




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

**FROM:** Dan Penrose, Planning Manager, SCJ Alliance 

**DATE:** March 26, 2019

**SUBJECT:** Raindrop Properties LLC Centralia/Chehalis UGA transfer

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### **Request:**

Raindrop Properties LLC owns approximately 677 acres of undeveloped forested lands on Widgeon Hill, currently located within the City of Centralia's Urban Growth Area. The property is bordered to the north by other properties in the Centralia UGA, to the west by incorporated Chehalis, and to the east and south by unincorporated Lewis County.

The property owners have requested removal from the Centralia Urban Growth Area and filed a corresponding request with the City of Chehalis to add the same property into the Chehalis Urban Growth Area. This request is made in order to take advantage of the property's closer proximity to Chehalis utility connections and infrastructure.

This transfer from one City's UGA to another is being treated as a map amendment in each city's UGA and must comply with the Lewis Countywide Planning Policies (CWPP) and Washington's Growth Management Act. The current Centralia land use designation is Very Low-Density Residential, with Zoning at R5A (1 unit/5 acres). The proposed land use and zoning designation in Chehalis is RUGA (Residential in UGA) at 1 unit/5 acres.

The end result would increase Chehalis' 20-year population forecast by 135 units or 393 people if permitted to develop at the 1 per 5 acre. This amount could either be added to the County total or reduced from Centralia's. Annexation and zoning at urban densities would not be achieved until a plan was in place that details the future mix of residential dwellings and the required infrastructure, and following assessment of steep slopes or any other critical areas present on the land itself.

### **Rationale:**

The transfer of the UGA from one city (Centralia) to another (Chehalis) will not result in any change to the proposed land use. As shown on the maps, there will not be an expansion of the overall UGA and the County's overall population forecast does not change as the underlying densities are identical (Very Low-Density Residential is equivalent to RUGA).

This move is being requested to respond to the difficulty and costs of extending Centralia sewer service to the property. The nearest Centralia sewer line is over 7,000 feet from the corner of the property

(located at the Kresky Avenue/Fair Street intersection). While the 8" line is sufficient to accommodate the future buildout of the Raindrop property, there are significant capacity limitations further up the line toward the treatment plant that would require prohibitively expensive upgrades. The probable Chehalis sewer connection at Hampe Way and Kresky Ave. is 4,500 feet away from the property, but the system does not have similar capacity limitations.

Future street access for this development is also expected to connect primarily along Kresky Ave at both Hampe Way and near Grove Street. Any forecasted traffic impacts and improvements would need be addressed through the Chehalis Public Works department.

Further, the scarcity of available residential properties within Chehalis' boundaries is well documented in their Comprehensive Plan.

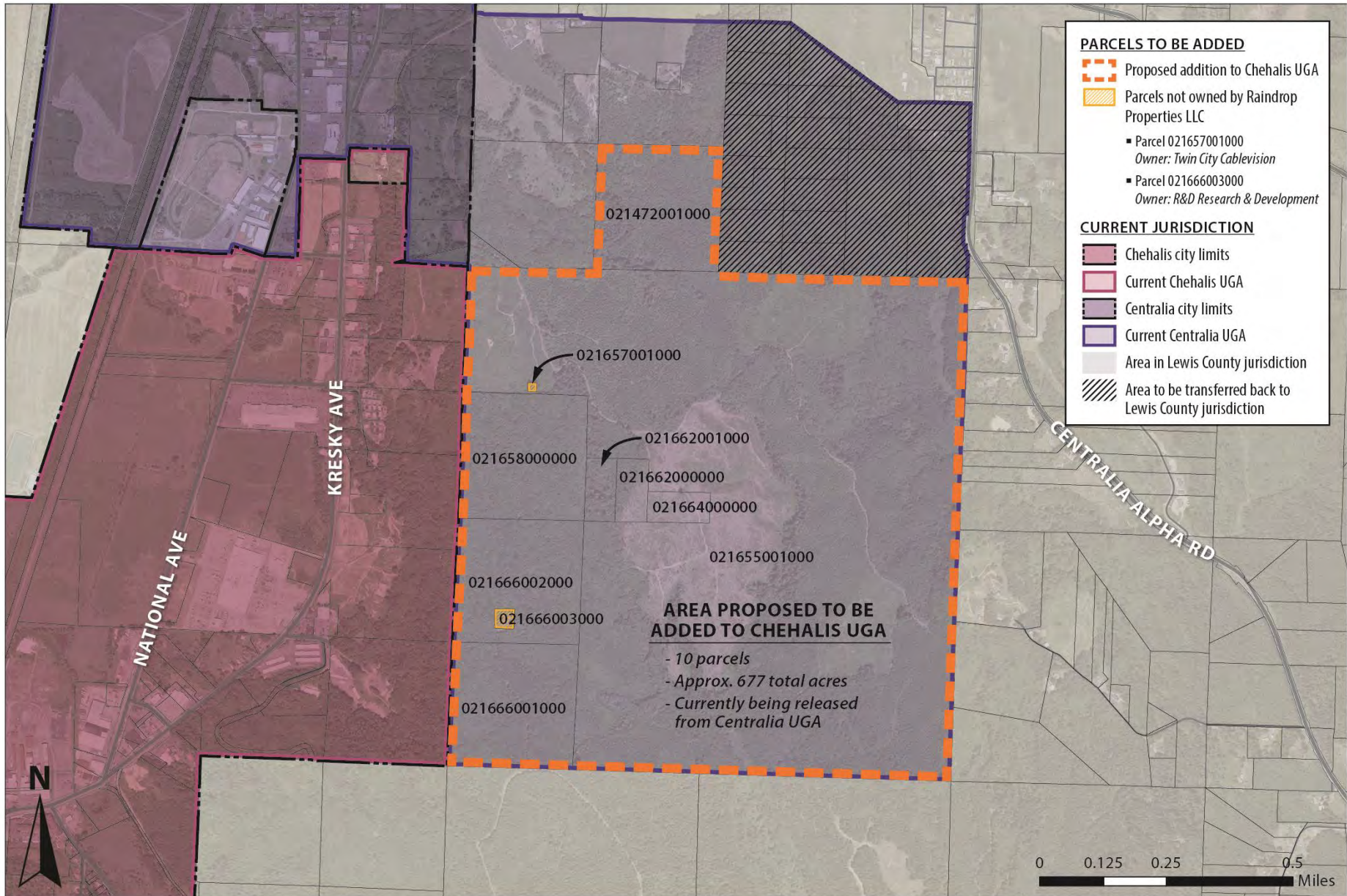
"The city of Chehalis is virtually built out. Most of the undeveloped land within the city contains significant constraints to development due to the presence of wetlands, steep slopes, or floodways. Lesser constraints, such as location within a flood plain, require more costly design than properties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

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

Revising the UGA boundary will allow for new residential units to be developed and offer new housing options to meet the Chehalis's future growth projections. With the proposed amendment in place, the addition of 677 acres will increase the amount of residential property within Chehalis and provide building lots to help the City meet its future growth.

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

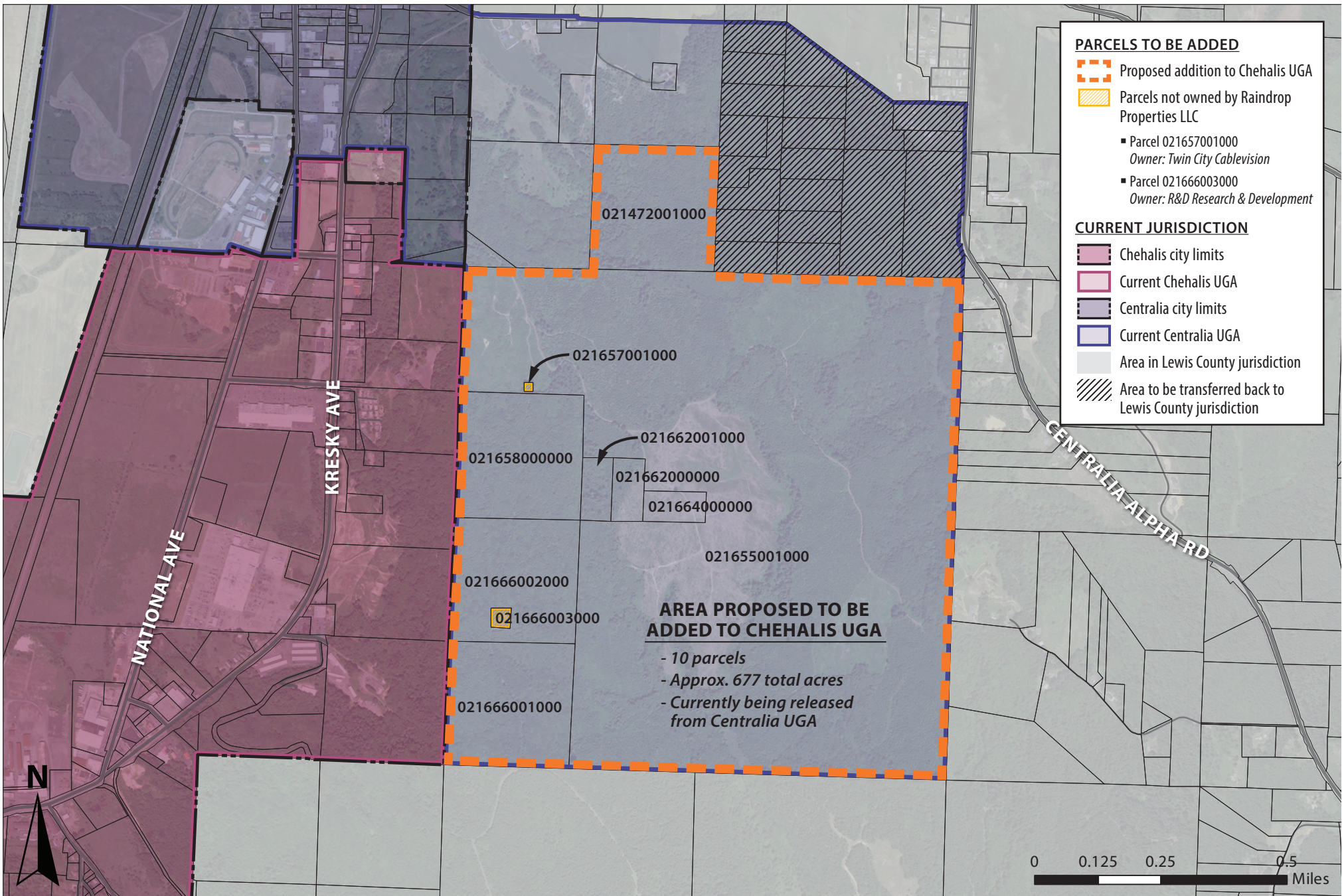
Existing Public Services (per City of Centralia July 2017 staff report)		Proposed Provider when transferred to Chehalis
<b>Police</b>	Currently the Centralia Police Department services this area only as a courtesy to Lewis County Sheriff's Department. The interlocal agreement gives Lewis County Sheriff's jurisdiction within the urban growth areas.	Coverage per Chehalis interlocal
<b>Fire</b>	This area is serviced by the Riverside Fire Authority.	No Change
<b>Water</b>	There is no city water service in this area. The closest water is located along Kresky and Hampe St.	No Change
<b>Sewer</b>	There is no city sewer in this area. This area would be served by on-site septic systems. The closest sewer is located in Kresky and Fair Street.	Chehalis Public Works
<b>Solid Waste</b>	Currently there are no requirements to have a solid waste collection within the urban growth area.	No Change
<b>Streets</b>	Any streets would be Lewis County jurisdiction as per the interlocal agreement and they maintain them	No Change
<b>Stormwater</b>	Currently the city does not provide stormwater services in this area.	No Change
<b>Electric Power</b>	There is no City Light power serving this area.	No Change
<b>Animal Control</b>	Animal control services are currently handled by Lewis County Sheriff as per the interlocal agreement.	Coverage per Chehalis interlocal
<b>Planning</b>	Planning services are currently handled by the City of Centralia Community Development Department as per the interlocal agreement with Lewis County.	Coverage per Chehalis interlocal
<b>Building</b>	Building Inspections and permits are currently handled by the City of Centralia Community Development Department as per our local agreement.	Coverage per Chehalis interlocal
<b>Public Health</b>	Lewis County as a whole is served by the Lewis County Health Department	No Change
<b>Parks/Recreation</b>	This area utilizes City Parks and Recreation.	Chehalis Parks & Recreation
<b>Library Services</b>	Library services are currently provided by Timberland Regional Library	No Change
<b>Schools</b>	This area is currently contained within the Centralia School District.	No Change



# PROPOSED ADDITION TO UGA

PETITION FOR CITY OF CHEHALIS COMPREHENSIVE PLAN AMENDMENT  
 RAINDROP PROPERTIES LLC





# PROPOSED ADDITION TO UGA

PETITION FOR CITY OF CHEHALIS COMPREHENSIVE PLAN AMENDMENT  
 RAINDROP PROPERTIES LLC



**ORDINANCE 1307**

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEWIS COUNTY, WASHINGTON**

**AN ORDINANCE OF THE COUNTY OF LEWIS AMENDING )      ORD 1307**  
**THE LEWIS COUNTY COMPREHENSIVE PLAN            )**

**WHEREAS**, RCW 36.70A.040 requires Lewis County to plan under and in accordance with the Growth Management Act; and

**WHEREAS**, RCW 36.70A.130 requires that comprehensive plans shall be subject to continuing review and evaluation by each county and at a frequency no more than once every year;

**WHEREAS**, RCW 36.40A.110 requires each county to designate urban growth areas within their comprehensive plan after consulting with each city in the county;

**WHEREAS**, the Lewis County Comprehensive Plan delineates the boundaries of urban growth areas on Map LU-1 within the Land Use Element; and

**WHEREAS**, the cities of Centralia and Chehalis each petitioned Lewis County to amend Map LU-1 of the Lewis County Comprehensive Plan to allow adjustments to their urban growth area boundaries, with the combined effect of transferring a portion of Centralia's urban growth area into Chehalis and a portion into unincorporated Lewis County; and

**WHEREAS**, Lewis County consulted with the cities of Centralia and Chehalis at meetings of the Lewis County Planned Growth Committee regarding each city's petition to amend the urban growth boundary adjustment as shown on Map LU-1; and

**WHEREAS**, the Lewis County Planned Growth Committee recommended forwarding both petitions amending Map LU-1 to the Lewis County Planning Commission for consideration as 2019 amendments to the Lewis County Comprehensive Plan; and

**WHEREAS**, the Lewis County Planning Commission, pursuant to LCC 17.12.050(1), reviewed and discussed the petitioned changes to Map LU-1 as amendments to the Lewis County Comprehensive Plan at a workshop on July 23, 2019; and

**WHEREAS**, the Lewis County Planning Commission, pursuant to LCC 17.12.050(2), held a public hearing on September 24, 2019 on amending Map LU-1 to the Lewis County Comprehensive Plan showing adjustments to the urban growth area boundaries for the cities of Centralia and Chehalis and after considering public testimony, adopted a recommendation that the Board of County Commissioners approve said amendments; and

**WHEREAS**, on September 24, 2019 the Lewis County Community Development Department sent notice of the proposed Lewis County Comprehensive Plan amendment to the Washington State Department of Commerce for their 60-day review, which ended on November 23, 2019; and

**WHEREAS**, the Lewis County Department of Community Development issued a SEPA Determination of Nonsignificance for the revisions to the Comprehensive Plan on October 29, 2019; and

**WHEREAS**, on November 5, 2019, staff provided notice of a Public Hearing on the proposed Comprehensive Plan in the manner prescribed in LCC 17.12.050; and

**WHEREAS**, the Lewis County Board of County Commissioners, pursuant to LCC 17.12.050 considered the Planning Commission recommendation to amend of Map LU-1 during a public hearing held on November 25, 2019;

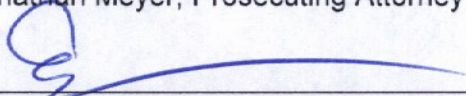
**NOW THEREFORE BE IT RESOLVED** that the Lewis County Board of County Commissioners do hereby adopt the revision of Map LU-1 of the Lewis County Comprehensive Plan.

**SECTION 1.** Attachment A to this ordinance includes the adopted revision to Map LU-1.

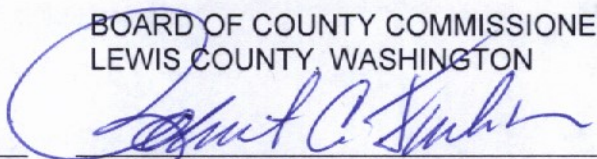
**SECTION 2.** If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain valid and continue in full force and effect, and in all circumstances the most current version of the Comprehensive Plan and Development Regulations shall be given the fullest possible lawful effect.

PASSED IN REGULAR SESSION THIS 25<sup>th</sup> DAY OF November, 2019.

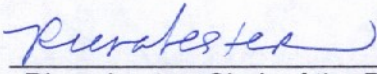
APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

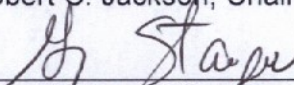
  
By: Eric Eisenberg, Deputy Pros. Attorney

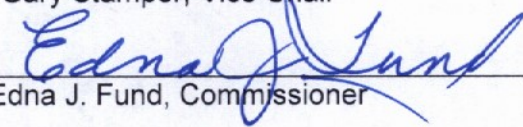
BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

  
Robert C. Jackson, Chair

ATTEST:

  
Rieva Lester, Clerk of the Board

  
Gary Stamper, Vice Chair

  
Edna J. Fund, Commissioner





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**NOTICE OF PUBLIC HEARING BEFORE THE LEWIS COUNTY  
BOARD OF COUNTY COMMISSIONERS and INTENT TO ADOPT**

**NOTICE IS HEREBY GIVEN** that the **LEWIS COUNTY, WASHINGTON, BOARD OF COUNTY COMMISSIONERS** will hold a public hearing on November 25, 2019, starting at or after 10:00 a.m. The public hearing will consider Ordinance 1307, which amends Map LU-1 in the Lewis County Comprehensive Plan that delineates urban growth area (UGA) boundaries. The amended map will remove 809 acres from the Centralia UGA and add 677 acres to the Chehalis UGA.

The public hearing will occur at the Lewis County Courthouse, Commissioners' Hearing Room, at 351 NW North Street, Chehalis, WA. At the hearing, individuals will be invited to speak and/or provide written statements regarding the proposed changes. All individuals wishing to speak are encouraged to attend. Written comments may be submitted in advance of the hearings to:

Lee Napier at 360.740.2606 or [lee.napier@lewiscountywa.gov](mailto:lee.napier@lewiscountywa.gov).

Details about the proposals are available at <https://lewiscountywa.gov/departments/community-development/>. Hard copies are available at the Lewis County Community Development Department at 2025 NE Kresky Ave., Chehalis WA; at the Timberland Regional libraries located in Chehalis, Centralia, Salkum, Randle, Packwood, and Winlock; and at the Lewis County Senior Centers in Morton, Packwood, Toledo, Twin Cities (Chehalis), and Winlock.

*The meeting site is barrier free. People needing special assistance or accommodations should contact the Commissioner's Office 72 hours in advance of the meeting at 360.740.1120.*

**Date:** September 6, 2019

**To:** Lewis County Planning Commission

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

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

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

### **General Overview**

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

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

### **Comprehensive Plan Amendment Procedures for UGA Adjustments**

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1. RCW 36.70A.110 requires Lewis County to designate urban growth areas through its Comprehensive Plan. While the county has the responsibility to discuss how it sets UGA boundaries with the cities, the actual designation is a decision by the county. The county conducts its consultation process annually through the Lewis County Planned Growth Committee (PGC), which provides a recommendation on such amendments. A recommendation from the PGC initiates the Chapter 17.12 LCC, Public Participation Program for amendments to the Lewis County Comprehensive Plan.
2. Chapter 17.12 LCC requires the following procedures for Comprehensive Plan amendments:
  - a. Hold one or more background workshops by the Lewis County Planning Commission (PC). The PC held a workshop on the UGA boundary adjustments at their July 23, 2019 meeting.

- b. Schedule a date for a public hearing. At the August 27, 2019 workshop meeting, the PC passed a motion to schedule a public hearing on the UGA boundary adjustments for September 24, 2019.
  - c. Circulation of a draft proposal. The county published a notice of public hearing on September 05, 2019 and provided copies of this report as required to appropriate state and local agencies as well as interested parties.
  - d. PC Public Hearing. The public hearing format will provide a summary of materials in the record, an opportunity for questions by the public and the planning commission, and an opportunity for public testimony.
  - e. PC recommendation. After conclusion of the public hearing, the PC has the option to conduct additional workshops to discuss the matter. Once the PC is ready, it then makes a recommendation to the Board of County Commissioners (BOCC) on the UGA amendments.
  - f. BOCC action. Upon receiving the BOCC may choose to hold one or more workshops on the amendments, may elect to hold its own public hearing, may remand the amendments back to the PC for additional consideration. Once there is no need for further review, the BOCC may approve the amendments by ordinance or deny the proposal altogether.
3. Lewis County must submit Comprehensive Plan amendments to the Washington State Department of Commerce for a 60-day review and comment period before final adoption by the BOCC.

### **Applicable Laws and Policies**

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1. The Growth Management Act under RCW 36.70A.110, along with WAC 365-196-300 through – 345, describes the criteria for designating UGA boundaries within the county. The most pertinent of these requirements as they relate to the UGA amendment proposals include WAC 365-196-300, Urban Densities; WAC 365-196-310, Urban Growth; WAC 365-196-320, Providing Urban Services; WAC 365-196-325; Providing Sufficient Land Capacity Suitable for Development; and WAC 365-196-330, Phasing Development within the UGA.
2. The Lewis County Countywide Policies (CWPP) provide policy guidance on the amendments under the following provisions: 1. Urban Growth, 2. Reduce Sprawl, 4. Housing, and 12. Public Facilities and Services. In addition, Appendix B assigns future population allocations to the Cities of Centralia and Chehalis.

3. The Lewis County Comprehensive Plan within its Land Use Element establishes goals and policies for Urban Growth.
4. The Comprehensive Plans for the Cities of Centralia and Chehalis provide further guidance on population growth and housing needs, urban densities and development patterns, and the availability of urban services. Development regulations for the City of Chehalis provides specific development regulations that will pertain to the UGA extension.

