upon successful satisfaction of the PURD qualifying criteria.

5. Critical Areas Density Transfer

The city recognizes that some environmentally sensitive lands regulated by WMC Chapter 15.08, Critical Areas Regulations, have development potential if the project is properly designed. For instance, limited development activity may be permitted in an erosion and landslide area where the applicant demonstrates the ability of the site to accommodate development in accordance with performance standards detailed in an accepted geotechnical assessment or report.

As an incentive to avoid or minimize the potential adverse effects of developing within environmentally sensitive areas, the city may allow density to be transferred from a constrained portion of a site that has demonstrated development potential to an unconstrained area on the same site when developing a PURD. Such density transfers achieve protection of critical areas while permitting the property owner to retain some or all development rights and potentially save great expense of mitigating for encroachments.

The city shall allow transfer of density for residential uses from lands containing developable portions of critical areas, as defined by WMC Chapter 15.08, when satisfying all the following conditions:

- a. The applicant shall submit all reports and follow determination and mitigation procedures required in WMC Chapter 15.08, Critical Areas Regulations.*
- b. In addition to the required information of a Critical Areas Report detailed in WMC 15.08.160 and other sections of the chapter specific to the type of critical area(s), the report shall also specifically indicate and discuss the portion of the critical area(s) believed to be constrained, but that have development potential.*
- c. The report shall specifically indicate and discuss the unconstrained portion of the site proposed to accommodate the density transfer along with a recommendation from the professional preparing the report as to the ability of the unconstrained portion of the site to accommodate additional density.*

16.22.070 Lot sizes.

~~There are no required minimum lot sizes, except as otherwise stated in this chapter. Lot sizes, if any are created, shall be established as part of the site plan approval process.~~

A Basic PURD shall qualify for a reduction of up to 50% of the minimum lot size. There is no minimum lot size for an Advanced PURD. Lot sizes shall be established as part of the preliminary plat process.

16.22.075 Criteria necessary to qualify as a PURD

This performance-based system assigns a point value for desired site design and development features that implement the goals, policies and objectives of the Comprehensive Plan and other plans adopted by the city, categorized as follows:

Affordable Housing Techniques;

Open space and Recreational Features

Infrastructure and Public Improvements

Structure Characteristics

The following points are assigned to desired design and development features and be used when determining if a project qualifies for a PURD as provided in WMC 16.22.025:

A. Affordable Housing Techniques

16.22.080 Housing types allowed.

Housing types in zones which allow residential uses are not restricted. However, a variety of housing types and architectural styles allowing a range of prices and rents is encouraged. This variety includes, but is not limited to, multifamily, single family, duplex, and zero lot line developments.

16.22.090 Building height.

~~Buildings shall not be more than three stories high or more than thirty five feet in height. However, a greater height may be approved if surrounding open space is increased or other design features are used to avoid any adverse impact or loss of privacy due to the greater height and the city fire department approves the greater height.~~

16.22.100 Building setbacks and screening.

~~A. General. The perimeter of the development shall be aesthetically compatible with the land uses of adjoining properties. Screening by means of fences, walls, buffer strips or greenbelts should be considered and may be required to afford protection to adjacent property comparable to that otherwise required by the zone.~~

~~B. Site Perimeter Setback. Structures located on the perimeter within the development must be set back at least the distance pertaining to the base zone in which the development is located.~~

~~C. Setbacks. The setback of the zoning district in which the type of residential development would normally be allowed applies. For example, multi-family buildings (apartments) located in low density residential districts must meet the setback standards of the high density residential district. Zero lot line lots must meet the setback standards given in Section 16.22.120.~~

16.22.110 Zero lot line development--Nature and purpose.

1. *Zero lot line development – Three (3) points.* Zero lot line development is one siting approach consistent with the intent of this chapter. For the purposes of this article, "zero lot line development" is the siting approach whereby a single-family detached dwelling is sited on one side lot line with no side yard provided, and the dwelling on the lot abutting the zero lot line is sited on this side lot line either adjacent to or farthest from the zero lot line. The approach is shown in Figure 9, following this chapter. The intent of this section is to provide for a housing design befitting small lots and higher density, to encourage increased usable yard on a lot, and to allow flexibility in housing development. (For Figure 9, see end of this chapter).

~~16.22.120~~ a. Zero lot line development--Standards.

To insure adequate light, air, privacy, and maintenance, zero lot line development shall be subject to the standards herein. For single-family dwellings to be located on a side lot line with no setback, the following conditions shall apply:

- ~~A.~~ 1. The lot adjacent to the zero setback side yard shall be under the same ownership at the time of initial construction.
- ~~B.~~ 2. The side yard setback on the lot adjacent to the zero setback side yard shall be zero or at least ten feet.
- ~~C.~~ 3. The side yard setback on the lot adjacent to the zero setback side yard shall be kept perpetually free of permanent obstructions such as a toolshed or a fence without a gate.
- ~~D.~~ 4. An easement of five feet in width shall be provided on the adjacent lot for maintenance of the exterior portion of the zero lot line wall unless common wall construction.
- ~~E.~~ 5. A lot developed with a zero setback side yard may be as small as four thousand square feet in area and may be as little as forty feet in width at the building line.
- ~~F.~~ 6. A lot developed with a zero setback side yard must have no less than one thousand seven hundred square feet of total yard area unobstructed by buildings.
- ~~G.~~ 7. Each lot shall have one side yard a minimum of ten feet in width.

2. *Traditional Neighborhood Design – Three (3) points.* *One-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, utilizing standards of WMC 17.16.090 Traditional neighborhood design optional development standards.*

3. *Cluster Subdivision – Four (4) points.* *This technique provides for the clustering of housing units within a residential development on lots smaller than those normally allowed under existing zoning, with the provision that the land that is saved be set aside permanently as open space.*

a. Cluster subdivision – Standards

- 1. *Unit Size - Maximum: 1,500 square feet excluding garage. Cottages may not exceed 1,000 square feet on the main floor. Any additions or increases in unit sizes after initial construction shall be subject to compliance with all cottage housing development standards.*
- 2. *Maximum Density – 12 units per acre*
- 3. *Minimum Lot Size - None. Lot sizes shall be determined through administrative design review process.*

4. *Development Size - Minimum: 6 units. Maximum: 24 units. Minimum cluster: 6 units. Maximum cluster: 12 units. Cottage clusters may be integrated into small lot developments where the combined number of cottage and small lot units may exceed 24. Cluster size is intended to encourage a sense of community among residents. Homes within a cluster generally orient toward each other, community open space, or pathways and are not separated by roads or critical areas. A development site may contain more than one cluster provided there is a clear separation between clusters. Clusters shall be connected via pedestrian pathway(s).*
5. *Open Space – In accordance with “Open space qualifying points” in section 16.22.075.B.2.a-f.*
6. *Attached Covered Porches - Each unit must have a covered porch with a minimum area of 64 square feet and a minimum dimension of 8 feet.*
7. *Parking Requirements - Units < 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit.*
8. *Garage Requirements - Private garages: 250 square foot maximum floor area. Shared garages: 1,200 square foot maximum floor area. Front loaded garages shall be recessed > 10 feet from the front facade of the cottage and their visual impact shall be minimized through the use of architectural design elements.*
9. *Accessory Dwelling Units (ADUs) - Not permitted as part of a cluster development.*

4. Infill or redeveloped site – Four (4) points. Infill is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. Examples include attached townhomes or detached carriage houses.

5. Inclusionary Housing – Eight (8) points. The City of Woodland aspires to provide affordable housing to citizens within all income ranges. Projects that participate in Washington State Housing Finance Commission’s Low Income Housing Tax Credit program, the Washington State Housing Trust Fund, or any other designated affordable housing program acceptable to the city will qualify as satisfying this criterion.

B. Open Space & Recreational Features

16.22.130 Open space--Generally.

~~Open space is an essential component of the PURD. While no specific amount or percentage of open space is required, no PURD shall be approved without significant provision of usable open space. Provision of open space in PURDs shall be guided by and shall conform to the definitions and guidelines of Sections 16.22.140, 16.22.150 and 16.22.160.~~

Open space and recreational features are an essential component of the PURD. Minimum open space requirements and recreational features are required to qualify as a PURD per WMC 16.22.025.

16.22.140 Open space defined.

For the purposes of this article, “open space” is categorized and defined as follows:

1. “Passive open space” is an improved or unimproved area that serves as a visual relief in the built environment and may be characterized by undisturbed natural vegetation or areas intended for people to enjoy being outdoors. Passive open space provides one or more of the following functions:

- a. Physical separation or transition between structures or environmentally sensitive lands regulated by WMC Chapter 15.08 CRITICAL AREAS REGULATIONS. Lands regulated by WMC Chapter 15.08 do not count as open space area except the outer 50% of a required buffer protecting land designated as a critical area may count as passive open space area if improved with pedestrian trails, benches, picnic tables, view platforms or other amenities that provide opportunities to enjoy the outdoors.*
- b. Providing aesthetically pleasing areas such as commonly owned undisturbed natural areas, landscaped areas, entry features, areas dedicated for public art and lawns.*
- c. Providing superior design in stormwater facilities by integrating a combination of Low Impact Development (LID) techniques and passive recreational amenities provided the areas are not fenced or gated. The intent is to reward integrating design of required improvements and discourage simple fenced retention and/or detention ponds. Additionally, landscaped roof areas that are devoted to recreational or leisure-time activities, freely accessible to residents, structurally safe, and adequately surfaced shall be considered open space.*

2. “Active open space” is an improved and maintained area under common ownership that provides opportunities for physical exercise including, but is not limited to, all purpose pedestrian trails, pools, child play areas, recreational or social buildings, play fields and sports courts.

3. Open space does not include street right-of-way, parking lots or yards in a platted lot, underground utility easements, storm water facilities (unless improved in accordance with WMC 16.22.140.1C), and critical areas (unless improved in accordance with WMC 16.22.140.1.A).

~~For the purposes of this article, “open space” is improved or unimproved area that is (A) designated, maintained, for active or passive recreation, other activities normally carried on outdoors, visual buffering, or for preservation in a natural state because of natural assets or unsuitability for development, and (B) not covered by buildings, parking structures, parking lots, or accessory buildings, except that structures appropriate for the authorized recreational use of the open space and used to conserve or enhance the amenities of the open space may be sited on the open space. Additionally, landscaped roof areas that are devoted to recreational or leisure-time activities, freely accessible to residents, structurally safe, and adequately surfaced shall be considered open space. Open space does not include street right of way, parking lots or yards in platted lot, but does include underground utility easements, storm water facilities such as swales or ponds, and critical areas such as steep or wetlands.~~

16.22.150 Open space guidelines.

4. Open space guidelines.

A. *a.* Most of the total area designed as open space should be contiguous rather than scattered around the development in small parcels and should be accessible to all residents.

~~B.~~ *b.* The area of any parcel designed for active recreational use shall not be less than six thousand square feet nor less than thirty feet in width or length.

~~C.~~ Areas documented in geologic reports prepared pursuant to Sections 15.08.600 16.14.110 through 16.14.160 as being hazardous or probably hazardous to development shall be reserved as unimproved open space.

~~D.~~ While it is the intent of this chapter that areas unsuitable for development because of identified or probable hazard or steep slope be included in the open space, it is also the intent that the PURD design be superior in the amount of usable space for recreational activity.

E. *c.* The amount, use and character of the open space shall be appropriate for the expected population and number and type of dwelling units.

~~F.~~ *d.* If a PURD is to be developed in phases, the development schedule shall coordinate the provision and improvement of the open space with development of the area for residential buildings so that no phase shall be without significant amount of open space. *At the time of preliminary plat approval,* ~~the council~~ *review body* may require a certain amount or certain sites of open space to be provided with any development phase.

2. Open space qualifying points

a. Undeveloped passive open space for Low Density Residential development (up to six dwelling units per acre) shall provide a minimum 1,500 square feet per lot or dwelling unit of undeveloped natural area - three (3) points;

b. Developed passive open space for Low Density Residential development (up to six dwelling units per acre) shall provide a minimum 1,000 square feet per lot or dwelling unit, developed and maintained area - three (5) points;

c. Undeveloped passive open space for Medium Density Residential development (up to twenty five dwelling units per acre) shall provide a minimum 750 square feet per lot or dwelling unit of undeveloped natural area - three (3) points;

d. Developed passive open space for Medium Density Residential development (up to twenty five dwelling units per acre) shall provide a minimum 500 square feet per lot or dwelling unit, undeveloped natural area - five (5) points;

e. Active open space minimum of 750 square feet per lot or dwelling unit, developed and maintained - (7) points;

f. Active open space minimum 1,000 square feet per lot or dwelling unit, developed and maintained - ten (10) points

3. Pedestrian circulation qualifying points

a. Internal circulation – A developed and maintained ADA pedestrian path or sidewalk that provides internal circulation within the development, including to the open space area – four (4) points;

b. Internal circulation and linking path - A developed and maintained ADA pedestrian path or sidewalk that provides internal circulation within the development, including to the open space area, and also provides exterior connectivity to services such as a school, park, commercial area, public transportation system, etc. – six (6) points

4. Recreational qualifying points

a. The project includes fields, courts, swimming pools, trail amenities or other facilities that promote active recreation – four (4) points;

b. The project includes a clubhouse that may include both active and passive recreational opportunities and include amenities such as kitchen and dining facilities – seven (7) points

5. Superior Design Development that demonstrates superior design by incorporating open space and recreational features when addressing development challenges including but not limited to preservation of environmentally sensitive lands, preservation of existing trees, incorporation of stormwater facilities or integration with the transportation system will receive an additional four (4) points.

C. Infrastructure and Public Improvement qualifying criteria

1. Street connectivity - The PURD's streets shall be laid out and designed so as to plan for future connection to adjoining properties – four (4) points;

2. Bicycle lanes – The PURD shall provide bicycle circulation and connectivity to neighboring properties either as bicycle lanes in the right-of-way or as a part of a trail system – four (4) points; and

3. Low Impact Development (LID) Stormwater- Instead of large investments in complex and costly engineering strategies for stormwater management, LID strategies integrate green space, native landscaping, natural hydrologic functions, and various other techniques to generate less runoff from developed land – seven (7) points.

D. Structure Characteristics

1. Energy Efficiency

a. The homes within the PURD will be built at Energy Star New Home Standards – six (6) points;

b. The homes within the PURD will be equipped with Energy Star qualified efficient appliances – four (4) points.

2. Garage Orientation

a. 100% of homes have garage doors even with or set back behind the dwelling's living area – two (2) points;

b. At least 75% of the homes have garage doors that do not face a public street – two (2) points;

c. At least 75% of the homes have garages accessed only by alleys – two (2) points;

d. 100% of homes have garages accessed only by alleys – two (2) additional points;

3. Garage Width - At least 75% of the homes have garage doors that occupy <50% of the front façade – two (2) points;

4. Front Porches - At least 75% of the homes have covered front porches – two (2) points;

5. Exterior Materials

a. At least 75% of the homes have a front façade that is at least 50% brick, stone or decorative material – two (2) points;

b. At least 75% of the homes have complete exteriors that are at least 25% brick, stone or decorative material – two (2) points.

E. An applicant may propose and request points for providing desired site design and development features that implement the goals, policies and objectives of the Comprehensive Plan and other plans adopted by the city provided the proposed design or improvement is not already required by city ordinance. The intent is to provide staff, the Planning Commission and City Council as much latitude as necessary to negotiate with applicants while implementing the city's vision for future growth.

F. PURD Qualifying Criteria Score Sheet – The City of Woodland shall provide the desired site design and development features and associated points on a concise score sheet that shall be submitted with the PURD application and used by decision makers when determining the appropriateness of the PURD application.

16.22.160 Open space ownership and maintenance.

All area shown as open space on the plats and site plans required in this chapter shall be conveyed and maintained under the following options:

A. If open space is suitable for general public use and a public agency agrees to maintain it, the open space, including any buildings, structures or improvements thereon, may be dedicated to the public.

B. If open space is appropriately intended for use solely of the residents of the development, it shall be conveyed to an association of property owners created as a nonprofit corporation under the laws of the state, through which the property owners shall own undivided interest in the open space. In such case, the developer shall file with the city copies of the articles of incorporation and bylaws of the association. In addition, the developer shall present for recording with the final plat a declaration of covenants acceptable to the city council and city attorney, which covenants shall provide for the following:

1. The property owners' association will be established by the developer before any properties in the PURD are sold.
2. Membership in the association will be automatic and mandatory for each property buyer and any successive buyer.
3. Use of the common open space will be restricted as shown on the approved final plat and final site plan, and the restrictions will be permanent *per WMC 16.22.350*, not just for a period of years. In lieu of a covenant permanently restricting use of the common open space, the developer may convey and the city may require conveyance of the development rights to the city.
4. The association will be responsible for liability insurance, local taxes and the maintenance of recreational and other facilities.
5. Property owners will pay their pro rata share of the cost of the insurance, taxes and maintenance. The assessment levied by the association can become a lien on the property, and foreclosures can be instituted to collect defaulted payments.
6. The association will be able to adjust the assessment to meet changed needs.
7. The city will be authorized to enforce the covenants to insure maintenance.

16.22.170 Parking.

The following parking regulations apply:

1. The parking requirements of Chapter 17.56 apply. In addition, where on-street parking is not allowed, at least one additional parking space per dwelling must be provided in ~~an~~ off-street parking bays or common parking areas.

2. Bicycle Parking

A. For multifamily residences there shall be one bicycle parking space or locker for each two dwelling units or portion thereof. One two-sided bike rack can accommodate two bicycles if the space is designed properly.

B. Each four (4) bicycle parking spaces above the minimum number required may be substituted for one (1) required automobile parking space up to a maximum of fifteen percent (15%) automobile parking space reduction.

C. Each bicycle parking space shall be sufficient to accommodate a cycle at least six (6) feet in length and two feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.

C. When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.

D. Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic if possible.

2. Common parking and maneuvering areas must be set back at least twenty feet from the boundary of the PURD. The setback area must be landscaped.

16.22.180 General requirements.

A. Applicants Responsibilities. It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the PURD, including those listed in this chapter. The services must be provided at no cost to the public, unless allowed by the city. If public off-site improvements are provided, financial adjustments to the applicant for off-site users shall be made by the city subject to its own policies and regulations. Such adjustments include latecomer fee agreements.

B. Dedication of Service Facilities. Service facilities such as streets, water supply, facilities, sanitary sewers, and regional storm water detention facilities must be dedicated to the public if they are to provide service to any property not included in the PURD. However, the review body may approve private service facilities with the consent of the city.

C. Underground Facilities. All service facilities should be placed underground except those that by their nature must be on or above ground, such as streets, fire hydrants, and open water courses or where the provider of the utility, e.g., city, PURD PUD will not consent to such underground service. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities.

16.22.190 General standards for public service facilities.

A. City Standards. All service facilities dedicated to the public (public service facilities) must be constructed to city standards.

B. Extensions to Boundary Lines. All public service facilities needed to service properties outside the PURD must be extended to the lot lines of the PURD. This extension may be waived by the review body with the consent of the city. Where extensions are waived, rights-of-way and/or easements may be required for the future extension of the facilities.

C. Location of Public Service Facilities. All public service facilities should be located in public streets where possible. Where not possible, they must be easily accessible for maintenance purposes. Private streets will be given preference over nonstreet locations. The location of all public service facilities must be approved by the city.

D. Easements. Easements are required for all public service facilities located on private property, and must comply with the requirements stated below:

1. Easements must be provided at no cost to the city.
2. Easements must be at least fifteen feet wide; a greater width may be required.
3. Easements must allow for the construction, operation, maintenance, and repair of the facilities.
4. Structures, exterior improvements, and additional service facilities are not allowed in an easement unless approved in writing by the city.
5. If the city removes private street surfaces to conduct repairs, maintenance, or replacement work on public service facilities, the city will provide an asphalt or concrete patch for the paving surface upon completion of its work. All other private street resurfacing expenses necessitated in the maintenance and repair of public service facilities must be borne by the PURD property owners. Work by the city in unpaved areas will be restored as nearly as reasonable to the condition existing prior to the work.
6. All easements must be shown on the PURD plan map recorded in the county records. The restrictions and conditions stated in subsections (D)(4) and (D)(5) of this section must appear on all conveyances of PURD real property and they must bind all owners, their heirs, successors, and assigns, as restrictive covenants.
7. The document granting the easement must be approved by the city.

16.22.200 General standards for private service facilities.

A. Development Standards. All private service facilities must be designated by a qualified civil engineer to city standards or comparable design life as determined by the ~~city engineer~~ **Public Works Director**.

B. Connection to Public Facilities. Private service facilities may not be connected to public facilities without consent from the city.

C. Maintenance of Private Facilities. The declaration of covenants, conditions, and restrictions for the PURD must require periodic assessments for the maintenance and repair of all private service facilities, and must require that the governing body of the PURD adequately maintain the facilities.

16.22.210 Streets.

A. Public Streets.

1. Standards and Widths. Public streets must be to city street, ~~and~~ street lighting ~~and~~ ADA standards. Narrower right-of-way and roadways ~~and deviations from city standards~~ may be approved by the review body with the approval of ~~and the city engineer~~ *Public Works Director*, ~~upon successful qualification of a PURD in accordance with WMC 16.22.025~~. Deviations from city standards may be approved where conditions, particularly topography or size and shape of the PURD, make it impracticable to provide buildable sites or where special design features of the PURD make the standard widths unnecessary. An easement protecting undevelopable slopes may be required.

2. Future Extension. Where right-of-way dedications are required to provide future service to abutting properties, reserve strips, or street plugs may be required.

B. Private Streets.

1. Standard. ~~The street specifications of the fire marshal must be met to ensure safe maneuvering areas for emergency vehicles.~~ Private streets may be developed to a minimum width of twenty-six feet ~~foot pavement width and to the ADA requirements, provided that private street layouts, turn-around designs, parking restrictions, and location of fire hydrants shall be approved by the City Fire Chief, Police Chief, and the Public Works Director to ensure safe maneuvering areas for emergency vehicles.~~

2. Access. Streets must be kept open and passable at all times. However, obstructions to access, such as gates, may be allowed if approved by the ~~fire marshal, police chief, and city engineer.~~ *City Fire Chief, Police Chief, and the Public Works Director*.

3. Separation From Public Streets. Private streets must be separated from the public roadway by a driveway-type entrance and posted as a private street.

4. Street Names. Except for extensions of existing streets, street names may not be used which will duplicate or be confused with names of existing streets. Street names must be approved by the ~~city engineer~~ *Public Works Director*.

16.22.220 Walkways.

Pedestrian circulation systems must be provided to facilitate movement within the PURD and to ensure pedestrian access to public uses, including schools, parks, *open spaces* and transit facilities. The ~~city engineer~~ *review body* may require the walkways to be within public right-of-ways.

16.22.230 Sanitary sewage disposal.

A sanitary sewage disposal system must be provided to serve all proposed building sites.

16.22.240 Control and disposal of stormwater and groundwater.

A. Standard. Facilities for the control and disposal of stormwater and groundwater must be provided *per the 1992 Stormwater Management Manual for Puget Sound Basin standards*, and be approved by the city.

B. In order for a PURD to qualify as an Advanced PURD under WMC16.22.025.B.2, stormwater facilities must be designed to Low Impact Development(LID) standards, such as provided by the Puget Sound Partnership Resource Center. The LID standard must be approved by the city engineer Public Works Director and be included as a preliminary plat condition. The intent is to

encourage superior design by integrating stormwater management, open space requirements and protection of the natural resources.

B. Capacity. The facilities must be adequate to serve the PURD site. The facilities must address undeveloped areas of the PURD as well as stormwater runoff from all impervious surfaces within the PURD.

C. Connections. The facilities must be connected to drainage ways, storm sewers, or subsurface disposal systems that have the capacity to accommodate the expected loading. *The connection shall be made immediately after the installation of the facility and prior to creation of any impervious areas within the development site.*

D. Off-site improvements. Construction of facilities outside the PURD may be required *per the discretion of the Public Works Director.*

if the applicant ~~cannot demonstrate~~ adequate control of on-site stormwater *management systems on-site cannot be provided.*

16.22.250 Preapplication conference required.

Applicants seeking approval of a PURD shall be required to participate in a preapplication conference conducted in conformance with Chapter 16.06. In addition to their responsibilities listed herein, the city officials in attendance shall provide to the developer *written comments* ~~an indication of~~ *indicating* the feasibility and appropriateness of the project's development under the terms and purposes of this chapter.

16.22.255 Neighborhood meeting required.

A. *Following the preapplication conference and prior to formal submittal, applicants for PURD consideration shall schedule and host a neighborhood meeting. The purpose of the neighborhood meeting shall be to inform the nearby property owners of the proposed development and provide the neighbors an opportunity to comment prior to the applicant committing significant resources and effort designing the project.*

B. *The applicant shall mail written notice of the neighborhood meeting to all property owners within 300 feet of the proposed project and shall publish notice in at least one (1) local newspaper at least ten (10) days prior to the meeting. A copy of the mailing list and newspaper notice shall be submitted with the official application for PURD consideration.*

C. *At the neighborhood meeting, the applicant shall present the proposed development to interested neighbors and solicit their comments. A summary of the comments shall be submitted with the official application for PURD consideration.*

D. *The city shall be represented at the meeting by one or more staff members for the purpose of discussing the city's adopted plans and development regulation requirements and procedures in general.*

16.22.257 Relationship between PURD and preliminary plat, explained

The City of Woodland encourages innovative techniques of land development, including PURDs. A PURD is master planned, but the PURD process cannot, by itself, create legal lots of record. Legal lots within the PURD must be created through the subdivision

process. Therefore, a preliminary plat application must be submitted with the PURD application.

16.22.260 Preliminary site plan and other application materials.

Persons desiring approval of a PURD shall submit the preliminary plat copies and supplementary materials required by Sections 16.08.010 through 16.08.300 and, in addition, the following materials to the city ~~clerk~~ *planning department*:

A. Eight copies of the comments provided by the city as a result of the preapplication meeting required by WMC 16.22.250.

B. Eight copies of the summary of comments provided by the neighbors, the neighborhood meeting mailing list and published notice of the neighborhood meeting required by WMC 16.22.255.

C. Eight copies of the PURD Qualifying Criteria Score Sheet required by WMC 16.22.075.F.

~~A. D. Copies of a preliminary site plan, one copy accompanying each preliminary plat copy.~~
Eight (8) full-size and reduced (11" x 17") copies of site plan. Contents of the preliminary site plan shall be in accordance with Section 16.18.060;

~~B. E. If proposed landscaping cannot be accommodated on the preliminary site plan, a~~ *eight (8) full-size and reduced (11" x 17") copies of landscaping plan showing trees and groundcover to be retained and planted and coverage of each proposed lot in terms of square footage and percentage;*

~~C. F. Eight copies of the~~ *E* ~~elevation (side view) and perspective drawings of proposed structures, and such other schematic sections, sketches and study models needed to convey the architectural character;~~

~~D. G. Eight copies of the~~ *F* ~~floor plans of buildings for recreational use;~~

~~E. H. Eight copies of the~~ *A* ~~written statement of purposes and intent, explaining:~~

1. The character of the development, *including which level PURD the project will be considered under per WMC 16.22.025.*

2. The manner in which it has been planned to take advantage of this chapter,

3. How the public will benefit as a result of deviation from the city's underlying zoning regulations,

4. The basic content of covenants that will govern the use, maintenance and continued protection of the development and any common open space,

5. Timing for the construction and installation of improvements, buildings, other structures and landscaping,

6. Recreational equipment and facilities to be installed,

7. The ability of the applicant to carry out the project to completion.

The Development Review Committee (DRC) may request additional information and documents from the applicant to ensure the proposed PURD complies with all applicable provisions of the Woodland Municipal Code and Comprehensive Plan. The DRC may reduce or increase the number of required plans and documents depending on the scope of the proposal.

