

ORDINANCE NO. 1157

AN ORDINANCE OF THE CITY OF WOODLAND, WA, AMENDING THE WOODLAND MUNICIPAL CODE CHAPTER 19.02.110, USE OF CONSULTANTS, AND CHAPTER 19.02.115, INSPECTION OF DEVELOPMENT PROJECTS AND AUTHORIZE PUBLICATION BY SUMMARY.

WHEREAS, the City has experienced tremendous growth in recent years, and anticipates community growth to continue;

WHEREAS, reviews for non-development land use applications initiated by property owners including, but not limited to, Comprehensive Plan Map/Text Amendments, Zoning Map/Text Amendments, and Annexations often require reviews of a variety of technical reports and studies;

WHEREAS, such technical studies and reports include, but are not limited to, transportation impact analyses, critical area reports, and utility-related reports, and reviews of such studies and reports sometimes require expertise beyond that of the city staff;

WHEREAS, there is currently no mechanism in place by which the City recovers consultant costs for reviewing such technical reports and studies for non-development land use applications, and such consultant costs should be borne by the applicants or property owners, not by the citizens of Woodland; and

WHEREAS, in order to provide professional and equitable review services and ensure the necessary city infrastructures are provided in an efficient and timely manner, the City of Woodland requires recovery of consultant costs caused by private non-development land use applications.

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

Section 1. The following provisions, WMC 19.02.110 and 19.02.115, are hereby amended to the Woodland Municipal Code (WMC) to read as follows:

WMC 19.02.110 - USE OF CONSULTANTS

Whenever review of a land use application including, but not limited to, Comprehensive Plan Map/Text Amendment, Zoning Map/Text Amendment, Annexation, development proposal, or building permit application requires the retention by the city for professional consulting services, the applicant shall reimburse the city, the cost of such professional consulting services. Such costs are due and payable to the city at the time of final plan or land use approval. The city may require the applicant to deposit an amount with the city estimated in the discretion of the public works director, to be sufficient to cover anticipated costs of retaining professional consultant services and to ensure reimbursement for such costs.

19.02.115 - INSPECTIONS OF DEVELOPMENT PROJECTS AND SUBJECT SITES

A. Right to Inspect. The city of Woodland is authorized to inspect all on site, civil, and frontage improvements as needed to enforce applicable standards, and ensure the quality and integrity of development improvements. Development shall be as defined in WMC Section 17.08.232. Development improvements shall be inspected by either the Public Works Director, their designee, city staff, or consultants retained by the city for this purpose. Inspections shall be conducted at the start of, during and at completion of installation of development improvements. The city is also authorized to inspect the subject property as needed to review technical studies and reports including, but not limited to, transportation impact analyses, critical area reports, and utility-related reports required to review land use applications.

B. Notification Required. The person, firm or contractor actually performing the work shall not begin without securing necessary right-of-way permits and other required approvals; and receiving approval for a traffic control plan, and providing at least 48 hours notice to the city.

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

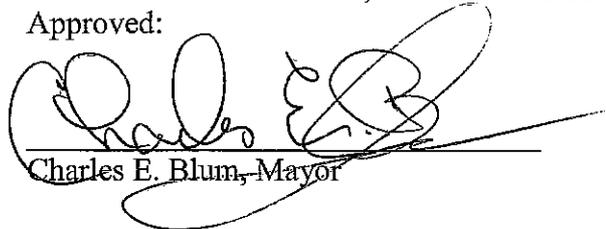
Section 3. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

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

ADOPTED IN OPEN MEETING 18th DAY OF MAY, 2009.

CITY OF WOODLAND, WASHINGTON

Approved:



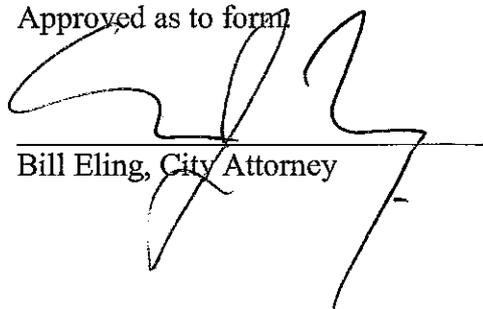
Charles E. Blum, Mayor

Attest:



Mari E. Ripp Clerk-Treasurer

Approved as to form

A handwritten signature in black ink, appearing to be 'Bill Eling', is written over a horizontal line. The signature is stylized and cursive.

Bill Eling, City Attorney

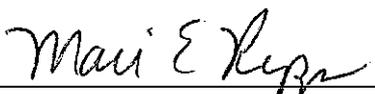
SUMMARY OF ORDINANCE NO. 1157
OF THE CITY OF WOODLAND, WASHINGTON

On May 18, 2009 the City Council of the City of Woodland, Washington, approved Ordinance No. 1157 the main point which may be summarized by its title as follows:

AN ORDINANCE OF THE CITY OF WOODLAND, WA, AMENDING THE WOODLAND MUNICIPAL CODE CHAPTER 19.02.110, USE OF CONSULTANTS, AND CHAPTER 19.02.115, INSPECTION OF DEVELOPMENT PROJECTS AND AUTHORIZE PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

APPROVED by the City Council at their meeting on May 18, 2009.



Mari E. Ripp, Clerk-Treasurer

Published: May 27, 2009

Effective: June 1, 2009