

SECTION IV

CONDITIONS IN THE PLANNING AREA

INTRODUCTION

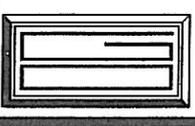
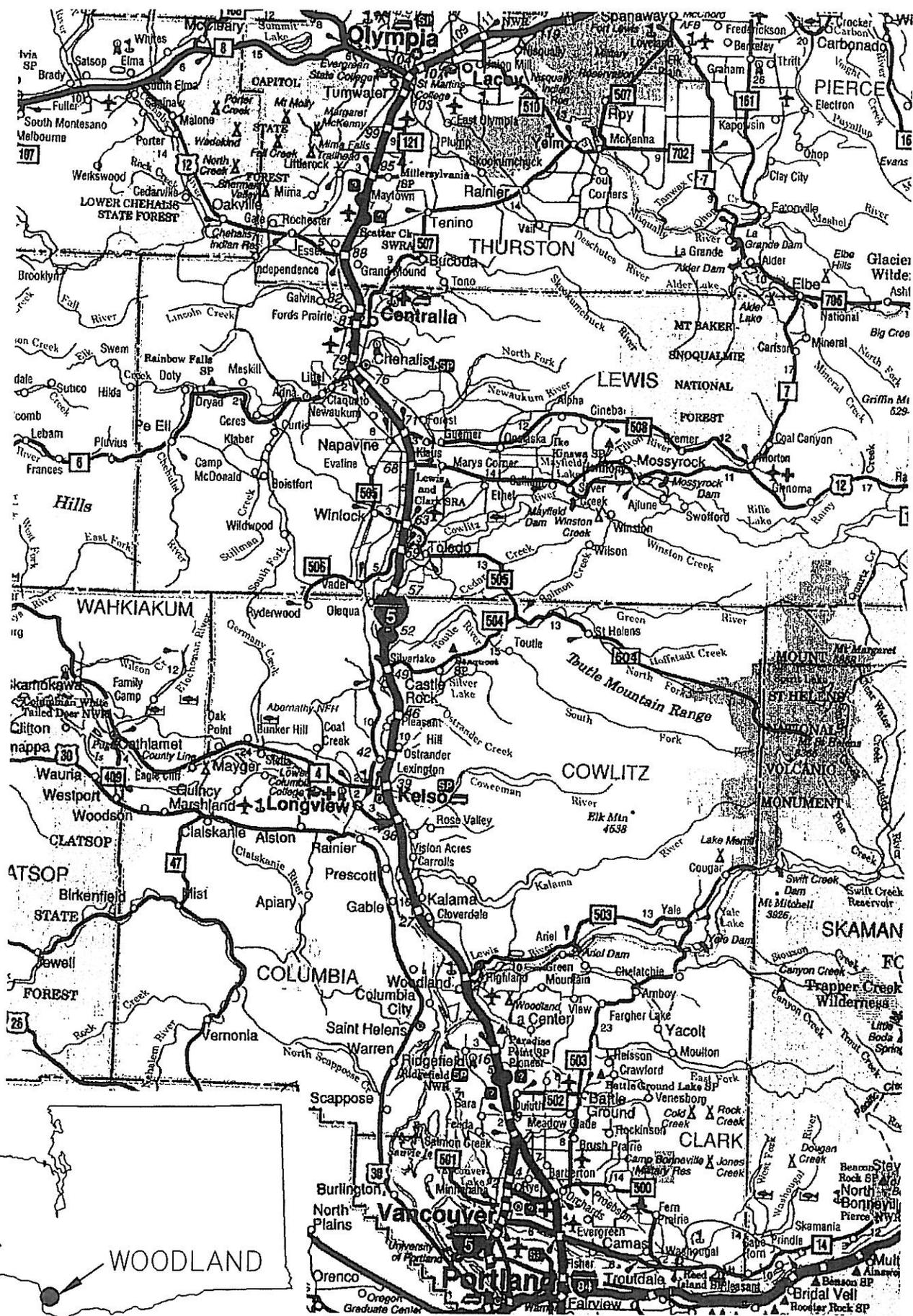
The City of Woodland is located in the southwestern corner of Cowlitz County, along the Interstate 5 corridor in the state of Washington. It is approximately midway between the Portland-Vancouver (22 miles away), and the Longview-Kelso (19 miles away) urban areas. A small portion of the City on the southerly limit extends into Clark County. The general location of the City of Woodland is shown in Figure IV-1.

The City is bounded on the west by the Burlington Northern Railroad and North Pekin Road; it is bounded on the east by the Lewis River (which also forms a natural boundary between Cowlitz County on the north and Clark County on the south); and bounded on the north by sharply rising hills. The Columbia River lies to the west of the City; the mouth of the Columbia River is approximately 76 miles northwest of Woodland.

The City of Woodland is solely responsible for planning, financing, and operating the only publicly owned water, and wastewater systems within the area. The City's jurisdiction normally ends at the City limits, but may extend beyond the City limits to those areas within the Urban Growth Boundary provided the property owners receiving service sign an agreement to annex to the City. The City Mayor and Council act as the City's policy-making and decision-making body. State regulatory oversight of the wastewater system is done by the Washington State Department of Ecology (DOE).