16.22.270 Public review of preliminary site plan and plat.

The preliminary site plan, preliminary plat and supplementary application materials required by this article shall be reviewed together by, first, the planning commission *at a regular open public hearing* and, after recommendation by the commission, the city council. *The Planning Commission's recommendations shall be based on the PURD standards outlined in WMC 16.22, the approval criteria for Conditional Use Permits outlined in WMC 17.72.050, Conditions of Approval for Conditional Use Permits outlined in WMC 17.72.060, and other applicable provisions in the Woodland Municipal Code and Comprehensive Plan. The Planning Commission shall consider the recommendations from the Development Review Committee (DRC) outlined in the staff reports prior to forwarding its recommendations to the City Council.* Such review shall proceed in the manner and with the limitations provided in Chapters 16.06 (*Pre-Applications*), 16.08 (*Preliminary Plats*) and 16.10 (*Final Plats*). Notices of public hearings shall include, in addition to the request for preliminary plat approval, the request for approval of a PURD preliminary site plan and, ~~if applicable,~~ requests for approval of landscaping plans and floor plans. Time limitations specified in Chapters 16.06, 16.08 and 16.10 shall apply, except, that due to the greater complexity and amount of materials necessary for review of PURD proposals, it is declared that by the act of application for approval, PURD applicants shall be deemed to have consented to a reasonable extension of ~~the ninety day time limitation provided~~ *outlined* in Section 16.08.290.

16.22.280 Action and conditions on preliminary site plan and plat.

The commission shall prepare one set of recommendations and findings on the preliminary plat and one set on the preliminary site plan and any landscaping plan and floor plan, for forwarding to and action by the council. For approval of a preliminary plat and the preliminary plans, it must be concluded that, and it shall be the applicant's burden to demonstrate that, the plat and plans are consistent with the purpose and requirements of this chapter and such other zoning and subdivision regulations not inconsistent with this chapter. In consideration of the latitude given to PURDs, the commission and council shall have wide discretionary authority in judging and approving or disapproving PURD plans. The commission may recommend and the council may impose conditions found necessary to prevent detrimental impacts, to otherwise protect the best interest of the surrounding area or the city as a whole, or to further the purpose of this chapter. In addition to conditions otherwise permitted by Sections 16.08.150 through 16.08.310, such conditions may include, but are not limited to the following:

- A. Limiting the manner in which uses are conducted, including restricting the time an activity may take place;
- B. Establishing an open space area, lot area, yard, setback or dimension;
- C. Limiting the height, size or location of a building or other structure;
- D. Increasing the amount of street dedication, street pavement width, or improvements in the street right-of-way;
- E. Designating the size, location, screening, drainage system, surfacing or other improvements in the street right-of-way;
- F. Requiring greenbelts, buffer strips, landscaping, berms, fences or other means to protect adjacent or nearby property and designating standards for their installation.
- G. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other resources.

16.22.290 Effect of approval of preliminary site plan and plat.

After council approval of the preliminary plat, preliminary site plan and accompanying material, and after submission and public works supervisor approval of the detailed construction plans, the subdivider may proceed to install the agreed upon improvements of a public nature, landscaping and recreational facilities excluding buildings or to pursue the other options assuring completion of such improvements, landscaping and recreational facilities set forth in Chapter 16.12. Such improvements shall conform to the approved preliminary site plan and accompanying materials, preliminary plat and the detailed construction plans.

16.22.300 Final approval--Items to be submitted.

Within the time limits for final plats set forth in Section 16.08.290, the applicant shall submit:

- A. A **Eight (8) full-size and reduced (11" x 17") copies of the** final site plan containing in final form the information required in the preliminary site plan;
- B. Covenants conforming to Section 16.22.160;
- C. Articles of incorporation and bylaws for the property owners' association established pursuant to Section 16.22.160;
- D. Final floor plans of buildings for recreational use;
- E. If not included in the final site plan, **eight (8) full-size and reduced (11" x 17") copies of the** final landscaping plan showing trees and groundcover to be retained and planted;
- F. **Eight (8) full-size and reduced (11" x 17") copies of the** final plat.

The Development Review Committee (DRC) may request additional information and documents from the applicant to ensure the proposed PURD complies with all applicable provisions of the Woodland Municipal Code and Comprehensive Plan. The DRC may reduce or increase the number of required plans and documents depending on the scope of the proposal.

16.22.310 Final plan and plat--Approval and filing.

The final plans and final plat shall conform to the approved preliminary plans and preliminary plat. They shall be submitted, reviewed and, in the case of the final plat and the covenants, recorded, in the manner and subject to the limitations and specifications set forth in Chapters 16.06, 16.08, 16.10 and 16.18. Council approval of the final plans shall be by resolution containing reference to the plans approved and fully reciting all conditions imposed. Copies of the approved final site plan, covenants, articles of incorporation, association bylaws, resolution of approval, final plat, applicant's written statement of purposes and intent, floor plans, landscaping plans and any other supplementary materials shall be filed together in the office of the city clerk-treasurer for the city's permanent record.

16.22.320 Building permit issuance.

No building permit may be issued until recording of the final plat **with the County Auditor's Office** and approval of the final site plan **by the City**.

16.22.330 Certificate of occupancy issuance.

The construction and improvement, including landscaping, of open spaces and recreational facilities and the installation of improvements of a public nature must be complete or nearly complete before any certificate of occupancy for a dwelling will be issued, except that certificates may be issued for model buildings.

16.22.340 Building permit applications.

Applications for building permits shall be in accordance with the approved final site plan and floor plans of recreational buildings in location, dimension, height and bulk of buildings. Submission of a new final site plan or floor plan for review by the commission and council shall be required if any major change from the approved final site plan or floor plan is proposed, including any increase in floor space or number of dwelling units, decrease in amount of parking facilities, location closer to boundary lines, or change in points of ingress or egress.

16.22.350 Site plan continues to control after completion.

A. The final site plan shall continue to control the PURD after its completion. The use of the land and the construction, modification or alteration of a building or structure within the PURD shall be governed by the approved final site plan.

B. After completion of the PURD, no change shall be made in development contrary to the approved final site plan without approval of an amendment to the plan, except as follows:

1. Minor modifications of existing buildings or structures may be authorized by the ~~Building Inspector~~ **Official** if the modifications are not inconsistent with the purposes and intent of the final plan.

2. A building or structure that is destroyed or substantially destroyed may be reconstructed without an amendment of the site plan if the reconstruction complies with the purposes and intent of the PURD.

C. An amendment to a final site plan may be approved if it is required for the continued success of the PURD, if it is appropriate because of changes in conditions that have occurred since the final site plan was approved, or if there have been changes in the development policy of the city as reflected by the comprehensive plan or related land use regulations.

D. No modification or amendment to a final site plan is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the PURD; and all rights to enforce the covenants against any change permitted by this section are expressly reserved.

E. Applications for amendment of final site plans shall be considered by the planning commission consistent with the procedural requirements of this article. The commission shall forward recommendations to the council, which shall have sole authority to approve, **approve with conditions**, or disapprove amendments.

16.22.360 Change of ownership.

If a developer sells the PURD parcel after preliminary plan and preliminary plat approval, such sale shall not prevent final plan and plat approval, providing that any succeeding owner agrees to comply with the conditions of preliminary approval and the requirements of this article.

16.22.370 Expiration of approval.

In the event that approval of a preliminary plat and preliminary plans expires because of failure to meet the time limitations set forth in Section 16.08.290, ~~uses allowed within the parcel shall be controlled by the zoning district designation and zoning regulations.~~ ***the approval shall be void.***

16.22.380 Abandonment of work.

If work on a PURD is abandoned, meaning that the developer has failed to diligently pursue the project and construction and installation of improvements, buildings and other structures will not be completed, approval of the final site plan shall expire and the city shall so notify the owners and subdivision agents. Any uses or structures that have been completed and that are inconsistent with the zoning ordinance shall be deemed nonconforming uses. Any further construction shall be consistent with the underlying zoning designation and zoning regulations.

16.22.400 Zero Lot Line Sample Lot Design

DRAFT

ZERO LOT LINE

LOT DESIGN

- Same number of lots as detached
- Common open spaces

STANDARDS

- All basic development regulations apply except:
 - No private open space requirement
 - "Zero line" setbacks
 - Common wall construction permitted

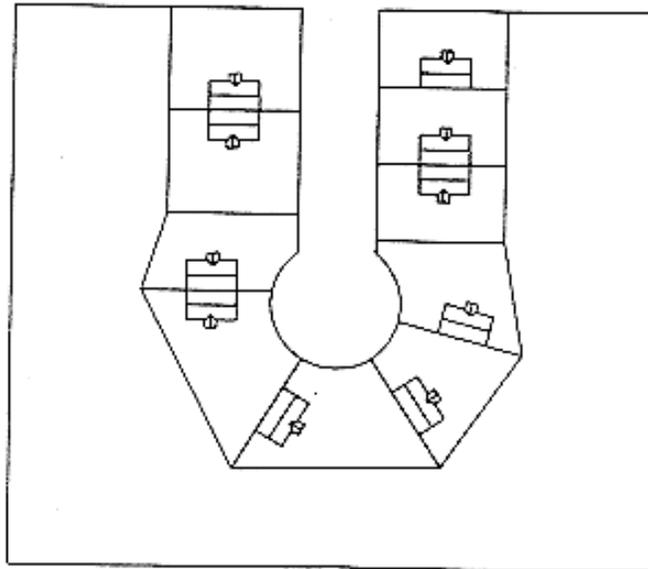


FIGURE 9

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

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

Section 4. **Effective Date.** This ordinance shall be effective five days after publication and shall be published according to the law.

ADOPTED IN OPEN MEETING _____ DAY OF _____, 2011.

CITY OF WOODLAND, WASHINGTON

Approved:

Charles E. Blum, Mayor

Attest:

Mari E. Ripp Clerk-Treasurer

Approved as to form:

Bill Eling, City Attorney

DRAFT - City of Woodland Planned Unit Residential Development Qualifying Criteria Score Sheet

Affordable Housing Techniques			
Criteria	Standard	Points	Points Scored
Zero Lot Line	"Zero lot line development" is the siting approach whereby a single-family detached dwelling is sited on one side lot line with no side yard provided, and the dwelling on the lot abutting the zero lot line is sited on this side lot line either adjacent to or farthest from the zero lot line.	3	
Traditional Neighborhood Design	One-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, utilizing standards of <u>WMC 17.16.090 Traditional neighborhood design optional development standards.</u>	3	
Inclusionary Housing	Washington State Housing Finance Commission's Low Income Housing Tax Credit program, the Washington State Housing Trust Fund, or any other designated affordable housing program.	8	
Cluster Subdivision	This technique provides for the clustering of housing units within a residential development on lots smaller than those normally allowed under existing zoning, usually with the provision that the land that is saved be set aside permanently as open space.	4	
Infill or redeveloped site	Infill is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. Examples include attached townhomes or detached carriage houses.	4	

Total Affordable Housing Technique Points _____

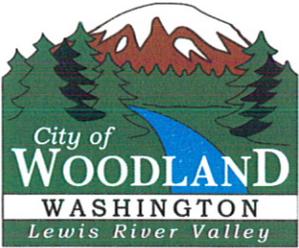
Infrastructure & Public Improvements			
Criteria	Standard	Points	Points Scored
Street Connectivity	Subdivision streets shall be laid out and designed so as to plan for future connection to adjoining subdivisions when possible.	4	
Bicycle Connectivity	The development shall provide internal bicycle circulation and bicycle connectivity to city services.	4	
Low Impact Development (LID) Stormwater	Instead of large investments in complex and costly engineering strategies for stormwater management, LID strategies integrate green space, native landscaping, natural hydrologic functions, and various other techniques to generate less runoff from developed land.	7	

Total Infrastructure & Public Improvements Points _____

Open Space & Recreational Features			
Criteria	Standard	Points	Points Scored
Undeveloped passive open space for LDR development	Provide a minimum 1,500 square feet per lot or dwelling unit of undeveloped natural area	3	
Developed passive open space for LDR development	Provide a minimum 1,000 square feet per lot or dwelling unit, developed and maintained area	5	
Undeveloped passive open space for MDR development	Provide a minimum 750 square feet per lot or dwelling unit of undeveloped natural area	3	
Developed passive open space for MDR development	Provide a minimum 500 square feet per lot or dwelling unit, undeveloped natural area	5	
Active open space 750	Provide a minimum of 750 square feet per lot or dwelling unit, developed and maintained	7	
Active open space 1,000	Provide a minimum 1,000 square feet per lot or dwelling unit, developed and maintained	10	
Clubhouse	A clubhouse may include both active and passive recreational opportunities and include amenities such as kitchen and dining facilities.	7	
Passive Recreational Amenities	The project includes benches, viewing platforms, picnic areas or other facilities that provide opportunities to passively enjoy the outdoors.	2	
Superior Design	Development that demonstrates superior design by incorporating open space and recreational features when addressing development challenges including but not limited to preservation of environmentally sensitive lands, preservation of existing trees, incorporation of stormwater facilities or integration with the transportation system will receive additional points.	4	

Structure Characteristics				
Criteria	Standard		Points	Points Scored
Energy Efficient	The homes within the development will be built at Energy Star New Home Standards.		6	
	The homes will be equipped with Energy Star qualified efficient appliances.		4	
Garage Orientation	(A)	100% of homes have garage doors even with or set back behind the dwelling's living area.	2	
	(B)	At least 75% of the homes have garage doors that do not face a public street.	2	
	(C)	At least 75% of the homes have garages accessed only by alleys.	2	
	(D)	100% of homes have garages accessed only by alleys.	2	
Garage Width	At least 75% of the homes have garage doors that occupy <50% of the front façade.		2	
Front Porches	At least 75% of the homes have covered front porches.		2	
Exterior Materials	(A)	At least 75% of the homes have a front façade that is at least 75% wood, brick or stone.	2	
	(B)	At least 75% of the homes have exteriors that are at least 50% wood, brick, or stone.	2	

Total Structure Characteristics Points _____



P.O. Box 9
Woodland, WA. 98674
www.ci.woodland.wa.us

100 Davidson Avenue
FAX: (360) 225-1201

Fire
(360) 225-7076

Police
(360) 225-6965

219 Davidson Avenue
FAX: (360) 225-7467

Public Works
(360) 225-7999

230 Davidson Avenue
FAX: (360) 225-7336

Building
(360) 225-7299

Clerk-Treasurer
(360) 225-8281

Planning
(360) 225-1048

Date: December 10, 2010

Re: NOA and DNS for WMC Amendment – Planned Unit Residential Development (PURD) Standards – WMC 16.22

**Land Use Application Nos.: #208-919/ZTC/SEPA
Lead Agency: City of Woodland, WA**

The enclosed NOA (Notice of Application) and DNS (Determination of Non-Significance), proposed PURD standards and development qualifying criteria score sheet, SEPA Checklist with a zoning map are submitted for your review and comments.

Comments can be submitted to the City Planning Department by **5:00 p.m. on December 29, 2010**. Appeals must be submitted no later than **5:00 p.m. on January 5, 2011**.

Please contact me at (360)-225-7999 or branzs@ci.woodland.wa.us if you have any questions regarding this matter.

Sincerely,

Steve Branz
Public Works Director

cc: Planning Commission (5)
City Council (5)
Mayor
Clerk Treasurer
Police Chief
Fire Chief
Building Official
Counter Copy
City Website
SEPA Agencies
12/15/2010 Reflector
Previous PURD Applicants
5 on-site notices

**NOTICE OF APPLICATION (NOA) AND
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Date of Issuance: December 10, 2010
Lead Agency: City of Woodland, WA**

**Project Title: WMC Amendment:
Planned Unit Residential Development (PURD) Standards – WMC 16.22
Land Use Application No.: #208-919/ZTC/SEPA**

Applicant: City of Woodland
Project Location: N/A. This is a non-project action.

Description of Proposal: This is a non-project action to amend the Woodland Municipal Code (WMC) 16.22 concerning the Planned Unit Residential Development (PURD) standards. The purpose of the amendment is to ensure the desirable PURDs can be developed to help achieve the goals and policies in the City 2005 Comprehensive Plan.

Lead Agency: The City of Woodland, WA, is the lead agency for this proposal. The lead agency for this proposal has determined that it does not have a probable significant impact on the environment. An Environmental Impact Statement (EIS) is not required in accordance with RCW 43.21C.030 (2) (c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. The DNS is issued in accordance with WAC 197-11-340 (2). The lead agency will not act on this proposal for fourteen (14) days from date of publication. **All public comments must be submitted by 5:00 p.m. on December 29, 2010.** Comments may be mailed, emailed, personally delivered, or sent by facsimile to the responsible official.

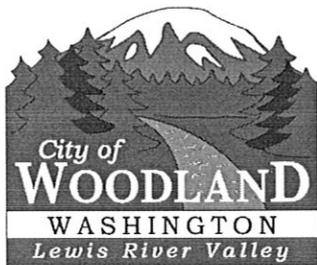
Any person may appeal this threshold determination in accordance with Woodland Municipal Code (WMC) 15.04.225 and then by filing such in writing with the City of Woodland for service to the SEPA responsible official within six (6) calendar days of the SEPA determination being final. **Appeals must be submitted not later than 5:00 p.m. on January 5, 2011.**

Application materials and associated documents are available for review during normal business hours at the Planning Department office, Woodland City Hall Annex, 230 Davidson Avenue, Woodland, Washington.

Responsible Official: Steve Branz, Public Works Director
P.O. Box 9
Woodland, WA 98674
Phone: (360) 225-7999
Fax: (360) 225-7467
Email: branzs@ci.woodland.wa.us

Date: 12/10/2010 Signature 

Published on the Reflector: 12/15/2010



Distribution List for

NOTICE OF APPLICATION (NOA) and DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: December 10, 2010

Lead Agency: City of Woodland, WA

**Project Title: WMC Amendment: Planned Unit Residential Development (PURD) Standards
– WMC 16.22**

Land Use Application No.: 208-919/ZTC/SEPA

Adam Hollanshead, Verizon Northwest, adam.n.hollanshead@verizon.com
Allen Fiksdal, Energy Facility Site Evaluation Council, PO Box 43172, Olympia, WA 98504-3172, allen.fiksdal@commerce.wa.gov
Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX 76131-2828,
Randy Kline, Parks and Recreation Commission, PO Box 42668, Olympia, WA 98504-2668 randy.kline@parks.wa.gov
Comcast Cable, ATTN Ryan Hennessey P.O. Box 998, Longview, WA 98632
Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA 98632-4045, hiltsm@co.cowlitz.wa.us
Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org
Dave Burlingame, Cowlitz Indian Tribe, PO Box 2547, Longview, WA 98632, culture@cowlitz.org
Dave Howard, D.O.E., Vancouver Field Office, 2108 Grand Avenue, Vancouver, WA 98661-4622
Tina Hallock, Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2454
David F. Dietzman, DNR SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626. cdid2@cni.net
Eric Dehning, Chief CCFD#1, 160 Pinkerton Drive, Woodland, WA 98674
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343
Joe Turner, Hearings Examiner, jtpc@verizon.net
Review Team, Growth Management Services, Dept. of Commerce, reviewteam@commerce.wa.gov (P.O. Box 42525, Olympia, WA 98504)
Holly Williamson, Field Project Coordinator, Olympic Pipeline Company, 2319 Lind Avenue SW, Renton, WA 98055
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668, barsnej@wsdot.wa.gov
Jennifer Keene, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626, jkeene@cwccog.org
Jennifer Kelly, Pacific Corp., Hydro Resources Department, 825 NE Multnomah, Ste. 1500, Portland, OR 97232
John Shambaugh, WA State Department of Transportation, Aviation Division, P.O. Box 3367, Arlington, WA 98223-3367
Ken Burgstahler, WSDOT, Highway Division, burgstk@wsdot.wa.gov
Kevin Hancock, D.O.E., Industrial Stormwater Specialist, WQ Program, PO Box 47600, Olympia, WA 98504-7600
Kim Van Zwalenburg, D.O.E., SWRO, Shorelines Program, PO. Box 47775, Olympia, WA 98504-7775
Larry Kee, Postmaster, USPS Woodland Post Office, 190 Bozarth Avenue, Woodland, WA 98674
Linda Crerar, Department of Agriculture, PO Box 42560, Olympia, WA 98504-1818
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Mike Wojtowicz, Cowlitz County Department of Building & Planning, 207 Fourth Avenue North, Kelso, WA 98626. wojtowiczm@co.cowlitz.wa.us
Nancy Lopez, Dept of Natural Resources, SW Region, P.O. Box 280, Castle Rock, WA 98611
Nelson Holmberg, Port of Woodland, P.O. Box 87, Woodland, WA 98674, nholmberg@portofwoodland.com
Pete Munroe, Clark County Dept of Community Services, P.O. Box 5000, Vancouver, WA 98666-5000, Pete.Munroe@clark.wa.gov
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Robert Hubenthal, DSHS, Lands and Building Division, PO Box 45848, Olympia, WA 98504-5848
Ron Klump, U.S. Army C.O.E., SW Washington Field Office, 2108 Grand, Vancouver, WA 98661-4624
Russ Hovey, Land Manager, Department of Natural Resources, P.O. Box 280, Castle Rock, WA 98611-0280

Kent Cash, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626, cashk@co.cowlitz.wa.us
Scott McKinney, D.O.E., SWRO, Flood Control Assistance Account Program, P.O. Box 47775, Olympia, WA 98504-7775, smck461@ECY.WA.GOV
SEPA Coordinator, Clark County Planning Division, P.O. Box 9810, Vancouver, WA 98666
Steve Harvey, Cowlitz-Wahkiakum Council of Governments, 207 Fourth Avenue N., Kelso, WA 98626, steve.harvey@cwkog.org
Steve Manlow, Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, manloswm@dfw.wa.gov
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632, sprague@cowlitzedc.com
Tegan Steen, Woodland School District, steent@woodlandschools.org 800 Third Street, Woodland, WA 98674
The Daily News, PO Box 189, Longview, WA 98632, frontdoor@tdn.com
The Reflector, PO Box 2020, Battle Ground, WA 98604, legals@thereflector.com
Tom Wilson, Cascade Natural Gas, PO Box 1197, Longview, WA 98632
U.S. Army C.O.E., Regulatory Branch, P.O. Box 3755, Seattle, WA 98124-2255
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703
Williams Northwest Pipeline, 8907 NE 219th Street, Battle Ground, WA 98604, michael.c.aubele@williams.com

ORDINANCE NO. 1141

THE CITY OF WOODLAND, WASHINGTON, RELATING TO PURD (PLANNED UNIT RESIDENTIAL DEVELOPMENT) STANDARDS AND AMENDMENTS TO WOODLAND MUNICIPAL CODE (WMC) 16.22.

WHEREAS, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

WHEREAS, pursuant to the State Growth Management Act (GMA) Planning Goals, RCW 36.70A.020, cities shall encourage to reduce sprawl, provide affordable housing to all economic segments of the population, retain open space and enhance recreational opportunities, and protect the natural environment;

WHEREAS, pursuant to Woodland Comprehensive Plan Land Development and Subdivision Policy 12 (Page 1-49), innovative residential land development techniques such as planned unit developments providing a combination of dwelling types or the clustering of units around open space should be encouraged in order to provide greater housing opportunity and variety of living environments to utilize land resources and public facilities efficiently and to preserve sensitive areas as open space;

WHEREAS, pursuant to Woodland Comprehensive Plan Housing Policy, Planning and Design for Housing 2 (Page 3-20), cluster or planned unit developments, of a size large enough to effectively incorporate natural features and economical provision of services, are encouraged;

WHEREAS, pursuant to Woodland Comprehensive Plan Housing Policy, Planning and Design for Housing 7 (Page 3-20), the City encourages PURDs as an alternative form of residential development that promotes flexibility and creativity in the layout and design of new residential development;

WHEREAS, the Woodland City Council expressed concerns regarding the current design standards for PURDs;

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

NOW THEREFORE, be it hereby ordained by the City Council of the City of Woodland as follows:

Section 1. The following provisions of the Woodland Municipal Code (WMC) are hereby amended to read as follows:

Woodland Municipal Code
Proposed Revision to PURD Standards (WMC 16.22)
Draft Date: December 10, 2010

- The texts highlighted and italic* are the texts proposed to be added to the current code, and ~~the texts struck through~~ are the texts proposed to be eliminated from the current code.

16.22.010 Purpose and nature.

The intent of this chapter is to promote greater flexibility and, consequently, more imaginative design for the development of residential areas than generally is possible under conventional zoning and subdivision regulations. It is further intended to promote more economical and efficient use of land while providing for a harmonious variety and grouping of housing types, a higher level of urban amenities, and preservation of open spaces and areas identified or believed to be hazardous for development. The planned unit residential development option offers the subdivider increased density, lower costs, permissive variation in zoning and subdivision standards, and opportunities to carry out architectural themes, in return for which the city realizes higher quality living environments than normally obtained by traditional subdivision development.

To assist in the implementation of the City of Woodland's policy to reduce sprawl, provide affordable housing to all economic segments of the population, retain open space, enhance recreational opportunities, and protect the natural environment, the City of Woodland finds that employing a performance-based system that allots points for carrying out development-related goals, policies and objectives of the Comprehensive Plan will foster opportunities for employing more imaginative design. This performance-based system assigns a point value for desired site design and development features. Certain minimum site design criteria need to be satisfied in order for a project to qualify for PURD consideration. More creative design will result in a greater accumulation of points, which then provides greater incentives, flexibility and permissive variation from zoning and subdivision standards.

16.22.020 Applicability.

These regulations may be invoked at the option of the subdivider and with the approval of the city in the LDR, MDR and HDR districts *provided that minimum qualifying criteria have been satisfied.* ~~provided, that in~~ *In* furtherance of the comprehensive plan, the city may require subdivisions in areas of geologic hazard or steep slope to comply with this chapter.

