



CITY OF WOODLAND, WA CITY COUNCIL FINDINGS OF FACT

Project Title: Gaston Comprehensive Plan Map Amendment¹ Land Use Application No.: 208-908/CMPC/ZMC/SEPA

Applicant:	John Gaston
Property Owner:	John Gaston
Location:	East of Old Pacific Highway, west of Green Mountain Road, and south of Forest View Road. Section 12, T5N, R1W, W.M.
Parcel ID No.:	508630100
Parcel Size:	Approximately 10.04 Acres
Existing Comp. Plan Map Designation:	Commercial
Existing Zoning Map Designation:	Highway Commercial (C-2)
Application Submitted:	May 20, 2008
Notice of Complete Application:	June 5, 2008
Notice of Application:	June 6, 2008
SEPA Threshold Determination:	DNS issued on June 6, 2008
60-day CTED Notice Sent:	June 6, 2008
Comment Period Ended:	June 25, 2008
SEPA Appeal Period Ended:	July 1, 2008
60 days from CTED Notice:	August 5, 2008
Notice of Public Hearing:	September 24, 2008
Staff Report Prepared:	September 26, 2008
Planning Commission Public Hearing:	October 8, 2008
Planning Commission Public Meeting:	November 12, 2008
Planning Commission Report Prepared:	November 26, 2008
City Council Public Meeting:	January 20, 2008
City Council's Decision:	<u>Approved</u> the proposed Comp. Plan Map Amendment, from Commercial to High Density Residential.

¹ The City Council has taken a separate action on the rezone portion of the application, and a separate City Council Findings of Fact have been prepared for the concurrent rezone request.

I. PROCEDURAL REQUIREMENTS

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

II. REVIEW AUTHORITY

Per WMC 19.08.030, the City Council shall approve or deny the applications for Comprehensive Plan Map Amendments based on the recommendations made by the City Planning Commission. The Planning Commission shall hold an open record public hearing, and its recommendations shall be based on the recommendations made by the City Development Review Committee (DRC).

The Comprehensive Plan and WMC 17.84.040 require that the Planning Commission consider the Approval Criteria (Comprehensive Plan, Page 1-45 and 1-46) and other factors including provisions in the State Growth Management Act (GMA) and Comprehensive Plan, other plans of the City, the standards in the WMC, ordinances and other City codes, and other factors necessary to protect the public health, safety, convenience, and general welfare. Action must be based on written findings and conclusions.

Per the Comprehensive Plan (Page 1-45), the Comprehensive Plan shall be amended no more frequently than once per calendar year. All amendment proposals shall be considered concurrently (in a package) by the Planning Commission and City Council so that their cumulative effects can be ascertained.

III. DESCRIPTION OF PROPOSAL

The applicant proposes to amend the Comprehensive Plan to reclassify approximately 10.04 acres. The subject property is located east of Old Pacific Road, west of Green Mountain Road, and south of Forest View Road. *See Exhibit 1.*

The existing Comprehensive Plan designation is Commercial. The proposed Comprehensive Plan designation is High Density Residential. The existing zoning is Highway Commercial (C-2). The applicant also concurrently proposed to change the zoning designation to Medium Density Residential (MDR). Site details appear below:

Surrounding Land Uses	North: Vacant South: Lewis River Little League West: Vacant, Commercial/Warehouse East: Rural Residential
Surrounding Zoning	North: Highway Commercial (C-2) South: Highway Commercial (C-2) West: Highway Commercial (C-2) East: Unzoned (Cowlitz County)
Site Topography & Known	Known Critical Areas include geologically

Critical Areas	hazardous areas (e.g., slopes in excess of 30%), a fish-bearing stream (Burris Creek), and possible wetlands and 100-year floodplain.
Soils	Stella silt loam with 15-30% slopes (~75%), Godfrey silt loam with 0-3% slopes (~25%).
Street Classification	Green Mountain Road: Minor Arterial
Water	City Service not available at this time.
Sanitary Sewer	City Service not available at this time.

IV. APPROVAL CRITERIA AND CITY COUNCIL’S RESPONSES

Proposed amendments shall be reviewed using the following criteria outlined in the Comprehensive Plan, Page 1-45 and 1-46 (City Council’s responses in italics):

- 1. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Comprehensive Plan or regulation conflicts; and**

***City Council’s Response: Satisfied.** The proposal is consistent with the GMA. The 2005 Comprehensive Plan designates the subject property as Commercial. This area would need to be closely analyzed as part of the 2012 Comprehensive Plan Update particularly in terms of amount and location of Industrial, Commercial, and Residential land allocated to this area.*

The High Density Residential uses are in general less intense than Commercial uses in various respects, the proposed High Density Residential Comprehensive Plan designation (with the proposed Medium Density Residential zoning designation) would not create conflicts with the Comprehensive Plan.

The proposed amendment has been processed in accordance with the GMA, Comprehensive Plan, and Woodland Municipal Code (WMC). Provided that any approved Comprehensive Plan Amendment is followed (concurrently) by a Zoning Map Amendment that is consistent with the new Comprehensive Plan Map designation, plan or regulation conflicts will not exist.

- 2. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and**

***City Council’s Response: Satisfied.** Given the proposal would most likely reduce the intensity of future uses of the site, there would be very few existing businesses or residents within the immediate proximity of the subject site that would be adversely affected by the proposal. With regard to sensitive land uses, the site is encumbered by several Critical Areas including Burris Creek (Fish and Wildlife Habitat Conservation Area) and steep slopes (with some slopes in excess of 30%) with Hydric Soil. There may also be wetland(s) and floodplain associated with Burris Creek.*

In the 06/23/2008 letter submitted by Washington Department of Fish and Wildlife (WSF&W), it states as follows:

“...the site may contain functioning wetlands and or “sponge effect” that absorbs water during the wetter months and releases the water throughout much of the year including some of the drier months.” **See Exhibit 10.**

The City’s Critical Areas and Floodplain Ordinances address regulations for Critical Areas including buffers for streams and wetlands, geotechnical review for steep slopes, stormwater retention and treatment, and floodplain management. The future developments, whether it consist of Medium Density Residential (as proposed) or Commercial (current designation) uses, must adhere to the City’s Critical Areas and Floodplain regulations and other State and Federal requirements.

3. The proposed amendment can be accommodated by all applicable services and facilities, including transportation; and

City Council’s Response: Satisfied. If developed, the proposal would increase the number of residential units. An increase in the number of residential units may introduce more students into the Woodland community. It is possible that when developed, new residents could bring more students into the Woodland School District than the District can physically accommodate with current facilities. School impact fees and similar actions could provide some of the funds necessary to expand local school facilities and mitigate the impact.

The City services including water and sanitary sewer can be made available to the subject property. **See Exhibits 6 & 7.** At the time of development application, conformance to the City’s water and sanitary sewer service standards will be ensured.

With respect to transportation implications, the applicant submitted a Trip Generation Report prepared by Lancaster Engineering (report dated: June 4, 2008). **See Exhibit 3.** The report states as follows:

“... full development of the site with Highway Commercial uses would generate more trips than development of the site with single-family houses (in terms of PM Peak Hour Trips and Daily Trips). Changing the zoning from the existing C-2 to the proposed Medium Density Residential (MDR) is likely to result in less trip generation and less traffic.”

The report demonstrates that the proposal would not have potential to generate more vehicle trips with the single-family houses than with Highway Commercial developments. This analysis alone is not sufficient justification to warrant a reclassification because it does not address the development scenario with multi-family houses.

Green Mountain Road is classified as a Minor Arterial in the Comprehensive Plan, and the intersection of Green Mountain Road and Old Pacific Highway operates at a 2004 Level of

Service “B” per the Comprehensive Plan. Additional transportation-related review would take place when a specific development application is under review.

4. The proposal will help implement the goals, objectives and policies of the Woodland Comprehensive Plan; and

In order to evaluate compliance with this criterion, an analysis of applicable goals, objectives and policies of the Comprehensive Plan is needed. Applicable goals and policies are listed below, followed by City Council’s responses:

Land Use Element

Goal E: Ensure that incompatible land uses are separated, thus enhancing the security, value and stability of land uses and improvement, and providing for the general health, safety, and welfare of the community.

City Council’s Response: Satisfied. *Given the Comprehensive Plan and Zoning Map designations in the surrounding areas of subject property, the proposed High Density Residential (with the proposed Medium Density Residential zoning designation) would help achieve an appropriate separation of incompatible uses and a gradual transition in land use intensity from the Commercial designation in the City limit to the existing rural residential uses in the County. See Exhibit 1.*

Goal H, Bullet #4: Developing and securing Woodland’s position as the commercial center serving southern Cowlitz County and the recreation trade of the upper Lewis River and Mount Saint Helens area.

City Council’s Response: Satisfied. *Per the Land Use Inventory prepared by Staff, as of the end of year 2008 the City had shortage of approximately 6.8 acres of Commercial land and approximately 27.6 acres of Residential land to meet the projected 2025 land use demands. With the approval of the Chumbley Land Use Application #208-906, a change of the subject property to a Residential classification has no negative or material impact on Woodland’s inventory of Commercial acreage. The loss of Commercial land here is offset by the addition of Commercial acreage with approval of the Chumbley application. In addition, the topography of the subject property impacts the feasibility of Commercial development and for practical purposes the entire parcel cannot be fully utilized for Commercial development. In other words, while the entire parcel is 10.04 acres, net acres removed are materially fewer. See Exhibit 14.*

The subject property may not be able to develop as Commercial facility due to the topography, environmental constraints, and road layout/connectivity. The City Council believes this particular site should not be classified as Commercial to further this goal. This area would need to be closely analyzed as part of the 2012 Comprehensive Plan Update particularly in terms of amount and location of Industrial, Commercial, and Residential land allocated to this area.

There are primarily four Commercial areas in the City of Woodland. The downtown area has been the traditional commerce center for the City. The east side Commercial area (the area of SR-503 and Atlantic Avenue) has surpassed the downtown area as the center of Commerce for the City. A strip along Pacific Avenue has developed Commercially. Another Commercial area is adjacent to and southeast of the Dike Access Road/I-5 Interchange between I-5 and Old Pacific Highway.

Additional discussion regarding Commercial land needs occurs below.

Environmental Protection Element

Policy #7: The City will ensure compatibility of land use with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate, scenic and cultural resources, and vegetation and wildlife.

City Council's Response: Satisfied. *A Commercial designation for the subject property may not be compatible with the terrain and environmental constraints found on the site. The subject site contains Critical Areas including steep slopes, Burris Creek (Fish and Wildlife Habitat Conservation Area), possible wetlands, and 100-year floodplain associated with the creek. Residential development at a Medium Density would be more compatible for the subject site, compared to High Density Residential or Commercial uses. A residential classification would also help achieve an appropriate transition between the Commercial designation in the City Limit and adjacent Low Density Residential uses to the north and east.*

The advantage that a Residential classification has over a Commercial classification is related to size and scale. A large Commercial development is the most likely development scenario under the current land use designation. However, with the Critical Areas on the site, such a large Commercial comprehensive development would be unlikely. Conversely, with a Medium Density Residential development, smaller structures are the norm and this allows for greater flexibility regarding the site design including placement and layout of parking spaces.

Housing Element

Goal A: The City recognizes the need for a variety of housing types and densities, and the need for a range of affordable housing. The City will strive to establish the conditions to encourage such development and explore public mechanisms to address the shortfalls of the market.

City Council's Response: Satisfied. *Per the Land Use Inventory prepared by Staff, as of the end of year 2008 the City had shortage of approximately 6.8 acres of Commercial land and approximately 27.6 acres of Residential land to meet the projected 2025 land use demands. It would be consistent with this Criterion to reclassify the subject property from Commercial to High Density Residential (with the proposed Medium Density Residential zoning designation) because the proposal would result in further addition in the amount of Residentially-designated land, which would in turn help increase a variety of housing types and densities. With this said, however, as noted in response to Criterion 4 Goal H, Bullet #4 above, it would not be the best*

option to reduce acreage of Commercially-designated land, which the City is experiencing shortage of, to increase Residentially-designated land. See Exhibit 14.

The applicant proposes reclassification of Zoning Map designation to Medium Density Residential (MDR). A classification of MDR allows for up to twenty-five (25) residential units per acre, while actual densities would be considerably less due to the topography, environment constraints, and infrastructure needs (roads, sanitary sewer, water, stormwater management, etc.). The subject property would likely have a considerable portion of the site occupied by open space as a result of the stream buffer and steep slopes.

Typically, Medium Density Residential developments include townhomes, condominiums, and/or apartments. Overall, the City has minimal vacant High Density Residential land remaining and approval of this request would help increase housing choice within the City.

Location of Housing Element

Policy #2: High Density Residential (High Density Residential Comprehensive Plan designation includes MDR and HDR Zoning Map designations) development is most appropriate when: (1) located near commercial areas, schools, employment centers, and parks and recreational facilities; (2) where sewer, water, storm drainage facilities, and streets are capable of a high level of service and access is safe and convenient; and (3) where natural limitations of the land are not significant.

City Council's Response: Satisfied. *The subject site is located near other Commercial areas and is within relatively close proximity to land owned by the Woodland School District that has been under consideration for a future high school. See Exhibit 1. There is no immediate park or recreational facility nearby, except for the Lewis River Little League ball fields. As a Commercially-designated site (currently) a high level of service for water, sanitary sewer, storm drainage and streets is planned for the site, which would support High Density Residential developments. Any specific development proposal would be reviewed to ensure that the required service level standards are achieved.*

The environmental constraints of the subject site are fairly significant. Not only are steep slopes present, but Burris Creek has a required habitat buffer associated with it and there may also be associated regulated wetlands and 100-year floodplain. With this said, however, the environmental constraints of the site may be more limiting to Commercial uses than High Density Residential. Commercial uses typically require significant parking and extensive impervious surface, whereas it may be more feasible to cluster Residential uses. Generally speaking, Commercial uses desire sites with minimal topographical relief, of which there are many within the City limits.

Planning and Design for Housing Element

Policy #1: Encourage a development pattern that provides a range of densities and living environments.

City Council's Response: Satisfied. *The applicant proposes a Comprehensive Plan Map classification of High Density Residential (with the proposed Medium Density Residential zoning designation), which is the highest-intensity Residential Comprehensive Plan designation. Overall, the City has very little High Density Residential designation. According to the 2005 Comprehensive Plan (Table 1-8 on Page 1-25) multi-family land accounts for less than two (2) percent of developed land within the City. Although some vacant land is classified for multi-family, the majority of it has pending development activities.*

The 2005 Comprehensive Plan (Page 3-14) notes that “the City believes the area currently designated for High Density Residential use is adequate, but does plan to revisit the issue when the 2002 Woodland Urban Growth Management Program(WUGMP) is updated.” It is City Council’s opinion that it may be appropriate to add additional High Density Residential land to the City’s inventory at this time, based on the limited current supply and the relative high growth rates experienced by the City in recent years. Additional High Density Residential land would add to the City’s overall residential development pattern and encourage a wide range of densities and living arrangements.

5. If the proposal could have substantial impacts beyond the City limits, it has been sent as appropriate to Clark and/or Cowlitz Counties for review and comment.

City Council's Response: Satisfied. *Proposed Comprehensive Plan and Zoning Map Amendment requests have been forwarded to various local and state agencies for review and comments. See Exhibits 8, 10, 11, 13, & 16.*

V. CITY COUNCIL DISCUSSION

The 2002 Woodland Urban Growth Management Program (WUGMP) utilizes a “commercial employment method” based on the ratio of jobs to the population to project future Commercial land needs. To this, a 20% market factor was added and a 15% infrastructure allowance. The “commercial employment method” basically takes the percentage of the workforce currently in commercial employment and uses that figure to establish a ratio of the number of jobs per population (or projected population). The results of the analysis done in conjunction with the 2002WUGMP indicated that the City was in need of 80 additional acres of Commercial land by the year 2020. As a result, Commercial land was added to the Comprehensive Plan Map, including the property owned by Mr. Gaston, one of which is the subject property. The subject property was annexed into the City and zoned Highway Commercial (C-2) in February of 2006 (Ordinance #1074).

The 2005 Comprehensive Plan does not include an additional Commercial land need analysis, but rather reiterates the findings of the 2002 WUGMP (see Comprehensive Plan pages 1-20 through 1-23 for more information). The Comprehensive Plan notes that around one-hundred acres in the City are currently occupied by Commercial uses and there are approximately 150 acres of vacant Commercial land. The Comprehensive Plan also notes that the City will “not require any additional Commercial lands (Page 1-23),” suggesting that the City has sufficient

Commercially-designated land to meet 2025 needs. However, per the Land Use Inventory prepared by Staff, as of the end of year 2008 the City had shortage of approximately 6.8 acres of Commercial land, excluding the Chumbley's Commercial 5.9 acres that has been approved per Land Use Application #208-906, to meet the projected 2025 land use demands.

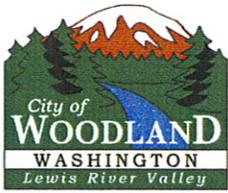
The subject site exhibits high topographical relief (e.g., steep slopes) and is arguably better suited for High Density Residential uses than Commercial ones. There is no practical point in classifying the subject property "Commercial" if it cannot be realistically developed to Commercial intensities due to topographical and other Critical Area constraints.

