

Date: 9/1/2022

To: Lewis County Community Development

Attn: Preston Pinkston

Preston_pinkston@lewiscountywa.gov

Re: City of Chehalis Breen UGA Expansion//SEP22-0032

I am writing this letter to OPPOSE to the City of Chehalis Breen UGA Expansion.

Some of my reasons for opposition are as follows:

- Virginia Breen's desire was for her Hamilton Road property to remain agriculture- as it had been from the beginning (officially labeled tax wise in 1977). The property had been bought before 1955 from a cousin who also farmed it. It has always been farmed in various aspects for over 100+ years. More than likely it was part of the original Hamilton lease from the pioneer age.
- Traffic: Rush Road exit right now is horrendous and literally a multiple fatality accident waiting. *Rush road is too narrow and ill equipped to handle any more traffic.* As it now stands, two tractor/trailer loads cannot exist in the same lane without blocking the exit ramp from the freeway. Going into Napavine from the exit area is difficult to do, due to the numerous uncertainties of the road. There are no complete stops, people assume they are to go when trucks are blocking the way. As well as the road itself decaying and causing issues. If coming off the LaBree exit, a vehicle once again has to travel upon poor roads, clogging the roads for the locals as well as the small businesses off that side of the exit.
- Flooding:
 - The Breen property floods. It floods horribly. If it were not for the burms surrounding the home, water would have flooded the house numerous times.
 - The property is nearly all low.
 - Water overflows the sloughs quickly when the river over runs its banks.
 - The wetlands in the front of the property and to the back right behind the barns hold water for nearly 10 to 11 months before drying out almost completely.
 - The ground is so soft and wet that machines easily get stuck.
 - It provides water and food for wildlife during that time.
 - But, without the Breen property wetlands, houses down the lane such as Clare Hamilton, the River Bend Veterinarian center, the businesses and cattle farms, as well as the other Hamiltons down the curve would all be under water.
 - This, from my understanding, also helps hold some of the water that will later leak out past this section of river, and will eventually flood the section of I-5 that has to close down occasionally due to the amount of water over the roadways.
 - If backfilled, that water will have nowhere safe to dissipate.

Sent

- The likelihood of the water washing out I-5 due to the amount and force of the floodwaters is high.
- As it is, floodwater already blocks the Hamilton Road curve every year.
- It also impacts the frontage road leaving people surrounded by water. With no safe way to leave.
- The waters rise rapidly from the river. If it goes into the lake with wetlands and sloughs, it slows the floodwaters enough that some businesses downriver have enough time to move merchandise.
- It also slows it down enough that farms with cattle in at least 2 nearby farms on the Hamilton Road may be able to get their cows to higher grounds. As well as any other livestock.
- It provides time for roads to be shut down and certain people to be evacuated.
 - Water rescues will skyrocket without these important wetlands and fields for water overflow. Costing the County millions to staff and train individuals for these very specific rescues.
- As someone who lived with Virginia Breen for seven years, I have seen the amazing amount of wildlife that call her property home.
 - This includes:
 - Decades + nesting pair of bald eagles. They have a huge nest in the largest tree behind the lake and in some of the old Christmas tree crop. They hunt in the river and in the surrounding fields. They also regularly sit in the larger trees near Virginia Breen's former home. As a protected species, how can it be reassured that they can continue to nest there even if a development goes in? As safety and hunting will become increasingly difficult as habitat changes would happen.
 - Swans: Due to the Breens raising swans for many decades, the property now boasts numerous wild mating pairs that call the lake a safe harbor.
 - Otters also are using the lake and river sloughs for habitat.
 - Beaver are thriving on the property.
 - Deer: we would try to keep count of how many deer would come through for safety, water, and food. The fawns are born on the farmland because they stay safe. I've counted personally at least 23 yearlings and around 20+ mother/baby combos. Also the *unique piebald deer* that has been noticed, typically hidden among the older trees and has safety.
 - Falcons and large owls also have nests and hunting grounds on the farms.
 - Blue heron: they fish nearly exclusively out of the river slough in the upper fields near the Breen front gate. Due to the swamp conditions that those fields hold, the drainage Creek has ample hunting for them.
 - Ducks and geese continually use the lake and surrounding fields to rest and eat well when they migrate. Hundreds of birds from *all species of migrating fowl* use the property for this same purpose. Some *rarer birds* have paused there as well.

- Salmon and other smaller fish are plentiful in the lake and river ways.
- This of course shows that there are numerous amounts of prey animals to be able to feed the predators, which means that removing the farmlands for development would be greatly decreased

- The Breen property is a heritage piece that should be protected for the rich animal environment it is, as well as the protection it naturally provides from floodwaters.
- Bringing in thousands of tons of soil and rock to build up such a low topography to make it into housing developments or into yet another large business structure, would cost the County and State millions of dollars of lost revenue due how the floodwaters would impact the transportation of goods along I-5.
- Also, it would greatly impact the habitats for numerous protected species of animal life. Directly aggravating the Ecological groups that are in the process of protecting wetlands and the wildlife within.
- Building that near to a river and the water runoff will impact fishing and watersports. As the river is unable to drain during high waters, much less have creeks drain back into it.

Please halt the talks of building upon this farmland. Do not put the Breen property into Urban Growth. Keep this land in farmland to protect the very people that make this County a place that are made up of hardworking farmers who love the land.

Do not destroy Lewis County in a bid to expand, in a place that literally cannot handle more people through traffic and flooding.

Please consider this my letter as my **opposition to this proposed expansion.**

Sincerely,



Ranelle Gildersleeve

9/1/2022

266-31 Roundtree Rd,
Curtis, WA 98538

Date: 9/1/2022

To: Lewis County Community Development

Attn: Preston Pinkston

Preston_pinkston@lewiscountywa.gov

Re: City of Chehalis Breen UGA Expansion//SEP22-0032

I am writing this letter to OPPOSE to the City of Chehalis Breen UGA Expansion.

Some of my reasons for opposition are as follows:

- Virginia Breen's desire was for her Hamilton Road property to remain agriculture- as it had been from the beginning (officially labeled tax wise in 1977). The property had been bought before 1955 from a cousin who also farmed it. It has always been farmed in various aspects for over 100+ years. More than likely it was part of the original Hamilton lease from the pioneer age.
- Traffic: Rush Road exit right now is horrendous and literally a multiple fatality accident waiting. *Rush road is too narrow and ill equipped to handle any more traffic.* As it now stands, two tractor/trailer loads cannot exist in the same lane without blocking the exit ramp from the freeway. Going into Napavine from the exit area is difficult to do, due to the numerous uncertainties of the road. There are no complete stops, people assume they are to go when trucks are blocking the way. As well as the road itself decaying and causing issues. If coming off the LaBree exit, a vehicle once again has to travel upon poor roads, clogging the roads for the locals as well as the small businesses off that side of the exit.
- Flooding:
 - The Breen property floods. It floods horribly. If it were not for the burms surrounding the home, water would have flooded the house numerous times.
 - The property is nearly all low.
 - Water overflows the sloughs quickly when the river over runs its banks.
 - The wetlands in the front of the property and to the back right behind the barns hold water for nearly 10 to 11 months before drying out almost completely.
 - The ground is so soft and wet that machines easily get stuck.
 - It provides water and food for wildlife during that time.
 - But, without the Breen property wetlands, houses down the lane such as Clare Hamilton, the River Bend Veterinarian center, the businesses and cattle farms, as well as the other Hamiltons down the curve would all be under water.
 - This, from my understanding, also helps hold some of the water that will later leak out past this section of river, and will eventually flood the section of I-5 that has to close down occasionally due to the amount of water over the roadways.
 - If backfilled, that water will have nowhere safe to dissipate.

Sent

- The likelihood of the water washing out I-5 due to the amount and force of the floodwaters is high.
- As it is, floodwater already blocks the Hamilton Road curve every year.
- It also impacts the frontage road leaving people surrounded by water. With no safe way to leave.
- The waters rise rapidly from the river. If it goes into the lake with wetlands and sloughs, it slows the floodwaters enough that some businesses downriver have enough time to move merchandise.
- It also slows it down enough that farms with cattle in at least 2 nearby farms on the Hamilton Road may be able to get their cows to higher grounds. As well as any other livestock.
- It provides time for roads to be shut down and certain people to be evacuated.
 - Water rescues will skyrocket without these important wetlands and fields for water overflow. Costing the County millions to staff and train individuals for these very specific rescues.
- As someone who lived with Virginia Breen for seven years, I have seen the amazing amount of wildlife that call her property home.
 - This includes:
 - Decades + nesting pair of bald eagles. They have a huge nest in the largest tree behind the lake and in some of the old Christmas tree crop. They hunt in the river and in the surrounding fields. They also regularly sit in the larger trees near Virginia Breen's former home. As a protected species, how can it be reassured that they can continue to nest there even if a development goes in? As safety and hunting will become increasingly difficult as habitat changes would happen.
 - Swans: Due to the Breens raising swans for many decades, the property now boasts numerous wild mating pairs that call the lake a safe harbor.
 - Otters also are using the lake and river sloughs for habitat.
 - Beaver are thriving on the property.
 - Deer: we would try to keep count of how many deer would come through for safety, water, and food. The fawns are born on the farmland because they stay safe. I've counted personally at least 23 yearlings and around 20+ mother/baby combos. Also the *unique piebald deer* that has been noticed, typically hidden among the older trees and has safety.
 - Falcons and large owls also have nests and hunting grounds on the farms.
 - Blue heron: they fish nearly exclusively out of the river slough in the upper fields near the Breen front gate. Due to the swamp conditions that those fields hold, the drainage Creek has ample hunting for them.
 - Ducks and geese continually use the lake and surrounding fields to rest and eat well when they migrate. Hundreds of birds from *all species of migrating fowl* use the property for this same purpose. Some *rarer birds* have paused there as well.

- Salmon and other smaller fish are plentiful in the lake and river ways.
- This of course shows that there are numerous amounts of prey animals to be able to feed the predators, which means that removing the farmlands for development would be greatly decreased

- The Breen property is a heritage piece that should be protected for the rich animal environment it is, as well as the protection it naturally provides from floodwaters.
- Bringing in thousands of tons of soil and rock to build up such a low topography to make it into housing developments or into yet another large business structure, would cost the County and State millions of dollars of lost revenue due how the floodwaters would impact the transportation of goods along I-5.
- Also, it would greatly impact the habitats for numerous protected species of animal life. Directly aggravating the Ecological groups that are in the process of protecting wetlands and the wildlife within.
- Building that near to a river and the water runoff will impact fishing and watersports. As the river is unable to drain during high waters, much less have creeks drain back into it.

Please halt the talks of building upon this farmland. Do not put the Breen property into Urban Growth. Keep this land in farmland to protect the very people that make this County a place that are made up of hardworking farmers who love the land.

Do not destroy Lewis County in a bid to expand, in a place that literally cannot handle more people through traffic and flooding.

Please consider this my letter as my **opposition to this proposed expansion.**

Sincerely,



Ranelle Gildersleeve

9/1/2022

266-31 Roundtree Rd,
Curtis, WA 98538

City's data from UGA proposal BAD MATH!!)

City Population 2010	City Population 2021	UGA Population 2010	UGA Population 2021
7,259	7,350	1,928	2,044

City and UGA Population Projections – 2040			
	Current Population	Rate of Growth	2040 Population
City of Chehalis	7,350	1.25%	9,307
Chehalis UGA	2044	6.57%	7,298

1.25% divided by 11 years (2010 to 2021 growth) = .11% per year

6.57% divided by 11 years (2010 to 2021 growth) = .60% per year

PROPER MATH

growth occurred over 11 years, rate of growth should be DIVIDED by the time over which it occurred
the city skipped this step

City Population 2010	City Population 2021	UGA Population 2010	UGA Population 2021
7,259	7,350	1,928	2,044

City and UGA Population Projections – 2040			
	Current Population	ACTUAL Rate of Growth	2040 Population
City of Chehalis	7,350	0.11%	7,501
Chehalis UGA	2044	0.60%	2,275

Year	CITY population	UGA population
2021	7350	2044
2022	7358	2056
2023	7367	2068
2024	7375	2081
2025	7383	2093
2026	7392	2106
2027	7400	2118
2028	7409	2131
2029	7417	2144
2030	7426	2157
2031	7434	2169
2032	7442	2182
2033	7451	2195
2034	7459	2209
2035	7468	2222
2036	7476	2235
2037	7485	2248
2038	7493	2262
2039	7502	2275
2040	7510	2289
Total pop 2040		9799

population variance City proposal vs proper math				
	city	UGA	total	
error		9307	7298	16605
corrected		7510	2289	9799
variance		-23.92%	-218.85%	-69.45%

Updated expansion needs estimate City of Chehalis & UGA for 2040	
9394	2021 population Chehalis UGA and City (2020 census population OFM)
10288.95	2040 population growth +5%
894.95	difference in population in current vs future resident growth
363.800813	housing stock needed @ 2.46 people average per household
247	2020 vacant homes (2020 census)
116.800813	housing stock deficit less 2020 vacant homes
80.59256098	single family houses needed at stated city ratios of 69% distribution for 2040 allocation
36.20825203	multi family houses needed at stated city ratios of 31% distribution for 2040 allocation
20.14814024	acres needed at stated city ratios of 69% singlefamily 4/du per acre density
3.017354336	acres needed at stated city ratios of 31% multifamily 12/du per acre multi family density
51.75	stated city NET acreage already AVAILABLE for single family housing
23.25	stated city NET acreage already AVAILABLE for Multi family housing
31.6013972	New acreage needs single (available less needed)
20.2232556	new acreage needs multifamily (available less needed)
City already has surplus acreage to support future growth of 31.6 acres and 20.24 acres respectively	

Updated expansion needs estimate City of Chehalis & UGA for 2040 if they don't utilize vacant homes	
9394	2021 population Chehalis UGA and City (2020 census population OFM)
10288.95	2040 population growth +5%
894.95	difference in population in current vs future resident growth
363.800813	housing stock needed @ 2.46 people average per household
0	2020 vacant homes (2020 census)
363.800813	housing stock deficit less 2020 vacant homes
251.022561	single family houses needed at stated city ratios of 69% distribution for 2040 allocation
112.778252	multi family houses needed at stated city ratios of 31% distribution for 2040 allocation
62.75564024	acres needed at stated city ratios of 69% singlefamily 4/du per acre density
9.398187669	acres needed at stated city ratios of 31% multifamily 12/du per acre multi family density
51.75	stated city NET acreage already AVAILABLE for single family housing
23.25	stated city NET acreage already AVAILABLE for Multi family housing
11.00564024	New acreage needs single (available less needed)
0	new acreage needs multifamily (available less needed)
City already has surplus acreage to support future growth of multifamily at 13.85 but will need an additional 11 acres to support single family growth	

September 6, 2022

Lewis County Commissioners
351 NW North St
Chehalis, WA 98532

Dear Sean Swope, Lindsey Pollock, and F. Lee Grose,

We are writing you today to oppose the Westlund-Enbody UGA expansion.

The first point we would like to make is that the City of Chehalis claims that in the year 2040 the population is projected to be 11,230 people. The population of Chehalis in 1970 was approximately 6,000 people. In 2022, the population is 7475, which is actually down from 2021, 2020, 2019, 2018, 2017, and 2016. If in 52 years we have only increased 1475 people, how can it can possibly be predicted that there will be an increase of almost 4000 people in 18 years. W.F West High School has been a AA school since my husband and I went there in the 70s. It is still a AA school and has no plans of moving up to a different population bracket. The growth estimates are completely unreasonable.

Next we would like to point out that Chehalis as a whole has very little in the way of recreation that can be used by all ages in the community. Taking away 9 holes of the golf course is not only taking recreation from adults, but from school age children and young adults. We all know that children that are busy are less likely to get into trouble, and limiting their access to a recreational activity is not something that should even be entertained.