16.22.025 PURD classifications, incentives and required qualifying criteria points

A. Basic PURD.

1. A project that provides basic PURD features is eligible for the following development incentives:

- a. Up to 50% variation from property development standard;*
- b. Flexible street standards;*

- c. Critical Areas Density Transfer in accordance with requirements of WMC 16.22.060.E;
- d. Increased density in the LDR from 6 du/ac to 12 du/ac

2. To qualify for a Basic PURD in the City of Woodland, a development must accumulate a minimum of 39 points from the following development related categories:

- a. Adhere to one of the affordable housing techniques - minimum 3 points;
- b. Provide open space & recreation (must include pedestrian connectivity) - minimum 20 points;
- c. Provide street connectivity - minimum 4 points
- d. Provide acceptable structural characteristics - minimum 12 points

B. Advanced PURD

1. A project that provides advanced PURD features qualifies for the following development incentives:

- a. No minimum lot size and building setback requirements;
- b. Negotiate flexible street standards;
- c. Critical Areas Density Transfer in accordance with requirements of WMC 16.22.060.E;
- d. Increased density in the LDR from 6 du/ac to 25 du/ac provided:

- 1. Multifamily development (> 50% of the dwelling units) shall not be located adjacent or in close proximity (< 1/4 mile) to another primarily multifamily development also in the LDR zoning district.
- 2. Multifamily development shall include transitional techniques such as perimeter buffering, the stepping back of building heights or other methods of providing sufficient transition between single family and multifamily residential developments.
- 3. The property shall front either an arterial or collector road or be within 1/4 mile of a commercial zoning district where pedestrian connectivity exists or is proposed as part of the PURD as an off-site improvement.

2. To qualify for an Advanced PURD in the City of Woodland, a development must accumulate a minimum of 69 points from the following development related categories:

- 1. Provide inclusionary housing as a means of adhering to the affordable housing technique requirement - minimum 8 points;
- 2. Provide open space & recreation (must include pedestrian connectivity) - minimum 30 points;
- 3. Provide street connectivity - minimum 4 points
- 4. Provide LID stormwater facilities - minimum 7 points
- 5. Provide acceptable structural characteristics - minimum 20 points

16.22.030 Allowed uses.

A. Standard Uses. PURDs may include all of the uses which are allowed in the base zone by right, with limitations, or as a conditional use;

- B. The combination of permitted and accessory uses listed in the zoning ordinance for the LDR, MDR, and HDR districts together and including condominiums, which shall also be subject to Chapter 16.20, *provided that sufficient qualifying criteria have been satisfied*;
- C. Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, golf courses, trails, and structures accessory to such facilities;
- D. Community halls or social clubs, churches, schools and libraries;
- E. Zero lot line development, as defined and restricted by this chapter.

16.22.040 Base zone standards.

The development standards of the zoning district in which the type of residential development would normally be allowed applies unless they are superseded by the standards of this chapter.

A project that qualifies as an Advanced PURD under WMC 16.22.025.B must meet the standards of the Medium Density Multifamily Residential, MDR, District in order to develop multifamily residential buildings (apartments).

For example multi-family buildings (apartments) located in low density residential districts must meet the standards of the high density residential district unless they are superseded by the standards of this chapter.

16.22.050 Size limitation.

The minimum size for a PURD is two (2) acres. There *is are* no maximum size limitations for PURDs.

16.22.060 Calculation of density.

A. The number of dwelling units allowed in PURDs is calculated in the following manner:

1. ~~Streets on the perimeter of the site, land set aside for schools and religious institutions shall be subtracted from the gross site area to determine net usable site area.~~ *The developable site area shall be the area exclusive of streets on the perimeter of and within the site, any right-of-way, land set aside for schools and religious institutions, critical areas defined in WMC 15.08.030, and any non-private easement(s) including, but not limited to, easements for gas pipe lines, water and sanitary sewer mains, stormwater systems, other utilities, or accesses.*

2. **B.** The maximum number of residential units allowed in a PURD shall be determined by dividing the net usable site area by the maximum residential density allowed in that residential zone; provided, however, if the city's comprehensive plan designates the property for a higher residential density or otherwise allows for a higher residential density than the comprehensive plan density may be used to calculate the maximum number of allowed residential units.

3. **C.** If the PURD is located in more than one residential zone, or possesses more than one comprehensive plan designation, then the total allowed number of units for the PURD shall be calculated by adding up the number of units allowed by each zone or the comprehensive plan. However, the dwelling units may be placed without regard to zone or comprehensive plan boundaries.

D. Density may be increased in the LDR zoning district in accordance with WMC 16.22.025.A.1.d or WMC 16.22.025.B.1.d upon successful satisfaction of the PURD qualifying criteria.

E. Critical Areas Density Transfer

The city recognizes that some environmentally sensitive lands regulated by WMC Chapter 15.08, Critical Areas Regulations, have development potential if the project is properly designed. For instance, limited development activity may be permitted in an erosion and landslide area where the applicant demonstrates the ability of the site to accommodate development in accordance with performance standards detailed in an accepted geotechnical assessment or report.

As an incentive to avoid or minimize the potential adverse effects of developing within environmentally sensitive areas, the city may allow density to be transferred from a constrained portion of a site that has demonstrated development potential to an unconstrained area on the same site when developing a PURD. Such density transfers achieve protection of critical areas while permitting the property owner to retain some or all development rights and potentially save great expense of mitigating for encroachments.

The city shall allow transfer of density for residential uses from lands containing developable portions of critical areas, as defined by WMC Chapter 15.08, when satisfying all the following conditions:

- a. The applicant shall submit all reports and follow determination and mitigation procedures required in WMC Chapter 15.08, Critical Areas Regulations.*
- b. In addition to the required information of a Critical Areas Report detailed in WMC 15.08.160 and other sections of the chapter specific to the type of critical area(s), the report shall also specifically indicate and discuss the portion of the critical area(s) believed to be constrained, but that have development potential.*
- c. The report shall specifically indicate and discuss the unconstrained portion of the site proposed to accommodate the density transfer along with a recommendation from the professional preparing the report as to the ability of the unconstrained portion of the site to accommodate additional density.*

16.22.070 Lot sizes.

~~There are no required minimum lot sizes, except as otherwise stated in this chapter. Lot sizes, if any are created, shall be established as part of the site plan approval process.~~

A Basic PURD shall qualify for a reduction of up to 50% of the minimum lot size. There is no minimum lot size for an Advanced PURD. Lot sizes shall be established as part of the preliminary plat process.

16.22.075 Criteria necessary to qualify as a PURD

This performance-based system assigns a point value for desired site design and development features that implement the goals, policies and objectives of the Comprehensive Plan and other plans adopted by the city, categorized as follows:

Affordable Housing Techniques;

Open space and Recreational Features;

Infrastructure and Public Improvements; and

Structure Characteristics

The following points are assigned to desired design and development features and be used when determining if a project qualifies for a PURD as provided in WMC 16.22.025:

A. Affordable Housing Techniques

16.22.080 Housing types allowed.

Housing types in zones which allow residential uses are not restricted. However, a variety of housing types and architectural styles allowing a range of prices and rents is encouraged. This variety includes, but is not limited to, multifamily, single family, duplex, and zero lot line developments.

16.22.090 Building height.

Buildings shall not be more than three stories high or more than thirty five feet in height. However, a greater height may be approved if surrounding open space is increased or other design features are used to avoid any adverse impact or loss of privacy due to the greater height and the city fire department approves the greater height.

16.22.100 Building setbacks and screening.

A. General. The perimeter of the development shall be aesthetically compatible with the land uses of adjoining properties. Screening by means of fences, walls, buffer strips or greenbelts should be considered and may be required to afford protection to adjacent property comparable to that otherwise required by the zone.

B. Site Perimeter Setback. Structures located on the perimeter within the development must be set back at least the distance pertaining to the base zone in which the development is located.

C. Setbacks. The setback of the zoning district in which the type of residential development would normally be allowed applies. For example, multi-family buildings (apartments) located in

~~low density residential districts must meet the setback standards of the high density residential district. Zero lot line lots must meet the setback standards given in Section 16.22.120.~~

16.22.110 ~~Zero lot line development~~–Nature and purpose.

1. Zero lot line development – Three (3) points. Zero lot line development is one siting approach consistent with the intent of this chapter. For the purposes of this article, "zero lot line development" is the siting approach whereby a single-family detached dwelling is sited on one side lot line with no side yard provided, and the dwelling on the lot abutting the zero lot line is sited on this side lot line either adjacent to or farthest from the zero lot line. The approach is shown in Figure 9, following this chapter. The intent of this section is to provide for a housing design befitting small lots and higher density, to encourage increased usable yard on a lot, and to allow flexibility in housing development. (For Figure 9, see end of this chapter).

16.22.120 a. Zero lot line development--Standards.

To insure adequate light, air, privacy, and maintenance, zero lot line development shall be subject to the standards herein. For single-family dwellings to be located on a side lot line with no setback, the following conditions shall apply:

- A. **1.** The lot adjacent to the zero setback side yard shall be under the same ownership at the time of initial construction.
- B. **2.** The side yard setback on the lot adjacent to the zero setback side yard shall be zero or at least ten feet.
- C. **3.** The side yard setback on the lot adjacent to the zero setback side yard shall be kept perpetually free of permanent obstructions such as a toolshed or a fence without a gate.
- D. **4.** An easement of five feet in width shall be provided on the adjacent lot for maintenance of the exterior portion of the zero lot line wall unless common wall construction.
- E. **5.** A lot developed with a zero setback side yard may be as small as four thousand square feet in area and may be as little as forty feet in width at the building line.
- F. **6.** A lot developed with a zero setback side yard must have no less than one thousand seven hundred square feet of total yard area unobstructed by buildings.
- G. **7.** Each lot shall have one side yard a minimum of ten feet in width.

2. Traditional Neighborhood Design – Three (3) points. One-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, utilizing standards of WMC 17.16.090 Traditional neighborhood design optional development standards.

3. Cluster Subdivision – Four (4) points. This technique provides for the clustering of housing units within a residential development on lots smaller than those normally allowed under existing zoning, with the provision that the land that is saved be set aside permanently as open space.

4. Infill or redeveloped site – Four (4) points. Infill is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management

program. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. Examples include attached townhomes or detached carriage houses.

5. *Inclusionary Housing – Eight (8) points. The City of Woodland aspires to provide affordable housing to citizens within all income ranges. Projects that participate in Washington State Housing Finance Commission’s Low Income Housing Tax Credit program, the Washington State Housing Trust Fund, or any other designated affordable housing program acceptable to the city will qualify as satisfying this criterion.*

B. Open Space & Recreational Features

16.22.130 Open space—Generally.

Open space is an essential component of the PURD. While no specific amount or percentage of open space is required, no PURD shall be approved without significant provision of usable open space. Provision of open space in PURDs shall be guided by and shall conform to the definitions and guidelines of Sections 16.22.140, 16.22.150 and 16.22.160.

Open space and recreational features are an essential component of the PURD. Minimum open space requirements and recreational features are required to qualify as a PURD per WMC 16.22.025.

16.22.140 Open space defined.

For the purposes of this article, “open space” is categorized and defined as follows:

1. *“Passive open space” is an improved or unimproved area that serves as a visual relief in the built environment and may be characterized by undisturbed natural vegetation or areas intended for people to enjoy being outdoors. Passive open space provides one or more of the following functions:*

- a. *Physical separation or transition between structures or environmentally sensitive lands regulated by WMC Chapter 15.08 CRITICAL AREAS REGULATIONS. Lands regulated by WMC Chapter 15.08 do not count as open space area except the outer 50% of a required buffer protecting land designated as a critical area may count as passive open space area if improved with pedestrian trails, benches, picnic tables, view platforms or other amenities that provide opportunities to enjoy the outdoors.*
- b. *Providing aesthetically pleasing areas such as commonly owned undisturbed natural areas, landscaped areas, entry features, areas dedicated for public art and lawns.*
- c. *Providing superior design in stormwater facilities by integrating a combination of Low Impact Development (LID) techniques and passive recreational amenities provided the areas are not fenced or gated. The intent is to reward integrating design of required improvements and discourage simple fenced retention and/or*

detention ponds. Additionally, landscaped roof areas that are devoted to recreational or leisure-time activities, freely accessible to residents, structurally safe, and adequately surfaced shall be considered open space.

2. "Active open space" is an improved and maintained area under common ownership that provides opportunities for physical exercise including, but is not limited to, all purpose pedestrian trails, pools, child play areas, recreational or social buildings, play fields and sports courts.

3. Open space does not include street right-of-way, parking lots or yards in a platted lot, underground utility easements, storm water facilities (unless improved in accordance with WMC 16.22.140.1.C), and critical areas (unless improved in accordance with WMC 16.22.140.1.A).

For the purposes of this article, "open space" is improved or unimproved area that is (A) designated, maintained, for active or passive recreation, other activities normally carried on outdoors, visual buffering, or for preservation in a natural state because of natural assets or unsuitability for development, and (B) not covered by buildings, parking structures, parking lots, or accessory buildings, except that structures appropriate for the authorized recreational use of the open space and used to conserve or enhance the amenities of the open space may be sited on the open space. Additionally, landscaped roof areas that are devoted to recreational or leisure-time activities, freely accessible to residents, structurally safe, and adequately surfaced shall be considered open space. Open space does not include street right-of-way, parking lots or yards in platted lot, but does include underground utility easements, storm water facilities such as swales or ponds, and critical areas such as steep or wetlands.

16.22.150 Open space guidelines.

4. Open space guidelines.

A. **a.** Most of the total area designed as open space should be contiguous rather than scattered around the development in small parcels and should be accessible to all residents.

B. **b.** The area of any parcel designed for active recreational use shall not be less than six thousand square feet nor less than thirty feet in width or length.

C. Areas documented in geologic reports prepared pursuant to Sections 15.08.600 16.14.110 through 16.14.160 as being hazardous or probably hazardous to development shall be reserved as unimproved open space.

D. While it is the intent of this chapter that areas unsuitable for development because of identified or probable hazard or steep slope be included in the open space, it is also the intent that the PURD design be superior in the amount of usable space for recreational activity.

E. **c.** The amount, use and character of the open space shall be appropriate for the expected population and number and type of dwelling units.

F. **d.** If a PURD is to be developed in phases, the development schedule shall coordinate the provision and improvement of the open space with development of the area for residential buildings so that no phase shall be without significant amount of open space. *At the time of preliminary plat approval,* the council *review body* may require a certain amount or certain sites of open space to be provided with any development phase.

5. Open space qualifying points

- a. Undeveloped passive open space for Low Density Residential development (up to six dwelling units per acre) shall provide a minimum 1,500 square feet per lot or dwelling unit of undeveloped natural area - three (3) points;
- b. Developed passive open space for Low Density Residential development (up to six dwelling units per acre) shall provide a minimum 1,000 square feet per lot or dwelling unit, developed and maintained area - three (5) points;
- c. Undeveloped passive open space for Medium Density Residential development (up to twenty five dwelling units per acre) shall provide a minimum 750 square feet per lot or dwelling unit of undeveloped natural area - three (3) points;
- d. Developed passive open space for Medium Density Residential development (up to twenty five dwelling units per acre) shall provide a minimum 500 square feet per lot or dwelling unit, undeveloped natural area - five (5) points;
- e. Active open space minimum of 750 square feet per lot or dwelling unit, developed and maintained - (7) points;
- f. Active open space minimum 1,000 square feet per lot or dwelling unit, developed and maintained - ten (10) points

6. Pedestrian circulation qualifying points

- a. Internal circulation – A developed and maintained ADA pedestrian path or sidewalk that provides internal circulation within the development, including to the open space area – four (4) points;
- b. Internal circulation and linking path - A developed and maintained ADA pedestrian path or sidewalk that provides internal circulation within the development, including to the open space area, and also provides exterior connectivity to services such as a school, park, commercial area, public transportation system, etc. – six (6) points

7. Recreational qualifying points

- a. The project includes fields, courts, swimming pools, trail amenities or other facilities that promote active recreation – four (4) points;
- b. The project includes a clubhouse that may include both active and passive recreational opportunities and include amenities such as kitchen and dining facilities – seven (7) points

8. Superior Design Development that demonstrates superior design by incorporating open space and recreational features when addressing development challenges including but not limited to preservation of environmentally sensitive lands, preservation of existing trees, incorporation of stormwater facilities or integration with the transportation system will receive an additional four (4) points.

C. Infrastructure and Public Improvement qualifying criteria

1. Street connectivity - The PURD's streets shall be laid out and designed so as to plan for future connection to adjoining properties – four (4) points;

2. Bicycle lanes – The PURD shall provide bicycle circulation and connectivity to neighboring properties either as bicycle lanes in the right-of-way or as a part of a trail system – four (4) points; and

3. Low Impact Development (LID) Stormwater- Instead of large investments in complex and costly engineering strategies for stormwater management, LID strategies integrate green space, native landscaping, natural hydrologic functions, and various other techniques to generate less runoff from developed land – seven (7) points.

D. Structure Characteristics

1. Energy Efficiency

a. The homes within the PURD will be built at Energy Star New Home Standards – six (6) points;

b. The homes within the PURD will be equipped with Energy Star qualified efficient appliances – four (4) points.

2. Garage Orientation

a. 100% of homes have garage doors even with or set back behind the dwelling's living area – two (2) points;

b. At least 75% of the homes have garage doors that do not face a public street – two (2) points;

c. At least 75% of the homes have garages accessed only by alleys – two (2) points;

d. 100% of homes have garages accessed only by alleys – two (2) additional points;

3. Garage Width - At least 75% of the homes have garage doors that occupy <50% of the front façade – two (2) points;

4. Front Porches - At least 75% of the homes have covered front porches – two (2) points;

5. Exterior Materials

a. At least 75% of the homes have a front façade that is at least 50% brick, stone or decorative material – two (2) points;

b. At least 75% of the homes have complete exteriors that are at least 25% brick, stone or decorative material – two (2) points.

E. An applicant may propose and request points for providing desired site design and development features that implement the goals, policies and objectives of the Comprehensive Plan and other plans adopted by the city provided the proposed design or improvement is not already required by city ordinance. The intent is to provide staff, the Planning Commission and City Council as much latitude as necessary to negotiate with applicants while implementing the city's vision for future growth.

F. PURD Qualifying Criteria Score Sheet – The applicant shall provide the desired site design and development features and submit a completed score sheet with the PURD application, which shall be used by the review body when determining the appropriateness of the PURD application.

16.22.160 Open space ownership and maintenance.

All area shown as open space on the plats and site plans required in this chapter shall be conveyed and maintained under the following options:

A. If open space is suitable for general public use and a public agency agrees to maintain it, the open space, including any buildings, structures or improvements thereon, may be dedicated to the public.

B. If open space is appropriately intended for use solely of the residents of the development, it shall be conveyed to an association of property owners created as a nonprofit corporation under the laws of the state, through which the property owners shall own undivided interest in the open space. In such case, the developer shall file with the city copies of the articles of incorporation and bylaws of the association. In addition, the developer shall present for recording with the final plat a declaration of covenants acceptable to the city council and city attorney, which covenants shall provide for the following:

1. The property owners' association will be established by the developer before any properties in the PURD are sold.
2. Membership in the association will be automatic and mandatory for each property buyer and any successive buyer.
3. Use of the common open space will be restricted as shown on the approved final plat and final site plan, and the restrictions will be permanent *per WMC 16.22.350*, not just for a period of years. In lieu of a covenant permanently restricting use of the common open space, the developer may convey and the city may require conveyance of the development rights to the city.
4. The association will be responsible for liability insurance, local taxes and the maintenance of recreational and other facilities.
5. Property owners will pay their pro rata share of the cost of the insurance, taxes and maintenance. The assessment levied by the association can become a lien on the property, and foreclosures can be instituted to collect defaulted payments.
6. The association will be able to adjust the assessment to meet changed needs.
7. The city will be authorized to enforce the covenants to insure maintenance.

16.22.170 Parking.

The following parking regulations apply:

1. The parking requirements of Chapter 17.56 apply. In addition, where on-street parking is not allowed, at least one additional parking space per dwelling must be provided in ~~an~~ *off*-street parking bays or common parking areas.

2. *Bicycle Parking*

A. *For multifamily residences there shall be one bicycle parking space or locker for each two dwelling units or portion thereof. One two-sided bike rack can accommodate two bicycles if the space is designed properly.*

B. *Each four (4) bicycle parking spaces above the minimum number required may be substituted for one (1) required automobile parking space up to a maximum of fifteen percent (15%) automobile parking space reduction.*

C. *Each bicycle parking space shall be sufficient to accommodate a cycle at least six (6) feet*

in length and two feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.

C. When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.

D. Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic if possible.

2. Common parking and maneuvering areas must be set back at least twenty feet from the boundary of the PURD. The setback area must be landscaped.

16.22.180 General requirements.

A. Applicants Responsibilities. It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the PURD, including those listed in this chapter. The services must be provided at no cost to the public, unless allowed by the city. If public off-site improvements are provided, financial adjustments to the applicant for off-site users shall be made by the city subject to its own policies and regulations. Such adjustments include latecomer fee agreements.

B. Dedication of Service Facilities. Service facilities such as streets, water supply, facilities, sanitary sewers, and regional storm water detention facilities must be dedicated to the public if they are to provide service to any property not included in the PURD. However, the review body may approve private service facilities with the consent of the city.

C. Underground Facilities. All service facilities should be placed underground except those that by their nature must be on or above ground, such as streets, fire hydrants, and open water courses or where the provider of the utility, e.g., city, PURD **PUD** will not consent to such underground service. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities.

16.22.190 General standards for public service facilities.

A. City Standards. All service facilities dedicated to the public (public service facilities) must be constructed to city standards.

B. Extensions to Boundary Lines. All public service facilities needed to service properties outside the PURD must be extended to the lot lines of the PURD. This extension may be waived by the review body with the consent of the city. Where extensions are waived, rights-of-way and/or easements may be required for the future extension of the facilities.

C. Location of Public Service Facilities. All public service facilities should be located in public streets where possible. Where not possible, they must be easily accessible for maintenance

purposes. Private streets will be given preference over nonstreet locations. The location of all public service facilities must be approved by the city.

D. Easements. Easements are required for all public service facilities located on private property, and must comply with the requirements stated below:

1. Easements must be provided at no cost to the city.
2. Easements must be at least fifteen feet wide; a greater width may be required.
3. Easements must allow for the construction, operation, maintenance, and repair of the facilities.
4. Structures, exterior improvements, and additional service facilities are not allowed in an easement unless approved in writing by the city.
5. If the city removes private street surfaces to conduct repairs, maintenance, or replacement work on public service facilities, the city will provide an asphalt or concrete patch for the paving surface upon completion of its work. All other private street resurfacing expenses necessitated in the maintenance and repair of public service facilities must be borne by the PURD property owners. Work by the city in unpaved areas will be restored as nearly as reasonable to the condition existing prior to the work.
6. All easements must be shown on the PURD plan map recorded in the county records. The restrictions and conditions stated in subsections (D)(4) and (D)(5) of this section must appear on all conveyances of PURD real property and they must bind all owners, their heirs, successors, and assigns, as restrictive covenants.
7. The document granting the easement must be approved by the city.

16.22.200 General standards for private service facilities.

A. Development Standards. All private service facilities must be designated by a qualified civil engineer to city standards or comparable design life as determined by the city engineer *Public Works Director*.

B. Connection to Public Facilities. Private service facilities may not be connected to public facilities without consent from the city.

C. Maintenance of Private Facilities. The declaration of covenants, conditions, and restrictions for the PURD must require periodic assessments for the maintenance and repair of all private service facilities, and must require that the governing body of the PURD adequately maintain the facilities.

16.22.210 Streets.

A. Public Streets.

1. Standards and Widths. Public streets must be to city street, and street lighting and ADA standards. Narrower right-of-way and roadways and deviations from city standards may be approved by the review body with the approval of and the city engineer *Public Works Director upon successful qualification of a PURD in accordance with WMC 16.22.025*. Deviations from city standards may be approved where conditions, particularly topography or size and shape of the PURD, make it impracticable to provide buildable sites or where special design features of the PURD make the standard widths unnecessary. An easement protecting undevelopable slopes may be required.

2. Future Extension. Where right-of-way dedications are required to provide future service to abutting properties, reserve strips, or street plugs may be required.

B. Private Streets.

1. Standard. ~~The street specifications of the fire marshal must be met to ensure safe maneuvering areas for emergency vehicles.~~ Private streets may be developed to a minimum width of twenty-six feet *foot pavement width and to the ADA requirements, provided that private street layouts, turn-around designs, parking restrictions, and location of fire hydrants shall be approved by the City Fire Chief, Police Chief, and Public Works Director to ensure safe maneuvering areas for emergency vehicles.*

2. Access. Streets must be kept open and passable at all times. However, obstructions to access, such as gates, may be allowed if approved by the ~~fire marshal, police chief, and city engineer.~~ *City Fire Chief, Police Chief, and the Public Works Director.*

3. Separation From Public Streets. Private streets must be separated from the public roadway by a driveway-type entrance and posted as a private street.

4. Street Names. Except for extensions of existing streets, street names may not be used which will duplicate or be confused with names of existing streets. Street names must be approved by the ~~city engineer~~ *Public Works Director.*

16.22.220 Walkways.

Pedestrian circulation systems must be provided to facilitate movement within the PURD and to ensure pedestrian access to public uses, including schools, parks, *open spaces* and transit facilities. The ~~city engineer~~ *review body* may require the walkways to be within public right-of-ways.

16.22.230 Sanitary sewage disposal.

A sanitary sewage disposal system must be provided to serve all proposed building sites.

16.22.240 Control and disposal of stormwater and groundwater.

A. Standard. Facilities for the control and disposal of stormwater and groundwater must be provided *per the 1992 Stormwater Management Manual for Puget Sound Basin standards*, and be approved by the city.

B. In order for a PURD to qualify as an Advanced PURD under WMC16.22.025.B.2, stormwater facilities must be designed to Low Impact Development(LID) standards, such as provided by the Puget Sound Partnership Resource Center. The LID standard must be approved by the Public Works Director and be included as a preliminary plat condition. The intent is to encourage superior design by integrating stormwater management, open space requirements and protection of the natural resources.

B. Capacity. The facilities must be adequate to serve the PURD site. The facilities must address undeveloped areas of the PURD as well as stormwater runoff from all impervious surfaces within the PURD.

C. Connections. The facilities must be connected to drainage ways, storm sewers, or subsurface disposal systems that have the capacity to accommodate the expected loading. *The connection shall be made immediately after the installation of the facility and prior to creation of any impervious areas within the development site.*

D. Off-site improvements. Construction of facilities outside the PURD may be required *per the discretion of the Public Works Director* if the applicant ~~cannot demonstrate~~ adequate control of on-site stormwater *management systems on-site cannot be provided.*

16.22.250 Preapplication conference required.

Applicants seeking approval of a PURD shall be required to participate in a preapplication conference conducted in conformance with Chapter 16.06. In addition to their responsibilities listed herein, the city officials in attendance shall provide to the developer *written comments* ~~an indication of~~ *indicating* the feasibility and appropriateness of the project's development under the terms and purposes of this chapter.

16.22.255 Neighborhood meeting required.

A. Following the preapplication conference and prior to formal submittal, applicants for PURD consideration shall schedule and host a neighborhood meeting. The purpose of the neighborhood meeting shall be to inform the nearby property owners of the proposed development and provide the neighbors an opportunity to comment prior to the applicant committing significant resources and effort designing the project.

B. The applicant shall mail written notice of the neighborhood meeting to all property owners within 300 feet of the proposed project and shall publish notice in at least one (1) local newspaper at least ten (10) days prior to the meeting. A copy of the mailing list and newspaper notice shall be submitted with the official application for PURD consideration.

C. At the neighborhood meeting, the applicant shall present the proposed development to interested neighbors and solicit their comments. A summary of the comments shall be submitted with the official application for PURD consideration.

D. The city shall be represented at the meeting by one or more staff members for the purpose of discussing the city's adopted plans and development regulation requirements and procedures in general.