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

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1. The City of Centralia zoning for the 809 acres proposed for retraction is Rural Residential District (R-5A), which allows one dwelling unit per five acres. The intent of this district is "...for lands which face building constraints due to environmental hazards such as flooding, steep slopes, wetlands, shorelines or other environmentally sensitive areas." See Section 1, Exhibit C-1 and 2.
2. The closest City of Centralia sewer and water mains to the retracted area are over 3,000 feet away at Fair Street. The city does serve a few homes with electrical service. See Section 7, Exhibit C-1.
3. The largest property owner within the retracted area, Raindrops Properties LLC (677 acres), has requested the removal of its properties from the Centralia UGA with the intent of merging into the Chehalis UGA. This will provide closer access to appropriately-sized sewer and water mains. See Section 1, Exhibit C-1.
4. The 809-acre R-5A District UGA retraction will remove the potential for accommodating 161 dwelling units or 389 people within the Centralia UGA. See Section 2, Exhibit C-2.
5. Analysis by the City of Centralia states it has an adequate land base without the subject 809 acres to meet the residential housing demand for the 2040 population allocation in Appendix B of the CWPP. The city anticipates directing future growth elsewhere within its UGA that has greater accessibility to urban services. See Item 5, Exhibit C-4.

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

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

2. To meet its 2040 UGA population allocation of 11,230, the 2017 Chehalis Comprehensive Plan estimates a need for 231 net acres for single-family dwelling units and 2.4 net acres for multi-family dwelling units within its UGA.<sup>1</sup> The plan also states there are 497 vacant/undeveloped gross acres available for residential development within the current UGA before the proposed expansion.<sup>2</sup>
3. An August 26, 2019 report prepared for the city by SCJ Alliance Consulting Services provides additional land capacity analysis for the current R-UGA district. The report assesses critical area constraints and incorporates a market factor that estimates the likelihood of vacant or underdeveloped property developing in accordance with the city's Comprehensive Plan and development regulations. The net result of this exercise shows 269.5 acres are available for future development within the current R-UGA boundaries. See Sections 1-3, Exhibit E 1-2.
4. The report prepared a similar land capacity analysis for the Raindrops Properties LLC 677-acre expansion, finding that 431 gross acres are available for future development. See Sections 1-2, Exhibit E 2-3.
5. If the expansion moves forward, the city will designate the property Urban Growth Area Residential (R-UGA). This district "...is to provide an area for development of low and medium density residences with relatively larger lot sizes and adequate public facilities and, with zoning controls designed to protect the existing, vested rural residential living environment from possible deleterious influences of urbanization." This district allows 1 dwelling unit per 5 acres, or 4 to 24 dwelling units per acre if approved through subdivision.<sup>3</sup> See Sections 1, Exhibit D 1.
6. Altogether, this proposal will make available a total of 700.5 acres for future residential development in the Chehalis UGA's R-UGA zoning district (269.5 acres in current R-UGA and 431 in the proposed UGA expansion).
7. The City of Chehalis reports that its wastewater treatment plant has adequate capacity, with upgrades, to serve future growth within the 677-acre UGA expansion. Sewer mains would need extension approximately 4,500 feet to the edge of the developer's property (Raindrops Properties LLC). See Section 7, Exhibit D-6.
8. The City of Chehalis reports its water treatment plant has adequate capacity to serve future growth within the 677-acre UGA expansion. The city currently is working with the Washington Department of Ecology to acquire the water rights it

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<sup>1</sup> Based on the city's 2018 population estimate of 7,515 (OFM), the city will be adding 3,715 residents by 2040.

<sup>2</sup> See City of Chehalis Comprehensive Plan, Land Use Element, pages 26 and 27.

<sup>3</sup> See Chapter 17.52, Chehalis Municipal Code

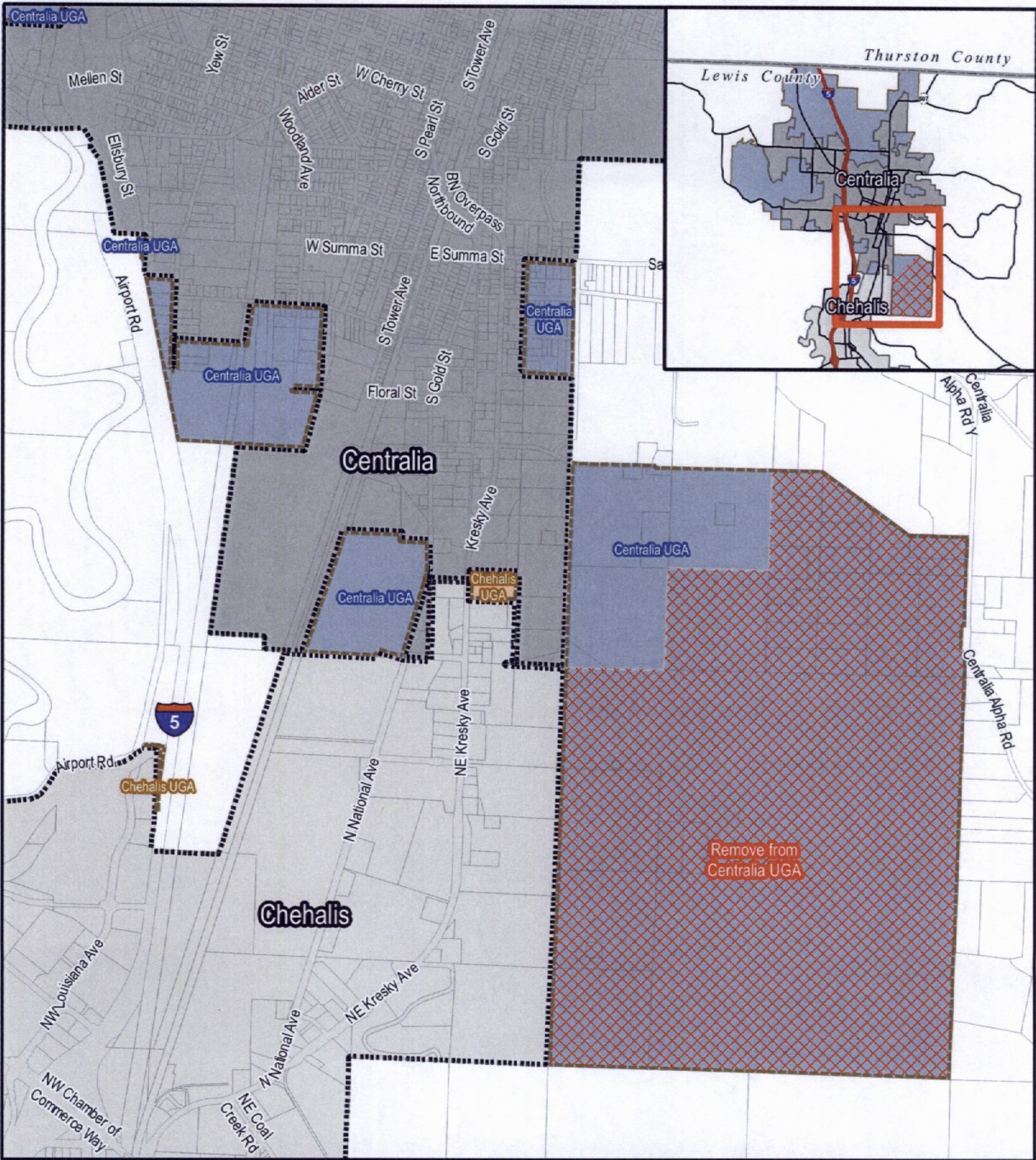
needs to serve existing and future growth in the city. Additional rights may transfer to the city from the TransAlta intake on the Skookumchuck River. See Section 7, Exhibit D-6.

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

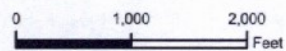
#### **Recommendation by the Planned Growth Committee**

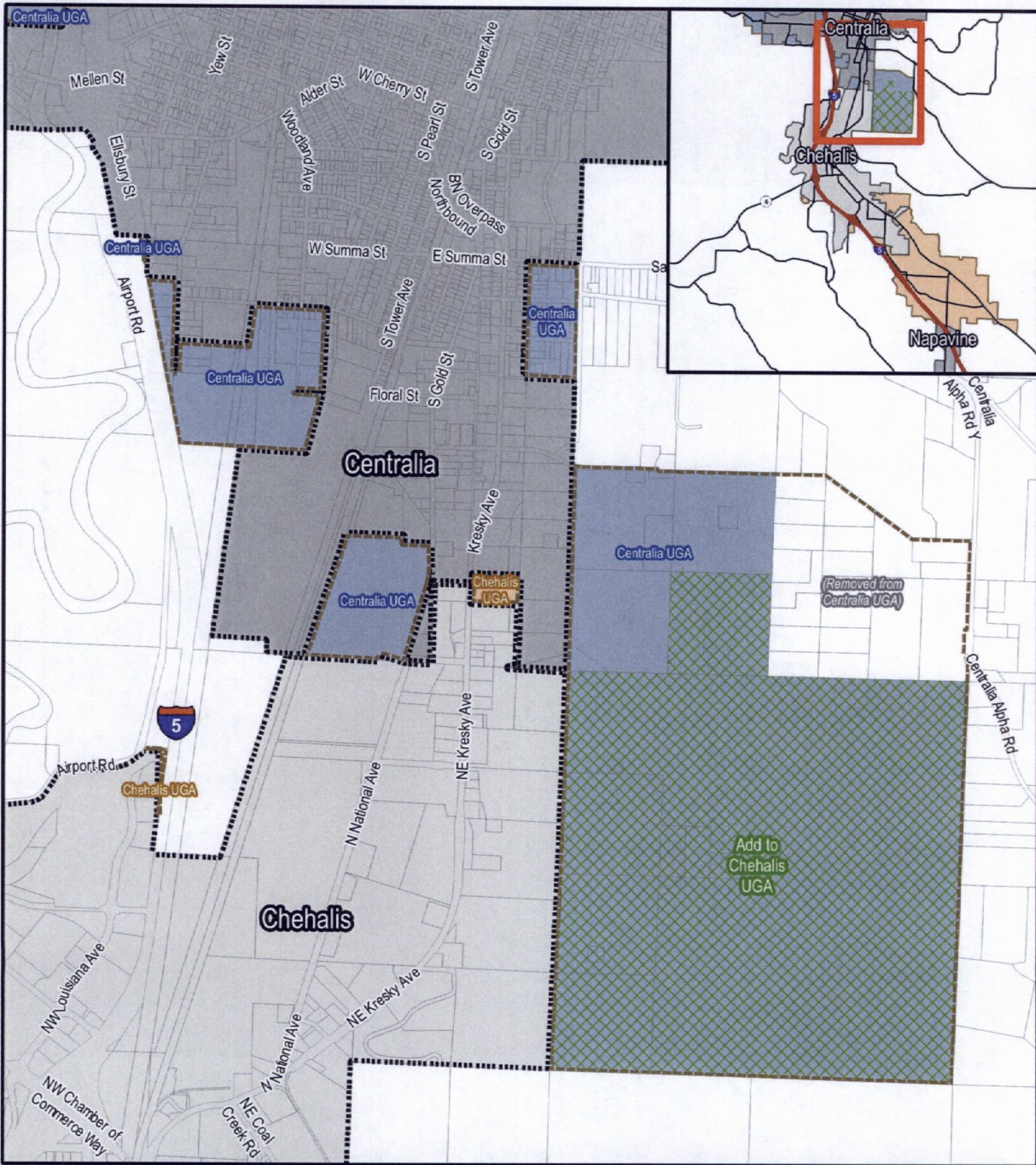
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The Lewis County Planned Growth Committee, a committee attended by representatives from the county and each city, discussed these UGA amendments at their April, May, and June 2019 meetings. At the June 19, 2019 meeting, representatives passed a motion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



Lewis County, Washington  
**2019 Proposed UGA Change: Centralia**  
 Exhibit A

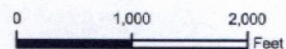




Lewis County, Washington

2019 Proposed UGA Change: Chehalis

Exhibit B







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

**1. Description of the UGA Amendment.**

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

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

**WIDGEON HILL SUMMARY**

Comprehensive Plan Land Use Designation: Very Low-Density Residential

Current Zoning: R5A = 1 unit per 5 acres

Property Vegetation: The area is mostly timberland but large sections were recently logged. The properties would be considered as undeveloped.

Current Uses or Development:

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

Parcels with homes: Two completed and there is one just beginning construction

Total Parcels Involved: 30

Population: 6-10 people

Area (Size): Total area is approximately 809 acres

**Background**

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

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

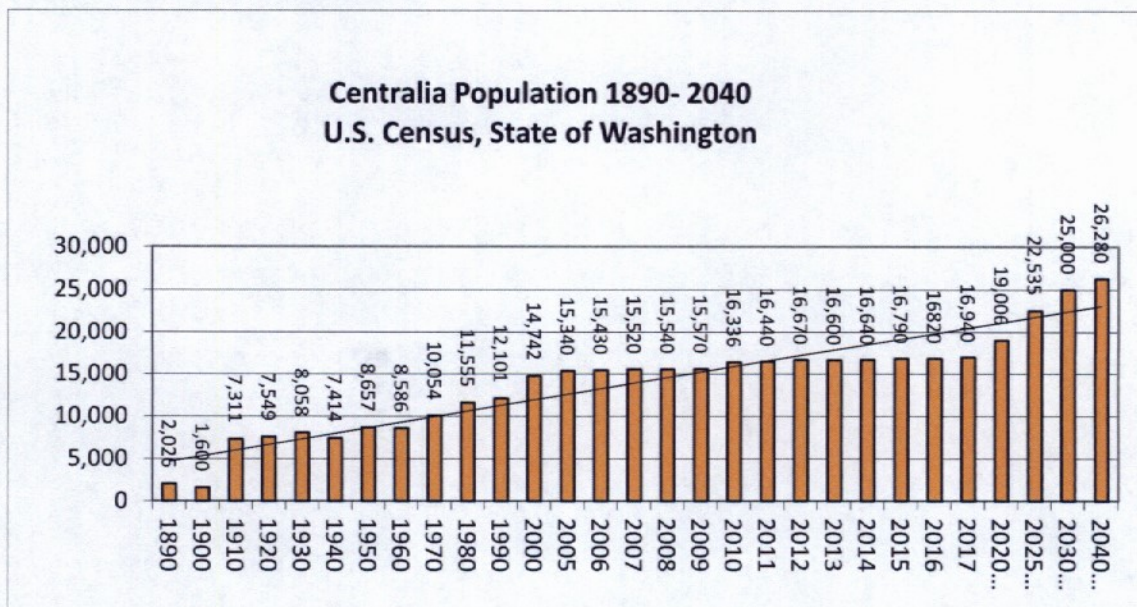
The City then looked logically at how the area would develop in the future and is also requesting to remove an additional 132.13 acres from the City's Urban Growth Boundary (UGB). The following table represents the additional properties the City is requesting to be removed.

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

**2. Summary of the 20-year population allocation.**

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

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



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

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

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

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

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

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

#### 4. Urban Density Standards and Buildable Lands Analysis

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

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

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

5. The City has an adequate property to move the residential density to other locations that are more conducive to development. For example, Davis Hill is currently zoned for 1 unit per 5 acres and as utilities expand into the area the properties can be rezoned to an urban density like 4-8 units per acre.
6. The City is removing Widgeon Hill from its Urban Growth Area therefore this isn't a issue for the City of Centralia but it has wetlands, steep slopes, and certain spots that could have a potential of a landslides. (see attached CAO Map of the property).

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

#### **CENTRALIA PLANNING COMMISSION**

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

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

#### **CENTRALIA CITY COUNCIL**

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

#### **ATTACHMENTS**

**Attached Map** – Area to be removed from Centralia's Urban Growth Area.

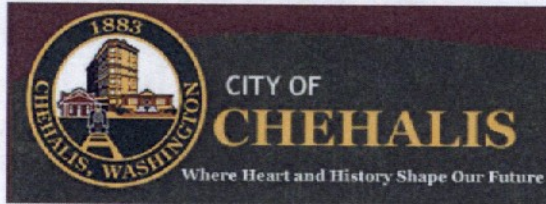
**Attached CAO Map** – Critical Areas Map (Wetlands & Steepslopes)



# Centralia UGA Amendment - CAO Removal of 809 acres

Date: 5/10/2019





**Community Development Department**

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**TO:** Lewis County Planned Growth Committee  
**FROM:** City of Chehalis, Trent Lougheed, Community Development Director  
**DATE:** July 5, 2019  
**SUBJECT:** Proposed UGA Expansion to include approximately 677 acres

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1. *Description of the UGA Amendment*

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

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



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

Jurisdiction	2010			2016			
	City Population Census	UGA Population Estimate	City and UGA Population Estimate	City Population Census	UGA Population Estimate	City and UGA Population Estimate	
Centralia	16,336	3,398	16,670	16,820	3,499	20,319	
Chehalis	7,259	1,973	7,345	7,460	2,028	9,488	
Morton	1,126	246	1,125	1,120	245	1,365	
Mossyrock	759	91	760	745	89	834	
Napavine	1,766	27	1,790	1,870	29	1,899	
Pe Ell	632	12	635	640	12	652	
Toledo	725	29	725	720	29	749	
Vader	621	228	625	615	226	841	
Winlock	1,339	326	1,340	1,340	326	1,666	
2040					Increase		
Jurisdiction	Adopted Allocation	Population Based on Highest Rate of Growth	UGA Population Based on Highest Growth	Highest Number Estimate	Increase Based on Allocation	Increase Based on Highest Growth 2010-2040	Increase Based on Highest Rate of Growth 2016-2040
Centralia	26,280*	27,219	26,280	27,219	2801	7485	5961
Chehalis	11,230	10,670	10,653	10,670	1998	1438	1165
Morton	1,869	1,584	1,531	1,869	497	212	167
Mossyrock	920	1112	1,035	1,112	70	262	200
Napavine	3,063	4,952	4,279	4,952	1270	3159	2381
Pe Ell	814	778	758	814	170	134	106
Toledo	1,131	919	877	1,131	377	165	128
Vader	885	1365	1,229	1,365	36	516	389
Winlock	4,550	2,238	2,111	4,550	2885	573	445

\*Updated to reflect adopted 2018 Centralia Comprehensive Plan numbers.

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

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

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

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

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

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

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

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

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

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

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

**UGA ANALYSIS**

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

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

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

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

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

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

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

6. *Critical Areas*

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

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

7. *Need for public services.*

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

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

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

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

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

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

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

## **Exhibit A**

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

#### **FUTURE LAND USE NEEDS**

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

#### **RESIDENTIAL**

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

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

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

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

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

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

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

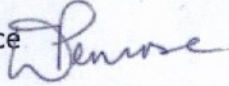
Based upon the analysis shown above, the city can accommodate the need for multi-family development during the planning period within the existing city limits, provided that multi-family development occurs at a density only slightly higher than 12 du/ac. However there does not appear to be adequate land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



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



**SCJ ALLIANCE**  
CONSULTING SERVICES

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

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

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

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

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

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

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

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

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

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

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

### R-UGA Summary:

1. Parcels impacted by one of the development constraint sections above account for ---- of the 1,167.0 total acres in the R-UGA zone. Thus about --- of the total acres have development limitation.
2. Parcels impacted by two or more of the development constraints sections above account for 978.9 acres of the 1,167.0 total acres of the R-UGA zone. Thus about 84% of the total acres have multiple development limitations.
3. Of the 1,167.0 acres of R-UGA zoning, this exercise identified only 269.5 acres available for future development once non-residential uses (section 1), more developed lots (section 2), and mapped critical protection areas (section 3) are removed from the total.  $[1,167 - 74.1 - 336.7 - 486.7 = 269.5]$ .
4. The remaining 269.5 acres in the R-UGA may or may not be developable based on specific site constraints, parcel configuration limitations and proximity to public water, sewer and city services.

### Raindrop Property analysis

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

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

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

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

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

## Raindrop Property Summary:

1. Six of nine parcels are impacted by more than one critical area. Because these five parcels are especially large (in excess of 20 acres), summarizing the impacts by parcels does not provide similar comparison as provide elsewhere in this analysis.
2. Of the 689 acres evaluated here, 431.4 acres are available for future development once non-residential uses (section 1), more developed lots (section 2), and mapped critical protection areas (section 3) are removed from the total.  $[689 - 1.2 - 256.4 = 431.4]$ .
3. The remaining 431.4 acres represents 62% of the total site, which is unimpacted by mapped critical areas or Section 1 and 2 considerations.

