

City of Chehalis
Planning Commission
Staff Report
May 10, 2022

To: Planning Commission
From: Tammy Baraoni
Date: May 10, 2022
Subject: Bream UGA Expansion request

Introduction

The City of Chehalis is presenting an application for expansion of its Urban Growth Area (UGA) in support of a request by the estate of Virginia Bream. The proposed expansion area is a single parcel located at 259 Hamilton Road, approximately 110 acres. The parcel has historically been agricultural and is located within Lewis County Rural Development District 1 Unit per 20 Acres (RDD-20). Access is gained from Hamilton Road, and the proposal area is in close proximity to Interstate 5, via Exit 72. A portion of the parcel – the north and northeastern parcel boundary - is already in the City of Chehalis UGA. The City of Napavine is to the east, Lewis County Agricultural Resource Lands (ARL) zone is to the south and west, and Lewis County RDD-20 zone is to the west.

Access to the proposal area is from Hamilton Road, which access Interstate 5 just to the south, at exit 72 in the City of Napavine. City of Chehalis sewer and water are immediately adjacent to the proposal area.

Lewis County has established an application process for UGA expansion requests. The attached application (Exhibit A), that was presented to the County, addresses all of the elements required.

The process for approval requires the City Council, with a recommendation from the Planning Commission, to issue a resolution in support of the Expansion. If the Council determines that it is not appropriate at this time to expand our Urban Growth Area in this area, the application will be withdrawn from the County.



If the request moves forward in the process, Lewis County will then need to amend their Comprehensive Plan. Presuming that their process is successful, it will then come back to the Council to make an update to our Comprehensive Plan.

Public Notification and Comment

Public notification of the hearing has been published in The Chronicle on April 26, 2022 (Exhibit B) and the application has been available on line at the City's website.

Environmental Review

Environmental review will be conducted by Lewis County during their Comprehensive Plan update. Additional environmental review will be conducted by the City after a decision has been rendered by the County and before we can formally adopt the Expansion.

Staff Analysis and Recommendation

Staff finds that the proposed Breem UGA Expansion is consistent with the Growth Management Planning Goals RCW 36.70A.020.

RCW 36.70A.020

Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(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. Plan for and accommodate housing affordable 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 unemployed and for disadvantaged persons, promote the retention 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 forestlands 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 archaeological significance.

Staff finds that the Breem UGA Expansion is consistent with the Lewis County Countywide Planning Goals and Policies.

The Lewis County Countywide Planning Goals and Policies are a sixteen page document therefore it will be added as Exhibit C.

Staff recommends a positive recommendation to the City Council for the Breem UGA Expansion.

Suggested language

If Approve

Make a POSITIVE recommendation to the City Council for the Breem UGA Expansion request subject to the following condition(s):

If Deny

Make a NEGATIVE recommendation to the City Council for Breem UGA Expansion request for the following reason(s):

If Table

Make the motion to TABLE the Breem UGA Expansion request for the following reason(s):

Exhibit A: Breem UGA Expansion application for Lewis County

Exhibit B: Public Notice published in The Chronicle April 26, 2022.

Exhibit C: Lewis County Countywide Planning Policies



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
360.345.2229/Fax: 360.345.1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

November 30, 2021

TO: Mindy Brooks, Senior Planner
Lewis County Department of Community Development

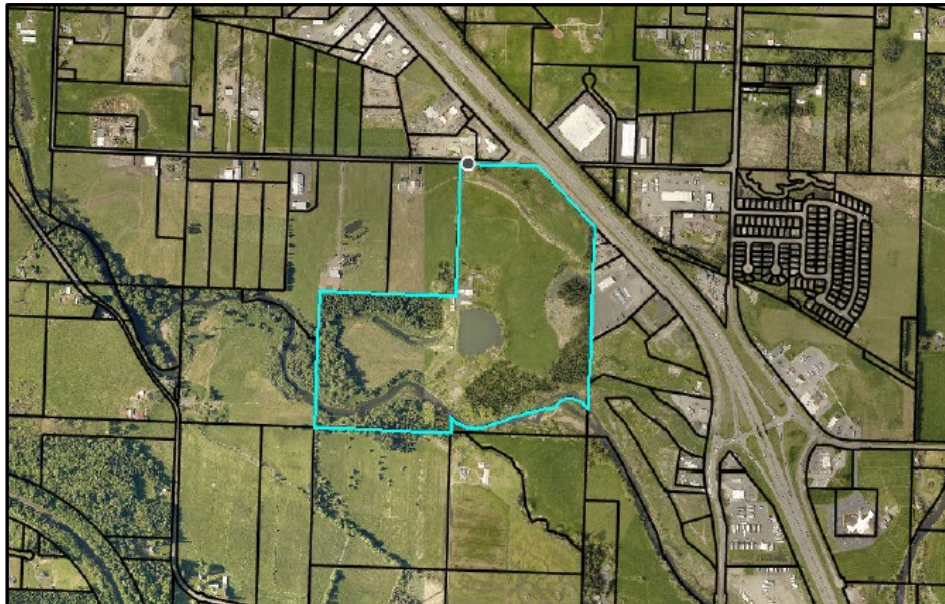
FROM: Tammy Barraconi, Building & Planning Manager
City of Chehalis

