**Date:** September 6, 2019

**To:** Lewis County Planning Commission

**From:** Lewis County Department of Community Development

**RE:** **URBAN GROWTH AREA AMENDMENTS FOR CITIES OF CENTRALIA AND CHEHALIS**

At the September 24, 2019 meeting of the Lewis County Planning Commission, the Planning Commission will hold a public hearing on amending the urban growth area (UGA) boundaries for the City of Centralia and the City of Chehalis.

## General Overview

The Cities of Centralia and Chehalis have submitted separate, yet linked, requests to Lewis County to adjust their UGA boundaries. See Exhibit A and B.

- The City of Centralia requests the removal of 30 parcels, 809 acres in area, from its UGA. See Exhibit C.
- The City of Chehalis requests the extension of its UGA boundary to merge 11 of the 30 parcels from the City of Centralia's proposed UGA retraction. These 11 parcels include 677 acres owned by Raindrop Properties LLC. See Exhibit D.

## Comprehensive Plan Amendment Procedures for UGA Adjustments

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. The county conducts its consultation process annually through the Lewis County Planned Growth Committee (PGC), which provides a recommendation on such amendments. A recommendation from the PGC initiates the Chapter 17.12 LCC, Public Participation Program for amendments to the Lewis County Comprehensive Plan.

2. Chapter 17.12 LCC requires the following procedures for Comprehensive Plan amendments:

    a. Hold one or more background workshops by the Lewis County Planning Commission (PC). The PC held a workshop on the UGA boundary adjustments at their July 23, 2019 meeting.

b. Schedule a date for a public hearing. At the August 27, 2019 workshop meeting, the PC passed a motion to schedule a public hearing on the UGA boundary adjustments for September 24, 2019.

c. Circulation of a draft proposal. The county published a notice of public hearing on September 05, 2019 and provided copies of this report as required to appropriate state and local agencies as well as interested parties.

d. PC Public Hearing. The public hearing format will provide a summary of materials in the record, an opportunity for questions by the public and the planning commission, and an opportunity for public testimony.

e. PC recommendation. After conclusion of the public hearing, the PC has the option to conduct additional workshops to discuss the matter. Once the PC is ready, it then makes a recommendation to the Board of County Commissioners (BOCC) on the UGA amendments.

f. BOCC action. Upon receiving the BOCC may choose to hold one or more workshops on the amendments, may elect to hold its own public hearing, may remand the amendments back to the PC for additional consideration. Once there is no need for further review, the BOCC may approve the amendments by ordinance or deny the proposal altogether.

3. Lewis County must submit Comprehensive Plan amendments to the Washington State Department of Commerce for a 60-day review and comment period before final adoption by the BOCC.

## Applicable Laws and Policies

1. The Growth Management Act under RCW 36.70A.110, along with WAC 365-196-300 through – 345, describes the criteria for designating UGA boundaries within the county. The most pertinent of these requirements as they relate to the UGA amendment proposals include WAC 365-196-300, Urban Densities; WAC 365-196-310, Urban Growth; WAC 365-196-320, Providing Urban Services; WAC 365-196-325; Providing Sufficient Land Capacity Suitable for Development; and WAC 365-196-330, Phasing Development within the UGA.

2. The Lewis County Countywide Policies (CWPP) provide policy guidance on the amendments under the following provisions: 1. Urban Growth, 2. Reduce Sprawl, 4. Housing, and 12. Public Facilities and Services. In addition, Appendix B assigns future population allocations to the Cities of Centralia and Chehalis.

3. The Lewis County Comprehensive Plan within its Land Use Element establishes goals and policies for Urban Growth.

4. The Comprehensive Plans for the Cities of Centralia and Chehalis provide further guidance on population growth and housing needs, urban densities and development patterns, and the availability of urban services. Development regulations for the City of Chehalis provides specific development regulations that will pertain to the UGA extension.

**Findings of Fact for the City of Centralia UGA Retraction**

1. The City of Centralia zoning for the 809 acres proposed for retraction is Rural Residential District (R-5A), which allows one dwelling unit per five acres. The intent of this district is "…for lands which face building constraints due to environmental hazards such as flooding, steep slopes, wetlands, shorelines or other environmentally sensitive areas." See Section 1, Exhibit C-1 and 2.

2. The closest City of Centralia sewer and water mains to the retracted area are over 3,000 feet away at Fair Street. The city does serve a few homes with electrical service. See Section 7, Exhibit C-1.

3. The largest property owner within the retracted area, Raindrops Properties LLC (677 acres), has requested the removal of its properties from the Centralia UGA with the intent of merging into the Chehalis UGA. This will provide closer access to appropriately-sized sewer and water mains. See Section 1, Exhibit C-1.

4. The 809-acre R-5A District UGA retraction will remove the potential for accommodating 161 dwelling units or 389 people within the Centralia UGA. See Section 2, Exhibit C-2.

5. Analysis by the City of Centralia states it has an adequate land base without the subject 809 acres to meet the residential housing demand for the 2040 population allocation in Appendix B of the CWPP. The city anticipates directing future growth elsewhere within its UGA that has greater accessibility to urban services. See Item 5, Exhibit C-4.

**Findings of Fact for the City of Chehalis UGA Expansion**

1. The City of Chehalis wants to expand its UGA boundaries by 677 acres at the request of the Raindrops Properties LCC. The owner intends to develop the property and desires closer access to urban services available through the City of Chehalis. See Section 1, Exhibit D-1.

2. To meet its 2040 UGA population allocation of 11,230, the 2017 Chehalis Comprehensive Plan estimates a need for 231 net acres for single-family dwelling units and 2.4 net acres for multi-family dwelling units within its UGA.[1] The plan also states there are 497 vacant/undeveloped gross acres available for residential development within the current UGA before the proposed expansion.[2]

3. An August 26, 2019 report prepared for the city by SCJ Alliance Consulting Services provides additional land capacity analysis for the current R-UGA district. The report assesses critical area constraints and incorporates a market factor that estimates the likelihood of vacant or underdeveloped property developing in accordance with the city's Comprehensive Plan and development regulations. The net result of this exercise shows 269.5 acres are available for future development within the current R-UGA boundaries. See Sections 1-3, Exhibit E 1-2.

4. The report prepared a similar land capacity analysis for the Raindrops Properties LLC 677-acre expansion, finding that 431 gross acres are available for future development. See Sections 1-2, Exhibit E 2-3.

5. If the expansion moves forward, the city will designate the property Urban Growth Area Residential (R-UGA). This district "…is to provide an area for development of low and medium density residences with relatively larger lot sizes and adequate public facilities and, with zoning controls designed to protect the existing, vested rural residential living environment from possible deleterious influences of urbanization." This district allows 1 dwelling unit per 5 acres, or 4 to 24 dwelling units per acre if approved through subdivision.[3] See Sections 1, Exhibit D 1.

6. Altogether, this proposal will make available a total of 700.5 acres for future residential development in the Chehalis UGA's R-UGA zoning district (269.5 acres in current R-UGA and 431 in the proposed UGA expansion).

7. The City of Chehalis reports that its wastewater treatment plant has adequate capacity, with upgrades, to serve future growth within the 677-acre UGA expansion. Sewer mains would need extension approximately 4,500 feet to the edge of the developer's property (Raindrops Properties LLC). See Section 7, Exhibit D-6.

8. The City of Chehalis reports its water treatment plant has adequate capacity to serve future growth within the 677-acre UGA expansion. The city currently is working with the Washington Department of Ecology to acquire the water rights it

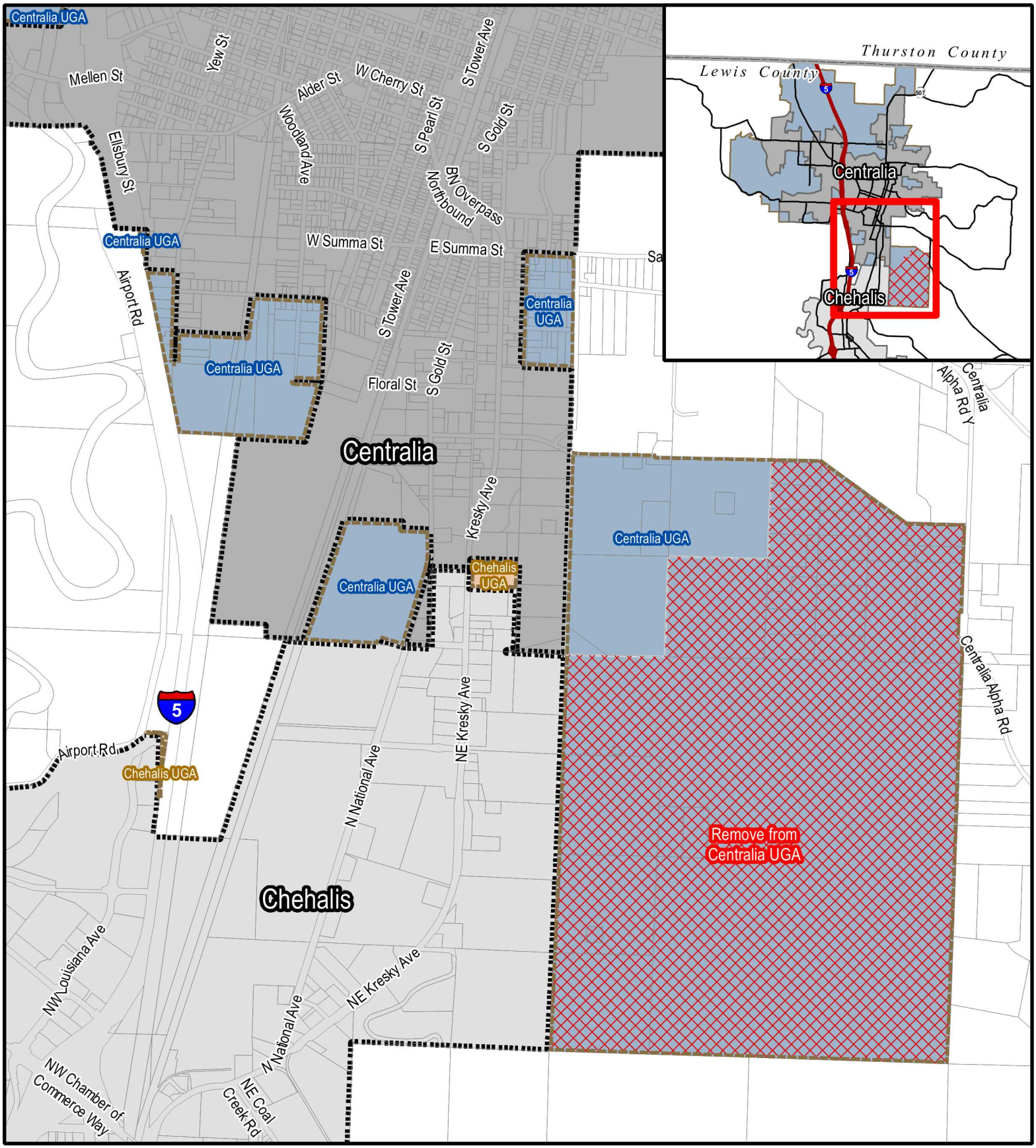
[1] Based on the city's 2018 population estimate of 7,515 (OFM), the city will be adding 3,715 residents by 2040.
[2] See City of Chehalis Comprehensive Plan, Land Use Element, pages 26 and 27.
[3] See Chapter 17.52, Chehalis Municipal Code

needs to serve existing and future growth in the city. Additional rights may transfer to the city from the TransAlta intake on the Skookumchuck River. See Section 7, Exhibit D-6.

9. Future street access to the requested UGA expansion is available to Kresky Avenue at the Hampe Way and Grove Street intersections. See Sections 7, Exhibit D-6.

**Recommendation by the Planned Growth Committee**

The Lewis County Planned Growth Committee, a committee attended by representatives from the county and each city, discussed these UGA amendments at their April, May, and June 2019 meetings. At the June 19, 2019 meeting, representatives passed a motion to recommend moving the Centralia and Chehalis UGA boundary adjustments forward to the Lewis County Planning Commission for their consideration. See Exhibit F.




