

WOODLAND PLANNING COMMISSION

Planning Commission Regular Meeting

7:00 p.m.

Wednesday, April 13, 2011

Woodland Community Center
782 Park Street, Woodland, Washington

CALL TO ORDER

APPROVAL OF MINUTES

- March 9, 2011 Meeting

PUBLIC HEARING

- 1) Commercial Vehicle Parking in Low Density Residential (LDR) Zoning Districts, Land Use Application No. 210-924
- 2) Home Occupation Review Criteria in Low Density Residential (LDR) Zoning Districts, Land Use Application No. 210-926

PUBLIC WORKSHOP

- 1) SEPA Administrative and Appeal Processes, Land Use Application No. 210-912
(No handout materials, PowerPoint presentation only)

REPORT / PROJECT UPDATE

- 1) Amendment of Resolution 548
- 2) Planning Commission Goals and Priorities
- 3) Planning Commission Calendar
- 4) Project Updates

ADJOURN

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

SPECIAL JOINT MEETING

CITY OF WOODLAND CITY COUNCIL AND PLANNING COMMISSION March 16, 2011

MEETING CALLED TO ORDER

Planning Commission Present:

Chair David Simpson
Commissioner Nancy Trevena
Commissioner Sharon Watt

Absent:

Commissioner Murali Amirineni
Commissioner Jim Yount

City /Council Present:

Councilmember John Burke
Councilmember Marilee McCall
Councilmember Aaron Christopherson
Councilmember Susan Humbyrd
Councilmember Benjamin Fredricks
Councilmember Al Swindell
Councilmember Darwin Rounds

Also Present:

Mayor Chuck Blum
Community Development Planner Carolyn Johnson
City Attorney Bill Eling
Clerk JoAnn Heinrichs

GAMBLING COMMISSION PRESENTATION

Amy Hunter: Gambling Commission Legislative Liaison and Administrator for Legal Division to answer questions about City's powers and authority under the Gambling Act.

- Currently there are 61 house banked cardrooms in the State;
- The commission is neither for or against gambling, they are the regulatory agency. Supported by fees, licenses and reimbursement from tribal government;
- Cities and their rights are listed under RCW 9.46.285 and 9.46.295;
- Commission may not regulate the number of gambling houses; if they qualify they will be issued a license;
- In the courts there have been challenges to allow cities to zone gambling, those have failed;
- Commission cannot limit the number of gambling licenses. If gambling is allowed, and the requirements are met, the Gambling Commission must issue the license;
- Local government can only pass ordinances that are consistent with the powers and duties expressly in the Gambling Act;
- Local governments can absolutely prohibit gambling, but may not change the scope of activities. Approximately 60 jurisdictions have banned card rooms;

- If the Gambling Commission receives an application for a jurisdiction where there is no prohibition, the applicant is notified via letter about the city's ordinance. The letter lets them know they may face a legal challenge from the city. The Commission also notifies the City;
- Jurisdictions cannot limit number of tables or betting limits;
- Must be a restaurant where people can actually sit down and eat in order to qualify. Cities can use zoning for food and drink establishments, as long as it is done equally. Cities can also limit through signage and lighting requirements, along with parking restrictions.