16.22.257 Relationship between PURD and preliminary plat, explained

The City of Woodland encourages innovative techniques of land development, including PURDs. A PURD is master planned, but the PURD process cannot, by itself, create legal lots of record. Legal lots within the PURD must be created through the subdivision process. Therefore, a preliminary plat application must be submitted with the PURD application.

16.22.260 Preliminary site plan and other application materials.

Persons desiring approval of a PURD shall submit the preliminary plat copies and supplementary materials required by Sections 16.08.010 through 16.08.300 and, in addition, the following materials to the city ~~clerk-treasurer~~ *planning department*:

A. Eight (8) copies of the comments provided by the city as a result of the preapplication conference required by WMC 16.22.250.

B. Eight (8) copies of the summary of comments provided by the neighbors, the neighborhood meeting mailing list and published notice of the neighborhood meeting required by WMC 16.22.255.

C. Eight (8) copies of the PURD Qualifying Criteria Score Sheet required by WMC 16.22.075.F.

~~A. D.~~ *Copies of a preliminary site plan, one copy accompanying each preliminary plat copy. Eight (8) full-size and reduced (11" x 17") copies of site plan.* Contents of the preliminary site plan shall be in accordance with Section 16.18.060;

~~B. E.~~ *If proposed landscaping cannot be accommodated on the preliminary site plan, a eight (8) full-size and reduced (11" x 17") copies of landscaping plan showing trees and groundcover to be retained and planted and coverage of each proposed lot in terms of square footage and percentage;*

~~C. F.~~ *Eight (8) copies of the Elevation (side view) and perspective drawings of proposed structures, and such other schematic sections, sketches and study models needed to convey the architectural character;*

~~D. G.~~ *Eight (8) copies of the F floor plans of buildings for recreational use;*

~~E. H.~~ *Eight (8) copies of the A written statement of purposes and intent, explaining:*

1. The character of the development, including which level PURD the project will be considered under per WMC 16.22.025.

2. The manner in which it has been planned to take advantage of this chapter,

3. How the public will benefit as a result of deviation from the city's underlying zoning regulations,

4. The basic content of covenants that will govern the use, maintenance and continued protection of the development and any common open space,

5. Timing for the construction and installation of improvements, buildings, other structures and landscaping,

6. Recreational equipment and facilities to be installed,

7. The ability of the applicant to carry out the project to completion.

The Development Review Committee (DRC) may request additional information and documents from the applicant to ensure the proposed PURD complies with all applicable provisions of the Woodland Municipal Code and Comprehensive Plan. The DRC may reduce or increase the number of required plans and documents depending on the scope of the proposal.

16.22.270 Public review of preliminary site plan and plat.

The preliminary site plan, preliminary plat and supplementary application materials required by this article shall be reviewed together by, first, the planning commission *at a regular open public hearing* and, after recommendation by the commission, the city council. *The Planning Commission's recommendations shall be based on the PURD standards outlined in WMC 16.22, the approval criteria for Conditional Use Permits outlined in WMC 17.72.050, Conditions of Approval for Conditional Use Permits outlined in WMC 17.72.060, and other applicable provisions in the Woodland Municipal Code and Comprehensive Plan. The Planning Commission shall consider the recommendations from the Development Review Committee (DRC) outlined in the staff reports prior to forwarding its recommendations to the City Council.* Such review shall proceed in the manner and with the limitations provided in Chapters 16.06 *(Pre-Applications)*, 16.08 *(Preliminary Plats)* and 16.10 *(Final Plats)*. Notices of public hearings

shall include, in addition to the request for preliminary plat approval, the request for approval of a PURD preliminary site plan and, if applicable, requests for approval of landscaping plans and floor plans. Time limitations specified in Chapters 16.06, 16.08 and 16.10 shall apply, except, that due to the greater complexity and amount of materials necessary for review of PURD proposals, it is declared that by the act of application for approval, PURD applicants shall be deemed to have consented to a reasonable extension of the ninety-day time limitation provided **outlined** in Section 16.08.290.

16.22.280 Action and conditions on preliminary site plan and plat.

The commission shall prepare one set of recommendations and findings on the preliminary plat and one set on the preliminary site plan and any landscaping plan and floor plan, for forwarding to and action by the council. For approval of a preliminary plat and the preliminary plans, it must be concluded that, and it shall be the applicant's burden to demonstrate that, the plat and plans are consistent with the purpose and requirements of this chapter and such other zoning and subdivision regulations not inconsistent with this chapter. In consideration of the latitude given to PURDs, the commission and council shall have wide discretionary authority in judging and approving or disapproving PURD plans. The commission may recommend and the council may impose conditions found necessary to prevent detrimental impacts, to otherwise protect the best interest of the surrounding area or the city as a whole, or to further the purpose of this chapter. In addition to conditions otherwise permitted by Sections 16.08.150 through 16.08.310, such conditions may include, but are not limited to the following:

- A. Limiting the manner in which uses are conducted, including restricting the time an activity may take place;
- B. Establishing an open space area, lot area, yard, setback or dimension;
- C. Limiting the height, size or location of a building or other structure;
- D. Increasing the amount of street dedication, street pavement width, or improvements in the street right-of-way;
- E. Designating the size, location, screening, drainage system, surfacing or other improvements in the street right-of-way;
- F. Requiring greenbelts, buffer strips, landscaping, berms, fences or other means to protect adjacent or nearby property and designating standards for their installation.
- G. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other resources.

16.22.290 Effect of approval of preliminary site plan and plat.

After council approval of the preliminary plat, preliminary site plan and accompanying material, and after submission and public works supervisor approval of the detailed construction plans, the subdivider may proceed to install the agreed upon improvements of a public nature, landscaping and recreational facilities excluding buildings or to pursue the other options assuring completion of such improvements, landscaping and recreational facilities set forth in Chapter 16.12. Such improvements shall conform to the approved preliminary site plan and accompanying materials, preliminary plat and the detailed construction plans.

16.22.300 Final approval--Items to be submitted.

Within the time limits for final plats set forth in Section 16.08.290, the applicant shall submit:

- A. A *Eight (8) full-size and reduced (11" x 17") copies of the* final site plan containing in final form the information required in the preliminary site plan;
- B. Covenants conforming to Section 16.22.160;
- C. Articles of incorporation and bylaws for the property owners' association established pursuant to Section 16.22.160;
- D. Final floor plans of buildings for recreational use;
- E. If not included in the final site plan, *eight (8) full-size and reduced (11" x 17") copies of the* final landscaping plan showing trees and groundcover to be retained and planted;
- F. *Eight (8) full-size and reduced (11" x 17") copies of the* final plat.

The Development Review Committee (DRC) may request additional information and plans from the applicant to ensure the proposed PURD complies with all applicable provisions of the Woodland Municipal Code and Comprehensive Plan. The DRC may reduce or increase the number of required plans and documents depending on the scope of the proposal.

16.22.310 Final plan and plat--Approval and filing.

The final plans and final plat shall conform to the approved preliminary plans and preliminary plat. They shall be submitted, reviewed and, in the case of the final plat and the covenants, recorded, in the manner and subject to the limitations and specifications set forth in Chapters 16.06, 16.08, 16.10 and 16.18. Council approval of the final plans shall be by resolution containing reference to the plans approved and fully reciting all conditions imposed. Copies of the approved final site plan, covenants, articles of incorporation, association bylaws, resolution of approval, final plat, applicant's written statement of purposes and intent, floor plans, landscaping plans and any other supplementary materials shall be filed together in the office of the city clerk-treasurer for the city's permanent record.

16.22.320 Building permit issuance.

No building permit may be issued until recording of the final plat *with the County Auditor's Office* and approval of the final site plan *by the City*.

16.22.330 Certificate of occupancy issuance.

The construction and improvement, including landscaping, of open spaces and recreational facilities and the installation of improvements of a public nature must be complete or nearly complete before any certificate of occupancy for a dwelling will be issued, except that certificates may be issued for model buildings.

16.22.340 Building permit applications.

Applications for building permits shall be in accordance with the approved final site plan and floor plans of recreational buildings in location, dimension, height and bulk of buildings. Submission of a new final site plan or floor plan for review by the commission and council shall be required if any major change from the approved final site plan or floor plan is proposed, including any increase in floor space or number of dwelling units, decrease in amount of parking facilities, location closer to boundary lines, or change in points of ingress or egress.

16.22.350 Site plan continues to control after completion.

A. The final site plan shall continue to control the PURD after its completion. The use of the land and the construction, modification or alteration of a building or structure within the PURD shall be governed by the approved final site plan.

B. After completion of the PURD, no change shall be made in development contrary to the approved final site plan without approval of an amendment to the plan, except as follows:

1. Minor modifications of existing buildings or structures may be authorized by the ~~Building Inspector~~ **Official** if the modifications are not inconsistent with the purposes and intent of the final plan.

2. A building or structure that is destroyed or substantially destroyed may be reconstructed without an amendment of the site plan if the reconstruction complies with the purposes and intent of the PURD.

C. An amendment to a final site plan may be approved if it is required for the continued success of the PURD, if it is appropriate because of changes in conditions that have occurred since the final site plan was approved, or if there have been changes in the development policy of the city as reflected by the comprehensive plan or related land use regulations.

D. No modification or amendment to a final site plan is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the PURD; and all rights to enforce the covenants against any change permitted by this section are expressly reserved.

E. Applications for amendment of final site plans shall be considered by the planning commission consistent with the procedural requirements of this article. The commission shall forward recommendations to the council, which shall have sole authority to approve, **approve with conditions**, or disapprove amendments.

16.22.360 Change of ownership.

If a developer sells the PURD parcel after preliminary plan and preliminary plat approval, such sale shall not prevent final plan and plat approval, providing that any succeeding owner agrees to comply with the conditions of preliminary approval and the requirements of this article.

16.22.370 Expiration of approval.

In the event that approval of a preliminary plat and preliminary plans expires because of failure to meet the time limitations set forth in Section 16.08.290, ~~uses allowed within the parcel shall~~

be controlled by the zoning district designation and zoning regulations. *the approval shall be void.*

16.22.380 Abandonment of work.

If work on a PURD is abandoned, meaning that the developer has failed to diligently pursue the project and construction and installation of improvements, buildings and other structures will not be completed, approval of the final site plan shall expire and the city shall so notify the owners and subdivision agents. Any uses or structures that have been completed and that are inconsistent with the zoning ordinance shall be deemed nonconforming uses. Any further construction shall be consistent with the underlying zoning designation and zoning regulations.

ZERO LOT LINE

LOT DESIGN

- Same number of lots as detached
- Common open spaces

STANDARDS

- All basic development regulations apply except:
 - No private open space requirement
 - "Zero line" setbacks
 - Common wall construction permitted

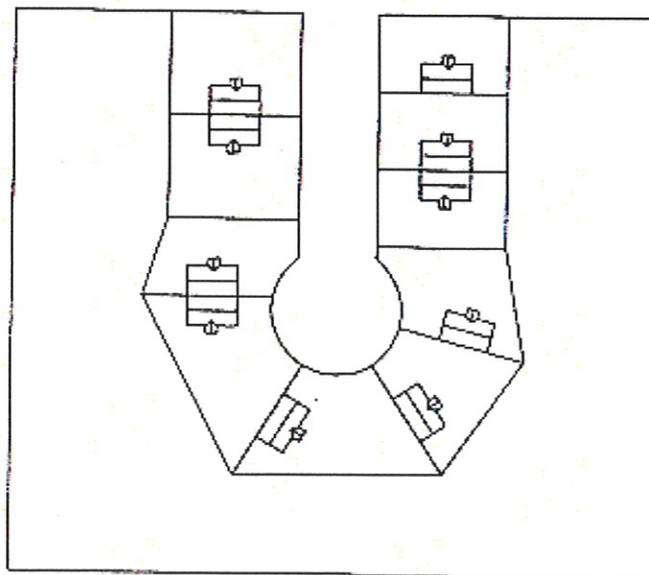


FIGURE 9

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

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

Section 4. **Effective Date.** This ordinance shall be effective five days after publication and shall be published according to the law.

ADOPTED IN OPEN MEETING _____ DAY OF _____, 2011.

CITY OF WOODLAND, WASHINGTON

Approved:

Charles E. Blum, Mayor

Attest:

Mari E. Ripp Clerk-Treasurer

Approved as to form:

Bill Eling, City Attorney

Part A. BACKGROUND

1. Name of proposed project, if applicable:

Woodland Municipal Code (WMC) Amendments: Planned Unit Residential Development (PURD) Standards – WMC 16.22

2. Name of applicant:

City of Woodland, WA

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

Address: 219 Davidson Ave.

P.O. Box 9

Woodland, WA 98674

Phone: 360-225-7999

Contact Person: Steve Branz, Public Works Director

4. Date checklist prepared:

December 1, 2010

5. Agency requesting checklist:

City of Woodland, WA

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

If adopted by the Woodland City Council, these proposed standards will be effective in late winter/early spring 2011.

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

None as part of this non-project action.

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

N/A.

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

None.

TO BE COMPLETED BY THE APPLICANT

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

Woodland City Council's Approval.

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

This is a non-project action to amend the Woodland Municipal Code (WMC) 16.22 concerning the Planned Unit Residential Development (PURD) standards. The purpose of the amendments is to ensure the desirable PURDs can be developed to help achieve the goals and policies in the City 2005 Comprehensive Plan.

The updated ordinance will employ a performance-based system that allots points for implementing development-related goals, policies and objectives of the Comprehensive Plan. More imaginative design will result in a greater accumulation of points, which then provides greater incentives, flexibility and permissive variation from zoning and subdivision standards. Some of the proposed major modifications include, but are not limited to, promoting the inclusion of affordable housing in a PURD, establishing the appropriate residential density requirements for PURDs, ensuring desirable amount of usable public open space and recreational amenities that shall be provided in order for a project to qualify as a PURD, requiring street connectivity and pedestrian circulation, encouraging "Complete Street" design standards, and encouraging "Low Impact Development" (LID) stormwater design.

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

This is a non-project action.

Part B. ENVIRONMENTAL ELEMENTS

1. Earth

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

N/A. This is a non-project action.

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

N/A. This is a non-project action.

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

Caples Silty Clay Loam can be found in the majority of the sites within the City.

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

There are several active and inactive slide areas located east of I-5 identified in the 2006 Cowlitz County Urban Corridor Landslide Study conducted by the Washington State Dept. of Natural Resources (DNR).

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

N/A. This is a non-project action. No development is part of this proposal.

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

N/A. This is a non-project action.

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

N/A. This is a non-project action.

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

None. This is a non-project action.

2. Air

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

None. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action.

3. Water

a. Surface:

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

The run-off from Burriss Creek causes flooding approximately once a year around the area near I-5 Exit 22. In addition, the run-off from a creek located at the north end of Gun Club Road causes flooding approximately once a year in and around the wetlands located between Ambassador Avenue and Embassy Loop. See the attached map.

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

No. This is a non-project application. No work is anticipated as part of this application.

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

None.

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

No.

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

No, this is a non-project action.

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

No.

b. Ground

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

No ground water will be withdrawn as part of this non-project action.

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

None as part of this non-project action.

c. Water runoff (including stormwater):

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

None.

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

No.

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

No mitigation measures are proposed as part of this non-project action.

4. Plants

a. Check or circle types of vegetation found on the site: **N/A.**

- Deciduous tree: alder, maple, aspen, other _____
- Evergreen tree: fir, cedar, pine, other _____
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other _____
- Water plants: water lily, eelgrass, milfoil, other _____
- Other types of vegetation

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

None as part of this non-project action.

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

None known.

TO BE COMPLETED BY THE APPLICANT

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

None as part of this non-project action.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, other: N/A

Mammals: deer, bear, elk, beaver, other: N/A

Fish: bass, salmon, trout, herring, shellfish, other: N/A

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

None Known.

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

Pacific Northwest Flyway.

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

N/A.

6. Energy and Natural Resources

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

N/A. This is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None. This is a non-project action.

7. Environmental Health

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

None.

1) Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

N/A.

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

None as part of this non-project action.

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

None.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

8. Land and Shoreline Use

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

N/A. This is a non-project action.

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

N/A.

c. Describe any structures on the site.

N/A.

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

No structure is proposed for demolition as part of this non-project action.

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

None.

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

N/A.

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

N/A.

EVALUATION FOR
AGENCY USE ONLY

9. Housing

a. Approximately how many units would be provided, if any?

Indicate whether high, middle, or low-income housing.

None as part of this non-project action.

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

None.

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

N/A.

10. Aesthetics

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

N/A. This is a non-project action.

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

N/A.

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

N/A.

11. Light and Glare

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

None as part of this non-project action.

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

N/A.

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

N/A.

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

None is proposed as part of this non-project action.

EVALUATION FOR
AGENCY USE ONLY

12. Recreation

TO BE COMPLETED BY THE APPLICANT

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

N/A.

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

No.

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

N/A.

13. Historic and Cultural Preservation

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

N/A.

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

N/A.

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

N/A.

14. Transportation

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

N/A.

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

No.

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

None.

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

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

private).

None.

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

No, as part of this non-project action.

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

None as part of this non-project action.

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

None is proposed as part of this non-project action.

15. Public Services

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

No.

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

No.

16. Utilities

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

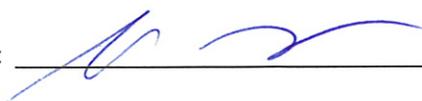
N/A.

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

None as part of this non-project action.

Part C. SIGNATURE

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

Signature:  Date: 12-13-10

Printed Name of Applicant: Steve Branz, City of Woodland

Part D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

TO BE COMPLETED BY THE APPLICANT

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air?

Production, storage, or release of toxic or hazardous substances; or production of noise?

This application proposes to amend the existing Planned Unit Residential Development (PURD) standards. The proposed standards are not likely to increase discharge to water or emissions to air. They are also not likely to increase production, storage, or release of toxic or hazardous substances, or production of noise. At the time of development applications, compliance with the regulations concerning discharge to water and emissions to air will be ensured.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This application proposes to amend the existing Planned Unit Residential Development (PURD) standards. The proposed standards are not likely to virtually affect plants, animals fish, or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

This application proposes to amend the existing Planned Unit Residential Development (PURD) standards. The proposed standards are not likely to deplete energy or natural resources in a measurable manner. Once adopted, the proposed standards would most likely to encourage protection of natural open space.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed standards require minimum areas of the entire development site be dedicated as public open space(s). This would in general help encourage protection of environmentally sensitive areas. The proposal standards would also encourage cluster developments where the critical areas are present on the site.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

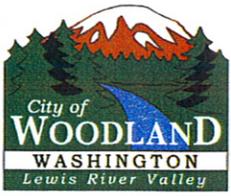
The proposed standards specifically exclude lands determined to be protected critical areas from being counted as satisfying the open space requirement. The proposed standards encourage design consistent with shoreline management objectives such as minimizing impervious surface, encouraging Low Impact Development (LID) stormwater management design and pedestrian friendly design to occur in the outer fringes of a critical areas buffer.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

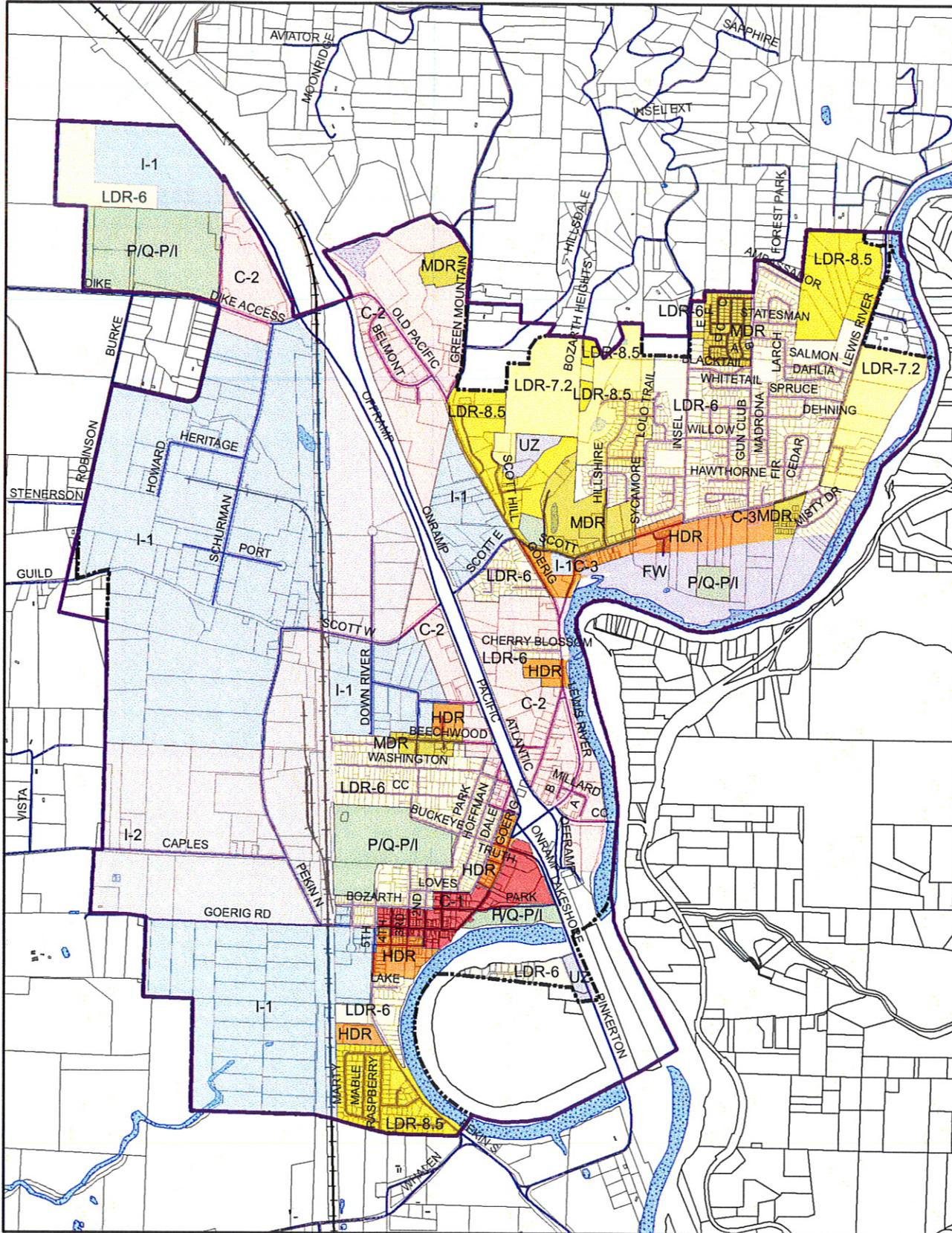
This application proposes to amend the existing Planned Unit Residential Development (PURD) standards. The proposed standards are not likely to increase demands on transportation or public services and utilities. The new standards require on-site street and pedestrian connectivity.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This application proposes to amend the existing Planned Unit Residential Development (PURD) standards. Any development application processed as a PURD will still have to adhere to subdivision standards, engineering standards, critical areas regulations, stormwater requirements, etc. Therefore, the proposed standards are not likely to conflict with local, state, or federal laws or requirements for the protection of the environment.



City of Woodland Zoning Map 2010



Legend

- UGB
- City Limits
- Streets
- Railroad
- Hydrology
- Parcels

Zone

- C-1
- C-2
- C-3
- FW
- HDR
- I-1
- I-2
- LDR-6
- LDR-7.2
- LDR-8.5
- MDR
- P/Q-P/I
- UZ

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 utility lines are not to be construed as being accurate.



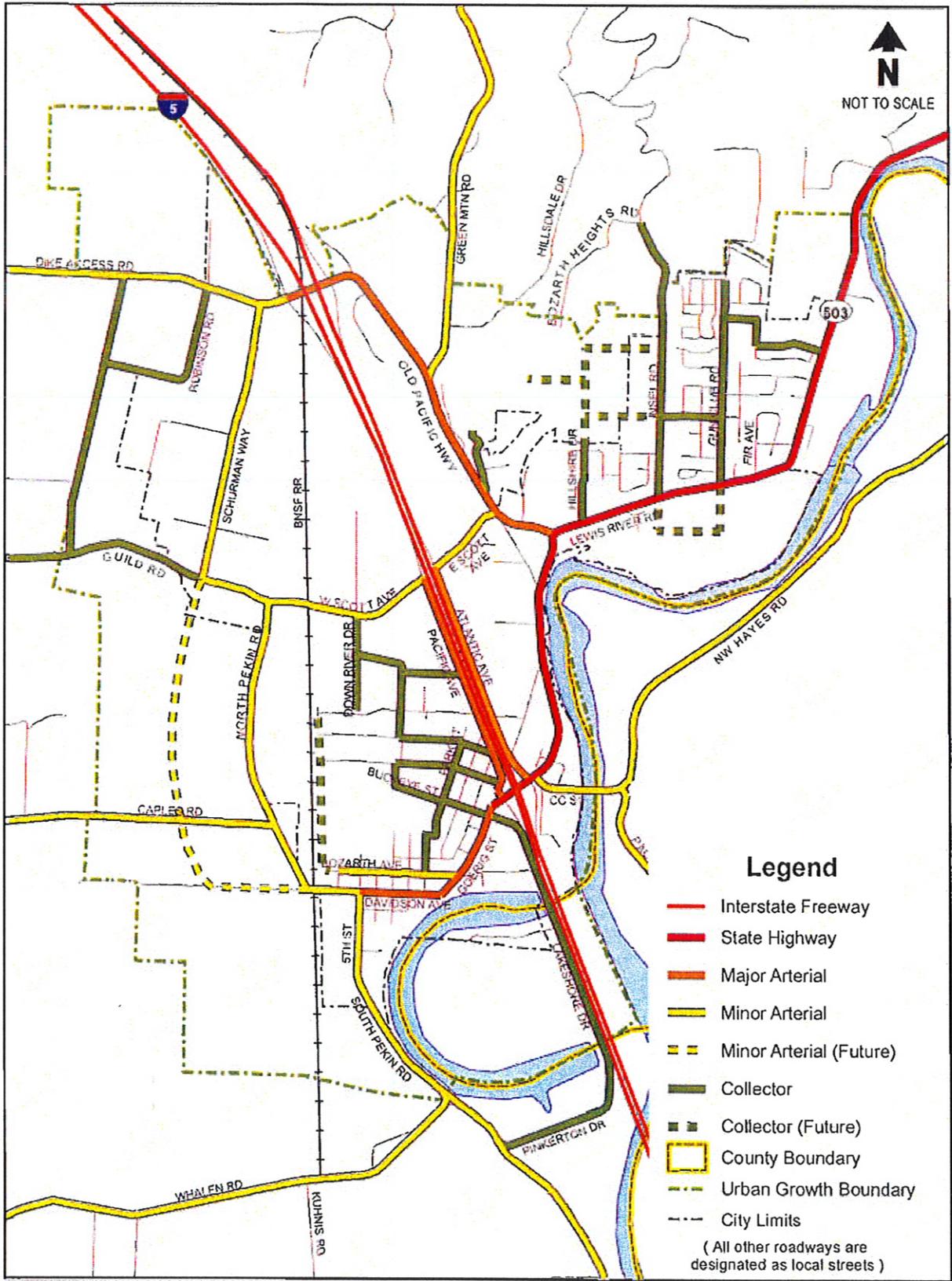


Figure 6
 Roadway Functional Classification
 Woodland Transportation Plan / 2005 Comprehensive Plan

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF WOODLAND PLANNING COMMISSION

WOODLAND MUNICIPAL CODE AMENDMENT PLANNED UNIT RESIDENTIAL DEVELOPMENT (PURD) STANDARDS LAND USE APPLICATION #208-919

The Woodland Planning Commission will hold a public hearing at their regular January 12, 2010 meeting to consider amending the Planned Unit Residential Development (PURD) Standards. The Planning Commission will accept testimony and make recommendations to the City Council. The public hearing will be held as follows:

Date: Wednesday, January 12, 2011
Time: 8:00 p.m.
Location: Woodland City Community Center
782 Park Street, Woodland, Washington

Description: This is a non-project action to amend Chapter 16.22 (PURD Standards) of the Woodland Municipal Code (WMC) applicable to residential developments located within the City of Woodland, WA. The proposed standards are intended to help encourage creative site design within PURDs by employing a performance-based system that allots points for desired site design and development features including affordable housing techniques, open space and recreational features, infrastructure and public improvements, and structure characteristics.