PAST PLANNING EFFORTS

In the late 1970's and early 1980's, several planning documents were prepared and adopted to help guide development and manage growth in, and around Woodland. The planning was carried out through the cooperative efforts of: the City of Woodland, Cowlitz County, the Port of Woodland, Woodland School District, Cowlitz County Public Utility District No. 1, the Clark County Regional Planning Council, the Cowlitz-Wahkiakum Governmental Conference



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CITY OF WOODLAND GENERAL SEWER PLAN
 VICINITY MAP
 FIGURE IV-1

(now the Cowlitz-Wahkiakum Council of Governments), several special committees, and Woodland area citizens. This coordinated effort resulted in the following plans:

1. City of Woodland Comprehensive Plan, 1978.
2. Comprehensive Plan for Cowlitz County, 1981.
3. Woodland Urban Growth Management Program, 1982.
4. Woodland Comprehensive Plan Update Supplement, 1983.
5. Woodland Comprehensive Plan, June 1993.
6. City of Woodland Comprehensive Plan, 1995.

For two decades, these documents have been used to control and manage growth. The documents set forth policies and goals, establish service area boundaries and land use patterns that are used by the City and Counties to manage and control development within the Urban Growth Management Area while conserving surrounding agriculture and forest lands. These planning efforts provide many benefits to the City and Counties and all their citizens. These benefits include:

1. Effective and efficient use and extension of existing infrastructure.
2. A formal mechanism to coordinate land use and capital facility decisions.
3. Added certainty in managing and controlling growth within the City and the Urban Growth Management Area to meet the interests of local officials, citizens, and developers.
4. Providing the City with some control in developing those areas currently outside the City limits, but within the Urban Growth Management Boundary.
5. An enhancement of the City's tax base and position as a social, economic, and cultural center for the area.
6. Conservation of agricultural and forest lands surrounding the City thus allowing the City's existing character to be maintained.

The Urban Growth Management Boundary establishes the area within which land is reserved for future urban uses. Land outside of this boundary has been identified by Cowlitz County for agricultural purposes with a small area on the Columbia River identified for Industrial and heavy commercial use.

The City of Woodland has also been ensuring that their water and sewer services remain adequate for continued growth within the Urban Growth Management Boundary, and the ability to provide future services are met.

In 1995, Gibbs & Olson prepared a City of Woodland Water System Plan Update. The Water System Plan Update (WSP) reviewed all aspects of the water system including; source of supply, transmission, storage, distribution, water quality, and operations. The recommendations of the plan are several small distribution improvements, a new water treatment plant, development of a Wellhead Protection Plan, implement a Conservation Program, a new transmission main, apply for additional Water Rights, and develop a Cross Connection Control Program. The City has completed several of the small distribution system improvements and are under construction of the water treatment plant and transmission main.

In 1992, Gibbs & Olson prepared a General Sewer Plan for the City of Woodland which provided the planning to provide sewer services for Woodland's anticipated growth. Ten (10) major areas were identified for collection system expansion. The General Sewer Plan also identified several key improvements to the wastewater treatment plant. Key improvements include:

1. Provide additional capacity to the plant with two additional Rotating Biological Contactors (RBCs), or one Submerged Biological Contactor (SBC).
2. Expand and Cover the Sludge Drying Beds to allow for better sludge wasting.
3. Modify the aeration system in the aerobic digester and/or add screening at the headworks to remove rags, plastics, and coarse material.

4. Evaluate Sludge Digester Performance to the then pending 503 Regulations with the anticipation that a second two-compartment digester would be constructed.
5. Provide a standby generator to ensure proper treatment can be met during power outages.

Since the 1992 General Sewer Plan was completed, most of the above recommendations have been completed. Telemetry was installed for pump stations 1-10, in 1996, to provide warning of pump station failures. A standby generator was installed at the WWTP to provide power to the entire plant during power outages and a trailer-mounted generator was purchased to provide power to the pump stations. A 2.5 MGD HYCOR helisieve screening unit was installed in 1996 to remove rags, plastics, and coarse material. A 285,700 square foot (ft²) SBC was installed in 1993 to provide the plant with additional BOD treatment capacity. Many of the anticipated collection system extensions have also been constructed.

SEWER SERVICE AREA

The existing sewer system serves approximately 1,644 acres and serves about 3,570 residents with more than 1,000 commercial, industrial, and residential connections. The future sewer service area, approved by the City Council, has the same boundaries as those adopted as the Urban Growth Area in the **City of Woodland Comprehensive Plan (1995)**. A map of the existing and future service area is shown in Figure IV-2. Population projections presented in Section V assume the identified growth will occur within the service area.

The Urban Growth Area in the most recent City of Woodland Comprehensive Plan, which was adopted in 1995, has not changed since the last version of the comprehensive plan (adopted in 1993).

ECONOMY

Prior to the 1980's, the economic base for the City of Woodland relied upon the timber industry. During the 1980's and early 1990's, the City experienced severe economic instability