## Notes and Assumptions:

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

## Mapping Analysis Results

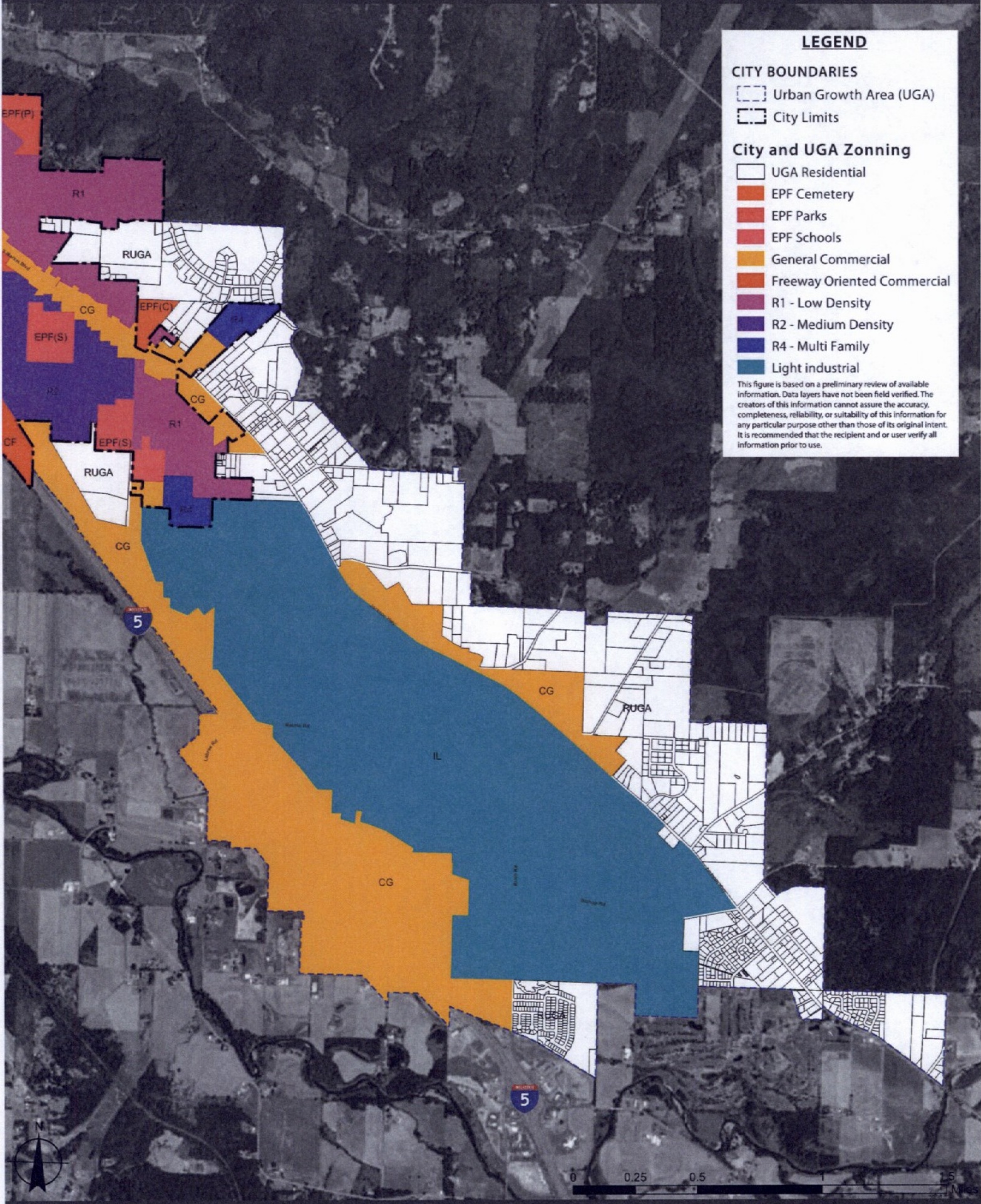
Of the 1,167 acres designated as by Chehalis as Residential - Urban Growth Area, 23.5% (269.5 acres) have no mapped development limitations. These areas are most available for residential development, but their proximity to public facilities, utilities, and road access is unknown.

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

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

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

# Zoning Map | City of Chehalis



# Combined Layers | Chehalis R-UGA

## LEGEND

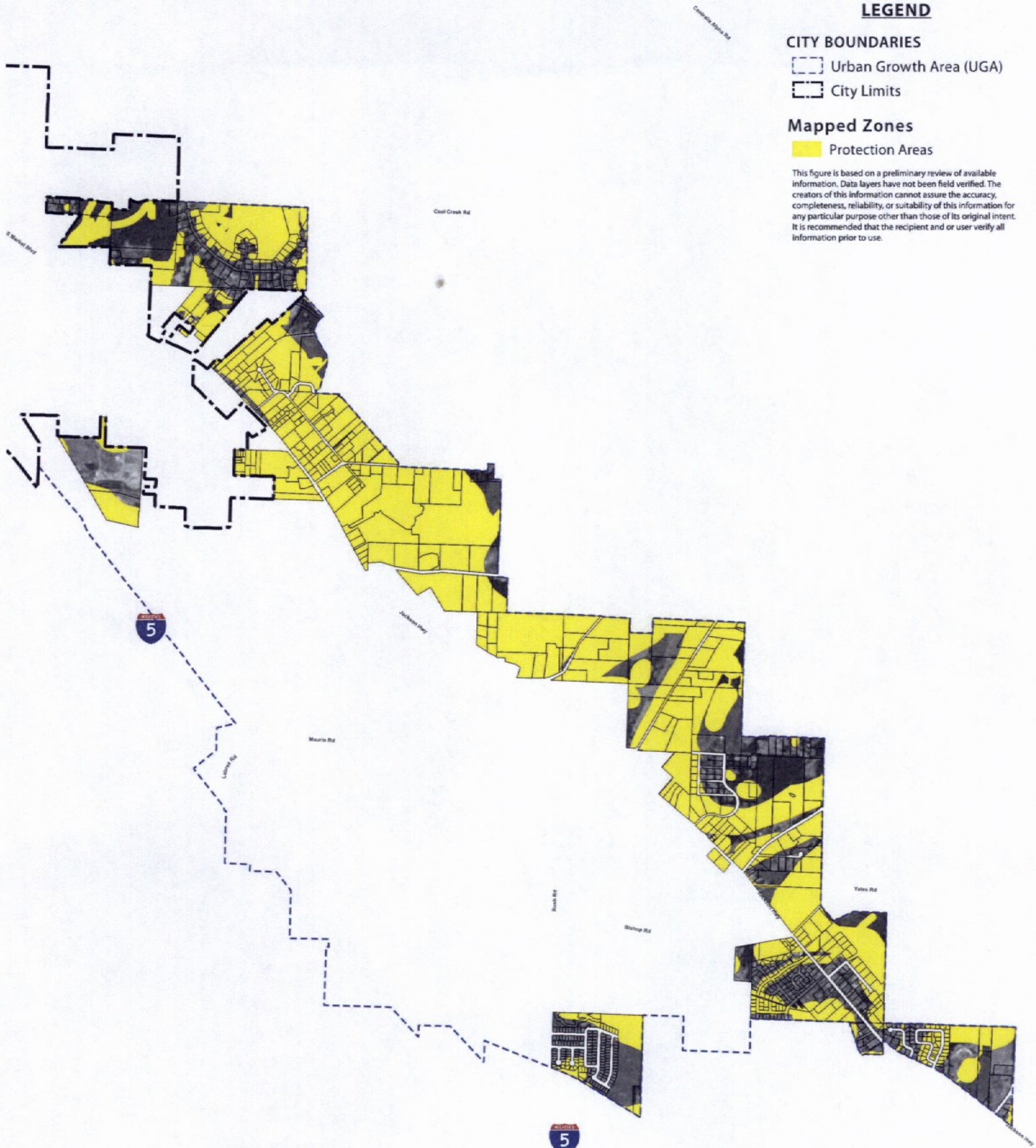
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- Protection Areas

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



# Streams & Buffers | Chehalis R-UGA

## LEGEND

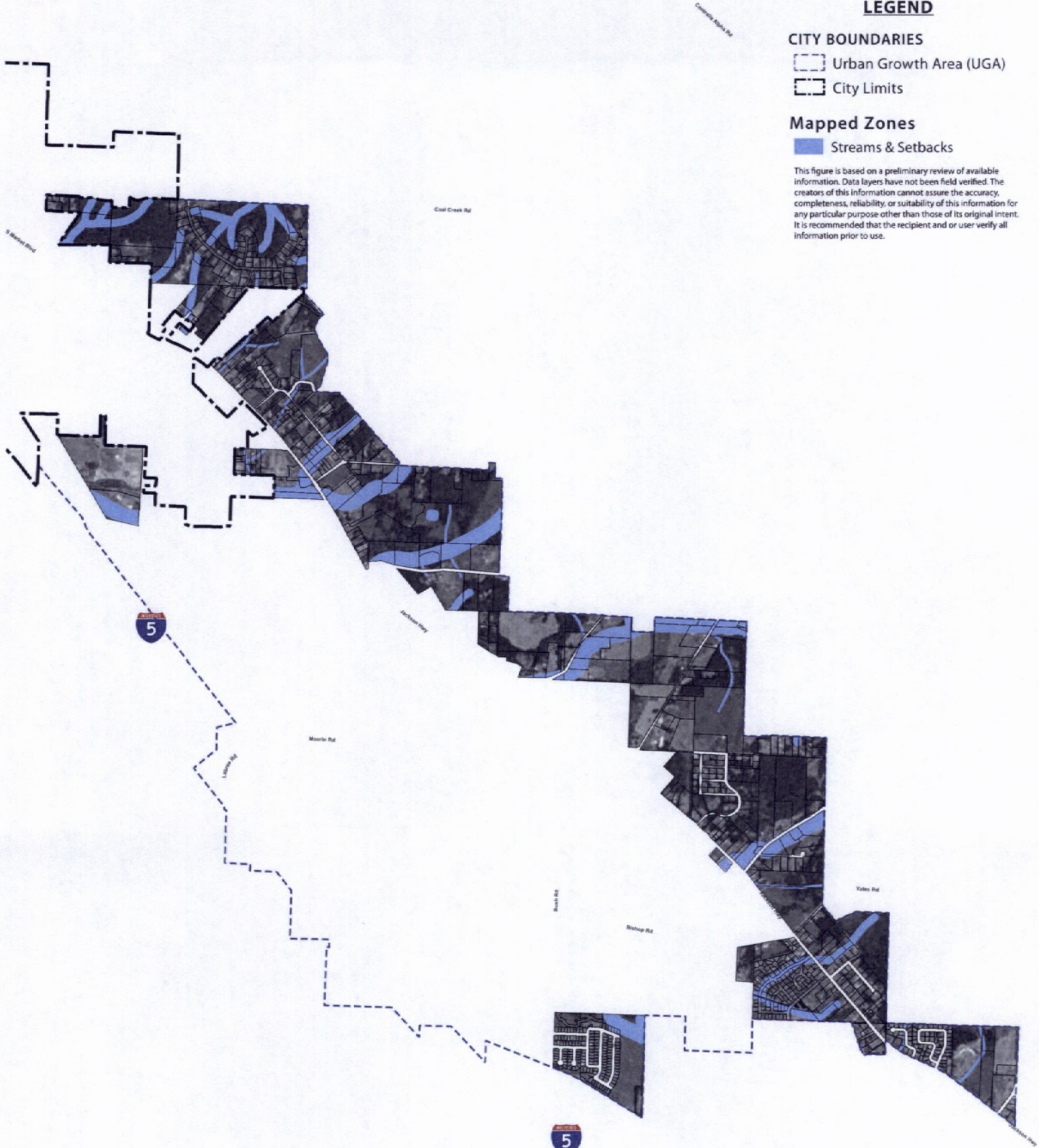
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- Streams & Setbacks

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



# DNR Mapped Hazard | Chehalis R-UGA

## LEGEND

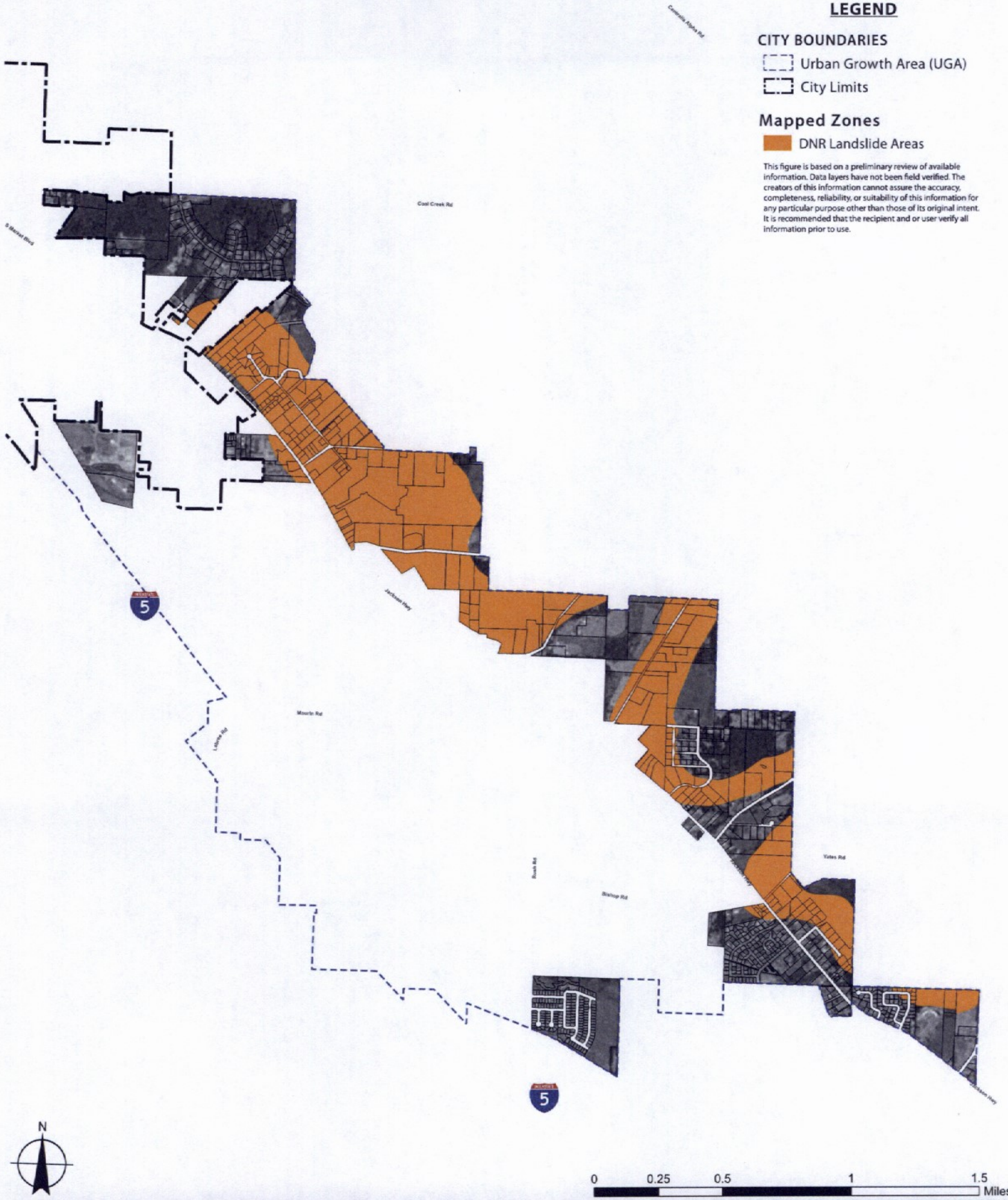
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- DNR Landslide Areas

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





# NWI with 150ft Buffer | Chehalis R-UGA

## LEGEND

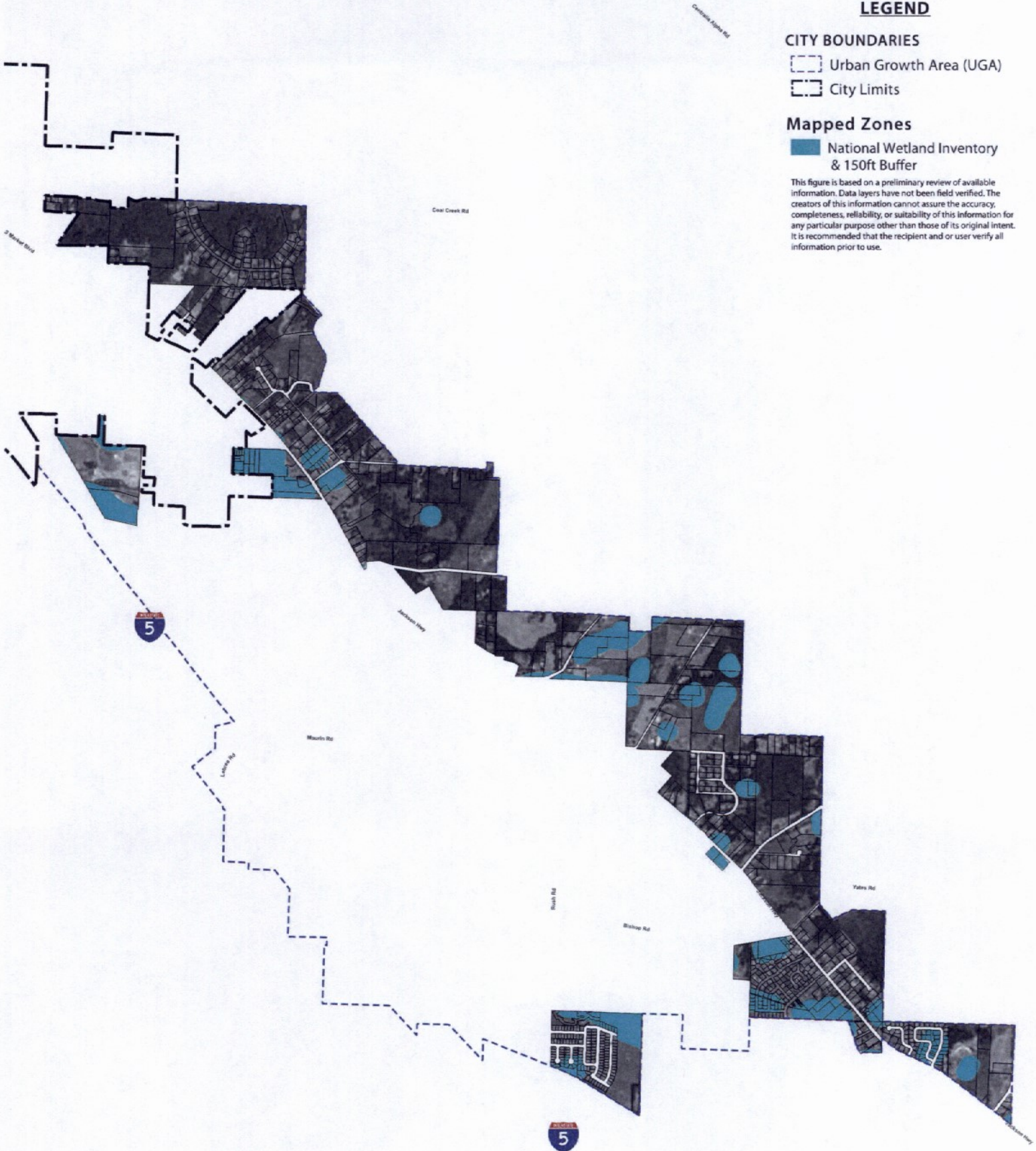
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- National Wetland Inventory & 150ft Buffer

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



# FEMA Floodzones | Chehalis R-UGA

## LEGEND

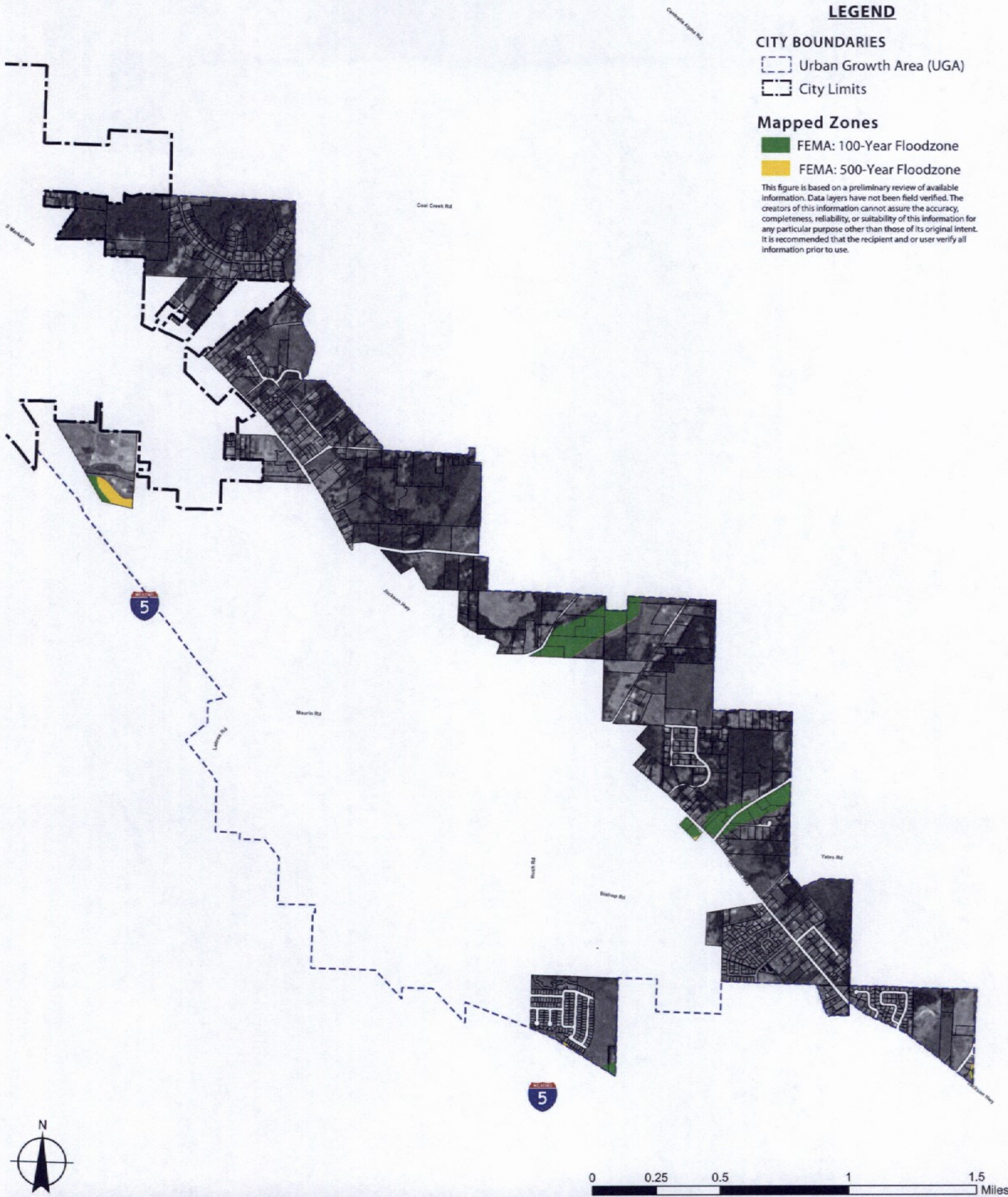
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