Any interested person desiring to express his or her view either for or against the proposed amendment is invited to attend the hearing and mail, fax, email, or bring their comments to the location given below.

JoAnn Heinrichs

Building/Planning Clerk
City of Woodland
230 Davidson Avenue / P.O. Box 9
Woodland, WA 98674

Phone: (360) 225-1048
Fax: (360) 225-7336
Email: heinrichsj@ci.woodland.wa.us

The associated documents are available for review at the City Hall Annex, Planning Department, 230 Davidson Avenue, Woodland, Washington.

Dated this 22th day of December.

Publication Date: December 29, 2010 - The Reflector



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

December 16, 2010

Steve Branz
Public Works Director
City of Woodland
230 Davidson Avenue
Post Office Box 9
Woodland, Washington 98674

Dear Ms. Branz:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Woodland - Proposed amendment to the city's Planned Unit Residential Development (PURD) Standards - WMC 16.22. These materials were received on December 13, 2010 and processed with the Material ID # 16462.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please call me at 360.725.3056.

Sincerely,

Linda Weyl
for

Ike Nwankwo
Technical & Financial Assistance Manager
Growth Management Services

Kei Zushi

From: June Jones [jkjones@cni.net]
Sent: Tuesday, December 14, 2010 10:03 AM
To: JoAnn Heinrichs
Cc: Benjamin Fredricks
Subject: RE: NOA and DNS for PURD Standards

To Planning Commission;

I really appreciate all the hard work that's gone in to the revision of the PURD ordinance and the results are excellent. Only negative comment/questions is the sketch at 16.22.380 Figure 9, it seems out of place. Why is there a zero lot line sketch in the abandonment section? Otherwise I support the changes and hope the PC and Council adopt the draft. Good job.

June Jones

Office: 360-225-8278

Fax: 360-225-8279

Cell: 360-907-0162

jkjones@cni.net

CONFIDENTIALITY NOTICE: The information in this message may be privileged, confidential and protected from disclosure the contents and any attachments are intended only for the named recipient. If you have received this message in error please immediately delete it from your computer.

From: JoAnn Heinrichs [mailto:heinrichsj@ci.woodland.wa.us]
Sent: Monday, December 13, 2010 4:10 PM
To: Chuck Blum; Mari Ripp; Chief Rob Stephenson; Michael Jackson; Dave Johnson; djohnson@ci.lacenter.wa.us; adam@eldengineering.net; swg@hdjengineers.com; ScottPerry@cni.net; bobb@pacificlifestylehomes.com; jshires@cox.net; robv@hhpr.com; jkjones@cni.net; valarie@msepe.com; David Simpson; Jim Yount; AmirineniM@ci.woodland.wa.us; Nancy Trevena; Sharon Watt; Aaron Christopherson; Al Swindell; Benjamin Fredricks; JJ Burke; Marilee McCall; Susan Humbyrd; Tom Mattison; Adam Hollanshead Verizon; Allan Fiksdal Eval Council; Cowlitz County Health Dept; Cowlitz County Pubic Works; Cowlitz Indial Tribe; Dan Sokol DOE; Dave Burlingame ; Department of Fish & Wildlife; Diking District Engineer; DOC Review Team; frontdoor@tdn.com; jkeene@cwco.org; Joe Turner; wojtowicz@co.cowlitz.wa.us; Port of Woodland Holmberg; Randy Kline; news@thereflector.com; steveharvey@cwco.org; Steve Manlow Fish Recovery; Terry McLaughlin County Assessor; Williams Gas Pipeline; Woodland School Dist Superintendent
Subject: NOA and DNS for PURD Standards

Hello,

Attached is the NOA and DNS for Woodland Municipal Code (WMC) Amendment – Planned Unit Residential Development (PURD) Standards – WMC 16.22

Comments are due to the City by 5:00 p.m. December 29th. Appeals must be submitted no later than 5:00 p.m. January 5th. If you have any questions or have difficulties opening the attachment, please feel free to contact our office

JoAnn Heinrichs
City of Woodland
Building Planning Clerk

230 Davidson
PO Box 9
Woodland, WA 98674
Telephone: 360-225-8281 ext 22
Fax: 360-225-7336

No virus found in this incoming message.
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Version: 8.5.449 / Virus Database: 271.1.1/3313 - Release Date: 12/13/10 07:35:00

MEMORANDUM

DATE: November 30, 2010

RE: Proposed Downtown Woodland Zoning and Design Standards

TO: Planning Commission

FROM: Kei Zushi, Community Development Planning Consultant

Based on the comments submitted at the November 10, 2010 public hearing concerning the above design standards, Bob Bengford with MAKERS suggested several revisions to the proposed WMC Chapter 17.50. No change has been proposed in other proposed Chapters.

Most of the proposed changes can be found in the proposed Chapters 17.50.010 (Introduction and user guide) and 17.56.060.D (Rooftop mechanical equipment). The new language proposed to be added to the November 10, 2010 draft standards is highlighted in light blue, and the language eliminated is struck through.

If the revised design standards look good to you, please send them to the City Council for their review and adoption. If you have any questions or concerns about the revised design standards, please let me know.

Proposed WMC Chapter 17.50: Downtown Woodland Zoning and Design Standards (NEW)

Date: November 30, 2010

Sections:

- 17.50.010 Introduction and user guide.**
- 17.50.020 Site planning and elements – Street frontages and site layout.**
- 17.50.030 Site planning and elements – Large site master planning.**
- 17.50.040 Site planning and elements – Sidewalks and pedestrian amenities.**
- 17.50.050 Site planning and elements – Parking lot screening**
- 17.50.060 Site planning and elements – Service elements and mechanical equipment.**
- 17.50.070 Site planning and elements – Downtown signs.**
- 17.50.080 Building design – Architectural character.**
- 17.50.090 Building design – Architectural scale.**
- 17.50.100 Building design – Façade details.**
- 17.50.110 Building design – Façade materials and color.**
- 17.50.120 Building design – Blank wall standards.**
- 17.50.130 Definitions.**

17.50.010 Introduction and user guide.

A. Purpose. These design standards and guidelines were authorized by the City Council based on the recommendations from the Planning Commission as a major implementation tool of Woodland’s Comprehensive Plan. The Planning Commission’s recommendations were based on the input from the property owners and other stakeholders including the Downtown Revitalization Committee and Chamber of Commerce. Consistent with the land use goals and policies in the Comprehensive Plan, these standards will help foster downtown revitalization and historic preservation, enhance economic development, and protect property values and tax base in Woodland. These standards would also help encourage pedestrian and bicyclist activities, which would mutually support recreational activities around the Horseshoe Lake. Overall, the design standards and guidelines intend to:

1. Provide clear objectives for those embarking on the planning and design of projects in Downtown Woodland;
2. To preserve and enhance downtown’s historic resources and character;
3. To ensure that new development is of high quality and appropriate to downtown’s character;
4. To promote increased pedestrian use downtown;
5. To increase awareness of design considerations among the citizens of Woodland; and
6. To maintain and enhance property values within Woodland.

B. Applicability. The design standards and guidelines herein apply to all new “development”, as defined in WMC 17.08.232, within the Downtown Woodland Planning Area (see Figure 1 below). Some standards within this chapter often apply only to specific types of development (such as commercial or multifamily development) and are thus clearly noted.

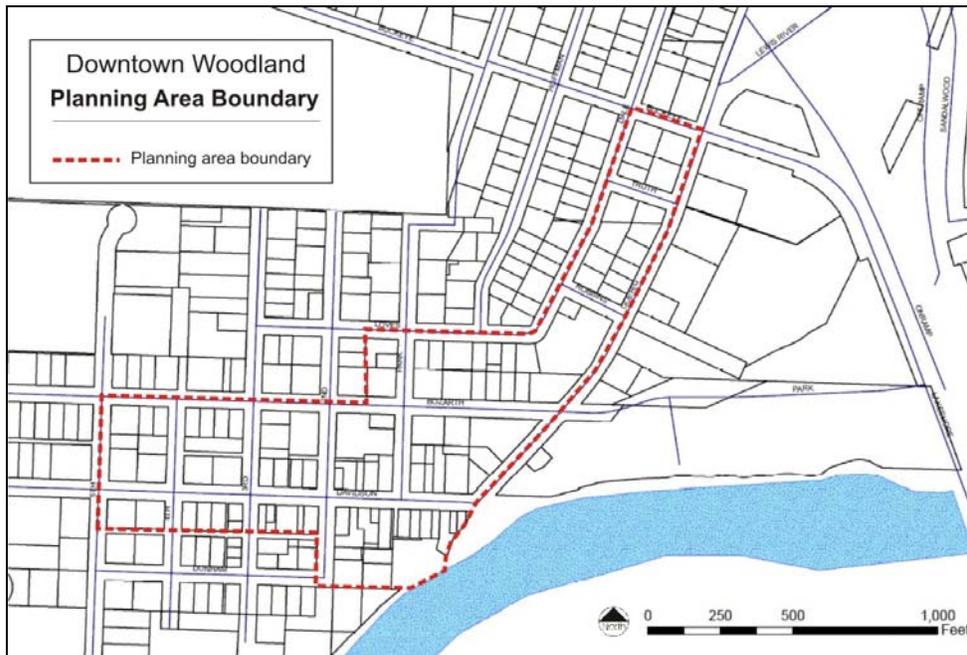


Figure 1. Downtown Woodland Planning Area boundaries.

For additions and remodels, ~~three~~ **two** different thresholds have been established to gauge how the standards herein are applied to such projects:

1. Level I Remodels/Additions include all exterior remodels and/or additions **that expand the building's footprint by less than double the current building's size** ~~commenced within any three-year period occurring after (ADD ADOPTION DATE OF THIS ORDINANCE)~~ and whose collective value is 50 percent of the existing building valuation or less, as determined by the Cowlitz County Assessor's building valuation methods. The requirement for such remodels **and/or additions** is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material ~~and color~~ standards, but elements such as ~~building modulation~~ **façade articulation** would not be required.
2. Level II Remodels/Additions include all remodels ~~and/or~~ / additions **that no less than double the footprint of the existing building** ~~commenced within any three-year period occurring after (ADD ADOPTION DATE OF THIS ORDINANCE)~~ and whose collective value ranges from 50 to 200 percent of the value of the existing structure, as determined by the Cowlitz County Assessor's building valuation methods. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the Development Review Committee (DRC), shall apply to Level II Remodels/Additions.
3. Level III Remodels include all remodels and/or additions ~~commenced within any three-year period occurring after (ADD ADOPTION DATE OF THIS ORDINANCE)~~ and whose collective value exceeds 200 percent of the value of the existing structure, as determined by the Cowlitz County Assessor's building valuation methods. Such remodels shall conform to ~~ALL~~ standards.

~~The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.~~

C. Registered Architect Requirement. Applications for all new buildings and **Level III II** Remodels/Additions shall be signed and stamped by a Washington State Registered Architect verifying that façade elevations have been designed consistent with the design standards herein.

D. How the design standards are applied. Most sections contain a list of "Intent" statements followed by "Standards" and/or "Guidelines" Specifically:

1. Intent statements are overarching objectives. For example, one of the Intent statements for the section on street frontages and site layout is to "reinforce the historic storefront Character of Woodland's downtown core area."
2. Standards use words such as "shall", "must", and "is/are required" signifying required actions.
3. Guidelines use words such as "should" or "is/are recommended" signifying voluntary measures.

4. Departures are provided for some standards. They allow alternative designs subject to administrative approval by the DRC provided that they meet the intent of the standards. The DRC may solicit advice from the Planning Commission as part of a public meeting and/or design professionals (without a public meeting), to help determine whether a proposed departure meets the intent of the standards.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the DRC, in writing, how the project meets the intent of the standard.

E. Review and appeal processes

Development review processes shall be as set forth in Title 19. Unless otherwise specified, the DRC shall review and approve, approve with conditions, or deny the proposed development based on the design standards outlined in this chapter. The DRC's decisions can be appealed to the Hearing Examiner. Before the Hearing Examiner issues the written decision on an appeal, the Hearing Examiner shall hold an open record public hearing to review the grounds for appeal, other associated documents, intent of the standards to which the appeal is related, and applicable review criteria.

17.50.020 Site planning and elements – Street frontages and site layout.

The standards for street frontage and site layout for a particular street depend on the type of street the subject property fronts onto. For example, some streets, like portions of Davidson Avenue, are designated as Storefront Streets, where new development must incorporate storefronts built up to the sidewalk consistent with the historic pattern. Properties fronting other streets, such as Bozarth Avenue, may allow a combination of storefronts or landscaped setbacks, whereas portions of Goerig Street east of downtown will require landscaped setbacks. This is essentially a “form-based” approach where the ultimate goal is to maintain and enhance the historical character of Downtown Woodland. The Downtown Development Frontage Map in subsection B below identifies the applicable street designations for the planning area.

A. Intent.

1. To reinforce the historic storefront character of Woodland’s downtown core area;
2. To enhance the pedestrian environment in Downtown Woodland;
3. To minimize potential negative impacts of parking lots and garages on the streetscape;
4. To promote “eyes on the street” for security for pedestrians and to create a more welcoming and interesting streetscape; and
5. To reinforce the historic streetscape character of downtown’s residential areas.

B. Downtown Development Frontage Map.

The map (Figure 2) below designates all streets within the planning area as one of three different street type designations, including Storefront Streets, Secondary Streets, and Landscaped Streets. Descriptions and standards for each of these street types are described in subsections C through E below.



Figure 2. Downtown Development Frontage Map.

C. Storefront Streets. The intent of Storefront Streets is to maintain/enhance the historical storefront pattern along sidewalks in the core area of downtown.

1. Permitted ground floor use along street frontages: Non-residential uses are required on the ground floor. See the permitted use list in WMC 17.32.020 for details.
2. Permitted building frontages and transparency:
 - a. Storefronts meeting the design requirements set forth below.
 - i. Building entries shall face the sidewalk;
 - ii. Weather protection at least 6-feet deep is required along at least 70 percent of facades; and
 - iii. Transparent window area along at least 70 percent of the ground floor façade between 30 inches and 8 feet above grade is required. Display windows may count for up to 50 percent of the transparency requirements provided that they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area. DEPARTURES to the transparency requirement will be considered by the DRC provided that the design treatment meets in the intent of the standards.
 - b. Buildings shall be placed up to the sidewalk edge. Setbacks from the public right-of-way may be permitted provided that the space between the front property line and the building:
 - i. Is a widened sidewalk area; or
 - ii. Plaza or pedestrian-oriented space, as determined by the DRC.

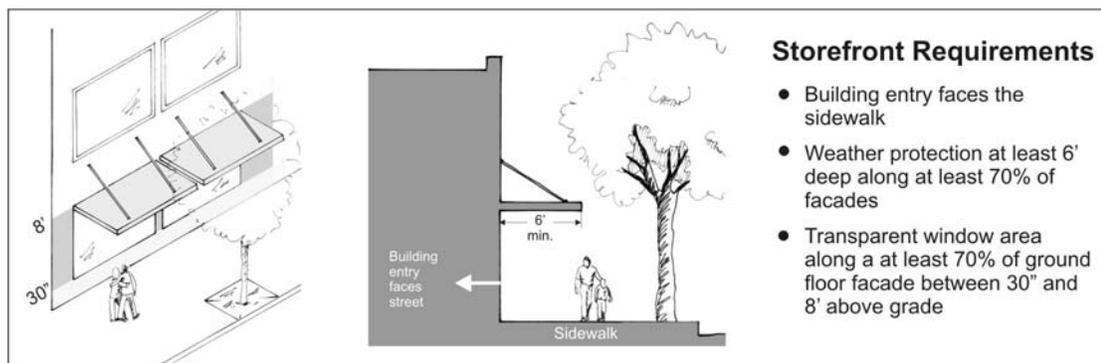


Figure 3. Storefront requirements.

3. Parking location: Parking shall be located to the rear, below, or above storefronts. Where some off-street parking (both surface and structured) adjacent to the is unavoidable, as determined by the DRC, no more than 60 feet of frontage shall be occupied by parking and vehicular access. See Figure 4 below.

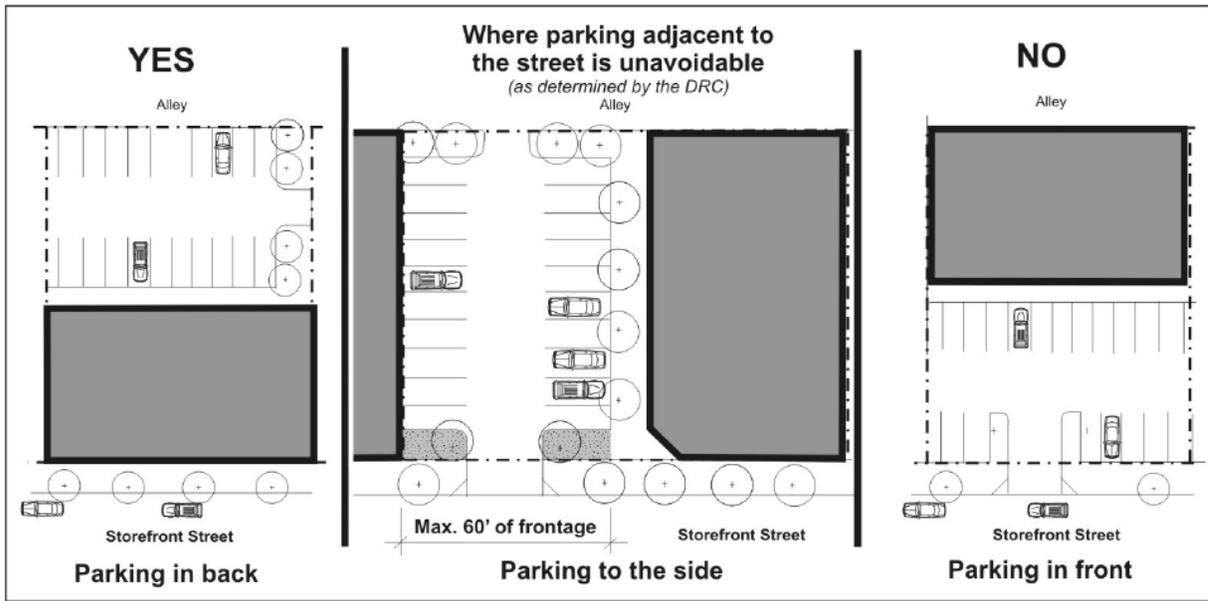


Figure 4. Parking location requirements for Storefront Streets.

D. Secondary Streets. The intent is to provide for the option of storefronts OR landscaped frontages. For all designated Secondary Streets (see Figure 2), the following standards apply:

1. Permitted ground floor use along street frontages: All permitted uses per WMC 17.32.020 are acceptable on the ground floor, except where otherwise noted herein.
2. Permitted frontages:
 - a. Storefronts as defined above (see Figure 3);
 - b. Stoops, which are elevated platform entryways situated close to the sidewalk (see Figure 5). Stoops shall meet the requirements set forth in below:
 - i. Building entries shall be visible and accessible from the sidewalk;
 - ii. Maximum average stoop height shall be 3 feet;
 - iii. Minimum front yard building setback shall be 6 feet. Stoops meeting the requirements above won't count as a building;
 - iv. Weather protection at least 3-feet deep is required at building entries;
 - v. Transparent windows/doors shall occupy a minimum of 15 percent of the façade. For the purpose of this requirement, the façade is all vertical surfaces of the structure generally facing the street. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations; and
 - vi. Ramps may be integrated into the stoop design where needed for accessibility requirements.

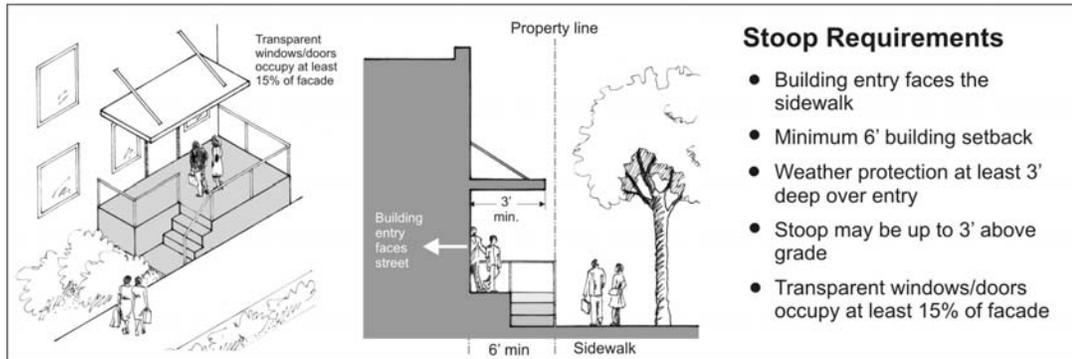


Figure 5. Stoop requirements. Note that stoops are permitted on designated Secondary Streets, but not on Storefront Streets.

c. Landscaped front yards meeting the requirements below:

- i. At least one building entry shall be visible from the sidewalk. Exception: Entries that face onto a courtyard that is oriented towards the street are permitted;
- ii. Minimum front yard building setback shall be 15 feet. Unenclosed porches and covered entry features may project into the front yard by up to 6 feet.
- iii. Weather protection at least 3-feet deep is required at building entries; and
- iv. Transparent windows/doors shall occupy a minimum of 15 percent of the façade. For the purpose of this requirement, the façade is all vertical surfaces of the structure generally facing the street. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations. Exception: Where the building is within 10 feet of the front property line, at least 50 percent of the ground floor façade between 30 inches and 8 feet above grade shall be transparent.

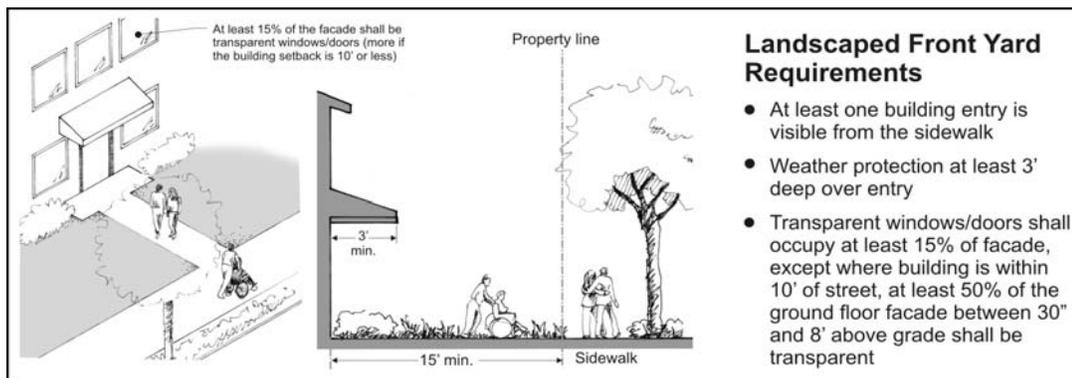


Figure 6. Landscaped frontage requirements.

d. Any combination of the above frontages.

3. **Parking location:** Parking shall be located to the side, rear, under, or above buildings. No more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. Garages and carports, both attached and detached, shall be set back at least 20 feet from the front property line and no closer to the property line than other parts of the facade. See Figure 7 for acceptable and unacceptable examples.

DEPARTURE. The City will consider departures to this standard provided that the DRC determines that the use, building, and site design features contribute to the visual character and pedestrian environment downtown. In this instance, design features to mitigate visual impacts of any parking lots shall go above and beyond minimum requirements in order to effectively define the street edge and provide continuous interest to the pedestrian along the sidewalk. The DRC shall determine the parking lot mitigation necessary for approval.

Departures for corner lots are not permitted.

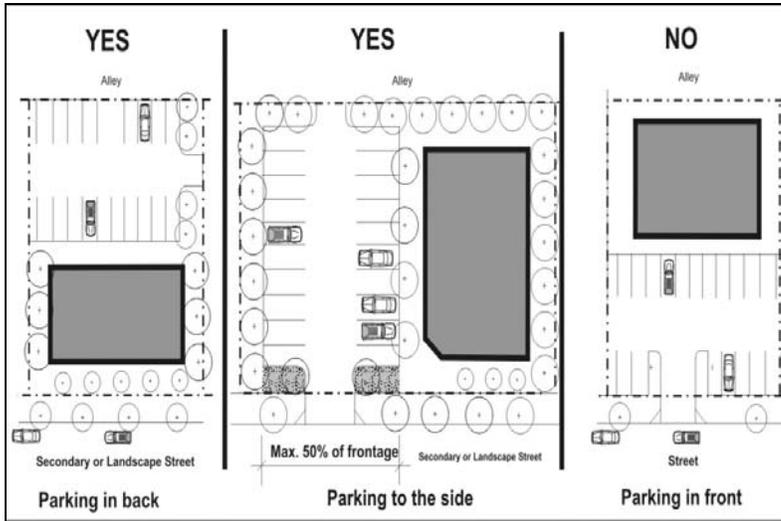


Figure 7. Parking location requirements for Secondary and Landscaped Streets.

E. Landscaped Streets. The intent is to provide landscaped front yards. For all designated Landscaped Streets (see Figure 2), the following standards apply:

1. Permitted ground floor use along street frontages: All uses permitted by the applicable zoning district.
2. Permitted frontages: Landscaped front yards as defined above (see Figure 6).
3. Parking location: Parking shall be located to the side or rear of buildings. No more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. Garages and carports, both attached and detached, shall be set back at least 20 feet from the front property line and no closer to the property line than other parts of the facade. DEPARTURES to the garage setback will be considered by the DRC provided that design treatments are included to minimize safety and visual impacts of garage on the streetscape.

17.50.030 Site planning and elements – Large site master planning.

Reserved.

17.50.040 Site planning and elements – Sidewalks and pedestrian amenities.

A. Intent.

1. To maintain and enhance the pedestrian-oriented character of Woodland’s historic downtown core area; and
2. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk to and between businesses and along streets.

B. Sidewalk standards.

Table 1 and Figures 8 through 10 below illustrate minimum standards for sidewalk development in the planning area through public or privately initiated improvements.