The additional traffic that will be added to an already unacceptable situation is also to be seriously considered. I-5 Exit 72 is overwhelmed most of the day. Oftentimes the traffic is backed up all the way up the off-ramp and onto the freeway. Also, we've learned that more businesses are being added there, which will make the matter worse. To then pile on additional traffic from over 1000 new homes will make a huge problem an insurmountable one.

We currently have people trespassing on our property that come over from the homes existing close to the Newaukum Valley Golf Course, leaving their garbage and clothes for us to pick up. If these new homes are put in, there will be no way to protect our property and the problem will be compounded.

My husband and I have driven around the city of Chehalis, and have noted many places that could be built on that aren't right next to a river and won't cause flooding or destruction of beautiful farmland. The farmland that is currently in question, and we believe is owned by the Rose family, has been farmed by a commercial farmer for many, many years, and shouldn't be appropriated by the City of Chehalis, as is outlined in WAC 365-190-050.

In short, UGA expansion should not occur by any river, should not cover productive farmland, and should not take away valuable recreation.

Please vote NO to this Westland-Enbody expansion.

Sincerely,

Paul and Dalene Olson
282 Kirkland Rd
Chehalis, WA 98532
360-748-7873
pdolson2@gmail.com

July 26, 2022

We moved up here in December of 2020 with our whole family from California where we lived our entire lives. Even though it was hard to leave, we looked forward to living on a farm. We specifically chose this property because of all the beautiful farmland and natural resources surrounding it. We were assured we didn't have to worry about urban development creeping in based on the integrity of Lewis County honoring the GMA to protect farmlands, shoreline, forests, & other resource land. Furthermore all surrounding areas on the Newaukeum River are 1 house per 20 acre parcel & that's the way it needs to stay.

Incorporating this land into the VGA would violate GMA RCW 89.10.010 which is in place to protect valuable farmland. This area has been farmed for over 100 years and is still productive. In fact the ^{Virginia Breen} owner, who passed away after we moved here, was dedicated to keeping her property farmland & forest. She was highly opposed

to urban growth. It's a shame that anyone would go against what she wanted & worked so hard for.

Furthermore incorporating this area into the UGA violates ~~the RCW~~ ^{GMA} RCW 36.70A 040 [3B] and ^{GMA} RCW 36.70A.060 [1] which are in place to identify and protect critical areas. In this area proposed for incorporation into the UGA there is a river, a lake, and 2 ponds. There are endangered fish in the river and this is an area that is supposed to be protected as a habitat for wildlife. There are also eagles' nests, and hawks' nests, both birds of prey protected under federal ~~state~~ law. According to the GMA, wetlands and shorelines are to be protected from UGA.

Another reason this area is not suitable

→

for development is it is a flood zone.

According to RCW H.06.01 floodways or critical areas should not be incorporated into the VCA. Any filling would redirect floodwaters which could be catastrophic. The runoff is a hazard to our health, safety, and property causing ~~irreparable~~ irreparable harm.

Finally, one reason we left the Bay Area was to get away from the noise pollution, light pollution, and traffic. We chose this property because we could raise our family on a farm, away from all of that pollution.

Even though we've only been here a year and a half, Lewis County feels like home. We are so thankful for our friends, neighbors, and the peacefulness of being out in the country. We don't want to move again and we ^{have} contacted a law firm in Seattle who use

have discussed this situation with. They are an environmentally friendly law firm and even though we don't want to go that route, if we have to we will ~~not~~ be forced to file a law suit to stop this approval process. If this area is incorporated into the VOA it will also negatively affect our property values and that of our neighbors. ~~who~~^{all} are working hard to preserve and thrive in an agricultural and rural community.

Sincerely,

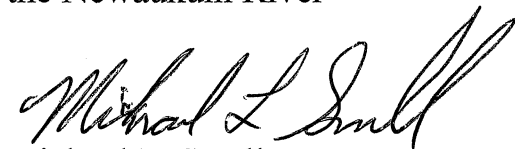
Rob and Alison Simpson

Rob and Alison Simpson
517 Newaukum Valley Rd.
Chehalis, WA 98532

1 November 2022

BOCC Breen UGA Expansion

Hello: My name is Michael L. Smell and I live at 470 Hamilton Rd about 1 mile downriver from the Breen property in question on land designated as a floodway. I invite all of you to visit my place especially during the flood season, 1 November to 30 April. I live by, on, and in the Newaukum River. In the 33 years I have lived in a 100-year-old house, the Newaukum River near me has flooded 40+ times. Some were just out of bankers, some were minor meaning my property was inundated, many were major where my house was surrounded by flood water for 24 to 48 hours. I have been there for 9 of the top ten floods including the highest ever recorded on 7 January 2022. None of us downriver needs anymore water during a flood. While the entering of the UGA is a first step I want to show what could happen afterwards. The City of Chehalis gets zoning and permitting rights. The property is rezoned to multiple family housing. The City of Chehalis permits the property for 456 multiple housing units. 1,000 people could live there. The storm drains will not catch all the rainfall on these impervious surfaces from 456 units, driveways, sidewalks, and roadways. The majority will make its way to the river during a flood. More importantly, the wetlands and ponds on the property which could hold water during a flood will be gone. A 100-year-old barn and 75-year-old house will be gone. And the land will no longer provide an agricultural crop. The original UGA request was made by the lawyer for the estate of Virginia Breen which is suspect since the request was made without the consent of the majority of the 4 heirs. The Lewis County Assessor currently shows the property use to be 83 Agricultural. There are thousands of acres on the east side of I-5 and along Jackson Hwy better suited for the UGA. LEAVE THE AGRICULTURAL LAND ALONE. LEAVE THE FLOOD PLAIN AND FLOODWAY ALONE. I AM TOTALLY OPPOSED TO THIS UGA EXPANSION. I remain by, on, and in the Newaukum River



Michael L. Smell
470 Hamilton Rd
Chehalis, WA 98532-8885

November 2, 2022

Dear Commissioners Pollock, Grose and Swope:

I am Sterling Breen. I write this letter, my third and final letter in support of this UGA, to respond to issues raised in yesterday's public hearing.

My sister Tammy and her son and grandchildren all spoke in opposition. They based their opposition on their claim to speak for my mother. They do not and cannot, speak for my mother. Their attacks boil down to an ad hominem assault on me. Instead of addressing the substance of my reasons for supporting this UGA amendment, they instead attacked my character and motive. I am a businessman, and like my father and my brother Harvey, who were also businessmen, I support creating jobs in our community, providing affordable housing, and making wise use of our natural resources. I don't think that is a bad character trait. My motive in supporting this UGA amendment is to enhance the value of my mother's estate for the benefit of all those taking under her will. That is not an improper motive. So, I ask you to ignore the personal attacks on me, made by my sister and her descendants, which frankly were unseemly, and are an embarrassment for our entire family.

The need to preserve farmland is important. But as Gary Cooper, the contact planner for the City, said yesterday, some farming has historically occurred, and could continue to occur, in the critical areas being set aside. But for the record, this property has never been a self-supporting farm. The hay yield may pay the open space ag tax for the ground, but it certainly doesn't pay the taxes for the improvements. This property is not and never has been a commercial farm. As I stated yesterday, my father mined gravel on this site, and we stored and maintained our construction equipment there in some of the sheds. There are other areas of the county, vast areas, where farming is and should remain protected. This is not such a site. This site is adjacent to I-5 and in a neighborhood that is predominantly (along North Hamilton Road) industrial and commercial. The mixed uses envisioned by the city are clearly compatible with the current neighborhood.

One speaker addressed what he contends is a pattern of worsening flood events. He concluded this was caused by the bottleneck represented by the freeway bridge, and the fill immediately west of that bridge, which created a parking area for trucks in what would now be a protected critical area. From this observation, he concludes that the uses to be made of this property if the UGA is approved would exacerbate this situation. The city proposal clearly states that the critical area will not be filled but will be protected. Nothing possible under the variety of mixed uses would constrict the river channel, or flood way. In fact, just the opposite could occur. As some of you may know, I operate a gravel pit next to the Skookumchuck River just north of Centralia. In our geo-forming, our reviewing hydrologists have confirmed that the removal of gravel from a pit in the floodway in fact reduces flood elevation both upstream and downstream and reduces the velocity of flood waters. When project submittals occur on this property in the future, such geo-forming can be explored to help ameliorate flooding, not exacerbate it.

Please approve this UGA. It is beneficial to the county, the city, and ironically, my mother's estate.

Sterling Breen



November 2, 2022

Dear Commissioners Pollock, Grose and Swope.

I am Nikki Ely. I am a lifelong resident of Chehalis. I own property on Newaukum Valley Road. My father, Harvey Breen, was one of three children of Virginia Breen. My uncle Sterling and my aunt Tammy are the other two children of Virginia Breen. Uncle Sterling and I, Harvey's daughter, strongly support this UGA amendment. My aunt Tammy Baker opposes it. Thus, two of my grandmother's three children support the amendment.

Aunt Tammy has mustered her son and grandchildren in opposition. They purport to speak for my grandmother, and even had the audacity to purport to speak for my father Harvey. I can assure you that Harvey Breen supported making the highest and best use of this property. He even sought to land a Cabela's there, but Cabela's chose a site in Olympia instead.

My grandmother Virginia was a very bright woman. If she had wanted to make sure the property remained a farm, she could have imposed a covenant to that effect or included that requirement in her will. She did not do either. Tammy's family improperly attempts to speak for my grandmother, and they have no standing to do so.

If Tammy's family wants to keep the property in its current status, they should offer to buy it from the estate. They have always had the opportunity to make an offer but have chosen not to do so. If they made an offer, Uncle Sterling and I could also make an offer. In that way the highest offer would be available to the estate, and the beneficiaries would be benefitted thereby.

The various third parties who claimed that Virginia wanted the place to stay a farm have no idea what they are talking about. Ignore them.

This property is on I-5. Nine acres of this property are already in the Chehalis UGA. The property is in close proximity to several other industrial and commercial properties along Hamilton Road North. It has easy access to I-5 via two exits: 72 and 74. The acreage available after the critical areas are set aside would serve the county well in commercial, light industrial and residential mixed uses.

Don't fall for the emotional pandering you heard. Land use planning is not to be driven by emotion but by reasonable analysis. Such an analysis would inevitably lead an objective evaluator to conclude that the entire property beyond the nine acres currently already in the Chehalis UGA should also be brought into the UGA. The entire county and the city both benefit from this amendment.

Please approve this amendment.

Nikki Ely



From: [Suzy Rasmussen](#)
To: [Mindy Brooks](#)
Subject: Ordinance 1337 Breen and Westlund-Enbody UGA expansion proposals
Date: Wednesday, November 2, 2022 12:22:12 AM

To the Lewis County Board of County Commissioners:

I disapprove of the proposed Chehalis Breen UGA Amendment. Please reject.

The Newaukum River runs through its property. Traffic congestion and mitigating circumstances have already changed. Increased future traffic thoroughfare, commerce, and public safety will be significant.

Please preserve the Breen family property as a family farm for agricultural uses.

Sincerely,
Suzy Rasmussen
542 Newaukum Valley Road
Chehalis, WA 98532

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

From: [Ric P Rivera](#)
To: [Mindy Brooks](#)
Subject: Chehalis Breen and Westlund-Enbody UGA Amendment proposals - Ordinance 1337
Date: Wednesday, November 2, 2022 12:33:26 AM

To the Lewis County Board of County Commissioners:

Please reject the proposed Chehalis Breen UGA Amendment. The Breen property is in an immediate floodplain area; the Newaukum River runs through the parcel. If approved, the UGA housing development proposal will have associated impacts on the natural surroundings.

Please preserve the Breen family property as a family farm, more towards agricultural uses. We do not want development to impact the Newaukum River that contributes to the Chehalis River Basin

In the July 26 meeting of the Planning Commission, two commissioners stated that traffic impacts are similar in both the Breen and Westlund-Enbody UGA expansion proposals. They did not elaborate or have a comparative analysis to substantiate that claim. Current traffic concerns are not identical in the Chehalis Breen UGA Amendment vs. the Westlund-Enbody UGA Amendment, nor would future traffic impacts be less. Love's Truck Care truck stop has its share of issues on the west side of exit 72. While the Wilson Oil/ Napavine Travel Plaza Truck Stop on the east side of Exit 72 is not Love's Truck Care truck stop.

In contrast, the current traffic congestion impact, the east side of exit 72 does not have the west side inbound and outbound traffic of a community like Napavine. Each proposal, if approved, will have a broad set of mitigation processes. The Westlund-Enbody UGA Amendment is less so

Although, in the heavy rains of January 2022, flooded exit 72. The force of nature; when does St Helens blow? Or when will the River overflow its banks?

As for going higher ground eastward, the Westlund-Enbody UGA Amendment would seem a better fit on a higher elevation and topography.

Sincerely,
Ric Rivera
542 Newaukum Valley Road
Chehalis, WA 98532
and

4532 46th Ave S
Seattle, WA 98118

Friends - that reject the Chehalis Breen UGA Amendment. They do not live in the Chehalis area:

Becky Carlos
1609 S Union Ave Apt 304
Tacoma, WA 98405

William 'Bill' Allen
1609 S Union Ave Apt 306
Tacoma, WA 98405

Bill knows the value of farming, growing up on a Yakima valley farm in the 30s and 40s and driving products to Seattle's Pike's Market. Bill, my uncle, passed away on 10-29-2022 at age 95.

Dian Lord
305 Sumner Ave
Sumner, WA 98390



External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

From: robert.smith@lumio.com
To: [Preston Pinkston](#); [Mindy Brooks](#)
Cc: ["Robert Smith"](#)
Subject: opposition to Chehalis UGA expansion Breen and Westlund Enbody
Date: Wednesday, November 2, 2022 6:54:21 PM
Attachments: [chehalis estimate1.pdf](#)
[Chapter 3, page 5 current comprehensive plan \(3\).pdf](#)

To Whom it may concern,

I oppose all City of Chehalis UGA expansion and in particular Breen and Westlund Enbody because the basic assumptions behind the City of Chehalis' adopted allocation and the basis for their adoption are not clearly defined and do not coincide with reality or current growth trends.

The City of Chehalis' comprehensive plan which was adopted in 2017 specifies the "adopted allocation" at a population which was 5% HIGHER than the OFM's HIGHEST population estimate for the combined CITY AND UGA population. At the time of adoption the OFM's highest estimate for combined city and uga population was 10,670 yet the city arbitrarily adopted an allocation of 560 residents higher than the highest estimate. I've spoken with the OFM and they state that they recommend cities adopt the mid-tier estimates for their allocations as they have the highest statistically likely outcome. A mid-tier estimate would be around 10,200 residents which is 1000 residents lower than adopted.

The city of Chehalis adopted allocation is going to be revised over the next few months and based on recent growth estimates the population is still consistently lower than the currently adopted allocation.

Despite the irregularities that exist in the adopted allocation the city and county have to use the 11,230 adopted allocation as a basis to determine need. In light of this requirement I've attached calculations that show the city and UGA current combined population is 9394 residents which means 11230 allocation less current 9394 populations shows the City has to plan for 1836 new residents (again reality shows we have and will have 1,000 or so less residents than what we are putting on paper).

If the city works to incorporate the 2020 census vacancies (247 vacant homes) into its planning regime the calculations bear out that the city needs only 34.38 acres for single family development and has a surplus of 10.35 acres for multifamily development. It would make sense for the City to work within its constraints and get creative to load shift and rezone some of the existing areas to fulfill estimated growth needs. Being that the city only needs 34.38 acres it doesn't stand to reason why they are proposing to expand concurrently into Breen at 109.8 acres and Westlund Enbody at 247 acres for a total of **356.8 acres which is MORE THAN 10 TIMES WHAT IS NEEDED.**

This need is again based on an adopted allocation which is 5-10% higher than actual growth. Based on current growth over the past 11 years, the 2040 population will be closer to 10,000 residents which is more in line with reality and shows the need for UGA expansion doesn't exist except on paper.

