

LEWIS COUNTY PLANNING COMMISSION

Robert Whannell, Chairman

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: September 24, 2019
Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive Plan Adjusting the Urban Growth Area Boundaries for the City of Centralia and City of Chehalis.

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan that recommends adjusting the urban growth boundary for the City of Centralia and the City of Chehalis.

General findings of fact:

1. RCW 36.70A.110 requires Lewis County to designate urban growth areas through its comprehensive plan. While the county has the responsibility to discuss how it sets UGA boundaries with the cities, the actual designation is a decision by the county.
2. The county conducts its consultation process annually through the Lewis County Planned Growth Committee (PGC), which provides a recommendation on such amendments.
3. During the 2019 PGC meetings, the City of Centralia requested Lewis County to remove 30 parcels, 809 acres in area, from the Widgeon Hill area in its UGA. The city forwarded this proposal to the county in response to the request by the primary property owner, Raindrop Properties LLC, to transfer its 677 acres to the City of Chehalis to facilitate easier connection to urban services. Furthermore, a 2019 land capacity analysis by the City of Centralia stated that it would not need the 809 acres to meet the future residential demand required under Appendix B of the Countywide Planning Policies, "Lewis County Adopted 2040 Population Allocations."
4. In concert with the City of Centralia's proposal, the City of Chehalis requested to extend its UGA boundary to include the 11 Raindrop Properties LLC parcels within its UGA boundaries. The total area of the UGA extension is 677 acres.
5. The PGC approved a motion at its June 19, 2019 meeting to recommend forwarding the proposal by both cities to the Lewis County Planning Commission.

This recommendation from the PGC initiated Chapter 17.12 LCC, Public Participation Program, for amendments to the Lewis County Comprehensive Plan.

6. The Lewis County Planning Commission held a public workshop to discuss the two UGA amendments at its July 23, 2019 meeting. At its August 27, 2019 public meeting, the Planning Commission adopted a motion to hold a public hearing on the two amendments at its September 24, 2019 meeting.
7. The county published a legal notice in The Daily Chronicle on September 5, 2019 advertising a public hearing for the Comprehensive Plan UGA amendments.
8. Before the public hearing date, the Lewis County Planning Commission received and considered reports on the proposed amendments submitted by the City of Centralia and the City of Chehalis, including analysis provided SCJ Alliance Consulting Services. The county provided a summary of these reports. Copies of all materials were available to the public in accordance with Chapter 17.12 LCC.
9. The Lewis County Planning Commission held a public hearing and received public testimony on the proposed Comprehensive Plan amendments on September 24, 2019.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the proposed amendments and determined that the proposed amendments adjusting the UGA boundaries for the City of Centralia and the City of Chehalis:

1. Reflected the housing needs of countywide residents;
2. Met the intent and requirements of the Growth Management Act, the Lewis County Countywide Planning Policies, the Lewis County Comprehensive, the City of Centralia Comprehensive Plan, and the City of Chehalis Comprehensive Plan; and,
3. Satisfied the public interest.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance to adopt the proposed changes to the Lewis County Comprehensive Plan adjusting the UGA boundaries for the City of Centralia and the City of Chehalis as shown in Exhibits A and B.

Submitted by Robert Whannell Date 9-24-2019
Robert Whannell, Chair
Lewis County Planning Commission