*Lewis County, Washington*

# 2019 Proposed UGA Change: Centralia

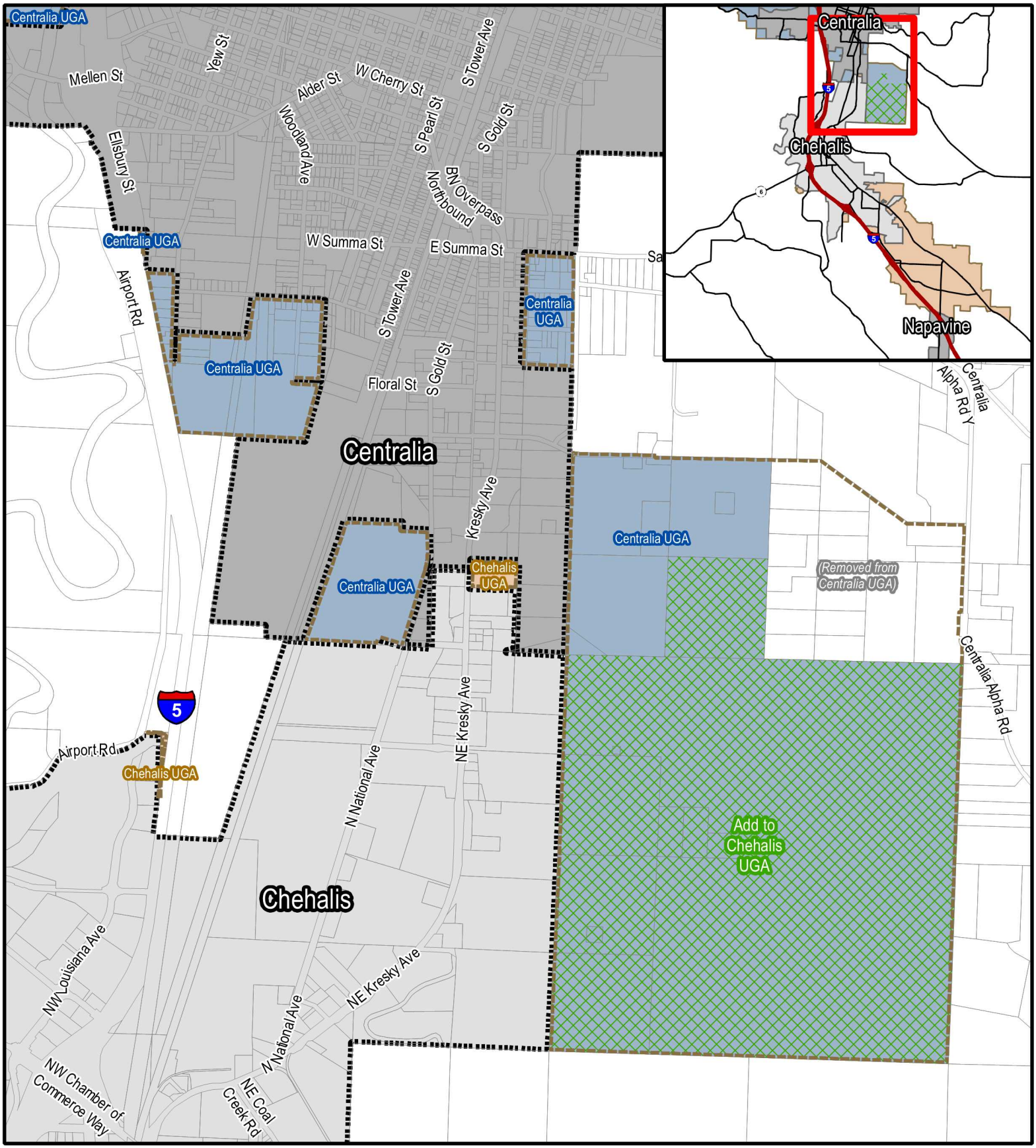
## Exhibit A

0 1,000 2,000 Feet

N

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Date: 09/06/2019




*Lewis County, Washington*

# 2019 Proposed UGA Change: Chehalis

## Exhibit B

0 1,000 2,000 Feet

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Date: 09/06/2019

**TO:** **Lewis County Planned Growth Committee**
**FROM:** **City of Centralia**
**Emil Pierson, Community Development Director**
**DATE:** **December 18, 2018; Updated May 2019**
**RE:** **Amending the Centralia Urban Growth Boundary (UGB) to remove 809.09 acres**

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## 1. Description of the UGA Amendment.

Removal of around 809 acres of property from the City of Centralia Urban Growth Area (UGA).

The City of Centralia has considered the removal of all or part of Widgeon Hill from the City's Urban Growth Area (UGA) for at least six years each time the property owner (Keith Jorgenson) came to the Council meeting requesting to remain. The properties on Widgeon Hill were brought into the City's UGA as part of the 2004-2006 Urban Growth Expansion. Over the last couple of years, many of the properties have changed hands and the new property owner is now requesting to be removed from the City's UGA.

**WIDGEON HILL SUMMARY**

Comprehensive Plan Land Use Designation: Very Low-Density Residential
Current Zoning: R5A = 1 unit per 5 acres
Property Vegetation: The area is mostly timberland but large sections were recently logged. The properties would be considered as undeveloped.
Current Uses or Development:

- Raindrop 10 properties: tree forested
- 20 properties: range in size from 3 acres to 20 acres access from Centralia Alpha road. There are a few homes on the far northeast corner of the area.

Parcels with homes: Two completed and there is one just beginning construction
Total Parcels Involved: 30
Population: 6-10 people
Area (Size): Total area is approximately 809 acres

**Background**

In 2017/2018, the City started working closely with the Heather Burgess of Phillips Burgess Law who represents Raindrop Properties LLC to remove 676.96 acres from the City's UGA. The following table represents those parcels.

| **Raindrop Tax Parcels – 676.96 Acres, 10 Parcels**<br>**Total Density based on the R-5A Zoning Designation – 135.39 units** | | | | | | |
|---|---|---|---|---|---|---|
| Parcel # | Acres | Parcel # | Acres | Other Property Owners | Parcel # | Acres |
| 021655001000 | 502 | 021658000000 | 39.88 | Twin City Cablevision | 021657001000 | .23 |
| 021666001000 | 40.0 | 021468000000 | 39.85 | R&D Research & Dev. | 021666003000 | .99 |
| 021666002000 | 39.01 | 012662000000 | 5.0 | | | |
| 021664000000 | 5.0 | 021662001000 | 5.0 | | | |

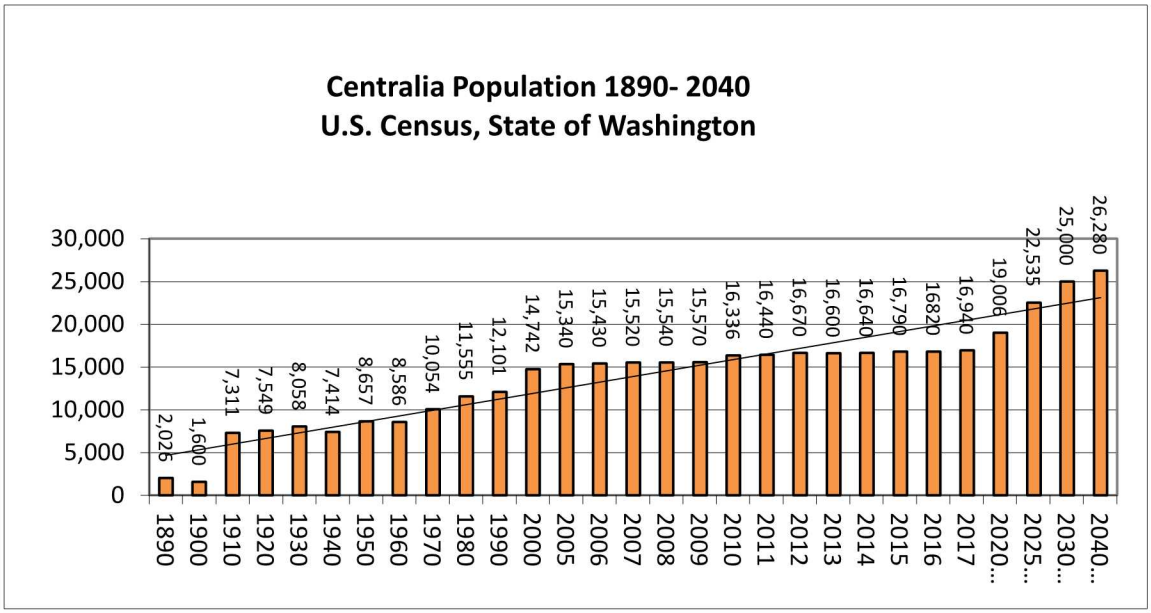
The City then looked logically at how the area would develop in the future and is also requesting to remove an additional 132.13 acres from the City's Urban Growth Boundary (UGB). The following table represents the additional properties the City is requesting to be removed.

| **Other Widgeon Hill Properties – 132 Acres, 20 Parcels**<br>**Total Density based on the R-5A Zoning Designation – 26.4 units** | | | | | |
|---|---|---|---|---|---|
| Parcel # | Acres | Owner | Parcel # | Acres | Owner |
| 021471001010 | 4.950 | Raindrop Properties Llc | 021471001011 | 4.950 | George, Jason |
| 021471001009 | 4.950 | George, Jason | 021471001012 | 4.950 | George, Jason |
| 021471001008 | 4.950 | George, Jason | 021471001013 | 4.950 | George, Jason |
| 021471001007 | 4.950 | Sexsmith, Mark | 021471001014 | 4.950 | George, Jason |
| 021471001006 | 4.950 | George, Jason | 021471001015 | 6.940 | George, Jason |
| 021471001005 | 4.950 | Gabel, Jeremy | 021471023001 | 8.910 | Enriquez, Joe |
| 021471001004 | 4.950 | George, Jason | 021471023002 | 5.80 | Enriquez, Joe |
| 021471001003 | 4.950 | George, Jason | 021471002001 | 2.980 | Pullin, Rod |
| 021471001002 | 4.950 | George, Jason | 021472001000 | 20.0 | Raindrop Properties Llc |
| 021471001001 | 4.950 | George, Jason | 021472002000 | 18.20 | Skinner, Matthew |

**2. <u>Summary of the 20-year population allocation.</u>**

According to the City's Comprehensive Plan and Zoning, the area for removal is designated as Rural Residential 1 unit per 5 acres, therefore, this equals 161 residential units or a projected population of 389 people.