VI. CITY COUNCIL'S DECISION

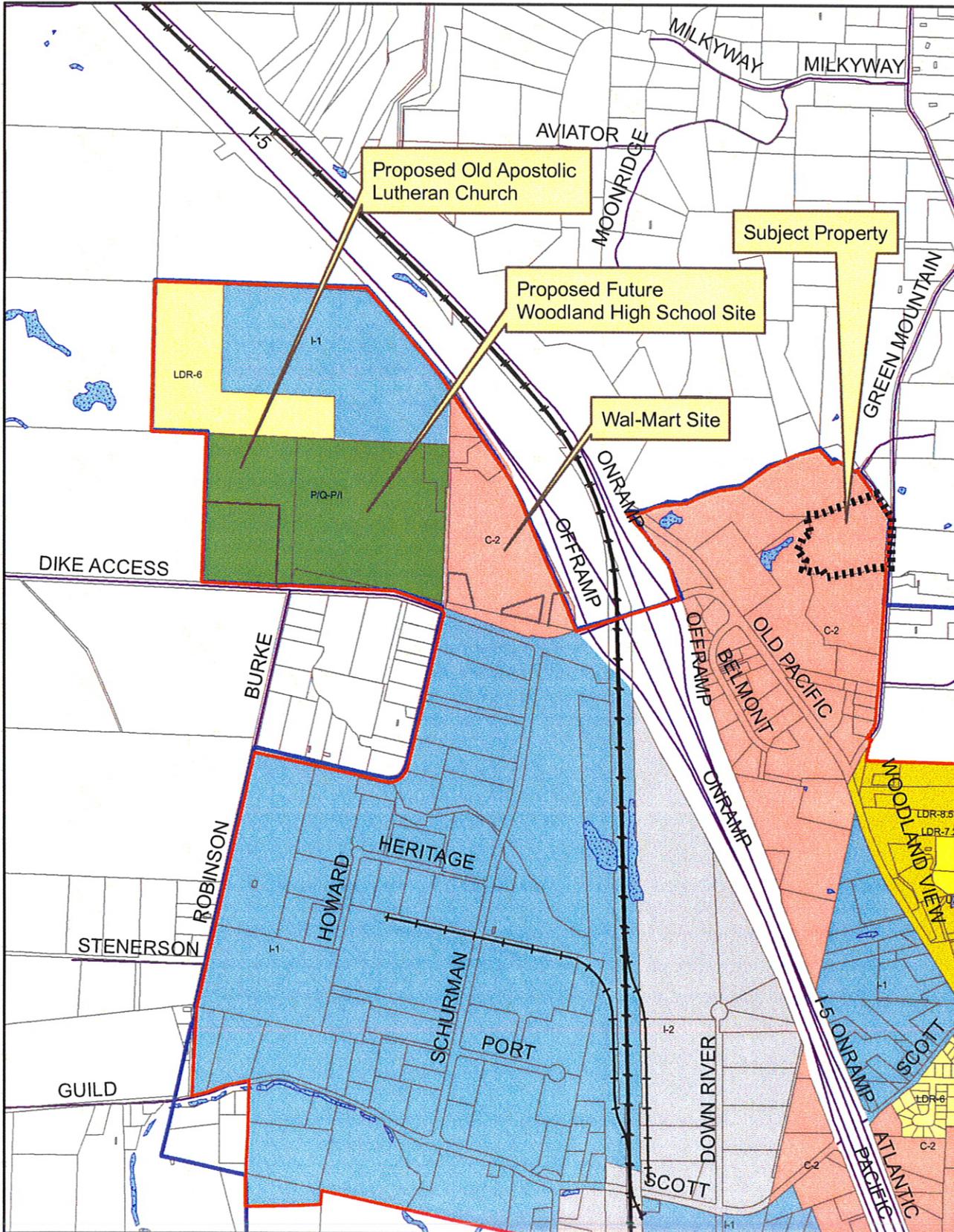
Based on the preceding Findings of Fact, the City Council **APPROVES** *the proposed Comprehensive Plan Map Amendment* concerning Land Use Application #208-908 to amend the Comprehensive Plan Map designation of the subject property **from Commercial to High Density Residential.**

VII. EXHIBITS

1. Vicinity Map
2. 06/05/2008 Notice of Complete Application (NOC)
3. 06/06/2008 Notice of Application (NOA) and Determination of Non-Significance (DNS) including SEPA Checklist, narrative, trip generation analysis, and utility capacity analysis.
4. 08/11/2008 CTED 60-day Notice
5. 2005 City Roadway Functional Classification Map
6. City Water Mains Map
7. City Sanitary Sewer Mains Map
8. 06/11/2008 Email from Holly Williamson with Olympic Pipe Line Company
9. 06/24/2008 Letter from Jennifer Boor
10. 06/24/2008 Letter from Steven West with Washington State Department of Fish and Wildlife (WSF&W)
11. 06/24/2008 Letter from Stephen H. Harvey with Cowlitz-Wahkiakum Council of Government (CWCOG)
12. 06/25/2008 Letter from Roberta C. Anderson
13. 06/25/2008 Letter from the Washington State Department of Ecology (WSDOE)
14. 2008 Land Use Inventory prepared by Staff
15. 10/06/2008 Letter from Roberta C. Anderson
16. 10/07/2008 Letter from Ted Labbe with WSF&W
17. Contour Map
18. Planning Commission October 2008 Minutes
19. Planning Commission November 2008 Minutes (Draft)
20. 01/16/2009 Letter from James Howsley
21. 01/20/2009 Letter from James Howsley



Green Mt. Heights Comp. Plan & Zoning Map Amendments
 Application No.: #208-908/SEPA/CPMC/ZMC
 Parcel No.: 508630100

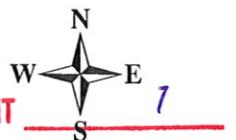


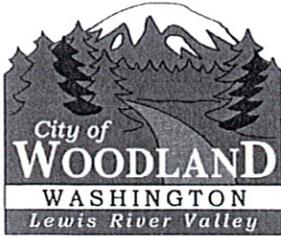
Legend

- Railroads
- UGB
- City Limit
- Streets
- Hydrology

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





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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

June 5, 2008

Jon Gaston
10607 NE 97th Circle
Vancouver, WA 98662

Re: Notice of Complete Application
Land Use Application No.:#208-908/CPMC/ZMC/SEPA
Parcel No.: 508630100

Dear Mr. Gaston,

This letter is to inform you that the above land use application was deemed complete in accordance with requirements of the Woodland Municipal Code (WMC). Notice of Application (NOA) and SEPA Threshold Determination will be issued shortly.

Please contact me at (360) 225-1048 ex. 29, if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kei Zushi".

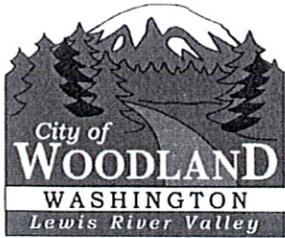
Kei Zushi
Community Development Planner
Planning Department

cc: Planning File #208-908
Chuck Blum, Mayor
Mike Peterson, Senior Engineering Technician
Bob Jones, Building Official

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EXHIBIT

2



P.O. Box 9
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100 Davidson Avenue
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Fire
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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: June 06, 2008

Re: NOA and DNS

Project Title: Green Mt. Heights Comp. Plan Amendment and Rezone
Land Use Application No.: #208-908/CPMC/ZMC/SEPA
Parcel No.: 508630100

The enclosed NOA (Notice of Application) and DNS (Determination of Non-Significance), vicinity map, site map, SEPA Checklist, narrative, trip generation analysis, and utility capacity analysis are submitted for your review and comments.

Comments can be submitted to the City Planning Department by June 25th, 2008. Appeals must be submitted no later than June 17th, 2008.

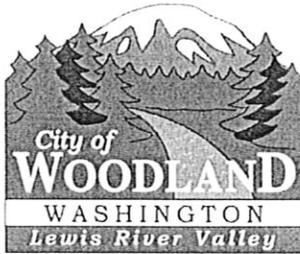
July 1st, 2008 K.Z

Please contact me at (360)-225-1048 ex. 29 if you have any questions regarding this matter.

Sincerely,

Kei Zushi
Community Development Planner
Planning Department

cc: Applicant
Planning Commission (5)
Mayor
Police Chief
Counter Copy



Distribution List for

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

Date of Issuance: June 6, 2008

Lead Agency: City of Woodland, WA

Project Title: Green Mt. Heights Comp. Plan and Rezone

Land Use Application No.: #208-908/CPMC/ZMC/SEPA

Michael Green, Woodland School District, 800 Third Street, Woodland, WA 98674
Mike Wojtowicz, Cowlitz County Department of Building & Planning, 207 Fourth Avenue North, Kelso, WA 98626
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703
Dave Howard, D.O.E., Vancouver Field Office, 2108 Grand Avenue, Vancouver, WA 98661-4622
Dan Sokol, D.O.E., SWRO, Flood Control Assistance Account Program, P.O. Box 47775, Olympia, WA 98504-7775
Kim Van Zwalenburg, D.O.E., SWRO, Shorelines Program, PO. Box 47775, Olympia, WA 98504-7775
Kevin Hancock, D.O.E., Industrial Stormwater Specialist, WQ Program, PO Box 47600, Olympia, WA 98504-7600
Dave Joyner, Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2454
Tom Wilson, Cascade Natural Gas, 1332 Vandercook Way, Longview, WA 98632
Chris Argiannis, OSP Engineering, Verizon Northwest, P.O. Box 31, Gresham, OR 97030
Erica Rainford, Port of Woodland, P.O. Box 87, Woodland, WA 98674
Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA 98632-4045
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668
Jim Scott, WA State Department of Transportation, Aviation Division, P.O. Box 3367, Arlington, WA 98223-3367
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Ken Stone, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626
Terry McLaughlin, Cowlitz County Assessor, 207 Fourth Avenue North, Kelso, WA 98626
Steve Harvey, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626
Justin Erickson, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626
Comcast Cable, ATTN Ryan Hennessey P.O. Box 998, Longview, WA 98632
Holly Gadbow, D.C.T.E.D., P.O. Box 48300, Olympia, WA 98504-8300
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
David F. Dietzman, Dept of Natural Resources SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Nancy Lopez, Dept of Natural Resources, SW Region, P.O. Box 280, Castle Rock, WA 98611
Russ Hovey, Land Manager, Department of Natural Resources, P.O. Box 280, Castle Rock, WA 98611-0280
Steve Manlow, Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632
U.S. Army C.O.E., Regulatory Branch, P.O. Box 3755, Seattle, WA 98124-2255
Ron Klump, U.S. Army C.O.E., SW Washington Field Office, 2108 Grand, Vancouver, WA 98661-4624
Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626
Williams Gas Pipeline-West, 8907 NE 219th Street, Battle Ground, WA 98604
Holly Williamson, Field Project Coordinator, Olympic Pipeline Company, 2319 Lind Avenue SW, Renton, WA 98055
Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX 76131-2828
SEPA Coordinator, Clark County Planning Division, P.O. Box 9810, Vancouver, WA 98666
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Pete Munroe, Clark County Dept of Community Services, P.O. Box 5000, Vancouver, WA 98666-5000
Eric Dehning, Chief CCFD#1, 160 Pinkerton Drive, Woodland, WA 98674
Jennifer Kelly, Pacific Corp., Hydro Resources Department, 825 NE Multnomah, Ste. 1500, Portland, OR 97232
J. Richard Forester, Hearings Examiner, 728 NW Slyline Blvd, Portland, OR 97229
The Reflector, PO Box 2020, Battle Ground, WA 98604
The Daily News, PO Box 189, Longview, WA 98632
Larry Kee, Postmaster, USPS Woodland Post Office, 190 Bozarth Avenue, Woodland, WA 98674



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Fire
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Police
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219 Davidson Avenue
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Public Works
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230 Davidson Avenue
FAX: (360) 225-7336

Building
(360) 225-7299

Clerk-Treasurer
(360) 225-8281

Planning
(360) 225-1048

NOTICE OF APPLICATION (NOA) AND DETERMINATION OF NONSIGNIFICANCE (DNS)

Date of Issuance: June 6, 2008

Lead Agency: City of Woodland, WA

Project Title: Green Mt. Heights Comp. Plan Amendment and Rezone
Land Use Application No.: #208-908/CPMC/ZMC/SEPA

Applicant: Jon Gaston
Property Owner: Jon Gaston
Parcel ID Number: 508630100
Current Comp. Plan Map Designation: Commercial
Current Zoning Designation: Highway Commercial (C-2)
Date Application Received: May 20, 2008
Date Notice of Complete Application Issued: June 5, 2008

Description of Proposal: The applicant proposes to amend the Comprehensive Plan Map to change the designation of the subject property from Commercial to High Density Residential. The subject property is approximately 10.03 acres in size. Concurrent with this proposal is a request to rezone the property from Highway Commercial (C-2) to Medium Density Residential (MDR).

Location of proposal: The subject property is located southwest of Green Mountain Loop, and west of Green Mountain Road.

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.031 (1). 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 June 25, 2008. Comments may be mailed, 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

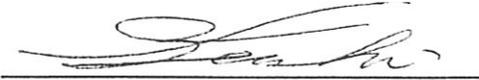
writing with the City of Woodland for service to the SEPA responsible official within six (6) calendar days of the SEPA determination being final. **Appeals must be submitted not later than 5:00 p.m. on July 1, 2008.**

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.

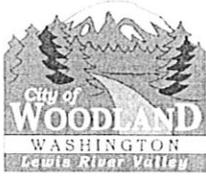
Responsible Official: Kei Zushi, Community Development Planner
230 Davidson Ave
Woodland, WA 98674
(360) 225-1048