Regards,

Robert Smith

Cell: 562-537-9363

347 Newaukum Valley Rd

Chehalis, WA 98532

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

Each city must review the objectives and targets in its comprehensive plan, compared with what has happened in the intervening five years, and evaluate whether the plan and reality are consistent with each other. If they are not, the city must take reasonable measures to correct the problem. A review of the City of Chehalis' 2009 amended comprehensive plan, compared with current events, shows that the city is experiencing difficulty in meeting two plan objectives: (1) accommodating its population target of 11,230 residents by the year 2025; and (2) providing jobs for the population target. Some of this is due to the overall economic downturn that began in 2008. Therefore these numbers have not changed for the projected future allocations.

Population 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	22,535	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

SOURCES: U.S. Census Bureau, Office of Financial Management and Lewis County updated February 2017

Updated expansion needs estimate City of Chehalis & UGA for 2040	
9394	2021 population Chehalis UGA and City (2020 census population OFM)
11230	2040 population ADOPTED ALLOCATION
1836	difference in population in current vs future resident growth
746.3414634	housing stock needed @ 2.46 people average per household
247	2020 vacant homes (2020 census)
499.3414634	housing stock deficit less 2020 vacant homes
344.5456098	single family houses needed at stated city ratios of 69% distribution for 2040 allocation
154.7958537	multi family houses needed at stated city ratios of 31% distribution for 2040 allocation
86.13640244	acres needed at stated city ratios of 69% singlefamily 4/du per acre density
12.89965447	acres needed at stated city ratios of 31% multifamily 12/du per acre multi family density
51.75	stated city NET acreage already AVAILABLE for single family housing
23.25	stated city NET acreage already AVAILABLE available for Multi family housing
34.38640244	New acreage needs single (available less needed)
-10.35034553	new acreage needs multifamily (available less needed)
City NEEDS 34.38 acres to support future growth and has a surplus of 10.35 for multifamily.	

Updated expansion needs estimate City of Chehalis & UGA for 2040 if they don't utilize vacant homes	
9394	2021 population Chehalis UGA and City (2020 census population OFM)
11230	2040 population growth +5%
1836	difference in population in current vs future resident growth
746.3414634	housing stock needed @ 2.46 people average per household
0	2020 vacant homes (2020 census)
746.3414634	housing stock deficit less 2020 vacant homes
514.9756098	single family houses needed at stated city ratios of 69% distribution for 2040 allocation
231.3658537	multi family houses needed at stated city ratios of 31% distribution for 2040 allocation
128.7439024	acres needed at stated city ratios of 69% singlefamily 4/du per acre density
19.2804878	acres needed at stated city ratios of 31% multifamily 12/du per acre multi family density
51.75	stated city NET acreage already AVAILABLE for single family housing
23.25	stated city NET acreage already AVAILABLE available for Multi family housing
76.99390244	New acreage needs single (available less needed)
-3.969512195	new acreage needs multifamily (available less needed)
City already has surplus acreage to support future growth of multifamily but will need an additional 76.99 acres to support single family growth	

Subject: Opposition letter to the Chehalis Breen UGA expansion

To Whom it May Concern,

I could write this letter one hundred different ways from one hundred different perspectives. From the bald eagles and blue herons, hawks, deer, squirrels, raccoons, lampreys, salmon and countless other wildlife who call this land their home. From the family being torn apart from the middle, grieving the passing of their beloved mother and grandmother Virginia Breen, while fighting to keep her wishes to keep this land family land and farmland. From the neighbors many of whom including myself, moved to Lewis County to attempt to escape the ever-widening destruction of developers. From the farmers and farmers' children who can no longer afford to farm full time and now cannot even afford farmland at all. From the citizens who feel powerless to shape their own town. And from the very trees, grasses, rivers and the soils, begging us to recognize their gifts and their value.

So, I write it from all those perspectives and on behalf of all the above-mentioned parties, and in the spirit of personal responsibility to stand up and be not only grateful for the beautiful county in which we live, but to commit here and now to caring for it and preserving a way of life quickly dying in our country. A way of life many seem to think is antiquated and outdated. A way of life people feel would be a good trade to be a stone's throw away from *not a river* but a Target, a Fred Meyer, a Chick-fil-A, or one of many countless corporations just waiting for us to heed their shiny call and trade all we have, trade our food security, our peace, our local access to rivers and open land so that we are forced to buy it back packaged and trucked in from the corporate supply chain. So that we one day forget we were sovereign. Free to dictate our own lives and futures and not slaves to our tiny backyards and the corporations, pollution, and traffic that will someday surround us, if we do not take our power and our responsibility to shape these things purposefully and personally.

I come from the land of abundance. Not an abundance of nature nor of natural resources, but of Starbucks, Taco Bell, McDonald's, and corporate owned grocery stores on every corner. You can buy a hundred different types of burgers, but not one of the cows your burger is made from is able to be raised locally. Not one of the fruits or vegetables you find in the store is grown within one hundred miles of that store. It is the land of supply chains, the land of corporations, and developers. It is a land that once had rivers running through it and now has concrete waterslides to the ocean. That's right. The land where the people channelized their rivers, literally pouring concrete into them from their headwaters down to the mouths where they meet the ocean, eliminating all floodplains and natural lands with them (see figures 1 and 2). They carved it all up, and they sold it all off, and it is now a drought-ridden land full of traffic, trash, crime, pollution, and over population. When viewed from above, it is like a scar upon the earth and a shrine to what happens when we worship money and forget the value of community, family, and nature itself. Even the so-called preserves they made are a joke, as some have been surrounded by oil fields, (see figure 3) and the rest by pollution, and endless housing tracks.

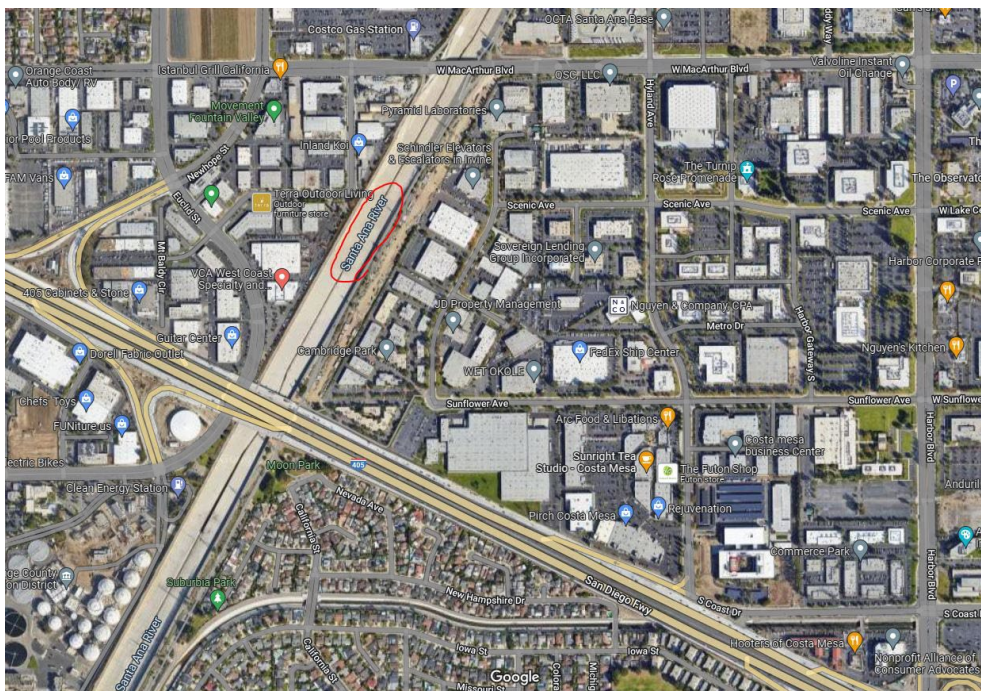


Figure 1 Up-close view of the Santa Ana River taken from Google maps

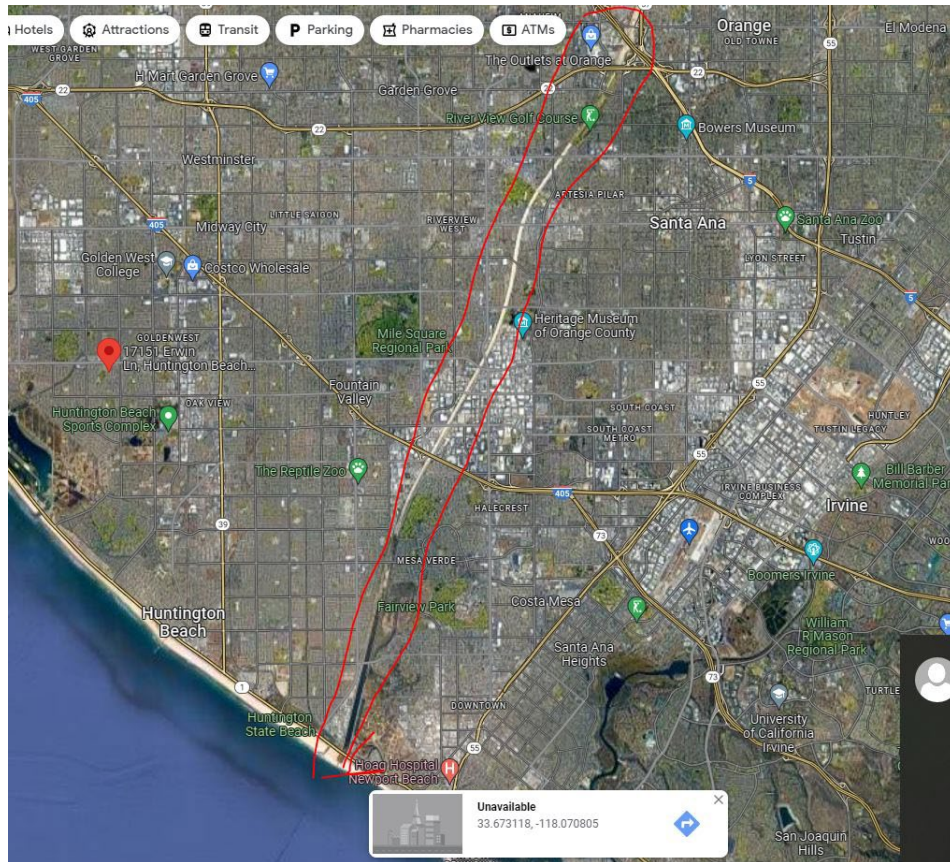


Figure 2 Southern California, Santa Ana River concrete channels and population density taken from Google maps

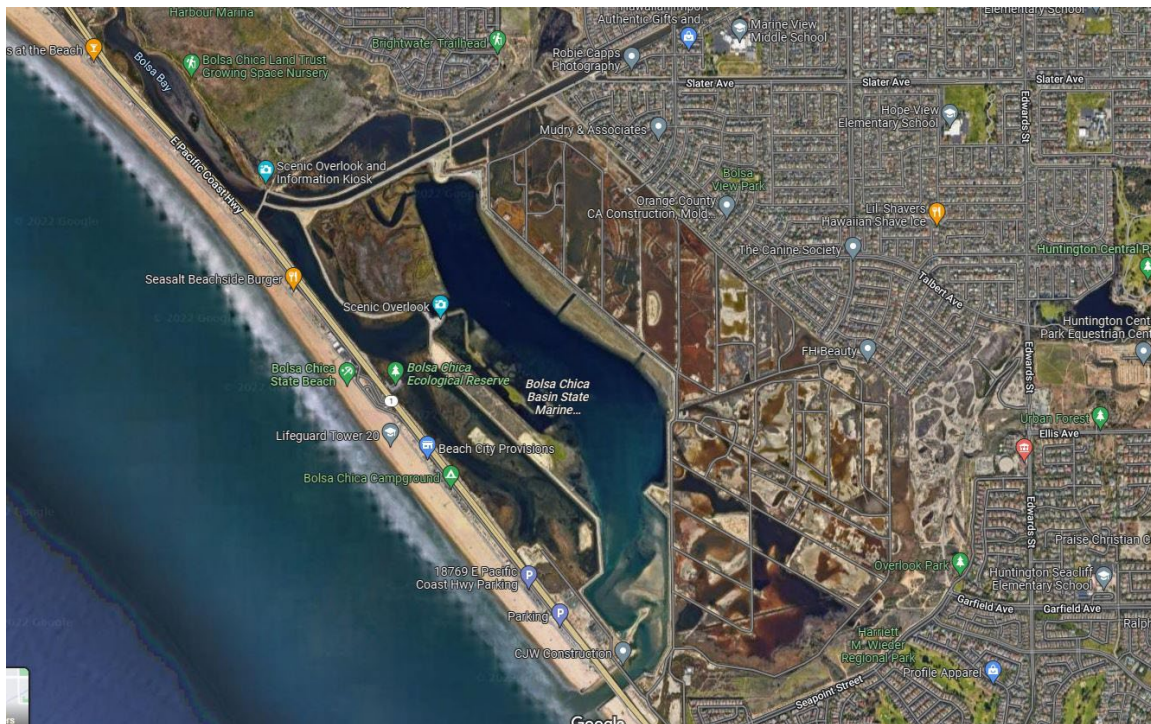


Figure 3 Bolsa Chica Wetlands Setback surrounded by oilfields taken from Google maps

In many places in Southern California, the freeways are eighteen lanes wide, nine on either side and still packed to the brim with traffic, such that you shutter when you are forced to take them, limit all travel if possible, and move at a whopping speed of five miles per hour, as it takes you eons to reach your intended destination. The only “open space” left is planned parks and the over-crowded beaches. Almost eight years ago now, my husband and I ran from this. We left our entire family behind, left our sunny weather and our friends, hoping against hope that we could find something different, something better for our children. My husband took an almost fifty-percent pay cut, and I left my job as a Special Education teacher, so that we could escape the constant traffic, overdevelopment, crime, and pollution.

When we got to Washington, we were amazed. Amazed that one could breathe, could relax, could stretch out, could find beauty and nature all around, could find community and people who did not view other people simply as objects in their way. Yet not two years later we found our new home in Vancouver, WA beginning to be carved up. We watched developers swallow up much of the beautiful land in Camas and destroy countless family farms, replacing them with endless housing tracks, traffic, and crime. We watched them tout the progress of developing the riverside and proceed to create high-rise living all along it. We watched as they even turned the small bit of forest land between our peaceful housing track and the track next to us into yet another housing track, cramming in all the homes they could fit with smaller and smaller lot sizes and destroying all that was left of the peace and open land in the process. When we drive down there today, just five years later, we barely recognize the place. The developers came for it and they made their mark and they will not stop until they have swallowed up Washougal, Salmon Creek, LaCenter, Battle Ground, and Ridgefield. Until they have moved on to Woodland and worked their way up past Longview. Until they are right at our very backdoor. If they have their way, they will work down from Olympia and up from Vancouver until there is nothing left and they will do it faster than you think, if left unchecked and even faster if enabled by commissioners

such as yourselves. Don't believe me. Take a look at Southern California (see figure 4). Much of this land was farmland just fifty years ago. It started small in the 70's and then ballooned out of control and by the 80's, just ten years after they began in earnest, it had almost all been carved up and paved over. All in the name of population growth. All in the name of an easy buck to be had. And it will never, never be returned to what it was. It will forevermore be a drought-filled monument to "progress" and development for developments sake.