The City is expecting to see a steady growth rate in other areas of the community where we have readily accessable city utilities.




| Persons Per Household – 2010 US Census for Centralia | 2.41 | |
|---|---|---|
| | **Population** | **Total Res. Units** |
| **2016 Population (OFM)** | 16,820 | 6,979 |
| **2040 Est. Population City/UGA** | 26,280 | 10,905 |
| **Total Units to ADD: 2016-2040** | | **3,925** |

**3. Table Summarizes the urban density standards in dwelling units per acre for each land use designation in the comprehensive plan.**

| Land Use Designations - 2018 | | |
|---|---|---|
| | **Total Acres** | **%** |
| **Residential** | 6,529.87 | 62.02% |
| **Commercial** | 608.42 | 5.78% |
| **Industrial** | 1,157.03 | 10.99% |
| **PMP** | 584.28 | 5.55% |
| **Medical** | 86.82 | 0.82% |
| **OS/PF** | 1,009.09 | 9.58% |
| **ROW** | 553.49 | 5.26% |
| **TOTAL** | **10,529.00** | |

| 2018 C.P. LU SUMMARY | Acres | % of Total |
|---|---|---|
| TOTAL ACRES IN UGA | 10,529.00 | 62% |
| TOTAL ACRES IN ZONES | 9,975.51 | 95% |
| TOTAL ACRES in ROW | 553.49 | 5% |
| TOTAL ACRES In CITY LIMITS | 3,990.75 | 38% |
| | | |
| **TOTAL ACREAGE IN CRITICAL AREAS** | **5,598.06** | **53%** |
| ACREAGE IN WATER | 501.88 | 5% |
| ACREAGE IN WETLANDS | 1,534.82 | 15% |
| ACREAGE IN STEEP SLOPES | 757.60 | 7% |
| ACREAGE IN FLOODPLAIN | 2,803.75 | 27% |
| ACREAGE IN FLOODWAY | 549.75 | 5% |
| **ACREAGE IN PARKS** | **338.91** | **3%** |
| **ACREAGE IN PUBLIC FACILITIES** | **670.18** | **6%** |

| Res. Zone | 2018 COMP PLAN L.U. RESIDENTIAL | Acres | % of all Res. | % of Res. | | % of Total LU |
|---|---|---|---|---|---|---|
| R5A | Rural Residential | 2,406.19 | 36.85% | | | 22.85% |
| R2 | Very-Low Density Res. | 976.89 | 14.96% | | | 9.28% |
| R4 | Low Density Res. | 1,553.10 | 23.78%^ | | | 14.75% |
| R8 | Medium Density Res. | 1,363.62 | 20.88%*^ | | | 12.95% |
| R15 | Med-High Density Res. | 153.36 | 2.35%*^ | 24.41%* | 8u/a or higher | 1.46% |
| R20 | High Density Res. | 76.71 | 1.17%*^ | 48.19%^ | 4u/a or higher | 0.73% |
| | **TOTAL** | 6,529.87 | | | | |

| Type of Residential Units Projected (2000-2040) | | | | |
|---|---|---|---|---|
| Year | **Total Units** | **1 unit** | **2+ unit** | **MH/TR/Spec** |
| **2000** | 6,510 | 4,096 | 1,847 | 567 |
| **2007** | 7,010 | 4,256 | 2,101 | 653 |
| **2010** | 7,265 | 4,459 | 2,199 | 607 |
| **2011** | 7,323 | 4,469 | 2,271 | 583 |
| **2012** | 7,405 | 4,542 | 2,276 | 587 |
| **2013** | 7,391 | 4,556 | 2,276 | 559 |
| **2014** | 7,453 | 4,564 | 2,308 | 581 |
| **2015** | 7,500 | 4,585 | 2,333 | 582 |
| **2016** | 7,501 | 4,583 | 2,329 | 589 |
| **2017** | 7,499 | 4,580 | 2,329 | 590 |
| **2018** | 7,536 | 4,597 | 2,336 | 603 |
| **2040** | 10,904 | 6,660 | 3,387 | 858 |

## 4. Urban Density Standards and Buildable Lands Analysis

| Land Use Densities | Comp Plan/Zoning | Gross Acres | Critical Areas Deductions | Committed Land | Net Acres | 25% Market Factor | Infrastructure | Available Land | Households | Pop. Low | Pop. Med | Pop. High |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | -10% | -25% | | -25% | 25% | | | 30% | 60% | 90% |
| High - 20 du/acre[4] | HDR/R:20 | 76.71 | (7.67) | (19.18) | 49.86 | (12.47) | 12.47 | 49.86 | 997.23 | 721.00 | 1,441.99 | 2,162.99 |
| Medium High - 15 du/acre[4] | MHDR/R:15 | 153.36 | (15.34) | (38.34) | 99.68 | (24.92) | 24.92 | 99.68 | 1,495.26 | 448.58 | 2,162.15 | 3,243.22 |
| Medium - 8 du/acre[4] | MDR/R:8 | 1,363.62 | (136.36) | (340.91) | 886.35 | (221.59) | 221.59 | 886.35 | 7,090.82 | 2,127.25 | 10,253.33 | 15,380.00 |
| Low - 4 du/acre[4] | LDR/R:4 | 1,553.10 | (155.31) | (388.28) | 1,009.52 | (252.38) | 252.38 | 1,009.52 | 4,038.06 | 1,211.42 | 5,839.03 | 8,758.55 |
| Very Low – min 2 du/acre[5] | VLDR/R:2 | 976.89 | (293.07) | (244.22) | 439.60 | (109.90) | 131.88 | 461.58 | 923.16 | 276.95 | 1,334.89 | 2,002.34 |
| Rural Res - Rural – min 5 acre parcel[5] | Rural Residential/R-5A | 2,406.19 | (721.86) | (601.55) | 1,082.79 | (270.70) | 324.84 | 1,136.92 | 227.38 | 68.22 | 328.80 | 493.20 |
| Com. - Limited Business District | LBD | 146.57 | (14.66) | (12.85) | 119.07 | (29.77) | 29.77 | 119.07 | 952.54 | 285.76 | 1,377.38 | 2,066.07 |
| Com. - Core Commercial | CBD/C-3 | 51.38 | (5.14) | (36.64) | 9.60 | (2.40) | - | 7.20 | 143.99 | 43.20 | 208.21 | 312.32 |
| **Totals** | | **6,727.82** | | | **3,696** | | | **3,770** | **15,868.46** | **5,182.37** | **22,945.79** | **34,418.68** |

The following footnotes apply to the tables for both the incorporated and unincorporated areas:

1. Land base accounts for all residential areas within the Urban Growth Boundary (UGB).
2. The Land Base Reduction Factors allow for the calculation of net available residential land for future development.
3. Annual growth of approximately 2% resulting in Washington State Office of Financial Management (OFM) 20-year population projection of approximately 9,340 additional residents for Centralia (total 26,280) by 2040 (based on June 2017 Office of Financial Management total population of 16,940).
4. Low Residential 4 dwelling units per acre, Medium Density Residential 8 dwelling units per acre, Medium-High Density Residential 15 units per acre, and High-Density Residential 20 units per acre. These residential designations are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability.
5. Very-Low-Density Residential and Rural Residential areas will typically not have community water or sewer systems. Streets will be paved, but curb, gutter, and sidewalk will usually not be in place. These areas include land that may have the presence of critical areas.
6. A 25% infrastructure deduction for roads and utilities is included for residential densities of four or fewer dwelling units per acre based on larger lot size and smaller road standards (LDR, VLDR, RR). A 30% infrastructure deduction was used for five or more dwelling units per acre based on smaller lots of sizes and greater imperious surface ratios(MDR, MHDR, HDR, LBD). CBD used a 0% based on ROW existing
7. Undevelopable critical areas to include the Federal Emergency Management Agency (FEMA 100-year floodplains, National Wetland Inventory (NWI) wetlands and slopes of 30% and greater. (.30 used for LDR, VLDR, RR, .10 for MDR, MHDR, HDR)
8. The City has an Interlocal agreement with the County for governmental jurisdiction.
9. Existing legal lots of record in the Urban Growth Area (UGA) (outside City limits) will not be required to subdivide; however, they will be redesignated with a residential comprehensive plan that may allow for greater residential density when rezoned by the City.
10. Based on recent platting patterns in the City, the medium density projections are more likely to occur than the higher density projections and infill development is expected to continue into the future at higher densities.
11. The 25% market factor accounts for properties that are eligible for further land division, but that may not be potentially divided based on property owner decisions to not further divide property, even though eligible to do so under proposed residential zoning.
12. Committed land includes existing lots that are not eligible to be further divided based on minimum lot requirements under proposed residential zoning.
13. Population projection based on 2.41 persons per household 2010 Census
14. Low Density - 30%, Medium 60%, High 90%

**5.** The City has an adequate property to move the residential density to other locations that are more conducive to development. For example, Davis Hill is currently zoned for 1 unit per 5 acres and as utilities expand into the area the properties can be rezoned to an urban density like 4-8 units per acre.

**6.** The City is removing Widgeon Hill from its Urban Growth Area therefore this isn't a issue for the City of Centralia but it has wetlands, steep slopes, and certain spots that could have a potential of a landslides. (see attached CAO Map of the property).

7. Capital Facilities Element – the removal of this area will be a little to no changes due to the fact that the City only has electric into this area. The City does serve homes/properties outside of its UGA at this time due to arrangements made with LCPUD in the past. No other City utilities service this area. The closest water and sewer lines are located in Fair Street and are over 3,000 feet away.

**CENTRALIA PLANNING COMMISSION**

As part of the Comprehensive Plan 2018 update process, the Planning Commission discussed this request at their work sessions and recommends honoring the property owners request and removing these parcels from the City's UGB. A total of 809.09 acres.

At that time, the Planning Commission recommend removal of 132 acres east of the Watterson's and south of the Raindrop properties be included as part of this Urban Growth Boundary Amendment due to the difficulty to bring utilities to these properties and that the existing lots that are subdivided meet Lewis County requirements and not the City's.

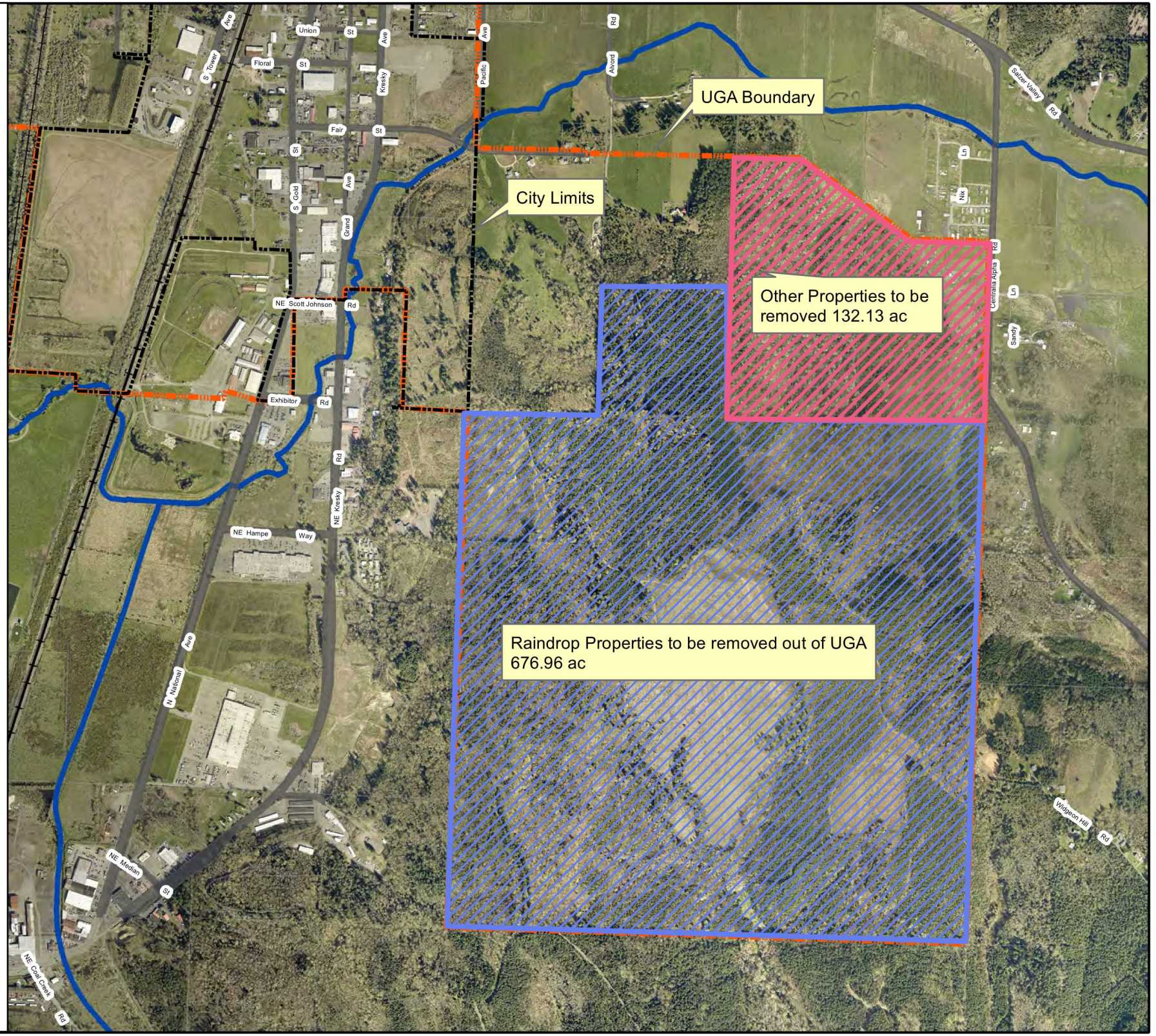
**CENTRALIA CITY COUNCIL**

The Centralia City Council on July 11, 2017, and then again on December 11, 2018, recommended removing the parcels from the City's UGA reducing it by 809.09 acres.

