



To City of Woodland
From: SCJ Alliance
Date: April 28th, 2024
Project: 2025 Comprehensive Plan Update
Subject Summary of Recommended Updates

Introduction:

Woodland is required to update its Comprehensive Plan by December 31, 2025. Woodland is in an unusual situation in that it is partially in Clark County, which is required to fully plan under the Growth Management Act (GMA), and largely in Cowlitz County, which is required to partially plan under the GMA. Woodland is required to fully plan under the GMA. Updates must meet standards, goals, and policies in the GMA, recent legislative actions, and Clark and Cowlitz Counties' Countywide Planning Policies. The update is informed by a thorough and complete review of the City's 2019 Comprehensive Plan with 2023 updates using the Department of Commerce's *Periodic Update Checklist for Fully-Planning Cities*.

Growth Management Act Goals

The Growth Management Act is codified in Chapter 36.70A RCW and establishes 15 goals that form the basis of all Comprehensive Plans in Washington State. The goals are summarized below (for full descriptions see [RCW 36.70A.020](#))

1. **Urban Growth.** Encourage development in urban areas with adequate public facilities and services.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with other jurisdictions.
4. **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic Development.** Encourage economic development throughout the state, promote economic opportunity for all, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property Rights.** Private property shall not be taken for public use without just compensation having been made, and private property rights shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Permit applications should be processed in a timely and fair manner.
8. **Natural Resource Industries.** Maintain and enhance natural resource-based industries.

9. **Open Space and Recreation.** Retain and enhance open space and green space to provide recreation, fish and wildlife habitat, and increased access.
10. **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Resident Participation and Coordination.** Encourage the involvement of residents, including the participation of vulnerable populations and overburdened communities.
12. **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development are provided concurrent with the development.
13. **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. **Climate Change and Resiliency.** Ensure that plans, policies, and regulations adapt to and mitigate climate change; support reductions in greenhouse gas emissions; foster resiliency; protect health and safety; and advance environmental justice.
15. **Shorelines of the State.** Manage shorelines of the state consistent with the goals and policies of the shoreline management act: protect statewide interest; preserve the natural character and ecology of the shoreline; and increase public access and recreational opportunities. (See [RCW 90.58.020](#).)

Recent Legislative Changes

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, requiring planning for housing by income bands and addressing racially disparate impacts, displacement, and exclusion.

[HB 1241](#) changes the periodic update cycle from every eight years to every 10 years, gives 2025 jurisdictions until June 30, 2025, to finalize their review and submit to Commerce, and requires an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements regarding tribal participation in planning efforts.

[HB 1799](#) requires jurisdictions to allow for the siting of organic materials management facilities to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.

[SB 5593](#) changes how urban growth areas are planned and modified.

[SB 5818](#) supports housing construction in cities through amendments to and limiting appeals under SEPA and GMA.

2022-2023 Legislative Session:

[HB 1293](#) establishes standards for clear and objective local design review to streamline permitting processes.

[HB 1425](#) revives and updates the annexation tax credit program to encourage annexation of unincorporated urban growth areas.

[HB 1042](#) encourages the conversion of existing commercial and mixed-use buildings to multifamily housing.

[HB 1110](#) requires cities to allow certain minimum densities for middle housing and at least six out of nine potential types of middle housing. An alternative compliance pathway is available for unique circumstances.

[HB 1181](#) creates a 15th GMA goal and new required Climate Change and Resiliency Element, with sub-elements addressing greenhouse gas emissions reductions and resiliency. Changes to the land use and transportation elements are required to respond to climate directives.

[HB 1337](#) requires cities to allow two accessory dwelling units per lot and establishes standards for jurisdictions to use.

[HB 1544](#) extends the Shoreline Master Program review schedule from eight to 10 years.

[SB 5290](#) amends the Local Project Review Act to increase the timeliness and predictability of permitting processes. The Department of Commerce is required to provide a consolidated permit review grant program and a digital permitting grant program to support implementation of this bill.

[SB 5374](#) allows cities with a population less than 25,000 to adopt the county's critical areas regulations by reference to satisfy GMA requirements.

[SB 5412](#) expands SEPA Categorical Exemptions related to infill projects.

Countywide Planning Policies

Woodland is primarily in Cowlitz County, a partially-planning GMA county, and partially in Clark County, a fully-planning GMA county. The Department of Commerce has determined that Woodland must plan fully under the GMA. The current 2019 Comprehensive Plan with 2023 amendments was drafted to be consistent with RCW 36.70A, the Clark County Countywide Planning Policies, and the Planning Assumptions adopted by the Clark County Board of Councilors.

Summary of Major Recommended Updates

Land Use Element

- Incorporate new growth allocations and potential changes to development patterns resulting from housing legislation.
- Include policies to site organic materials management facilities.
- Update UGA boundaries as necessary.
- Include policies to give special consideration to achieving environmental justice in goals and policies and policies set forth in RCW 36.70A.070(1)
- Policies to reduce and mitigate the risk to lives and property posed by wildfires.

Housing Element

- Update the land capacity analysis to address land availability by income bands.
- Include policies addressing housing locations in relation to employment and the role of ADUs.
- Perform racially disparate impact and displacement risk analyses and adopt policies to address findings.

Transportation Element

- Update inventory of facilities and services to reflect changes since 2016.



- Review and update Level of Service (LOS) information, including nonmotorized LOS.
- Review and update the Transportation Improvement Plan (TIP).
- Update traffic forecast and system needs projection.
- Review and adopt policies related to transportation demand management strategies.

Capital Facilities and Utilities Elements

- Clarify policies related to budget decision-making.
- Update CIP for 20- and 6-year planning horizons.
- Establish policies for funding shortfalls.
- Review and update information related to location and capacity of existing and proposed utilities.
- Identify and include information about all public entities, including special purpose districts that own capital facilities.

Shoreline

- No major updates needed (City wide shoreline master plan updated as recent as 2021)

Other

- Review and update parks and recreation facilities and amenities.
- Address the Climate Action Plan. If funding becomes available, prepare the Climate Element with greenhouse gas emissions reduction and resiliency sub-elements.
- Clarify policies related to siting essential public facilities (EPFs).
- Address the Climate Action Plan. If funding becomes available, prepare the Climate Element with greenhouse gas emissions reduction and resiliency sub-elements.
- Consider Economic development goals for the city.