

Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
www.ci.woodland.wa.us

Building: (360) 225-7299 / Planning: (360) 225-1048 / Fax: (360) 225-7336

NOTICE OF APPLICATION

NOTICE OF PUBLIC HEARING

ISSUE DATE: August 1, 2016

Lead Agency: City of Woodland, WA

Project Title: City of Woodland C-1 code amendment

Land Use Application No.: 216-922.ZTC.SEPa

Project: An amendment to the City of Woodland's Zoning Ordinance, Title 17, in regards to multi-family dwellings and height limitations in the C-1, Central Business District, zone.

Date of Issuance: August 1, 2016

Publishes: August 3, 2016

Applicant: City of Woodland

Location: This is a non-project action that will affect all property owners within the C-1 zone (Central Business District).

Comment Due Date: August 17, 2016
7:00 PM, August 18, 2016

Planning Commission Public Hearing: Council Chambers/Woodland Police Station
200 East Scott Avenue
Woodland, WA 98674

I. DESCRIPTION OF PROPOSAL

The City of Woodland is considering changes to the Zoning code in regards to amendments to Chapter 17.32, Central Business District, for multi-family dwellings and height limitations. The changes include allowing multi-family dwellings without commercial on the first floor and increasing the height limitation from three stories/45' in height to four stories/55' in height. This is a non-project action that could impact all property owners in the C-1 zone.

You are invited to comment on this proposed project.

II. ENVIRONMENTAL REVIEW:

The City of Woodland has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC 197-11-340(2). Written comments concerning the SEPA determination must be submitted no later than **5 p.m. on August 17, 2016** to:

City of Woodland
Building and Planning Department
c/o Amanda Smeller
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: smellera@ci.woodland.wa.us
Phone: 360-225-1048
Fax: 360-225-7336

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA checklist (July 28, 2016)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

IV. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff.

III. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at their August 18, 2016 meeting. The Planning Commission will accept testimony and make recommendations to the City Council based on the applicable review criteria. The public hearing will be held as follows:

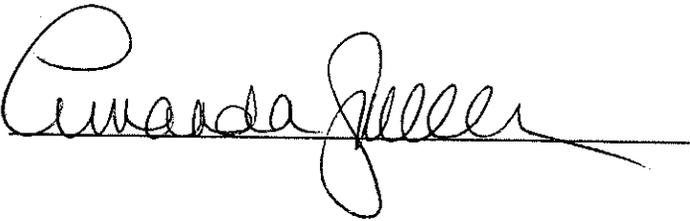
Date: Thursday, August 18, 2016
Time: 7:00 p.m.
Location: Woodland City Council Chambers, 200 E Scott Ave, Woodland, WA

IV. COMMENT PERIOD

Any person has the right to comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once made. Comments may be submitted by mail, fax, or email by **5 p.m. on August 17, 2016** to:

Responsible Official: Amanda Smeller, Community Development Planner
City of Woodland
203 Davidson Avenue
Woodland, WA 98674
Email: smellera@ci.woodland.wa.us
Phone: (360) 225-1048
Fax: (360) 225-7336

Date: August 1, 2016

Signature: 

Published in The Reflector: August 3, 2016

Cc: C-1 Property Owners
Department Heads
Planning Commission
City Council
Mayor
City Administrator
Building Official
Fire Marshal
File
Counter Copy

Chapter 17.32 - CENTRAL BUSINESS DISTRICT (C-1)

1732.010 - 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.

17.32.020 - Permitted uses.

The following uses are permitted in the central business district (C-1). Other uses may require a conditional use or temporary use permit or be prohibited in the C-1 district.

1. Artisanal/craft shop and shops for custom work or repair;
2. Arts and cultural facilities, institutions, and businesses such as museums, theaters, art galleries, and art studios;
3. Automatic teller machines (ATM);
4. Automobile sales (Indoor);
5. Bakeries with retail service;
6. Banks and financial services;
7. Bed and breakfast inns;
8. Community clubs, fraternal societies, and other places of assembly for membership groups;
9. Daycare center;
- ~~10. Dwelling units; provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56. Lobbies for residential uses on upper floors may be located on the ground floor.;~~
- ~~11.10.~~ Electric vehicle charging stations;
- ~~12.11.~~ Entertainment facilities such as indoor theaters and playhouses;
- ~~13.12.~~ Event center (three hundred person occupancy);
- ~~14.13.~~ Existing, legally established, automotive repair and towing businesses established before December 27, 1979;
- ~~15.14.~~ Existing, legally established, manufacturing and production businesses established before passage of the ordinance codified in this section, April 15, 2013;
- ~~16.15.~~ Farm and garden stores;
- ~~17.16.~~ Farmers' markets, bazaars, and open air markets;
- ~~18.17.~~ Funeral homes and mortuaries;
- ~~19.18.~~ Grocery stores, delicatessens, butcher shops, and indoor markets selling food and farm products;
- ~~20.19.~~ Hardware and building supply stores (retail);
- ~~21.20.~~ Home occupations provided they are accessory to single-family dwellings and meet the requirements of WMC [17.16.100](#);
- ~~22.21.~~ Hotels, motels, and hostels;
- ~~23.22.~~ Laundry and dry cleaning operations (retail and self);
- ~~24.23.~~ Live-work units;
- ~~25.24.~~ Medical clinics and offices;