**ATTACHEDMENTS**

**Attached Map** – Area to be removed from Centralia's Urban Growth Area.
**Attached CAO Map** – Critical Areas Map (Wetlands & Steepslopes)

# 2019 UGA Removal Map
# Total Acres 809.09

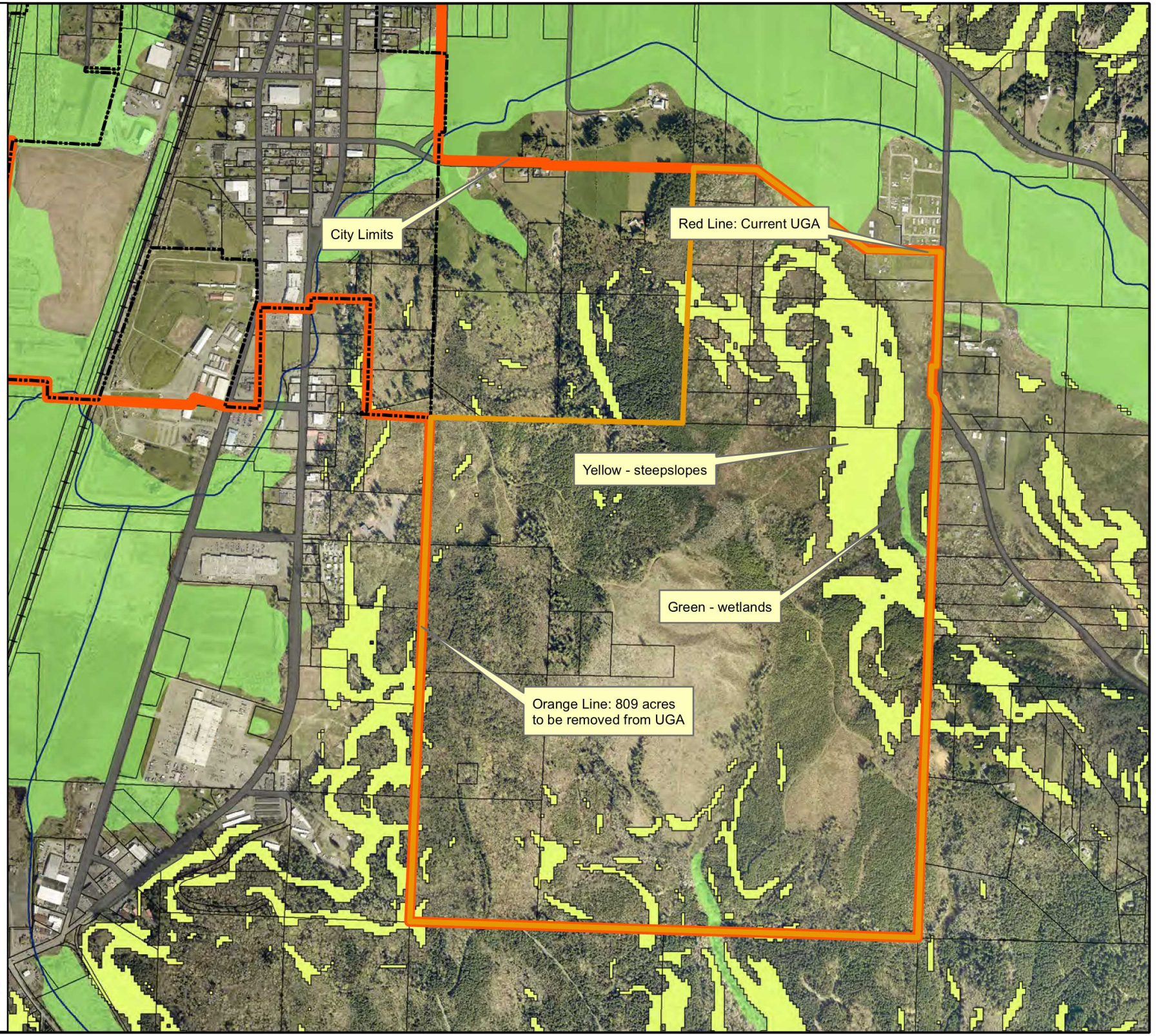



October 9, 2018

CENTRALIA
Community Development

# Centralia UGA Amendment - CAO

## Removal of 809 acres




N

Date: 5/10/2019

CENTRALIA
Community Development

**Community Development Department**
1321 S Market Blvd. Chehalis, WA 98532
(360) 345-2229 / Fax: (360) 345-1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

**TO:** Lewis County Planned Growth Committee

**FROM:** City of Chehalis, Trent Lougheed, Community Development Director

**DATE:** July 5, 2019

**SUBJECT:** Proposed UGA Expansion to include approximately 677 acres

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1. *Description of the UGA Amendment*

Raindrop Properties LLC owns approximately 677 acres of undeveloped forested lands on Widgeon Hill, currently located within the City of Centralia's Urban Growth Area. The property is bordered to the north by other properties in the Centralia UGA, to the west by incorporated Chehalis, and to the east and south by unincorporated Lewis County. The property owners have requested removal from the Centralia Urban Growth Area and filed a corresponding request with the City of Chehalis to add the same property into the Chehalis Urban Growth Area. This request is made in order to take advantage of the property's closer proximity to Chehalis utility connections and infrastructure. The 11 Lewis County tax parcels included in this request are as follows: 021655001000, 021666001000, 021666002000, 021666003000, 021664000000, 021662000000, 021662001000, 021658000000, 021657001000, 021472001000, 021468000000

The transfer of the UGA from one city (Centralia) to another (Chehalis) will not result in any change to the existing land use. As shown on the maps, there will not be an expansion of the overall UGA and the County's overall population forecast does not change as the underlying densities are identical (Very Low-Density Residential is equivalent to RUGA). The RUGA zone allows for 1 dwelling unit per 5 acres until such time as the lands are subdivided to an urban density of 4-24 units per acre. Future land uses and specific density will be determined upon Master Plan approval. The Master Plan application will take topography, critical areas, open space, and all other requirements into account prior to developing an infrastructure plan. The current RUGA zoning designation allows for urban densities of 4-24 units per acre upon subdivision approval.

2. *Summary of the city's 20-year population allocation in the comp plan and recent trends.*

| | 2010 | | | 2016 | | |
|---|---|---|---|---|---|---|
| Jurisdiction | City Population Census | UGA Population Estimate | City and UGA Population Estimate | City Population Census | UGA Population Estimate | City and UGA Population Estimate |
| Centralia | 16,336 | 3,398 | 16,670 | 16,820 | 3,499 | 20,319 |
| Chehalis | 7,259 | 1,973 | 7,345 | 7,460 | 2,028 | 9,488 |
| Morton | 1,126 | 246 | 1,125 | 1,120 | 245 | 1,365 |
| Mossyrock | 759 | 91 | 760 | 745 | 89 | 834 |
| Napavine | 1,766 | 27 | 1,790 | 1,870 | 29 | 1,899 |
| Pe Ell | 632 | 12 | 635 | 640 | 12 | 652 |
| Toledo | 725 | 29 | 725 | 720 | 29 | 749 |
| Vader | 621 | 228 | 625 | 615 | 226 | 841 |
| Winlock | 1,339 | 326 | 1,340 | 1,340 | 326 | 1,666 |

| | 2040 | | | | Increase | | |
|---|---|---|---|---|---|---|---|
| Jurisdiction | Adopted Allocation | Population Based on Highest Rate of Growth | UGA Population Based on Highest Growth | Highest Number Estimate | Increase Based on Allocation | Increase Based on Highest Growth 2010-2040 | Increase Based on Highest Rate of Growth 2016-2040 |
| Centralia | 26,280* | 27,219 | 26,280 | 27,219 | 2801 | 7485 | 5961 |
| Chehalis | 11,230 | 10,670 | 10,653 | 10,670 | 1998 | 1438 | 1165 |
| Morton | 1,869 | 1,584 | 1,531 | 1,869 | 497 | 212 | 167 |
| Mossyrock | 920 | 1112 | 1,035 | 1,112 | 70 | 262 | 200 |
| Napavine | 3,063 | 4,952 | 4,279 | 4,952 | 1270 | 3159 | 2381 |
| Pe Ell | 814 | 778 | 758 | 814 | 170 | 134 | 106 |
| Toledo | 1,131 | 919 | 877 | 1,131 | 377 | 165 | 128 |
| Vader | 885 | 1365 | 1,229 | 1,365 | 36 | 516 | 389 |
| Winlock | 4,550 | 2,238 | 2,111 | 4,550 | 2885 | 573 | 445 |

*Updated to reflect adopted 2018 Centralia Comprehensive Plan numbers.

The proposed land use and zoning designation is RUGA (Residential in UGA) at 1 unit/5 acres, until such time as the lands are properly subdivided at an urban density of 4-24 units/acre.

The end result at current zoning would increase Chehalis' 20-year population forecast by 135 units or 393 people if permitted to develop at the 1 per 5 acre. This amount can be absorbed into the existing land use designations due to other RUGA, R-3 and R-4 zoned parcels being virtually undevelopable because of floodway, wetlands, previous buyout grants, etc. Annexation and zoning at urban densities would not be achieved until a master plan was in place that details the future mix of residential dwellings and the required infrastructure. The master plan would require assessment of steep slopes or any other critical areas present on the land itself.

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3. *Table that summarizes the urban density standards in du/a for each land use designation.*

| Corresponding Comprehensive Plan Designation | Corresponding Zoning Designation |
|---|---|
| Residential, Low Density | 1. R-1: single-family residential – low density; 4-6 du/ac |
| | 2. R-2: single-family residential – medium density; 4-10 du/ac |
| Residential, High Density | 3. R-3: multifamily residential – medium density; 6-18 du/ac |
| | 4. R-4: multifamily residential – high density; 10-24 du/ac |
| R-UGA: urban growth area residential; | 5. R-UGA: urban growth area residential; provided, the R-UGA zone shall be further subdivided into the following categories: |
| | a. R-1: single-family residential – low density; 4-6 du/ac |
| | b. R-2: single-family residential – medium density; 4-10 du/ac |
| | c. R-3: multifamily residential – medium density; 6-18 du/ac |
| | d. R-4: multifamily residential – high density; 10-24 du/ac |

Current adopted zoning regulations per CMC 17.52.020 Bulk Regulations (see table below) allows a density of 1 unit per 5 acres until such time as a subdivision is approved at a density of 4-24 dwelling units per acre.

| Use Category | Min. Zone Size | Min. Lot Size | Min. Lot Frontage | Max. Cover | Max. Height | Minimum Street Setback | Minimum Adj. Lot Setback | Minimum Alley Setback | D/U Density Minimum/Maximum |
|---|---|---|---|---|---|---|---|---|---|
| Permitted | 10 acres of contiguous residential zones | 5 acres; or 6,000 sf if approved subdivision | 75' except: flag lot may have 12' for single-family, 40' for other uses | 50% | 35' | 20' | 10% of lot width but not more than 15' nor less than 5' | 5' | 1 DU per 5 acres / 4 – 24 DU per acre if approved subdivision |

4. *Summarize the outcome of the land capacity analysis that demonstrates sufficient land.*

Chehalis' 2017 Comprehensive Plan estimates a need to accommodate an additional 11,320 people, which translates into 1,134 single family and 510 multi-family dwelling units by the year 2040. No land currently within the city limits of Chehalis is available for new housing construction. A small portion of 179 acres of undeveloped residentially zoned land exists within the Chehalis UGA but the Comprehensive Plan states that due to its proximity to transit routes, most of this land will accommodate multi-family development during the planning period. The calculated deficit for residential land is 230.87 net acres.