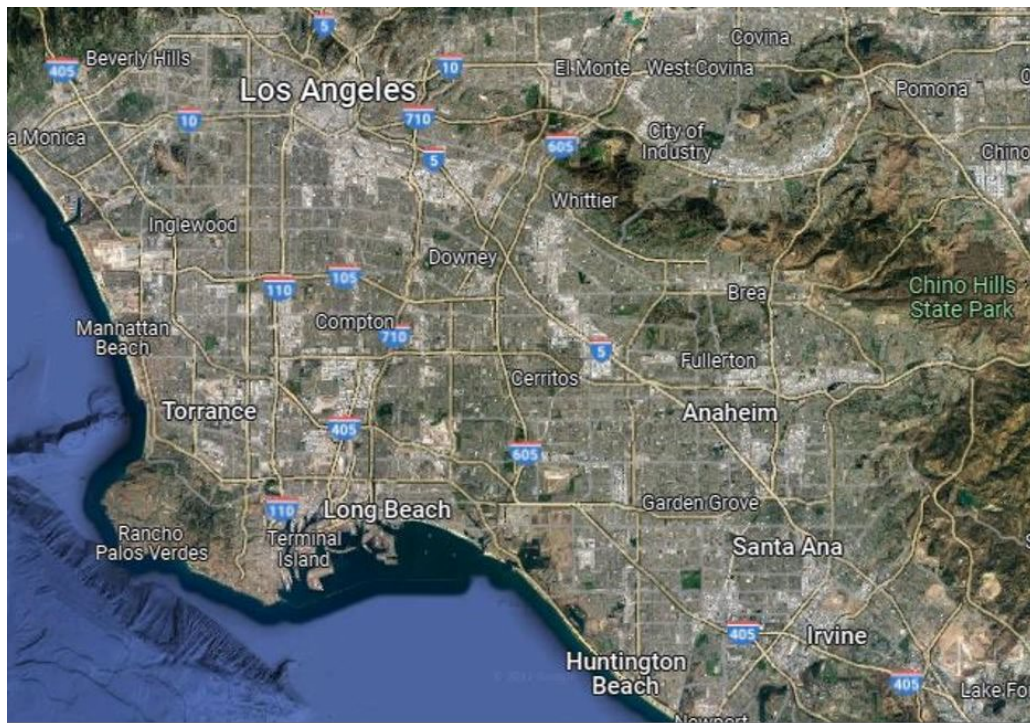


Figure 4 Los Angeles and Orange County, CA take from Google maps

When we saw what happening to our new home we began to look farther out. Even though we had new friends and new community we knew that if we stayed, we would find ourselves in a recreated Washington version of Southern California. When we found our piece of land off of the Newaukum river here in Chehalis, we almost did not buy it for fear it was too good to be true. Could we really be privileged enough to buy affordable farmland on a river? My husband and I lost sleep over questioning how and why this property was on the market, and how we could be so very lucky to have found it. We thanked

God that we had found a piece of land that flooded. I know that sounds silly to many who have seen the devastation of the ever-increasing flooding in this area, but we knew the over one-hundred-year-old house did not flood, and we thought that being in a floodplain would hopefully insulate us and we would finally be safe from developers. But our peace only lasted a few short years. It seems the developers have found us again. And the city, with dollar signs in their eyes, is singing the praises of “setbacks,” and building “model communities” around the river, and of reclassifying the farmland to multi-family housing land, of filling in the floodplains and selling it off to the highest bidder.

Does all this sound familiar? Does it spark something in you? An anger from long ago? An outrage you felt as a child, when you read or listened to the simple yet incredibly complex lessons in the story of *The Lorax*? As children, we felt outraged when they cut down every last *Truffula* tree. When progress turned their oasis into a wasteland. Perhaps it was easier to understand the logic of this story back then, when we were purer and uncorrupted by power or money? How unending growth left unchecked makes losers of us all. Perhaps we all had a natural moral compass back then? One we were born with; placed in us by God to guide our lives and protect our families, communities, and his irreplaceable creation of the very land itself. As we grow, many of us allow that moral compass to become “shifty,” whether consciously or unconsciously. Once we no longer know where true north is, once we redefine it as it best suits us and the situations at hand, we lose an important and indeed invaluable piece of ourselves. We channelize the river from our hearts and our compassion and integrity flow out of us, diluting into an ocean of thoughtless decisions that can come to define our lives, if we are not careful.

On the surface we understand we need to eat, breath, and thrive, yet we have disconnected ourselves from the source of these things. We find it easier and easier to distract ourselves and to stand quietly by while the land around us is swallowed up, even to ignore the daily destruction of the rain

forest, as it's carved up and replaced with palm trees so we can harvest that cheapest of oils now used to make our processed snack goods. Many of us want to care, but have allowed ourselves to become cynical and in doing so have killed our hope and our understanding that we are *not* powerless to act. Today I ask you to renew your hope and ours, by standing up for families, for farmers and farmland, for the value and importance of open space, and for our very community itself. I am The Lorax, and I speak for the trees. Today I ask you to do the same. To take personal responsibility for the incredibly powerful position in which you find yourselves.

How many of these developments have you passed without giving them a second thought, without considering their cumulative impact? Will you recognize your town in ten years, if you continue on this route? Will you yourself complain about the traffic you are forced to sit in? Will you move, stating that "Chehalis and Lewis County have *changed!*" Will you take responsibility for how you enabled those changes? What will you say to my children and the other farmers' children when it comes time for them to continue their family values and purchase their own land to tend, but there is none left?

As you make your decision, I ask and those that I write this letter on behalf of ask, that you please take your responsibility very seriously. You have an incredible ability to develop our beautiful city with thought and careful planning, where our culture and open space can be preserved. I ask you to please remember that our land is not just a thing to be purchased, classified, and "improved." It is a living breathing member of our community. One that provides us with a place to nurture and sustain our bodies through the production of food and oxygen and also the ability to simply clear our minds, be at peace, and reprioritize with a quiet moment spent by the riverbank. It is a part of the culture of Lewis County, and I ask you to think carefully before you give permission to carve up and forever alter that culture. You have one of the most important jobs in our county. You will determine the history and culture of our land. You will decide if we become just another carved up suburb of Olympia, or we remain one of

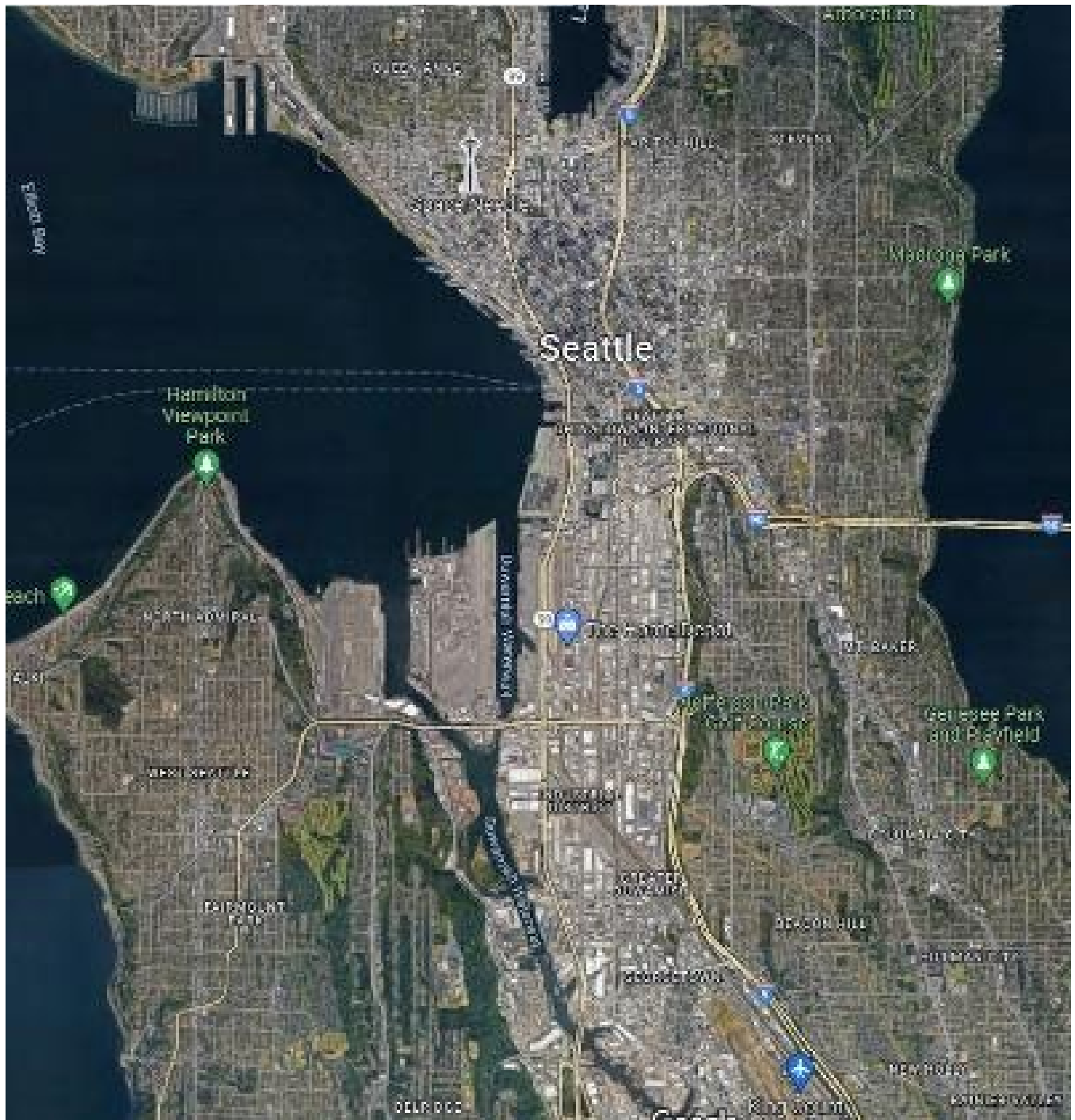
the few places in the country where farming and people are more important than filling the pockets of those who travel all over carving up communities for their personal gain.

Thank you for your time. Thank you for your consideration. Thank you for serving in your position, and thank you for respecting the incredible power and responsibility you have been entrusted with to shape the land and the future of my family and indeed all the families in Lewis County. You are a steward of the land and the people and they are counting on you to serve with honor and integrity.

