

ORDINANCE NO. 1158

THE CITY OF WOODLAND, WASHINGTON, RELATING TO INDUSTRIAL OFF-SITE IMPROVEMENT STANDARDS AND ADDITION TO WMC 17.44 AND 17.46, APPLICABLE TO LIGHT INDUSTRIAL (I-1) AND HEAVY INDUSTRIAL (I-2) ZONING DISTRICTS.

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

WHEREAS, pursuant to the State Growth Management Act (GMA) Planning Goals, RCW 36.70A.020, particularly (5) Economic Development and (12) Public Facilities and Services, cities shall encourage economic development that is consistent with adopted Comprehensive Plans and ensure that public facilities and services necessary to support developments are adequately and efficiently provided;

WHEREAS, pursuant to Woodland Comprehensive Plan Land Use Goal A.1 (Page 1-46), the City should manage growth so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment in the City;

WHEREAS, the Woodland Planning Commission held a public hearing on February 11, 2009 and public meetings on March 11, 2009 and May 13, 2009 and passed a motion to forward the draft standards to the City Council.

WHEREAS, the City Council finds that it is the property owner's responsibility to mitigate impacts developments have on the City's infrastructures and services, and that exactions shall be roughly proportional to the development impacts.

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

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

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

**Woodland Municipal Code
Industrial Off-site Improvement Standards**

17.44.200. [17.46.200.] Title and Purpose.

The purpose of this chapter is to ensure that public facilities and services necessary to support proposed developments are adequate or will be provided in a timely manner consistent with the

Public Facilities and Services Planning Goals of the Washington State Growth Management Act (GMA) and provisions in the Woodland Comprehensive Plan.

17.44.210. [17.46.210.] Applicability.

Any of the following developments within the Light Industrial (I-1) [Heavy Industrial (I-2)] in the City limit shall be subject to the requirements in this chapter.

- 1) Any new development with a human-occupied structure larger than 2,000 sq. ft.,
- 2) Change of use to a commercial and/or industrial use resulting in increase in traffic volume according to the latest edition of the Institute of Transportation Engineers (ITS) Trip Generation Manual,
- 3) Addition of a commercial and/or industrial use larger than 2,000 sq. ft., or
- 4) Expansion of any existing structure that is larger than 2,000 sq. ft. by more than 50 percent in terms of gross square footage. Where more than one structure exists on a parcel, the threshold shall be applied cumulatively to the total gross square footage of all existing structures on the parcel.

17.44.220. [17.46.220.] Extensions of Sanitary Sewer and Water Mains.

All proposed developments listed in WMC 17.44.210 [17.46.210] shall extend the sanitary sewer and water mains from the existing end points of such mains along the full frontage of the subject property per the applicable City plans and standards, unless the applicant demonstrates to the approving authority that: 1) the proposed development will have no impact on the City's water and sanitary sewer systems, or 2) such extension is undesirable, impractical, or unfeasible, and connect to them prior to the issuance of Certificate of Occupancy (C of O).

17.44.230. [17.46.230.] Use of Existing Wells.

Existing properties with domestic well(s) at the time of application may continue to use them until required otherwise by provision(s) of WMC and other applicable County, State, and Federal laws. Upon the connection to the City water services, such well(s) shall be disconnected for the purpose of potable usage.

17.44.240. [17.46.240.] Right-of-Way Dedication and Half Street Improvements.

All roads and accesses required for all proposed developments listed WMC 17.44.210 [17.46.210] shall be dedicated and constructed in accordance with the applicable City plans and standards along the full frontage of the subject property, including, but not limited to, pavement, curb, gutter, planter strips, sidewalks, and street lights, prior to the issuance of Certificate of Occupancy (C of O), unless the applicant demonstrates to the approving authority that: 1) the proposed development will have no impact on the City's transportation systems, or 2) such extension of street is undesirable, impractical, or unfeasible. When the subject property does not abut a fully-constructed public street per the City plans and standards, Applicant shall be responsible for constructing street(s) per the City plans and standards from the existing end point of a fully-constructed public street to the subject property. A latecomer agreement may be made with the City Council's authorization per WMC 12.14.020 and 12.14.030.

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.

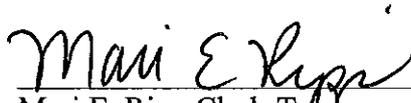
ADOPTED IN OPEN MEETING 15th DAY OF June, 2009.

CITY OF WOODLAND, WASHINGTON

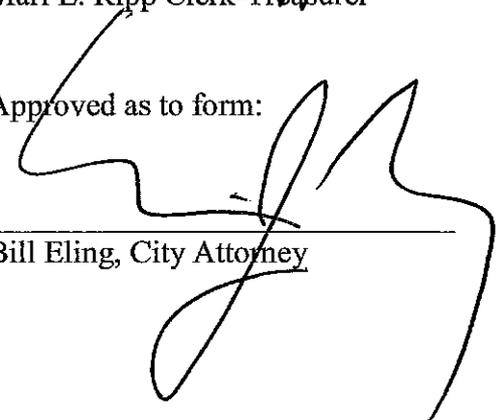
Approved:


Charles E. Blum, Mayor

Attest:


Mari E. Ripp Clerk-Treasurer

Approved as to form:


Bill Eling, City Attorney

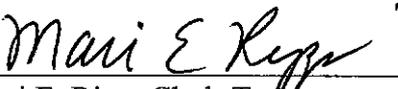
SUMMARY OF ORDINANCE NO. 1158
OF THE CITY OF WOODLAND, WASHINGTON

On June 15, 2009 the City Council of the City of Woodland, Washington, approved Ordinance No. 1158 the main point which may be summarized by its title as follows:

THE CITY OF WOODLAND, WASHINGTON, RELATING TO INDUSTRIAL OFF-SITE IMPROVEMENT STANDARDS AND ADDITION TO WMC 17.44 AND 17.46, APPLICABLE TO LIGHT INDUSTRIAL (I-1) AND HEAVY INDUSTRIAL (I-2) ZONING DISTRICTS 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 June 15, 2009.



Mari E. Ripp, Clerk-Treasurer

Published: June 24, 2009

Effective: June 29, 2009