QUESTIONS

- Chuck Blum: LaCenter is restricting their cardrooms via parking requirements. Will our Ordinance stand up in court?
- Amy: Unknown at this point.
- Bill Eling: Based on statutes written, it's a gray area, and do not know how courts will interpret this.
- Darwin Rounds: Can we wait until we are challenged?
- Bill Eling: Gambling isn't a property right, but you could be exposing yourself to a possible lawsuit.
- Dave Simpson: Cities can regulate restaurants by zoning?
- Amy: Underlying zoning, if done equally across the board, then you should be OK. Serving liquor is not a requirement. Charitable nonprofits must wait 1 year.
- Carolyn Johnson: What do you look for when granting a license to an eating or drinking establishments?
- Amy: A preopening by Gambling commission is done. All the moneys must be traced to make sure it is "clean". Criminal background checks on applicants and their spouses, along with a pre-operational inspection by one of our agents.
- Bill Eling: If gambling was allowed, and the city decides to not allow it any more. What would happen?
- Amy: Once appeals are exhausted, the Gambling Commission would step in to close the cardroom portion/revoke their license.
- Dave Simpson: What creative ways have municipalities tried to limit cardrooms?
- Amy: LaCenter's old ordinance was creative, by restricting the parking. Not aware of any cities being extremely creative. Tukwila passed an ordinance to prohibit cardrooms starting 2016.
- Marilee McCall: We want to support this business, and have created an overlay zone. How can we limit to that particular area?
- Amy: The way the gambling laws are written right now, it would be difficult to do
- Carolyn Johnson: If a restaurant doesn't do anything structurally, they wouldn't need a building permit. The Gambling Commission would contact us via letter; this could be the only way we would find out that a gambling license is being issued.
- Terry Isom: We support zoning and parking restrictions. Can you combine parking for restaurant/cardroom combinations?
- Amy: I'm not sure you could do that.
- Chuck Blum: Any zone that allows restaurants, they would be able to have a cardroom?
- Amy: Yes
- Dave Simpson: What is a "ball park" cost to start a cardroom.
- Terry Isom: The cost is minimally \$750,000 to \$1,000,000.

- Amy: That does not sound unreasonable at all. I have not heard of anyone opening one for less than \$500,000. It's not economical feasible for small house banked cardrooms, with the security, number of employees needed and all the other requirements.
- JJ Burke: Are there any other special licenses, like cribbage.
- Amy: There are several different types of licenses. A cribbage license would be \$58 annually; there is a whole range of licenses.

Carolyn Johnson or Bill Eling can get take questions and forward them to the Gambling Commission

COMBINED CITY COUNCIL AND PLANNING COMMISSION MEETING

Carolyn explained materials handed out.

LIST OF 2011 PRIORITIES: (these do not include any land use issues that may come up during the year) 8:50:49 PM

1. Establish Historical Preservation Program/Commission and become a Certified Local Government.
 2. Clarify Non-conforming Uses and the Animal code.
 3. Simplify the Appeal process.
 4. Off-site Improvement Standards and Late Comers Fees.
- Walt Hansen has gotten 208 Buckeye listed on the historical building registry as tri-plex.
 - We need to establish a historical commission, to review applications before they go to the state.
 - Need to clarify/define "active" uses.
 - Would like to continue to look at subdivisions that are going to expire soon.
 - Would like to look at pre-existing/nonconforming business, currently they are not allowed to expand. Need to create an avenue for them to get a variance.
 - We successfully got the funding for the diking district, for the levy certification.

ADJOURN: 9:31:49 PM

Commissioner Trevena moved to adjourn to our next regularly scheduled meeting on April 13, 2011, Commissioner Watt seconded the motion. Passed unanimously.

JoAnn Heinrichs, Planning Commission Secretary

Date

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

Public Hearing on Commercial Vehicles Parking in Residential Zones

- ▶ Staff Report
- ▶ Public Testimony
- ▶ Planning Commission Discussion

STAFF REPORT

DATE: April 13, 2011

TO: Woodland Planning Commission

FROM: Carolyn Johnson, Community Development Planner

RE: Commercial Vehicle Parking Standards in Residential Zoning Districts

BACKGROUND

At the August 2, 2010 meeting, the City Council approved the first reading of draft Ordinance No. 1191 to amend WMC 10.56.030 concerning commercial vehicle parking in residential zoning districts. The new commercial vehicle parking standards, once adopted, would allow commercial vehicles up to 14,500 Gross Vehicle Weight Rating (GVWR) to park in residential zoning districts and provide exemptions for authorized emergency vehicles, public and privately-owned ambulances, tow trucks, etc.

The City Council also passed a motion to forward this matter to the Planning Commission so that the zoning code (WMC Chapter 17) can be amended to make it consistent with the proposed commercial vehicle parking standards. The necessary amendments to WMC Chapter 17 require SEPA, a public hearing by the Planning Commission, adoption of an ordinance by the City Council, etc. The Planning Commission held workshops on this issue in November 2010 and in February and March of 2011.