Date: 06/06/2008

Signature



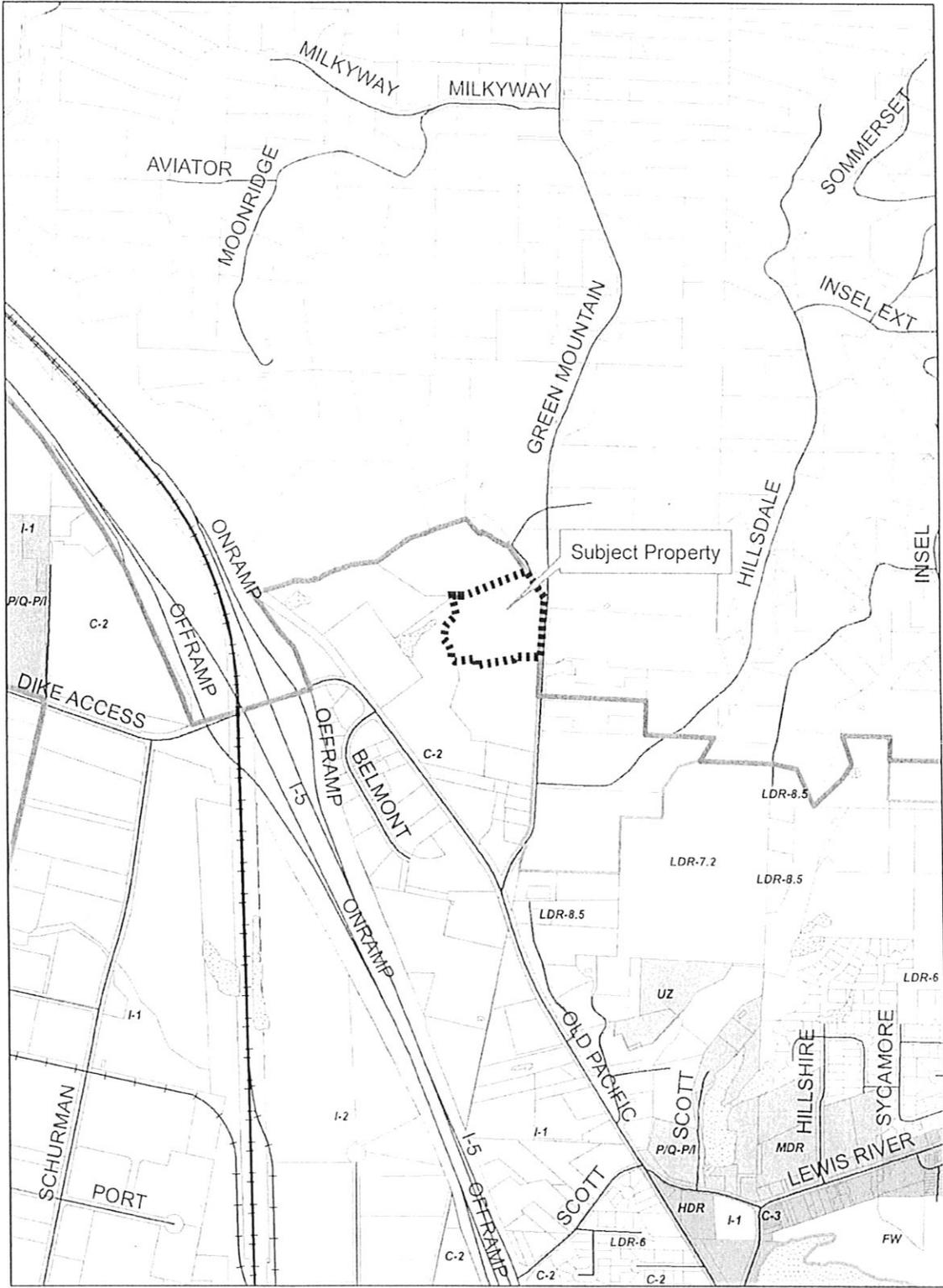
Published on the Reflector: 06/11/2008



Green Mt. Heights Comp. Plan & Zoning Map Amendments

Application No.: 208-908/CPMC/ZMC/SEPA

Vicinity Map



Legend

- Railroads
- UGB
- City Limit
- Streets
- Hydrology

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



Green Mountain Heights

Located in the SW 1/4 of Section 12, T5N, R1W, W1E,
Woodland, Washington



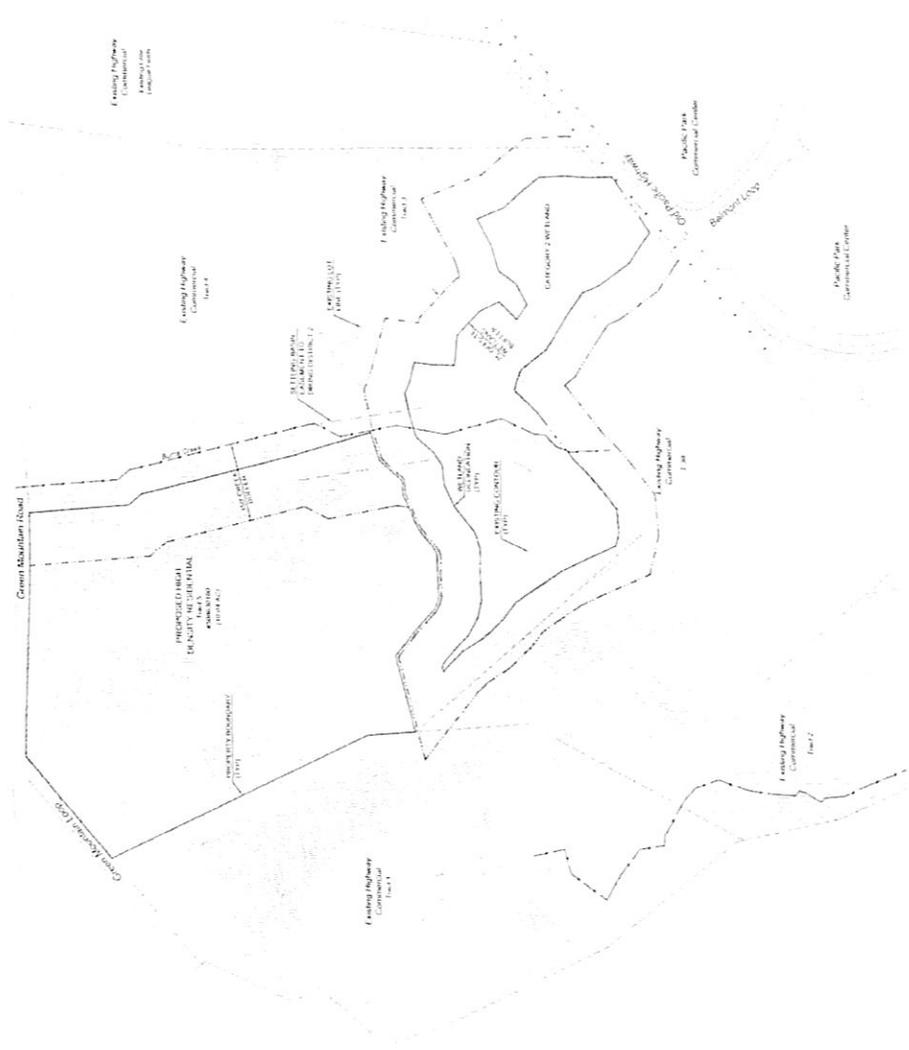
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

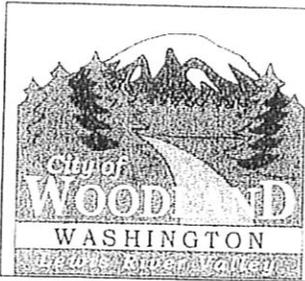
OWNER: Green Mountain Heights
19027 4th SW, WA, 98062
Woodland, WA 98062
Tel: 360.853.5470

DESIGNER: Green & Green

Boundary and hydrographic information provided by County and American Land Services.



NO.	REVISION	DATE
1	1	



ENVIRONMENTAL CHECKLIST

Planning Department
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
<http://www.ci.woodland.wa.us>
(360) 225-1048 / FAX # (360) 225-7336

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant enough to require an EIS.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without hiring experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact Elaine Huber, Public Works Director at (360) 225-7999).

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Submittal of this checklist:

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A fee of \$500.00 (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

About the Threshold Determination and Comment Period:

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.

TO BE COMPLETED BY THE APPLICANT

Part A. BACKGROUND

1. Name of proposed project, if applicable:

Green Mountain Heights Plan Change and Rezoning

2. Name of applicant:

John Gaston

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

John Gaston

10607 NE 97th Circle

Vancouver, WA 98662

4. Date checklist prepared:

May 16, 2008

5. Agency requesting checklist:

City of Woodland

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

Unknown

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

Yes. The comp. Plan and Zone change will be followed by a development application.

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

Preliminary Wetlands Evaluation and Trip Generation Letter

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.

NO

TO BE COMPLETED BY THE APPLICANT

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

Comprehensive plan change and Rezoning followed by a development application.
Specific Development is Unknown at this time

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.

Comprehensive Plan Map Change (Commercial to High Density Residential) and a Zone Map Change (C-2 to MDR)

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.

West of Green Mountain Rd. and South of Forest View Rd.

Part B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

30%

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.

Hazeldell Gravelly silt loam

Stella silt loam

Mart Silt loam

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

None Known

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

Will be addressed in a future SEPA application in conjunction with a development proposal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No construction is planned for this application.

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

Will be addressed in a future SEPA application in conjunction with a development proposal.

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

Will be addressed in a future SEPA application in conjunction with a development proposal.

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None Known

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

None Known

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.

Yes. Burris Creek and associated wetlands flow west on the site on an adjacent Parcel.

- 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.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- 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.

Will be addressed in a future SEPA application in conjunction with a development proposal

- 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.

- 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.

Will be addressed in a future SEPA application in conjunction with a development proposal

- 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.

Will be addressed in a future SEPA application in conjunction with a development proposal

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

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

not likely

3. Water (Continued)

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

Will be addressed in a future SEPA application in conjunction with a development proposal

4. Plants

- a. Check or circle types of vegetation found on the site:

- 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?

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None Known

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

None Known

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: _____

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

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

None

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

This site is located with i the Pacific Flyway for migratory waterfowl

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

Unknown

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

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

Will be addressed in a future SEPA application in conjunction with a development proposal

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

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 Known

1) Describe special emergency services that might be required.

N/A

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

N/A

b. Noise

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

Traffic Noise from I-5

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None should be necessary

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
Pasture, Woods, and Residential

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

Yes, Grazing and growing timber.

c. Describe any structures on the site.

None Known

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

none

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

C-2

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

Commercial

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.

There is an existing 150' habitat buffer that encroaches on the south boundary from Burriss Creek.

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

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None

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

None

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

None

9. Housing

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

60 units is the Maximum Density

- 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:

None

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?

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None should be affected

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

None

11. Light and Glare

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

Will be addressed in a future SEPA application in conjunction with a development proposal

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

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None

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

None

12. Recreation

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

None

- 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:

None

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.

None Known

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

None Known

- 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.

Green Mountain Road and Green Mountain Loop

- 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?

Will be addressed in a future SEPA application in conjunction with a development proposal

- 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 private).

Will be addressed in a future SEPA application in conjunction with a development proposal

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

No

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

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

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

None

16. Utilities

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

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.

Will be addressed in a future SEPA application in conjunction with a development proposal

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: [Handwritten Signature] Date: 6/2/08

Printed Name of Applicant: J. GASTON

Date of Submitted: 5/28/08

TO BE COMPLETED BY THE APPLICANT

Part D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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?

Will be addressed in a future SEPA application in conjunction with a development proposal

Proposed measures to avoid or reduce such increases are:

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

Will be addressed in a future SEPA application in conjunction with a development proposal

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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

Will be addressed in a future SEPA application in conjunction with a development proposal

Proposed measures to protect or conserve energy and natural resources are:

TO BE COMPLETED BY THE APPLICANT

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?

Project is not likely to affect environmentally sensitive areas

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

It is likely that the proposed zone change will increase the compatibility of the zoned use of the zoned use of the existing conditions

Proposed measures to avoid or reduce shoreline and land use impacts are:

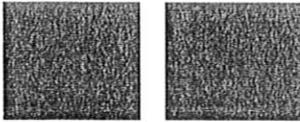
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It will decrease the demands on transportation, and it may increase the demand on public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:
none

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

It is not likely that it will conflict



Green Mountain Heights

City of Woodland, WA

Comprehensive Plan Map Change (Commercial to High Density Residential) and Zoning Map Change (C-2 to MDR)
Project Narrative

OWNER:

Jon Gaston
GNS Construction
10607 NE 97th Circle
Vancouver, WA 98662
Tel: 360-601-2344

APPLICANT:

Same as Owner

APPLICANT'S REPRESENTATIVE:

Kenneth L. Sandblast, AICP
Planning Resources, Inc.
7160 SW Fir Loop, Suite 201
Portland, OR 97223
Tel: 503-684-1020
Fax: 503-684-1028

PREPARED BY:

Planning Resources, Inc.
7160 SW Fir Loop, Suite 201
Portland, OR 97223
Tel: 503-684-1020
Fax: 503-684-1028

Date: May 28, 2008



Planning Resources Inc.

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1. Project Description, Site Information, Application Information, Vicinity and Aerial Maps
2. Comprehensive Plan Amendment:
Compliance with Chapter VI: Amending the Comprehensive Plan, Criteria for Approval
3. Zone Map Amendment:
Compliance with Woodland Municipal Code ("WMC") 17.84.040
4. Traffic Impact Analysis
5. Compliance with SEPA (WMC 15.04)
6. Compliance with Washington State Growth Management Act (GMA)
7. Conclusion

Appendix:

Prior City of Woodland Staff Reports

Eric Hovee & Company Report dated July 13, 2006

Traffic Generation Letter, Lancaster Engineering, dated May 28, 2008

SUBJECT SITE DESCRIPTION

Political Boundaries

City	Woodland
County	Cowlitz County

Zoning

Local Designation	C-2
Local Definition	Commercial
Environmental Zone	None
Generalized Classification	Highway Commercial
Generalized Class Description	Auto intensive commercial uses

Environmental Findings

Flood Plain (FEMA 100 yr.)	No
----------------------------	----

Service Providers

Fire Protection	Woodland Fire Department
Parks	City of Woodland
School District	City of Woodland
Sewer	City of Woodland
Water	City of Woodland

Tax Assessment Details

Property ID Number	508630100
Tax Lot Size	10.03 acres

PROJECT DESCRIPTION

Proposal:

The applicant is proposing a Comprehensive Plan Amendment and Rezone of parcel WB1203014/508630100, a 10.03 acre parcel located east of Old Pacific Highway and west of Green Mountain Road. The applicant proposes to re-designate the parcel from Commercial/Highway Commercial (C-2) to High Density Residential/Medium Density Residential (MDR).

As will be demonstrated in the following text, the proposed map amendments are consistent with all applicable policies and standards of the City of Woodland. In general, the proposed Plan and Map change will provide for needed medium density residential housing on that site that is more suitable for housing, given the topography, trip generation impacts, and potential environmental impacts to Burris Creek.

In addition to the site's location relative to necessary services, the site is well located with respect to neighboring uses. It would provide an opportunity to provide higher density housing in close proximity to a large commercial area which helps reduce auto dependence, while providing retailers assurance that they have customers located in close proximity. The 2005 Comprehensive Plan also indicated a strong interest in higher density housing and showed some indications that housing was unaffordable for many renters in the City. In addition to these considerations, a residential use for this property would be more compatible with adjacent uses on properties to the north in unincorporated Cowlitz County.

Existing Conditions:

The site is located within the Southwest quarter of Section 12, Township 5 North, Range 1 West of the Willamette Meridian, Woodland, Washington. The parcel is identified as T-14D, Parcel Number WB1203014 or 508630100.

The site is generally fairly steep with most of the site sloped at gradients from 15% to 20% or steeper. Some benching occurs in various parts of the site where slopes are more moderate. According to the Natural Resources Conservation Service (NRCS), the soils on the site are identified as Stella silt loam, Mart silt loam, and Hazeldell gravelly silt loam.

There is an existing creek (Burris Creek) that runs parallel to and approximately 20'-50' south of the south property boundary. A wetland evaluation was performed by Ecological Land Services (ELS) in November, 1998 and found no wetlands on the site.

The South, West and North boundaries of the site are bordered by undeveloped properties zoned C-2, Highway Commercial. The East property boundary is bordered by Green Mountain Road and Green Mountain Loop. Residential land uses are located further east.

Green Mountain Road and Green Mountain Loop are able to provide circulation and connection to adequately serve the project.

Site History:

Two separate Comprehensive Plan Amendments and Rezone applications have been applied for in the past for this parcel. The first was in March of 2006 under Land Use Case #206-920. The second was in March of 2007 under Land Use Case #207-907. The previous two Comprehensive Plan Amendment and Rezone requests encompassed a total of four parcels including Parcel Numbers WB 1203013, WB1203002, WB1203011, and the subject parcel. Staff recommended approval of both applications based on the following factors:

1. That city sewer and water would be readily available to serve the site.
2. Medium density residential development may be more suitable for this site given the topography and potential impacts to Burris Creek.
3. The site is unlikely to develop commercially due to steep topography.
4. It would be appropriate to add additional Medium Density Residential land to the City's scant inventory of MDR lands.
5. The Traffic Impact Analysis found that the trip generation would be less as a result of the proposed redesignation.

The applications were ultimately denied, based primarily on the concern of the reduction of the commercial land inventory, even though staff conceded that there is a need for high density development in the City and that evidence supported changing the subject property to a medium density residential designation. To address the Planning Commission and City Council concerns, the applicant has significantly reduced the number of acres from 32 acres to 10 acres.