RE: Urban Growth Area Expansion

Parcel #: 017904002002

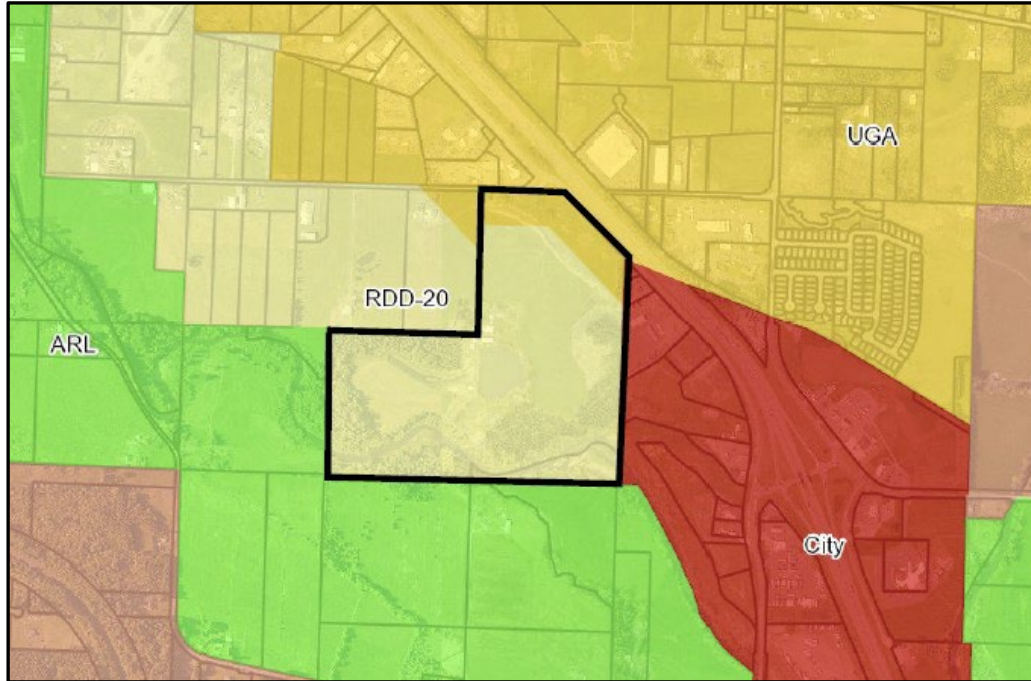
Acres: 109.8

Proposal Area



The City of Chehalis is presenting an application for expansion of its Urban Growth Area (UGA) in support of a request by the estate of Virginia Breem. The proposed expansion area is a single parcel located at 259 Hamilton Road. The parcel has historically been agricultural and is located within Lewis County Rural Development District 1 Unit per 20 Acres (RDD-20). Access is gained from Hamilton Road, and the proposal area is in close proximity to Interstate 5, via Exit 72. A portion of the parcel – the north and northeastern parcel boundary - is already in the City of Chehalis UGA. The City of Napavine is to the east, Lewis County Agricultural Resource Lands (ARL) zone is to the south and west, and Lewis County RDD-20 zone is to the west.

Zoning



Access to the proposal area is from Hamilton Road, which access Interstate 5 just to the south, at exit 72 in the City of Napavine. City of Chehalis sewer and water are immediately adjacent to the proposal area.

Lewis County has established an application process for UGA expansion requests. The County has developed a worksheet to guide the preparation of the application, and for an expansion request, the following items must be addressed:

1. Map of the existing and proposed change to your city’s UGA Boundary

Maps are included in the body of this letter of application and also as attachments.