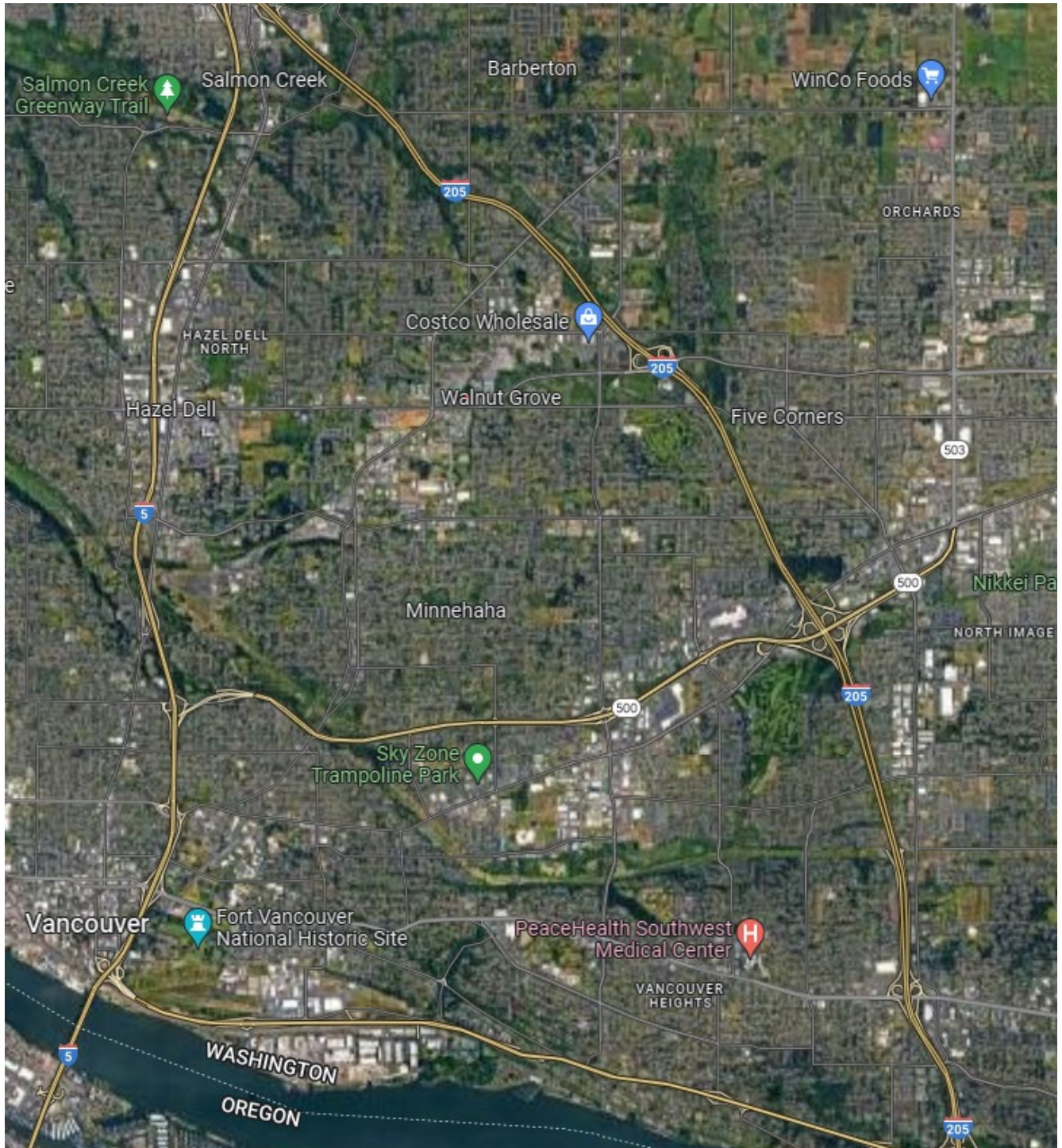
Sincerely,

Stacy Smith
347 Newaukum Valley Road
Chehalis, WA 98532

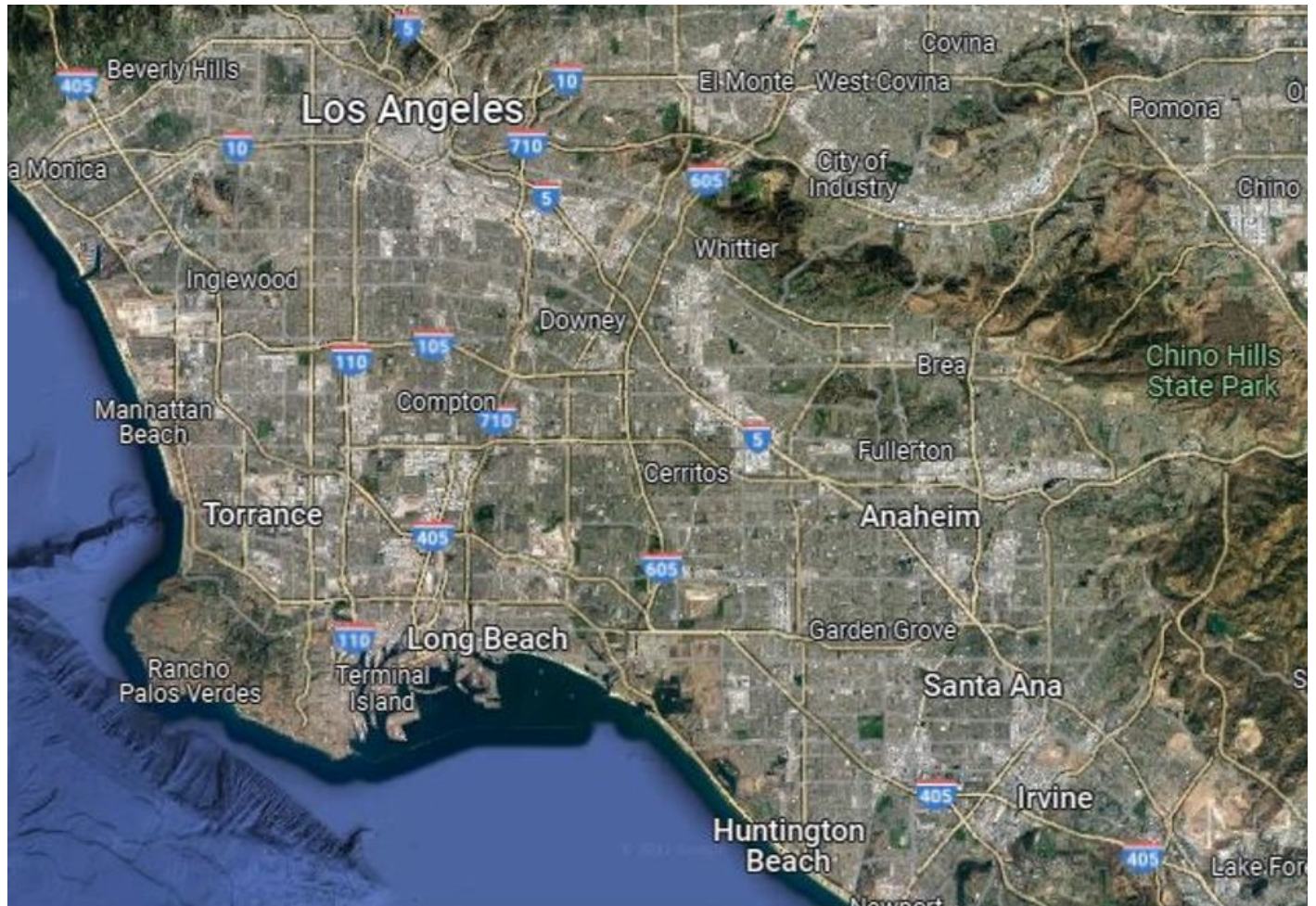
SEATTLE



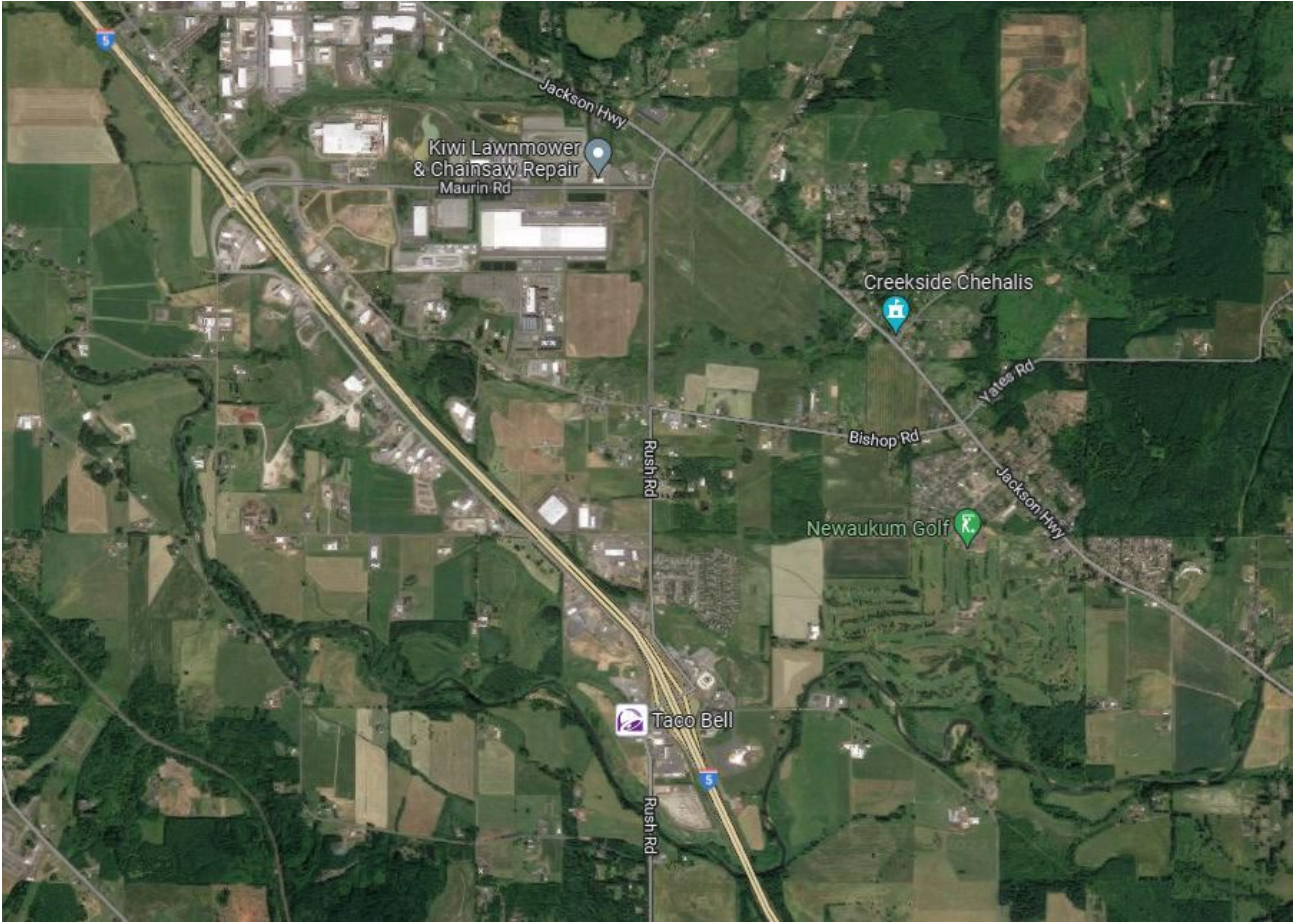
VANCOUVER



SOUTHERN CALIFORNIA



CHEHALIS



Subject: Opposition letter to the Westlund Enbody UGA expansion

To Whom it May Concern,

I could write this letter one hundred different ways from one hundred different perspectives. From the bald eagles and blue herons, hawks, deer, squirrels, raccoons, lampreys, salmon and countless other wildlife who call this land their home. From the neighbors many of whom including myself, moved to Lewis County to attempt to escape the ever-widening destruction of developers. From the farmers and farmers' children watching all the open spaces around them be swallowed up high-density housing. From the citizens who feel powerless to shape their own town. And from the very trees, grasses, rivers and the soils, begging us to recognize their gifts and their value.

So, I write it from all those perspectives and on behalf of all the above-mentioned parties, and in the spirit of personal responsibility to stand up and be not only grateful for the beautiful county in which we live, but to commit here and now to caring for it and preserving a way of life quickly dying in our country. A way of life many seem to think is antiquated and outdated. A way of life people feel would be a good trade to be a stone's throw away from *not a river* but a Target, a Fred Meyer, a Chick-fil-A, or one of many countless corporations just waiting for us to heed their shiny call and trade all we have, trade our food security, our peace, our local access to rivers and open land so that we are forced to buy it back packaged and trucked in from the corporate supply chain. So that we one day forget we were sovereign. Free to dictate our own lives and futures and not slaves to our tiny backyards and the corporations, pollution, and traffic that will someday surround us, if we do not take our power and our responsibility to shape these things purposefully and personally.

I come from the land of abundance. Not an abundance of nature nor of natural resources, but of Starbucks, Taco Bell, McDonald's, and corporate owned grocery stores on every corner. You can buy a

hundred different types of burgers, but not one of the cows your burger is made from is able to be raised locally. Not one of the fruits or vegetables you find in the store is grown within one hundred miles of that store. It is the land of supply chains, the land of corporations, and developers. It is a land that once had rivers running through it and now has concrete waterslides to the ocean. That's right. The land where the people channelized their rivers, literally pouring concrete into them from their headwaters down to the mouths where they meet the ocean, eliminating all floodplains and natural lands with them (see figures 1 and 2). They carved it all up, and they sold it all off, and it is now a drought-ridden land full of traffic, trash, crime, pollution, and over population. When viewed from above, it is like a scar upon the earth and a shrine to what happens when we worship money and forget the value of community, family, and nature itself. Even the so-called preserves they made are a joke, as some have been surrounded by oil fields, (see figure 3) and the rest by pollution, and endless housing tracks.

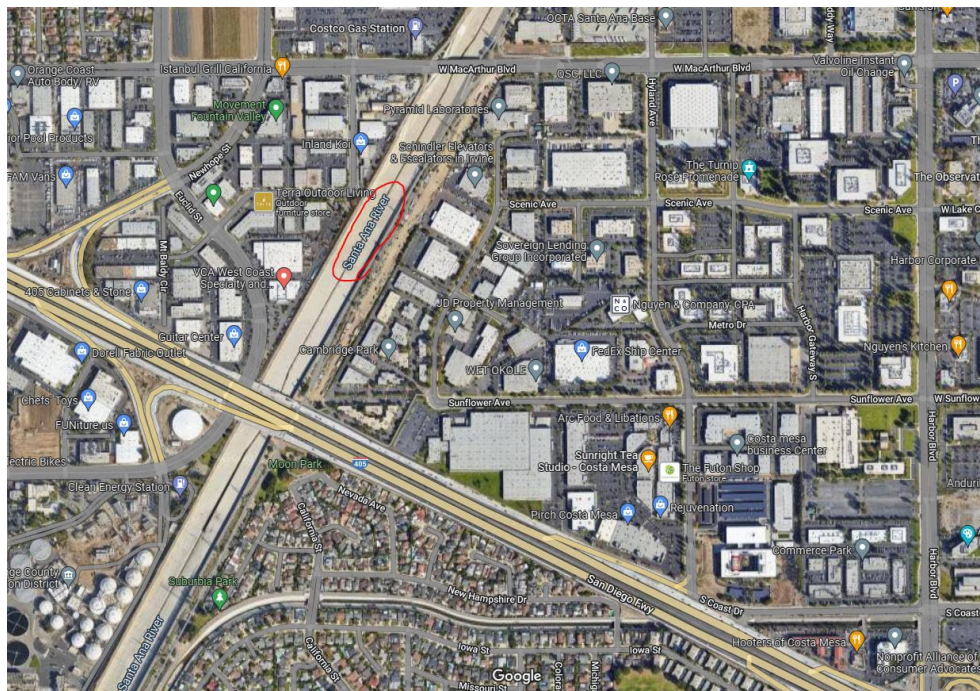


Figure 1 Up-close view of the Santa Ana River taken from Google maps

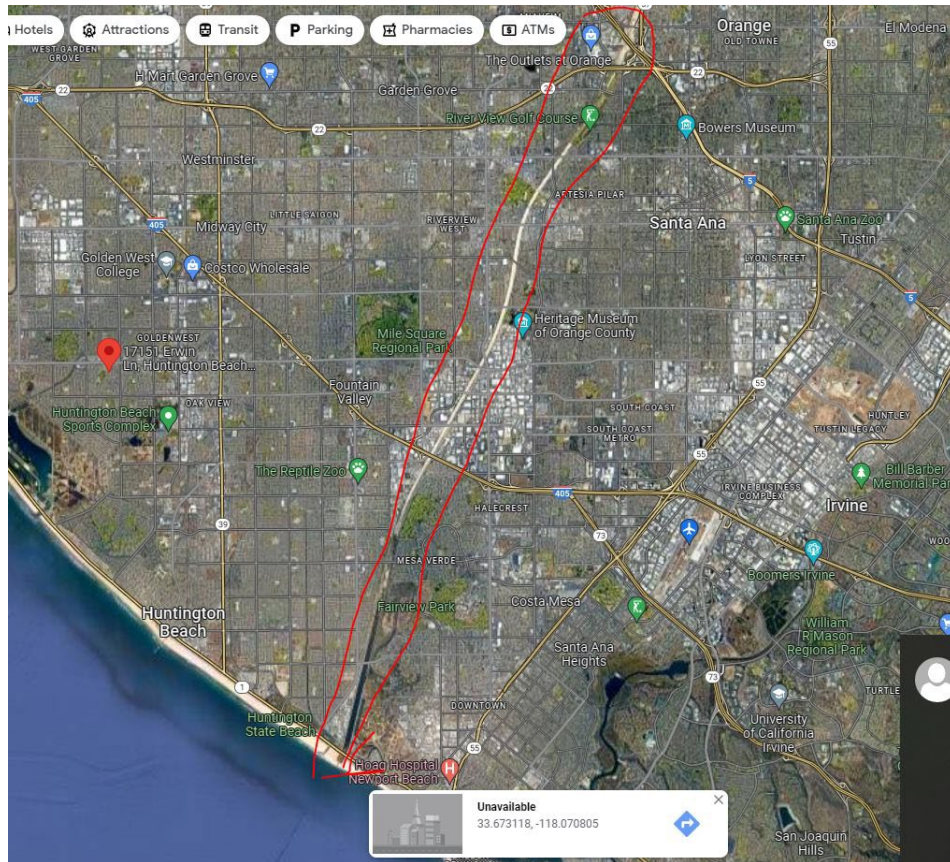


Figure 2 Southern California, Santa Ana River concrete channels and population density taken from Google maps

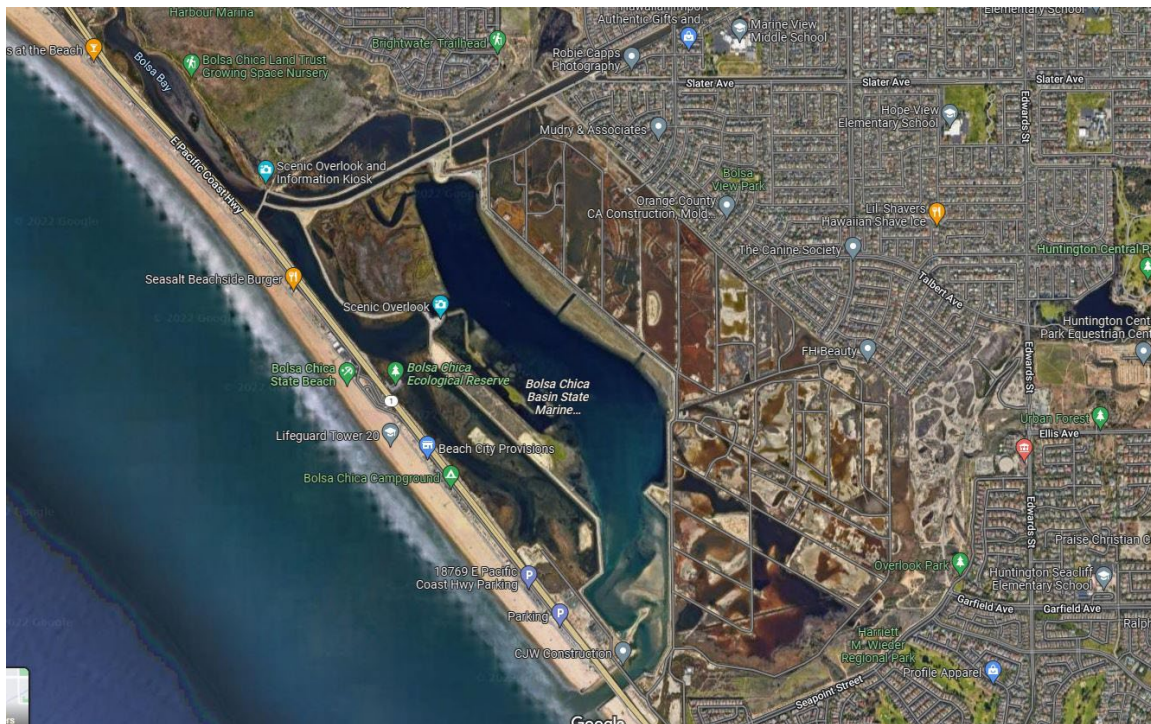


Figure 3 Bolsa Chica Wetlands Setback surrounded by oilfields taken from Google maps

In many places in Southern California, the freeways are eighteen lanes wide, nine on either side and still packed to the brim with traffic, such that you shutter when you are forced to take them, limit all travel if possible, and move at a whopping speed of five miles per hour, as it takes you eons to reach your intended destination. The only “open space” left is planned parks and the over-crowded beaches. Almost eight years ago now, my husband and I ran from this. We left our entire family behind, left our sunny weather and our friends, hoping against hope that we could find something different, something better for our children. My husband took an almost fifty-percent pay cut, and I left my job as a Special Education teacher, so that we could escape the constant traffic, overdevelopment, crime, and pollution.