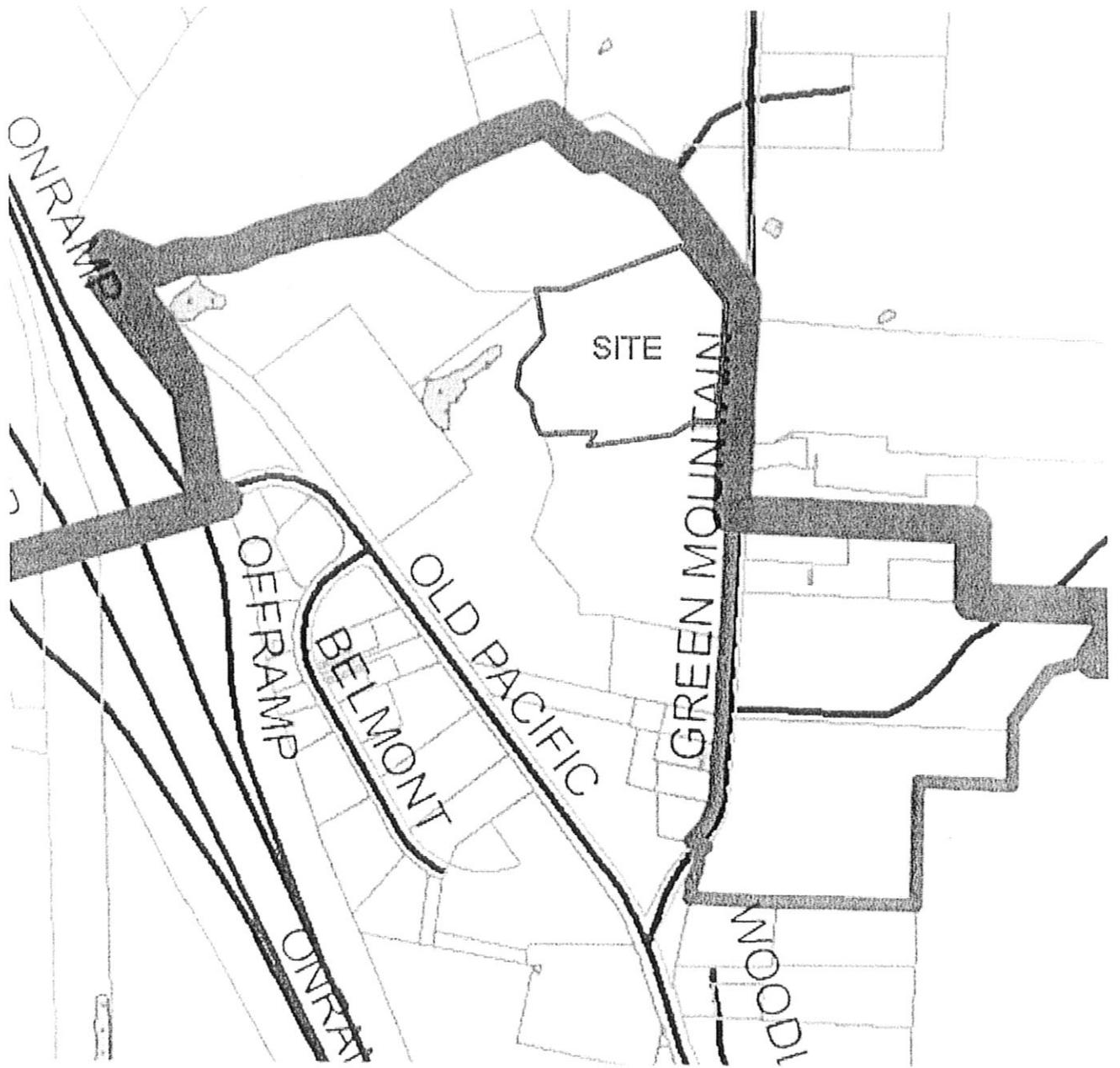


Figure 1: Vicinity Map

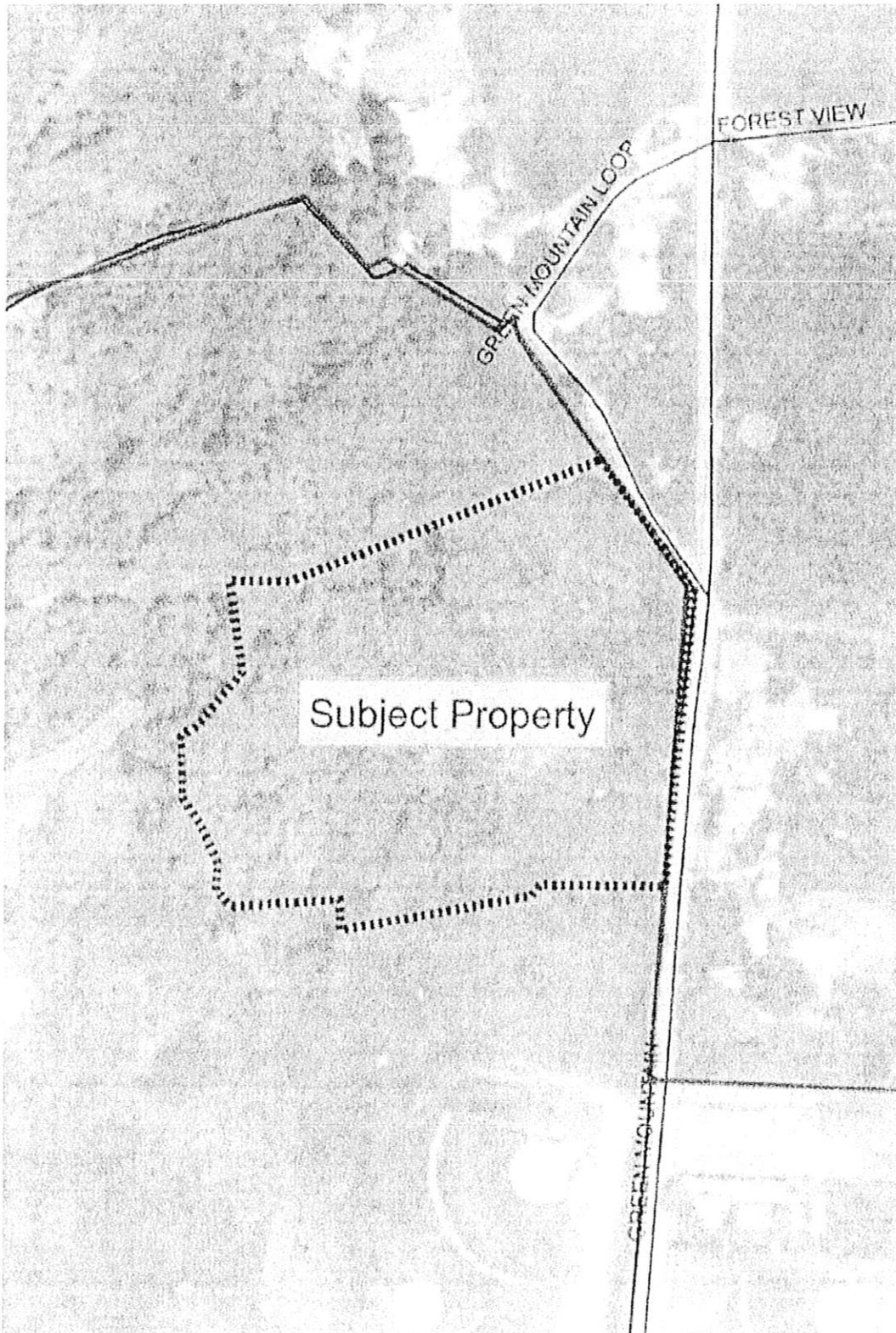


Figure 2: 2006 Aerial Photograph

FINDINGS

APPROVAL CRITERIA:

The following section addresses the approval criteria found in the City of Woodland Municipal Code and is identified below in bold typeface and italics. Following each approval criteria is a finding demonstrating compliance with each.

I. Comprehensive Plan Amendment: Compliance with Chapter VI: Amending the Comprehensive Plan, Criteria for Approval

- 1. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Comprehensive Plan or regulation conflicts; and*

APPLICANT'S RESPONSE:

The Woodland Comprehensive Plan was revised in 2005. Provided that any approved Comprehensive Plan amendment is also followed currently by a rezone, no regulation conflict would exist. Comprehensive Plan and development regulations must be consistent in accordance with the GMA. Additional analysis related to consistency with the Comprehensive Plan appears below. This section is met.

- 2. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents; and*

APPLICANT'S RESPONSE:

Very few existing businesses or residents are located within the immediate proximity of the subject site. The South, West and North boundaries of the site are bordered by undeveloped properties zoned C-2, Highway Commercial. The East property boundary is bordered by Green Mountain Road and Green Mountain Loop. With regard to sensitive lands, there is an existing creek (Burris Creek) that runs parallel to and approximately 20'-50' south of the south property boundary. A wetland evaluation was performed by Ecological Land Services (ELS) in November, 1998 and found no wetlands on the site. The site is generally fairly steep with most of the site sloped at gradients from 15% to 20% or steeper. Some benching occurs in various parts of the site where slopes are more moderate. The parcel is terraced with rolling and steep slopes making it non-desirable for highway commercial development. In most cases, highway-commercial development is discouraged in areas with steep slopes because of the difficulties associated with trying to provide level building and parking areas as well as safe access to the site. Drainage and stormwater runoff can also be of concern due to the steep slopes and parking areas required for commercial uses. The severe grades on the site make commercial development of the property unpractical and not cost effective. Providing ADA compliance with the existing steep grades would also decrease the development opportunities for commercial use of the site.

In contrast, a high density residential use of this property could be more compatible with the relatively steep slopes over much of the property, since it can be developed as a cluster development, preserving steep areas. In addition to these considerations, a housing use for this property would be more compatible with adjacent uses on properties to the north in unincorporated Cowlitz County.

The city's Critical Areas Ordinance addresses regulations for critical areas including buffers for streams and wetlands and geotechnical review for steep areas. Future development, whether residential or commercial, must adhere to critical area regulations. Compliance with critical area regulations will be demonstrated at the time of development review.

A trip generation letter was submitted by the applicant as part of the 2007 land use submittal. The report prepared by Lancaster Engineering found that based on the trip generation comparison of worst-case scenarios for development under C-2 zoning versus MDR zoning, that full development of the site with Highway Commercial uses would likely result in more trip generation than MDR uses. Refer to the attached traffic study for detailed trip generation data.

3. *The proposed amendment can be accommodated by all applicable services and facilities, including transportation; and*

APPLICANT'S RESPONSE:

City services, including water and sewer service, can be made available to serve the site. Sewer can be extended from the gravity manhole in Belmont Loop to the site, first in Old Pacific Highway and then Green Mountain Road. Water can be provided by booster pumping facilities, and extending the public water main. As a commercially designated site, a high level of service for water, sewer, storm drainage and streets was planned. A high density proposal will require potentially less facilities than commercial development.

A trip generation letter was submitted by the applicant as part of the 2007 land use submittal. The report prepared by Lancaster Engineering found that based on the trip generation comparison of worst-case scenarios for development under C-2 zoning versus MDR zoning, full development of the site with Highway Commercial uses would likely result in significantly more trip generation than MDR uses. Refer to the attached traffic study for detailed trip generation data.

4. *The proposal will help implement the goals, objectives and policies of the Woodland Comprehensive Plan; and*

APPLICANT'S RESPONSE:

The following Woodland Comprehensive Plan goals, objectives and policies apply to the proposal:

Land Use Element

LU-D. Ensure that incompatible land uses are separated, thus enhancing the security, value and stability of land uses and improvements, and providing for the general health, safety and welfare of the community.

APPLICANT'S RESPONSE:

Locating high density housing on the subject property would provide a more gradual transition in land use intensity from the Highway Commercial zoning to the south to the unincorporated area of the county to the north that is likely to be used primarily for rural density housing. The gradual transition equates to a more compatible land use separation between commercial and residential uses. This goal is met.

LU-E. Ensure that public facilities and services are provided, operated and maintained effectively and efficiently and that new or extended public facilities and services in Woodland and the urban growth area are made available in a logical, timely and equitable manner.

APPLICANT'S RESPONSE:

Public facilities and services can be made available to the property as found in criterion 3, above.

LU-H. #4 Developing and securing Woodland's position as the commercial center serving southern Cowlitz County and the recreation trade of the upper Lewis River and Mount Saint Helens area.

APPLICANT'S RESPONSE:

The site is located in an area designated for commercial uses, all zoned C-2, Highway Commercial. The C-2 Highway Commercial zone is mostly oriented to automobile access and convenience. It is intended to accommodate automobile oriented and land consumptive commercial needs and a wide range of commercial uses and activities are encouraged.

Redesignating this 10 acre site from commercial to residential does not significantly impact the amount of commercial lands located in the City of Woodland. A Market Assessment Report prepared by E. D. Hovee and Company LLC in 2006 (see Exhibits) found that the existing inventory of 187 acres of commercially designated land in the Woodland UGA provides *more than* enough land to serve the current and projected locally generated demand of approximately 31 acres through 2020. Staff questioned this finding in Land Use File #206-920 because the assessment selected an end year of 2020 which is the target year of the Woodland Urban Growth Management Program instead of the Comprehensive Plan projection that runs until 2025. Staff conceded that this oversight probably does not result in significant additional lands being needed based on the assumptions of the E.D. Hovee & Company report. Therefore the reduction of 10 acres will result in a negligible change to the amount of commercial lands.

Further, staff acknowledged that the concept of "trade area" is a subjective one, and provided evidence that additional lands might be needed, contrary to the Hovee report. Yet, staff made the following finding in the staff report which the applicant believes to be significant to this request, as it supports the redesignation of the site from commercial to high density residential:

"Although there are some significant differences in estimated market area for Woodland, there would appear to be no practical point in classifying portions or the entire subject property (LU #206-902 applied to parcels WB1203013, WB1203014, WB1203002 and WB1203011, partial) cannot be realistically developed to commercial intensities due to topographical and critical area constraints. Therefore, despite the obvious discrepancies in market area estimations and relative uncertainty regarding specific commercial land needs, it may be appropriate to reclassify at least some of the property involved in the subject request if it cannot be realistically developed consistent with a commercial designation."

There are numerous constraints to the property which do not make the site suitable for commercial lands. Constraints include:

1. Access for highway commercial uses. Typically, a highway commercial property needs to have ready access to high capacity roadways and also be easily visible to be successful as a commercial development. The subject property is relatively isolated from I-5 compared to other vacant commercially designated properties. To gain access to this parcel from Old Pacific Highway it would likely be necessary to create a stream crossing over Burris Creek and it would require roadway slopes greater than 8%. This is assuming that access could be attained across adjacent parcels that lie between the site and Old Pacific Highway. The parcel is currently blocked by parcels WB1203012 and WB1203003 from Old Pacific Highway. Without construction of public roads through these adjacent parcels or securing access rights from these property owners, access by way of the arterial road system will not be possible. If easy access from the arterial system can not be attained, development of the property consistent with the Highway Commercial zone is not practical or consistent with City's goals for Highway Commercial zoning, since the most practical way to access the property is from Green Mountain Road and Green Mountain Loop. Further, the traffic study prepared by Lancaster Engineering concluded that if the site is developed as a commercial use, the amount of trips generated would be greater than if the site were developed as a residential use.

2. Topographical constraints. The site is generally fairly steep with most of the site sloped at gradients from 15% to 20% or steeper. Some benching occurs in various parts of the site where slopes are more moderate. The severe grades on the site make commercial development of the property unpractical and not cost effective. Providing ADA compliance with the existing steep grades would also decrease the development opportunities for commercial use of the site.

3. Burris Creek Impacts. The site is generally fairly steep with most of the site sloped at gradients from 15% to 20% or steeper. Some benching occurs in various parts of the site where slopes are more moderate. Developing the site as high density residential will allow for more flexibility in design, with possible cluster housing configurations, buffers and greenspaces. In addition, flexible design can result in less impervious surface than a commercial development. Commercial development would require more parking area than residential uses, which would result in more impervious area created and the potential for greater negative impacts to Burris Creek .

Redesignating the site would provide an opportunity to provide higher density housing in close proximity to a large commercial area that currently does not contain any properties zoned for residential. The 2005 Comprehensive Plan indicated a strong interest in higher density housing and showed some indications that housing was unaffordable for many renters in the City. A high density housing use of this property could also be much more compatible with the relatively steep slopes over much of the property as previously stated. In addition to these considerations, a housing use for this property would be more compatible with adjacent uses on properties to the north in unincorporated Cowlitz County.

In sum, there are numerous constraints that make the site unsuitable for commercial development and more evidence that supports high density residential for the site. The reduction of 10 acres of commercial lands is warranted if the site cannot be reasonably developed as highway commercial. This section is met.

Public Facilities Services Policies

PF6. Public facilities and utilities shall be located to: (a) maximize the efficiency of services provided; (b) minimize their costs; and (c) minimize their impacts upon the natural environment, particularly to critical areas.

APPLICANT'S RESPONSE:

As stated above, public facilities and utilities can be made available to serve the site for either a commercial or residential use. However, demands could be less with a residential use compared to intensive commercial uses. Public services would be extended in an orderly manner, ensuring gaps are not created.

As previously stated, regarding road impacts to the natural environment, typically, a highway commercial property needs to have ready access to high capacity roadways and also be easily visible to be successful as a commercial development. To gain access to this parcel from Old Pacific Highway it would likely be necessary to create a stream crossing over Burris Creek and it would require roadway slopes greater than 8%. This is assuming that access could be attained across adjacent parcels that lie between the site and Old Pacific Highway. The parcel is currently blocked by parcels WB1203012 and WB1203003 from Old Pacific Highway. Without construction of public roads through these adjacent parcels or securing access rights from these property owners, access by way of the arterial road system will not be possible. If easy access from the arterial system can not be attained, development of the property consistent with the Highway Commercial zone is not practical or consistent with City's goals for Highway Commercial zoning, since the most practical way to access the property is from Green Mountain Road and Green Mountain Loop. Further, the traffic study prepared by Lancaster Engineering concluded that if the site is developed as a commercial use, the amount of trips generated would be greater than if the site were developed as a residential use.

Environmental Protection Policies

EP1. Comply with the State Environmental Policy Act (SEPA), Shorelines Management Act and other environmental protection rules, regulations and ordinances.

APPLICANT'S RESPONSE:

Many of the SEPA checklist items apply to future development of the site. However, as provided in the findings in this report, it is evident that residential use of the site can have fewer impacts, as shown in the following table:

Comparison of Impacts: Commercial Uses versus High Density Residential Uses

	<i>Commercial Use</i>	<i>High Density Residential Use</i>
Water resource impacts	Greater impact due to large parking lots; greater impact to surface water from run-off.	Lesser impact due to less impervious surface created, greater flexibility in design for cluster housing, greenspaces preservation areas.
Air impacts	Greater impacts due to greater trip generation, emissions from auto-	Lesser impact due to smaller trip generation than commercial uses.

	dependent commercial uses.	
Land impacts	Greater impacts as commercial uses require greater amounts of land and paving; more grading to flatten site.	Lesser impacts due to greater flexibility in design for cluster housing, greenspaces preservation areas.
Slope impacts	Greater impacts due to isolated location from I-5; roadway construction for commercial uses having access to arterial street system.	Lesser impacts due to more flexibility in design, buffers.
Noise impacts	Greater impacts from autos, truck deliveries to commercial uses.	Lesser impacts as fewer trips occur than commercial developments.
Transportation impacts	Greater impacts from higher trip generation; truck deliveries to commercial uses.	Lesser impacts as fewer trips occur for residential development.

EP7. The city will ensure compatibility of land use with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate, scenic and cultural resources, and vegetation and wildlife.

APPLICANT'S RESPONSE:

Refer to the land use compatibility table above for findings showing how the proposed amendments provide more compatibility in terms of topography, geology, soil, suitability, surface water, wetlands, etc.

Housing

Housing Goals: The city recognizes the need for a variety of housing types and densities, and the need for a range of affordable housing. The city will strive to establish the conditions to encourage such development and explore public mechanisms to address the shortfalls of the market.

APPLICANT'S RESPONSE:

The applicant is proposing reclassification to High Density Residential. This type of designation provides for a variety of housing types including townhomes, condominiums and apartments. Because the requested high density residential designation provides for development of a wide range of housing types and densities, housing costs can be less as the land required for each lot is less, therefore reducing overall housing costs and providing the opportunity for affordable housing, consistent with this goal.