2. Needs assessment that explains why the change is necessary based on your city’s population allocation.

The City of Chehalis is unusual in that the need to expand its UGA is not based upon growth within the City limits, but rather because of growth in the UGAs. Therefore, the population allocation for the City is not the best metric for understanding the need for additional UGA. The City proper is severely constrained with respect to population growth, as documented in the City’s 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)

The Comprehensive Plan Land Use Element states that the City of Chehalis has a total of 3,695 acres. The 2016 Comprehensive Plan notes that 2,884 acres – or 78% - within the City are encumbered with critical areas [Ch.3, p.23]. Of the remaining 811 acres, the Comprehensive Plan indicates that only 179 acres remain available for development [Ch.3, p.26] The current revised draft of the Comprehensive Plan draws upon this information to demonstrate that the City will need at least 200 more acres of developable residential land if it is to meet is 2040 population allocation of 11,230.

2021 population data show the City’s current population to be 7,350 [OFM]. To achieve the 2040 population allocation of 11,230 will require adding 3,880 new residents. At the current average household size of 2.46 per household, the number of dwellings to accommodate future growth is 1,577. Finally, based on previous trends of residential development occurring at a rate of 69%, versus 31% for multi-family, the City will need 1,088 single-family lots and 489 multi-family dwelling units. This analysis also assumes that single-family development will occur at 4 du/acre and multi-family will occur at 12 du/acre:

1. Average density = 4 du/ac
 2. Additional lots for dwelling units needed by 2040 = 1,088
 3. Gross amount of land needed (1088/4) = 272 acres
 4. Add market factor (283.5 x 1.25) = 340 gross acres of residential land needed
 6. Land available (69% of 179 acres) =124 acres
- Residential land deficit (124 - 340) = **-216 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 2040 = 489
3. Gross amount of land needed (489/12) = 41 acres
4. Add market factor (42.5 x 1.25) = 51 gross acres needed
5. Land available (31% of 179 acres) = 56 acres
6. Multi-family residential land surplus (56 – 51) = +5 net acres of land

The most recent population data from the State Office of Financial Management show that the majority of population growth is occurring in the City’s UGA. The City’s population in 2010 was 7,259. As of 2021, OFM estimates the City’s population to be 7,350. This represents a growth rate of 1.25%. Also according to OFM, the City’s UGA population in 2010 was 1,918. As of 2020 it was estimated to be 2,044, which represents a growth rate of 6.57%.

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

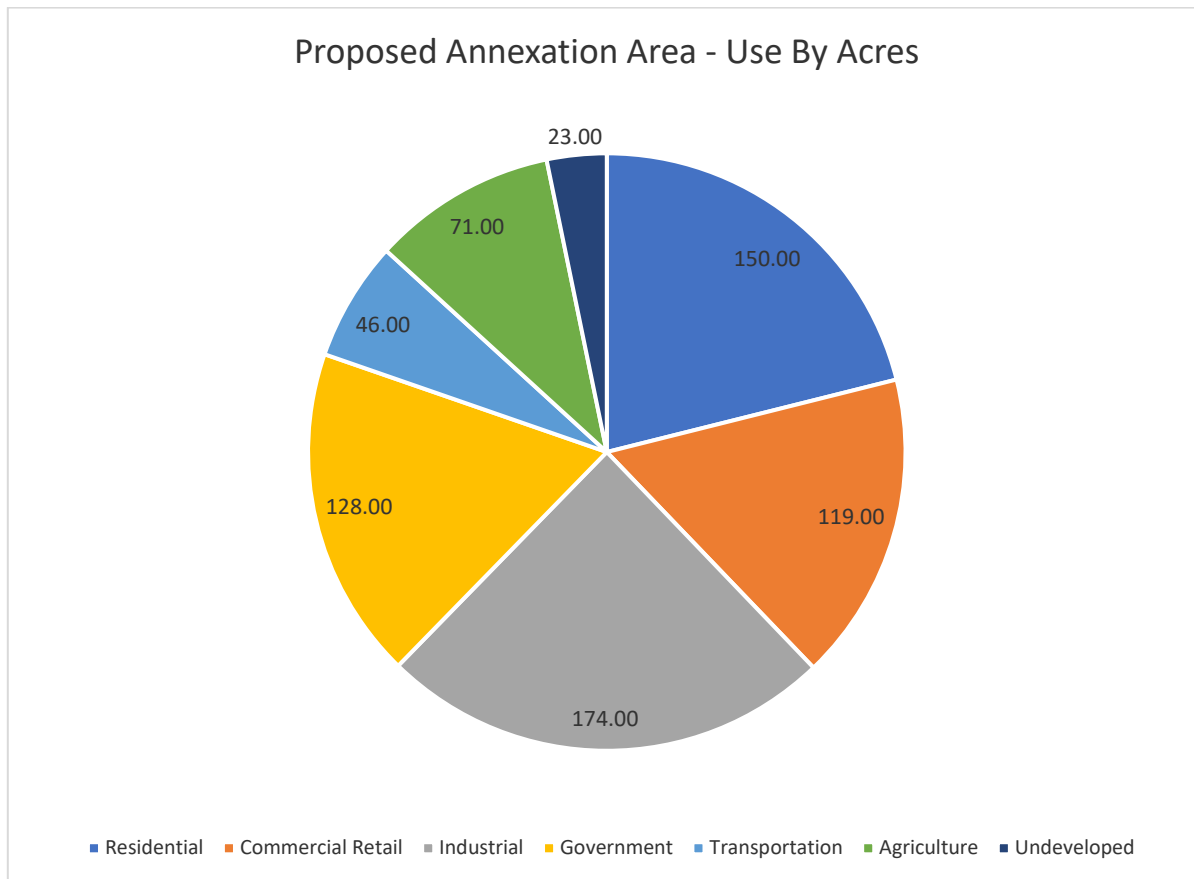
Based on the City’s current population and the growth rates discussed above, the City and UGA projected populations in 2040 will be 9,307 and 7,298, respectively:

City and UGA Population Projections – 2040

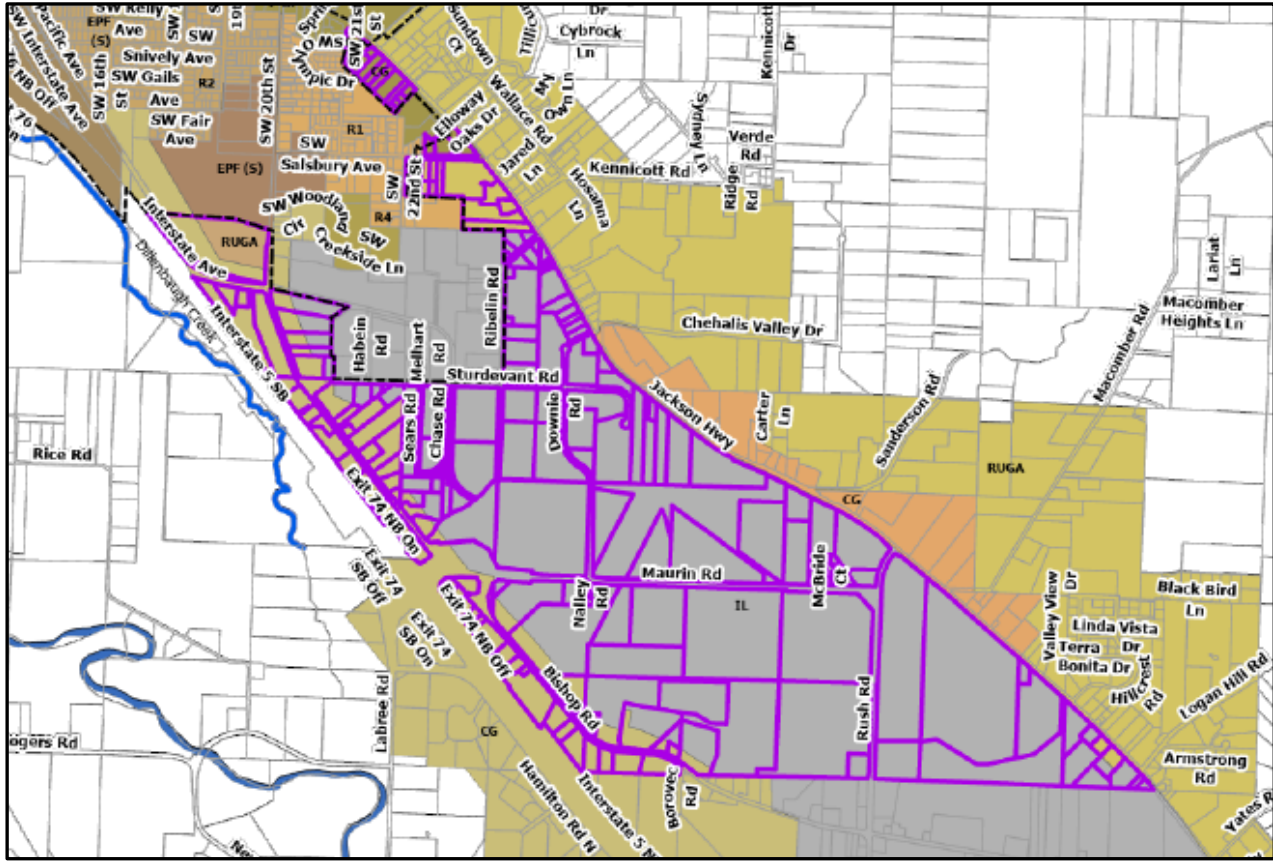
	Current Population	Rate of Growth	2040 Population
City of Chehalis	7,350	1.25%	9,307
Chehalis UGA	2044	6.57%	7,298