When we got to Washington, we were amazed. Amazed that one could breathe, could relax, could stretch out, could find beauty and nature all around, could find community and people who did not view other people simply as objects in their way. Yet not two years later we found our new home in Vancouver, WA beginning to be carved up. We watched developers swallow up much of the beautiful land in Camas and destroy countless family farms, replacing them with endless housing tracks, traffic, and crime. We watched them tout the progress of developing the riverside and proceed to create high-rise living all along it. We watched as they even turned the small bit of forest land between our peaceful housing track and the track next to us into yet another housing track, cramming in all the homes they could fit with smaller and smaller lot sizes and destroying all that was left of the peace and open land in the process. When we drive down there today, just five years later, we barely recognize the place. The developers came for it and they made their mark and they will not stop until they have swallowed up Washougal, Salmon Creek, LaCenter, Battle Ground, and Ridgefield. Until they have moved on to Woodland and worked their way up past Longview. Until they are right at our very backdoor. If they have their way, they will work down from Olympia and up from Vancouver until there is nothing left and they will do it faster than you think, if left unchecked and even faster if enabled by commissioners

such as yourselves. Don't believe me. Take a look at Southern California (see figure 4). Much of this land was farmland just fifty years ago. It started small in the 70's and then ballooned out of control and by the 80's, just ten years after they began in earnest, it had almost all been carved up and paved over. All in the name of population growth. All in the name of an easy buck to be had. And it will never, never be returned to what it was. It will forevermore be a drought-filled monument to "progress" and development for developments sake.

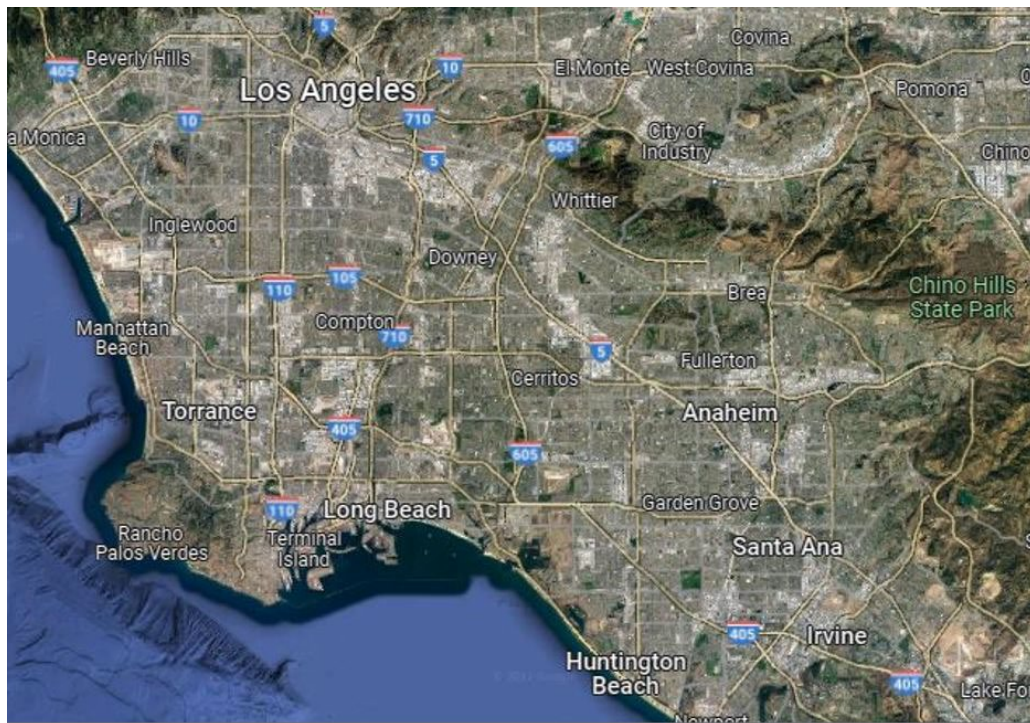


Figure 4 Los Angeles and Orange County, CA take from Google maps

When we saw what happening to our new home we began to look farther out. Even though we had new friends and new community we knew that if we stayed, we would find ourselves in a recreated Washington version of Southern California. When we found our piece of land off of the Newaukum river here in Chehalis, we almost did not buy it for fear it was too good to be true. Could we really be privileged enough to buy affordable farmland on a river? My husband and I lost sleep over questioning how and why this property was on the market, and how we could be so very lucky to have found it. We thanked

God that we had found a piece of land that flooded. I know that sounds silly to many who have seen the devastation of the ever-increasing flooding in this area, but we knew the over one-hundred-year-old house did not flood, and we thought that being in a floodplain would hopefully insulate us and we would finally be safe from developers. But our peace only lasted a few short years. It seems the developers have found us again. And the city, with dollar signs in their eyes, is singing the praises of “setbacks,” and building “model communities” around the river, and of reclassifying the farmland to multi-family housing land, of filling in the floodplains and selling it off to the highest bidder.

Does all this sound familiar? Does it spark something in you? An anger from long ago? An outrage you felt as a child, when you read or listened to the simple yet incredibly complex lessons in the story of The Lorax? As children, we felt outraged when they cut down every last Truffula tree. When progress turned their oasis into a wasteland. Perhaps it was easier to understand the logic of this story back then, when we were purer and uncorrupted by power or money? How unending growth left unchecked makes losers of us all. Perhaps we all had a natural moral compass back then? One we were born with; placed in us by God to guide our lives and protect our families, communities, and his irreplaceable creation of the very land itself. As we grow, many of us allow that moral compass to become “shifty,” whether consciously or unconsciously. Once we no longer know where true north is, once we redefine it as it best suits us and the situations at hand, we lose an important and indeed invaluable piece of ourselves. We channelize the river from our hearts and our compassion and integrity flow out of us, diluting into an ocean of thoughtless decisions that can come to define our lives, if we are not careful.

On the surface we understand we need to eat, breath, and thrive, yet we have disconnected ourselves from the source of these things. We find it easier and easier to distract ourselves and to stand quietly by while the land around us is swallowed up, even to ignore the daily destruction of the rain

forest, as it's carved up and replaced with palm trees so we can harvest that cheapest of oils now used to make our processed snack goods. Many of us want to care, but have allowed ourselves to become cynical and in doing so have killed our hope and our understanding that we are *not* powerless to act. Today I ask you to renew your hope and ours, by standing up for families, for farmers and farmland, for the value and importance of open space, and for our very community itself. I am The Lorax, and I speak for the trees. Today I ask you to do the same. To take personal responsibility for the incredibly powerful position in which you find yourselves.

How many of these developments have you passed without giving them a second thought, without considering their cumulative impact? Will you recognize your town in ten years, if you continue on this route? Will you yourself complain about the traffic you are forced to sit in? Will you move, stating that "Chehalis and Lewis County have *changed!*" Will you take responsibility for how you enabled those changes? What will you say to my children and the other farmers' children when it comes time for them to continue their family values and purchase their own land to tend, but there is none left?

As you make your decision, I ask and those that I write this letter on behalf of ask, that you please take your responsibility very seriously. You have an incredible ability to develop our beautiful city with thought and careful planning, where our culture and open space can be preserved. I ask you to please remember that our land is not just a thing to be purchased, classified, and "improved." It is a living breathing member of our community. One that provides us with a place to nurture and sustain our bodies through the production of food and oxygen and also the ability to simply clear our minds, be at peace, and reprioritize with a quiet moment spent by the riverbank. It is a part of the culture of Lewis County, and I ask you to think carefully before you give permission to carve up and forever alter that culture. You have one of the most important jobs in our county. You will determine the history and culture of our land. You will decide if we become just another carved up suburb of Olympia, or we remain one of

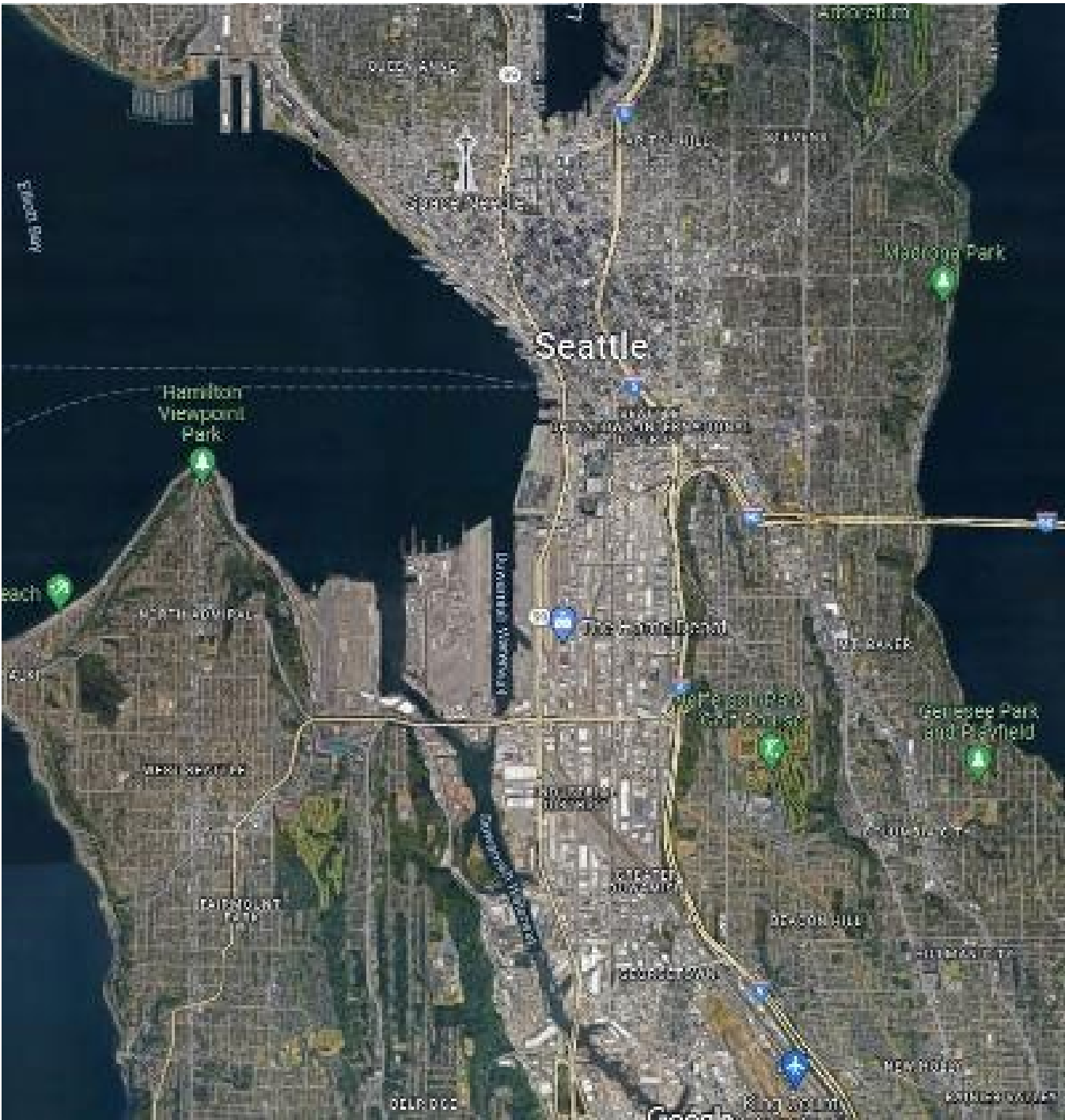
the few places in the country where farming and people are more important than filling the pockets of those who travel all over carving up communities for their personal gain.

Thank you for your time. Thank you for your consideration. Thank you for serving in your position, and thank you for respecting the incredible power and responsibility you have been entrusted with to shape the land and the future of my family and indeed all the families in Lewis County. You are a steward of the land and the people and they are counting on you to serve with honor and integrity.