HP, Location of Housing, 1: High density residential development is most appropriate when: (1) located near commercial areas, schools, employment centers, and parks and recreational facilities; (2) where sewer, water, storm drainage facilities, and streets are

capable of a high level of service and access is safe and convenient; and (3) where natural limitation of the land are not significant

APPLICANT'S RESPONSE:

The site is located near other commercial areas and is within close proximity to land owned by the Woodland School District. There are no immediate parks and recreational facilities nearby, except for the Lewis River Little League ball fields. As a commercially designated site, a high level of service for water, sewer, storm drainage and streets was planned; a high density proposal will require potentially less facilities than commercial development. Natural land limitations of the site are significant, due to slopes present. Commercial uses typically require significant parking and extensive impervious surface, whereas the flexibility provided with residential development can allow for a more clustered configuration. Commercial uses desire sites with minimum topographical constraints.

HP, Planning and Design for Housing, 1: Encourage a development pattern that provides a range of densities and living environments.

APPLICANT'S RESPONSE:

According to the 2005 Comprehensive Plan, multi-family land accounts for less than 2 percent of developed land within the city. In the findings of Land Use File #206-920, staff stated the following regarding high density lands with the city (pg 5):

"The Comprehensive Plan notes that the city believes the area currently designated for high density residential use is adequate, but does plan to revisit the issue when the Urban Growth Management Program is updated. It is Staff's opinion that it may be appropriate to add additional High Density Residential land to the city's inventory based on the limited current supply."

Adding high density residential land would add to the overall residential development pattern and encourage a variety of housing types.

HP, Planning and Design for Housing, 2: Cluster or planned unit developments, of a size large enough to effectively incorporate natural features and economical provision of services, are encouraged.

APPLICANT'S RESPONSE:

If approved, the residential development can take advantage of flexibility in design, including cluster configurations, consistent with this section.

5. If the proposal could have substantial impacts beyond the city limits, it has been sent as appropriate to Clark and/or Cowlitz counties for review and comment.

APPLICANT'S RESPONSE:

As shown in the comparison table above, this proposal for a Comprehensive Plan and zone change from highway commercial to high density residential, will provide lesser impact than what is currently allowed as an outright permitted commercial use. Furthermore, this application will be forwarded to various local and state agencies for review and comment. This section is met.

II. Zone Map Amendment: Compliance with Woodland Municipal Code (“WMC”) 17.84.040

WMC does not include specific criteria to evaluate zoning map amendments, but rather states, in part:

"Planning Commission action on an application by property owners shall be based on consideration of the Comprehensive Plan; other plans of the city; the standards of this title and other ordinances and codes; and other factors necessary for consideration to protect the public health, safety, convenience and general welfare (WMC 17.84.040)."

APPLICANT'S RESPONSE:

Review of the Comprehensive Plan has been provided in the body of this narrative. There are two implementing zones for lands classified High Density Residential (HDR) and the Comprehensive Plan Map. They include High Density Residential (HDR) and Medium Density Residential (MDR). The difference between the two zones is the allowable density, which ranges from 25-35 units per acre. According to the Comprehensive Plan, actual built densities are usually much lower.

Rezoning the site is not expected to interfere with existing uses or create a nuisance, as the site is currently zoned for intense commercial uses. It is expected that medium density residential housing will create less of an impact, as demonstrated throughout this narrative. With respect to traffic and roadway implications, the trip generation report prepared by Lancaster Engineering found that changing the designation of the site would generate fewer vehicle trips than if highway commercial uses were constructed. City services including water and sewer are readily available to the site and demands could be less with a residential development.

Environmental benefits are numerous including reduced traffic impact, land and water resource impact, noise, etc., as illustrated in the table above.

III. Traffic Impact Analysis

A trip generation letter was submitted by the applicant as part of the 2007 land use submittal. The report prepared by Lancaster Engineering found that based on the trip generation comparison of worst-case scenarios for development under C-2 zoning versus MDR zoning, that full development of the site with Highway Commercial uses would likely result in more trip generation than MDR uses. Refer to the attached traffic study for detailed trip generation data.

IV. Compliance with SEPA (WMC 15.04)

APPLICANT'S RESPONSE:

SEPA requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The applicant has submitted a SEPA Checklist, consistent with the requirements in WMC Chapter 15.04. The checklist demonstrates that an EIS should not be required as part of this Comprehensive Plan and zone change amendment.

V. Compliance with Washington State Growth Management Act (GMA)

APPLICANT'S RESPONSE:

The GMA requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing Comprehensive Plans and implementing them through capital investments and development regulations. The GMA is satisfied when a community's Comprehensive Plan is adopted. The statewide policies are articulated through the goals and policies of the plan, along with implementing measures. Any action that is consistent with the Comprehensive Plan is then consistent with the GMA.

To the extent that a demonstration of compliance with the GMA is necessary, please refer to the complete analysis of each applicable Comprehensive Plan goal and policy previously discussed herein above in response to the City of Woodland Comprehensive Plan.

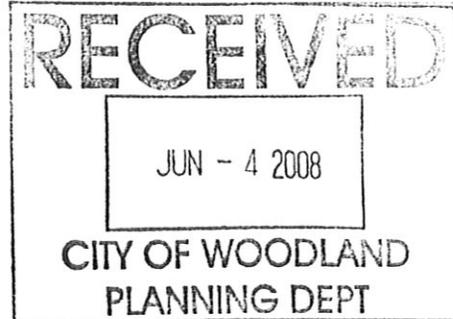
VI. Conclusion

As demonstrated throughout this narrative and supporting documentation, the applicant has met the applicable criteria for a Comprehensive Plan amendment and zone change and respectfully requests approval from the City of Woodland.



June 4, 2008

Jon Gaston
10607 NE 97th Circle
Vancouver, WA 98662



Dear Mr. Gaston:

As requested by Seth English-Young of Planning Resources, I have estimated the trip generation for alternative zoning for the approximately 10-acre site on the east side of Old Pacific Highway north of Green Mountain Road in Woodland. I understand that the current zoning on the property is C-2, Highway Commercial. The proposed new zoning is medium-density residential. I have compared the estimated trip generation for each of the two categories of land-use zoning.

The existing C-2 zoning permits a wide variety of commercial uses, including fast-food restaurants, grocery stores, pet stores, retail stores, shopping centers, and auto-related uses. From a trip generation standpoint, a reasonable worst-case situation for development under the existing C-2 zoning would be a shopping center. Assuming about 20 percent coverage of the site, an 87,000 sq ft shopping center would generate about 326 trips during a typical weekday evening peak hour and 3,736 trips on a typical weekday.

If the zoning is changed to medium-density residential, up to 207 single-family residential units could be developed. This would generate about 206 trips during a typical weekday evening peak hour and about 2,030 trips on a typical weekday.

The trip generation estimates are based on trip rates in the *TRIP GENERATION* handbook, 7th Edition, published by the Institute of Transportation Engineers. A summary of the trip generation estimates is shown in the table on the following page.



Jon Gaston
June 4, 2008
Page 2

TRIP GENERATION SUMMARY

<u>Zone</u>	<u>Land Use</u>	<u>PM Peak Hour Trips</u>	<u>Daily Trips</u>
C-2	Shopping Center	326	3,736
MDR	Single-Family Residential	206	2,030

Based on the results of this trip generation comparison, it is clear that full development of the site with Highway Commercial uses would generate more trips than development of the site with single-family houses. Changing the zoning from the existing C-2 to the proposed medium-density residential is likely to result in less trip generation and less traffic.

If you have any questions regarding this analysis or need any additional information, please let me know.

Yours truly,

Catriona Sumrain, T.O.P.S.
Engineering Analyst

attachments: Trip generation worksheets (2)

cc: Seth English-Young, Planning Resources, Inc.





TRIP GENERATION CALCULATIONS

Land Use: Shopping Center
Land Use Code: 820
Variable: 1000 Sq Ft Gross Leasable Area
Variable Value: 87.0

AM PEAK HOUR

Trip Rate: 1.03

	Enter	Exit	Total
Directional Distribution	61%	39%	
Trip Ends	55	35	90

PM PEAK HOUR

Trip Rate: 3.75

	Enter	Exit	Total
Directional Distribution	48%	52%	
Trip Ends	156	170	326

WEEKDAY

Trip Rate: 42.94

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1868	1868	3,736

SATURDAY

Trip Rate: 49.97

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2174	2174	4,348



TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Variable: Dwelling Units
Variable Value: 207

AM PEAK HOUR

Trip Equation: $T = 0.70(X) + 9.43$

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	39	115	154

PM PEAK HOUR

Trip Equation: $\ln(T) = 0.90 \ln(X) + 0.53$

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	130	76	206

WEEKDAY

Trip Equation: $\ln(T) = 0.92 \ln(X) + 2.71$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,015	1,015	2,030

SATURDAY

Trip Equation: $\ln(T) = 0.94 \ln(X) + 2.63$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,043	1,043	2,086



Consulting Engineers & Planners

PO Box 821556
Vancouver, WA 98682

PH (360)944-6519
Fax (360)944-6539

May 28, 2008

Mr. Kei Zushi
City of Woodland Planning Department
P.O. Box 9
230 Davidson Avenue
Woodland, WA 98674

**RE: Green Mountain Heights
Capacity of Existing & Proposed Utilities**

Dear Mr. Zushi:

This letter was requested by the City of Woodland planning department in regards to the utility impacts from the proposed Comprehensive Plan and Rezone change of parcel number 508630100 from Highway Commercial to Medium Density Residential. The current proposal is only for a comprehensive plan change and a rezone and it is unclear how the property will develop in the future. Therefore, it is difficult to address the capacity of the City's utility system to serve potential future site development at this time

A study of the existing water and sewer systems will be necessary in the future to confirm capacity regardless of whether the site may be developed for a commercial use or for a residential use. The sewer conveyance and treatment capacity of the City's system will be required and existing water pressure and flow data will be necessary to finalize a study of current capacity of the existing system. This review of the City's systems should be required with any submittal for future development. The stormwater system for future development of the parcel will have to meet current City of Woodland code requirements. Those requirements currently limit stormwater discharge rates to levels equal to or lower than pre-developed conditions so that downstream impacts do not occur to neighboring properties.

It is not currently known what the impacts of the proposed comprehensive plan change and rezone of the subject property from highway commercial to medium density residential will be to the City's sewer and water systems. The magnitude of the impact of future development is highly dependent on the intensity of the future land use, which is unknown at this time. The capacity of the City's existing systems is also unknown. Further analysis of the systems should be required at the time of applications for development of this site.

If you have any questions or comments regarding this project, please feel free to contact us at (360) 600-8726 or travis@plsengineering.com.

Sincerely,
PLS Engineering

A handwritten signature in black ink that reads "Travis G. Johnson".

Travis G. Johnson, PE



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

August 11, 2008

Kei Zushi
Community Development Planner
City of Woodland
230 Davidson Avenue
Post Office Box 9
Woodland, Washington 98674

Dear Mr. Zushi:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) 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 change the designation of 10.03 acres from Commercial to High Density Residential and rezone from Highway Commercial (C-2) to Medium Density Residential (MDR). Green Mt. Heights #208-908/CPMC/ZMC/SEPA. These materials were received on 06/13/2008 and processed with the Material ID # 13307.

We have forwarded a copy of this notice to other state agencies. If this is a draft amendment, adopted amendments should be sent to CTED within ten days of adoption and to any other state agencies who commented on the draft.

If you have any questions, please call me at (306) 725-3065.

Sincerely,

Cynthia L. Ritchey
for

Valerie Grigg Devis
Growth Management Planner
Growth Management Services

Enclosure

EXHIBIT

4

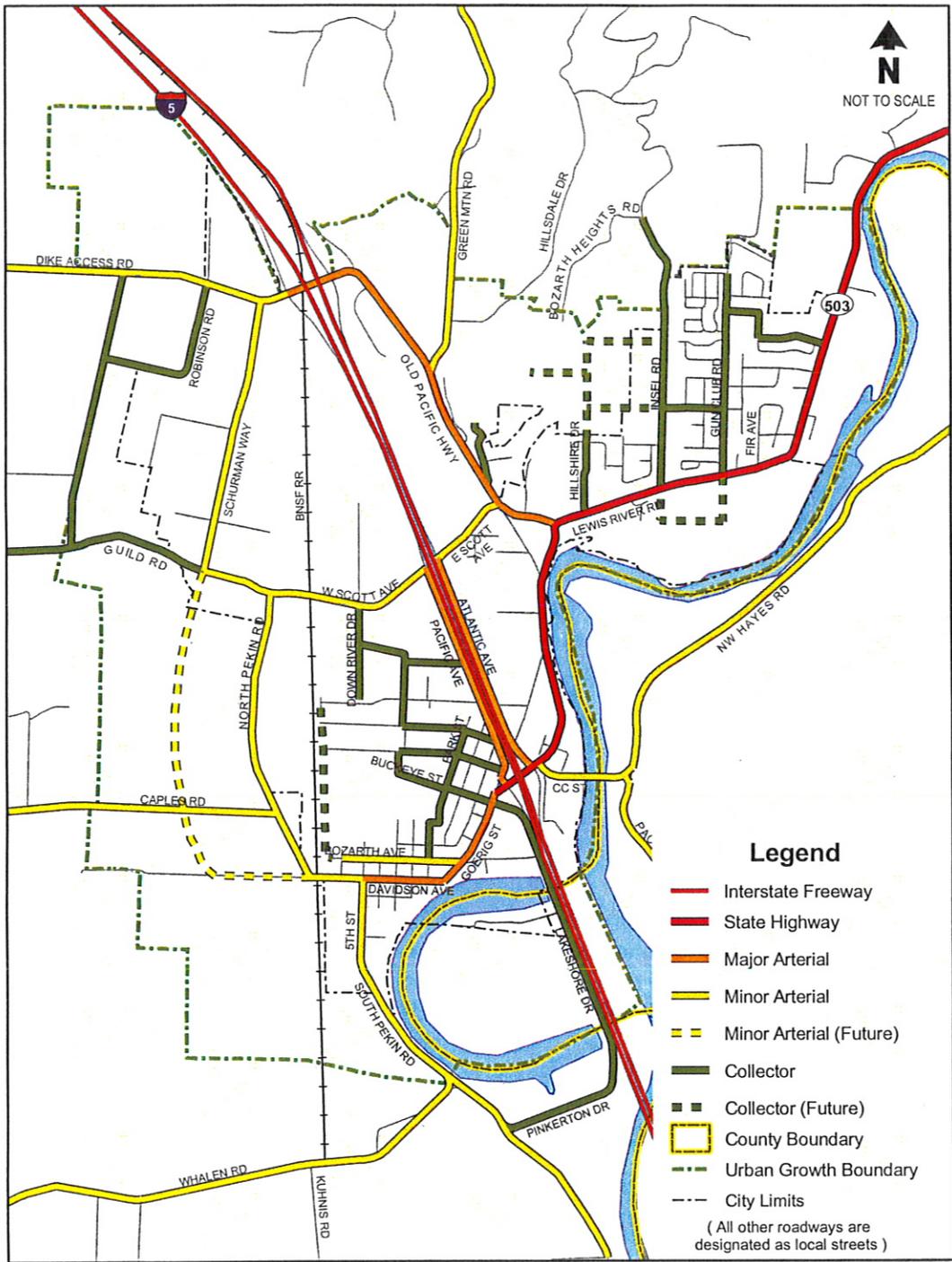
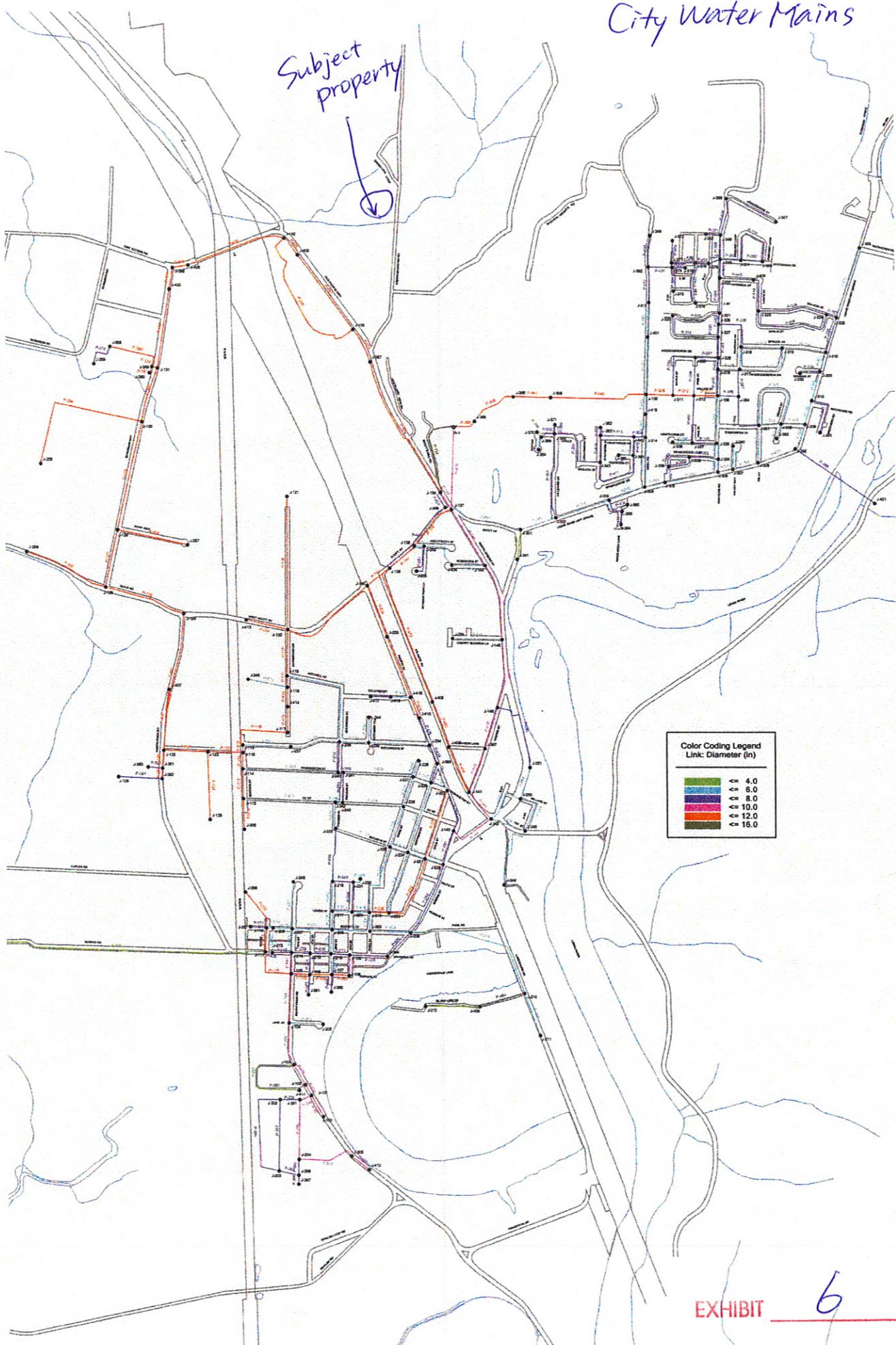