SEPA

The SEPA Notice of Application (NOA) and Determination of Non-Significance (DNS) have been completed and the comment period ended on January 11, 2011. A single comment letter was received from the Cowlitz Indian Tribe who responded with a standard letter about inadvertent discovery. A Revised DNS was issued April 13, 2011. There is no statutory comment or appeal period for the Revised DNS.

FOLLOW UP

A primary concern was impacts on local roads. While the Public Works Department does not have the data necessary to definitively answer this question, it appears unlikely that increasing weight restrictions to 14,500 GVWR would have an impact.

Staff's review of other city codes, shows that other jurisdictions are more restrictive than Woodland with regards to commercial vehicle parking in residential areas. Many prohibit commercial vehicle parking in residential areas altogether while others allow for the temporary parking of commercial vehicles. When commercial vehicle parking is allowed, the upper weight limit is typically 10,000 or 12,000 pounds. In addition to restricting by weight, other cities have restricted by length and/or height. The City of Seattle even considers vehicle width.

NEXT STEPS

The Planning Commission will decide whether to amend the proposed code or send it on to the City Council after the April 13th Public Hearing.

City of Woodland, WA
Proposed Amendment to the Woodland Municipal Code (WMC)

Commercial Vehicle Parking in Residential (LDR, MDR, and HDR)
Zoning Districts

Land Use Application #210-924/ZTC/SEPA
March 24, 2011

Highlighted and italicized text is proposed to be added to the current code, while text that is struck through is proposed to be eliminated from the current code.

Chapter 17.08 - Definitions

17.08.350.1 – Gross Vehicle Weight Rating (GVWR)

“Gross Vehicle Weight Rating” (GVWR) means the value specified by the manufacturer as the loaded weight of a single vehicle.

Low Density Residential (LDR) Zoning Districts

WMC 17.16.080 (B)

Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods.

1. Exemptions. Pickup or light trucks, ~~ten~~ *fourteen* thousand *five hundred (14,500)* pounds gross *vehicle* weight *rating (GVWR)* or less, with or without a mounted camper unit, which are primarily used by the property owner/renter for transportation purposes are exempt from this section.
2. Recreational and Utility Vehicles. Recreational and utility vehicles are defined as travel trailers, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, other recreation trailers and utility trailers, boats, motorcycles, snowmobiles and other motorized recreation vehicles. Recreational and utility vehicles may be parked in residential areas provided the following conditions are met:
 - a. Vehicles shall not intrude into public right-of-way or obstruct sight visibility from adjacent driveways;
 - b. Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical

conditions on the site. However, not more than one recreation and/or utility vehicle shall be parked in the front setback, with no more than three stored outside per single-family lot;

- c. The recreational vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area;
 - d. Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken;
 - e. At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days per year.
3. ~~Truck Tractors and Trailers, Large Commercial Vehicles.~~ *Parking of commercial vehicles over On-street and off-street parking of truck tractors, truck tractor trailers or commercial vehicles in excess of ten-fourteen thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) is prohibited in residential areas. The following vehicles are exempt from these parking restrictions:*
- a. *authorized emergency vehicles as defined in RCW 46.04.040, as presently enacted or hereafter amended;*
 - b. *public or privately owned ambulances licensed pursuant to RCW 18.73.130;*
 - c. *Tow Trucks, provided (1) the tow truck is owned and operated by a registered owner/operator pursuant to WAC 204-91A; (2) the tow truck is no larger than a Class B tow truck as defined in WAC 204-91A-170 (2) and (3); and (3) the truck has no more than two (2) axles.*

Violation of this section is a parking infraction.

17.20.100 - Criteria and standards for accessory uses.

- c. Home Occupations.
 - 1. The resident operator shall obtain a business license, which shall be renewed annually;

2. The home occupation shall employ no more than one person in addition to those who are residents of the dwelling;
3. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;
4. The home occupation shall have no advertising, display, or other indications of a home occupation on the premises;
5. No storage or display of goods shall be visible from the outside of the structure;
6. No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line;
7. A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located;
8. Merchandise shall not be offered for direct sale within the residence, accessory structure, or on-site;
9. No commercially licensed vehicles over ~~ten~~ **fourteen** thousand **five hundred (14,500)** pounds gross **vehicle weight rating (GVWR)** capacity shall be utilized in the business. No more than one type of commercially licensed vehicle under ~~ten~~ **fourteen** thousand **five hundred (14,500)** pounds gross **vehicle weight rating (GVWR)** capacity shall be utilized in the business on the premises.