Table 1. Downtown sidewalk standards.

Street Type	Sidewalk Widths		
	Unobstructed width/ Total width	Planting Strips & Trees	Lighting
Storefront Street	8’/12’ ₁	4’ x 4’ with trees every 30’ average ₂	Pedestrian-oriented lighting ₃
Secondary Street	6’/10’	4’ x 4’ with trees every 30’ average ₂	Pedestrian-oriented lighting ₃
Landscaped Street	5’	5’ continuous strip between roadway and sidewalk ₂	Standard City Requirements ₄

Table conditions:

1. The DRC may allow 9-foot minimum sidewalks on the north side of the street as needed due to rights-of-way limitations. Building setbacks are encouraged in these areas to provide for the full 12-foot sidewalk widths.
2. Breaks in the planting strip/tree distribution are allowed for driveways.
3. Utilize light pedestrian-oriented light fixtures distributed at intervals determined by the DRC.
4. See the Transportation Standards outlined in the City’s Construction Standards. Deviations may be approved by the DRC provided that the proposed lights augment the intents of design standards outlined in this chapter.

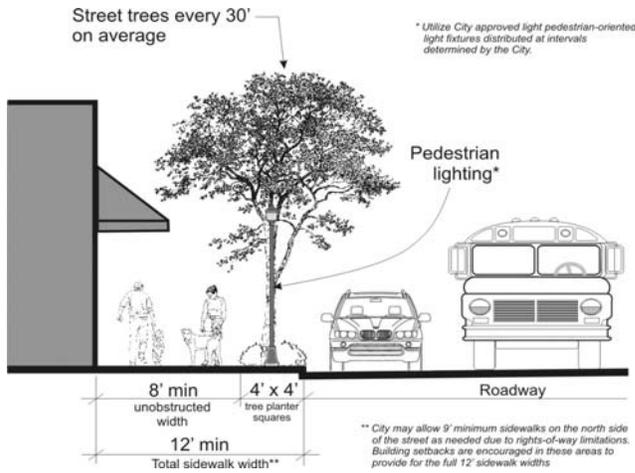


Figure 8. Minimum sidewalk standards for designated Storefront Streets.

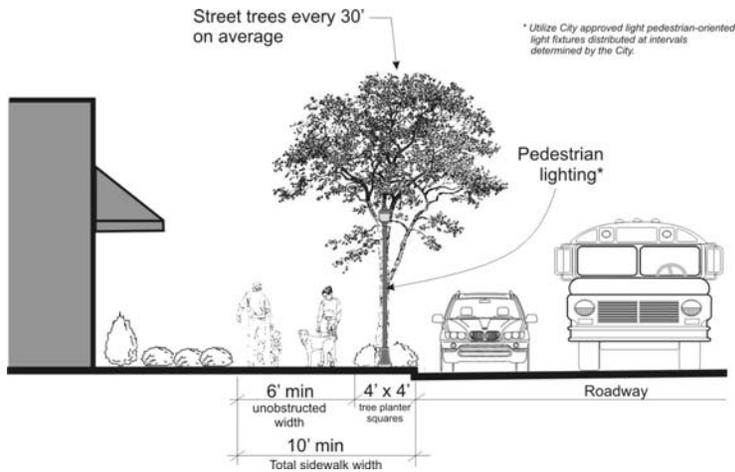


Figure 9. Minimum sidewalk standards for designated Secondary Streets.



Figure 10. Minimum sidewalk standards for designated Landscaped Streets.

C. Streetscape amenities.

Streetscape amenities must be integrated into the design of sidewalks in conjunction with new construction along all streets. Level I and II remodels and project sites adjacent to sidewalks that were recently constructed or upgraded by the City (as determined by the DRC) shall be exempt from these standards. For each 100 cumulative lineal feet of street frontage, at least two of the desired amenity elements listed below shall be included along all designated Storefront Streets. Along other streets, at least one amenity elements shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the DRC. Desired amenities include:

1. Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.
2. Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.
3. Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk as determined by the DRC.
4. Special pavement patterns and/or tree grates.
5. Bicycle racks.
6. Informational kiosks (may count as two amenity elements at the discretion of the DRC).
7. Decorative clocks (may count as two amenity elements at the discretion of the DRC).
8. Artwork (may count as two amenity elements at the discretion of the DRC based on quality and significance).
9. Special lighting.
10. Other amenities that meet the intent as determined by the DRC.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

All features are subject to DRC approval.



Figure 11. Streetscape amenity examples. Image 1 includes a decorative tree grate; image 2 includes decorative artwork/paving related to the character and identity of the area; image 3 is a decorative bicycle rack; image 4 includes a rain garden planting strip; image 5 is a decorative bench; image 6 includes a sitting ledge incorporating student artwork.

17.50.050 Site planning and elements – Parking lot screening

A. Intent.

To mitigate the visual impact of parking lots on downtown’s streetscape environment.

B. Parking lot screening standards – where adjacent to streets.

Where new surface parking lots ~~or parking lots associated with Level III Remodels~~ are adjacent to streets, one of the following buffer options between the sidewalk and the parking lot shall be incorporated:

1. Option 1: Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Type C landscaping (see WMC 17.54.040 for details). Alternative landscaping schemes will be considered by the DRC provided that they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the DRC. See Figure 12 for an example.

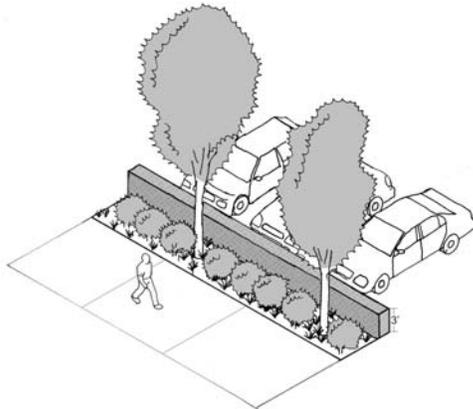


Figure 12. Parking lot planting buffer with low wall.

2. Option 2: Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest and meets the planting standards set forth in WMC 17.54.030 as determined by the DRC. See Figure 13 as an example.

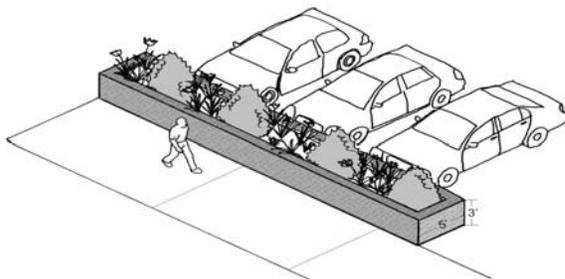


Figure 13. Elevated parking lot planting buffer.

3. Option 3: Provide at least 10 feet of Type C landscaping (see WMC 17.54.040 for details).

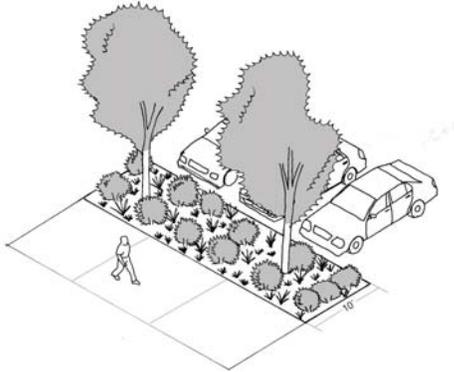


Figure 14. 10-foot parking lot buffer with Type C landscaping.

All options above should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings shall be maintained below 3 feet in height while trees (once they achieve taller heights) shall generally be trimmed to up to the 8-foot level. See Figure 15.

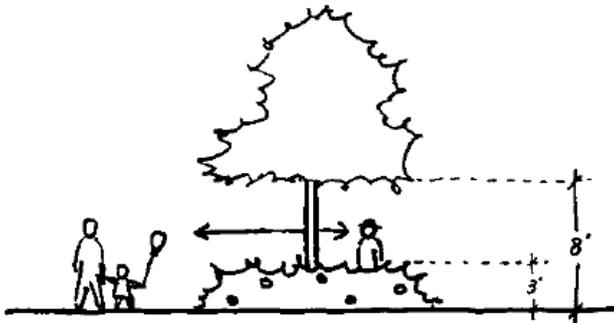


Figure 15. Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

C. Parking lot screening standards – where adjacent to side property lines.

Where new surface parking lots ~~or parking lots associated with Level III Remodels~~ are located along side property lines, a 6-foot screen fence shall be required on the property line with at least 5 feet of Type B or C landscaping (see WMC 17.54.040 for details) in front of the fence. Breaks in the fence/landscaping are permitted for internal pedestrian and vehicular connections between properties. Properties fronting on designated Storefront Streets and/or those with shared parking agreements with applicable neighbors are exempt from this requirement. DEPARTURES will be considered by the DRC provided that they meet the intent of the standards.

D. Landscaping installation and maintenance standards.

For all landscaped areas required in this section, the applicant shall submit a landscaping plan consistent with the provisions of Chapter 17.54 guaranteeing the healthy growth of proposed landscaping.

17.50.060 Site planning and elements – Service elements and mechanical equipment.

A. Intent.

1. To minimize the potential negative impacts of service elements; and
2. To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

B. Service element location and design and mechanical equipment.

All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

1. Service element location: Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas. Where an alley is available, service elements shall be located in the alley.
2. Service element paving: The designated spot for service elements shall be paved with concrete.

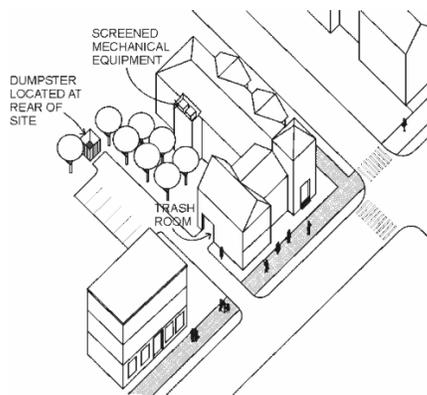


Figure 16. Appropriate service area location and enclosure example.

3. Service element enclosure: Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the DRC. Requirements and considerations:
 - a. Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block, or stone.
 - b. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
 - c. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
 - d. Preferably, service enclosures are integrated into the building itself.

C. Utility meters, electrical conduit, and other service utility apparatus:

These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



Figure 17. Good and bad utility meter configurations. The example on the left is consolidated and somewhat screened by landscaping elements, whereas the right example is exposed and degrades the character of the streetscape.

D. Rooftop mechanical equipment.

All rooftop mechanical equipment **with exception of rooftop solar panels** shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

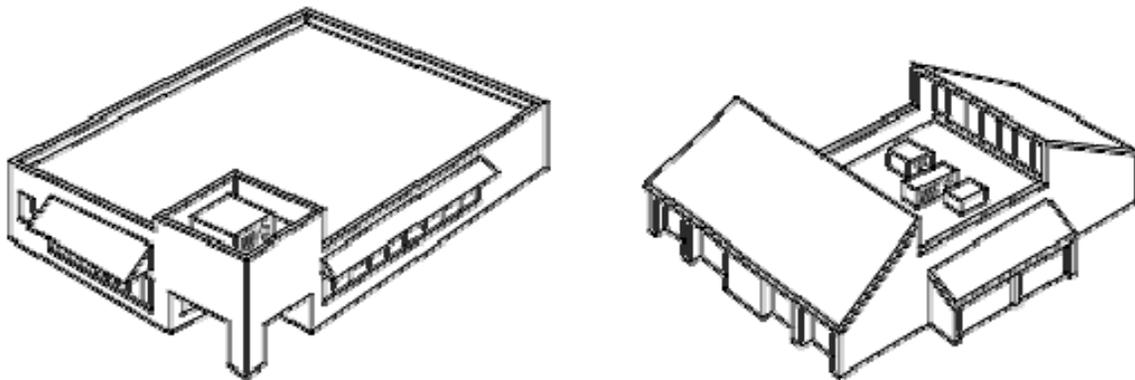


Figure 18. Screening examples of rooftop mechanical equipment.

17.50.070 Site planning and elements – Downtown signs.

A. Intent.

To ensure that signage contributes to Downtown Woodland’s distinct historic character.

B. Applicability and interpretation.

The standards herein are intended to supplement the sign provisions in Chapter 17.52.

Where there is a conflict, the provisions of this section shall apply as they are more specific to Downtown Woodland.

C. Allowable sign area.

Signs within the Downtown Planning Area are exempt from the allowable sign area provisions set forth in WMC 17.52.070 provided that they meet applicable standards herein.

D. Freestanding signs standards.

1. Where permitted. One freestanding sign associated with a business is permitted for an existing or proposed building that is setback at least 10 feet from the front property line.
2. Height limit. Freestanding signs in the Downtown Planning Area are limited to 8 feet in height.

E. Wall sign standards.

1. **Size:** The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed 10 percent. This shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet. This does not include projecting signs and suspended signs (see paragraph H below), which are oriented perpendicular to the façade.
2. **Location and Design:**
 - a. **Location:** Wall signs shall be centrally located per the architectural features on the façade. Wall signs shall extend no wider than 80 percent of the width of the façade or storefront space. For example, most buildings are designed with specific areas of the building intended for signage – applicants shall utilize these areas for signage. Signs shall not cover over windows or other significant architectural features, as determined by the DRC. Where there’s more than one tenant on the façade, signs should be centered above the storefront space, where architectural features allow. For multi-story buildings with upper level commercial tenants, signs may be located on applicable upper levels provided that they meet applicable standards herein.
 - b. **Shape/Design:** The shape and design of sign(s) should generally match the architectural features of the façade. For example, rounded signs can look out of place in rectangular spaces unless they are centered or proportioned to fit the space.



Figure 19. Signs should be centered and shaped per the architectural features of the façade.

- c. For buildings built prior to 1950, applicants are encouraged to find historical photos (prior to 1950) to find appropriate examples of signage for the subject building.
- d. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building. Except for signs identifying the name of the building, wall signs shall not be placed above the second floor of any buildings featuring more than two stories.
- e. Mounting: Wall signs must be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- f. Lettering: The maximum height for lettering is three feet. The maximum height for logos is four feet. Greater heights for lettering and logos may be approved by the DRC when designed proportional to the building facade.

F. Window signs.

Maximum size: Permanent and temporary window signs are limited to a maximum of 33 percent of the window area.



Figure 20. Window sign examples.

G. Projecting signs.

1. Projection:

- a. Horizontal oriented signs: No more than 8 feet.
- b. Vertically oriented signs: No more than 3 feet.
- c. Signs may not project beyond curb edge.

2. Height: Projecting signs may not project beyond the cornice or roofline of the building. For theaters and other public assembly uses, the DRC may allow projecting signs to extend up to 25 percent above the height of the cornice or roofline.

3. Sign area: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.

4. Location: Projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of windows or in conflict with other signs or architectural features of the building as determined by the DRC.

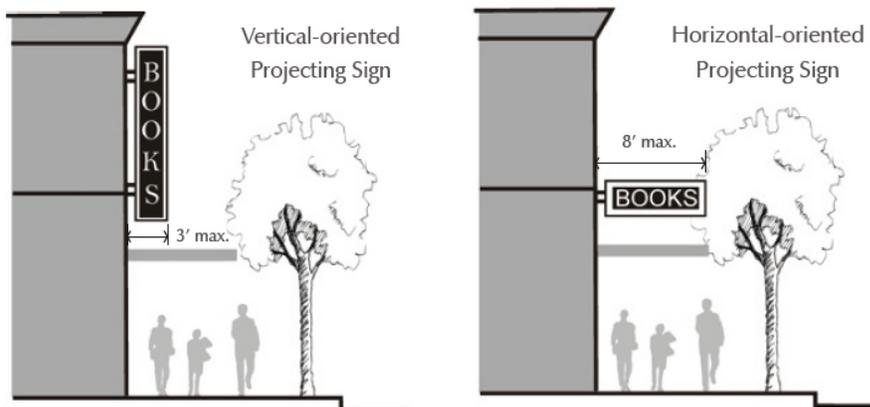


Figure 21. Projecting sign standards.

H. Suspended signs.

A suspended sign is a sign that is suspended below an awning, marquee or canopy and oriented to pedestrians on the sidewalk. One suspended sign is permitted for each business in a storefront building provided that they meet all the following requirements:

1. Projection: Suspended signs shall have one foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building façade;
2. Clearance: Suspended signs shall maintain a minimum clearance of eight feet between the walkway and the bottom of the sign;
3. Vertical dimension: Suspended signs shall not exceed one foot in height; and
4. Sign area exemption: Suspended signs shall be exempted from sign area requirements set forth in WMC 17.52.070.



Figure 22. Suspended sign standards and example.

I. Illumination.

New internally illuminated signs, including digital changing image signs are prohibited downtown except for neon window signs where the sign occupies no more than 33 percent of the window area.

17.50.080 Building design – Architectural character.

A. Intent.

To promote architectural design that reinforces and strengthens Downtown Woodland's unique small town/historic character. The focus is to encourage architecture with a strong sense of human scale, fine detailing, quality materials, oriented to pedestrians, and designed appropriate to the site's unique context. This approach is intended to allow for a diversity of architectural styles provided that they meet the design standards of this section.

B. Architectural character standards and guidelines.

1. Historic buildings: Property owners of identified historic buildings (per any documented historic inventory) and other early 20th century buildings are strongly encouraged to use the *Secretary of Interior's Standards for the Treatment of Historic Properties* (web: <http://www.cr.nps.gov/hps/tps/standards/>) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. Also, the State of Washington's website provides contacts and technical assistance related to historic preservation at: <http://cted.wa.gov/site/411/default.aspx>.

Historic photographs are extremely useful in determining historic precedent. Good resources for historic photos include City Hall, the Downtown Woodland Revitalization Committee, and the Woodland Community Library. Also see Figure 23 below.



Figure 23. Historic images of Downtown Woodland.

- a. Covering over original windows or design details on identified historic buildings is prohibited.
- b. Alterations to historic materials should be minimized.
- c. Original architectural features should be repaired rather than replaced. If replacement is necessary, replacements should match the original in design, construction, color, and texture as close as possible.
- d. Missing architectural features should be replaced with an accurate duplication of the original features.
- e. Unique features and examples of skilled craftsmanship should be maintained and protected.

- f. Avoid compromising the original building by modern additions or features unrelated to the building’s past.
- g. For façade additions to historic buildings, such additions should either extend the façade through use of consistent articulation, materials, and roofline treatment or design the addition to look like a separate building and comply with the guidelines for new buildings referenced in paragraph 3 below.

The DRC may allow alterations to the side or rear façades that are not character defining, provided that the alterations do not interfere with existing building features or alter the historic character of the building. The DRC may allow alterations to the original primary façades in order to accommodate a desired use, provided that deviation from historic conditions is minimized.



Figure 24. Illustrating how façade enhancements can upgrade the historic character of downtown. The updated image includes generous wall signs proportional and consistent with the façade, new transom windows (perhaps they exist behind the paneling above the storefront?), and steel canopies for weather protection.

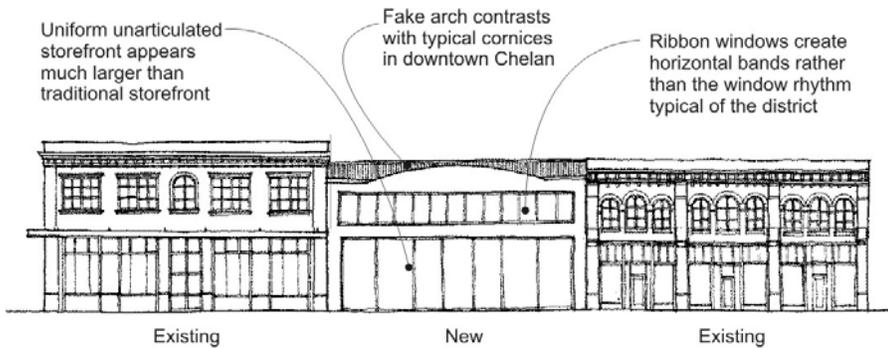
2. Non-period architecture: Existing architecture which is not consistent with the early 1900 style and represents later periods is also encouraged to celebrate distinctive design features, except where such features conflict with other standards and guidelines herein, as determined by the DRC. Renovations of these structures should facilitate pedestrian access. Unique signage and design elements which are not inconsistent with the remainder of the guidelines are to be encouraged.
3. New buildings: Applicants for new buildings shall successfully demonstrate how they’ve based the building façade’s design on the form and elements common to early 20th century downtown structures. This can be done through comparable façade massing and articulation, careful handling of the storefront and building top, and compatibility of materials and colors. Figure 25 below identifies desirable characteristics of an existing building. Applicants may consider modern interpretations of these building elements and components in a way that meets the guidelines herein and complements the surrounding context.



Figure 25. Historic core design guidelines draw from desirable characteristics of existing buildings.



New building reinforces the scale of existing buildings through architectural means



New building inappropriately scaled

Figure 26. Appropriate and inappropriate infill building examples in a historical context.

17.50.090 Building design – Architectural scale.

A. Intent.

1. To promote building design that is compatible with scale and articulation of downtown’s pre-1950 buildings; and
2. To maintain and enhance the historic character of Downtown Woodland.

B. Building articulation – storefronts.

All buildings adjacent to Storefront Streets or featuring a pedestrian-oriented façade built up to the sidewalk edge: Buildings must include articulation features no more than every 40 feet to create a pattern of small storefronts. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

1. Use of window and/or entries that reinforce the pattern of 40-foot storefront spaces.
2. Use of weather protection features that reinforce 40-foot storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
3. Change of roofline per paragraph F below.
4. Use of vertical piers that reinforce storefront pattern.
5. Change in building material or siding style.
6. Other methods that meet the intent of the standards as approved by the DRC.

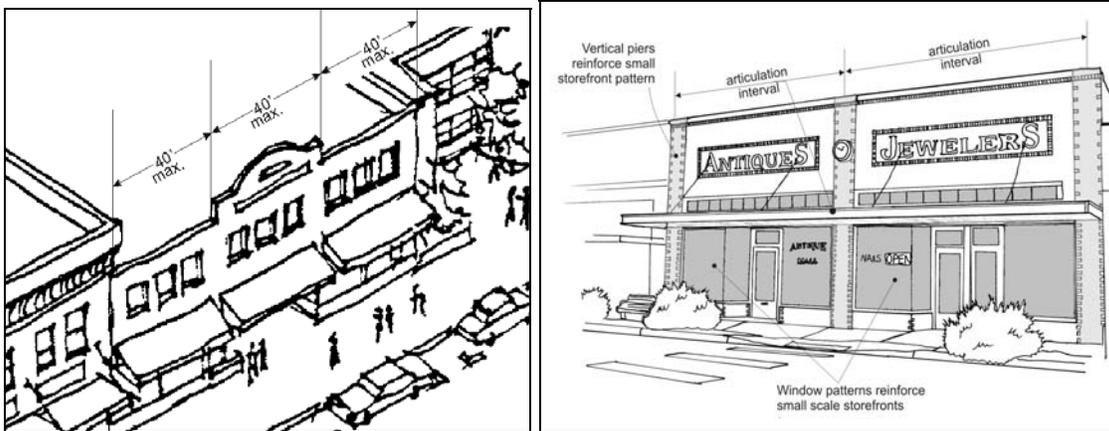


Figure 27. Storefront articulation examples.

DEPARTURES will be considered by the DRC provided that the design meets the intent of the standards. For example, the proposed articulation may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting storefront design helps the design fit into the site’s context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.

C. Building articulation – Other non-residential /mixed-use buildings.

All other buildings featuring non-residential uses on the ground floor (not covered in paragraph B above) shall include at least three of the following articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet.

1. Providing vertical building modulation of at least 2 feet in depth and 4 feet in width if combined with a change in siding materials and/or roofline modulation per paragraph F below. Otherwise, the vertical modulation shall be at least 10 feet deep and 15 feet wide, to qualify.
2. Providing horizontal building modulation (upper level setbacks). To qualify for this measure, the minimum upper level setback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the façade.
3. Repeating distinctive window patterns at intervals less than the articulation interval.
4. Providing a covered entry or separate weather protection feature for each articulation interval.
5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline.
6. Change of roofline per paragraph F below.
7. Changing materials and/or color with a change in building plane.
8. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
9. Other methods that meet the intent of the standards as approved by the DRC.

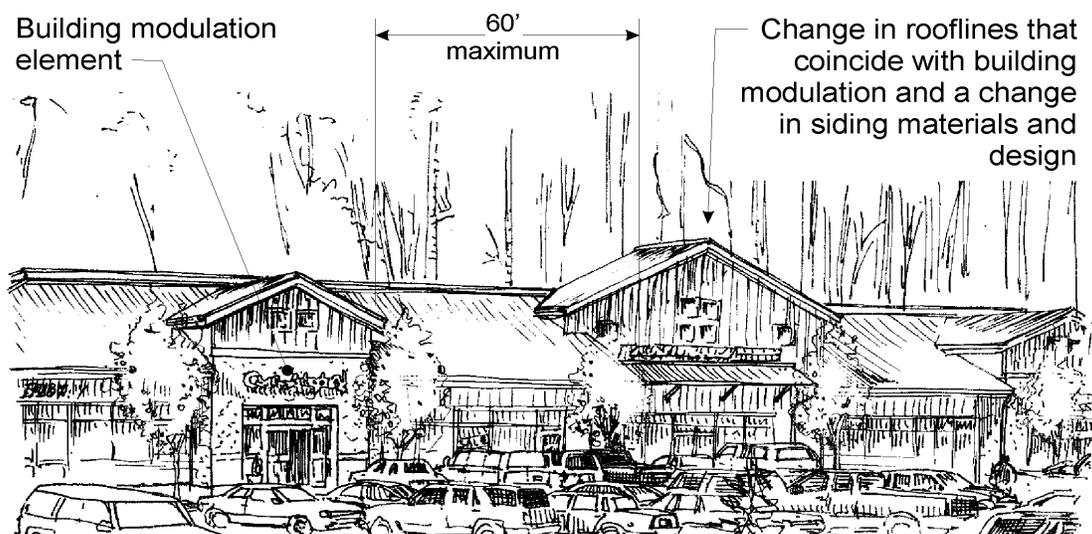


Figure 28. Building articulation example for other non-storefront commercial facades.

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of storefronts, and integration with/or enhancement of, the surrounding context.

D. Building articulation – Multifamily buildings.

All multifamily buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the required interval.
2. Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in paragraph E below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the DRC. For example, “cave” balconies or other balconies that appear to be “tacked on” to the façade will not qualify for this option.
3. Change of roofline per paragraph F below.
4. Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade.
5. Articulating of the building’s top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.



Figure 29. Multifamily façade articulation example. Note roofline changes, use of balconies, and delineation of the façade’s top, middle, and bottom. Changes in materials or siding (noted by use of different shades here) can also be effective in breaking up the scale of the building and adding visual interest.

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.

E. Roofline/cornice design options.

Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:

1. Comply with roofline modulation provisions per paragraph F below;
2. Provide a cornice of two parts with the top projecting at least 6 inches from the face of the building and the bottom part featuring a concave design or projecting at least 2 inches from the façade, but extending no less than 2 inches from the façade than the top part (see Figure 30 for examples). The height of the cornice (both parts combined) shall be at least 12 inches for buildings 20 feet or less in height; 18 inches for buildings greater than 20 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. Cornices shall not project over property lines, except where permitted on property lines abutting public right-of-way. The cornice line must extend along at least 75 percent of the façade;
3. Other decorative corner line that meets the intent of the standards; or
4. Any combination of the options above.



