# RESOLUTION NO. 576

**WHEREAS,** the physical appearance and economic, environmental, cultural, and social well being of our City and the residents are dependent on our land use standards;

**WHEREAS,** Chapter 58.17 of the Revised Code of Washington (RCW) governs cities' subdivision regulations and processes;

**WHEREAS,** the Goal "D" of Land Use Element of the 2005 Comprehensive Plan of the City of Woodland states that the City shall protect and enhance the character and long-term stability of the City though up-to-date standards for land development and subdivisions (Page 1-47);

**WHEREAS,** Woodland Municipal Code (WMC) 16.14.050 states that "Preparation of a master plan concurrently with the preliminary plat of the first phase together with a separate preliminary plat for each successive phase shall be the method used for phased developments. A preliminary plat approved by the city council shall not be broken into phases at the time final plat approval is sought.";

**WHEREAS,** there has recently been a significant change in economic situations that would affect development of subdivisions located in the City;

**WHEREAS,** Woodland Planning Commission discussed this issue at their October 8th, 2008 and December 10th, 2008 public meetings;

**WHEREAS,** City Council and Planning Commission discussed this issue at their February 11, 2009 joint meeting; and

**WHEREAS,** City Council believes that the best interests of citizens will be served by considering recommendations regarding this matter from the Planning Commission based on inputs from the citizens and staff.

**BE IT, THEREFORE, RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, WASHINGTON:**

Section 1. City Council requests Woodland Planning Commission hold a public hearing at their April 8, 2009 meeting to make a recommendation to the City Council; and

Section 2. The recommendation shall be as to whether Woodland Municipal Code (WMC) 16.14.050 concerning phased subdivision developments should be amended to allow phasing of subdivisions that have been preliminarily approved.

Adopted this 16th day of March, 2009

Charles E. Blum, Mayor

Attest:

Mari E. Ripp, Clerk-Treasurer

Approved as to form:

Bill Eling, City Attorney