Further, the scarcity of available residential properties within Chehalis' boundaries is well documented in the City's Comprehensive Plan as follows:

> "The city of Chehalis is virtually built out. Most of the undeveloped land within the city contains significant constraints to development due to the presence of wetlands, steep slopes, or floodways. Lesser constraints, such as location within a flood plain, require more costly design than properties without such constraints. In addition, properties located in proximity to the airport may face additional restrictions to ensure that future development does not conflict with current airport uses or activities. Simply put, almost all of the most easily developable land has already been developed. While the higher densities and intensities of land uses promoted by GMA will result in more compact development patterns, the need to expand beyond the existing corporate boundaries of the city, especially to accommodate needed economic expansion, will become clear. In other words, Chehalis will need to continue to annex additional areas in order to meet projected growth." (Ch 3, pg. 26)

Additionally, approximately 5 acres of R2 zoned land near SW Sylvenus Street is virtually undevelopable due to being located within a designated floodway. 15 acres of R2 zoned land on SW Chehalis Avenue is similarly located, and includes wetland areas and hazard mitigation grant buyout areas. 30 acres of RUGA land was rezoned to EPF (S) in 2016. When these 50 acres are combined with the 230 acre residential shortage identified in the 2017 Comprehensive Plan land capacity analysis (see attached Exhibit A), the City is approximately 281 acres short of meeting the 20-year residential housing demand. The 281 acres of shortage does not take into account the approximate 150 acres currently developed with residential housing located along the Chehalis River in the airport/wastewater treatment plant area. The majority of this area is located within the floodway and is zoned for commercial uses only. Should those residential areas be substantially damaged, redevelopment of those properties is unlikely due to floodway, wetlands, zoning, and other critical area restraints. In addition to the 230 acre shortage identified in the 2017 Comprehensive Plan, an additional 150 acres of current residential properties is likely to be lost to residential development due to floodway, zoning and wetland restraints.

**UGA ANALYSIS**

The gross amount of land available in the UGA must be modified by considering the amount of land already developed as well as the need for compatibility with existing development and also the constraints to development presented by critical areas. The amount of land needed in the UGA to accommodate the projected growth will need to be increased from the current UGA

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boundaries. This will conform to GMA requirements. Because more land is needed than is provided in the aggregate, the city and the county will be able to promote compact patterns of development within the UGA.

While the amount of the deficit for industrial and commercial land is significant, the availability of additional land will require further analysis before any consideration of expansion of the UGA occurs. Because industrial and commercial properties tend to develop more slowly than residential properties, the city and the county should have sufficient time to examine this issue during future updates to this plan. (Ch 3, p. 28)

Revising the UGA boundary will allow for new residential units to be developed and offer new housing options to meet the Chehalis's future growth projections. With the proposed amendment in place, the addition of 677 acres will increase the amount of residential property within Chehalis and provide building lots to help the City meet its future growth projections. As described below in paragraph 6, initial assessment indicates that approximately 304 of the 677 acres are expected to be available for development after application of City Master Plan regulatory requirements for open space, recreational uses, and infrastructure. This is an estimate and may be further reduced depending upon final steep slope buffers required under critical areas regulations. The resulting developable acreage to be added by the proposed expansion of the UGA is therefore roughly equivalent to the existing 281 acre shortage described above.

5. *Phasing strategy for sequencing development over the 20-year planning period.*

The future potential buildout of the property within the UGA will need to assess critical areas, traffic impacts, access points, water providers, sewer service, number and type of residential units and many other development details. These important factors will be considered as part of a Master Plan or Planned Unit Development for the property, which would need to be completed prior to annexation and connection to City utilities. Due to the property size and common ownership, full development of the property at final urban density is not expected to occur without an approved Master Plan.

The Master Plan will need to include open space, mixed uses, and buffer areas to adjacent properties and critical areas. Under City regulations, Master Plan developments require approximately 25% permanent open space, 10% active recreation areas and 20% of land area for stormwater, roads and other infrastructure. Therefore, of the 677 acres, 45% or approximately 304 acres, will be available for development. That number is estimated and may further decrease if significant critical area buffers are needed for steep slopes, streams, and wetlands, as discussed below.

6. *Critical Areas*

The Lewis County soil erosion hazards map lists some slopes across the 677 acres as moderate to severe. Several unnamed streams cross the property, one on the north half that flows into Salzer Creek and one on the south half the flows into coal creek. The property has been used as forest land in the past but no forest harvesting operations are expected in the future. Portions of the property included in this proposal

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have steep slopes, wetlands and/or hydric soils. It is anticipated a variety of critical area buffers will be applicable to development of the property and will reduce the final number of developable acres.

7. *Need for public services.*

This move is being requested to respond to the difficulty and costs of extending Centralia sewer service to the property. The nearest Centralia sewer line is over 7,000 feet from the corner of the property (located at the Kresky Avenue/Fair Street intersection). While the 8" line is sufficient to accommodate the future buildout of the Raindrop property, there are significant capacity limitations further up the line toward the treatment plant that would require prohibitively expensive upgrades. The probable Chehalis sewer connection at Hampe Way and Kresky Ave. is 4,500 feet away from the property, but the system does not have similar capacity limitations. The City Wastewater Treatment Plan is currently operating at approximately 55% of plant capacity. The plan is capable of expansion by adding filters, minor upgrades, etc. Infrastructure upgrades would be required, at the developer's expense, to facilitate adequate service. The City sanitary sewer system has the capacity to serve this proposal.

The Chehalis Water Treatment Plant is currently operating at about 50% capacity. The Department of Ecology is allowing a second point of withdrawal to the city's existing water rights to allow addition of a second plant and greatly increase water availability. Water right acquisition is also available through TransAlta on the Skookumchuck River, if needed. The cities of Centralia and Chehalis may draft a wholesale agreement and improve intertie to allow water transfer in times of need. Both cities are agreeable to a partnership of this nature if it aids economic development and provides much needed housing. The City water system has the capacity to serve this proposal.

Future street access for this development is also expected to connect primarily along Kresky Ave at both Hampe Way and near Grove Street. Both access points are currently located within the city limits of Chehalis. Any forecasted traffic impacts and improvements would need be addressed through the Chehalis Public Works department and would be at the expense of the developer.

| Existing Public Services (per City of Centralia July 2017 staff report) | | Proposed Provider when transferred to Chehalis |
|---|---|---|
| **Police** | Currently the Centralia Police Department services this area only as a courtesy. The interlocal agreement gives Lewis County Sheriff's jurisdiction within the urban growth areas. | Lewis County Sheriff's Office |
| **Fire** | This area is serviced by the Riverside Fire Authority. | No Change |
| **Water** | There is currently no city water service to this area. The closest water is located along Kresky and Hampe St. | City of Chehalis |
| **Sewer** | There is currently no city sewer to this area. The closest sewer is located in Kresky and Fair Street. | City of Chehalis |
| **Solid Waste** | Currently there are no requirements to have a solid waste collection within the urban growth area. | No Change |
| **Streets** | Any streets would be Lewis County jurisdiction as per the interlocal agreement and they maintain them | No Change |

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| | | |
|---|---|---|
| **Stormwater** | The city does not provide stormwater services in this area. | City of Chehalis |
| **Electric Power** | There is no City Light power serving this area. Currently in the Lewis County P.U.D. #1 service area. | No Change |
| **Animal Control** | Animal control services are currently handled by the Lewis County Sheriff's Office. | No Change |
| **Planning** | Planning services are currently handled by the City of Centralia Community Development Department as per the interlocal agreement with Lewis County. | City of Chehalis |
| **Building** | Building Inspections and permits are currently handled by the City of Centralia Community Development Department as per our local agreement. | City of Chehalis |
| **Public Health** | Lewis County as a whole is served by the Lewis County Health Department | No Change |
| **Parks/Recreation** | This area utilizes City Parks and Recreation. | Chehalis Parks & Recreation |
| **Library Services** | Library services are provided by Timberland Regional Library | No Change |

The Chehalis Planning Commission reviewed this proposal at their regularly scheduled public meeting on June 11, 2019. Following discussions of utility services and land area need, the Planning Commission made a motion to approve the proposal as written. This motion passed 5-0.

A presentation to Chehalis City Council was made on June 10, 2019. Council gave staff direction to proceed with the expansion process with the understanding that final approval will be granted by Council once all required approvals have been obtained.

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# Exhibit A

Excerpts of 2017 Chehalis Comprehensive Plan, Chapter 3, Land Use Analysis

## FUTURE LAND USE NEEDS

The city of Chehalis is virtually built out. Most of the undeveloped land within the city contains significant constraints to development due to the presence of wetlands, steep slopes, or floodways. Lesser constraints, such as location within a flood plain, require more costly design than properties without such constraints. In addition, properties located in proximity to the airport may face additional restrictions to ensure that future development does not conflict with current airport uses or activities. Simply put, almost all of the most easily developable land has already been developed. While the higher densities and intensities of land uses promoted by GMA will result in more compact development patterns, the need to expand beyond the existing corporate boundaries of the city, especially to accommodate needed economic expansion, will become clear. In other words, Chehalis will need to continue to annex additional areas in order to meet projected growth.

## RESIDENTIAL

When average household sizes are taken into account, the Housing element calculates a 2040 need of 1134 single family and 510 multi-family dwelling units. Based upon calculations made by the city's Department of Community Services, there are not more than 100 vacant lots platted within the city. Of these platted lots, there are none available for new housing construction. The remaining lots are considered unbuildable due to development constraints or ownership patterns that would preclude their use. The city also estimates that approximately 179 net acres of undeveloped land are available and zoned for residential development. Because the available land is generally in closer proximity to services such as public transit, it is assumed that the majority of this land (80%) will be dedicated to multi-family development. Currently, there is a trend of single–family dwelling units supporting 69% of the housing in the City of Chehalis and 31% of housing is comprised of multifamily dwelling units.

The average development density of all residential lots within the city is 3.6 du/ac. This combined

density considers all existing single family and multi-family development. In order to conform to the mandates of GMA, planned densities for single family homes will range from 4-10 du/ac, and from 11-24 du/ac for multifamily development. While higher densities may result, a conservative planning estimate of 4 du/ac for single family and 12 du/ac for multi-family will be used to calculate the need for additional land. The methodology for calculating the need for land for new single family development is as follows:

1. Average density = 4 du/ac
2. Additional lots for dwelling units needed by 2025 = 1,134
3. Minus platted lots available (1,134-0) = 1,134
4. Gross amount of land needed (1134/4) = 283.5 acres
5. Add market factor (283.5 x 1.25) = 354.38 gross acres of residential land needed
6. Land available (69% of 179 acres) =123.51 acres

Residential land deficit (123.51 - 354.38) = -230.87 net acres

The same methodology, when applied to the need for land for multi-family development, yields this result:

1. Average density = 12 du/ac
2. Additional dwelling units needed by 2025 =510
3. Gross amount of land needed (510/12) = 42.5 acres
4. Add market factor (42.5 x 1.25) = 53.125 gross acres needed
5. Land available (31% of 179 acres) = 55.5 acres
6. Multi-family residential land surplus (55.5 – 53.125) = 2.375 net acres of land

Based upon the analysis shown above, the city can accommodate the need for multi-family development during the planning period within the existing city limits, provided that multi-family development occurs at a density only slightly higher than 12 du/ac. However there does not appear to be adequate land within the city available to accommodate the projected need for single family housing, a small portion of the UGA has been designated for residential development in recognition of existing land use patterns and the need to maintain compatibility with those existing uses. The residential land within the UGA is located immediately adjacent to the city, and thus will not conflict

with the goal of promoting a compact pattern of development. The city has estimated that there are 497 vacant /undeveloped gross acres of land available for residential development within the UGA established by the county. Of that land, only the land needed or used in rights-of-way, and land unavailable due to critical area considerations cannot be developed. Over the 20 year planning period special attention should be awarded this residential land in the UGA as it is critical to overcoming the residential single family dwelling unit deficit within existing city limits.

SCJ ALLIANCE
CONSULTING SERVICES

| | |
|---|---|
| **TO:** | Trent Lougheed, City of Chehalis |
| **FROM:** | Dan Penrose, Planning Manager, SCJ Alliance |
| **DATE:** | August 26, 2019 |
| **SUBJECT:** | Critical Areas and Environmental Limitations of parcels within the Chehalis Residential Urban Growth Areas |

*Sources*: Estimates are based on Lewis County Assessors Office and area measurements using Projected Coordinate System: North American Datum 1983 State Plane Washington South Federal Processing Standard 4602 (Feet).

## Chehalis Residential UGA (R-UGA) Zoned Land (1,167.0 acres)

1,167.0 acres (894 parcels), calculated using Lewis County GIS layers.