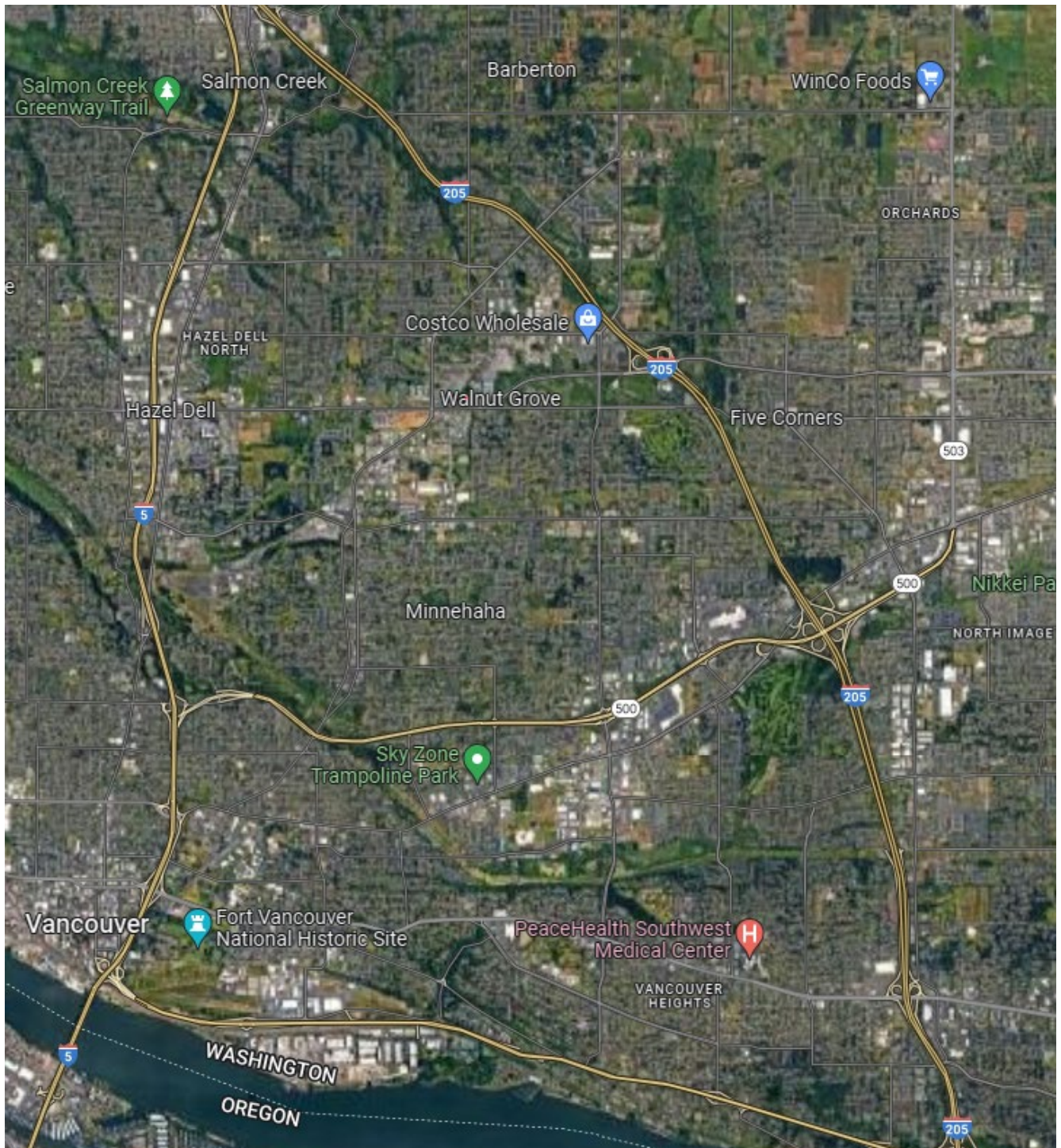
Sincerely,

Stacy Smith
347 Newaukum Valley Road
Chehalis, WA 98532

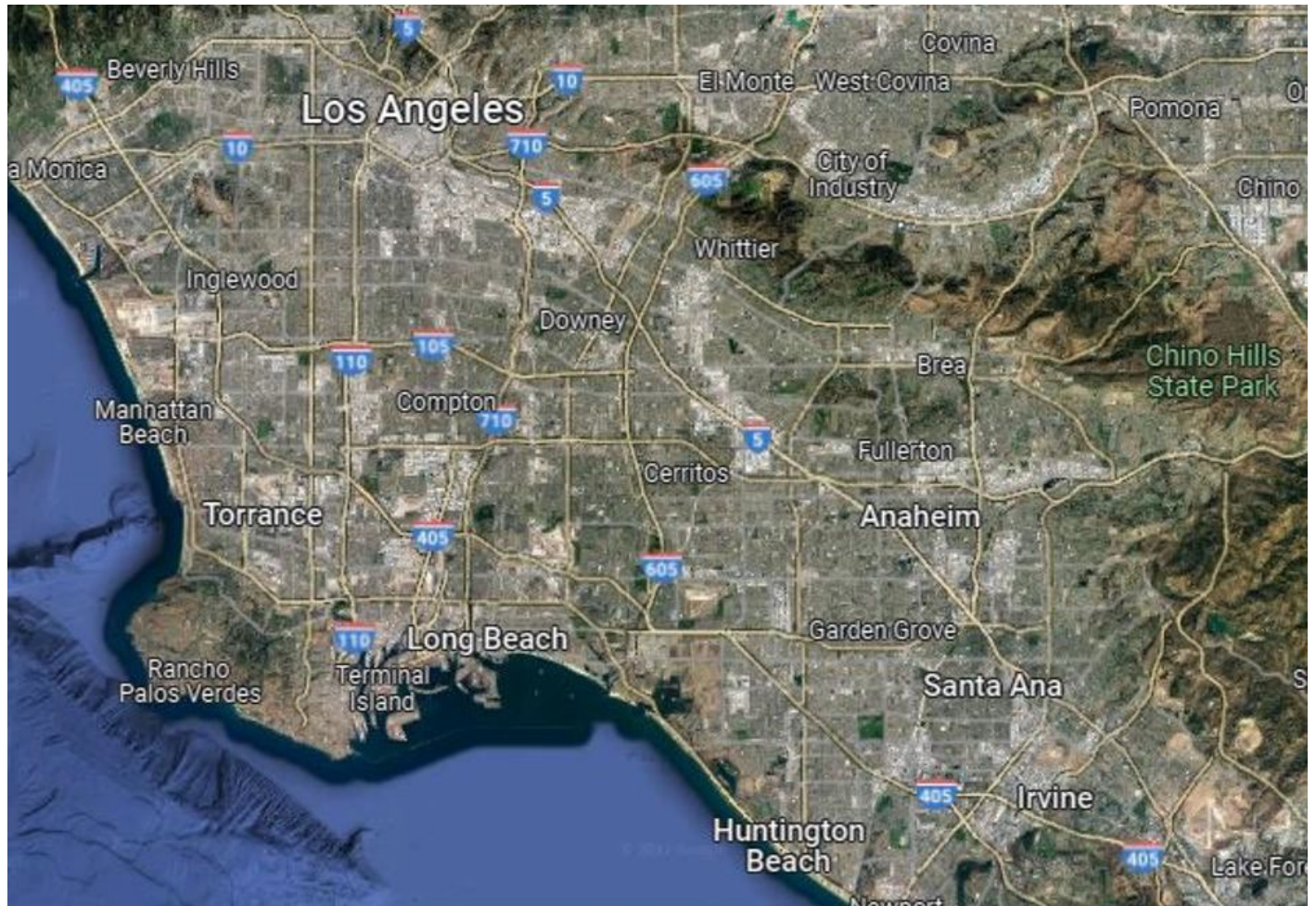
SEATTLE



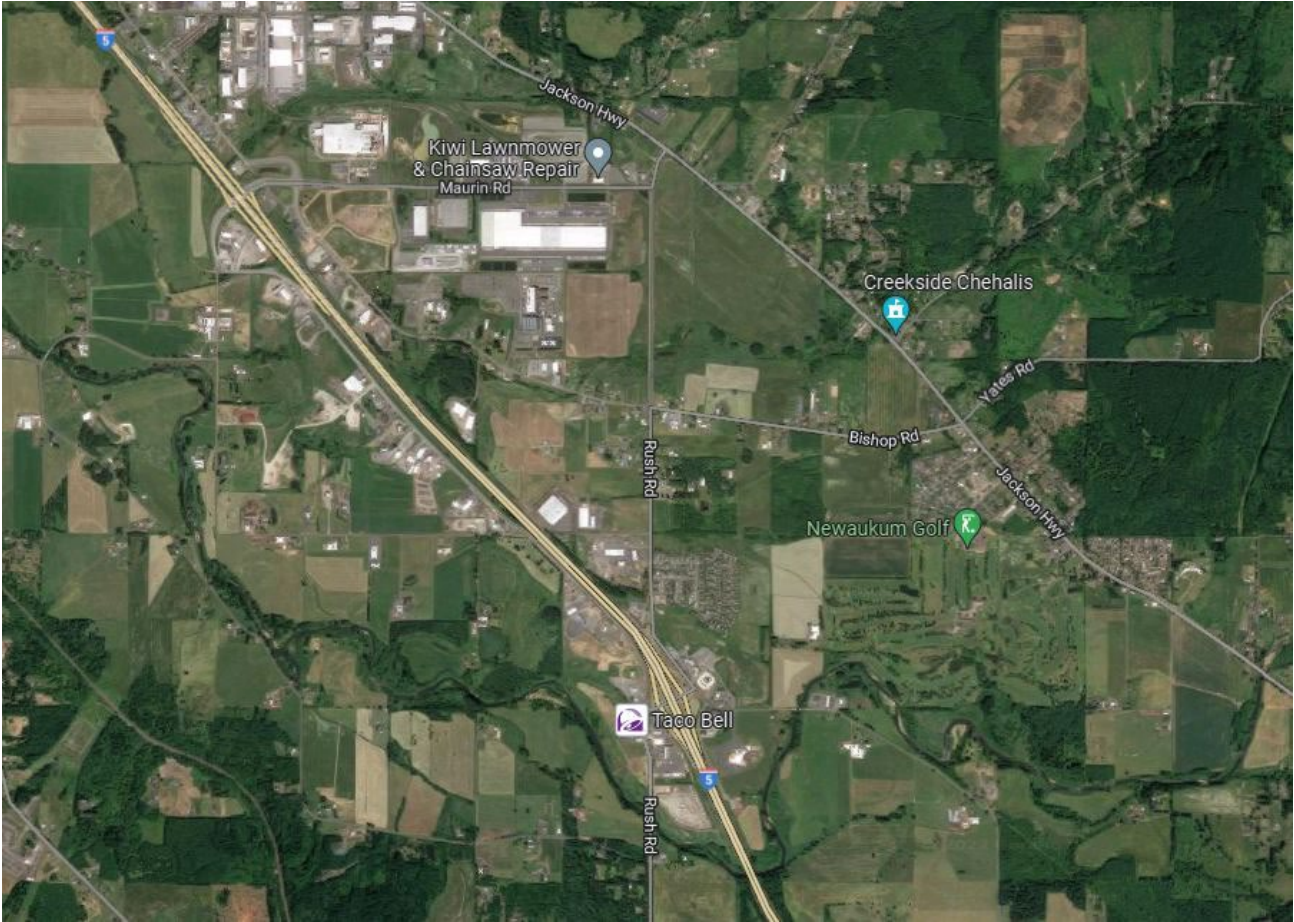
VANCOUVER



SOUTHERN CALIFORNIA



CHEHALIS



From: [Stacy Smith](#)
To: [Mindy Brooks](#)
Subject: Re: Opposition letter to the Westlund Enbody Expansion
Date: Friday, November 4, 2022 11:36:42 AM

Please include the email, as well. And thank you so much for asking.

Sincerely,
Stacy Smith

Sent from my iPhone

On Nov 4, 2022, at 11:16 AM, Mindy Brooks
<Mindy.Brooks@lewiscountywa.gov> wrote:

Received.

Do you want the body of your email to also be included as testimony or only the letter?

Mindy

From: Stacy Smith <writergirlca@aol.com>
Sent: Friday, November 4, 2022 10:18 AM
To: Mindy Brooks <Mindy.Brooks@lewiscountywa.gov>
Subject: Opposition letter to the Westlund Enbody Expansion

Dear Ms. Brooks,

Please find my attached letter in opposition to the Westlund Enbody expansion. While it is a similar letter to my Breen letter, these issues run deep and the content is just as valid. It concerns the shaping of our town and the future of the culture and way of life in all of Lewis County.

While the Breen expansion is closer and more personal, giving developers carte blanche to tear up hundreds of acres on the river just in a slightly farther away location feels just as wrong and will add just as much, if not more, traffic, density, and pollution.

These two expansions have opened my eyes to what is currently going on in our county, and as an individual who grew up in the burden of high-density living, over-development, and over-population, I fear if I do not speak out and urge the commissioners to pay attention to what they would be doing by passing these expansions, we will all find ourselves living in a place we no longer recognize.

I can try to keep running and insulting myself and my children from developers,

or I can stand up and attempt to open the eyes of the people who still have a chance to save what they have and to help them understand what they are really trading for high-density living and closer access to big business.

Thank you,

Stacy Smith
347 Newaukum Valley Road
Chehalis, WA 98532
Sent from my iPhone

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

JUDY BREEN
2210 Alderwood Drive
Chehalis, WA 98532

November 2, 2022

Re: Amendments to Lewis County Comprehensive Plan
City of Chehalis-Breen Application
Submission of Written Testimony by Deadline of 4:00 P.M. November 4, 2022.

To: Members of the Lewis County Commission

I am writing in response to statements made on the record during yesterday's (Nov.1, 2022) public hearing on the matter of the amendment to the Lewis County Comprehensive Plan, as it relates to the property now held in ownership by the Estate of Virginia Breen.

One or more members of the Baker Family offered testimony referring to my late husband, Harvey Breen, who died in 2013, and suggested his position would have been to oppose expanding the boundary of the Urban Growth Area to include the Virginia Breen farm. Further, testimony was given stating that Harvey Breen would have wanted the property to remain a farm.

My late husband was a successful contractor and businessman as well as a property developer having built with me what is now known as Alderwood Heights in Chehalis.

I can state to you that Harv would have wanted the Virginia Breen farm to be zoned to include the highest and best uses available under current land use planning and zoning laws now in place.

This letter is being submitted to correct the record made yesterday during oral testimony where it was stated that Harv would have wanted the entire Virginia Breen property to remain as a farm. The makers of those statements had no authority to speak for my late husband or offer opinions as to what his position would have been in this matter before the Commission.

Thank you for the opportunity to correct these misstatements made on the record.

Sincerely,


JUDY BREEN



DESIGN → PERMIT → MANAGE

November 4, 2022

Sean D. Swope
Lindsey R Pollock, DVM
F. Lee Grose

Re: Chehalis UGA Amendment – Breen Property
RBE NO. 22058

Dear County Commissioners:

I have been asked to provide my professional engineering opinion regarding comments made at the Public Hearing November 11, 2022, regarding flooding along the Newaukum River and the effect of bringing the Breen property into the Chehalis UGA.

There was concern expressed that this UGA amendment would ultimately lead to projects that would exacerbate flooding. Based on my review of the existing flood mapping and GIS elevation data, there is no evidence that this is true. The city's proposal clearly states that all critical areas along the river will be placed into a conservation easement. Thus, the proposal before you does not contemplate filling, altering or building in the floodway or flood plain, but to the contrary, contemplates protecting it. There will be no narrowing of the channel or constriction within the floodway under the UGA as proposed. Any project submitted after this amendment is passed will have conditions imposed that can assure that the floodway is protected. All future development within the City of Chehalis UGA must meet the most current version of the Washington State Department of Ecology Stormwater Management Manual. This manual requires stringent stormwater control measures for water quality and flow control. The design will restrict flow increases from the future developed area to pre-development conditions. Therefore, mitigating any impact to the flood plain.

Review of GIS data also shows there is potential to increase the width of the flood plain through this property and the floodway's carrying capacity could conceivably even be enhanced. This enhancement could occur with proper earthwork, just outside the current flood plain limits, which could be used to enhance wetland characteristics, and hence wetland habitat, and also enlarge the floodway carrying capacity. In this way, not only can the concerns of the owners downstream and upstream about increased flooding be ameliorated, but the current situation in that regard can potentially be improved. I ask that this UGA amendment not be denied because it will have a deleterious effect on flooding. Given the proper engineering, the area could potentially have a positive effect.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Balmelli".

Robert W. Balmelli PE
President

Cc: Project file



From: [Baker, Jenny](#)
To: [Mindy Brooks](#)
Cc: [bakerkodie](#)
Subject: Letter for UGA - Breen Property
Date: Friday, November 4, 2022 2:05:57 PM

Mindy – please include this in the public comments for the Breen UGA for the commissioner’s review.

Thank you,
Jenny

----- Original message -----

From: MADELYN BAKER <bakermadi1@aol.com>
Date: 11/4/22 1:55 PM (GMT-08:00)
To: bakerkodie <bakerkodie@aol.com>
Subject: Letter for UGA - Breen Property

Letter for UGA - Breen Property

Dear Lewis County Board of County Commissioners,

Hello, my name is Madelyn Baker I live at 592 Newaukum Valley Road Chehalis.

I am extremely proud to say I am Virginia Breen’s great granddaughter.

I oppose placing this property into Urban Growth.

My concern today may not fit with your exact criteria for deciding on this property/Home but I feel what I have to share is a important fact when making your decision. Yes my concerns include the flooding, traffic, and the environment but also the hopes of Virginia Breen and her wishes. I feel I can personally speak of my Grandma's views and concerns on this proposal.

We need to as humans and a community be able to respect and honor peoples values, wishes and legacy’s after they have passed. My grandma loved her home and everything it represented, her face would light up at the chance to tell us a story about living on the property, the joys she had witnessed and been part of, the family loved and lost, and all else that came with it!

She would strongly oppose this proposal.

My grandma passed away in her beloved home at 104 years old.

Unfortunately her estate was being managed by people from outside the family while she was alive and still to this day since her passing and I find it really coincidental we are here now with this proposal soon after her passing... when she couldn't be here to fight or oppose it. It was proposed at a perfect time for someone to take advantage of a situation and benefit themselves. The family hasn't even decided the fate of the property yet. If this was something my grandma had wanted and had expressed to her estate manager it could have been done the years she was still alive and able to speak for herself, but it wasn't. Frankly, because it was not what she wanted and would never want.

My grandma fought hard against urban growth and I know she would be up here with me today fighting if she could.

I truly hope you all are able to take this into consideration and are able to value and respect a wonderful woman's life and legacy.

Thank you

Sent from my iPhone

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

From: bl@signsearch.com
To: [Mindy Brooks](#)
Subject: Comments on Breen and Westlund/Enbody projects
Date: Friday, November 4, 2022 3:58:31 PM

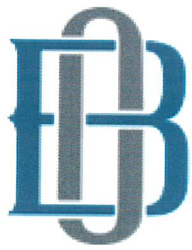
I feel it is crazy to think about putting housing developments on these two parcels – Breen more so than Westlund/Enbody. Although I firmly support a private landowners right to do what they would like with their property, I don't believe it should be allowed to have a negative impact on the neighboring properties. With my history of almost 60 years of living and working along the Chehalis River, and having been a member of the Flood Authority, I don't believe this development would not have impacts on landowners booth upstream and downstream from these site. Also the impact of traffic from that many houses in an area where traffic flow is already hazardous enough just doesn't make sense.

Thank you for considering my last minute comments.

Sincerely,
Julie Balmelli-Powe

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.