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

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



# Buffered 30% Slopes | Chehalis R-UGA

## LEGEND

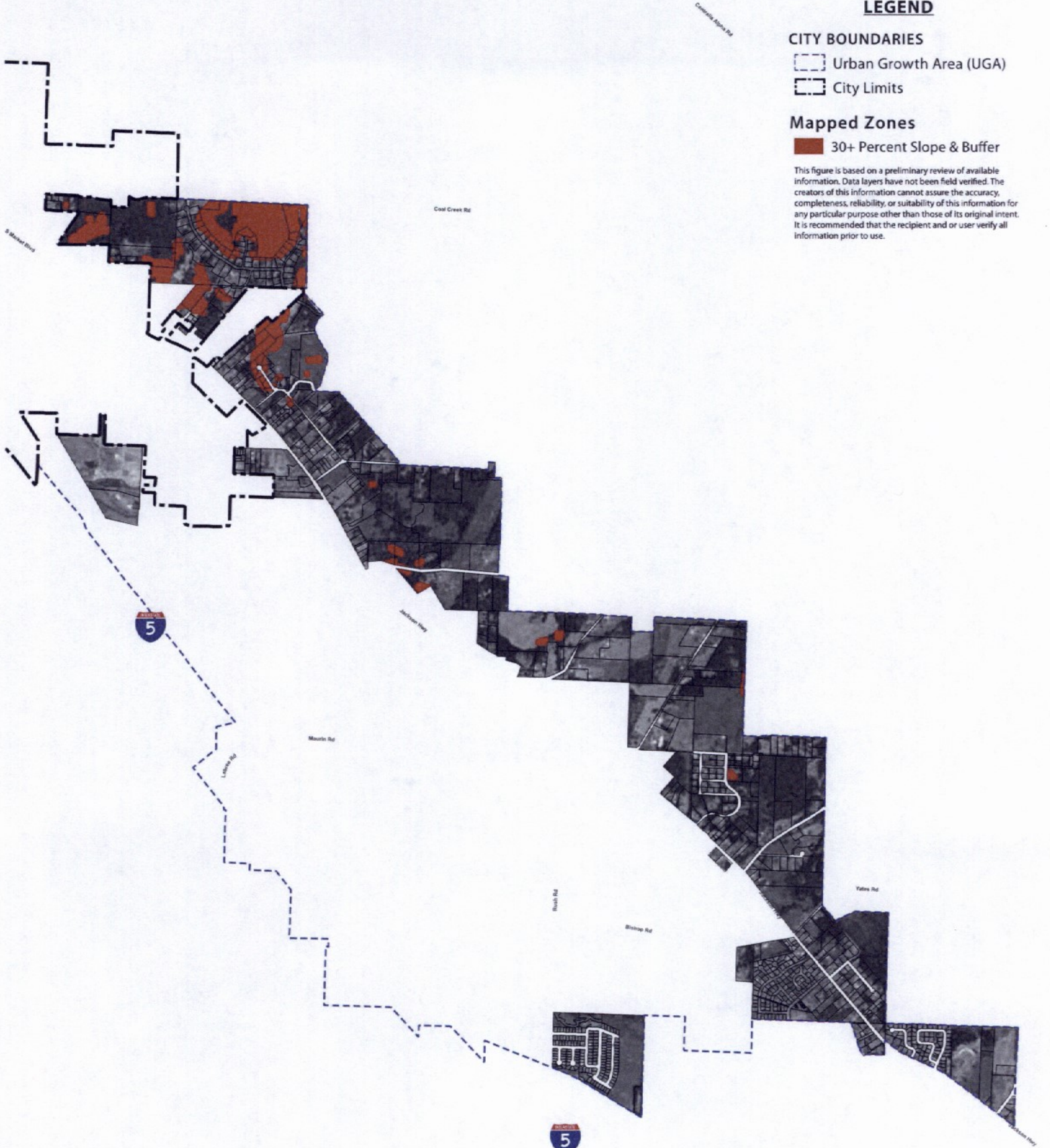
### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones

- 30+ Percent Slope & Buffer

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



# Combined Layers | Raindrop Properties

## LEGEND

### CITY BOUNDARIES

- Urban Growth Area (UGA)
- City Limits

### Mapped Zones Combin

- Protection Areas

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



0 0.05 0.1 0.2 0.3 0.4 Miles

# PLANNED GROWTH COMMITTEE

WSU Conference Room  
Historic Courthouse

## Meeting Notes, June 19, 2019

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

### **Handouts/Materials Used:**

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

### **1. Call to Order**

Chair Jackson called the meeting to order at 2:09 p.m.

### **2. Approval of Meeting Notes from May 15, 2019**

The Chair entertained a motion to approve the meeting notes. Jen made the motion to approve; Hillary seconded. The motion carried unanimously.

### **3. Update on Winlock UGA Expansion**

Jen reported that Winlock had withdrawn its UGA proposal and would consider re-applying in December.

### **4. Update on Chehalis UGA Expansion**

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

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

Items discussed included:

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

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

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

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

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

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

#### **5. First Draft of Amendment to CWPP Appendix A**

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

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

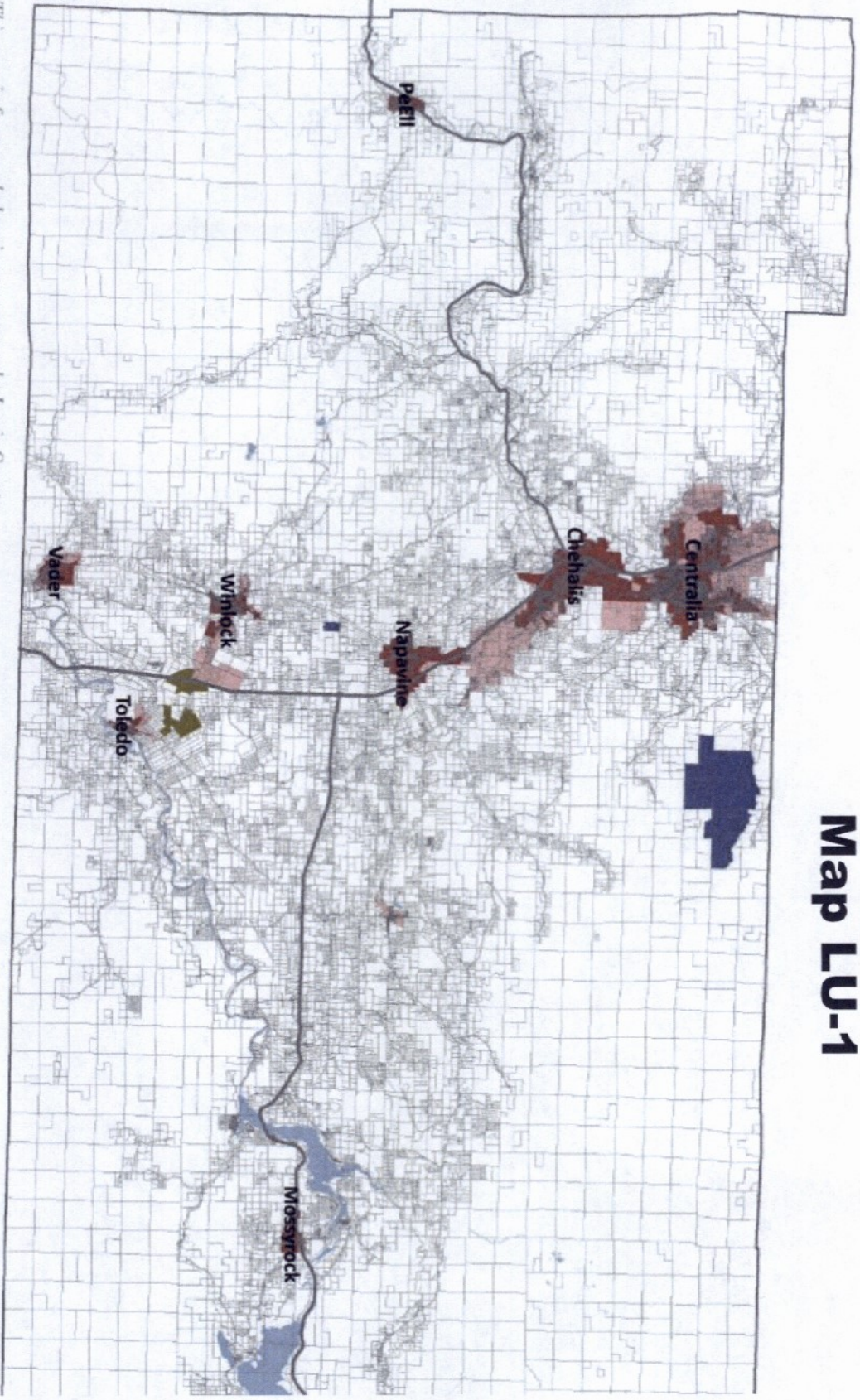
#### **6. Good of the Order**

There were no comments.

#### **7. Adjourn**

The meeting adjourned at 3:33 p.m.

# Map LU-1



*This map is for general planning purposes only. Letcis County makes no representation as to the accuracy or fitness of the information for a particular purpose.*

# BOCC AGENDA ITEM SUMMARY

**BOCC Meeting Date:** Nov. 25, 2019

**Suggested Wording for Agenda Item:**

**Agenda Type:** Hearing - Ordinance

An ordinance of the County of Lewis amending the Lewis County Comprehensive Plan

**Contact:** Lee Napier

**Phone:** 3607402606

**Department:** CD - Community Development

## **Description:**

An ordinance to amend the Lewis County Comprehensive Plan

## **Approvals:**

## **Publication Requirements:**

<b>User</b>	<b>Status</b>
PA's Office	Pending

### **Publications:**

Chronicle

## **Additional Copies**

Lee Napier, Graham Gowing, Eric Eisenberg, Pat Anderson



# Chapter 3

## LAND USE



The land use element of the comprehensive plan will guide decision-makers in defining how the land in Chehalis and its urban growth area (UGA) will be used to accommodate the projected population and employment growth over the next twenty years. The Future Land Use map (Figure LU1) describes the range of land uses that will occur (i.e., residential, commercial, industrial), and where those land uses will occur. This element presents a broad vision of the future allocation and distribution of land uses. The policies in this element define the density, intensity and character of these proposed land uses, and will provide guidance in the drafting of development regulations to implement this plan.

Historic land use patterns have determined the character of the city --the development of the downtown area; the location of homes and industries; the patterns of transportation corridors: all of these elements have helped to shape Chehalis' urban fabric. Land use decisions have determined where people reside, shop and work. They have also shaped the traffic patterns that determine the mobility of citizens, and the size, amount and type of parks and recreation areas that impact residents' quality of life. Land use decisions must consider and be sensitive to the natural environment and physical constraints within the community, and they must also reflect the visions and values of the citizens of the community. Land use decisions will continue to play a significant role in determining the quality of life in the city of Chehalis.

### **Relationship to Other Elements**

The land use element is the central component of the entire comprehensive plan. In conjunction with the Natural Environment element, it is the element upon which all other elements of the plan are based. Coordination between the land use element and the other plan elements is not only required by GMA, but it is essential in ensuring that the city can meet its land use, housing and economic development goals. The goals and policies expressed in this element, and shown on the Future Land Use map, are important in planning for the allocation, distribution and intensity of land uses. This information is also important in planning for the extension of streets and utilities, and for the siting of facilities such as schools, police or fire facilities. Thus, this element will be the cornerstone of the Capital Facilities, Utilities, Housing and Transportation elements of this plan. In addition, possible future plan elements such as Economic Development or Parks and Recreation would rely on this element.

### **Distribution, Location and Extent of Land Uses**

The city's existing land use pattern responds to the opportunities and constraints presented by natural features of the land, and also to the economic opportunities presented by rail and highway transportation corridors. The natural features of the land are described in the Natural Environment element. The Natural Environment Element also has provisions for the protection of the quality and quantity of groundwater used for public water supplies. Access to rail has attracted companies involved in manufacturing and distribution, while highway access and visibility has also promoted these activities, as well as commercial uses. Rail and highway access are described more fully in the Transportation element. As in most communities, housing development has followed economic opportunity.

### **Existing Development Patterns**

Chehalis developed in a north-south pattern along what is now the Burlington Northern-Santa Fe (BNSF) Railroad. The later construction of I-5 along this same general corridor reinforced this alignment. Commercial and industrial development is concentrated along this highway/rail corridor, with much of the new industrial growth occurring immediately to the south of the city. The high visibility from the highway attracts the commercial growth along this corridor. The economic energy of the city's traditional downtown has eroded over time as a result of competition from the commercial development along the highway. However, most city and county government offices and facilities have remained close to the city's central core.

Residential uses vary within the city, with the highest densities located close to the downtown. In outlying areas, lower densities predominate.

The flood plains of Coal Creek, Salzer Creek, and the Chehalis River present significant constraints to development in the northern and western portions of the city. Frequent flooding in these areas has resulted in limited development opportunities.

## **Land Use Trends**

Through many millennia, humans have settled in compact areas near the natural resources they needed. Early villages were small in size and population. Gradually, cities developed and grew, with people living, working, and socializing close together. Outside the cities, lands were either left in their natural state or used to supply food and other resources.

This pattern of compact development was predominant in North America during the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, and early 20<sup>th</sup> centuries. Cities and towns had a mix of land uses and buildings, connected by a grid or semi-grid of streets. Every city had a “downtown” or central area where businesses and civic buildings were concentrated. The countryside was rural with large areas of open space.

By the 1950s, the combination of inexpensive automobiles and abundant new roads in the United States helped create a new pattern of development, sometimes called sprawl. In this pattern, people did not need to walk from place to place. In fact, walking to get somewhere would be difficult, since greater distances began to separate each type of land use, and automobiles were given space and priority over pedestrians. The size of residential lots became bigger too. For example, where typical residential lots in the 1940s were 3000-5000 square feet, lots in later subdivisions would be 7500-10,000 square feet. Sprawl development had certain benefits, but it created new problems too. Farmlands and forests were rapidly eliminated in favor of subdivisions and strip malls. Flooding and drainage problems multiplied, exacerbated by increasing amounts of pavement and other surfaces that blocked natural stormwater absorption. Traffic congestion increased too, as more automobiles filled the roads. Their emissions led to greater air pollution. In Washington State alone, motor vehicles account for 57% of the air pollution. As Americans drive more and walk less, they have tended to become overweight. A 2010 study showed that 25-29 percent of Washington state citizens were obese, a trend that is increasing.

“Every place looks the same” and “there is no there there” are common refrains about the worst of sprawl development. The complaints echo the sense that wherever you go, you see the same layout of parking lots, fast-food chains, and traffic lights. In many suburbs, houses are hidden by their garages and separated from each other on dead-end lanes. Public spaces are rare. It is difficult for people to feel part of a community in these circumstances.

## **Smart Growth and Growth Management**

Different areas of the U.S. began looking for relief from sprawl. In the 1970s, Oregon adopted a sweeping new growth management law that directed urban growth into designated urban areas and prevented it on farm and forestlands. In 1990, Washington adopted a growth management law with some similarities to Oregon’s. The main thrust in both cases was not to stop growth, but to direct it toward compact development patterns in urban areas and to preserve natural resource lands, open space, and environmentally sensitive areas.

Under Washington’s growth management act, every city is automatically an “urban growth area.” Certain other areas also can be designated as urban growth areas. Because of the broad definition for such areas, they vary a lot in character and scale. However, each must provide urban services, like sewer, and each must allow urban-type development in appropriate places. In Lewis County, the Chehalis Urban Growth Area encompasses unincorporated land, adjacent to the city of Chehalis. In 2016 Chehalis annexed 41 individual parcels totaling 173.5 acres. This was accomplished in two separate annexations. The first annexation was 116.5 acres zoned

Industrial-Light. The second annexation was 57 acres. This included two parcels that are zoned residential (4.32 acres) and the remainder is zoned Essential Public Facilities, which will soon have two new elementary schools built upon it. The Chehalis Urban Growth Area total acreage has thus been reduced from previous totals.

**Buildable Lands**

Under a state program that took effect in 1997, counties and cities in the Puget Sound region track how they are providing for buildable lands, achieving urban densities, and meeting other goals. Each jurisdiction has a target population and a target number of jobs that is expected to occur by 2040. These targets are based on countywide population forecasts by the Planned Growth Committee of Lewis County and are combined with local data on transportation, employment, development trends, and land supply. The county has adopted the targets into countywide planning policies. The County and the cities are each responsible for meeting these targets. Lewis County and its cities for the period of 2010-2016 have met the intermediate population projections forecasted by the State of Washington’s Office of Financial Management (OFM).

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.

**Figure LU-1 Population Trends**

Population Change and City Specific Information

Jurisdiction	2010			2016		
	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

Jurisdiction	2040				Increase		
	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 Feb 2017

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

### **Urban Design**

No matter the size of a city, how it is designed makes a big difference in livability. “Urban design” means the concept of planning streets, sidewalks, parks, open space, landscaping, buildings, and neighborhoods so they work together to make the community attractive, pleasant, safe, and convenient.

Quality design does not have to be extravagant or expensive. Rather, it can be a more thoughtful approach to many aspects of creating a development. Design describes more than appearance; design includes the way a development functions and how it relates to its surroundings.

The City of Chehalis has a set of design guidelines for certain commercial areas. The design guidelines should encourage development to be “pedestrian-friendly” and to include landscaping, art, and spaces for people to socialize.

### **Walkability**

“Walkable” and “pedestrian-friendly” are two design terms, often used interchangeably. They describe the qualities of a built environment that make walking and, to some extent, other human-powered transportation, a safe, enjoyable way to get from place to place.

In many ways, The City of Chehalis is a walkable city. It has a network of sidewalks, as well as several trails. People can walk to many destinations, within their own neighborhood and also to other neighborhoods.

The “Downtown Historic District” is a good example to consider. In 2009 the Lewis County Historical Museum, the Chehalis Renaissance Team with special help from the City of Chehalis and KELA-KMNT produced a historic Downtown Chehalis Walking Tour guidebook. From the “main core” of the Downtown Historic District of Market Boulevard and Boistfort Street, the tour includes forty-one historic buildings that house present-day eateries, retail shops and museums. Also included on the tour are the Lewis County Courthouse and the Northern Pacific Railroad Depot; which, now houses the Lewis County Historical Museum. The walking tour is shown in *Figure LU-2*.

A five-minute walk translates to about one-quarter mile and a ten-minute walk to about one-half mile. These figures are often used to describe convenient walking distances for Americans.

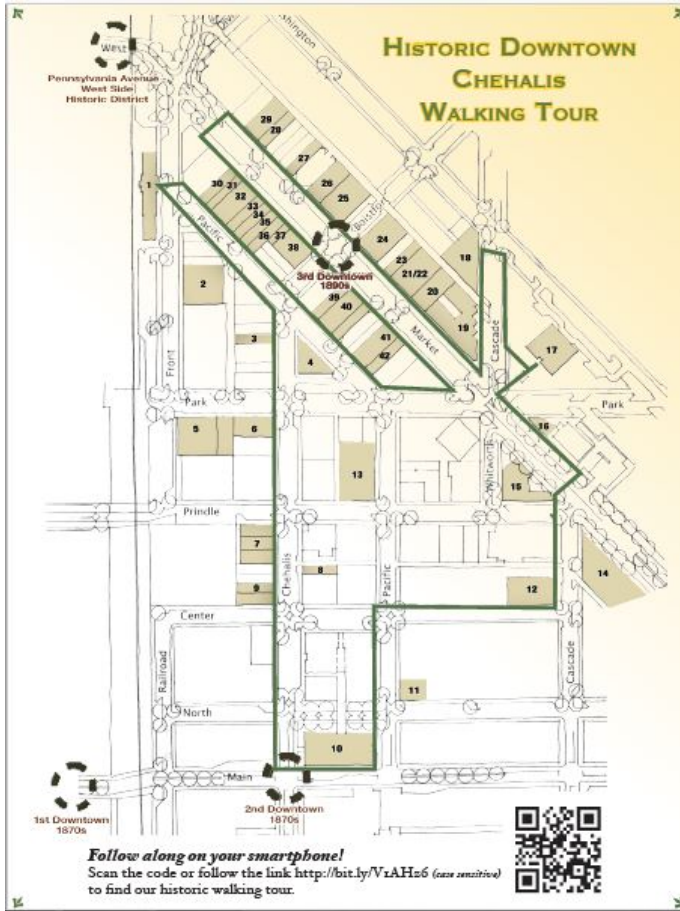


Figure LU-2 Walking Tour

Source: Historic Downtown Chehalis Walking Tour Guide-updated December 2016

### Historic Sites and Areas

The city of Chehalis has a rich history that is reflected in much of its architecture and many of its neighborhoods. Future patterns of land use and development must consider the community identity that is created by maintaining and preserving those sites and structures that remind citizens of their heritage. The city contains three districts and six buildings that are listed on the National Register of Historic Places. These listings are largely the result of efforts by the Chehalis Historic Preservation Commission. The three districts are shown on the following pages and maps.

- **West Side National Historic District.** This district was entered into the National Register of Historic Places in 1992. The area includes Pennsylvania and St. Helens Avenues and features several blocks of antique street lamps and elaborate homes from the carriage era. A total of 35 buildings within the district are considered significant. These buildings include commercial and residential structures, anchored by the former Burlington Northern Railroad Depot. The depot is now the home of the Lewis County Historical Museum.