Figure 6
 Roadway Functional Classification
 Woodland Transportation Plan



City Water Mains

Subject property

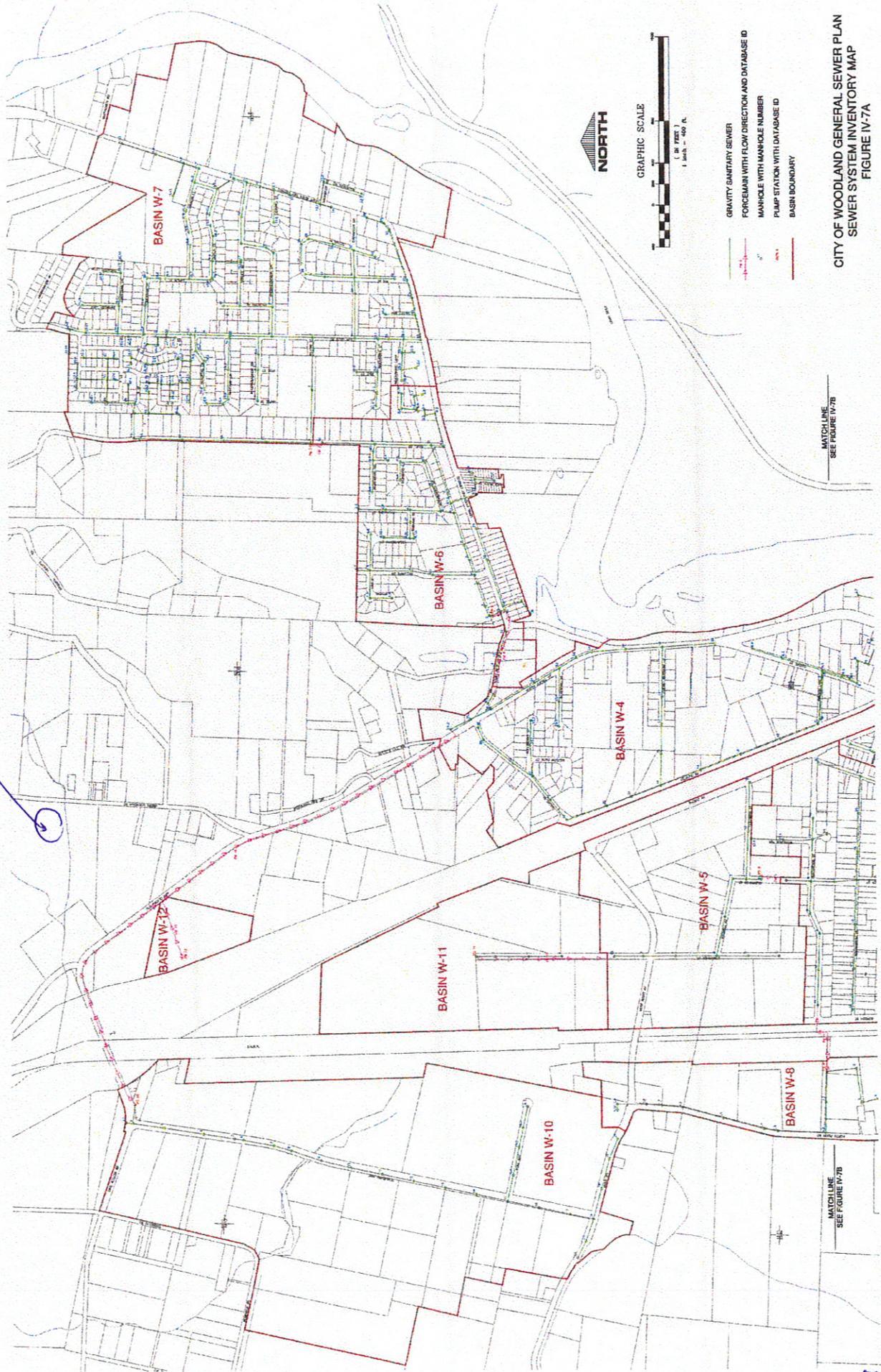


Color Coding Legend
Link: Diameter (in)

Green	4.0
Blue	6.0
Purple	8.0
Red	10.0
Orange	12.0
Brown	15.0

EXHIBIT 6

Subject Property



CITY OF WOODLAND GENERAL SEWER PLAN
SEWER SYSTEM INVENTORY MAP
FIGURE IV-7A

MATCHLINE
SEE FIGURE IV-7B

MATCHLINE
SEE FIGURE V-7D

CLIBB & OLSON, INC.
Engineers, Planners, Architects
14150 10th Street, Woodland, CA 95694
TEL: (916) 221-1100 FAX: (916) 221-1101

EXHIBIT

7

Kei Zushi

From: Williamson, Holly L [Holly.Williamson@bp.com]
Sent: Wednesday, June 11, 2008 4:32 PM
To: Kei Zushi
Subject: Chumbley Property-Parcel No. 507870103

Mr. Zushi,

Just to make you aware, Olympic Pipe Line Company has a 14" High Pressure Petroleum Pipeline in the area of this project.

We would like to be informed of any plans and receive drawings as it nears or enters the design phase.

Thank you,

*Holly Williamson
BP/Olympic Pipe Line
Field Project Coordinator
Office 425-235-7767
Cell 206-510-5388
Fax 425-271-5320
Holly.Williamson@bp.com*

RECEIVED

JUN 24 2008

CITY OF WOODLAND
PLANNING DEPT.

Dear the City of Woodland:

My name is Jennifer Boon, ~~my husband~~
Dear Boon and our family live at
101 Green Mt. Rd. We own approx
2.5 acres on the right side of the loop rd.
we were devastated to find out of the
plans to develop a High Density Residential
development directly across from our driveway
on what we now consider to be a very
peaceful and enjoyable place to live.

Upon reviewing the notice of the application
for the applicant Jon Gaston for his parcel
number 508030100. My husband and I
feel that not of other questions were
answered properly or all things considered
carefully. In part ~~A~~ - Background question 8
the environmental information being prepared
related to the proposal 3 wetlands evaluation
is noted. Then it goes on to talk about the animal
life in the area and only has "Songbirds" noted.
The area you are planning to develop is so rich
in plant & wildlife beyond "Songbirds" I find it
contradictory to call the area a possible "wetlands"
and then refer to "Songbirds" as the only animals
in the area. My husband has resided here since
98 & myself since 2004. During just the time I have
lived across the street I have observed - Several
sightings of a bobcat, a fox, many deer, grouse, owls,
coyotes, bald eagle, hawk, great Blue heron, frogs, geese
crows and yes songbirds too. This needs to be
considered. I am also concerned about the
impact to the groundwater. In the proposal it
says "not likely" to the question of if waste materials

EXHIBIT

9

could contaminate groundwater. Having a small child who consumes groundwater..." not "likely" if not a very reassuring answer.

The loop rd. is also very narrow and almost 1 lane. What will the impact of increased traffic flow do to the road. What will be done to keep the road safe for walkers, joggers, small children? How will it sustain the traffic that a development would generate? How will noise be controlled so my niece's peaceful home is not disturbed? In # 13 "Historical & Cultural Preservation" It says there will be "no" measures to reduce or control transportation impacts.

To me this is unacceptable. What will happen to the large powerlines running directly through the center of the property? Have those been considered. It saddens me to think that this is the fate of what I consider my "county home". It seems the city is ever encroaching upon the small remnants of forest, wetland, and farmland we have left in woodland.

Before long we will be just another Vancouver or Longview, no longer the small County City (town) I remember growing up in. I ask that you consider this proposal carefully before beginning to break ground. There are animal life, water contamination, traffic & noise and safety issues that have not been carefully examined.

Mr. Baaton needs a reality check if he thinks his neighbors would stand by and say nothing about his vague responses on his proposal.

I invite him and anyone else to come and look in my yard on a quiet evening or morning to



State of Washington

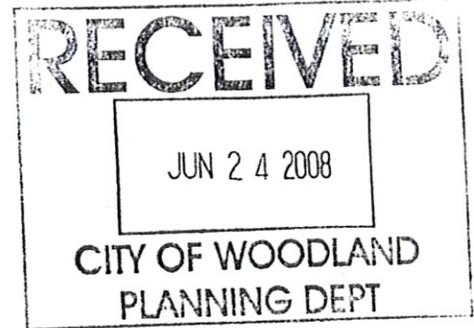
Department of Fish and Wildlife

Mailing Address: 2108 Grand Blvd, Vancouver WA 98661, (360) 906-6720, TDD (360) 902-2207

June 23, 2008

City of Woodland, Washington
Kei Zushi
P.O. Box 9
Woodland, WA 98674

Dear Mr. Zushi



SUBJECT: Hydraulic Project Application; NOA and DNS for Green Mountain Heights Comp. Plan Amendment and Rezone Land Use; Burriss Creek Tributary to Columbia River; Section 12, Township 5 North, Range 1 West, Cowlitz County, WRIA 27.0000, WDFW Log No. NA

The Washington Department of Fish and Wildlife (WDFW) has received and reviewed the NOA and DNS for the Green Mountain Heights Comp. Plan Amendment and Rezone Land Use. In short, WDFW does not concur with the Determination of Non-Significance (DNS) for the following reasons: 1) Proximity to Burriss Creek; 2) Associated hydric soils that may indicate wetlands; 3) Generally steep topography.

Proximity to Burriss Creek:

Burriss Creek is a Type F stream that runs east to west near the southern portion of the property. It appears that a 150-foot stream buffer is planned on the southern portion of the property. However, the plans do not indicate if the stream buffer is a "no build" buffer. *WDFW recommends a 200-foot "No Build" buffer be established in perpetuity landward of the Ordinary High Water Line (OHWL).*

Hydric Soils:

The Washington Department of Natural Resources (WDNR) identified the entire project site as having Hydric Soils, which may indicate functioning wetlands. WDFW has not seen a wetland delineation report, which is cited in the DNS/ NOA. WDFW is concerned that the site may contain functioning wetlands and or "sponge effect" that absorbs water during the wetter months and releases the water throughout much of the year, including some of the drier months. *WDFW recommends establishing water detention sites and swales to allow for water infiltration.*

Generally Steep Topography:

The project site has generally steep topography draining south towards Burriss Creek. Site Development may increase impermeable surfaces, which will result in increased runoff. This will result in higher winter flows and lower, shorter summer flows. *WDFW recommends*

Green Mountain Comp Plan

June 23, 2008

Page 2 of 2

establishing water detention sites and swales to allow for water infiltration. Further, WDFW recommends re-planting the site immediately after site preparation/ disturbances.

WDFW does recognize that residential development *may* have a lesser impact to the project site and surrounding environment compared with an equal-sized commercial development. However, the NOA indicates that this would be high-density residential. It is unclear what the impacts of a high- density residential development will have on the area.

If you have any questions, please contact me at 360-906-6720.

Sincerely,



Steven West
Habitat Program

SW:sw

<Enclosures>

cc: WRIA File, Olympia



Administration Annex • 207 North 4th Ave • Kelso, WA 98626-4195
(360) 577-3041 • Fax (360) 425-7760 • www.cwcog.org

June 23, 2008

Kei Zushi, Community Development Planner
City of Woodland
P.O. Box 9
Woodland, WA 98674

Re: Green Mountain Heights Comprehensive Plan and Zoning Map Amendments
Application No. 208-908/CPMC/ZMC/SEPA

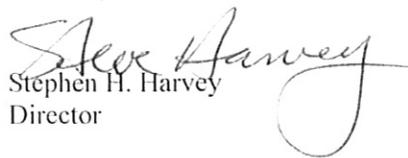
Dear Kei:

We have reviewed the SEPA Checklist and related materials for the proposed comprehensive plan and zoning map amendments for the Green Mountain Heights proposal. We see no impacts of a regional nature. There should be a reduced generation of trips by a multi-family development than a commercial complex that may be sited there under the current plan and zone designations. The roundabouts that will be developed on the east and west sides of the Dike Road – I-5 interchange should readily accommodate trips from a multi-family development on the subject property. Development from this site and adjacent properties (also currently planned and zoned for commercial uses) should participate in improvements to the Green Mountain Road – Old Pacific Highway intersection to provide turn pockets for right and left turn movements and other measures to avoid or minimize collisions.

Dike Road, Old Pacific Highway and Green Mountain Road are constructed more to rural than urban use standards. Expansion of rights of way and improvements to pavement width, drainage and similar features are needed to meet the adjacent and nearby planned land uses *before or concurrent* with development of those uses. It's not too early to add these improvements to the city's capital improvements program (CIP), with adjacent properties participating in the cost of the measures. These roadways will be serving additional traffic in this growing area of Woodland.

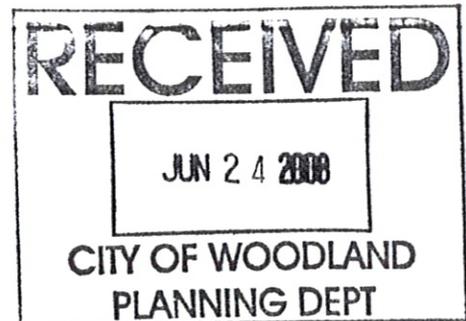
Thank you for the opportunity to review and comment on this proposal.

Sincerely,


Stephen H. Harvey
Director

SHH:bk

cc: Jerry Sorrell, Woodland Transportation Improvement Strategic Plan Asst. Project Mgr.
Jeff Barsness, Southwest WSDOT



999 SEPA Green Mtn. Hts. Plan & Zone Change sh06-08

EXHIBIT 11

To: Kei Zushi, Community Dev. Planner

Fax 360-225-7299

Woodland, Wa

From: Roberta C Anderson Living Trust

Roberta C. Anderson, Trustee

This is in regard to the request by John Dector to designate 10.3 A of the Commercial Development on Green Mt Rd as High Density Residential. Application # 203-908 C.P.M.C SE PA. West of Green Mt Rd and South of Forest View Rd.

The responses on the EIS do not give adequate information to make an informed judgement and I am not able to view other material available in Woodland.

On the basis of the information received in the mail I question this proposal and object to the 10.3 A High Density Residential Development within the current commercial zone.

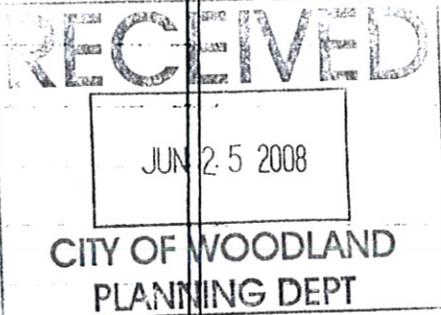
I am owner of property on Green Mountain Road across from the Green Mt. Loop area.

Roberta C. Anderson

516 N. W. Bailey Ave #6

Pendleton, Or 97801

Telephone 541-966-8669





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

June 25, 2008

Mr. Kei Zushi, Community Developer Planner
City of Woodland
PO Box 9
Woodland, WA 98674



Your address
is in the
Lewis
watershed

Dear Mr. Zushi:

Thank you for the opportunity to comment on the determination of nonsignificance for the Green Mountain Heights Comprehensive Plan Amendment and Rezone Land Use project (#208-908/CPMC/ZMC/SEPA) located at the southwest of Green Mountain Loop and west of Green Mountain Road as proposed by Jon Gaston. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

WATER QUALITY: Roberta Woods (360) 407-6269

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Proper disposal of construction debris must be on land in such a manner that debris cannot enter the streams and buffers, wetlands and buffers or cause water quality degradation of state waters.

During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Clearing limits and/or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

A permanent vegetative cover should be established on denuded areas at final grade if they are not otherwise permanently stabilized.

Properties adjacent to the site of a land disturbance should be protected from sediment deposition through the use of buffers or other perimeter controls, such as filter fence or sediment basins.