Buzzard O'Rourke

a t t o r n e y s a t l a w

Serving our community since 1978

JAMES M.B. BUZZARD	CENTRALIA	CHEHALIS	MAILING	CONTACT
SHANE M. O'ROURKE	<u>OFFICE</u>	<u>OFFICE</u>	<u>ADDRESS</u>	<u>INFORMATION</u>
DANA L. WILLIAMS	314 HARRISON AVENUE	60 NW BOISTFORT STREET	PO BOX 59	PHONE: 360.736.1108
ERIC J. LANZA	CENTRALIA	CHEHALIS	CENTRALIA	FAX: 360.330.2078
MARISSA Y. JAY	WASHINGTON	WASHINGTON	WASHINGTON	WEB: buzzardlaw.com
RYAN V. BEDFORD	98531	98532	98531	FB: buzzardorourke
STEVEN R. BUZZARD, <i>of counsel</i>				EMAIL: reception@buzzardlaw.com

November 4, 2022

Board of County Commissioners
Lewis County
351 NW. North St
Chehalis, WA, 98532

SENT VIA EMAIL TO mindy.brooks@lewiscountywa.gov | NO hardcopy to follow

RE: *Chehalis-Breen UGA Expansion Proposal*

Dear Board of County Commissioners,

I represent Nikki Ely in regard to the above mentioned matter. Ms. Ely is an heir of the Estate of Virginia Breen and an interested party in the proposal. This letter is being sent in support of the proposed amendment to the County's Comprehensive Plan map to include the entirety of the parcel located at 259 Hamilton Rd., Chehalis, WA, (hereinafter referred to as the "Breen Parcel") in the City of Chehalis' UGA.

I. Background

Both the City's and the County's Staff issued reports which clearly show the need to add the Breen Parcel into the UGA, and that the proposal meets the relevant standards set forth in section 17.12.100 of the Lewis County Code.

Although the standards or criteria are met for this proposal, the County's Planning Commission recommended the BOCC reject the proposal. Many of the members of the public that commented either during the Planning Commission meeting on July 26, 2022, or in writing, failed to fully understand the Growth Management Act, State Environmental Protection Act (SEPA), and Lewis County Policies; it is also clear that they failed to understand the full land use development process.

Prior to adopting a comprehensive plan, or an amendment to a comprehensive plan, the County (or City) must go through a lengthy update process, including a public participation plan, multiple public hearings, and finally a submission to the Department of Commerce for full review. A cursory review of both the County's comprehensive plan and the City of Chehalis's comprehensive plan shows that the proper process was followed, and Commerce approved the County's comprehensive plan. The County then implements policies, typically a development code, to further the Comprehensive Plan's goals and policies.

1. City of Chehalis Need for Additional Housing

Pursuant to the GMA, the state Office of Financial Management (OFM) develops population projections for each county. Lewis County is then mandated to determine, in consultation with the cities (Chehalis

included), where that growth should be directed to occur. The County is required to review patterns of development occurring within the UGA. If the review determines that patterns of development have created pressure in areas that exceed available developable lands within the UGA, the UGA may be revised subject to certain requirements. The City of Chehalis adopted its most recent comprehensive plan in 2017. As stated throughout the hearings, and included in the staff reports, the City of Chehalis is in desperate need to expand its UGA to provide for additional housing. Without such expansion, the City is in danger of being unable to meet its housing needs for the projected growth.

2. Property Information

A. Zoning change and no proposed or pending land use applications.

Under the GMA, all cities and counties are directed to designate natural resource lands (including those related to forestry, agriculture, fisheries, and mining), and identify steps to preserve them. Here, the County previously designated natural resource land; the Breen Parcel is not designated as an Agricultural Resource Land.

Additionally, prior to 2009, the northernmost portion of the Breen Parcel was added to the Chehalis UGA and zoned C-G or General Commercial. The rest of the land is currently zoned RDD-20 (one dwelling unit for every 20 acres). The change in zoning, specifically adding the Breen Parcel to the UGA requires a conservation easement, which limits the development to approximately 38 acres of the full 110 acres.

At this time there is no proposed land use development or application. A zoning change allows development, but it does not cause it, nor does it cause traffic issues or flooding. The Breen Parcel is estimated to be able to accommodate 456 dwelling units, however, the County has stated that this is currently the maximum number of dwelling units that would be allowed under the change in zoning (due in part to the limited 38 acres available to be developed because of the required conservation easement) and it was more likely that any residential development of the Breen Parcel would result in significantly fewer dwelling units. Most importantly, the change in zoning does not prevent the Breen Parcel from continuing its agricultural use.

B. Estate of Virginia Breen & Security State Bank

During the hearing on November 1, 2022, Tamara Baker and Kodie Baker's attorney, Stuart Morgan, testified that the application was premature because two of the owners did not consent to the application by [Security State Bank]¹ to the City of Chehalis. The Breen Parcel is owned by the Estate of Virginia Breen. There are four (4) heirs or beneficiaries with an interest in the Breen Parcel, Kodie Baker, Tamara Baker, Sterling Breen, and my client, Nikki Ely. Based on the record, it is obvious that the heirs are not in agreement and the Baker's are against the UGA proposal. Regardless, Security State Bank is the duly appointed Personal Representative of the Estate of Virginia Breen. As Personal Representative, SSB is solely charged with managing, administration, and the settling of the Estate. SSB is performing its duty as Personal Representative by applying to the City of Chehalis to have the Breen Parcel included in the UGA. My client was aware of this application submitted by SSB. If a beneficiary believes that Personal Representative of the Estate is breaching its fiduciary duties, then the proper recourse is in Lewis County Superior Court under Title 11 RCW. The proper recourse is not before the Board of County Commissioners.

3. Rush Road/Exit 72

Exit 72 is the closest entrance/exit to Interstate 5 (I-5) to the Breen Parcel. Many comments complained of congestion and "hazards". However, amending the Comprehensive Plan map to include the Breen Parcel into the Chehalis UGA will not lead to any change in the issues associated with the Exit. To the contrary, rejecting the proposal carries a significant risk of allowing the congestion and "hazards" to persist. If development is

¹ Mr. Stuart Morgan appeared via Zoom and was heard to have stated Sterling Savings Bank, this is assumed to have been in error as no such bank is involved with the Estate of Virginia Breen.

allowed, a developer is required to mitigate traffic. Preventing the Breen Parcel from being developed will likely delay any required mitigation. As other parcels develop in the area, the need may arise for the creation of a Transportation Benefit District (Ch. 36.73 RCW), which will result in the imposition of additional taxes for the area. Thus, leaving the necessary mitigation to be funded by the taxpayers instead of a developer.

Land use development of a subdivision with 456 dwelling units (likely less) will require a SEPA decision, and likely a traffic impact analysis (TIA). During the land use development process, local jurisdictions affected by the proposed development are given the opportunity to comment. This would include WSDOT, Napavine, Chehalis, and Lewis County.

Another viable option for the Breen Parcel is the use of Exit 74 or the Labree Road Exit off of I-5. This was not considered, likely due in part to the proximity of Exit 72, but should be noted as a viable option.

4. Environmental Concerns

A. Conservation Easement

The public comments consistently mention how devastating it will be for the community to have the 110 acres made a part of the UGA. However, only 38 acres of those 110 acres would be developable and the northernmost part of the Breen Parcel is already part of the UGA.

Lewis County, like many other counties in the State of Washington, floods. This is well known, and as such, the County has made provisions for addressing flood risk and mitigating damage from potential flooding. The City of Chehalis and the County have both declared that the property owner (currently the Estate of Virginia Breen) will have to record a conservation easement prior to it being included in the City's UGA. A conservation easement is stronger, and more easily enforceable, than a wetland buffer. This proposed conservation easement will require the landowner to cede all of their development rights to a significant portion of the land. The 110 acre Breen Parcel only has 38 acres which may be developed. The concerns about the eagles, fish, river, and wildlife are addressed by this requirement for a conservation easement.

B. Water Concerns

The County issued its MDNS on August 30, 2022, the County's Environmental Health comments included in the SEPA Comments Memo Dated September 14, 2022, includes the following:

"Relying on groundwater wells in that area is not recommended due to the shallowness of the formation, minimal flows and poor water quality. Prior to the change the source of potable water to serve the changed use should be addressed and reserved to assure successful usage of the land for the intended change. It should include utilizing the existing Group A water supplies within the area and assuring the land is included in the approved service area."

The City of Chehalis water main is in close proximity to the Breen Parcel and will need to be utilized if development occurs. Currently, because the majority of the Breen Parcel is not in the UGA it is limited to the use of wells--which are not recommended by the County. RCW 36.70A.110(4) expressly prohibits, with limited exceptions², water and/or sewer services from being extended to or expanded in rural areas. This prevents the City of Chehalis from extending to or expanding its water and/or sewer services³ to those areas outside of its

² "In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development."

³ Lewis County Sewer District 4 currently serves the area near the Breen Parcel with sewer service. The County notes that the City of Chehalis and Lewis County Sewer District 4 (LCSD4) are in conversations to discuss the possibility of the City absorbing the LCSD4.

UGA, including the majority of the Breen Parcel.⁴ Including the Breen Parcel in the Chehalis UGA creates the opportunity for access to the Chehalis Water and Sewer.^{5 6}

II. Conclusion

The County is responsible for identifying urban growth areas (UGAs), areas where “urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” (RCW 36.70A.110). Furthermore, the County is responsible for designating, expanding, and reducing UGA boundaries, including the Chehalis UGA, in consultation with the City of Chehalis in its determinations. The City of Chehalis has identified deficiencies in its land use capacities and its ability to meet OFM’s projected population growth and housing needs. The City after receiving an application from the Personal Representative of the Estate of Virginia Breen, reviewed the application, held a public hearing, and then submitted the City of Chehalis’ application to Lewis County to expand its UGA to help alleviate its housing burden. Upon receipt of the application, multiple hearings and planning commission meetings occurred, and a staff report and a MDNS were prepared and released. The inclusion of the Breen Parcel is in the best interests of the County, City of Chehalis, and the Estate of Virginia Breen. On behalf of my client, Nikki Ely, an heir and beneficiary of the Estate of Virginia Breen, it is desired, requested, and encouraged that the Board of County Commissioners adopt the change in the zoning map to include the Chehalis Breen UGA proposal.

Sincerely,

A handwritten signature in blue ink that reads "Marissa Y. Jay". The signature is fluid and cursive, with the first name "Marissa" being the most prominent part.

MARISSA Y. JAY, JD

⁴ It should be noted that the Chehalis sewer main passes directly in front of northeast border of the Breen Parcel, adjacent to Hamilton Road. The water main ends just north of the Breen Parcel.

⁵ Subject to Lewis County granting any franchise agreements to the City of Chehalis.

⁶ Cities are not allowed to annex areas outside of a UGA.

August 16, 2022

Lewis County Planning Commission
351 NW North St.
Chehalis, WA 98532

Dear Lorie Spogan, Jason Alves, Bob Russell, Kathy Chastain, Frank Corbin, Gretchen Fritsch and Corbin Foster,

My husband Paul and I attended one of your meetings for the first time on Weds., July 26, 2022 regarding Centralia and Chehalis UGA expansion. I will admit, I'm not a fan of the political arena and being at your meeting certainly didn't change my mind.

First, there were issues with speakers, problems with zoom attendees, and things needing to be repeated that wasted the time of everyone there.

Secondly, the judgment on issues was not equitable in the least. The Chehalis-Breen expansion was argued extensively by the board members about how it would have a devastating effect on the already huge traffic problem that exists at exit 72, and so the recommendation was to not go forward with the expansion. It was mentioned by several of the board members that nothing should be added to the traffic at exit 72 until that area was "fixed".

However the Chehalis-Westland-Enbody expansion, which would have an even greater effect on the exit 72 interchange was passed, and the traffic issue was hardly mentioned and even suggested that the traffic increase could be "mitigated". We all know that people are going to go the shortest route, which means heading to Kirkland Road and the freeway, vastly increasing the traffic there.

The city representative admitted that the likelihood of being able to add the full 546 dwellings on the Chehalis-Breen property was unlikely, so let's say that number would be more like 300 or so. The Chehalis-Westland-Enbody project was approved for upwards of 1500 dwellings, and is actually closer to the I-5 exit than the Breen property. Just because there will be another entrance/exit on Jackson highway has no bearing on the amount of traffic that will be routed to exit 72. Most people will not choose to try to make a left onto Jackson Highway, which at certain times of day is almost impossible. Instead, they will choose to make a right onto Kirkland Rd.

The impassioned argument by the board in reference to the Chehalis-Breen expansion and extra traffic on exit 72 was barely discussed for the much larger and more intrusive Chehalis-Westland-Enbody expansion.

It seems that the quick decision made by the board to approve the go ahead for the Chehalis-Westland-Enbody expansion was either because someone has interest in this project, or they just wanted to get the meeting over with, fully contradicting their decision on the Chehalis-Breen expansion. The two are no different, yet were met with completely different reasoning.

This Chehalis-Westland-Enbody expansion will not serve the people, it will serve the city of Chehalis with tax dollars, and of course Mr. Westlund and Mr. Enbody. Money is always the bottom line. Certainly there are other options besides taking recreation, which we sorely need more of not less of in this area; taking farmland, which the Rose property is currently; polluting and adding to the flood risks of the Newaukum River (which they will); increasing exit 72 traffic; and making the lives of the residents around this proposed development miserable.

The city representative mentioned several times that they're required to show growth. Why?? Why do we have to grow? Do we want to be like the larger cities with all the problems that invites? Or do we want to remain a community with lots of farmland and a small town feel?

The golf course serves young people, middle aged and the older generation, and removing 9 holes will have a detrimental effect on how many individuals the course could then serve. The loss of farmland and building close to the river will have untold devastating effects now and in the future. The increased traffic on exit 72 will exacerbate an already extremely difficult situation. Those of us living on Kirkland Road enjoy the beautiful scenery and do not wish to look at a large housing development instead of beautiful trees and fields.

I will be forwarding this letter to the Washington Dept. of Commerce as well as the Lewis County Commissioners, and hopefully they will reverse your ill-advised passage of this expansion.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dalene Olson".

Dalene Olson
282 Kirkland Rd.
Chehalis, WA 98532

Nov. 4, 2022

Lewis County Commissioners
351 NW North St.
Chehalis, WA 98532

Dear Sean Swope, Lee Grose, and Lindsey Pollock,

My husband Paul Olson and I (Dalene) live on a Certified Organic Angus beef farm less than 1 mile from the proposed Westland-Enbody UGA expansion. We are extremely concerned should this expansion go through that we will have severely increased traffic on our road, which will adversely affect how we're able to put in our winter feed, or haul fertilizer to our fields. We already have quite a bit of traffic on this road, as people use it as a way to get from Jackson Hwy to the freeway and vice-versa. We often have people speeding and throwing out their garbage from the fast food restaurants at exit 72. When we're using our tractors on the road, it can be quite dangerous. With a large increase in traffic, this matter will only get worse and more dangerous.

It will also tremendously increase the traffic at exit 72, which currently is horrendous. There are so many issues that are wrong with this expansion, it's hard to list them all.

We're also very disappointed that the west 9 hole portion of the golf course is being considered for housing. There is so little recreation in this area that is used by those of all ages, that it is a travesty should this expansion go through and eliminate a portion of the golf course. That means that those that are learning, or are students practicing their skills, or just families trying to enjoy a day together will be forced to use the larger course, that is more difficult, and will be busier because everyone will be forced to use the same area.

Then there is the matter of the Rose farm. That property has been farmed commercially for many, many years, and since there are plenty of areas of poor soil or land unsuitable for farming available for developments that are already in the Chehalis city limits, prime farmland should also never be considered.

Finally, the main argument of the City is that we are going to need additional housing for 4000 more people by 2040. As mentioned in a previous letter, those projections are completely false and have no basis. The City of Chehalis hasn't even increased 1500 people in over 50 years, and even with all the extra housing going in, the population has gone down, not up. Just check the census.

Even though there were only a few of us at the BOCC meeting Tuesday protesting the Westland-Enbody expansion, all of our points are valid and should be considered just as if there were hundreds of testimonies. Fewer people doesn't make the argument less valid.

Please vote NO to the Westland-Enbody expansion for the good of all the people of Chehalis.

Thank you,

A handwritten signature in cursive script that reads "Paul & Dalene Olson". The signature is written in dark ink and is positioned above the printed name.

Paul and Dalene Olson