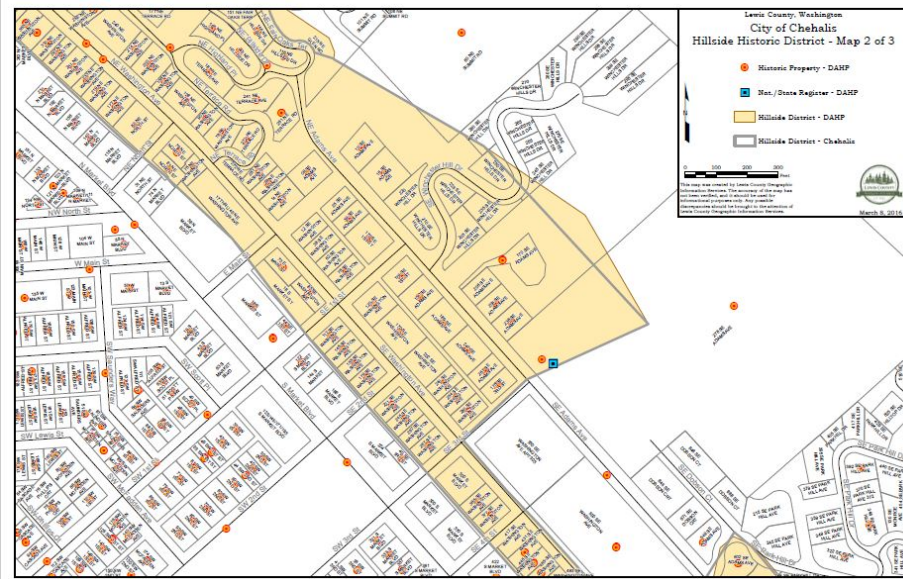
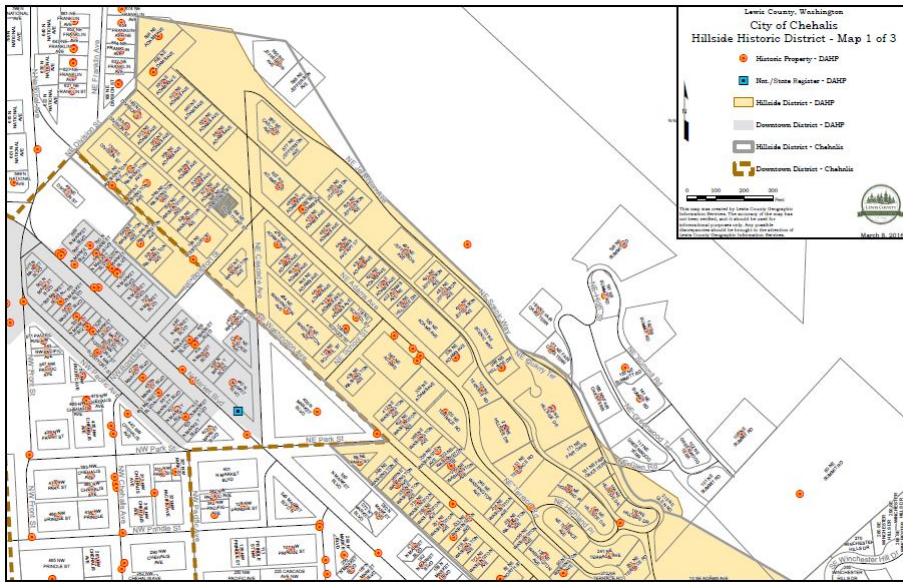
**Westside Historic District**

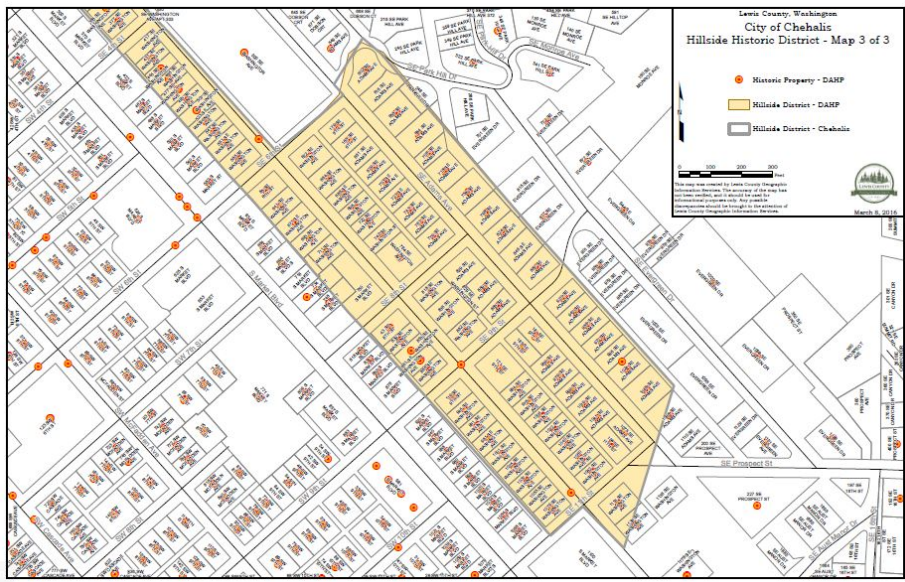




- **The Hillside Historic District.** This district was entered into the National Register of Historic Places in 1996. This district is shown on the following three maps:

**Hillside Historic District Maps**

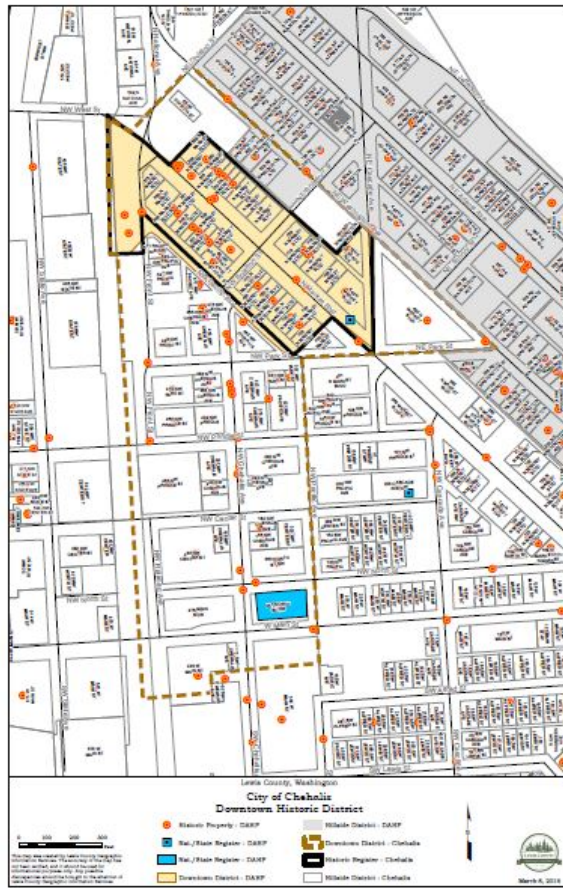




### Historic District Map Downtown

- The Downtown Historic District. This most recent addition to the National Register of Historic Places (added in 1997) runs generally between Main Street and Market Boulevard. It includes 21 significant buildings, and traces the development of the downtown through three city centers.

Historic District Map



Most of the six buildings listed independently are also located within one of the three historic districts. The six buildings are described in detail below:

1. Burlington Northern Depot, 599 NW Front Street. As noted above, this building is now the Lewis County Historical Museum. Built in 1912, this Mission Revival style building was once the area's center of transportation.

2. Obadiah B. McFadden House, 475 Southwest Chehalis Avenue. Built in 1859 of squared logs, this is the oldest residence in Chehalis. It is also believed to be the oldest continuously lived-in residence in Washington.
3. John R. Jackson House. It is located at Mary's Corner, 11 miles south of Chehalis on Jackson Highway. The house was built in 1845.
4. Osmer K. Palmer House, 673 Northwest Pennsylvania Avenue. This residence is one of the area's finest examples of the American Foursquare architectural style. It was built in 1910.
5. St. Helens Hotel, 440 North Market Boulevard. This downtown landmark was built between 1917 and 1920, to replace the original hotel built on this site in 1894.
6. United States Post Office, 225 Northwest Cascade Avenue. A Depression-era Works Progress Administration project dedicated in 1933, this building is a fine example of classical architecture and stone detailing.



St. Helens Hotel, 440 North Market Boulevard

In addition to those buildings listed on the National Register, a number of additional buildings and sites have been identified locally as having historic significance.

Examples of these buildings include:

- Westminster Presbyterian Church, 349 North Market Boulevard. The oldest still existing non-federated Presbyterian Church in the Chehalis Valley, organized October 8, 1855.
- Royal Bakery, 242 Northwest Chehalis Avenue. The Royal Bakery, built in 1910, is representative of the commercial structures erected in the 'second' downtown along Chehalis Avenue and is one of the few existing buildings from that era that retains most of its integrity. Used primarily as a bakery, the structure has also been a barbershop, and an apartment building. In 1941, it became the area's first state liquor store. It is currently the Star Tavern.
- Advocate Printing, 429/431 North Market Boulevard. This commercial property was established in 1892.
- Talmadge Tufts House, 382 Southwest Cascade Street. This Cape Dutch style home, constructed in 1928, is noted for the 'door to nowhere.'

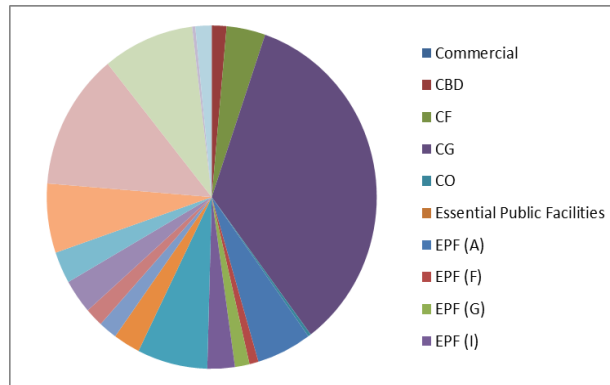
- Turner House, 120 Southeast Washington Street. This two-story brick colonial was designed by George Wellington Stoddard, a renowned Seattle architect, and constructed in 1939. It is believed that this home was Stoddard's last design outside the Seattle area.
- Fred Allen House, 670 Northwest Pennsylvania Avenue. This English Cottage home was built for Mr. Allen, superintendent of the Coal Creek Lumber Company, and his wife, between 1912 and 1915. The home is historically tied to the lumber industry as the residence of one of the more prosperous managers.
- Residence, 585 Southeast Washington Avenue. This is a well-maintained craftsman-styled bungalow.
- Daniel T. Coffman House, 647 Northwest St. Helens Avenue. One of the city's finest examples of the bungalow style, this house sits adjacent to a unique round barn with a domed roof. The barn and an accompanying carriage house were originally shared between this house and the one next door at:
- Noah B. Coffman House, 675 Northwest St. Helens Avenue. The original owner was the founder of the bank and the land development company that helped to shape the development of the city.
- Mill Worker Cottages, Prindle Street. Several modest homes were constructed on the north side of Prindle Street between 1905 and 1912, to serve as employee housing for a nearby lumber mill. These homes take on an interesting social and cultural significance when compared to the homes on Pennsylvania and St. Helens Avenues, which were built during the same period for mill owners and other community leaders.

**Allocation of Land Uses**

The distribution of land uses also reflects the development constraints that occur in wetlands, flood ways, and other environmentally sensitive areas. Vacant land with such constraints should not be considered as part of the city's inventory of land available for future development. **Figure LU-3** shows the current allocation of land uses under the city's existing zoning.

**Figure LU-3**  
City of Chehalis Land Allocation by Zoning – 2016

Zone	Acres	Percentage
<b>Commercial</b>		
CBD	53.96	1.45
CF	141.5	3.79
CG	1285.24	34.5
CO	10.6	0.28
<b>Essential Public Facilities</b>		
EPF (A)	200.69	5.38
EPF (F)	32.96	0.88
EPF (G)	53.32	1.43
EPF (I)	99.91	2.68
EPF (P)	256.56	6.89
EPF (S)	98.06	2.63
EPF (U)	67.34	1.8
EPF (W)	66.14	1.78
<b>Industrial</b>		
IH / CG	120.5	3.23
IL	111.15	2.98
IL / CG	242.67	6.5
<b>Residential</b>		
R1	479.63	12.88
R2	333.26	8.9
R3	11.61	0.31
R4	59.21	1.58
<b>Total</b>	<b>3724.31</b>	



Updated January 2017

**Transportation Corridors.**

While not designated as such on the Future Land Use Map, important transportation corridors such as I-5, rail lines, and arterial streets are essential to the continued economic health of the community. Additional transportation corridors may be designated in the future, as the need arises.

The following is a list of Chehalis' major land use designations with general land use descriptions in **Figure LU-4** A complete list of permitted uses, bulk and dimensional requirements, general conditional uses and unclassified uses may be found in the city's current development regulations-

**Figure LU-4**

Corresponding Comprehensive Plan Designation	Corresponding Zoning Designation
Residential, Low Density	1. R-1: single-family residential – low density; 4-6 du/ac
	2. R-2: single-family residential – medium density; 4-10 du/ac
	3. R-3: multifamily residential – medium density; 6-18 du/ac
Residential, High Density	4. R-4: multifamily residential – high density; 10-24 du/ac
	5. R-UGA: urban growth area residential; provided, the R-UGA zone shall be further subdivided into the following categories:
	a. R-1: single-family residential – low density; 4-6 du/ac
	b. R-2: single-family residential – medium density; 4-10 du/ac
	c. R-3: multifamily residential – medium density; 6-18 du/ac
R-UGA: urban growth area residential;	d. R-4: multifamily residential – high density; 10-24 du/ac
	e. MPD-Master Planned Development, mix of neighborhood commercial and residential
	6. EPF: essential public facilities; provided, the EPF zone shall be further subdivided into the following categories:
	a. EPF(A): airport;
	b. EPF(C): cemetery;
	c. EPF(F): fairgrounds;
	d. EPF(G): government;
	e. EPF(H): hospital;
	f. EPF(I): institution;
	g. EPF(P): park/playground;
	h. EPF(S): school;
	i. EPF(U): utility;
	j. EPF(W): wetland;
EPF: essential public facilities	
Commercial	7. C-O: commercial office/mixed use;
	9. C-G: general commercial;
	10. C-F: freeway-oriented commercial;
	11. CBD: central business district;
Industrial	12. I-L: light industrial;
	13. I-H: heavy industrial.

SOURCE: Chehalis Public Works

The land use pattern described above is also reflected in the city's zoning map. This pattern reflects a balance of uses and densities that helps to define the community's character.

Land uses within the city are allocated between residential, commercial, industrial and essential public facility uses.

The city's zoning ordinance regulates land use densities by establishing minimum dwelling unit (DU) density that is calculated on the zone and maximum DU density is calculated on the lot. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged.

### **Single Family Residential.**

The single family home is seen as the cornerstone of a community. It is the basic form of housing that often determines the character of the community. Single family residential R-1 and R-2 zoning constitutes 21.78% of the total land area. The amount of land zoned for single family development in R-1 and R-2 zones according to current city zoning regulations is approximately 817 acres. According to records of the Lewis County Assessor's office, the total number of single family housing units located in the city in 2016 was 1,913. However, not all single family housing is located in the R-1 and R-2 zones, as this housing type is a permitted use in R-3 and R-4 zones, if the lot size in these zones allows only one unit under the density calculation; otherwise it is conditionally permitted. The vision of Chehalis' future residential development includes both single family and multi-family development, subdivided further by development densities. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged. New development in this density range may occur in appropriate areas of limited size, with close proximity to shopping, public transit, and other necessary services. Manufactured housing will be permitted in these areas, as well.

- The intent of the R-1 low-density zone is to provide an area for development of low-density single-family residences with relatively larger lot sizes and adequate public facilities, and with zoning controls designed to protect the residential living environment. Conditional uses are limited and must protect the residential character of the zone. [Ord. 720B § 1, 2002.]  
The minimum lot size in the single family (R-1) residential zone is 7,500 square feet. This lot size will generally result in a density of approximately 4 to 6 dwelling units per acre (du/ac).
- The intent of the R-2 medium-density zone is to provide an area for development of a higher density of single-family residences than the R-1 zone, including relatively smaller lot sizes with adequate public facilities. Zoning controls are designed to protect the residential living environment and provide for a variety of conditional uses under special or unique circumstances. [Ord. 720B § 1, 2002.] The minimum lot size in the single family (R-2) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 4 to 10 dwelling units per acre (du/ac).

### **Multi-family Residential.**

The higher residential densities permitted for multi-family housing are typically the most common method of promoting more affordable housing. The city should provide an affordable housing incentive program; which may include, but is not limited to, one or more of the following:

- Density bonuses within the urban growth areas;



- Height and bulk bonuses;
- Fee waivers or exceptions;
- Parking reductions; or
- Expedited permitting.

The amount of area zoned to permit multi-family development, which includes land in the R-2, R-3 and R-4 zones, is approximately 401 acres. This amount represents approximately 11.29% of the total land area in the city.

- The intent of the R-3 zone is to provide an area for a variety of housing types at a limited density, including institutional, with adequate public facilities and zoning controls designed to protect the residential living environment. Conditional uses must protect any adjacent residential development. [Ord. 720B § 1, 2002.] The minimum lot size in the multi-family (R-3) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 6 to 18 dwelling units per acre (du/ac).
- The intent of the R-4 zone is to provide an area for development of high density housing types, including institutions, with adequate public facilities and zoning controls designed to protect the residential living environment. Conditional uses must protect any adjacent residential development. [Ord. 720B § 1, 2002.] The minimum lot size in the multi-family (R-4) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 10 to 24 dwelling units per acre (du/ac).

**Master Planned Development (MPD) District**

The type and timing of land use development in the City of Chehalis and surrounding areas is the result of a variety of economic, social and physical variables. Growth is influenced by the topography, environmental constraints, economic conditions, the proximity and capacity of services including water and sewer, and the availability of convenient transportation networks as well as population projections (allocations). Population projections/allocations are assigned to the counties throughout Washington State by the Office of Financial Management. Upon receiving this information, the county works with local jurisdictions to assign areas of urban growth in conjunction with the plans and goals of that city.

The Growth Management Act (GMA) (Chapter 36.70A RCW) requires that all the aforementioned items be taken into consideration when planning growth for cities. It is also the goal of GMA to ensure that all lands brought into a cities' jurisdiction be able to develop at urban densities with an urban level of services (RCW 36.70A.020). And one of the most common ways to do this is through the urban growth area (UGA).

It is the purpose of the Master Planned Development District (MPD) land use classification to provide flexibility and clarity when transitioning land from county to UGA to city jurisdiction. The MPD also provides that if land can not be developed at an urban level of service as defined through the GMA and Lewis Countywide Planning Goals and Policies within twenty years then the land will revert to Lewis County.

This flexibility gives developers time to create plans and see them to fruition while still giving the city peace of mind that, if the land is not developed to urban densities by the twenty year mark,

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population allocations can be reassigned and other UGAs be created to allow the city continued growth.

The MPD designation is intended to take advantage of undeveloped areas within county jurisdiction that owners/developers want to bring into city jurisdiction, to create residential developments with a mix of neighborhood scale commercial, civic uses, open spaces or public facilities. An MPD can be applied to land that is within the City's Urban Growth Area, which when approved, results in a clear understanding of how the development will connect to urban services, addresses residential building types and densities and forecasts when annexation into the City would occur.

Areas with an MPD designation are intended to develop only after approval of an MPD permit pursuant to Chehalis Municipal Code. An MPD may include residential and commercial uses clustered around private and community open space, supported by adequate services and facilities. As part of the process of approving an MPD, a specific development plan or site plan shall be prepared and will specify the residential and nonresidential uses, densities and intensities, phasing of development, and specific development standards that apply to the site.

### MPD Goals and Policies

1. LU/MPD Goal 1: Provide for land uses in the Chehalis Urban Growth Area that conform to the Growth Management Act, Lewis County Comprehensive Plan, and County-wide Planning Policies and that consider the provision of urban services to the area.
2. LU/MPD Goal 2: The Master Planned Development designation (MPD) is in Chehalis' Urban Growth Area and can be urbanized at such time that a full range of urban services can be efficiently provided. The primary purpose of the MPD designation is to promote an orderly transition from rural land uses and densities to urban land uses and densities.
  - o Policy 2.1: The MPD zoning district allows urban density development when a full range of urban services are provided. In areas where such services do not exist, the minimum density is one dwelling unit per five acres.
  - o Policy 2.2: Development within the MPD zoning district is anticipated to occur in phases. Phases of a MPD district may be annexed into the City when urban level of services are met. Phasing and development shall be designed to prevent conditions that will fail to meet annexation requirements in RCW 35A.14, Annexations by code cities such as pockets of county jurisdiction surrounded by city jurisdiction.
3. LU/MPD Goal 3: The MPD designation reserves certain land in the UGA for future urban purposes and allows interim uses that are complementary and compatible with future urban densities and services. The designation intends to encourage the responsible growth by assuring that a full range of urban services is available to support urban level densities.
4. LU/MPD Goal 4: Provide opportunities for a diversity of housing types in the Urban Growth Area.
5. LU/MPD Goal 5: Permit development concurrent with public facilities and services needed to support that development.
6. LU/MPD Goal 6: Provide for alternative, innovative forms of development that preserve open space and promote a balanced mix of housing, employment, civic and recreational activities.
  - o Policy 6.1: Provide significant opportunities for public involvement when considering an MPD proposal

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- Policy 6.2: Require innovative site design and use of techniques that provide for environmentally sustainable development.
- Policy 6.3: Best engineering practices for low impact development which preserve existing vegetation, topography, and natural drainage are encouraged.
- 7. LU/MPD Goal 7: The predominant land use pattern within the MPD designation should be residential, allowing a variety of housing types and densities, neighborhood scale commercial in specific designated areas, parks and other public uses.
- 8. LU/MPD Goal 8: Development activity of MPD designated property must be initiated within twenty years from the date of designation unless otherwise extended by the City.
  - Policy 7.1: Require a developer's agreement in conjunction with MPD designation. The development agreement will state that the developer understands that development activity on MPD designated property must be initiated within twenty years from the date of designation unless otherwise extended by the City, and that the City may request that Lewis County remove any portion of the property for which development activity is not initiated within twenty years from the City's UGA.

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#### MPD Designation Criteria

- Existing or planned public facilities are adequate to support the planned development density.
- The development plan contains standards that will allow development while providing appropriate protection to environmentally sensitive areas. The level of protection must be equal or better than that provided by the City's environmentally sensitive area policies and regulations.
- The development plan requires flexibility to meet the requirements of an MPD.
- The MPD will provide public benefits, in the form of preservation or enhancement of physical characteristics, conservation of resources, provision of employment, improvement of the City's fiscal performance, provision of adequate facilities, and other public benefits identified by the City.
- At least 30% of the MPD site is devoted to open space uses, which may include recreational amenities.
- Adequate mitigation, consistent with Chehalis Municipal Code and state and federal codes for adverse impacts on the community, neighborhood, and environment is provided.
- MPD net densities are urban (minimum 4 dwelling units per acre).

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#### **Industrial.**

The economy of an area generally relies on industry to provide its greatest employment opportunities. In 2016 the city annexed additional properties in the Industrial zones. The city now contains approximately 474 acres of land representing 12.71% of the city's total land area zoned for industrial use. In general, this land is located in areas that can take advantage of proximity to the airport, I-5 or access to rail lines. It is classified as being either light industrial (I-L) or heavy industrial (I-H).

- The intent of the (I-L) zone is to provide an area for development of limited industrial uses, typically contained within a building, limited commercial retail activity, typically large, bulky products, and employee-related accessory uses. Zoning controls will be designed to

require mitigation of impacts that may occur with such development. [Ord. 720B § 1, 2002.] The minimum lot size in the I-L industrial zone is 5,000 square feet.

- The intent of the I-H zone is to provide an area for development of general industrial uses and employee-related accessory uses. Zoning controls will limit such uses to those that would not create a significant adverse impact on the community. [Ord. 720B § 1, 2002.] The minimum lot size in the I-L industrial zone is 5,000 square feet.