Annexation and UGA Expansion Needs

The first obvious mechanism to accommodate future growth and to meet the population allocation, especially when it is occurring in the UGA, is to annex some or all of the UGA into the City. This would change the population ratios between the City and the UGA. Currently, the City is in the analysis phase of completing a large portion of the UGA to the south. This area is comprised of 875 acres, which represents 29% of the UGA. Although this area represents a significant portion of the City’s UGA, at 150 acres, only a small percentage is zoned for residential use. Of this 150 acres, This is due in large part to the presence of the Port of Chehalis in this part of the UGA:



Potential Annexation Area



A review of the Lewis County Assessor’s database shows that 89 acres of available residential acreage in the UGA has already been developed, leaving at most 60 acres available, and it is not known how much of the remaining acres may be encumbered by critical areas.

Based on the above analysis, while annexation will be a *necessary* component to accommodate the City’s future growth, given the current land use designations – particularly the large area devoted to the Port of Chehalis – annexation will not be *sufficient* to accommodate that growth. For this reason, UGA expansion is also warranted and necessary to provide both commercial and residential growth beyond the current southern boundary of the City’s UGA. More residential development opportunities are necessary to accommodate the 6.57% growth rate in the UGA. Increased commercial and/or industrial development opportunities are warranted to keep pace with the consumer demands that will accompany residential growth in the area.

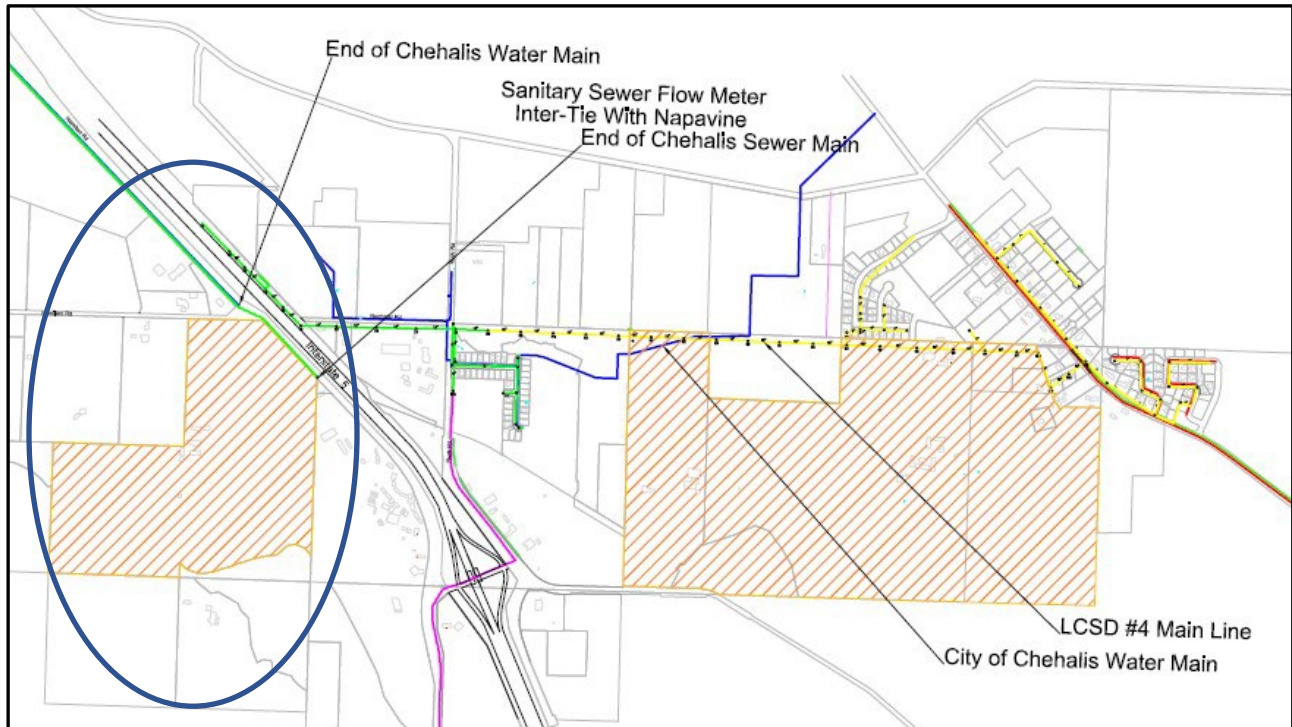
3. If an expansion, indicate the future land uses you intend to incorporate into your city’s Comprehensive Plan’s Future Land Use map.