- ~~26.25.~~ Microbreweries, microdistilleries, and microwineries;
- ~~27.26.~~ Motorcycle, scooter, bicycle, and other small motorized or non-motorized means of transportation (indoor and outdoor sales);
27. Multi-family Dwelling Units: Residential units are allowable without a commercial use. It is required that the ground floor has at least 50% ability to convert to a commercial use, i.e. ADA complaint entrance and restrooms;
28. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended;
 29. Outdoor eating and/or drinking areas associated with an indoor facility;
 30. Outdoor storage of product when: a. Accessory to a permitted use on site, b. Storage area does not exceed fifty percent of the area of the permitted use on a square foot basis, and c. Storage areas is located behind buildings and screened by landscaping or an architectural wall at least six feet in height. If appropriate, some viewing of activity may be allowed through gaps in screening.;
 31. Personal and business services;
 32. Pet stores and animal grooming businesses;
 33. Plant nurseries;
 34. Printing shops;
 35. Professional and business offices;
 36. Public and commercial recreation facilities, gyms, and sports complexes;
 37. Public and private off-street parking facilities;
 38. Public and quasi-public buildings and uses such as post offices, libraries, and government offices;
 39. Public parks, open spaces, and courtyards;
 40. Public transportation facilities such as bus stations, train stations, and transit shelters;
 41. Recycling collection point;
 42. Religious institutions;
 43. Repair shops for small equipment and items;
 44. Restaurants and cafes and other eating and drinking establishments;
 45. Retail establishments, less than fifty thousand one square feet;
 46. Signs and outdoor advertising displays pursuant to [Chapter 17.52](#);
 47. Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district;
 48. Taverns and liquor establishments;
 49. Upholstery and furniture repair;
 50. Veterinary offices and clinics without outdoor animal runs;
 51. Uses similar to the above that are not otherwise listed in this chapter.

17.32.028 - Conditional uses—Administrative.

The following uses in the central business district (C-1) require conditional use permit approval from the public works director as per WMC [Chapter 17.72](#).

1. Public utility uses except electrical substations and transfer facilities and power-generating units;
2. Vending stands and kiosks.

17.32.030 - Conditional uses—Hearing examiner.

The following uses in the central business district (C-1) require conditional use permit approval from the hearing examiner as per WMC [Chapter 17.72](#).

1. Automobile diagnostic and repair facilities, major and minor repairs;
2. Automobile sales (outdoor);
3. Automobile service stations, gas stations, and car washes;
4. Drive-through facilities;
5. Event center, greater than three hundred one person occupancy;
6. Farm machinery sales and services;
7. Hospital, psychiatric facility, rest home, home for the aged, nursing home, or convalescent home;
8. Schools (public, parochial, private, vocational, technical, business or other schools, nonprofit or operated for profit);
9. Shelters, temporary housing, emergency housing;
10. Wireless communication facilities.

17.32.032 - Administrative temporary uses.

The following uses in the central business district (C-1) require temporary use permit approval from the public works director or his or her designee as per WMC [Chapter 17.70](#).

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

17.32.040 - Prohibited uses.

The following uses are specifically not permitted in the central business district (C-1):

1. Animal kennel, commercial/boarding;
2. Animal shelter;
3. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines;
4. Collective garden, medical marijuana;
5. Commercial dispatch and maintenance facilities;
6. Drug treatment facilities;
7. Junkyards and wrecking yards;
8. Laundry/dry cleaning (industrial);
9. Lumber yards and other building material sales that sell primarily to contractors (wholesale);
10. Manufacturing and production, except those specifically listed as permitted uses in this chapter;
11. Outdoor sales of boats, campers, motor homes, and mobile homes;
12. Recreational vehicle park;
13. Recycling center or plant;
14. Sand, soil, gravel sales and storage;
15. Sexually oriented businesses;
16. Storage facilities, such as self-storage or recreational vehicle storage businesses;
17. Storage, distribution and warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e. using a second floor of a building;

- 18. Towing;
- 19. Wholesale businesses.

17.32.050 - Lots—Minimum size.

There are no limitations for minimum lot size.

17.32.060 - Lots—Width, depth.

There are no limitations for minimum lot width and depth.

17.32.070 - Building setbacks.

All setbacks shall be measured from the nearest wall or corner to the appropriate property line.

- 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.

17.32.080 - Building height.

No building shall be more than ~~three~~ four stories or ~~forty~~ fifty-five feet in height.

17.32.090 - Lot coverage.

There are no limitations; provided the applicable setbacks are observed.

17.32.100 - Off-street parking.

Off-street parking in the C-1 district shall meet the requirements of [Chapter 17.56](#).

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.

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.

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.