Figure 30. Acceptable cornice examples.



Figure 31. Historical cornice examples.

F. Roofline modulation.

In order to qualify as a roofline modulation treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broke or articulated roofline consistent with the required articulation interval. Modulation shall consist of either:

1. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in paragraphs C-2 or D-2 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 feet or 0.2 multiplied by the wall height;
2. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above; or
3. A combination of the above.

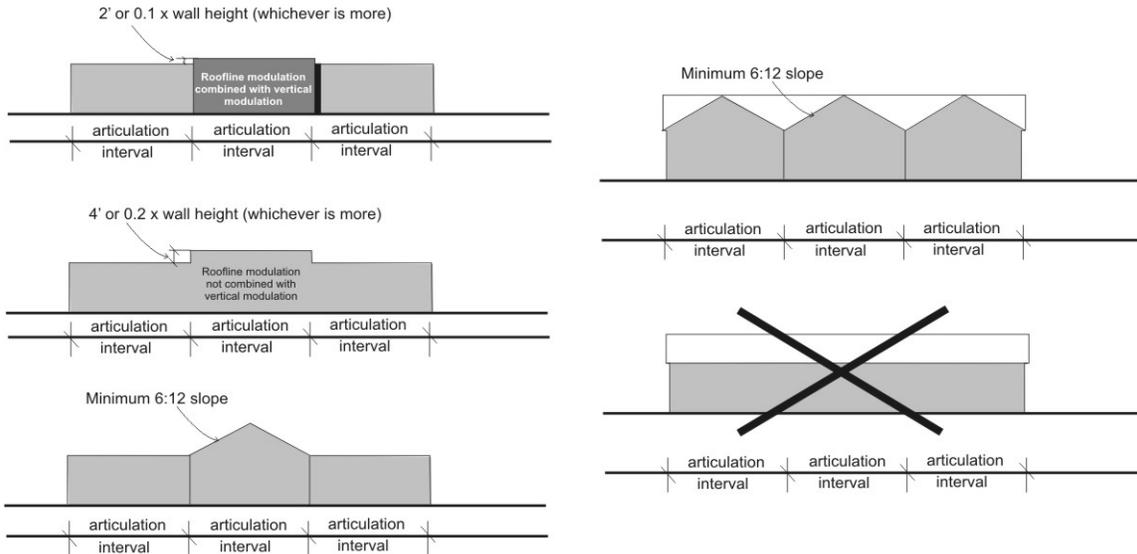


Figure 32. Roofline modulation options/standards.

G. Maximum façade width.

The maximum façade width (facades facing the street or customer parking lot) is 100 feet. Exceptions: Buildings exceeding 100 feet in width shall incorporate significant modulation and/or articulation features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:

1. Provide vertical building modulation at least 10 feet deep and 20 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors;
2. Use of a contrasting vertical modulated design component featuring all of the following:
 - a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the façade are exempt.
 - b. Utilizes a change in building materials that effectively contrast from the rest of the façade.
 - c. Component is modulated vertically from the rest of the façade by an average of 6 inches. The DRC may exempt storefront buildings from this provision provided that all other standards herein are met and the design effectively meets the intent of the standards.
 - d. Component is designed to provide roofline modulation per paragraph F above; and/or
3. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:
 - a. Different building materials and/or configuration of building materials.
 - b. Contrasting window design (sizes or configurations).

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within downtown).

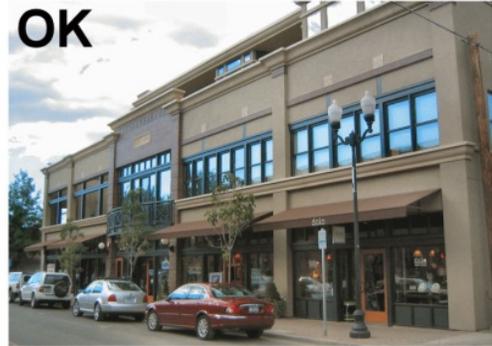
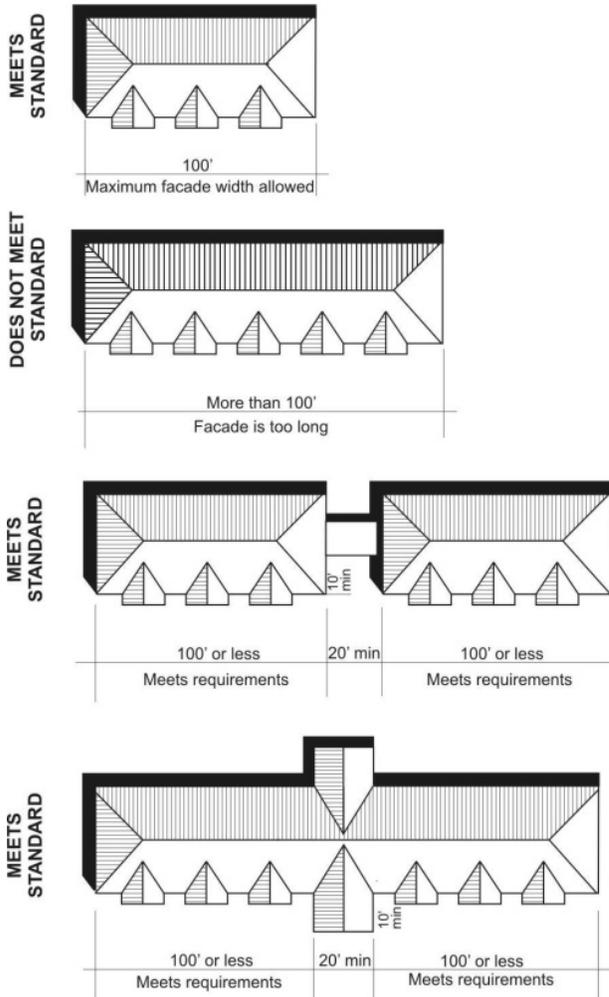


Figure 33. Maximum façade width standards and acceptable/unacceptable departure examples. The upper right examples uses a change in materials, façade articulation (window styles), and roofline change. The middle right image uses substantial façade and roofline modulation. The lower right doesn't include any notable articulation or modulation.

17.50.100 Building design – Façade details.

A. Intent.

To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

B. Façade details toolbox.

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (per WMC 17.50.090(B-D)). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments.

1. Window and/or entry treatment:

- a. Display windows divided into a grid of multiple panes;
- b. Transom windows;
- c. Roll-up windows/doors;
- d. Other distinctive window treatment that meets the intent of the standards;
- e. Recessed entry;
- f. Decorative door;
- g. Arcade;
- h. Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or
- i. Other decorative or specially designed entry treatment that meets the intent of the standards as determined by the DRC.

2. Building elements and façade details:

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
- b. Decorative, custom hanging sign(s);
- c. Decorative building-mounted light fixtures;
- d. Bay windows, trellises, towers, and similar elements; and/or
- e. Other details or elements that meet the intent of these standards, as determined by the DRC.

3. Building materials and other facade elements:

- a. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- b. Artwork on building (such as a mural) or bas-relief sculpture;
- c. Decorative kick-plate, pier, belt-course, or other similar feature;

- d. Hand-crafted material, such as special wrought iron or carved wood; and/or
- e. Other details that meet the intent of the standards as determined by the DRC.

“Custom,” “decorative,” or “hand-crafted” elements referenced above must be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the DRC.

DEPARTURES to the standards above will be considered by the DRC provided that the number, quality, and mix of details meet the intent of the standards.



Figure 34. Good storefront detail examples. The Centennial Building on the left includes a decorative cornice, vertical piers, and decorative windows. The 339 Davidson Building includes a decorative door/entry.

C. Street corner buildings.

Non-residential or mixed-use buildings located within 30 feet of the street corner shall provide one or more of the elements listed below on the building corner.

1. A cropped building corner with corner pedestrian entry;
2. A bay window or turret;
3. A clock or bell tower;
4. Balconies above the ground floor;
5. Sculpture or artwork element; Must be a one-of-a-kind design element;
6. Distinctive use of facade materials; and/or
7. Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building as determined by the DRC.

All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection, as determined by the DRC (for example, larger intersections warrant more substantial design treatments).



Figure 35. Desirable building corner example.

D. Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. DEPARTURES will be considered by the DRC where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.



Figure 36. Acceptable and unacceptable (far right image) window design on upper floors. Note that the two windows on the left are recessed from the façade and all three acceptable examples include trim. The image on the right includes no trim or recess/projection.

E. Year of construction plaque.

All new commercial and mixed-use buildings must note the year of construction of a building by the installation of a plaque attached to the building. Numbers etched into stone, brick, or concrete may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may be of public interest may be included.

17.50.110 Building design – Façade materials and color.

A. Intent.

1. To encourage high-quality building materials that reinforce the historic small town character Woodland; and
2. To discourage poor materials with high life-cycle costs.

B. Metal siding standards.

Metal siding may be used on facades if it is incorporated with other permitted materials and it complies with the following:

1. It features visible corner molding and trim and does not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane;
2. Metal siding shall be factory finished, with a matt, non-reflective surface;
3. Metal siding may comprise no more than 50 percent of the façade (windows are included in the façade calculations); and



Figure 37. Acceptable and unacceptable metal siding examples. Notice the corner and window trim and use of concrete block near the ground level on the left image. The circled area on the right includes metal siding all the way to the ground, which is prohibited.

4. The use of metal siding is prohibited on facades of pre-1950's buildings on designated Storefront Streets.



Figure 38. Acceptable metal siding example where it covers only a portion of the storefront.

C. Concrete block standards.

Concrete block may be used on the facade if it is incorporated with other permitted materials and it complies with the following:

1. When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns; and
2. Concrete block may comprise no more than 50 percent of a façade (windows are included in the façade calculations). DEPARTURES to this standard will be considered by the DRC provided that design treatments are included to enhance the visual character of the building at all observable scales.



Figure 39. Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 50 percent of the whole façade. The large expanse of smooth-faced concrete block on the right is not desirable for Downtown Woodland.

D. Standards for synthetic stucco materials.

Such exterior material may be used if it is incorporated with other permitted materials and it complies with the following:

1. Synthetic stucco (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other permitted material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade (windows are included in the façade calculations). DEPARTURES to this standard will be considered by the DRC provided that design treatments are included to enhance the visual character of the building at all observable scales;
2. Horizontal surfaces exposed to the weather must be avoided; and
3. Synthetic stucco should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet-above-grade line to provide a durable surface where damage is most likely.



Figure 40. Acceptable and unacceptable synthetic stucco examples. The left image uses concrete block near the sidewalk, while the building on the right maintains stucco to the base of the façade.

E. Prohibited façade materials.

1. Mirrored glass where used on more than 10 percent of the façade;
2. T-111 siding and similar processed sheet products that lack durability and weather resistance qualities as determined by the DRC;
3. Chain-link fencing (except for temporary fencing and for parks);
4. Fiberglass products and similar sheet products; and
5. Back-lit vinyl awnings used as signs.

F. Storefront building color.

A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color.

Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors.

17.50.120 Building design – Blank wall standards.

A. Intent.

1. To avoid untreated blank walls; and
2. To retain and enhance the character and identity of Downtown Woodland.

B. Blank wall definition.

A wall (including building façades and retaining walls) is considered a blank wall if:

1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

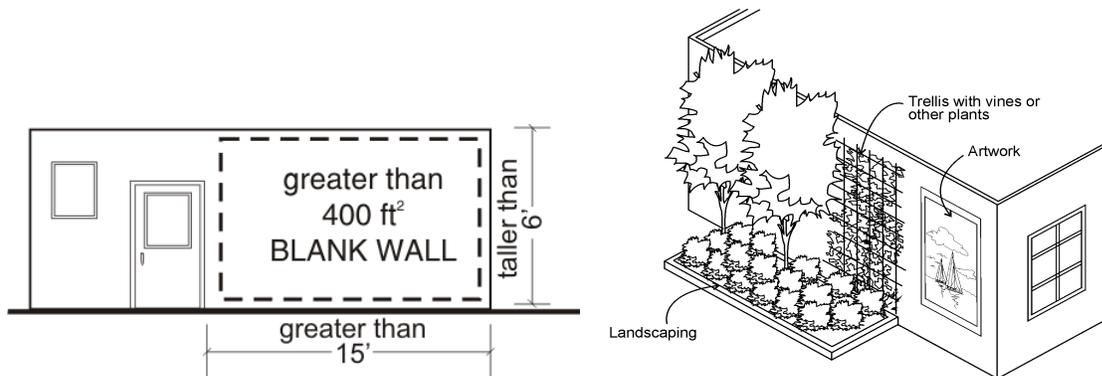


Figure 41. Blank wall definition and treatment examples.

C. Blank wall standards.

Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment;
2. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years;
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials;
4. Installing a mural approved by the DRC; and/or
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

For large visible blank walls, a variety of treatments may be required to meet the intent of the standards.

D. Firewall design.

Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments to add visual interest to the wall.



Figure 42. Acceptable and unacceptable fire wall treatments. Note the use of horizontal banding in the left image. Plain concrete block as in the right image is not allowed.

17.50.130 Definitions.

- A. Art, artwork:** A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the DRC, may be considered artwork provided that they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered artwork.
- B. Blank wall:** See WMC 17.50.120 for the definition and treatments of a “blank wall”.
- C. Building articulation:** “Building articulation” means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See WMC 17.50.090 for applicable standards.
- D. Departure:** A provision that allows some flexibility in how projects comply with specific code requirements herein. See WMC 17.50.010.C for details.
- E. Frontage type:** Refers to the range of specific development frontage options along streets, including. See WMC 17.50.020 for details.
- F. Horizontal building modulation:** Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below. Horizontal modulation may be used to help meet building articulation and massing standards in WMC 17.50.090.C.
- G. Landscaped Street:** Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where landscaped building setbacks along the street are envisioned. See WMC 17.050.020.E for the description and applicable standards for properties fronting on designated Landscaped Streets.
- H. Level I, II, and III II remodels/additions:** Refers to variable types of building remodels and additions based on the cost of improvements versus the assessed value of the existing building. See WMC 17.50.010.B for a detailed definition.
- I. Marquee:** A permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof.
- J. Pedestrian-oriented space:** Refers to publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and/or (2) visual amenities that contribute to the character of downtown. Design criteria for pedestrian open space:

- a. The following design elements are typically found in pedestrian-oriented open space:
 - i. Spaces are physically and visually accessible from the adjacent street or major internal vehicle or pedestrian route.
 - ii. Paved walking surfaces of either concrete or approved unit paving;
 - iii. Pedestrian-scaled lighting;
 - iv. Seating areas/elements;
 - v. Spaces are positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
 - vi. Landscaping that adds visual or seasonal interest to the space.

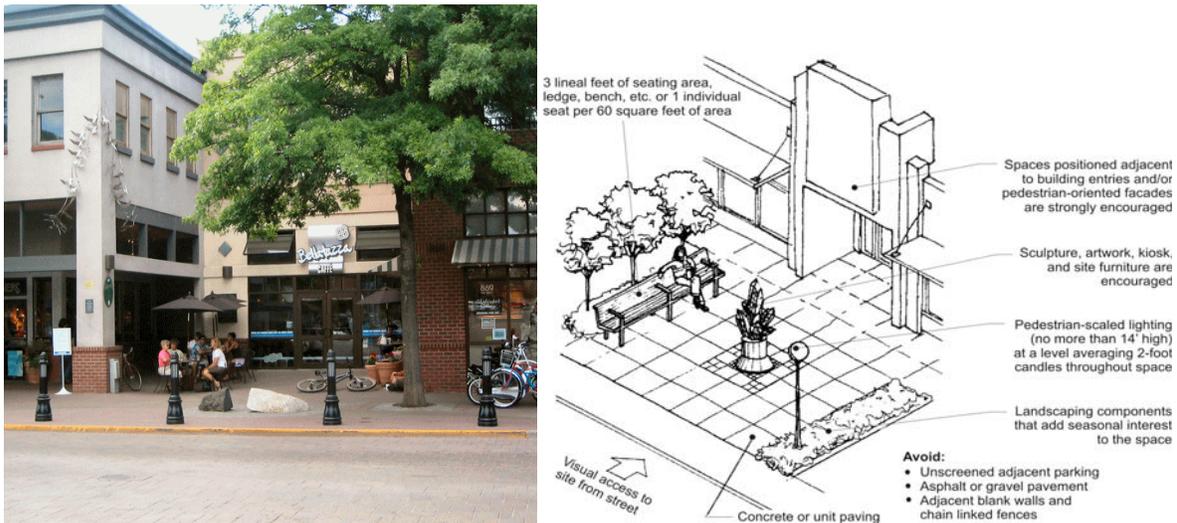


Figure 43. Examples of pedestrian-oriented open spaces.

- vii. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
 - viii. Pedestrian-oriented facades on some or all buildings facing the space;
- b. The following features are prohibited within pedestrian-oriented space:
 - i. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
 - ii. Adjacent chain link fences;
 - iii. Adjacent blank walls; and
 - iv. Adjacent dumpsters or service areas.

K. Roofline modulation: Refers to variation in roof form. See WMC 17.50.090.F for provisions.

L. Secondary Street: Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where there's an option for storefronts or landscaped setbacks along the street and ground floor residential or commercial uses. See

WMC 17.50.020.D for the applicable standards for properties fronting on designated Secondary Streets.

- M. Stoop:** A development frontage type featuring an elevated platform sited at or near the front property line. This frontage type is suited to both commercial and residential uses in denser urban settings. See WMC 17.50.020.D(2)(b) for details.
- N. Storefront:** A pedestrian-oriented façade with a non-residential use placed up to the edge of a sidewalk. Storefronts include substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade. See WMC 17.50.020.C(2)(a) for details.
- O. Storefront Street:** Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where there commercial storefronts built up to the sidewalk edge are required. See WMC 17.50.020.B for the applicable standards for properties fronting on designated Storefront Streets.
- P. Transom windows:** A window or series of windows above a door and/or canopy/marquee. Transom windows bring additional light into ground floor commercial spaces since they are typically located above the storefront's weather protection features (marquee or canopy). Transom windows that open and close can provide a good source of ventilation and cooling in the summer months.
- Q. Transparent window:** Refers to a window that is capable of transmitting light so that objects or images can be seen as if there were no intervening material variation in roof form.
- R. Vertical building modulation:** A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. Vertical modulation may be used to help meet building articulation and massing standards in WMC 17.50.090.C, .D, and .G.

Proposed WMC Chapter 17.54: Landscaping (NEW)

Date: November 30, 2010

Sections:

17.54.010 Landscaping plan requirements.

17.54.020 Landscaping plan submittal requirements.

17.54.030 General landscaping requirements.

17.54.040 Landscaping typology standards.

17.54.010 Landscaping plan requirements.

To guarantee the healthy growth of proposed landscaping, all landscape plans required in this Title shall be signed by a certified landscaping professional (CLP) prior to issuance of the preliminary site plan approval or landscaping plan approval when preliminary site plan approval is not required for the proposed development.

17.54.020 Landscaping plan submittal requirements.

The proposed landscaping plan shall be part of the proposed preliminary site plans. When preliminary site plans are not required for the proposed development per WMC 17.84.110 and .120, eight copies of the full-size and reduced (eleven-inch by seventeen-inch) proposed landscaping plans that are to scale shall be submitted to the city planning department unless otherwise permitted by the Development Review Committee (DRC). The proposed landscaping plan shall, as applicable, include the tabulation showing the area and percentage of the following:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking area landscaping; and
- I. Other landscaping areas.

17.54.030 General landscaping requirements.

All landscape plans shall comply with the following requirements:

- A. Landscape Materials. The proposed landscaping shall only include the following permitted landscape materials: trees, shrubs, groundcover plants, nonplant groundcovers, and outdoor hardscape features, as described below.
- B. Coverage. The proposed landscaping shall cover not less than ten percent of the entire site. The landscaping in the required setback areas and parking areas can be counted to satisfy this requirement. "Coverage" is based on the projected size of the plants at maturity, i.e., typically three or more years after planting.

- C. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. When new vegetation is planted, soils shall be amended, as necessary, to allow for healthy plant growth.
- D. Requirements for Groundcover. All landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are indigenous as follows: planting pattern that is designed to achieve fifty percent coverage of the area not covered by tree canopy and shrubs.
- E. Tree Size and Spacing. Trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional (CLP).
- F. Shrub Size and Spacing. Shrubs shall be planted from five-gallon containers or larger at the recommended spacing as certified by a certified landscaping professional (CLP).
- G. Nonplant Groundcovers. Bark dust, chips, aggregate, or other nonplant groundcovers may be used, but shall be confined to areas underneath plants and within the drip lines. Nonplant groundcovers cannot be used to satisfy the coverage requirements.
- H. Landscaping for Stormwater Facilities. When such facilities are required for the development, water tolerant and/or native plants may be used to landscape the stormwater treatment facilities (e.g., detention/retention ponds and swales designed for water quality treatment). However, these plants shall not be counted towards the landscaping coverage calculations.
- I. Requirements for Maintenance and Irrigation. The use of drought-tolerant plant species are encouraged, and shall be required when irrigation is not available. Irrigation shall be provided for plants that are not drought-tolerant. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.). All man-made features required by this chapter shall be maintained in good condition, or otherwise replaced by the owner. The property owners shall maintain any landscape materials required by this chapter in a way that they do not adversely impact the usage of any off-site solar panels and windmills that exist at the time of issuance of the landscaping plan approvals.

17.54.040 Landscaping typology standards

Below are described five landscaping types. These landscaping types may be required by different sections of code in Title 17.

A. Type A Landscaping

- 1. Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views.
- 2. Type A landscaping shall minimally consist of:

- a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
- b. Between 70 and 90 percent evergreen trees;
- c. Trees provided at the rate of one per 100 square feet or one per 10 linear feet, whichever is greater, of landscape strip;
- d. Evergreen shrubs provided at the rate of one per 20 square feet of landscape strip;
- e. Groundcover; and
- f. Applicants shall demonstrate to the Director's satisfaction that the selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.

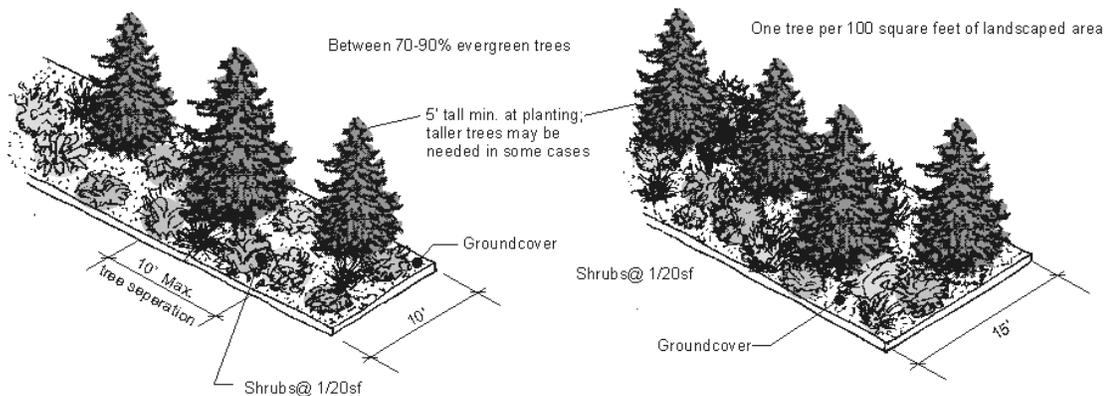


Figure 1. Type A landscaping standards.

B. Type B Landscaping

1. Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment.
2. Type B landscaping shall minimally consist of:
 - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - c. Trees provided at the rate of one per 200 square feet or one per 20 linear feet, whichever is greater, of landscape strip;
 - d. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - e. Groundcover; and

- f. Applicants shall demonstrate to the Director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

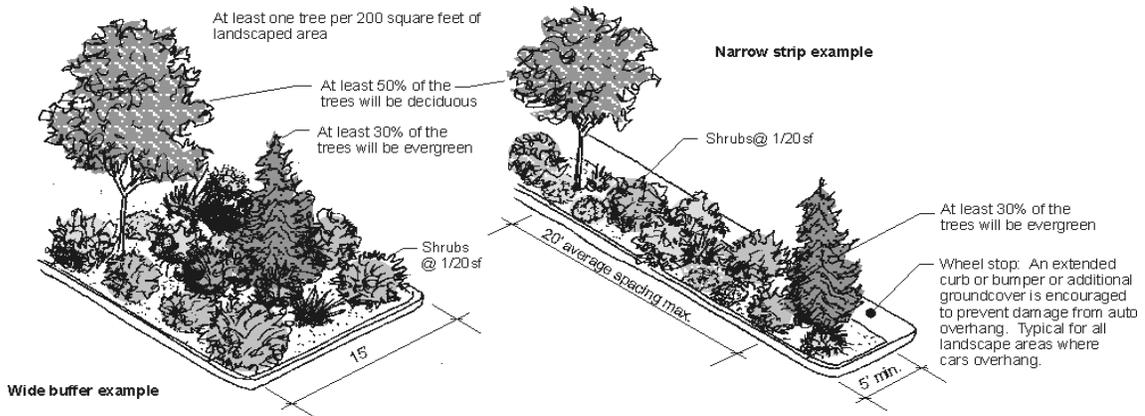


Figure 2. Type B landscaping standards.

C. Type C Landscaping Screen.

1. Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
2. Type C landscaping shall minimally consist of:
 - a. Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
 - b. At least 70 percent deciduous trees;
 - c. Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
 - d. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - e. Groundcover;
 - f. Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade); and
 - g. Applicants shall demonstrate to the Director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

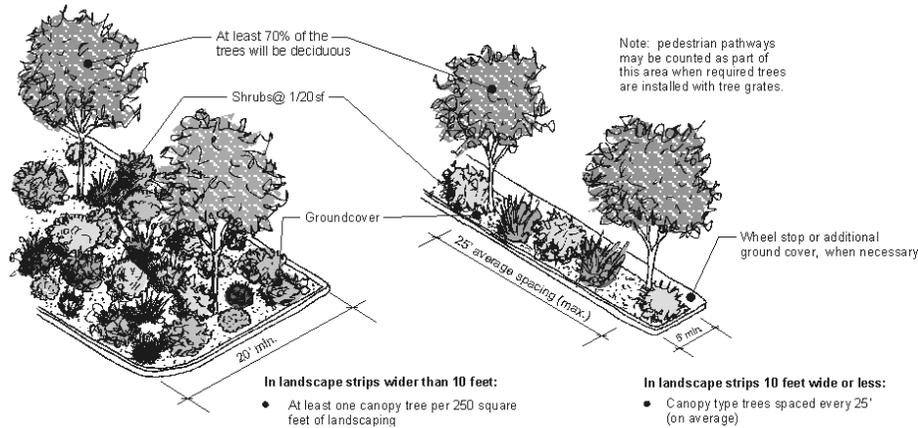


Figure 3. Type C landscaping standards.