### **Commercial.**

Another important factor in the local economy is the availability of land for commercial purposes. Whether for offices, retail establishments, or similar uses, commercial property provides jobs and tax revenues that are essential to the community's economic health. In Chehalis, commercial land includes the Central Business District (CBD) and other commercially zoned areas located along Market Boulevard, along Pacific Avenue, in the vicinity of the airport, in the Kresky Avenue area and Highway Interstate 5. Approximately 1491 acres are zoned commercial which is approximately 40% of the city's land area.

### **General Commercial**

The General Commercial zone (C-G) is the largest commercial zone in the city with approximately 1285 acres and encompasses 34.5% of the total land area of the City of Chehalis. The majority of the C-G land use surrounds the Chehalis airport.

The C-G that is located directly east of the Chehalis airport is bounded to the east by Interstate 5 and the C-G that lies west of the airport is bounded by the western Chehalis city limits.

The second largest concentration of C-G land use is in the N National Avenue and NE Kresky area and extends eastward to the Chehalis City Limits. The bulk of the remainder of the commercial zone is along Market Boulevard.

- The intent of the C-G zone is to provide an area for development of general commercial businesses, offices, retail stores, institutions, and similar commercial uses, with zoning controls designed to require mitigation of significant impacts which may occur with such development. [Ord. 720B § 1, 2002.] The minimum lot size in the C-G commercial zone is 5,000 square feet.

### **Central Business District**

The Central Business District is located in a rough triangle of land defined by Main and State Streets and Market Boulevard. This area includes several banks, savings and loans, government offices, retail specialty shops, restaurants, insurance firms, and other services. The CBD is approximately 57 acres encompassing approximately 1.45% percent of the city's total land base.

- The intent of the CBD zone is to provide an area for development of high-density commercial activity, typically pedestrian-oriented, with zoning controls designed to accommodate the unique characteristics of such an urban or core-area development. [Ord. 720B § 1, 2002.] The minimum lot size in the CBD commercial zone is 1,000 square feet.

### **Freeway Commercial**

The Freeway Commercial Land use area is adjacent to Highway Interstate 5. It encompasses 141 acres with nearly 3.79% of the city's total land use.

- The intent of the C-F zone is to provide an area for development of freeway-oriented businesses, primarily tourist facilities such as gas, food and lodging, and retail trade/shopping centers. Zoning controls will provide for such development and minimize the intrusion of non-freeway-oriented development in such an area. [Ord. 720B § 1, 2002.] The minimum lot size in the C-F commercial zone is 5,000 square feet.

**Commercial Office/Mixed Use.**

Certain areas of the city are experiencing a transition from residential to non-residential uses. This is especially true for the CO zone. This transition is considered appropriate and has generally been encouraged. The predominantly single family dwellings are gradually being replaced by multi-family dwellings, professional offices, and small-scale mixed uses. Since many of the older single family structures in this area are becoming both structurally and functionally obsolete, the transition is generally regarded as positive for the future of the area. This zone will continue to transition in the next 20 years.

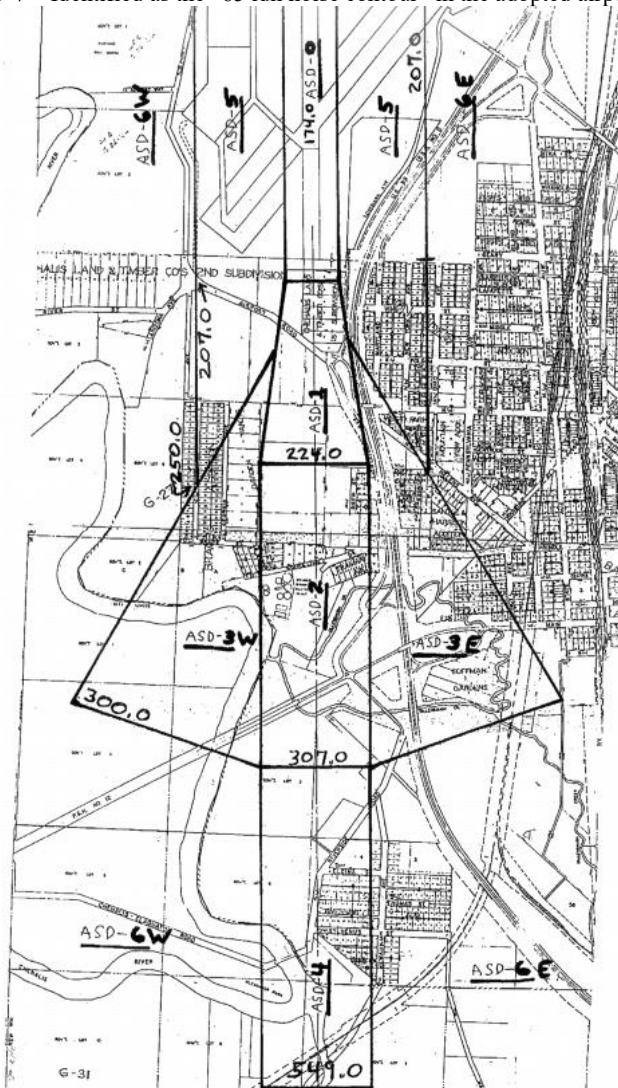
- The intent of the C-O zone is to provide an area for development of limited commercial activity, generally along arterial streets, where existing residential usage is expected to remain for a longer period of time. Zoning controls will provide protection for existing adjacent residential uses but will also provide for the conversion of the area to commercial uses. [Ord. 720B § 1, 2002.] The minimum lot size in the C-O commercial zone is 5,000 square feet.

**Airport Service District (ASD).**

Airports are a special form of land use. They can provide unique economic and recreational opportunities to a community, but they can also be seen as a nuisance by abutting property owners if land development surrounding the airport cannot tolerate the noise generated by airport operations. The ASD is a special 'overlay' district that provides for the appropriate development of the airport and surrounding properties. The clear intent of this designation is to ensure that development at and around the airport occurs in a manner that is compatible with the continued and expanding operation of the airport facility. The ASD contains approximately 295 acres, and encompasses the entire general area of the airport as illustrated in **Figure LU-4**. A majority of the ASD is also within the 100-year flood plain.

- There shall be, and hereby is, created a special district to be known as the airport service district. This district shall be subdivided into the following eight subcategories consistent with the Aircraft Accident Safety Zone Diagram contained **Figure LU-4**:
  1. ASD-0 – Identified as the “primary surface” in said Aircraft Accident Safety Zone Diagram;
  2. ASD-1 – Identified as the “runway protection zone” in said diagram;
  3. ASD-2 – Identified as the “inner safety zone” in said diagram;
  4. ASD-3 – Identified as the “inner turning zone” in said diagram; provided, this zone shall be further subdivided into west and east categories;
  5. ASD-4 – Identified as the “outer safety zone” in said diagram;

6. ASD-5 – Identified as the “sideline safety zone” in said diagram;
7. ASD-6 – Identified as the “traffic pattern zone” in said diagram; provided, this zone shall be further subdivided into west and east categories; and
8. ASD-7 – Identified as the “65 ldn noise contour” in the adopted airport master plan.



**Figure LU-4 ASD Overlay**

Source: *City of Chehalis Community Development*

**Historic District (HIS).**

The Historic Districts define the early architectural heart of the City of Chehalis. Currently, the city has three Historical Districts: the Westside Historical District (approximately 80 acres); the Downtown Historical District (approximately 38 acres) and the Hillside Historical District (approximately 78 acres). The total approximate acreage for the combined Historic Districts is 196 acres.

A. There exist districts within the city, containing business uses, but also containing residential and other uses, which were platted and built upon before the advent of current zoning and building codes.

B. Buildings and uses within such historic districts, due to the age and condition of the buildings and structures, small lot size and high degree of lot coverage, suffer from unique problems when required to adhere strictly to current zoning and building regulations.

C. It is unduly difficult to repair, remodel or improve existing buildings in the historic districts for existing uses or to establish new uses therein, whenever such actions cause the building or use to be required to meet current zoning and building regulations.

D. Variances from the requirements of current zoning and building codes are an inappropriate means of dealing with the problems of the historic districts; as such problems that arise from characteristics applicable to a large number of buildings within such districts rather than from the unique characteristics of each individual property.

E. This state of affairs contributes to the continued physical deterioration of buildings, and to the loss of the ability to sustain viable business and other uses, in the historic districts.

F. Preservation and enhancement of the historic districts are deemed essential to preserve community identity and sociological integration as new development occurs in other parts of the city.

G. It is in the public interest to provide appropriate relief from the requirements of the strict application of current zoning and building codes when so doing will serve to preserve and enhance buildings and uses in the historic districts and the public health and safety are not thereby endangered. [Ord. 720B § 1, 2002.]

**Foreign Trade Zone (FTZ).**

The Department of Commerce created an FTZ covering approximately 90 acres along the southern portion of the airport and crossing Highway Interstate 5 to the northern most Light Industrial zoned area.

- From time to time the U.S. Department of Commerce may create additional FTZ zones within the city or its UGA. Creation of such zones is subject to the procedures and requirements specified in 15 CFR 400, et seq. [Ord. 720B § 1, 2002.]

**Industrial Development District (IDD).**

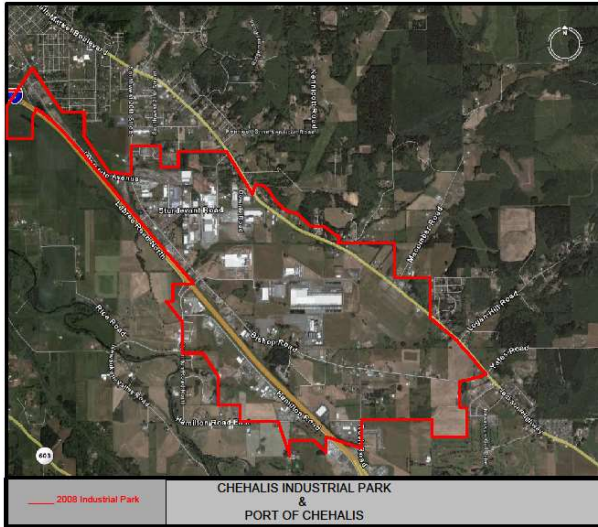
The City of Chehalis' Industrial Development district is under the auspices of the Port of Olympia. The Port has two industrial Parks as shown in *Figure LU-6*.

The Chehalis Industrial Park is located next to Interstate 5. It has over 700 acres with more than 200 acres available for new development. It is also in close proximity to US 12, this provides year-round access East over the Cascades. The Park is served by both the UPRR and BNSF railroads.



The Curtis Industrial Park is located 10 miles west of Interstate 5 and Chehalis via State Route 5. The park has 357 acres and available shortline railroad service to BNSF and UPRR railroads.





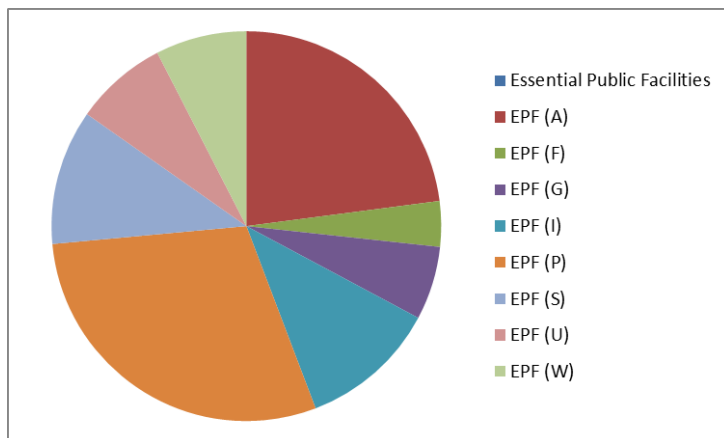
**Figure LU-6 IDD Overlay**

**Essential Public Facilities (EPF).**

The intent of the EPF zone is to provide an area for development of public or semi-public facilities determined by the community to be essential to the well-being and function of the community. Such facilities generally require strategic locations which may necessitate unique zoning controls. [Ord. 720B § 1, 2002.]

The Essential Public Facilities is subdivided into the following categories:

- EPF(A): airport;
- EPF(C): cemetery;
- EPF(F): fairgrounds;
- EPF(G): government
- EPF(H): hospital
- EPF(I): institution
- EPF(P): park/playground;
- EPF(S): school
- EPF(U): utility
- EPF(W): wetland



**Figure LU-7 EPF Distribution Chart**

Updated January 2017

### Open Spaces and Natural Lands.

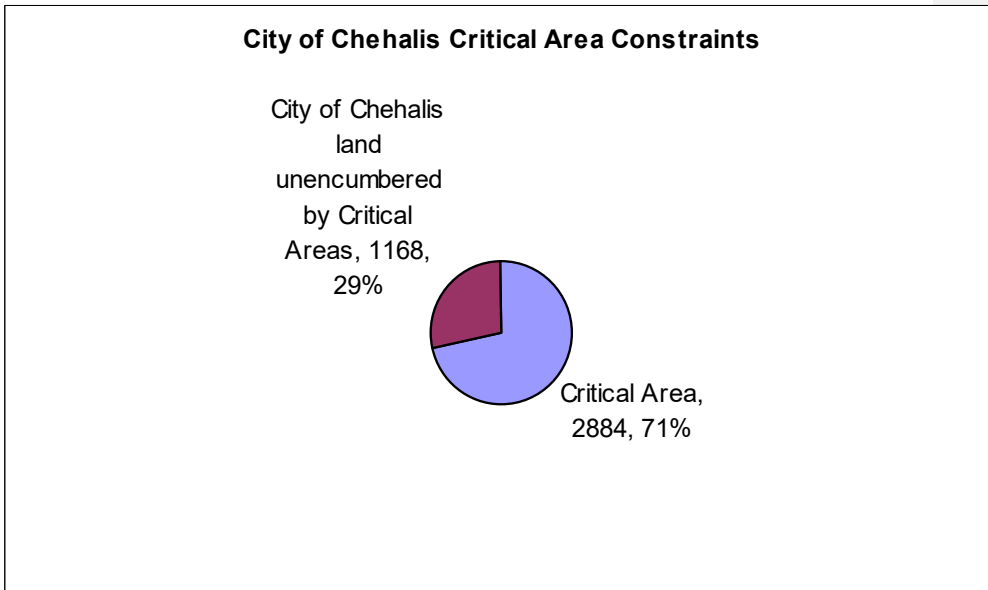
This category generally includes private outdoor recreation areas, wooded areas, pastures and fields, and land upon which development cannot occur due to physical constraints such as steep slopes, wetlands, and floodways. Open spaces with an accompanying Open Space Map are discussed in the Natural Environment Element of this plan.

### Constraints to Development

Future opportunities to develop land within the city are constrained by certain elements or conditions, both natural and man-made. Natural constraints include floodways, shoreline areas, steep slopes, critical aquifer recharge areas (CARAS) and wetlands. Man-made constraints are more difficult to quantify. They include elements such as a rail line running through a residential area, non-conforming uses that reduce the value of neighboring properties, or soils contaminated by prior uses. For the purposes of this plan, it is assumed that man-made constraints may be remedied by utilizing appropriate design, buffering, or other techniques. Thus, only natural constraints are considered here.

Natural constraints to development are 'critical areas'. Of the city's 4,052.4 acres of land, fully 2,884 acres, or more than two-thirds of the city's total land area, is encumbered by some form of natural constraint. The largest constraint is the floodplain that overlaps the floodway and most of the NWI wetlands. Steep slopes constitute only 24 acres (excluding roads) in the Critical area calculation of 2,884 acres. The constraints to future development are shown in **Figure LU-8**.

This figure represents the major types of land uses within the city limits.



SOURCE: Lewis County Assessor

### Existing Development Patterns and Opportunities

Chehalis developed in response to natural and man-made development opportunities. The river, the railroad and, later, the highway, all served as means of promoting growth and development. At the same time, the constraints noted in the preceding section discouraged development in specific areas.

As is typical of most communities, the highest density of development occurred first in or near the city's central core. Later, industrial development followed rail lines and commercial development spread in a pattern of strip development along I-5 and several arterial streets. The lowest density of development is single family homes on larger lots on the outskirts of the community.

Today the city is largely built out, with relatively few large parcels of vacant land left for development. Remaining development opportunities consist mainly of infill development on smaller parcels, development of larger parcels with significant natural or man-made constraints, conversion of existing residential lots into commercial uses or re-development of vacant or underused buildings.

### Urban Growth Area

Urban Growth Areas (UGAs) are generally defined by the GMA as "areas within which urban growth shall be encouraged . . ." Cities, by definition, are included in UGAs. In addition to lands located within cities, counties are mandated to determine sufficient additional land to include within UGAs "to permit the urban growth that is projected to occur within the county during the succeeding twenty-year period." According to GMA, "urban growth should be located first in areas already

characterized by urban growth that have existing public facility and service capacities to serve such development.” In addition, “urban growth should be located second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.”

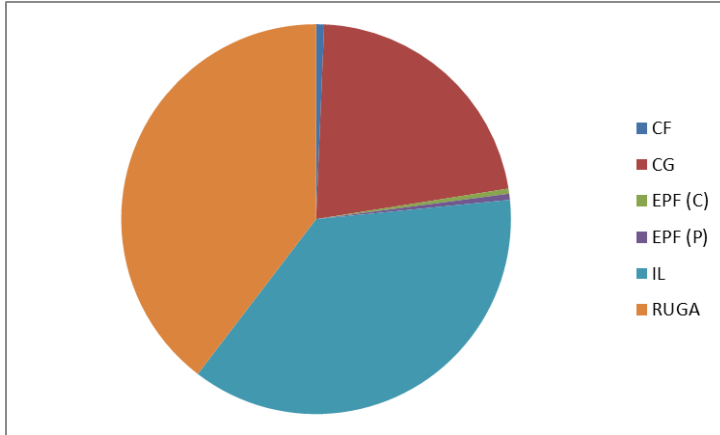
On May 4, 1998, the Lewis County Board of County Commissioners adopted Ordinance 11-59, approving the Interim Urban Growth Area (IUGA) for the city of Chehalis. Minor modifications have since been made to the approved IUGA, following negotiations with the city of Napavine. Resolutions approving the modifications have been enacted by both cities. In addition, subsequent minor modifications have been made at the request of Lewis County, pursuant to negotiations with property owners involved in an appeal of the IUGA. The IUGA, as modified by agreement, is shown in Figure LU-6. In determining the size and composition of the IUGA, the city and the county reviewed the following:

- The twenty-year population projections provided by the state's Office of Financial Management (OFM);
- The limited amount of vacant land that exists within the city;
- The amount of land within the city that includes critical areas and other significant constraints to development;
- The amount of land immediately outside the city that is already characterized by urban growth; • existing development patterns within the IUGA;
- The extent to which the Port of Chehalis Industrial Development Districts (IDDs) are needed to accommodate regional employment goals;
- The extent to which urban services such as public water and sanitary sewer lines are already provided in areas outside the city; and
- The constraints to urban expansion that exist to the north, east and west of the city.

In 2007 the city formally adopted the UGA.

On February 1, 2006 Lewis County and the City of Chehalis entered into an interlocal agreement for the purpose to provide an expeditious way for permit applicants in the unincorporated portion of the Chehalis UGA to secure development review, approval and inspections. The parties wish to establish an efficient process under which the City would issue and administer development permits for this area as an agent for the County and consistent with the regulations adopted by the County. The map shown in **Figure LU-13** also indicates, in a general manner, the land uses that are designated within that UGA. In addition to the 3,553 acres of land located within the city's corporate boundary, the UGA includes 3,184 acres of land located outside the city limits. This section discusses only that land that is located outside the city limits. The bulk of the land (1,205 acres) shown in the UGA is intended for industrial use, and is located to the south of the city. Of the remaining land, 1,242 acres is intended for residential use, while 709 acres is set aside for commercial use. These broad categories do not take into account subsidiary or accessory land uses, such as open space or transportation corridors. **Figure LU-14** graphically itemizes the proposed land uses within the UGA.

**Figure LU-14** Proposed Land Uses Within the Urban Growth Area



Source: Lewis County

There are five separate areas that make up the UGA. The largest area, located to the south of the city, includes all of the land designated for industrial use, a significant amount of land for commercial use, and a small amount of residential land. The remaining areas include residential land to the east of the city, and two nodes of commercial land located north of the airport, and south of the I-5 interchange at Parkland Drive and a park off Riverside Road that is zoned as an essential public facility EPF(P).

**Existing Land Uses**

**Agricultural.**

It is estimated that agricultural land uses in the area to the south of the city include nearly 700 acres of land. It is important to note, however, that none of the land in this area is designated by Lewis County as having long-term commercial significance for agricultural use. Furthermore, none of this land is zoned by the city of Chehalis or by Lewis County as agricultural land. The existing agricultural uses are regarded as preexisting, non-conforming uses. These properties have a right to remain and continue to be used for agricultural purposes, but any future re-development of these properties will be required to conform to the higher intensities of land uses that will be determined by Lewis County to be permissible within the UGA.

**Industrial.**

The Port of Chehalis has designated two Industrial Development Districts (IDDs), collectively containing 1067.3 acres of land, within the UGA to the south of the city. The districts are bounded generally by Berwick Creek to the south, Jackson Highway to the east, and Bishop Road to the south and west. The properties included in the port district's IDDs are shown in a map in **Figure LU-10**.

**Commercial.**

Approximately 202 acres located near Bishop Road or along Jackson Highway are currently developed for commercial uses.

**Residential.**

Currently, there are 847 acres of single-residential land use and 35 acres of multi-residential land use according to the Lewis County Assessor.

**Institutional.**

Greenwood Cemetery is located within the UGA, in an Essential Public Facility Zone EPF(C); Fern Hill Cemetery, also in the UGA, is in a commercial area. It should be noted for many planning purposes that cemeteries may also be considered as open space.

**Critical Areas.**

The UGA includes some areas of wetlands, flood ways, and steep slopes. The existence of these areas will present constraints to future development. These critical areas also have significance with regard to the size of the UGA. Because these areas present limitations to development, the analysis of land available within the UGA must consider developable land, rather than all land see the critical areas overlay map in **Figure LU-16**.