Cut and/or fill slopes should be designed to minimize erosion. Methods such as slope roughening, terraces, or pipe slope drains may be used.



June 25, 2008

Page 2

All temporary erosion control systems should be designed to contain the runoff from the developed two year, 24-hour design storm without eroding.

Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

Wash water from paint and wall finishing equipment should be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and as such, would be subject to enforcement action.

Soil in stockpiles should be stabilized or protected with sediment-trapping measures to prevent soil loss. All exposed areas of final grade or areas that are not scheduled for work, whether at final grade or otherwise, shall not remain exposed and un-worked for more than two days, between October 1 and April 30. Between May 1 and September 30, no soils shall remain exposed and un-worked for more than 7 days.

Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities is required for construction sites which disturb an area of one acre or more and which have or will have a discharge of stormwater to surface water or a storm sewer. An application can be downloaded from Ecology's website at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/#Application> or you can contact Joyce Smith at (360) 407-6858 for an application form. To avoid project delays, we encourage the applicant(s) to submit a completed application form and to publish public notice more than 60 days before the planned start of the project.

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

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

Department of Ecology
Southwest Regional Office

(SM: 08-4301)

cc: Brett Raunig, VFO/WQ
Joyce Smith, HQ/WQ
Roberta Woods, WQ
Jon Gaston (Applicant/Owner)

**City of Woodland, WA
Land Inventory 2008**

	Commercial			Industrial		Residential		
	C-1	C-2	C-3	I-1	I-2	LDR	MDR	HDR
Vacant Land per Comp Plan (2005) w/in UGA	150			390		380		
Land Needed until 2025 per Comp. Plan (2005) w/in UGA	150 (no additional land needed)			390 (no additional land needed)		380 (no additional land needed)		

Land Use #								
205-912 Belmont Site Plan Approval		-0.4						
205-913 Woodland Commerce Center Site Plan Approval		-7						
205-914 Meriwether Ph. I & II						-30.4		
205-917 Meriwether Annexation						98		
205-921 Meriwether PURD						-6		
205-933 Cedar Glen Subdivision						-2.1		
205-934 AHA Phase II Site Plan Approval								-1.1
205-942 Riverview Subdivision						-27.3		
205-943 Riverfront Subdivision						-6.1		
205-944 Woodland Creek Subdivision						-41.2		
205-946 NW TankCar Site Plan Approval				-4.1				
205-947 Harmony Park Subdivision						-5.9		
206-902 Kinkade Short Plat						-0.9		
206-904 Lewis WF Park PURD Ph. 4								-0.8
206-911 Chumbley/Wal-Mart Site Plan Approval		-22						
206-917 Meriwether Hilltop Subdivision						-55		
206-922 School/CPA Comp. Plan Amendment				-17.5				
206-924 Lewis River Comp. Plan Amendment			0.6					-0.6
206-933 Cemetary Dist. II Site Plan Approval						-0.8		
206-935 Sequoia Park Subdivision							-2.8	
206-938 Pacific Park Binding Site Plan		-0.9						
207-905 Pioneer Pipe Site Plan Approval					-8			
207-908 Peitrok/Hansen Comp. Plan Amendment		1.6				-1.6		
207-917 American Paper Site Approval				-8.5				
208-904 Port of Woodland Lot 4 Site Plan Approval				-2.6				
208-915 LifePort Site Plan Approval				-2.1				
TOTAL LAND USED/ADDED	0	-28.7	0.6	-34.8	-8	-79.3	-2.8	-2.5

REMAINING LAND AS OF 10/2008	Commercial	120.7	Industrial	347.2	Residential	295.4
Acres Needed between 2009 and 2025 w/in UGA		127.5		331.5		323
Surplus / Deficit as of 10/2008 w/in UGA		6.8		15.7		27.6

Methodology Used: *Development Acreage** was subtracted from the vacant acreage per Comp. Plan Page 1-25. No critical area or other development constraints have been taken into consideration. *Development Acreage** includes the sites with preliminary site plan approvals and preliminary subdivision approvals issued after October 2005. An assumption made to calculate "Acres needed between 2009 and 2025" is that exactly same amount of land would be needed every year. G:\Planning\Land Inventory

14

To: Kei Zushi, Community Development Planner
Fax 360-225-7299
Woodland, Wa

From: Roberta C. Anderson, Trustee
Roberta C. Anderson Living Trust

Date: Oct 6, 2008

Re: Land Use Application #208-9081 /
CPM/ZMC/SEPA

The Staff Report of the Comprehensive
Plan Map Amendment and the Zoning Map
Amendment answers my questions.

On the basis of this information,
I remove my objection to the proposal
to change the ~~site~~ 10.3 A site from
Commercial to Residential

I now support the proposal.
However, I would prefer the Medium
Density designation to the High Density
classification.

Thank you for sending me the
information & I hope the classification
for the 10.3 A will be changed from
Commercial to Residential.

Roberta C Anderson
516 N. N. Bailey Ave #6
Pendleton Or 97801
541-~~966~~-8669

RECEIVED

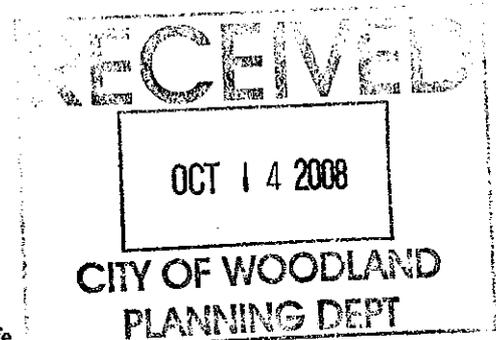
OCT 6 2008

CITY OF WOODLAND
PLANNING DEPT

EXHIBIT 15



State of Washington
Department of Fish and Wildlife
2108 SE Grand Blvd. Vancouver WA 98661 (360) 696-6211



October 7, 2008

Kei Zushi, Planner
City of Woodland Planning Dept.
PO Box 9
Woodland, WA 98674

**RE: Green Mountain Heights Comprehensive Plan and Zoning Map
Amendments**

Dear Mr. Zushi:

Washington Dept. of Fish and Wildlife (WDFW) would like to provide additional comments on the proposed Green Mountain Heights comprehensive plan and zoning map amendments. We offer these comments as follow up to our letter dated June 23, 2008, and in lieu of public testimony by a WDFW representative at the upcoming Woodland Planning Commission meeting on October 8, 2008.

In our previous comments to the City, WDFW highlighted concerns with development impacts to Burris Creek (a salmon stream) as a result of construction and impervious surfaces in an area with steep slopes. In addition to potential watershed impacts from development, the subject property contains Oregon white oak woodlands mapped in the Washington Department of Fish and Wildlife Priority Habitats and Species database. Oregon white oak woodlands are an imperiled, declining native ecosystem for which WDFW has prepared management recommendations. These management recommendations are available via the web at <http://wdfw.wa.gov/hab/oaksum.htm>

WDFW has concerns with the housing density proposed for the Green Mountain Heights development. In the medium density residential (MDR) zone, up to 25 units per acre are allowed. This area lies at the rural periphery of the City of Woodland, and currently lacks public services such as water and sewer. The proposed density is not consistent with current adjacent land uses, which are characterized as low-density residential.

The City of Woodland Critical Areas Ordinance (CAO) applies to zoning designation changes (WMC 15.08.040 & .090), and protects State priority habitats (WMC 15.08.700(2 & 3). Section 15.08.720 of the Woodland Municipal Code specifies performance and mitigation standards and discusses conditions for land use approvals. Due to the proposed land use intensity of up to 25 units per acre on only ten acres,

WDFW recommends careful review of this proposed action in relation to on-site mapped environmental features.

One other aspect of this proposed development warrants close attention. On September 19, 2008, WDFW commented on proposed WMC amendments to Planned Unit Residential Development (PURD) standards, supporting the application of PURDs in multifamily or medium density residential zones to support cluster development and better conserve on-site fish and wildlife habitats. The proposed Green Mountain Heights development is a good example of the potential application of PURD standards in this setting. Cluster development could be used to reduce the overall development footprint, protect the Burris Creek riparian corridor, and safeguard on-site oak woodland habitats. In the May 28, 2008 Green Mountain Heights proposal by Planning Resources Inc. there are numerous references to cluster development. However, it is unclear if a PURD-defined cluster development approach would be allowed in this case, given that the City is proposing to prohibit PURDs in medium density residential zones.

WDFW asks that the City condition approval of the Green Mountain Heights comprehensive plan and zoning map changes with density limits and a requirement for cluster development to protect the site's sensitive environmental features. We recommend consideration of low-density residential zoning for the subject parcel, and would welcome the opportunity to consult with City staff and the project proponent to identify a suitable development approach to conserve important ecological features.

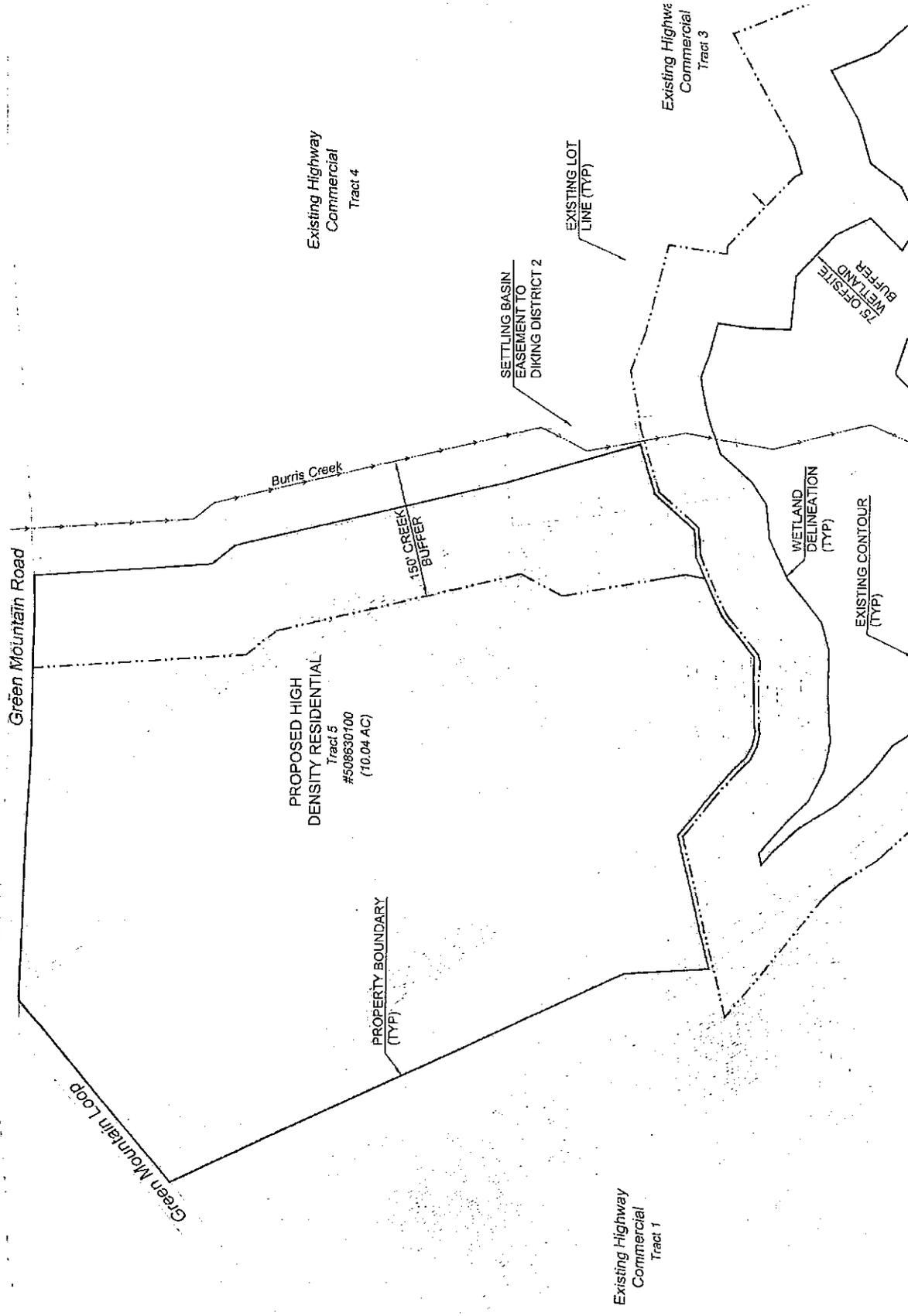
Thank you, and we look forward to working together with the City and project proponent to find a development design for the Green Mountain Heights site that works for all.

Sincerely,



Ted Labbe
PHS/GMA Biologist
Washington Dept. of Fish and Wildlife
Region 5 Habitat Program
2108 Grand Blvd.
Vancouver, WA 98661
labbetrl@dfw.wa.gov
PH: 360-906-6731
FAX: 360-696-6777

CC: Steve West, WDFW Region 5 Area Habitat Biologist
Steve Manlow, WDFW Region 5 Habitat Program Manager
Anne Friesz, WDFW Region 5 Assistant Habitat Program Manager



PLANNING COMMISSION
October 8, 2008

The regular meeting of the Woodland Planning Commission was held on the above date at the Council Chambers, Woodland Coty Hall, 100 Davidson Avenue, at 7:00 p.m.

CALL TO ORDER: 7:02:53 PM >

Present: Commissioner Murali Amirineni
Chair David Simpson
Commissioner Jim Yount

Absent: Commissioner Nancy Trevena
Commissioner Sharon Watt

Also Present: Community Development Planner Keiichiro Zushi
Planning Commission Secretary JoAnn Heinrichs
Public Works Director Steve Branz
Fire Chief Tony Brentin

APPROVAL OF MINUTES

7:04:09 PM Commissioner Yount moved to accept August 2008 minutes as written, Commissioner Amirineni seconded the motion. Motion passed

7:04:14 PM Commissioner Yount moved to accept September 2008 minutes as written, Commissioner Amirineni seconded the motion. Motion passed.

PUBLIC HEARINGS:

Bros. Chumbley Comprehensive Plan Amendment: 7:04:50 PM Jim Chumbley (11804 Marine View Circle, Edmonds WA 98020) gave testimony. Eric Hovee (2408 Main St., Vancouver Economic Analysis for Chumbley). Jim Chumbley continued testimony. Public Comment: Walter Hansen Sr.(PO Box 2000, Woodland); Darlene Johnson (PO Box 1808, Woodland); Erica Rainford (PO Box 877, Woodland). Discussion ensued. Commissioner Yount moved to put on November meeting agenda so they can review additional information. Commissioner Amirineni seconded the motion. Motion passed.

Bros. Chumbley Zoning Map Amendment: 8:04:30 PM Commissioner Yount moved to put on November meeting agenda so they can review additional information. Commissioner Amirineni seconded the motion. Motion passed.

Gaston Comprehensive Plan Amendment: 8:04:36 PM Jon Gaston gave testimony (10607 NE 97th Circle, Vancouver). Public Comment: Walter Hansen Sr.(PO Box 2000, Woodland); Michael Green (of the school board, 1761 Clover Land, Woodland); Dean Boon (101 Green Mt

Loop). Discussion ensued. Commissioner Yount moved to put on November meeting agenda so they can get review additional information. Commissioner Amirineni seconded the motion. Motion passed

Gaston Zoning Map Amendment: 8:38:34 PM Commissioner Yount moved to put on November meeting agenda so they can get review additional information. Commissioner Amirineni seconded the motion. Motion passed.

Amendment to PURD (Planned Unit Residential Development) Standards (WMC 16.22): 8:38:57 PM Public Comment: June Jones (PO Box 575, Woodland). Discussion ensued. Commissioner Yount moved to approve PURD language as is. Commissioner Amirineni seconded the motion. Motion passed.

Extension of the Preliminary Approval for Meriwether Subdivision Phase II: 9:01:23 PM Application was withdrawn.

WORKSHOP

Amendment to Phasing Standards: 9:03:39 PM Woodland Creek Project. Discussion ensued.

\$10,000 CTED Emerging Issues Grant (EIG) for the Proposed Gateway & Downtown Zoning District: 9:36:28 PM Recommendation to take to council to hire professional to review/revise development standards.

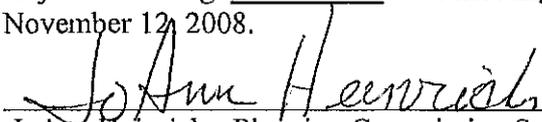
PROJECT UPDATE

9:31:03 PM LifePort is expanding; WalMart moving along with working on sites and civils; 3 triplexes; Port of Woodland Lot 4 is almost completed; American Paper is 1 or 2 weeks to completion

AWARD: Presented to David Simpson by Walter Hansen for 5 years of dedicated service to the City and citizens of Woodland.

ADJOURNMENT

Adjourn Meeting: 9:42:10 PM The meeting was adjourned. Next scheduled meeting is November 12, 2008.


JoAnn Heinrichs, Planning Commission Secretary

11/13/08
Date

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

PLANNING COMMISSION
November 12, 2008

The regular meeting of the Woodland Planning Commission was held on the above date in the Council Chambers, Woodland City Hall, 100 Davidson Avenue, at 7:00 p.m.