Home Occupation Criteria

Vehicle Trips

Public Hearing on Home Occupations (Non-SEPA Public Hearing)

- ▶ Staff Report
- ▶ Public Testimony
- ▶ Planning Commission Discussion

Benefits of Home Occupations

- ▶ Reduced daily commuter traffic
- ▶ Reduced energy consumption
- ▶ Reduced air pollution
- ▶ Telecommuting increasing
- ▶ Can enable low-income individuals to achieve economic self-sufficiency
- ▶ Can help parents better balance work and family

Q & A

- ▶ Approximately 45 Home Occupations businesses in Woodland
- ▶ A single-family detached dwelling generates approximately 10 one-way trips per day.

Live Editing of Proposed Code

- ▶ *7. Traffic generated which exceeds the following standards shall be prima facie evidence that the activity is a primary business and not a home occupation:*
 - a. The parking of more than X customer vehicles at any one time;*
 - b. More than X clients or customers coming to the site each day, except that home day cares may have as many trips as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements.*
 - c. The use of loading docks or other mechanical loading devices;*
 - d. Home occupations shall have no more than one delivery per week by commercial motor vehicles.*
- ▶ *8. Materials, goods or commodities shall be delivered to or from the home occupation only from 8:00 a.m. to 6:00 p.m. Monday through Friday.*

STAFF REPORT

DATE: April 13, 2011

TO: Planning Commission

FROM: Carolyn Johnson, Community Development Planner

RE: Home Occupations

BACKGROUND

Per WMC 17.16.030.F, a Home Occupation, as defined in WMC 17.08.357, can be permitted as an Accessory Use in LDR zoning districts (LDR-6, LDR-7.2, and LDR-8.5) as long as they meet all applicable development standards including the Home Occupation Review Criteria, WMC 17.16.100.

At the September 20, 2010 regular meeting, the City Council passed a motion to initiate a code amendment concerning the Home Occupation Review Criteria, WMC 17.16.100.E. This action was prompted by a recent concern raised by a business owner regarding the City Development Review Committee's (DRC) interpretation of a Home Occupation criterion, 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 criterion is that a home occupation is prohibited from having on-site customers while the DRC acknowledges that WMC 17.16.100.E.7 may not be enforceable due to the ambiguous wording such as "normal" for the district.

The Planning Commission is working to amend WMC 17.16.100.E.7 to provide clearly measurable standard to replace the current language, "shall not create greater vehicle or pedestrian traffic than normal for the district."

SEPA

The SEPA Notice of Application (NOA) and Determination of Non-Significance (DNS) were issued on December 17, 2010 with the comment period ending January 5, 2011. A single comment letter was received from the Cowlitz Indian Tribe about inadvertent discovery. SEPA will have to be redone once proposed code is drafted.

FOLLOW UP

During the Planning Commission's February 9th workshop on this matter, Commissioners asked staff to report back on:

- 1. How many vehicle trips does a typical residence generate?** *A single family residence generates approximately 10, one-way vehicle trips per day (Institute of Traffic Engineers Trip Generation Manual).*
- 2. How many home occupations businesses does Woodland Have?** *Currently, there are approximately 45 home occupation businesses in Woodland.*

City of Woodland, WA
Proposed Amendment to the Woodland Municipal Code (WMC)

**Home Occupation Review Criteria in Low Density Residential
(LDR) Zoning Districts**

Land Use Application #210-926/ZTC/SEPA
April 13, 2011

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.

**Low Density Residential (LDR) Zoning Districts – Criteria and Standards for
Accessory Uses**

WMC 17.16.100.E.