**Future Land Use Needs Analysis**

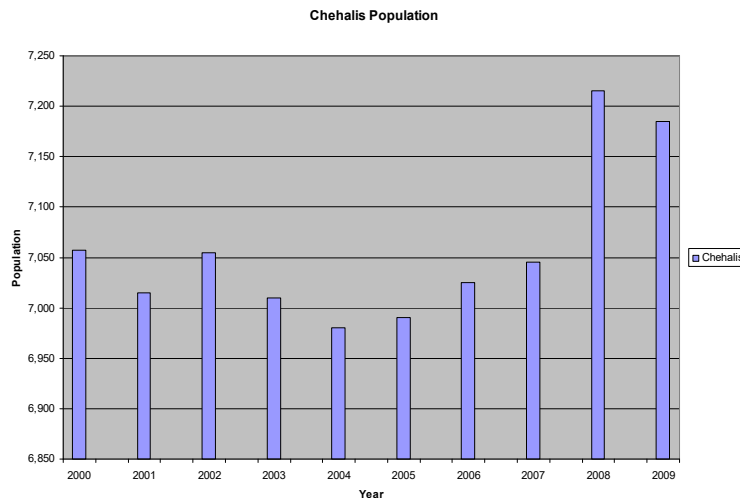
The two primary elements that will determine the amount of additional land needed to accommodate the city's growth during the next twenty years are population and employment. Population growth will directly impact the amount of land needed for housing, and will have a less direct impact on land needed for non-residential uses such as commercial and industrial. This less direct impact upon non-residential uses reflects the regional economy of Lewis County and the State of Washington, where employers and commercial establishments attract workers and buyers from a wider area, and where local residents often travel outside the area for work or commerce. The calculations for land needed for future employment growth needs will thus require an analysis of local population growth that also takes into account these regional travel patterns.

**Population Target**

As of 2016, City of Chehalis' population was 7,460 according to the Office of Financial Management. To meet the City's adopted target of 11,230 by 2025, 4045 more people will need to live here. At 2.46 persons per household, that means about 1644 more residential units<sup>3</sup> will be needed during the 2010-2025 period. In order to meet this objective, the City of Chehalis will need

to take an aggressive approach that encourages compact development and a variety of land uses. Projected population growth is calculated in the Housing element. Figure H-7 in the Housing element illustrates that the city's 2009 population of 7,185 is expected to increase to 10,230 ~~8,388~~ by 2015, and to 11,230 by 2025. These projections are based upon the 1% annual population increase allocated to the city by Lewis County, as taken from county-wide population projections provided by the state's Office of Financial Management (OFM).

**Figure LU-17 Population trend**



Source: Office of Financial Management (OFM)

### Employment Growth

A countywide forecast of employment growth through 2025 ~~2017~~ was completed in 2005 by E.D. Hovee and Company, at the request of the Lewis County Economic Development Council (EDC). That study, the Lewis County Industrial Needs Analysis, indicates that the total number of (non-agricultural) wage and salary jobs in the county will increase to 32,900 by 2025, and that 10,005 of those jobs, or 30% of the total, will be in the industrial sector. That forecast makes the following assumptions:

- Total 2025 Lewis County population will reach 90,678;
  - The county will achieve a labor force participation rate of 44.3%;
  - The county's unemployment rate will drop to 7.9% (Currently, Lewis County holds the second-highest unemployment rate by county across the state. The unemployment rate has soared to 14.8% in January 2010 according to the Washington State Department of Employment Security.); and
  - The county's employment base will continue to shift to a more diverse, urbanized economy.
- Based upon the economic development policies adopted by the EDC and the county itself these assumptions, while aggressive, appear to be within reason. Together, Centralia and Chehalis constitute the bulk of Lewis County's employment base. In 2004 the City of Chehalis generated 9,798 jobs, representing 39% of all county jobs. Seventy-seven percent of Lewis County's private sector job growth between 1995 and 2004 occurred in Centralia (+1,316 jobs) and Chehalis (+2,352

jobs). (Hovee, p.10). GMA requirements to focus growth within urban areas will serve to increase this trend within the next twenty years.

Thus, it is expected that the two cities will accept the majority of the county's employment growth during that period. For the purposes of this analysis, employment growth will be broken down into industrial and commercial employment. Industrial employment includes jobs in manufacturing, assembly, warehousing, trucking, construction, utilities, and wholesale trade. Commercial employment includes retail trade, professional offices, services, finance, education and government. Because agricultural employment is declining (1.5% in the county from 2000-2005) agricultural employment is not included in either category. Based on recent trends and the availability of land, it appears that the majority of industrial employment growth has occurred in Chehalis and its UGA, while the bulk of commercial employment growth has occurred within the greater Centralia area. Research using the 2005 Hovee study, 2005 U.S. Census data, and information available from the Lewis County Assessor's Office, suggests that a reasonable division of future employment growth within Lewis County would be as shown in Figure LU-10:



**Figure LU-18** Projected Lewis County Employment Distribution, 2025

Area	Percentage Distribution	Net New Industrial Jobs-2025	Percentage Distribution	Net New Commercial Jobs 2025
Chehalis	40%	4,002	40%	4,870.5
Centralia	39%	3,902	39%	4,748.8
Remainder of County	21%	2,101	21%	2557.023
<b>Total:</b>	<b>100%</b>	<b>10,005</b>	<b>100%</b>	<b>12,176.3</b>

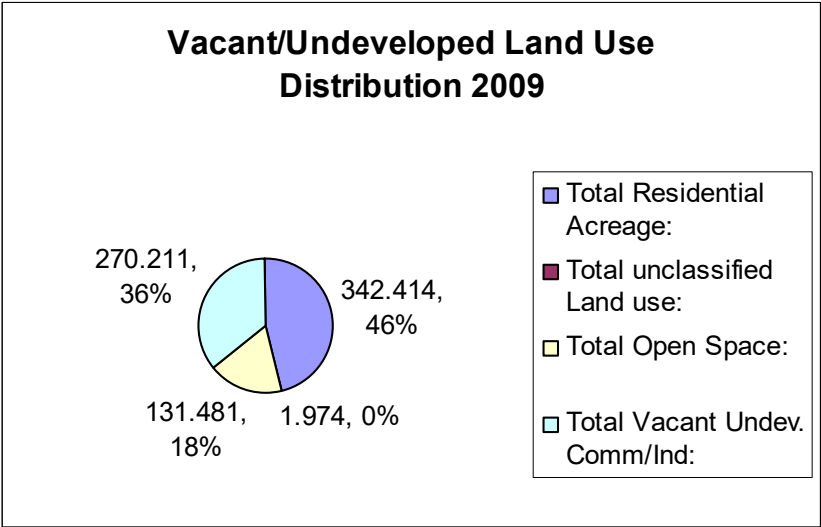
NOTE: Utilizing the population-driven employment projection methodology, there are 10,005 projected new Industrial jobs for 2025 and percentages for cities are allotted to current job distribution rates.

SOURCE: E.D. Hovee and Company, 2005, LaJane Schopfer

**Future Land Use Needs**

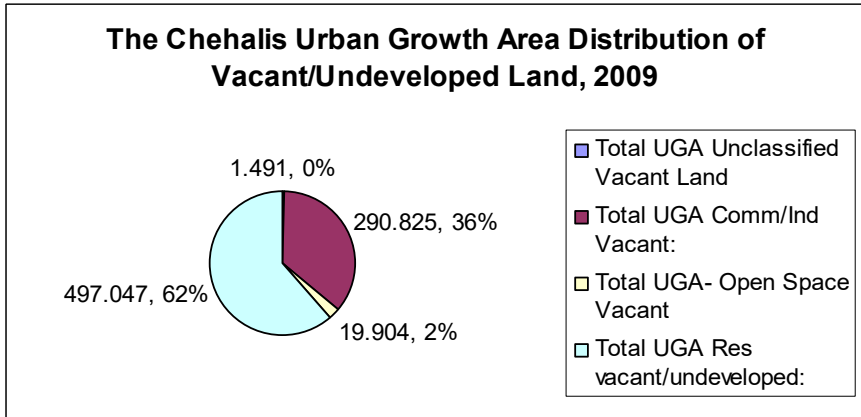
The city of Chehalis is virtually built out. Most of the undeveloped land within the city contains significant constraints to development due to the presence of wetlands, steep slopes, or floodways. Lesser constraints, such as location within a flood plain, require more costly design than properties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

Figure LU-19 City of Centralia Vacant/Undeveloped Land Use Distribution, 2009



SOURCE: Lewis County GIS, LaJane Schopfer 2009

Figure LU-20 City of Centralia Vacant/Undeveloped Land Use Distribution, 2009



SOURCE: Lewis County GIS, LaJane Schopfer 2009

## Residential

When average household sizes are taken into account, the Housing element calculates a 2025 need of 1134 single family and 510 multi-family dwelling units. Based upon calculations made by the city's Department of Community Services, there are not more than 100 vacant lots platted within the city. Of these platted lots, there are none available for new housing construction. The remaining lots are considered unbuildable due to development constraints or ownership patterns that would preclude their use. The city also estimates that approximately 179 net acres of undeveloped land are available and zoned for residential development. Because the available land is generally in closer proximity to services such as public transit, it is assumed that the majority of this land (80%) will be dedicated to multi-family development. Currently, there is a trend of single-family dwelling units supporting 69% of the housing in the City of Chehalis and 31% of housing is comprised of multi-family dwelling units.

The average development density of all residential lots within the city is 3.6 du/ac. This combined density considers all existing single family and multi-family development. In order to conform to the mandates of GMA, planned densities for single family homes will range from 4-10 du/ac, and from 11-24 du/ac for multifamily development. While higher densities may result, a conservative planning estimate of 4 du/ac for single family and 12 du/ac for multi-family will be used to calculate the need for additional land. The methodology for calculating the need for land for new single family development is as follows:

1. Average density = 4 du/ac
  2. Additional lots for dwelling units needed by 2025 = 1,134
  3. Minus platted lots available  $(1,134-0) = 1,134$
  4. Gross amount of land needed  $(1134/4) = 283.5$  acres
  5. Add market factor  $(283.5 \times 1.25) = 354.38$  gross acres of residential land needed
  6. Land available (69% of 179 acres) = 123.51 acres
- Residential land deficit  $(123.51 - 354.38) = -230.87$  net acres

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

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

Based upon the analysis shown above, the city can accommodate the need for multi-family development during the planning period within the existing city limits, provided that multi-family development occurs at a density only slightly higher than 12 du/ac. However there does not appear to be adequate land within the city available to accommodate the projected need for single family housing, a small portion of the UGA has been designated for residential development in recognition of existing land use patterns and the need to maintain compatibility with those existing uses. The residential land within the UGA is located immediately adjacent to the city, and thus will not conflict with the goal of promoting a compact pattern of development. The city has estimated that there are 497 vacant /undeveloped gross acres of land available for residential development within the UGA established by the county. Of that land, only the land needed or used in rights-of-way, and land

unavailable due to critical area considerations as illustrated in **Figure LU-16** cannot be developed. Over the 20 year planning period special attention should be awarded this residential land in the UGA as it is key to overcoming the residential single family dwelling unit deficit of **230.87** acres within existing city limits

#### **Industrial and Commercial.**

As noted earlier, Centralia and Chehalis form the hub of Lewis County's economic activity. According to the Hovee Final Report of the Lewis County Industrial Lands Analysis Update, seventy-seven percent of Lewis County's private sector job growth between **1995 and 2004** occurred in Centralia (+1,316 jobs) and Chehalis (+2,352 jobs).

The Hovee study suggests that an average of 4.5 jobs per acre will be created by industrial growth. Existing businesses surveyed indicate that approximately 20 jobs per acre are created by commercial business growth. Using these averages with the job distribution projections shown in Figure LU-18, the following methodologies emerge for the city.

#### For Industrial Land

1. Average jobs created per acre = 4.5
2. New jobs projected = 4,002
3. Land needed  $(4,002/4.5) = 889.3$  acres
4. Add market factor  $(889.3 \times 1.25) = 1111.7$  gross acres of industrial land needed
5. Vacant city zoned industrial/commercial land (excluding critical areas) = 270.211 acres
6. Subtract available land from land needed  $(270.11 - 1111.7) = -841.59$  net acres of industrial land needed

#### For Commercial Land

1. Jobs created per acre = 20
2. New jobs projected = 4,870.5
3. Land needed  $(4,870.5/20) = 243.52$  acres
4. Add market factor  $(243.52 \times 1.25) = 304.41$  gross acres of commercial land needed
5. Vacant city zoned commercial land/industrial (excluding critical areas) = -841.59 acres
6. Subtract available land from land needed  $(-841.59 - 304.41) = -1146$  net acres of commercial land needed

**UGA Analysis**

Figure LU-15 illustrates the distribution of proposed land uses within the UGA, which are also shown on the map in Figure LU-14. The gross amounts of land available in the UGA must be modified by considering the amount of land already developed the need for compatibility with existing development and also the constraints to development presented by critical areas.

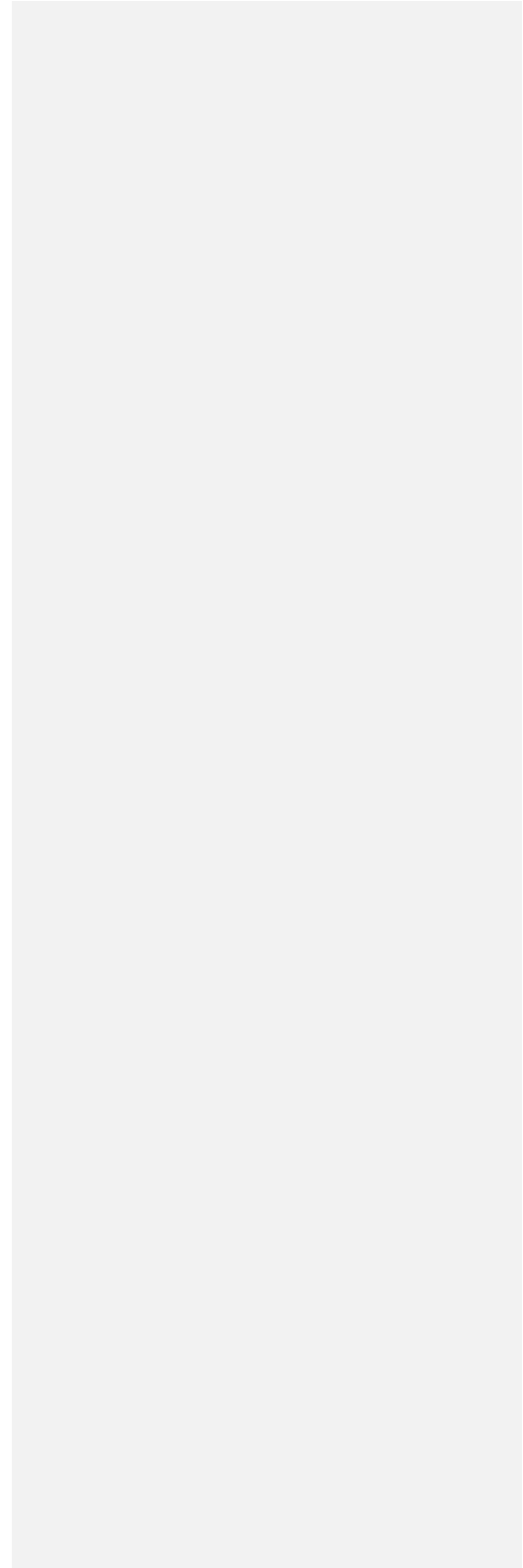
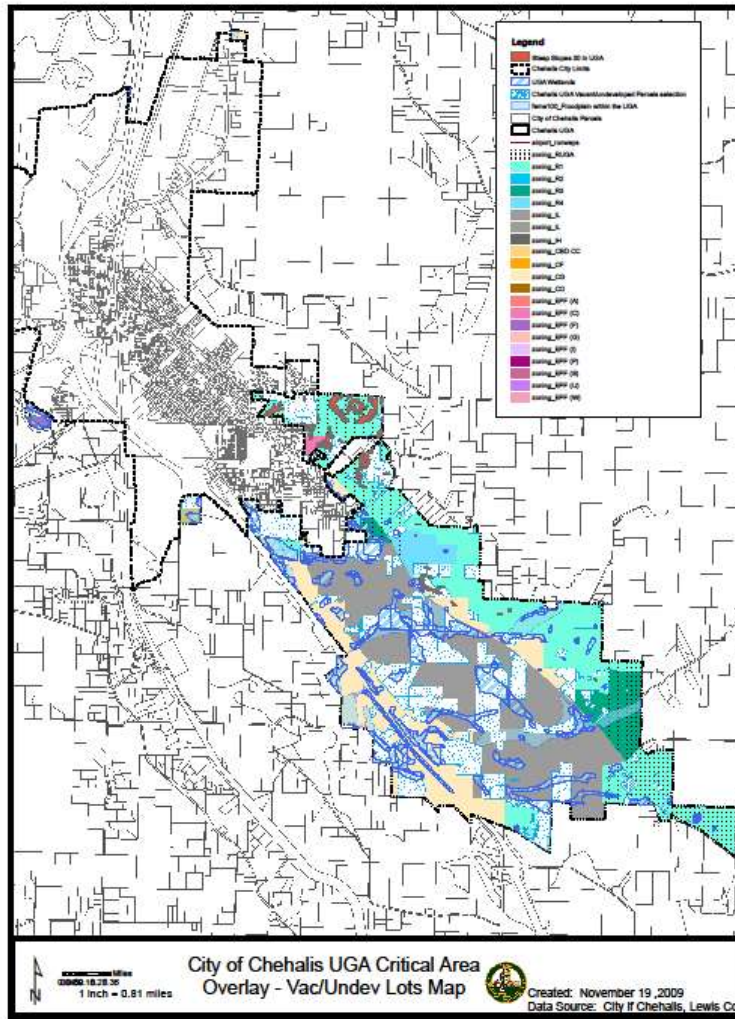


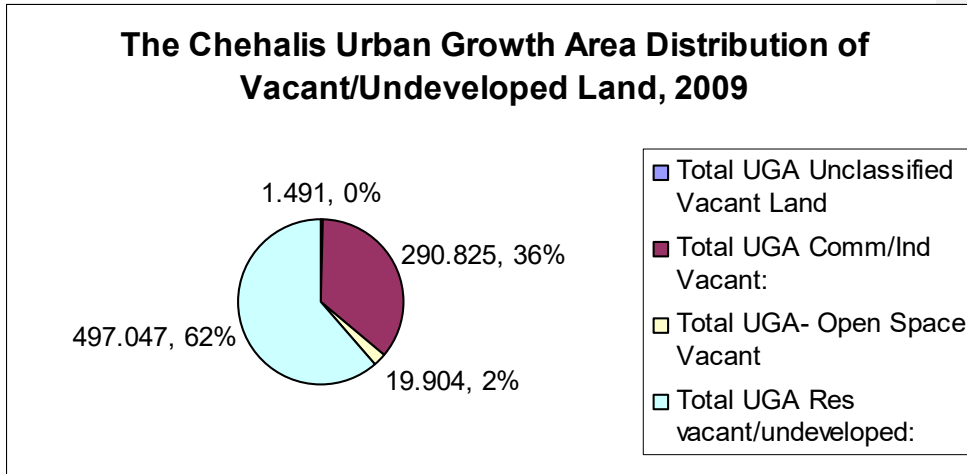
Figure LU-21 Critical Area Overlay of City's Undeveloped/vacant Lot Map



SOURCES: Chehalis Dept. of Public Works; Lewis County

Comparing the land use distribution pattern shown in Figures LU-6 and LU-7 with the land use needs analysis shown above yields this result:

Figure LU-22  
Availability of Land by Land Use



SOURCES: Chehalis Dept. of Public Works; Lewis County, LaJane Schopfer

The amounts of land needed as shown in Figure LU-22 indicate that the UGA will conform to GMA requirements. Because more land is needed than is provided in the aggregate, the city and the county will be able to promote compact patterns of development within the UGA. While the amount of the deficit shown for industrial and commercial land is significant, the availability of additional land will require further analysis before any consideration of expansion of the UGA occurs. Because industrial and commercial properties tend to develop more slowly than residential properties, the city and the county should have sufficient time to examine this issue during future updates to this plan.

**Summary of UGA Analysis.**

Of the total amount of land included in the UGA, more than half is designated for industrial development. Another third of the total is set aside for commercial use. A smaller amount is intended for residential use. While the volume of land contained in the UGA may be justified by the calculations described above, other factors are also important.

In determining the sufficiency of land available for industrial use, the amount of land available is but one of many elements to be considered. Other elements include easy access to highways, access to rail, access to utilities such as water, sewer and electricity, and the availability of large, undeveloped parcels of relatively level land. Access to rail is of particular interest, because some industries can only locate on sites served by rail, and because such land is relatively scarce. The identification of industrial land within the UGA confirms the analysis performed by the Port of Chehalis in designating the two IDD's shown in Figure LU-10.

The analysis of commercial land needs also requires an examination of issues beyond the amount of land. Viable commercial land requires a high degree of visibility and a population base of sufficient size and appropriate demographic makeup to constitute a sustainable market. The designation of commercial land that is accessible to and visible from I-5 will serve to maximize the potential for success of new or expanding commercial businesses.

While the analysis of land needed for residential use may seem more straightforward, such analysis must include site-specific reviews that look at natural and man-made buffers between residential and non-residential uses, and also the availability and proximity to schools, police, fire, and recreational facilities.

Finally, it must be recognized that differing land uses are inter-dependent. New homes need easy access to employment and shopping areas; commercial areas need to be near consumers; and industrial areas need ready access to a labor force.

The City of Chehalis has entered into interlocal agreements and plans that have encouraged positive working relationships with neighboring jurisdictions in regards to land use. The City is committed to work consistently with Lewis County with county-wide planning policies. These agreements, plans and regulations act as tools for growth management. Some of these plans include:

- **The Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in April, 2002. Amended in 2007, 2009
- The **FORMATION OF THE CHEHALIS RIVER BASIN WATERSHED MANAGEMENT PARTNERSHIP & DESIGNATION OF LEAD AGENCY**. This intergovernmental agreement was adopted on August 31, 1998
- The **Chehalis Basin Watershed Plan**. The Plan was adopted in May 2004
- **Lewis County and City of Chehalis UGA Interlocal Agreement**. The agreement was adopted February 1, 2006.
- **The Lewis County Shoreline Management Plan**. This plan was adopted XXXX
- **Airport Master Plan/Chehalis-Centralia**. The Airport Master Plan was approved Fall 2001.
- **Parks and Recreation Plan**. The Parks and Recreation Plan (Element) XXXX
- **Transportation Plan**. The Transportation Plan (Element) XXXX

## GOALS AND POLICIES

### Growth Management Act Goals

The GMA requires that every Comprehensive Plan must include a Land Use Element. The importance of the Land Use Element is emphasized, and is addressed by eight of the thirteen major goals of the Act. The pertinent GMA goals related to land use, not listed in any order of priority, are:



- (1) *Urban growth.* Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) *Reduce sprawl.* Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) *Transportation.* Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans
- (4) *Housing.* Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) *Economic development.* Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for the unemployed and for disadvantaged persons, promote the extension and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) *Property rights.* Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) *Permits.* Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) *Natural resource industries.* Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) *Open space and recreation.* Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) *Environment.* Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) *Citizen participation and coordination.* Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) *Public facilities and services.* Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) *Historic Preservation.* Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance. [2002 c 154 § 1; 1990 1<sup>st</sup> ex.s. c 17 § 2.]