### Section 1 – Non-Residential Land Uses (less 74.1 acres)

- Of the total parcels in R-UGA: 283.8 acres (51 parcels) are currently being used for non-residential purposes (Manufacturing, transportation and utilities, retail and services, recreation, and Agriculture/Designated Forest Land)
- A total of 74.1 acres (30 parcels) are being used for manufacturing, transportation/utilities, retail/services and recreation use. These parcels will not be considered for future residential (re)development potential within this exercise.
- The acres/parcels currently listed as Agriculture/Designated Forest Land (209.7 acres, 21 parcels) are carried forward in this exercise as there is a high potential for residential development once forest lands are harvested.

### Section 2 – Development Potential (less 336.7 acres)

- Of the remaining 864 parcels (894 minus 30) within R-UGA zoning, 342 parcels (336.7 acres) were excluded from this exercise as they are above the assessed threshold for likely development potential.
    - For this exercise, parcels with an assessed improvement value at or above 70% of the total assessed value (improvements plus land) were determined to not have likely development or redevelopment potential.

### Section 3 - Mapped Critical Areas and Environmental Constraints (less 486.7 acres)

- Of the remining 756.2 acres, 486.7 acres fall within at least one mapped area of stream, floodplain, shoreline, or steep slope protection areas.
- Of the remaining 522 parcels, 403 parcels contain at least one mapped critical area or associated buffer.
- 360 of the 522 parcels contain multiple critical area features or associated buffers.

- Land protection areas within this exercise were determined based on Lewis County and City of Chehalis Building Setback and Critical Area Municipal Codes.
    - Streams and associated setbacks (25 to 150) as determined by stream class. (24 parcels with only this layer)
    - Mapped wetlands and an assigned buffer of 150 feet. (75 parcels with only this layer)
    - FEMA: 100-year and 500-year flood zones. (7 parcels with only this layer)
    - 30+ percent slopes and an assigned buffer of 50 feet. (18 parcels with only this layer)
    - Landslide areas as identified by the Department of Natural Resources. (0 parcels with only this layer)

### R-UGA Summary:

1. Parcels impacted by one of the development constraint sections above account for ---- of the 1,167.0 total acres in the R-UGA zone. Thus about --- of the total acres have development limitation.

2. Parcels impacted by two or more of the development constraints sections above account for 978.9 acres of the 1,167.0 total acres of the R-UGA zone. Thus about 84% of the total acres have multiple development limitations.

3. Of the 1,167.0 acres of R-UGA zoning, this exercise identified only 269.5 acres available for future development once non-residential uses (section 1), more developed lots (section 2), and mapped critical protection areas (section 3) are removed from the total. [1,167 – 74.1 – 336.7 – 486.7 = 269.5].

4. The remaining 269.5 acres in the R-UGA may or may not be developable based on specific site constraints, parcel configuration limitations and proximity to public water, sewer and city services.

## Raindrop Property analysis

689 acres (11 parcels), calculated using Lewis County GIS data layers.

### Section 1 – Non-Residential Land Uses (less 1.2 acres)

- 11 parcels (689 acres) considered as part of UGA transfer from City of Centralia to City of Chehalis.
- Using same methodology as above, 2 parcels (1.2 acres) are eliminated from consideration based on Section 1 criteria (used for utilities).

### Section 2 – Development Potential & Section 3 – Mapped Critical Areas (less 256.4 acres)

- Same methodology as above
- Of the 687.8 remaining acres (9 parcels) 256.4 acres fall within at least one mapped critical area.
- No FEMA or Slide area impacts are found within Raindrop property.
- All remaining parcels have some type of impact from streams and associated setback.

## Raindrop Property Summary:

1. Six of nine parcels are impacted by more than one critical area. Because these five parcels are especially large (in excess of 20 acres), summarizing the impacts by parcels does not provide similar comparison as provide elsewhere in this analysis.

2. Of the 689 acres evaluated here, 431.4 acres are available for future development once non-residential uses (section 1), more developed lots (section 2), and mapped critical protection areas (section 3) are removed from the total. [689 – 1.2 – 256.4 = 431.4].

3. The remaining 431.4 acres represents 62% of the total site, which is unimpacted by mapped critical areas or Section 1 and 2 considerations.

## Notes and Assumptions:

- This exercise is based on a preliminary review of readily available and mapped information. Data layers have not been field verified.
- Area coverages were considered in aggregate. Existing parcel configurations were not considered within this exercise.
- Densities and subdivision potential have not been determined.
- Future utility and rights-of-way easements necessary to provide service within these areas was not considered as an element of this exercise. Although they can range significantly, a 15% to 35% metric is a common area allocation for these land uses within city environments.

# Mapping Analysis Results

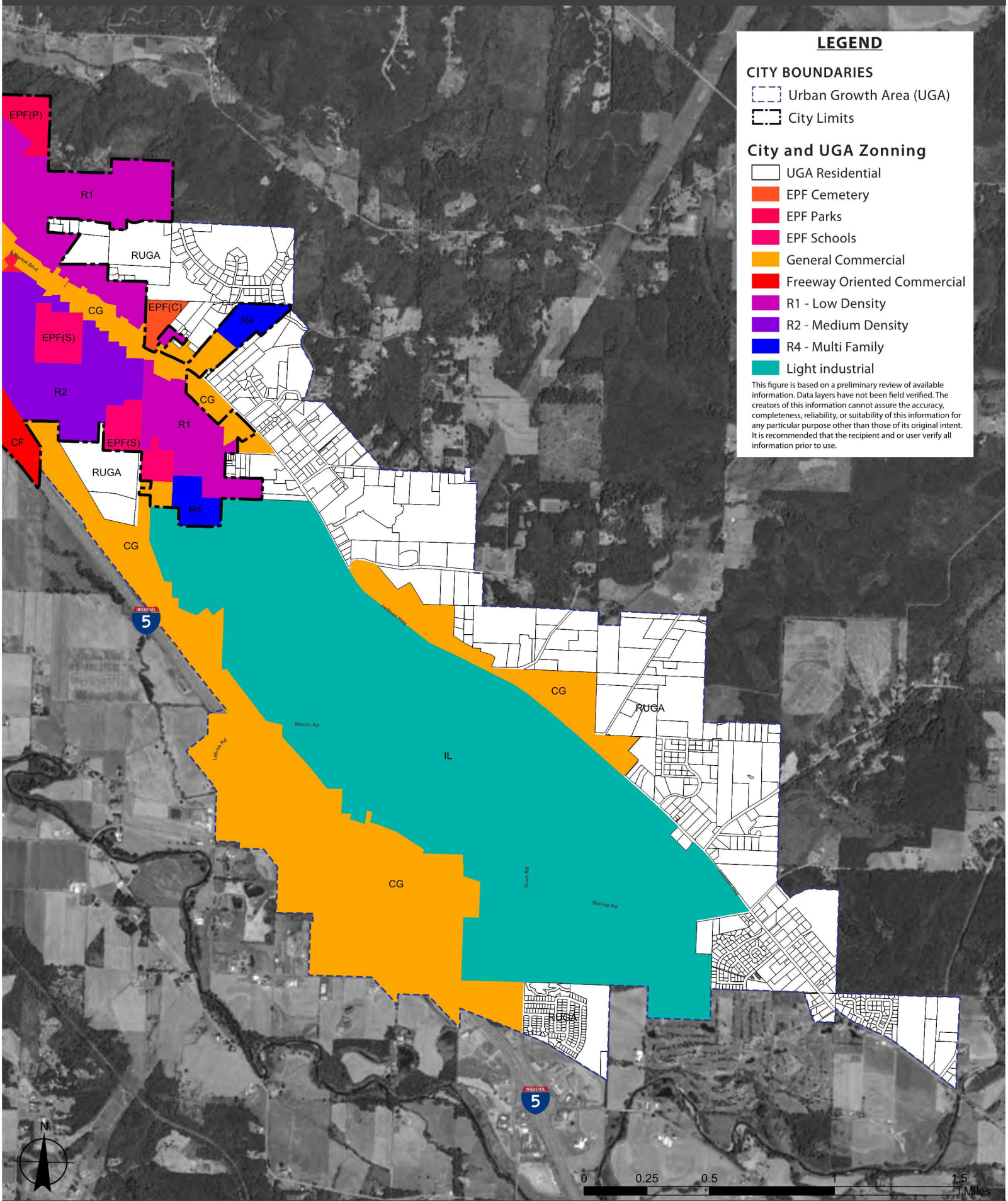
Of the 1,167 acres designated as by Chehalis as Residential - Urban Growth Area, 23.5% (269.5 acres) have no mapped development limitations. These areas are most available for residential development, but their proximity to public facilities, utilities, and road access is unknown.

In contrast, of the 689 acres proposed to be transferred to the Chehalis UGA, 62% (431.4 acres) have no mapped development limitations. The property is just east of existing Chehalis water and Chehalis sewer and can gain reasonable access to city arterials.

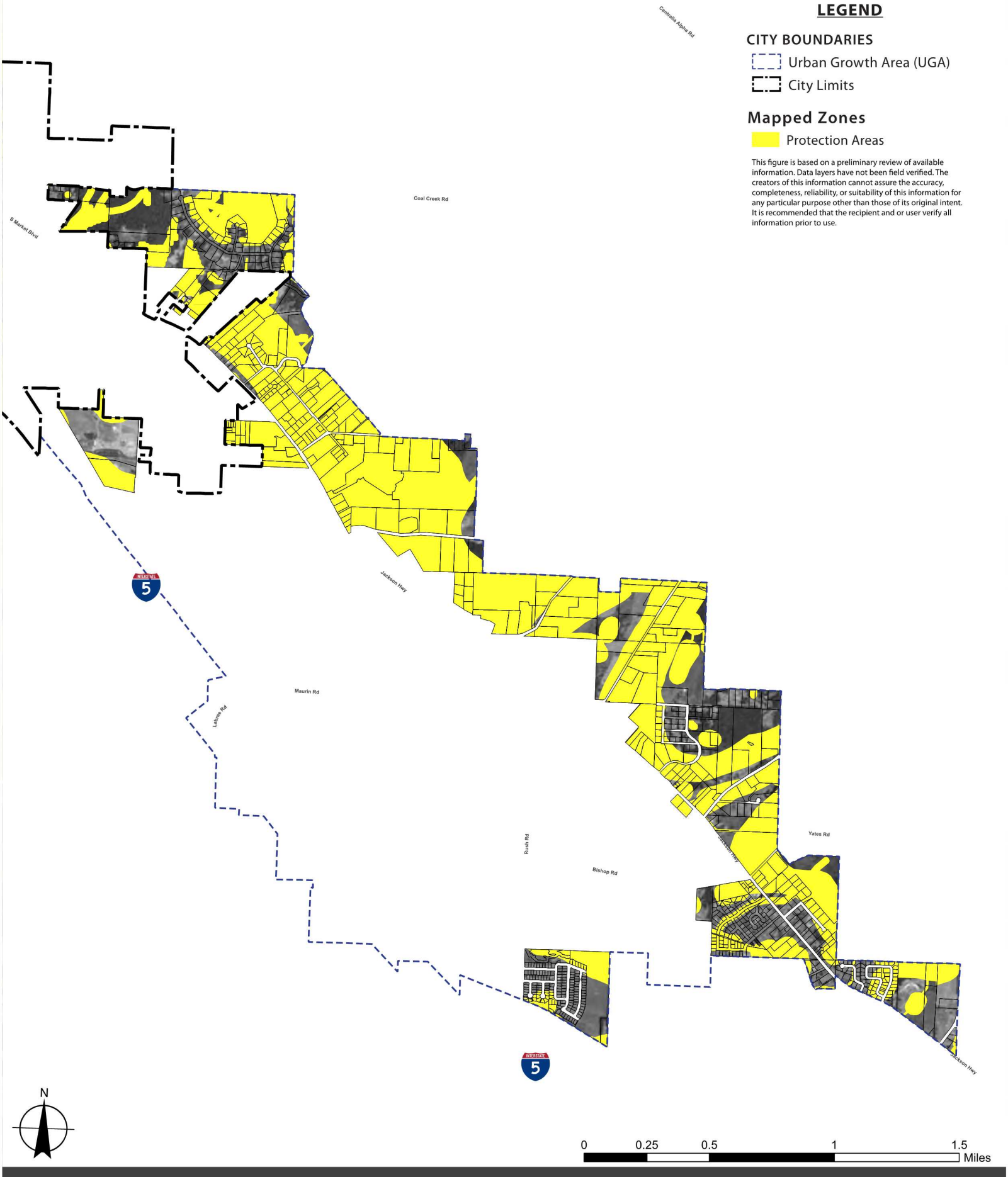
Based on this high-level mapping analysis, the Raindrop Properties represents nearly twice the developable acreage compared to the existing Chehalis R-UGA. These properties offer a better chance to absorb future population growth compared to some of the outlying areas in the R-UGA.