Home occupations which meet the following criteria:

1. The resident operator shall obtain a business license, which shall be renewed annually;
2. The home occupation shall employ no more than one person in addition to those who are residents of the dwelling;
3. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;
4. The home occupation shall have no advertising, display, or other indications of a home occupation on the premises;
5. No storage or display of goods shall be visible from the outside of the structure;
6. No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line;

7. A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located;

7. Traffic generated which exceeds the following standards shall be prima facie evidence that the activity is a primary business and not a home occupation:

- a. The parking of more than X customer vehicles at any one time;
- b. More than X clients or customers coming to the site each day, except that home day cares may have as many trips as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements.
- c. The use of loading docks or other mechanical loading devices;
- d. Home occupations shall have no more than one delivery per week by commercial motor vehicles.

8. Materials, goods or commodities shall be delivered to or from the home occupation only from 8:00 a.m. to 6:00 p.m. Monday through Friday.

8. Merchandise shall not be offered for direct sale within the residence, accessory structure, or on-site;

9. No commercially licensed vehicles over ~~ten~~ fourteen thousand five hundred (14,500) pounds gross weight capacity shall be utilized in the business. No more than one type of commercially licensed vehicle under ~~ten~~ fourteen thousand five hundred (14,500) pounds gross weight capacity shall be utilized in the business on the premises.

Jurisdiction Comparison

	VEHICLE TRIPS	PARKING	DELIVERIES / COMMERCIAL VEHICLES
Bellevue	6 per day, not more than 1 client on premise at any one time	Residents + 2 vehicles at any one time	2 deliveries per week
Burlington	Not addressed	Shall not reduce or render unusable required off-street parking. Additional parking not allowed.	No use of commercial vehicles for distribution of materials from premises
Cheney	8 per day (clients, customers, noncommercial deliveries)	2 customer vehicles at any one time	1 commercial delivery per week
Franklin Co.	Open to public 7 a.m. to 10 p.m.	Not Addressed	Not Addressed
Issaquah	6 per day	Not Addressed	Not Addressed
Medical Lake	20 one-way trips per day except that home day cares may have as many trips as required	No parking shall be allowed beyond that normal in a residential area.	Not Addressed
Mill Creek	No excessive vehicular or pedestrian traffic	Additional off-street parking may be required	Deliveries between 8 a.m. and 7 p.m.
	No significant increase in local vehicular or pedestrian traffic	Off-street parking only (garage and driveway)	No truck delivery or pick-up not common to a residential dwelling
	No retail customers and no customer pick-up		
	Business visits prohibited after 9 p.m.		
Port Townsend	No significant increase in local vehicular or pedestrian traffic	1 worker vehicle parked on-street	Deliveries (M-F) between 8 a.m. and 6 p.m.
	No visits or workers arriving or departing before 8 a.m. or after 9 p.m.	Parking shall not cause traffic hazards or parking problems on adjacent rights-of-way	No truck delivery or pick-up not common to a residential dwelling
Redmond	2 per hour	Shall not displace or impede the use of required parking spaces for dwelling units.	Not Addressed
	Max 8 per day (visitors, customers, deliveries)	1 business vehicle parked or operated from premise	
SeaTac	Not addressed	Does not exceed normal parking demand	No truck delivery or pick-up not common to a residential dwelling
Walla Walla	Traffic not to be greater than customary in the neighborhood	Parking cannot create hazard or unusual congestion	2 commercial vehicles per week
		Customer must park off-street	

CODE EXCERPTS FROM OTHER JURISDICTIONS' CODES

Cheney, Washington. 21.59.040 Performance standards.

Home occupations shall meet these standards:

(3) Traffic generated which exceeds the following standards shall be prima facie evidence that the activity is a primary business and not a home occupation:

- (A) The parking of more than two (customer vehicles) at any one time;
- (B) More than eight clients, customers, noncommercial deliveries, or combination thereof, coming to the site each day;
- (C) The use of loading docks or other mechanical loading devices;
- (D) Home occupations shall have no more than one delivery per week by commercial motor vehicles.

Issaquah, Washington. 18.07.470.16

Traffic Trips: The home occupation, by itself, shall not generate more than twenty (20) vehicular trips a day except that home day cares may have as many trips as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements. As used here, a trip is considered either the arrival or the departure of a vehicle from the household. For example, one (1) vehicle making a delivery and then leaving immediately would be considered two (2) trips.