## Countywide Planning Policies

Lewis County has adopted policies to guide local communities through the planning process, pursuant to their mandate under GMA. These policies are statements establishing a regional framework from which comprehensive plan elements for the county and its cities are developed. In general, these policies flow from the goals set forth in the preceding section. This plan is consistent with these policies. Policies that relate to this Land Use element are as follows:

### COUNTYWIDE PLANNING POLICIES FOR LEWIS COUNTY

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as new fully contained communities pursuant to RCW 36.70A.350.

1.1 Cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection. A portion of the county's 20-year population projection shall be allocated to new fully contained communities pursuant to RCW 36.70A.350(2). Annual adjustments may be made when supported by appropriate data.

1.2 Land use planning for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.

1.3 Prior to annexation of an urban growth area or a portion thereof to the respective City, development within adopted urban growth boundaries shall conform to the respective city's urban development standards as established through inter-local agreements.

1.4 All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors.

1.5 The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.

1.6 Rural areas should have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions may be made for rural areas appropriate for more intense development, including small towns, crossroad commercial areas, resort and tourist facilities, existing development areas, and rural industrial centers consistent with state law. In addition, as further outlined in the Economic Development policies, exceptions may be made for major

industrial developments, and master planned locations for major industrial activity outside urban growth areas consistent with state law.

1.7 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.

1.8 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities using a 50-year planning horizon for essential public facilities, including

- (a) Sewage treatment and municipal water facilities
- (b) Solid Waste Facilities
- (c) Port District/PDA industrial facilities
- (d) Airport locations
- (e) Other essential public facilities as identified under GMA

1.9 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.

1.10.0 The process and factors to amend the UGAs and other comprehensive plan sections is adopted as Appendix A and B and are made part of these policies.

1.10.1 Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.

1.10.2 The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.

1.10.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit conditions consistent with WAC 365-190-050, 365-190-060, 365-190-070, and 365-195-335. De-designation of resource lands should be limited to where there is no practical alternative.

1.10.4 Amendments to the Comprehensive Plan may be initiated by:

- A. Motion of the Board or Planning Commission.
- B. Property owner or county resident filing an application with the Planning Commission.

1.10.5 Amendments to the Comprehensive Plan will be:

- A. Submitted from September to December for review the following year. The Planning Commission will review applications beginning the February following the submittal period, with Board of County Commissioners target adoption date of July of the same year.
- B. Processed once a year and coordinated with all proposed amendments concurrently to insure individual and cumulative impacts are weighed.

1.10.6 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW36.70A.130(3):

A. DETERMINATION OF NEEDED LAND

- I. Is the UGA large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's population allocation at urban densities?
  - II. Is the inventory available for development including vacant land, underdeveloped lands and land where development is likely?
  - III. Is there land within the UGA that can accommodate the urban services needed for urban densities?
  - IV. Are there lands outside the City that currently exhibit an urban density and urban character?
- B. CONSISTENCY WITH GMA OBJECTIVES
- I. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
  - II. What impact would the amendment have on the existing level of services within the UGA?
  - III. What is the ability to provide services within the UGA?
  - IV. Will the contemplated amendment result in any environmental degradation?
  - V. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
  - VI. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

1.10.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A & B of this document and may be further defined by Lewis County Code.

2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.2 Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.3 Water and sewer infrastructure expansion should not occur in areas outside the UGAs and adopted water and sewer district boundaries at urban levels except to address specific health and safety problems.

2.4 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections may be permitted only if hookup sites comply with one of the following situations:

- A. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- B. The public sewer provides service to existing local and major essential public facilities.

C. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development (LAMIRDs).

2.5 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs may be permitted within state adopted Water Service Areas and where required, by the Lewis County Board of Commissioners as described by the following conditions:

A. The Lewis County Health Officer has determined that extension of domestic water is necessary to protect public health and safety, or

B. Extension of water service outside of UGAs may be allowed provided any connections in the rural lands are consistent with County rural development regulations and do not support urban levels of water service; or where there is a determined need for fire flow and protection.

C. State approved Water Service Areas may be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.

2.6 Developments authorized under RCW 36.70A.350, .360, .362, .365, and .367 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in the land between adopted UGAs.

4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

5. **Economic Development.** Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the Lewis County's natural resources, public services and public facilities.

5.0 The development of industries should be encouraged within the cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and within those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.365 and .367.

5.1 Agriculture, forestry and mineral extraction shall be encouraged in rural areas. The development of resource related commercial and industrial activities shall be encouraged in appropriate areas such as designated commercial resource lands, LAMIRDs, UGAs, or next to resource related uses.

5.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.

5.3 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.

5.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.

5.5 Comprehensive plans and development regulations should designate adequate land within the UGAs to provide for future industrial and commercial needs.

5.6 Value added industries shall be encouraged.

5.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.

5.8 Lewis County shall encourage the development of new fully contained communities and master-planned resorts to broaden the County's economic base, consistent with state law.

5.9 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.

6. **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

6.0 The rights of property owners shall be considered in the creation or revision of development regulations.

6.1 Non-regulatory incentives such as conservation easements, land exchanges, land banking, assessment relief and similar incentive programs shall be included, where appropriate, in development regulations.

7. **Permits.** Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

7.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.

7.1 The County and cities should work together to develop consistent permitting systems.

7.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.

7.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and cities.

**9. Open Space and Recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

9.0 The use of Open Space and Forestry Taxation Laws shall be encouraged as a useful method of resource preservation.

9.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.

9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.

9.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.

9.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

**10. Environment.** Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

10.0 All jurisdictions should encourage the enhancement of the functions and values for critical areas when developing sub-area plans and development regulations.

10.1 Floodplains, wetlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality.

10.2 All jurisdictions shall recognize the river systems within the County as pivotal freshwater resources and public water supply and shall manage development within the greater watershed in a manner consistent with planning practices that do not seriously degrade the integrity of the resource.

10.3 Septic systems, disposal of dredge spoils, and land excavation, filling and clearing activities shall conform to critical area development regulations and not have a significant adverse affect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands, and fish and wildlife habitat.

10.4 All jurisdictions shall consider threatened, endangered, or sensitive fish and wildlife species when evaluating and conditioning commercial, industrial or residential development.

10.5 Lewis County, in cooperation with appropriate local, state and federal agencies should continue to develop and update the comprehensive flood control management program.

10.6 Floodplains, lakes, rivers, streams, and other water resources should be managed for multiple beneficial uses including, but not limited to flood and erosion control, fish and wildlife habitat, agriculture, aquaculture, open space and water supply. Use of water resources should to the fullest extent possible preserve and promote opportunities for other uses.

10.7 All jurisdictions should work towards developing policies and regulations outlining best management practices (BMP) within aquifer recharge areas to protect the quality of groundwater.

10.8 Recycling programs should be encouraged.

**11. Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

11.0 All jurisdictions shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation, and evaluation of the Comprehensive Plan.

11.1 All jurisdictions shall continue to encourage public awareness of the Comprehensive Plan by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent.

11.2 All jurisdictions shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.

11.3 All jurisdictions shall provide policies and processes to address public notification costs associated with land use applications.

11.4 All jurisdictions shall encourage citizen participation throughout the planning process as provided by state statute and codes for environmental, land use, and development permits.

11.5 All jurisdictions shall encourage broad based citizen involvement in the development of the Comprehensive Plan elements, sub-area plans, and functional plans, and development regulations.

11.6 Amendment to the county wide planning policies shall be consistent with an adopted approval process.

**12. Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

12.0 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.

12.1 If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.



12.2 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.

12.3 The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.

12.4 New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.

12.5 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.

12.6 Special district comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.

13. **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

13.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.

13.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.

13.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers.

## **City Goals and Policies**

### **General**

LU.01 To minimize inter-jurisdictional conflict in the adoption of comprehensive plan goals and policies.

LU.01.01 Work in cooperation with the state of Washington, Lewis County and other jurisdictions by sharing information in the development of local comprehensive plans.

LU.01.02 Ensure that the goals and policies contained in this plan do not conflict with Lewis County's County-wide Planning Policies.

LU.02 To encourage the efficient use of land.

LU.02.01 Discourage low-density development within the city, and prohibit low-density development in high-density zones.

LU.02.02 Discourage urban sprawl within undeveloped areas in the IUGA.

LU.02.03 Encourage the development of smaller lot sizes in residential areas.

LU.02.04 Develop a neighborhood planning and design process to encourage compatible infill development and redevelopment in established areas.

LU.02.05 Designate sufficient land, in excess of projected needs, for each type of land use needed for the community to maximize the potential for the operation of a free-market real estate process in land development.

LU.03.01 Provide Lewis County with accurate, reliable information that documents the existence and location of urban infrastructure such as water and sewer lines outside the city limits.

LU.03.02 Document the constraints to development that exist within the city.

LU.03.04 Develop a policy for the phased annexation of land within the IUGA to ensure that needed services are available when annexation occurs.

LU.04 To accommodate the 20 year projection for household and employment growth.

LU.04.01 Encourage residential, commercial and industrial development at appropriate densities to meet population and employment demands.

LU.04.02 Encourage development in areas where adequate public facilities and services already exist, or can be provided in an efficient manner.

LU.04.03 Coordinate with Lewis County to promote within the IUGA an appropriate minimum intensity of development.

LU.04.04 Plan for service levels in transportation, schools, utilities, and police and fire protection that will keep pace with population and employment increases.

LU.05 To protect the property rights of land owners.

LU.05.01 Allow for variances from the city's zoning and land use regulations to mitigate undue hardship when the literal application of those regulations would prohibit all reasonable development on a parcel of land.

LU.05.02 Consider the use of reasonable use exemptions or transfers of development rights when a regulation would deprive an owner of all economically viable use of their property, or have a severe impact on the landowner's economic interest, or deny a fundamental attribute of ownership.

LU.05.03 Seek ways to increase efficiency and reduce process time for land use approvals and construction permits.

LU.05.04 Attempt to ensure that any proposed permit exemption does not adversely impact the health, safety or welfare of local residents.

Urban Environment

LU.06 To create and maintain a balanced community that mixes residential and non-residential uses in a way that promotes environmental quality and community aesthetics.

LU.06.01 Promote the use of landscaping and design standards in new development or re-development.

LU.06.02 Require the use of buffers between incompatible land uses; require new development to bear the burden of transition when it is proposed adjacent to incompatible development.

LU.06.03 Encourage the retention of open space in new development, especially when such action will protect or enhance a wetland or wildlife habitat area.

LU.06.04 Protect commercial and industrial development from residential intrusions.

LU.06.05 Provide adequate parks, playgrounds and other open spaces for residents and visitors to create a pleasant environment for the community.

LU.06.06 Provide effective stewardship of the environment to conserve land, air, water and energy resources; protect critical areas; and enhance the quality and beauty of the area's natural features.

LU.07 To preserve community character through quality design.

LU.07.01 Encourage city beautification through design and quality standards for landscaping of both public facilities and private development.

LU.07.02 Encourage the conservation of, and promote the economically viable use of older structures where feasible.

LU.07.03 Encourage the identification of architectural significance and preservation of structures and places of historic and/or

LU.07.04 Require all public facilities constructed by public agencies to be appropriately landscaped and designed.

LU.07.05 Provide that all new development visible from freeway interchanges includes special design features that provide an attractive city entrance, and that will present the city in an attractive manner.

LU.07.06 Ensure that signs make a positive visual contribution to community character, and that sign design and placement is compatible with building architecture.

LU.07.07 Investigate opportunities to create linear gateways into the city, suitably designed to enhance and improve Chehalis' image.

LU.07.08 Work with the state to achieve high quality design on freeway projects, with appropriate alignments, landscaping materials and lighting to enhance the community image. Places where access ramps connect with city streets should receive particular attention.

LU.07.09 Preserve and enhance, from public places, views of mountains or other unique landmarks landscape features. Such views should be regarded as important and valuable civic assets or

LU.07.10 Work cooperatively with the regional transit provider in the planning and design of new transit facilities to ensure that facility design reflects the general character of the city, as well as the surrounding neighborhood.

LU.08 To promote historic preservation efforts.

LU.08.01 Provide financial and other incentives to promote the rehabilitation and adaptive reuse of older, vacant buildings, especially those located in the Central Business District.

LU.08.02 Enforce property maintenance standards, especially within historic districts.

LU.08.03 Designate historic landmark sites and structures, and review any proposed changes, to maximize the potential that such sites and structures continue to remain a part of the community.

LU.09 To protect existing land uses as new development occurs.

LU.09.01 Encourage private and public preservation of undeveloped open space.

LU.09.02 Require adequate buffers between proposed new development and existing land uses.

LU.09.03 Permit existing agricultural practices to continue in designated open space areas. Support 'Right to Farm' legislation.

**Environmental Protection** (See Natural Environment Section)

### **Residential Land Uses**

LU.12 To create livable residential areas.

LU.12.01 Reserve adequate residential areas for housing, and develop such areas at urban densities.

LU.12.02 Promote the development of a variety of housing types, at differing densities, in appropriate areas.

LU.12.03 Work to ensure that new residential development provides the public facilities (pedestrian paths, landscaped areas, and other neighborhood improvements) necessary to integrate them into the vision of the community.

LU.12.04 Encourage innovative housing assistance programs for low and moderate income families within the community.

LU.12.05 Encourage the development of higher-density housing in or near the downtown area, or near commercial or employment centers that have appropriate services and facilities such as public transit, schools, parks, and playgrounds.

LU.12.06 Maintain the community's predominant low-density residential character in appropriate areas.

LU.12.07 Permit home occupations in residential areas with appropriate restrictions on business activities, signs, parking, traffic and employees; provide flexibility in home occupation regulations to recognize and accommodate the impact of new technologies.

LU.12.08 Permit retirement homes as a conditional use in residential areas.

LU.13 To preserve and strengthen the vitality of existing neighborhoods.

LU.13.01 Create incentives that promote the construction of infill housing on existing scattered lots in residential areas.

LU.13.02 Protect residential neighborhoods from incompatible uses on adjoining lots through the use of screening and buffering requirements.

LU.13.03 Promote the maintenance of infrastructure and amenities within existing neighborhoods.

LU.13.04 Permit the location of neighborhood convenience businesses with limited hours of operation within walking distance of residential areas.

LU.13.05 Minimize the removal of existing vegetation when improving streets to preserve the natural character of neighborhoods.

#### **Economic Development**

LU.14 To promote the continued expansion of a healthy commercial sector.

LU.14.01 Discourage strip development in inappropriate areas, especially when such development would adversely impact residential areas.

LU.14.02 Encourage the transition of existing dwellings to low-intensity offices and businesses on Market Boulevard.

LU.14.03 Promote quality design of commercial development through the use of landscaping standards, especially in parking lots and along site perimeters.

LU.14.04 Minimize the traffic impacts of new commercial development by restricting site access from roadways.

LU.14.05 Restrict the location of drive-through and drive-in facilities to areas where traffic impacts will be minimal.

LU.14.06 Act as a pass-through agency or otherwise facilitate the use of federal or state financing and tax credits for business development, when appropriate.

LU.14.07 Recognize the positive economic impacts associated with visitors to the community by funding and participating in convention and tourism marketing efforts.

LU.15 To retain the Central Business District (CBD) as the historical center and county seat for financial, social and civic activities.

LU.15.01 Encourage the maintenance and improvement of the downtown area. Provide public improvements to support private investment, including landscaping, signage, and infrastructure.

LU.15.02 Investigate opportunities to create visual and physical links between the downtown area and the Lewis County courthouse facilities.

LU.15.03 Encourage an update of the existing Central Business District General Development Plan.

LU.15.04 Encourage public and private investment in seasonal color planting and decoration in appropriate areas, including within rights-of-way.

LU.16 To promote industrial and economic development.

LU.16.01 Encourage businesses that pay wages sufficient to support a family to locate in Chehalis.

LU.16.02 Promote a local economy that is characterized by diverse, non-seasonal, employment opportunities.

LU.16.03 Ensure that industrial uses are buffered from abutting non-industrial uses by appropriate landscaping or open space.

LU.16.04 Protect the city from businesses that would create adverse environmental impacts.

LU.16.05 Locate warehouse and distribution facilities near or adjacent to appropriate transportation networks.

LU.16.06 Support, where appropriate, owners of vacant land zoned for industrial development in overcoming problems, such as poor drainage or lack of access, which have prevented land development.

LU.16.07 Encourage the retention of large parcels and the consolidation of small parcels of industrial land in order to facilitate their use in a comprehensive, rather than piecemeal fashion.

LU.16.08 Consider incorporating the engineering and site planning design guidelines included in the Port of Chehalis Comprehensive Plan as the guidelines for new industrial development.

LU.16.09 Where possible, utilize natural buffers such as stream corridors as the boundary of industrial areas.

LU.16.10 Assist and encourage the expansion of existing industry, as well as the location of new industry where appropriate.

LU.16.11 Support the efforts of the Lewis County Economic Development Council, Port of Chehalis, Chehalis Industrial Commission, the Chamber for Centralia, Chehalis and Greater Lewis

County, the Chehalis-Centralia Airport Board and other groups to promote the success and growth of existing businesses, and to facilitate the recruitment of new business to the community.

LU.16.12 Support the use of the Foreign Trade Zone on lands holding such designation.

LU.16.13 Support the efforts of Centralia College to provide job and technical training for the benefit of existing and prospective employers.

LU.16.14 Promote the expansion and development of businesses that involves significant job creation, adds to the community's tax base, and minimizes or mitigates adverse impacts.

LU.16.15 Ensure that city government is accessible and responsive to the business community. Solicit the ideas and concerns of the business community before enacting new ordinances and regulations. Work collectively with community business representatives and individual businesses to solve mutual problems.

LU.16.16 Locate industrial areas in a manner which takes advantage of air, freeway and rail transportation systems.

LU.17 To ensure that the municipal airport can meet existing and projected recreational and business requirements for general aviation.

LU.17.01 Adopt land use regulations for lands within the Airport Service Overlay District that will discourage the siting of land uses incompatible with airport operations.

LU.17.02 Work with the Airport Board to determine the appropriate time to establish a 65 ldn noise contour for future land use planning, particularly as the noise contour may impact residential areas.

LU.17.03 Work with the Airport Board in future updates to the Airport Master Plan, to ensure compatible development of surrounding land.

LU.17.04 Recognize that residential, commercial and industrial growth will likely increase the demand for recreational and business aviation services at the airport.

LU.17.05 Cooperate in the implementation of federal regulations relating to approach aviation safety zones and other features through appropriate land use regulations.

LU.17.06 Assist in promoting commercial and industrial uses on leased land under airport ownership.

# CITY OF CHEHALIS & URBAN GROWTH AREAS ZONING DESIGNATIONS

- RESIDENTIAL**
- R1 - Single Family, Low Density (Large Lots: 4-6 Dwelling Units/Acre) (7500 SF)
  - R2 - Single Family, Medium Density (Smaller Lots: 7-10 Dwelling Units/Acre) (6000 SF)
  - R3 - Multi Family, Medium Density (11-19 Dwelling Units/Acre) (5000 SF)
  - R4 - Multi Family, High Density (20-24 Dwelling Units/Acre) (5000 SF)
  - RUGA - Residential in UGA
- COMMERCIAL**
- CO - Commercial Office / Mixed Use
  - CG - General Commercial
  - CF - Freeway Oriented Commercial
  - CBD - Central Business District
- INDUSTRIAL**
- IL - Light Industrial (Generally No Impact Outside Building)
  - IL / CG
  - IH - Other Industrial
- ESSENTIAL PUBLIC FACILITY**
- Airport
  - Cemetery
  - Fairgrounds
  - Government
  - Institution
  - Park / Playground
  - School
  - Utility
  - Wetland
- URBAN GROWTH AREA**
- Chehalis UGA

SCALE: 1" = 600 FEET  
0 300 600 1,200 1,800 2,400 Feet

## REVISIONS (CMC 17.79.020)

Date	Auth. No.	Address / Parcel No.	Action / Status	Notes
08/11/1986	347-B	Valley View Subdivision	Annexation	Various Parcels Vested Multi-Residential
06/09/1986	342-B	2495 NE Kresky TP# 21637-004-002	Annexation	Golden Age MH Park Vested Residential
03/25/2002	720-B	Odd 1500 Block N National Ave.	"Dual Zone"	May Develop as CG Zone
07/01/2013	750-B	State Ave. IL Zone	"Dual Zone"	May Develop as CG Zone
07/12/2004	769-B	Various	Rezoning	See Ordinance
10/15/2004	Admin	017857-003-003	Correction	Split Zone Property
07/19/2005	785-B	010716-003-000 & 017492-011-000	Rezoning	See Ordinance
07/19/2005	785-B	Holloway Springs	Exchange UGA	Napavine
12/20/2005	Admin	Various	Add UGA	County Ordinance
01/04/2006	Admin	Various	Add Identification	1997 HMGP Buyout
08/10/2006	GMHB	Various	Invalid UGA	See Decision
08/10/2006	806-B	Various	Rezone	See Ordinance
10/02/2006	GMHB	Various	UGA Reconsideration	See Decision
06/25/2007	819-B	Various	Rezoning	See Decision
08/27/2007	821-B	Urban Growth Area	Rezone All Res. to R-UGA	County Ordinance
07/28/2008	834-B	Various	Rezoning	See Ordinance
12/22/2008	Admin	Various	Add UGA	County Ordinance
10/01/2009	847-B	Various	Rezone	See Ordinance

## OFFICIAL ZONING MAP

DATE: OCTOBER 2009



Area proposed to be added