Any future development of the Raindrop Properties will have site specific studies to assess critical areas, traffic impacts, access points, water providers, sewer service, number and type of residential units and many other development details.

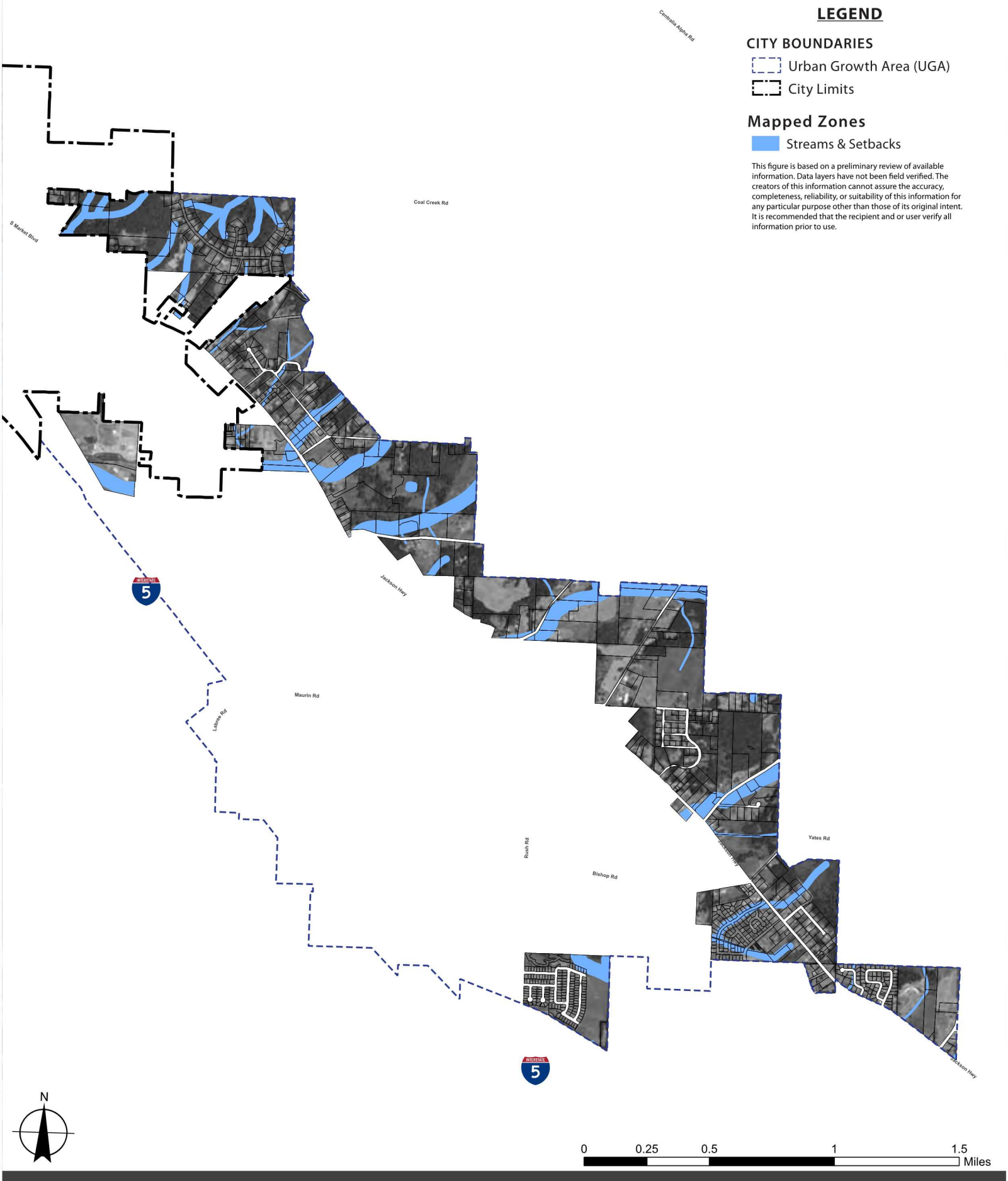
# Zoning Map | City of Chehalis



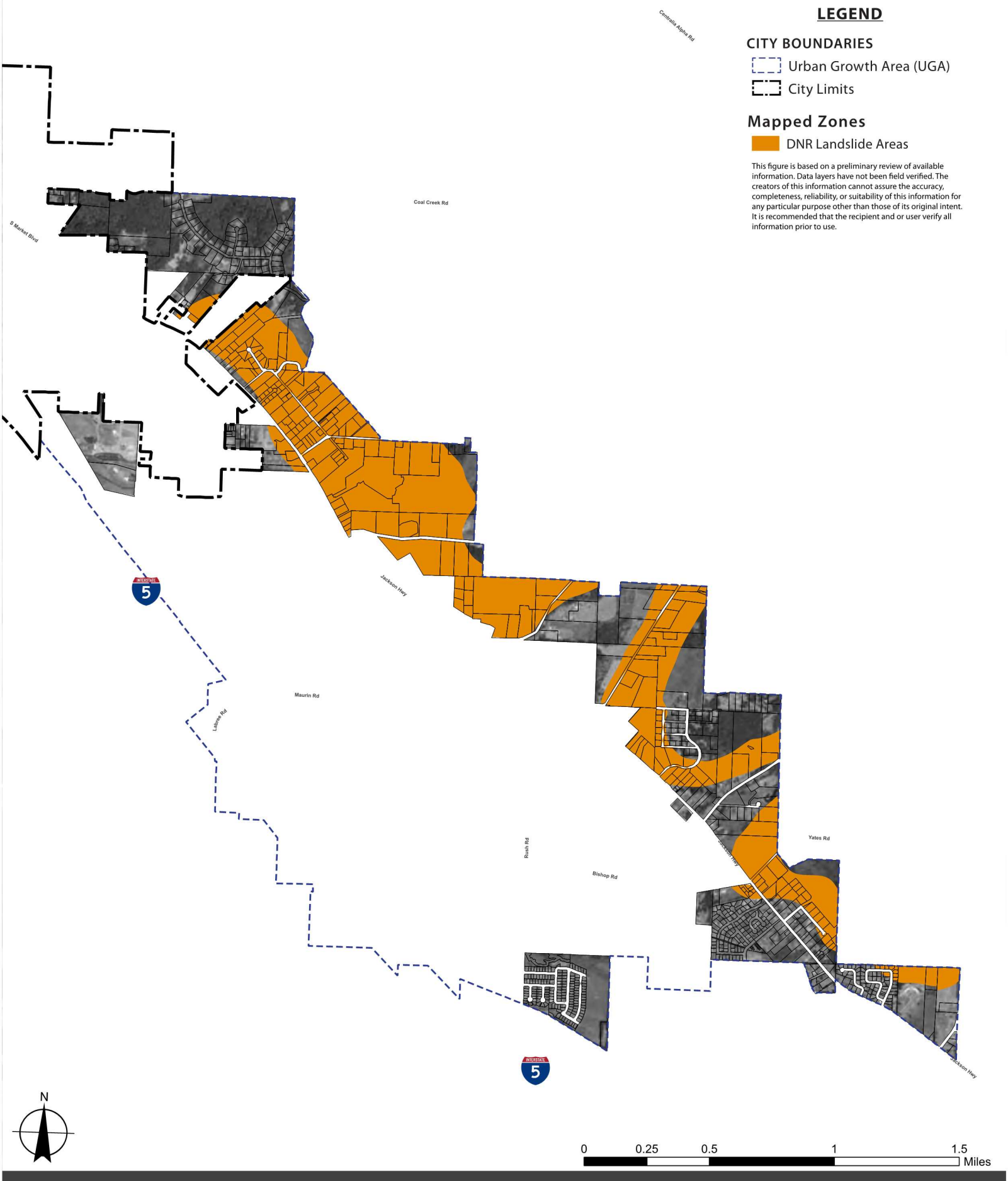
# Combined Layers | Chehalis R-UGA



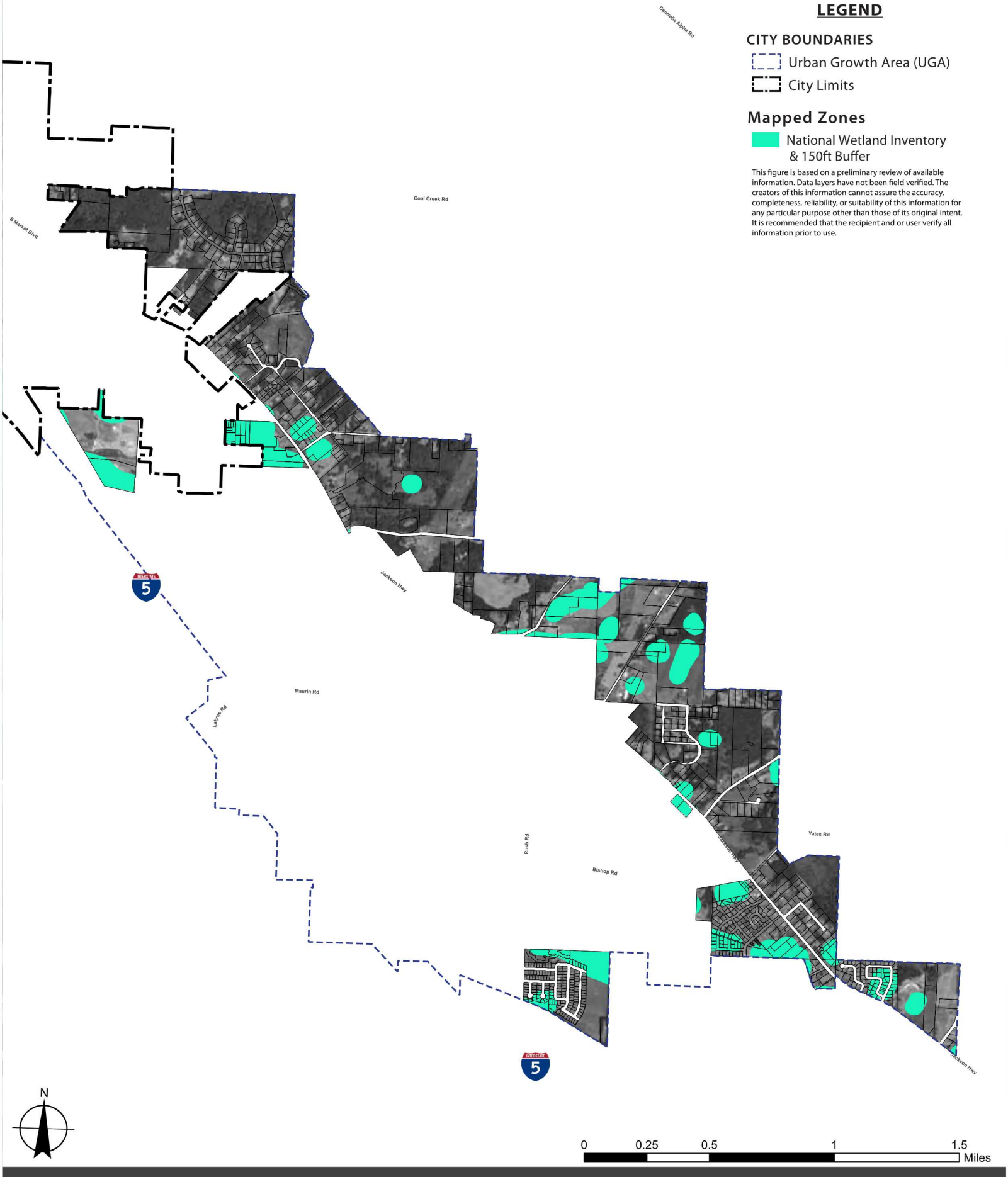
# Streams & Buffers | Chehalis R-UGA



# DNR Mapped Hazard | Chehalis R-UGA



# NWI with 150ft Buffer | Chehalis R-UGA




## LEGEND

### CITY BOUNDARIES

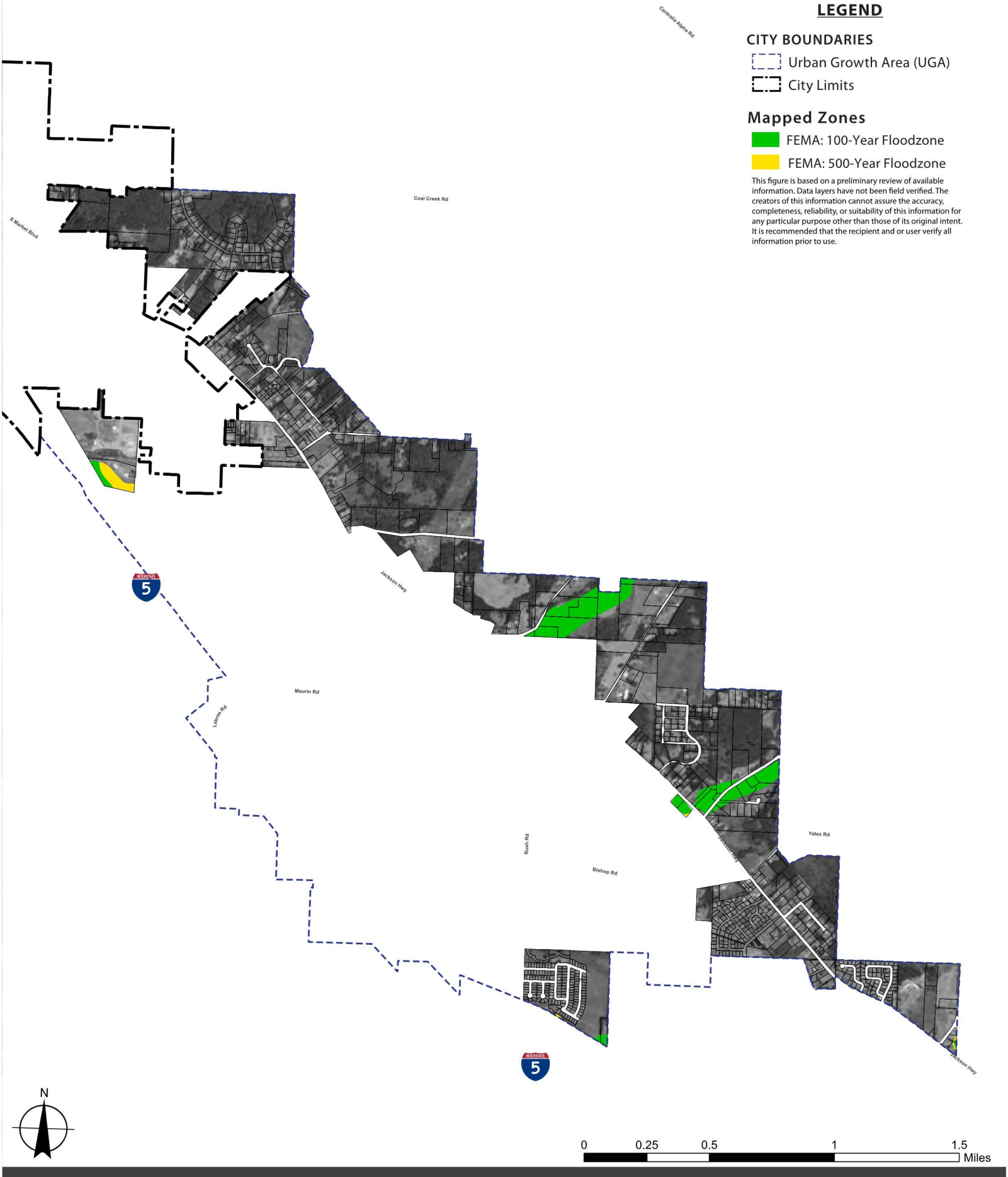
- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- National Wetland Inventory & 150ft Buffer

This figure is based on a preliminary review of available information. Data layers have not been field verified. The creators of this information cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose other than those of its original intent. It is recommended that the recipient and or user verify all information prior to use.

# FEMA Floodzones | Chehalis R-UGA




## LEGEND

### CITY BOUNDARIES

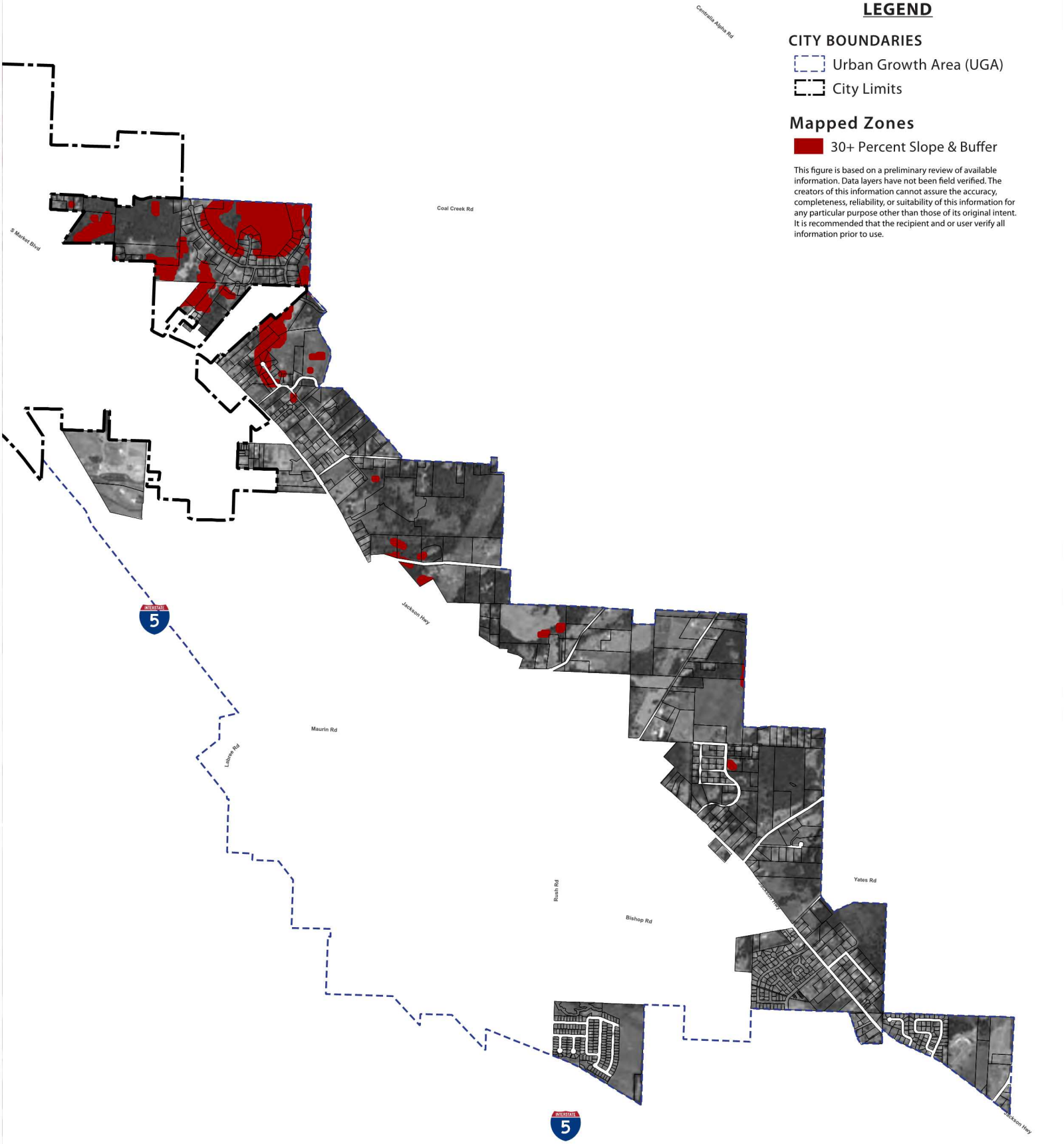
- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- FEMA: 100-Year Floodzone
- FEMA: 500-Year Floodzone

This figure is based on a preliminary review of available information. Data layers have not been field verified. The creators of this information cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose other than those of its original intent. It is recommended that the recipient and or user verify all information prior to use.

# Buffered 30% Slopes | Chehalis R-UGA




## LEGEND

### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- 30+ Percent Slope & Buffer

This figure is based on a preliminary review of available information. Data layers have not been field verified. The creators of this information cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose other than those of its original intent. It is recommended that the recipient and or user verify all information prior to use.

# Combined Layers | Raindrop Properties



# PLANNED GROWTH COMMITTEE

WSU Conference Room
Historic Courthouse

## Meeting Notes, June 19, 2019

**Committee Members Present:** Jen Slemp, City of Winlock; Hillary Hoke, Trent Lougheed, City of Chehalis; Emil Pierson, City of Centralia; Eric Eisenberg, Prosecuting Attorney's Office; Lee Napier, Community Development; Erik Martin, BOCC; Bobby Jackson, Lewis County Commissioner; Kent Van Alstyne, Raindrop Properties

**Handouts/Materials Used:**

- **Agenda**
- **Meeting Notes from May 15, 2019**
- **Chehalis Response to April 24, 2019 Letter**
- **Chehalis City Council Agenda of 6.10.2019**
- **SCJ Analysis dated 6.24.2019**
- **Proposed Amendment to Countywide Planning Policies (CWPP)**

**1. Call to Order**
Chair Jackson called the meeting to order at 2:09 p.m.

**2. Approval of Meeting Notes from May 15, 2019**
The Chair entertained a motion to approve the meeting notes. Jen made the motion to approve; Hillary seconded. The motion carried unanimously.