D. Type D Landscaping.

1. Type D landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.
2. Type D landscaping shall minimally consist of:
 - a. Trees, shrubs, and ground covers that are native to western Washington and are appropriate to the conditions of the site;
 - b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
 - c. Minimum 20 feet in width if used as a screen; and
 - d. Applicants shall demonstrate to the Director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

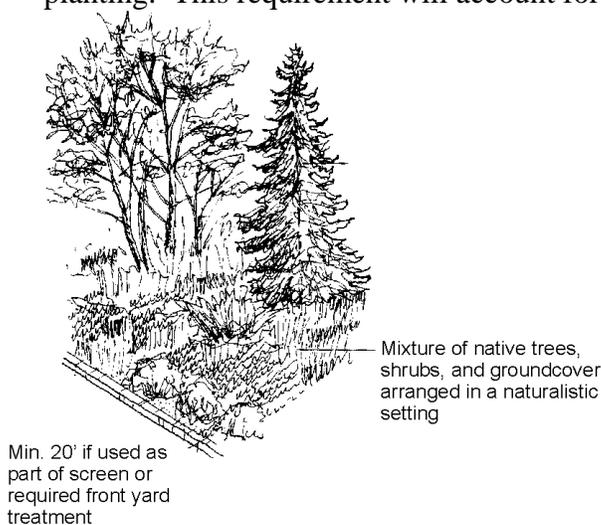


Figure 4. Type D landscaping standards.

E. Type E Landscaping.

1. Type E landscaping refers to all other landscaped areas that do not qualify as Type A-D landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas also could include flower beds and perennial beds.
2. Type E landscaping may include any combination of plant materials provided they comply with WMC 17.54.030.

Proposed Changes to WMC Chapter 17.56

Deleted: deletions

The proposed changes are written in track changes format with [additions](#) and shown as such.

Date: November 30, 2010

Chapter 17.56 OFF-STREET PARKING AND LOADING REQUIREMENTS*

Sections:

- 17.56.005 Off-street parking--General requirement.**
- 17.56.010 Number of parking spaces required.**
- 17.56.020 Flexibility in administration allowed.**
- 17.56.030 Off-street parking--Commercial districts.**
- 17.56.035 Off-street parking--Floodway use district.**
- 17.56.040 Off-street parking--Light industrial district.**
- 17.56.045 Off-street parking--Heavy industrial district.**
- 17.56.050 Off-street parking--Requirements for designated uses.**
- 17.56.060 Parking space dimensions.**
- 17.56.070 Required widths of parking area aisles.**
- 17.56.080 General design requirements.**
- 17.56.090 Materials--Design--Lighting.**
- 17.56.100 Joint use of required parking spaces.**
- 17.56.110 Satellite parking.**
- 17.56.120 Special provisions for lots with existing buildings.**
- 17.56.130 Temporary use of parking spaces for nonparking use.**
- 17.56.140 Parking facility plans.**
- 17.56.150 Landscaping--Screening.**
- 17.56.170 Loading requirements--Number/area.**

*Prior ordinance history: Ords. 490, 622, 638, 654, 675 and 683.

17.56.005 Off-street parking--General requirement.

Every building hereafter erected shall be provided with parking spaces, and such parking spaces shall be made permanently available and be permanently maintained for parking purposes and, except for parking areas used for playground purposes in connection with schools, shall be used only for the parking of automobiles or trucks. Any areas used to provide required off-street parking shall be of such size and shape and so designed that the area will accommodate the number of cars to be provided for. If structural alterations or additions to a building or use result in additional floor space, seats, beds, employees, users, or students, as the case may be, parking shall be provided as required in this chapter according to the total development, the existing, plus the addition. (Ord. 863 § 1 (part), 1997)

17.56.010 Number of parking spaces required.

A. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.

B. The presumptions established by this chapter are that:

1. A development must comply with the parking standards set forth in Sections 17.56.030 through 17.56.060 to satisfy the requirement stated in subsection (A) of this section; and

2. Any development that does meet these standards is in compliance. However, Sections 17.56.030 through 17.56.050 are only intended to establish a presumption and should be flexibly administered, as provided in Section 17.56.020.

C. When determination of the number of parking spaces required by Sections 17.56.030 through 17.56.050 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

D. The council recognizes that the minimum space standards given in Sections 17.56.030 through 17.56.050 cannot and do not cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using the minimum space standards as a guide.

(Ord. 863 § 1 (part), 1997)

17.56.020 Flexibility in administration allowed.

A. The city recognizes that, due to the particularities in any given development, the inflexible application of the parking standards set forth in Sections 17.56.030 through 17.56.050 may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The permit-issuing authority may permit deviations from the presumptive standards of Sections 17.56.030 through 17.56.050 and may require more parking or less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 17.56.010(A).

B. Without limiting the generality of the foregoing, the permit-issuing authority may allow deviations from the parking requirements set forth in Sections 17.56.030 through 17.56.050 when it finds that:

1. A residential development is irrevocably oriented toward the elderly;

2. A business is primarily oriented to walk-in trade.

C. In the event the permit-issuing authority authorizes a deviation from the presumptive standards, the occupancy permit for the use or structure shall contain language describing the

nature of the use and the parking required. Such deviation shall only be authorized during the period in which the stated use is in effect. Prior to undertaking any change in use, the owner or tenant shall request amendment of the occupancy permit to reflect the new use and shall comply with such modified parking requirements.

D. If the permit-issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that the presumption established by Sections 17.56.030 through 17.56.050 for a particular use classification is erroneous, it shall initiate a request for an amendment to the table of parking requirements in accordance with the procedures set forth in Chapter 17.84.

(Ord. 863 § 1 (part), 1997)

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 following uses within the Downtown Woodland Planning Area, as defined in Figure 1 below.](#)

1. [All non-residential uses.](#)

2. [The following residential uses:](#)

a. [Residential uses within an existing building constructed as of \(INSERT ADOPTION DATE OF THIS ORDINANCE\). For additions to such buildings, developments shall comply with residential parking requirements for the building addition only;](#)

b. [Residential uses on properties adjacent to designated Storefront Streets, as delineated in Figure 1 below.](#)



[Figure 1. Downtown Woodland Planning Area boundaries and Storefront Street designations.](#)

17.56.035 Off-street parking--Floodway use district.

All developments in the floodway use district shall provide adequate off-street parking for visitors, employees and delivery vehicles. The number of off-street parking spaces for developments in this district shall be determined by the public works director and based upon the information in the proponent's SEPA checklist or impact statement. Appeals of the director's determination may be made to the planning commission.

(Ord. 892 § 3, 1998)

17.56.040 Off-street parking--Light industrial district.

Off-street parking in the light industrial district shall be as follows:

A. Parking and loading facilities shall be located at the side or rear of buildings; provided, that necessary parking and loading may be permitted at the front only when appropriately landscaped according to the standards set out in Chapter 17.44.

B. To insure adequate overall parking facilities, space for parking must be related to both the size of the building and number of expected employees using the same size building, depending

Deleted: 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.¶

Deleted: 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.¶
(Ord. 1101 § 1, 2007; Ord. 863 § 1 (part), 1997)¶
(Ord. No. 1164, § 1, 9-8-2009)¶

on the nature of the operation or building use. Owners must provide parking facilities either on-site or at a satellite facility, based on either subsection (B)(1) or (B)(2) of this section, whichever provides the most parking spaces.

1. Parking in relation to personnel:

- a. One space for each two plant employees on maximum shift;
- b. One space for each managerial personnel;
- c. One visitor parking space for every ten managerial personnel;
- d. No less than four per plant site.

2. Parking in relation to floor area (worker density):

- a. One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution; see Section 17.56.050 if warehousing is the only use;
- b. One space for each seven hundred square feet of gross floor area used for manufacturing;
- c. One space for each four hundred square feet of office floor area.

C. Up to thirty-five percent of the employee parking spaces may be compact spaces.

D. In addition to the standards set forth in subsection (B) of this section, every owner of a facility in the light industrial district shall maintain enough parking spaces for personnel either on-site or at a satellite parking facility so as to prevent personnel from parking in unauthorized locations either in or adjacent to the light industrial district.

(Ord. 863 § 1 (part), 1997)

17.56.045 Off-street parking--Heavy industrial district.

All developments in the heavy industrial district shall provide adequate off-street parking for employees, delivery vehicles and visitors. The number of off-street parking spaces for developments in this district shall be determined by the public works director and based upon information in the proponent's SEPA checklist or impact statement. Appeals of the director's determination may be made to the planning commission. Up to thirty-five percent of the employee parking spaces may be compact spaces.

(Ord. 863 § 1 (part), 1997)

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

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

TABLE INSET:

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. For multifamily uses in the Downtown Woodland Planning Area, as defined in Figure 1 herein, one parking space per studio and one-bedroom apartment/condominium unit.
3. Mobile home dwellings	Two parking spaces per unit, including the garage or carport space.
F. Hotels/Motels	One parking space for each sleeping or dwelling unit.
G. Hospitals, sanitariums	One parking space for every three patient beds, plus one space for each staff doctor and one space for every three employees.
H. Libraries	One parking space for each two hundred fifty square feet of gross floor area.
I. Lodges, rooming houses and	One parking space for each two sleeping rooms or one

boarding houses containing sleeping quarters; fraternities; sorority and group student housing	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. 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.
P. 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.
Q. 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.

R. 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.
S. Theaters	One parking space for each three seats.
T. 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.
U. 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.

(Ord. 863 § 1 (part), 1997; Ord. 809 § 6, 1996)

17.56.060 Parking space dimensions.

A. Subject to subsections (B) and (C) of this section, each parking space shall have an area of not less than one hundred eighty square feet exclusive of drives and aisles, and a width of not less than nine feet. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.

B. Where otherwise allowed in this chapter, the allowed percentage of parking spaces need contain a rectangular area of only seven and one-half feet in width by fifteen feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.

C. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two feet by nine feet.

(Ord. 863 § 1 (part), 1997)

17.56.070 Required widths of parking area aisles.

Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:

TABLE INSET:

Aisle Width	Parking Angle				
	0°	30°	45°	60°	90°
One-way traffic	13'	11'	13'	18'	24'
Two-way traffic	19'	20'	21'	23'	24'

(Ord. 863 § 1 (part), 1997)

17.56.080 General design requirements.

- A. Unless no other practicable alternative is available, vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, although backing onto arterial streets is discouraged.
- B. Vehicle accommodation areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.
- C. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public right-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.
- D. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.
- E. Unless specifically allowed in the zoning district, no required yard shall be used to satisfy off-street parking requirements.
- F. The location and design of all entrances, exits and drives shall be subject to the approval of the director of public works and, in the case where the matter is before it, the planning commission.

(Ord. 863 § 1 (part), 1997)

17.56.090 Materials--Design--Lighting.

A. Vehicle accommodation areas, including lanes for drive-in windows, shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Design of pavement section for vehicle accommodation areas shall be approved by the director of public works. The parking area shall be graded and drained so as to dispose of surface water to the satisfaction of the director of public works.

B. Parking spaces in areas surfaced in accordance with subsection (A) of this section shall be appropriately demarcated with painted lines or other markings.

C. Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (free from potholes, weeds, dust, trash, and debris, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

D. Any lighting used to illuminate any off-street parking facility shall be arranged so as to reflect light away from any adjoining residential area.

(Ord. 863 § 1 (part), 1997)

17.56.100 Joint use of required parking spaces.

A. One parking area may contain required spaces for different uses, but except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.

B. To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally ninety percent vacant on weekends, another development that operates only on weekends could be credited with ninety percent of the spaces on that lot. Or, if a church parking lot is generally occupied only to fifty percent of capacity on days other than Sunday, another development could make use of fifty percent of the church lot's spaces on those other days.

C. If the joint use of the same parking spaces by two or more principal uses involves satellite parking spaces, then the provisions of Section 17.56.110 are also applicable.

(Ord. 863 § 1 (part), 1997)

17.56.110 Satellite parking.

A. If the number of off-street parking spaces required by this chapter cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located,

then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces.

B. All such satellite parking spaces (except spaces intended for employee use) must be located within eight hundred feet of a public entrance of a principal building housing the use associated with such parking, or within eight hundred feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use may be located within any reasonable distance. Satellite parking shall not be located across a minor arterial or larger street unless provisions are made for shuttle service.

C. The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that he has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgment that the continuing validity of his permit depends upon his continuing ability to provide the requisite number of a parking spaces.

D. Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.

(Ord. 863 § 1 (part), 1997)

17.56.120 Special provisions for lots with existing buildings.

Notwithstanding any other provisions of this chapter, whenever: (A) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (B) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (C) the parking requirements of Section 17.56.010 that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the developer need only comply with the requirements of Section 17.56.010 to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) satellite parking space is reasonably available as provided in Section 17.56.100. However, if satellite parking subsequently becomes reasonably available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain satellite parking when it does become available.

(Ord. 863 § 1 (part), 1997)

17.56.130 Temporary use of parking spaces for nonparking use.

A. For special events or sales, a business may temporarily use some of its parking spaces for nonparking use provided the use meets the criteria of this section. Only the business for which the parking spaces are intended may use their spaces for temporary non-parking use. A business cannot lease or otherwise allow their parking spaces to be used by another entity unless it is a

non-profit charity organization or is in conjunction with a community-wide festival, such as Planter's Day.

B. No more than two parking spaces or fifteen percent of the parking spaces for the business, whichever is greater, shall be used for the temporary event. The use of the parking space will not impede safe traffic circulation or sight-distance, block or impede fire lanes, create other hazards, or cause a situation where neighboring businesses or uses unwillingly bear the brunt of providing parking during the event. Temporary uses lasting ten days or less do not need to receive prior approval from the city. However, the city, upon determining the temporary use of the parking space is causing a hazard or routing parking to unwilling neighboring businesses or uses, may direct the business to modify the temporary use or remove it.

C. For special events or sales lasting longer than ten days but no longer than one hundred fifty days, the business must receive prior approval from the city's development review committee (DRC). The applicant must submit a master land use application, site plan and pay the site plan review fee. The DRC may permit the temporary use upon determining the use of the parking spaces meets the criteria given in the above paragraph.

D. Any nonparking use of parking spaces longer than one hundred fifty days or which uses more parking spaces than allowed above must receive a temporary use permit per subsection 17.81.020(C).

(Ord. 863 § 1 (part), 1997)

17.56.140 Parking facility plans.

Site plans for any multifamily (MDR and HDR), commercial, industrial or conditional use (as required by Chapter 17.72) shall include the location, dimension, and number of parking spaces required by this title. Any proposed change to existing buildings or uses in floor area, seating, number of beds, or use shall include with their plans the location, dimension and number of parking spaces required by this title.

(Ord. 939 § 17, 2000; Ord. 863 § 1 (part), 1997)

17.56.150 Landscaping--Screening.

Landscaping and screening of parking facilities shall be those specified in the standards of each appropriate zoning district or conditional use requirements, whichever applies.

(Ord. 863 § 1 (part), 1997)

17.56.170 Loading requirements--Number/area.

A. All uses in the C-2 (highway commercial) zone, freight terminals or railroad yards, hospitals, sanitariums, schools and other institutional uses, or any similar use which has or is intended to

have an aggregate gross floor area of ten thousand square feet or more, shall provide loading and unloading spaces in accordance with the following table:

TABLE INSET:

Square Feet of Aggregate Gross Floor Area		Required Number of Spaces
10,000 up to and including	16,000	1
16,001 up to and including	40,000	2
40,001 up to and including	64,000	3
64,001 up to and including	96,000	4
96,001 up to and including	128,000	5
128,001 up to and including	160,000	6
160,001 up to and including	196,000	7
For each additional 36,000	1 additional	

Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or similar use, which has or is intended to have an aggregate gross floor area of forty thousand square feet or more, shall provide off-street loading or unloading spaces in accordance with the following table:

TABLE INSET:

Square Feet of Aggregate Gross Floor Area		Required Number of Spaces
40,000 up to and including	60,000	1
60,001 up to and including	160,000	2
160,001 up to and including	264,000	3
264,001 up to and including	388,000	4
388,001 up to and including	520,000	5
520,001 up to and including	652,000	6
652,001 up to and including	784,000	7
784,001 up to and including	920,000	8

For each additional 140,000		1 additional

B. All other commercial, institutional, or similar uses which have or intend to have an aggregate gross floor area of less than ten thousand square feet and requires the loading or unloading of goods and materials shall provide an off-street loading area with access to a public thoroughfare. All uses in the light industrial district (I-1) and heavy industrial district (I-2) shall provide adequate off-street loading to meet the needs of each use. In no case shall loading/unloading areas abut or have immediate access to any public street right-of-way or private thoroughfare that provides access to other properties.

C. Each loading space shall measure not less than thirty feet by twelve feet, and shall have an unobstructed height of fifteen feet and shall be made permanently available for such purpose and shall be surfaced with concrete or asphalt, and maintained. Such facilities shall be so located that trucks using same shall not interfere with areas reserved for off-street parking nor project into any public right-of-way, nor block any street or sidewalk, and shall be adjacent to the building to be served thereby. If the loading space located is incorporated with a building, the requirements of this section shall not apply. In all cases, loading spaces and areas shall be of adequate size and area for accommodating the maximum number and size of vehicles simultaneously loading or unloading in connection with the business or businesses conducted in the building or facility.

D. Any floor area provided by additions to, or structural alterations to a building shall be provided with loading space or spaces as set forth in this chapter, whether or not loading spaces have been provided for in the original floor space. The required loading area(s) shall be the number and area required for the entire building, existing, plus the addition.

(Ord. 863 § 1 (part), 1997)

Proposed Changes to WMC Chapter 17.32

The proposed changes are written in track changes format with [additions](#) and ~~shown as such.~~

Deleted: deletions

Date: November 30, 2010

Chapter 17.32 CENTRAL BUSINESS DISTRICT (C-1)

Sections:

- 17.32.010 Purpose--Location.
- 17.32.020 Permitted uses.
- 17.32.028 Conditional uses--Administrative.
- 17.32.030 Conditional uses--Hearing examiner.
- 17.32.040 Prohibited uses.
- 17.32.050 Lots--Minimum size.
- 17.32.060 Lots--Width, depth.
- 17.32.070 Building setbacks.
- 17.32.080 Building height.
- 17.32.090 Lot coverage.
- 17.32.100 Off-street parking.
- 17.32.110 Screening--Landscaping.
- 17.32.120 Building and yard maintenance.
- 17.32.130 Lighting.

17.32.010 Purpose--Location.

The central business district (C-1) is a zoning classification providing for a wide range of retail and professional business uses and services compatible to the central business district of Woodland and providing a focal point of commerce in a setting conducive to safe, convenient, and attractive pedestrian use. The intent of the district is to insure that the downtown business district is preserved and has the capability for growth, expansion, and enhancement. Furthermore, the district provides for uses which will complement and not compete with other commercial use districts. The central business district is intended to be that area generally north of Dunham, south of Bozarth, east of the railroad, and west of Interstate 5.
(Ord. 490 § 8.01 (part), 1979)

17.32.020 Permitted uses.

The following uses only are permitted in the C-1 district. All other uses are not permitted.

1. Art galleries, libraries and museums;
2. Banks and financial services;
3. Community clubs, fraternal societies, and memorial buildings;
4. Cultural entertainment facilities such as indoor theaters and playhouses;
5. Dwelling units, Exception: On designated Storefront Streets per Figure 2 in WMC 17.50.020, dwelling units are prohibited on the ground floor. Lobbies for residential uses on upper floor may be located on the ground floor of designated Storefront Streets.

Deleted: ;

Deleted: provided residential uses are located above a permissible C-1 commercial use

Deleted: and adequate off-street parking is provided pursuant to Chapter 17.56.¶

6. Establishments selling alcoholic beverages by virtue of a class C, D, E, F or H liquor license issued by the state;
 7. Government and quasi-public buildings;
 8. Hotels;
 9. Newspaper offices;
 10. Personal services;
 11. Professional and business offices;
 12. Public parks and open spaces, courtyards;
 13. Public and private off-street parking facilities;
 14. Public utility offices;
 15. Restaurants and cafes except for drive-in and fast food restaurants. Outdoor eating and/or drinking areas associated with an indoor facility are permitted pursuant to state law;
 16. Retail stores;
 17. 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;
 18. 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;
 19. Signs and outdoors advertising displays pursuant to Chapter 17.52 [and WMC 17.50.070 for projects within the Downtown Planning Area per Figure 1 in Chapter 17.50](#);
 20. Churches;
 21. Community swimming pool facilities, commercial recreation and entertainment facilities, health spas and dance studios;
 22. Bed and breakfast inns;
 23. 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.
 24. [Veterinary offices and clinics with no outside animal runs.](#)
 25. [Dog grooming facilities.](#)
- (Ord. 939 § 12, 2000; Ord. 884 § 1, 1998; Ord. 671 § 3, 1988; Ord. 654 § 6, 1987; Ord. 622 § 1, 1986; Ord. 573 § 3, 1984; Ord. 490 § 8.01(A), 1979)

17.32.028 Conditional uses--Administrative.

The following uses in the central business district (C-1) require conditional use permit approval from the Director per Chapter 17.70:

- A. Day care center;
- B. Public utility uses except electrical substations and transfer facilities and power-generating units.

(Ord. 982 § 3, 2003)

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 per Chapter 17.72:

A. Hospital, sanitarium, rest home, home for the aged, nursing home, or convalescent home.
(Ord. 982 § 3, 2003; Ord. 915 § 1, 1999; Ord. 573 §§ 1, 2, 1984; Ord. 490 § 8.01(C), 1979)

17.32.040 Prohibited uses.

The following uses are specifically not permitted in the C-1 district:

- A. 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;
- B. Automobile and light and/or heavy truck repair facilities;
- C. Automobile, motorcycle, and boat dealerships and servicing establishments;
- D. Bowling alleys;
- E. Dog kennels and the outdoor housing of dogs when associated with a veterinary office or clinic;
- F. Drive-in and fast food restaurants;
- G. Outdoor sales of vehicles, boats, campers, motor homes, mobile homes, and related equipment;
- H. Storage or 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.
(Ord. 490 § 8.01(B), 1979)

17.32.050 Lots--Minimum size.

There are no limitations for minimum lot size.
(Ord. 490 § 8.01(D)(1), 1979)

17.32.060 Lots--Width, depth.

There are no limitations for minimum lot width and depth.
(Ord. 490 § 8.01(D)(2), 1979)

17.32.070 Building setbacks.

All setbacks shall be measured from the nearest wall or corner to the appropriate property line. [Properties within the Downtown Planning Area per Figure 1 in Chapter 17.50 shall also comply with the setback and design provisions of Chapter 17.50.](#)

- A. Front Setback. No limitations, except to provide room for a sidewalk in conformance with city standards;
- B. Side Setback. No limitations, except where the C-1 zone abuts a residential zone, the side yard setback shall be that required by the residential zone;
- C. Rear Setback. No limitations, except where the C-1 zone abuts a residential zone and there is no alley between the C-1 zone and the residential zone, the rear setback shall be that required by the residential zone.
(Ord. 645 § 1, 1987; Ord. 490 § 8.01(D)(3), 1979)

17.32.080 Building height.

No building shall be more than three stories or forty-five feet in height.

(Ord. 490 § 8.01(D)(4), 1979)

17.32.090 Lot coverage.

There are no limitations; provided the applicable setbacks are observed.

(Ord. 490 § 8.01(D)(5), 1979)

17.32.100 Off-street parking.

Off-street parking in the C-1 district shall meet the requirements of Chapter 17.56.

(Ord. 490 § 8.01(E), 1979)

17.32.110 Screening--Landscaping.

A. Abutting Residential Zones. C-1 uses which abut residential districts along the side and rear property lines shall provide a sight-obscuring fence a minimum of six feet, but not more than eight feet high. In addition to the fence, hedges and shrubbery may be placed along the inside of the fence but shall not become a nuisance to adjacent properties.

If the applicant proposes that the C-1 use and building will be visually and functionally compatible with the neighboring residential character of the area without providing a fence, the applicant shall present the proposal to the planning commission for a determination of zone and neighborhood compatibility. The planning commission may require the use and its site to be designed and landscaped so as to further blend into the area.

B. Corner Lots. Fences and hedges on corner lots shall be no higher than three feet along the front property line and three feet along the side street property line to a point equal to the front setback of the main building.

[C. Parking lots. Parking lots within the Downtown Planning Area per Figure 1 in Chapter 17.50 shall also comply with the parking lot screening provisions of WMC 17.50.050.](#)

(Ord. 490 § 8.01(F)(1), 1979)

17.32.120 Building and yard maintenance.

All buildings and yards in the C-1 district shall be maintained in a neat and orderly manner.

Landscaping shall be maintained in a healthy, presentable state. Nonfunctional vehicles, machinery, appliances, steel drums, boxes, crates, pallets and related equipment and materials shall not be openly stored in front, side and rear yards.

(Ord. 490 § 8.01(F)(2), 1979)

17.32.130 Lighting.

Lighting, including permitted illuminated signs, shall be designed and arranged so as not to:

- A. Reflect or cast glare into any residential zone;
- B. Rotate, glitter, or flash; and
- C. Conflict with the readability of traffic signs and control signals.

(Ord. 490 § 8.01(F)(3), 1979)

[17.32.140 Downtown Planning Area Design Standards.](#)

[Properties within the Downtown Planning Area per Figure 1 in Chapter 17.50 shall also comply with site and building design provisions of Chapter 17.50.](#)

Project Update Wednesday, January 12, 2011

Wal-Mart

On-site construction is underway.

Jim Chumbley Schurmay Way Short Plat / SEPA for Grading Permit

On-site grading activity underway. The applicant is going to bond the frontage improvements (curb, gutter, sidewalks, etc.)

Skyward Construction Site Plan Review (1356 & 1358 Down River Drive)

Close to the project completion.

Old Apostolic Lutheran Church (1500 Dike Access Road)

The pre-construction meeting has been held. The City Council has approved the proposed latecomer's agreement for water and sewer main extensions.

Woodland Swimming Pool

The applicant is to submit the proposed mitigation/contribution to the Buckeye/Goerig intersection. The application is still incomplete.

Historic Downtown District Zoning and Design Standards

The public hearing was held on 11/10. The revised standards to be reviewed by the Planning Commission on 01/12.

LDS Church Parking Lot Expansion

The City Council approved the right-of-way dedication on 11/01. A pre-construction meeting has been held. On-site construction to begin soon.

Longview Housing Authority Comprehensive Plan Map Amendment and Rezone

Applicant seeks to change the zoning from Light Industrial (I-1) to Medium Density Residential (MDR). Unaddressed Site, south of the Coca-Cola's site on Glenn Wood St. City Council has approved the proposal.

Aaron Christopherson Comprehensive Plan Map Amendment and Rezone

Applicant seeks to change the zoning from Highway Commercial (C-2) to Medium Density Residential (MDR).

The subject site is 1671 N. Goerig St.

City Council has approved the approval.

Muyskens Short Plat

The applicant is working on the revised civil/engineering plans for frontage improvements.

2010 SW Woodland Industrial Subarea Transportation Plan

City Council approved the Plan.

PURD Standards

Planning Commission to hold a public hearing on 01/12.

Commercial Vehicle Parking in Residential Districts

SEPA DNS issued. A public hearing is scheduled for February 2011.

Home Occupation Review Criteria

SEPA DNS issued. A public hearing is scheduled for February 2011.