Port Townsend, Washington. 17.56.060 Minimum standards.

Every home occupation shall meet all of the following minimum standards:

I. Materials, goods or commodities shall be delivered to or from the home occupation only from 8:00 a.m. to 6:00 p.m. Monday through Friday; truck delivery or pick-up not common to a residential dwelling is not allowed;

J. No more than one worker vehicle may be parked on-street, and under no circumstances shall parking for the home occupation cause traffic hazards or parking problems on adjacent rights-of-way;

17.56.070 Required conditions.

Examples
April 13, 2011 Woodland PC Meeting

The director may issue a permit for a home occupation provided that the following affirmative findings are made:

B. The home occupation does not significantly increase local vehicular or pedestrian traffic;

Walla Walla, Washington. 20.122.030 General requirements.

I. Traffic generated by home occupations shall not exceed two (2) commercial vehicles per week. Customer or client traffic generated by the home occupation shall not be of a greater volume than is customary in the neighborhood in which the home occupation is located.

Report / Project Update

- ▶ Amendment of Resolution 548
- ▶ Planning Commission Goals and Priorities
- ▶ Planning Commission Calendar
- ▶ Project Updates

RESOLUTION NO. 548

A RESOLUTION relating to subdivisions and approving the preliminary plat and variance as reflected in the staff report for the Meriwether Hilltop subdivision, subject to certain provisions and conditions more particularly described herein.

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

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

WHEREAS, on March 19, 2007, after due consideration of the Planning Commission's recommendation and the recommendations of staff, the City Council by motion approved the preliminary plat and variance as reflected in staff report for the Meriwether Hilltop Subdivision subject to the following conditions:

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

7. Compliance with all applicable city codes and ordinances and all necessary federal, state and local permits shall be met prior to construction.
8. The applicant shall comply with Department of Ecology requirements to secure permits associated with stormwater discharge during construction.
9. The applicant shall comply with all conditions as identified in the MDNS dated July 26, 2006.
10. All development will meet with Woodland Municipal Code and FEMA requirements for work in floodplains.
11. Stormwater detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin. Design of improvements shall mitigate for impacts to downstream conveyance system, as determined by the Public Works Director. To determine the nature and extent of the mitigation under this condition 11, the applicant may take into account mitigation to the downstream conveyance system that will be provided as part of the applicant's prior approved Meriwether subdivision and PURD projects.
12. Applicant shall analyze capacity of downstream sewer pumping stations for adequacy to carry the additional flow and shall construct upgrades as necessary.
13. The applicant shall ensure that fill adjacent to the drainage ditch shall have side slopes not steeper than 3 to 1. Retaining wall heights shall not exceed 4 feet. A 6 foot tall fence which is owned and maintained by the home owner association shall be constructed along the side of the ditch adjacent to residential lots. There shall be a ten foot setback from the top of the ditch slope to all structures. The applicant shall provide calculations which demonstrate that the ditch and associated improvements are adequate to pass a 100 year storm event without flooding or property damage. The analysis shall assume development of the contributing basin as allowed under current zoning. The applicant shall demonstrate that each lot adjacent to the ditch has adequate room for a residence without need of a variance. An easement shall be provided to the city for access to the water course.
14. Hours of construction shall be limited to 7:00 a.m. to 8 p.m. on weekdays, between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays and prohibited on Sundays.
15. The applicant shall verify the structure setback in the field, consistent with the Geotechnical report (including letter modifications to the report), and show the final surveyed setback line on the final plat. The applicant shall construct all proposed structures outside of the final structure setback line, as determined by the final geotechnical report. Construction within the setback area may occur with

a lot or site specific geotechnical evaluation and must comply with the requirements of the Woodland Critical Area Ordinance.