**3. Update on Winlock UGA Expansion**
Jen reported that Winlock had withdrawn its UGA proposal and would consider re-applying in December.

**4. Update on Chehalis UGA Expansion**
Lee stated that the County sent a letter to the City of Chehalis asking for additional information, and Chehalis provided a response letter. Hillary submitted a zoning analysis and an engineering report that confirmed that there was enough water for the expansion.

Trent reported that city staff went through the water rights. A previous meeting with Ecology approved of water taken from the Chehalis River. Water can also come from the Newaukum River, and Trans Alta will liquidate its water rights and put them in trust for Chehalis.

Items discussed included:

- UGA needs to match population growth or urban levels of density

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- Deficit of land versus size of proposed UGA
- Project is developer-driven
- This will be a 20-25 year phased project
- Show that this will not create urban sprawl
- Show the need for population and land density
- Need critical areas analysis, show that there will be undevelopable land)
- New population allocation
- Summary from City showing capacity

It was stressed by Erik Martin and John that the record for this project is built to protect all parties to avoid an appeal before the Growth Management Board, or if there is an appeal.

There was discussion about convening another meeting. Commissioner Jackson did not feel the need for another meeting if communication continues to be good and we are on the right track. Erik Martin suggested moving forward and when the record is complete, the PGC gets a copy and there could be another meeting if it is not complete or is not consistent with what was discussed. Eric Eisenberg stated that could be done.

Jen made a motion to recommend that the Centralia/Chehalis UGA proposals be forwarded to the Planning Commission for consideration, on the condition that Chehalis provide further materials to the County supporting GMA compliance with regard to utilities, density and population. Erik Martin seconded; the motion carried unanimously.

It was agreed that Centralia would move ahead without the Raindrop development regardless of what happens with the City of Chehalis.

**5. First Draft of Amendment to CWPP Appendix A**
Eric Eisenberg's draft of Appendix A was distributed with the mark-up and a clean copy. He wanted to clarify when the cities would amend their own comp plans to reflect what would happen with the PGC. He also wanted to specify what the city is to say, who submits from the city, when it is submitted and who approves it before it goes to the PGC.

After discussion, Emil made a motion that the cities need to have a complete application to the county by July 1. Jen seconded. The motion carried unanimously.

**6. Good of the Order**
There were no comments.

**7. Adjourn**
The meeting adjourned at 3:33 p.m.

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