STAKEHOLDER INTERVIEWS QUESTION GUIDE

Tuesday, October 29, and Wednesday, October 30, 2019

Introduction

- Purpose of project [implement new Zoning Code, improve permitting process, make code easier to use and administer, improve outcome of development projects—better designed, implement community vision, protect historic and natural resources, develop form-based components as appropriate]

- Objective of the interviews—the first step in understanding development code/permitting issues that needed to be addressed

- Describe project timeline and note that there will be other opportunities for input

- Structure of the interview: explain the roadmap—talk about your background and familiarity, existing code, and how it can be improved. Questions are prompts—purpose is to talk about issues that are of most concern to them

Questions

BACKGROUND

1. What types of development are you involved with, and what are the specific regulations with which you are most familiar? Have you used the Interim Code?

2. When was the last time you had experience with any development code issue in the City of Woodland? Talk about your familiarity with code, a specific project, and your experience using the code.

CURRENT REGULATIONS

3. Thinking about a specific project or projects with which you are familiar, how did the City's land use and development regulations affect the outcome?

   • Did some regulations affect/limit feasibility of your project?

   • Would different regulations have resulted in "better" projects?

   • If not, what would have made a difference?

4. Before we talk about what we should change, I want to first ask you what you find particularly beneficial or effective about the current regulations. What would you NOT change? Consider the Zoning code and IZO.

5. What do you see as the major problems with the zoning code? e.g., Do you think the regulations are effective in achieving quality development in the City? If not, what are their shortcomings and drawbacks? Please be as specific as possible.

6. Which of these problems [that you've mentioned] do you think are most significant in terms of their effect on the nature, location, and quality of development, and why?

   • Do you think that the City's development standards are being met on a site-by-site basis, but as a whole the overall effect is not what is desired?

   • Do the City's development standards adequately express the character of specific areas/corridors?

   • Are permitted residential densities and building types appropriate for Woodland's residential areas? Consider R-1 and R-2 areas.

   • Do the development regulations keep out development that is incompatible with surrounding uses? Development that is poorly designed?

   • Do you think the development regulations may deter businesses from coming to Woodland? If so, why?

SPECIFIC COMPONENTS

7. Are the physical development standards in keeping with contemporary development practices in the region?

8. What role do the Community Design Standards play in the design of your projects? If active in the Downtown, what role do the Downtown Design Guidelines play?

9. Do you think the use regulations are effective in keeping out undesirable uses, but also letting in desired ones?

10. Let's talk about regulations for specific areas. Are you aware of any particular land use or development issues that negatively affect development in a specific area(s)? Or detract from the area's character? What do you consider the center of the area(s)? Nodes or destinations that call for walkability? Consider building height, mixed-use development, density/intensity, permitted uses, compatibility between new and historic development.

11. Parking and access. Do the parking requirements match actual parking demand?

12. Are parking and access requirements seen as a hindrance to development or expansion of certain uses or in certain locations? Think about parking location, ratios, walkability, alleys.

13. Do the sign requirements and allowances provide a good balance between providing enough signage for information and advertising while addressing aesthetic and sign clutter concerns?

14. What Code elements most encourage/deter housing development? Housing affordability? New businesses/job creation?

15. Idea of having an R-2 zoning as the base and allowing duplexes as a right.

QUESTIONS SPECIFIC TO DOWNTOWN AND CORRIDORS

16. Think about the Downtown. How would you describe Downtown's character? What role do the following play in establishing the character of downtown?

    - Alleys
    - Building height (is 65' appropriate everywhere?)
    - Building frontages
    - Building materials
    - Mixed-use development

- Adjacencies (different uses, historic buildings)
- Transit access

17. Would any of these qualities/elements [that you've described above] be appropriate in other areas of Woodland? What design features or uses that are incompatible with such a character? (sound walls, fencing, industrial uses, parking requirements, etc.)

PROCESS

18. How well do the administrative procedures work for development?

- How effective are the processes that allow flexibility in development requirements i.e. appeals, variances, planned development, conditional use permits? How can these be made better?
- Are there decisions that require a Planning Commission hearing action that you think should be made at the Staff level?

EASE OF USE

19. How does the Zoning Code compare to the IZO in terms of usability?

20. Are there situations where the City has multiple regulations to achieve the same objectives? Could some of these be eliminated? Are some of these inconsistent?

21. Do you think that the land use and development code and/or IZO is understandable and easy to use? If not, are its problems related to:

- Overall organization and format?
- Confusing/conflicting/redundant language?
- Lack of graphic illustrations?
- Lack/outdated of tables?
- Conflict between current Code and IZO?

22. What are the most important changes that could be made to the format and organization of the development regulations to make them easier to use?

23. Are there other issues we have not covered that are important for us to consider?