16. To mitigate traffic impacts, ~~on State Route 503 (Lewis River Road)~~ applicant shall contribute \$242,000 to the City **Transportation** SR 503 Improvement Project Fund. In the event that traffic impact fees have been adopted by the city prior to recording of the plat, thereby providing for collecting of such fees, on the lots created thereby, this requirement for the contribution shall be waived.
17. The applicant shall prepare a project report for the water system booster station in conformance with WAC 246-290 and shall work with the City of Woodland to secure approval of the proposal from the State of Washington Department of Health. The project report shall contain a zone analysis that identifies the needs of the service area that will be served by the booster station in a manner acceptable to the Public Works Director.
18. Secure WDOH approval for water system improvements as required by WAC 246-290 and as necessary to provide reliable water supply to the project. Coordinate water system improvements with City of Woodland prior to WDOH submittal to ensure COW requirements are enforced for operability, maintainability and standards of construction.
19. Water system improvements shall include a minimum 8-inch water main on the low pressure side of the system (water does not pass through the booster pump station) that connects to the distribution system in Meriwether Phase 1 and 2.
- ~~20. The applicant shall complete the connection of the sewer line within Scott Hill Road to the existing sewer near the intersection of Scott Hill and Old Pacific Hwy.~~
- ~~21. The applicant shall complete the second lift of asphalt paving on the Scott Hill Road project between the Southwest boundary of the subdivision and the approximate mid-point of Scott Hill Road in a manner acceptable to the Public Works Director.~~
22. Access easements where shown on the preliminary plat associated with Bozarth Heights Road (vicinity of lots 116 to 119) shall be public access and utility easements.
23. The applicant shall either construct a temporary turnaround or hammerhead within a temporary access easement at the end of "R" Street either off-site or on-site, install sprinklers in the houses served by "R" Street or implement any other measure approved by the Fire Chief to address emergency access and response.

24. Establish a home owner association for the maintenance and management of the commonly owned properties and facilities. Home owner association documents shall be subject to review and approval by the Public Works Director.
25. Storm water treatment areas shall be enclosed by a 6-foot chain link fence. Fences shall be vinyl coated with commercial grade materials subject to approval by the Public Works Director.
26. Install permanent, full lane width, reflective traffic barriers at dead end streets.
27. Negotiate with City of Woodland for RIGHT of WAY dedication, and final improvements to the water production facility fence, security gate and access road prior to plan approval.
28. The applicant shall include standards for fencing height and materials in the CC&R's in order to provide an aesthetically pleasing atmosphere surrounding the proposed development by having consistent fencing standards.
29. Benchmarks shall be established and referenced on the face of the plat, prior to final plat approval.
30. The preliminary plat approval shall expire three years from the date of said approval unless extended pursuant to WMC 16.08.290.
31. The applicant shall dedicate in fee to the City of Woodland the public right-of-way for all streets within the project.
32. The applicant shall construct half street improvements in the existing right-of-way serving proposed lots 43, 45 and 47 consisting of a 20 foot wide surface with curb, gutter and sidewalk on one side and a thickened pavement edge on the other side. Guard rail shall be installed where necessary as determined by the Director of Public Works. Lot layout shall be reconfigured so that all lots have the required minimum frontage.
33. The applicant shall reference the variance number and date of approval on the face of the plat prior to final recording.
34. ~~Should the variance request be granted approval, the applicant shall contribute to the City of Woodland an amount necessary to purchase a sand spreader attachable to a truck with a 3 yard container, similar to the equipment presented by the applicant at the hearing, in an amount not to exceed \$75,000 to the City of Woodland for maintenance of the steeper road grade during ice and/or snow thus providing emergency vehicles safer and more rapid service to those areas on the hilltop.~~

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

PASSED this XX day of Month, Year.