CALL TO ORDER: Chairman Simpson call the meeting to order at 7:05 p.m. Roll call found the following: 7:05:57 PM

Present: Chair David Simpson
Commissioner Mike Amirineni
Commissioner Nancy Trevena
Commissioner Sharon Watt
Commissioner Jim Yount

Absent: None

Also Present: Secretary JoAnn Heinrichs
Community Development Planner Keiichiro Zushi
Public Works Director Steve Branz
Fire Chief Tony Brenton
Mayor Chuck Blum

APPROVAL OF MINUTES:

7:09:06 PM Commissioner Yount moved to approve October 2008 minutes as written, Commissioner Amirineni seconded the motion. (4 for -0 against = passed unanimously)

PUBLIC MEETING

208-906 Comprehensive Plan Amendment change – Chumbley Brothers 7:10:11 PM
Discussion continued from last month's meeting. Jim Chumbley gave comments. Commissioner Yount moved to accept Comprehensive Plan Amendment from Light Industrial to Commercial, Commissioner Amirineni seconded the motion. (1 for, 3 against = Failed)

208-906 Zoning Map Amendment – Chumbley Brothers 7:43:12 PM. Commissioner Trevena moved to deny Zone change from Light Industrial to Highway Commercial, Commissioner Amirineni seconded the motion. (4 for – 0 against = Passed unanimously)

208-908 Comprehensive Plan Amendment change – Jon Gaston 7:53:20 PM
Commissioner Yount moved to deny the Comprehensive Plan Amendment from Commercial to High Density Residential. Commissioner Amirineni seconded the motion. Discussion ensued. (4 for-0 against = passed unanimously).

208-908 Zoning Map Amendment – Jon Gaston 8:06:55 PM Commissioner Yount moved to deny Zoning change from Highway Commercial to Medium Density Residential, Commissioner Amirineni seconded the motion. Discussion ensued. (4 for -0 against – passed unanimously)

WORKSHOP

Amendment to Subdivision Phasing Standards (WMC 16.14) 8:07:46 PM Postpone discussion to December 10, 2008 meeting.

Gateway and Downtown Mixed Use Development Standards 8:36:28 PM Received comments from (CTED).

REPORT UPDATE 8:38:23 PM

Development proposals working on: Wal-Mart, LifePort, Old Apostolic Lutheran Church. American Paper has completed project and Certificate of Occupancy (C of O) has been issued. Port of Woodland, lot 4, broke ground.

PURD Standards 8:40:19 PM

City Council discussed PURD Standards at their last meeting and is sending it back to Planning Commission for modification.

AWARD PRESENTATION: 8:46:47 PM 1 year Certificate of Recognition and pin for Commissioner Watt, presented by Mayor Blum

ADJOURNMENT: 8:51:38 PM Commissioner Yount moved to adjourn, Commissioner Amirineni seconded the motion. Next scheduled meeting set for December 10, 2008.

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.



MILLER NASH
ATTORNEYS AT LAW

PORTLAND, OREGON
SEATTLE, WASHINGTON
VANCOUVER, WASHINGTON
CENTRAL OREGON
WWW.MILLERNASH.COM

500 East Broadway
Suite 400
Vancouver, Washington 98660-3324
OFFICE 360.699.4771
FAX 360.694.6413

James D. Howsley, P.C.
james.howsley@millernash.com
(360) 619-7021 direct line

January 16, 2009

VIA E-MAIL

Chuck E. Blum, Mayor
City of Woodland
blumc@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Aaron Christopherson
City of Woodland Council Position #4
christophersona@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

John J. Burke
City of Woodland Council Position #1
burkej@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Susan Humbyrd
City of Woodland Council Position #5
humbyrds@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Darwin Rounds
City of Woodland Council Position #2
roundsd@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Benjamin Fredricks
City of Woodland Council Position #6
fredricksb@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Marilee McCall
City of Woodland Council Position #3
mccallm@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Tom Mattison
City of Woodland Council Position #7
mattisont@ci.woodland.wa.us
P.O. Box 9
Woodland, WA 98674

Subject: Schaller Gaston Plan Amendment Request

Dear Mayor Blum and City Council Members:

On behalf of our client, Mr. Mark Schaller, we are writing this letter in support of the plan amendment request before the City Council. Similar, but distinct forms of this request have been in front of prior councils.



Chuck E. Blum, Mayor and Woodland City Council

January 16, 2009

Page 2

During last year's City Council meeting, City Council indicated potential support for a plan amendment on one of the two parcels under consideration. Under that advisement, the applicant resubmitted an application separating the parcels and moving forward with only a plan amendment on the property up on the hill.

We have attached several documents to this letter, which provide additional support for the application. First, there is an affidavit provided by Mr. Ben Sheldon. Mr. Sheldon is the president of the Sheldon Company and has been a practitioner of commercial real estate in southwest Washington for more than thirty (30) years. In addition to his brokerage experience, Mr. Sheldon is recognized in the development community as a very successful and forward-thinking developer with his pulse on what is practical in our area. It is Mr. Sheldon's professional opinion that the parcel under the request is not a viable commercial site. And he states many specific reasons why this is the case.

Secondly, we are submitting a letter from Dennis Fredrickson, from the Keller Realty group demonstrating a market need for multi-family housing in the Woodland market. Mr. Fredrickson looks specifically at vacancy rates and concludes that there is a need in Woodland for multi-family housing. This property is suitable given its location and inability to be upgraded to commercial viability.

A third letter will be forthcoming prior to the hearing next week from appraiser David Scroggins that demonstrates that the property has no value for commercial uses. We will send it as soon as our office receives this.

And finally our engineer did some calculations as to the slopes of the property to confirm what Mr. Sheldon stated. His findings are as follows:

Percent slope	Percent of the site
0 - 5%	17%
5 - 10%	18%
10 - 30%	47%
30 - 40%	10%
+40%	8%

As you can see from above, well more than sixty percent of the property is in slopes of greater than 10%. The amount of grading and fill required to make this site commercially viable is financially untenable.



Chuck E. Blum, Mayor and Woodland City Council

January 16, 2009

Page 3

All of this new evidence being submitted demonstrates that under the current zoning, there is no current economical use for commercial development on the property. Even if the property were to be graded to accommodate commercial development and all the necessary infrastructure was brought to the site and upgraded, there would still be no market for commercial development at this location. The City may have zoned this property for commercial development, but there has been no demonstrated proof that there is a market for commercial development at this location, especially given the site-specific characteristics that would create a situation where the property owner would have to spend millions of dollars in grading and retaining walls to get a level site. We believe that based on all of this evidence a case may exist for a regulatory taking if the commercial zoning persists.

In Washington, a land use regulation such as a zoning designation may constitute a taking if the regulation strips the property at issue of its economically viable use.¹ For example, in *Valley View Indus. Park v. City of Redmond*, the city downzoned a property with an industrial zoning designation to an agricultural zoning designation.² The city supported the downzoning by contending that the property could be used as a farm.³ The Washington Supreme Court disagreed with the city, explaining that there was no proof that there was a market for such uses, or that the developer could in fact put the property to such uses.⁴ Similarly, in *Allingham v. City of Seattle*, the city adopted a "greenbelt ordinance" requiring that landowners within the designated "greenbelt" preserve certain percentages of their land, rendering those portions unbuildable.⁵ The affected landowners challenged the ordinance as a taking, arguing that it deprived them of economically viable use of their land.⁶ The city responded that the landowners could still theoretically build on the remaining portions of their land unpreserved under the ordinance.⁷ The Washington Supreme Court agreed with the

¹ *Agins v. Tiburon*, 447 U.S. 255, 260-61, 65 L. Ed. 2d 106, 100 S. Ct. 2138 (1980); *Carlson v. Bellevue*, 73 Wn.2d 41, 51, 435 P.2d 957 (1968).

² 107 Wn.2d 621, 626, 733 P.2d 182 (1987).

³ See 107 Wn.2d at 640-42.

⁴ See *id.*

⁵ 109 Wn.2d 947, 949-50, 749 P.2d 160 (1988).

⁶ 109 Wn.2d at 950.

⁷ 109 Wn.2d at 953.



MILLER NASH
ATTORNEYS AT LAW

PORTLAND, OREGON
SEATTLE, WASHINGTON
VANCOUVER, WASHINGTON
CENTRAL OREGON
WWW.MILLERNASH.COM

Chuck E. Blum, Mayor and Woodland City Council

January 16, 2009

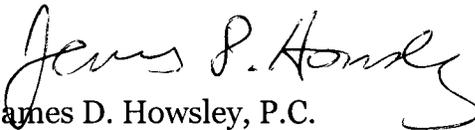
Page 4

landowners and held that the ordinance prevented the affected landowners from using a substantial portion of their land, leaving only limited uses on the remaining property.⁸

Here, similar to the cases above, the commercial zoning designation on the Schaller property in effect prevents Messrs. Gaston and Schaller from making any economically viable use of the property. The severe slopes present on the property place enormous limitations on what can be built, making commercial development on the property economically unviable. It would take millions of dollars to create conditions necessary to have a site ready. There are better suited properties in the City of Woodland that do not have the limitations this property does where commercial is more appropriate. Forcing a property owner to create conditions that would be conducive to commercial development without adding to the value of the property creates the potential for ameliorative waste – a doctrine not favored in the law.

We urge the City Council to exercise its best judgment and support the plan amendment request. We thank you for the opportunity to comment in writing and look forward to being in front of you next Tuesday night.

Very truly yours,



James D. Howsley, P.C.

⁸ 109 Wn.2d at 952-53.

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CITY OF WOODLAND
CITY COUNCIL

FOR SCHALLER/GASTON PLAN
AMENDMENT

AFFIDAVIT OF BEN SHELDON

State of Washington)
) ss.
County of Clark)

I, BEN SHELDON, being first duly sworn on oath, depose and state as follows:

1. My name is Ben Sheldon, and I give this affidavit from my personal knowledge of the facts it contains, unless otherwise indicated.

2. I own a commercial real estate brokerage and development company in Vancouver, Washington, The Sheldon Company.

3. I have more than thirty (30) years experience as a commercial real estate practitioner in this marketplace.

4. I have personally developed and in partnerships developed numerous commercial, mixed use and single family residential projects in this marketplace.

5. I have familiarity with the Schaller/Gaston property.

AFFIDAVIT OF BEN SHELDON
- 1

1 SUBSCRIBED and sworn to before me this 17th day of January, 2009.

2 Michelle A. McCarthy
3 Notary Public for Washington

4 Michelle A. McCarthy
5 (Printed or Stamped Name of Notary)
6 Residing at Camas
7 My appointment expires: 9-1-2012

8
9 MICHELLE A. MCCARTHY
10 NOTARY PUBLIC
11 STATE OF WASHINGTON
12 COMMISSION EXPIRES
13 SEPTEMBER 1, 2012

Dennis B. Fredrickson
The Fredrickson Group
Keller Williams Realty
901 Broadway suite 100
Vancouver, WA 98660

To whom it may concern:

Woodland is located on Interstate-5, approximately 27 miles north of Portland, Oregon and 21 miles north of Vancouver, Washington. It is a growing community with a 2008 census population of nearly a 57% increase from 1990. Residents are attracted to Woodland for its excellent business, recreation and housing opportunities. It's also attractive to the commuters driving back and fourth to the Portland Metropolitan area for the lower housings costs, rural setting, and lower rents. The Housing increased by 35.63% from 1990 to 2000 and is projected to increase a further 14.58% by 2010. Its population is split between Cowlitz and Clark County and is considered part of the Longview Metropolitan area. Nearby large employers include Weyerhaeuser and Longview Fiber (timber), NORPAC (newsprint), Pacific Lamination (liquid packaging), Solvay Chemicals (Peroxide), and Equa Chlor (Chlorine, Caustic Soda), and soon to be added Walmart. Walmart is expected to bring over 300 new low income jobs to the area. Woodland does not have the capacity to hold 300 more apartment dwellers. Currently apartments are at a 6% vacancy rate. Finding an open apartment in woodland is nearly impossible. Rented housing units make up 32.28% of residential housing supply (including the apartments)

Very low income 23%
Low income 15%
Moderate income 10%
Middle income 7%
High income 45%

Projected city needs for new household formations 2005 -2015 would be 584 units with 59% single family, 30% multi-family, and 11% undetermined. The percentage of multi-family residences is expected to increase because of the following four reasons: the vacancy rate is very low for multifamily units, apartment managers report turning potential renters away, apartment building construction in the city has not kept pace with the single family home construction, and the city regularly receives inquiries from the developers about constructing multifamily units. The rent for multi-family units ranges from \$550-\$1100. The average cost of multifamily unit is approximately \$40,000 per unit.

If you take the very low to the middle income percentages and apply this to the affordability of homes most can't afford the high cost of current home prices. The \$550-\$1100 fits their financial needs. If the city keeps building homes for just the higher income you are going to have two things happen. You will lose lower income locals because there will be no housing they will be able to afford. They will seek shelter in a different city and you will lose their consumer spending. Two, you will end up with an abundance of homeless people.

The city of Woodland would be making a huge mistake for not approving new apartment dwellings. This would be the best move on their part to promote a healthy and economically sound community. With the current market as it is and as it is foreseen to be for the next five years; the city of Woodland would be smart to have apartments readily available. If apartments were readily available in Woodland, they would be occupied quickly. People are not able to get mortgages and do not have the down payments available to purchase homes; thus they turn to renting an apartment. The City would have all sorts of new consumer spending, people relocating from the Portland Metropolitan area and other surrounding areas. Woodland needs this economic development to keep growing.

Regards,

A handwritten signature in black ink, appearing to read "Dennis B. Fredrickson", with a long horizontal flourish extending to the right.

Dennis B. Fredrickson

Sources of info include: Zillow.com, Trulia.com, 2008 Census, Woodlands comprehensive plan written by City of Woodland 1995, RMLS, Loopnet.com, NW MLS.

Background and History

A successful Real Estate agent with an 11+- year track record of aggressively growing sales and profitability with three different companies. A dynamic leader with particular strengths in strategic planning, analysis and business turnarounds. A deep business management background coupled with a strong background in contract negotiations, relationship building skills, client orientation and problem solving skills. Recognized top performer, highly motivated and results focused. Extensive sales force development, coaching, mentoring and training. Highly creative, self-motivated and able to work independently. Excellent "Hunter & Farmer" sales skills, Substantial knowledge of current market condition and community development.

Influential leader, able to prioritize, delegate, and execute; bring cohesion and cooperation among teams while working toward fulfillment of common goals.

Notable achievement as a **change agent, driving change management programs to improve efficiency, maximize profitability, and provide innovative solutions to diverse problems.**

Extensive vendor/client contract negotiations including land development, home sales, lot sales, and new construction (apartments, commercial, manufacturing)

Over 11 years management, sales and distribution marketing experience.

Extensive sales force development, coaching, mentoring and training of sales associates.

Highly creative, self-motivated individual, able to work independently and thinking outside the box.

Extensive strategic business planning, sales forecasting and expense budget responsibility.

Recognized top performer among peers, highly motivated and results focused.

Career Highlights

Multi Million dollar producer

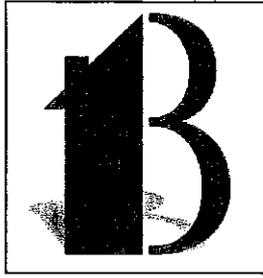
Top 1% of realtors in the North West

President's Elite Club

Nominated for top 30 agents under 30 in the North West

\$20,000,000.00 + sales 2007

BUYER'S
BROKERAGE



REAL ESTATE
INCORPORATED

Mark,

Please tell me that you have heard something on the apartment situation up in Woodland. Once again, I have a couple who are looking to transfer to that area as they are both about to be employed by United Natural Foods, and can't find a single suitable rental home or apartment in the Ridgefield, Woodland, or Kalama area, so they now going to have to commute to from the Highland Hills apartments in Salmon Creek. Ridgefield is too far off the freeway, and Kalama has nothing. As the only exclusive buyer's agent in Vancouver, I have seen this situation time and time again up in Woodland, Ridgefield, and Kalama. Right now to my knowledge there are three apartment complexes in Woodland. Jefferson Place, and Tulip Valley apartments, both of which are getting old and need updating inside and out. La Casa De San Juan is the third; however I think it is subsidized housing for migrant workers. Right now there are no suitable apartments in the area for the people who are either waiting to buy a home or wish to remain renters. This is really shocking given the number of high quality jobs in the area. Where are the people who work at the Dollar Tree warehouse, Port of Woodland, United Natural Foods, Corwin Beverages, Weyerhaeuser, Bonar, Longview Fiber, supposed to live? I have also had people who work for BPA, and city and county employees, who have had to live in substandard housing up in the Woodland area, or commute from Vancouver until I could find them a home. This is also not an easy task, as there is a serious lack of homes for sale in Woodland as well; forcing many people

JAN 20 2009

CITY OF WOODLAND
PLANNING DEPT

to rent and buy in Vancouver, and spend their paychecks here as well. No business in Clark County is upset with the influx of money from people who work in Cowlitz County; however as a Realtor it would be nice to have more available apartment, condo and even housing options up in the Woodland/Cowlitz area to recommend to my clients, and to help the unfortunate people who are losing their homes to foreclosure, and will be renters for many years. Please keep me posted on your progress as it sounds like an exciting prospect for the people, and a financial windfall for all of Cowlitz County.

Sincerely,
Dawn Ho
Broker/Owner
Buyers Brokerage Inc
13309 NE 2nd Court
Vancouver, WA 98685
360-576-2910