CITY OF WOODLAND

Charles E. Blum, Mayor

ATTEST:

Mari E. Ripp, Clerk/Treasurer

APPROVED AS TO FORM:

William Eling, City Attorney

Proposed 2011 Goals & Priorities

Mandatory

1. Participate in the Shoreline Master Program Update (Clark County)
2. Find Funding for Floodplain Certification

Committed to Completing in 2011

1. PURD Ordinance ****COMPLETED****
2. Commercial Vehicle Parking in Residential Districts – Review Weight Limit
3. Review Home Occupation Criteria with Regards to Traffic Generation
4. Develop Card Room Zoning Standards
5. Amend Code to Set Expiration Dates for Site Plan and Variance Approvals
6. Amend Land Use and SEPA Appeal Procedures
7. Minor Variance Standards - Relax Industrial Side and Rear Setback Standards
8. Mixed-Use Downtown and Gateway Districts Architectural and Site Design Standards
9. ~~Review and Reprioritize Capital Facility List in the Comprehensive Plan~~

Proposed 2011 Work Items

1. Establish Historic Preservation Program and Become a Certified Local Government (Planning Commission to Start Project by Recommending a Process and Timeline)
2. Zoning Text Changes:
 - Clarify Non-Conforming Use Standards (Clarify the Term “Actively” and Investigate Whether the City Should have an Avenue for Pre-Existing Non-Conforming Uses to be Able to Expand)
 - Clarify Pet/Domestic Animal Code
3. Zoning Text Changes:
 - Amend Off-Site Improvement Standards for Commercial and Residential Zoning Districts
 - Review WMC’s Late-Comer Fees for Water and Sanitary Sewer System and Make Consistent with State Statute
4. Develop Standards for Solar Panels and Wind Turbines

PC Workshops and Public Hearings – 2011 Work Projection

March	April	May
<p>Workshop – Commercial Vehicle Parking (LU 210-024)</p> <p>Workshop – Home Occupations (LU 210-926)</p> <p>Workshop – Administrative Appeal Procedures (LU 210-917)</p> <p>2011 PC Goals and Priorities</p>	<p>Public Hearing – Commercial Vehicle Parking (LU 210-024)</p> <p>Workshop – Home Occupations (LU 210-926)</p> <p>Workshop – Administrative Appeal Procedures (LU 210-917)</p>	<p>Public Hearing – Home Occupations (LU 210-926)</p> <p>Public Hearing – Administrative Appeal Procedures (LU 210-917)</p> <p>Workshop - Minor Variance Standards (LU 210-919)</p>
June	July	August
<p>Workshop – Process and Timeline for Historic Preservation Program</p> <p>Workshop – Non-Conforming Use Standards</p> <p>Workshop – Clarification of Pet/Domestic Animal Code</p> <p>Public Hearing - Minor Variance Standards (LU 210-919)</p>	<p>Workshop – Non-Conforming Use Standards</p> <p>Workshop – Clarification of Pet/Domestic Animal Code</p>	<p>Public Hearing – Non-Conforming Use Standards</p> <p>Public Hearing – Clarification of Pet/Domestic Animal Code</p>
September	October	November
<p>Workshop – Amend Off-Site Improvement Standards for Commercial and Residential Zoning Districts</p> <p>Workshop – Make Water and Sewer Late-comer Fees Consistent with State Statute</p> <p>Workshop – Standards for Soar Panels and Wind Turbines</p>	<p>Public Hearing – Amend Off-Site Improvement Standards for Commercial and Residential Zoning Districts</p> <p>Public Hearing – Make Water and Sewer Late-comer Fees Consistent with State Statute</p> <p>Workshop – Standards for Soar Panels and Wind Turbines</p>	<p>Public Hearing – Standards for Soar Panels and Wind Turbines</p> <p>Workshops - TDB</p>
December		
<p>Public Hearings – TBD</p> <p>Workshops - TBD</p>		

Project Update
Wednesday, April 13, 2011

Walmart

Have applied for a sign Variance.

Sidewalk Reconstruction Project

City wide project to fill in gaps in the City's sidewalk network in 2011.

Old Apostolic Lutheran Church (1500 Dike Access Road)

Have postponed street work until Fall.

Woodland Swimming Pool

No new developments.

Historic Downtown District Zoning and Design Standards

Revised DNS issued. First reading before City Council has not been scheduled.

Commercial Vehicle Parking in Residential Districts

Planning Commission to hold Public Hearing during April 13th meeting.

Home Occupations in Residential Districts

Planning Commission to hold Public Hearing during April 13th meeting.

Industrial Setback Standards

Will go to Planning Commission in May.

Variance Expirations and Site Plan Approvals

Bill Eling to review SEPA comments from attorney.