The City envisions designating the expanded UGA area with a type of Mixed Use zoning that will encourage a variety of commercial uses, combined with affordable housing, preferably multi-family.

4. If an expansion, describe your public facilities and services plan to serve the area within the 20-year planning cycle.

Fortunately, both sewer and water infrastructure are immediately adjacent to the site and available for connection, as depicted on the map, below:

Sewer and Water



5. If an expansion, describe your transportation improvement plan to serve the area within the 20-year planning cycle.

Since the proposed UGA expansion area is currently in the County, the City of Chehalis has not been the responsible entity for transportation planning. However, if the UGA request is granted, and when the City annexes these areas, the transportation network will be folded into the City's current transportation planning and maintenance framework. This would include prioritizing any needed improvements through the City's annually adopted 6-year Transportation Improvement Plan, and through the goals and objectives laid out in the City's Comprehensive Plan Transportation Element.

The following response was provided by the City's Public Works Department:

- The city's list of arterials/collectors, roads that require frontage improvements inside city limits, will need to be updated to include those roadways, if any, that will be annexed in to city limits.
- If the road is inside the UGA, but not inside city limits, this is still legally a county road. The county has jurisdiction over ROW permits and improvement requirements.
- The needs of any given roadway will be assessed by each project individually, where the proposed project takes into account all development vested prior to their date of complete application.

- Initially, a trip generation study is needed, if the average daily trips in the peak hour & the peak direction are greater than 10, then a Traffic Impact Analysis is required. If the level of service is negatively affected beyond an already established limit, then mitigation measures are required for development.
- Mitigation measures can come in the form of stop lines, left turn lanes, right turn lanes, a 3rd middle turn lane, road widening, speed limit lowering, stop sign installation, traffic signal installation, crosswalk delineation, the installation of curb/gutter/sidewalk.
- Because each and every project submitted presents their own unique set of challenges, these mitigation measures must be considered individually for every project as it specifically applies to the proposal brought forth.

It should be noted that the proposed UGA expansion area is in an area that is already well-served by a transportation network suited to handle a high volume of traffic, with close access to Interstate 5.

6. If an expansion, what environmental constraints exist within the area and how does the City intend to address those within the 20-year planning cycle?

As depicted on the following map, the proposed UGA expansion area is partially encumbered by wetlands and the floodplain of the Chehalis River.



If the UGA expansion proposal is granted, the UGA will comply with WAC 365-196-310, which provides limited allowances for the expansion of a UGA into a floodplain, including when:

“(C) The land is owned by a jurisdiction planning under this chapter or the rights to the development of the land have been permanently extinguished, and the following criteria are met:

(I) The permissible use of the land is limited to one of the following: Outdoor recreation; environmentally beneficial projects including, but not limited to, habitat enhancement or environmental restoration; stormwater facilities; flood control facilities; and

(II) The development and use of such facilities or projects will not decrease flood storage, increase stormwater runoff, discharge pollutants to fresh or salt waters during normal operations or floods, or increase hazards to people and property.” [WAC 365-196-310 (C)(I)(II)]

As a condition of UGA expansion, the City of Chehalis will be requiring all areas within the floodplain to comply with the restrictions on development by requiring a conservation easement. The conservation easement will distinguish development rights and only allow activities that are provided for under the WAC, as listed above.



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
360. 345.2229/Fax: 360.345.1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

- TOPIC:** Urban Growth Expansion requests. Owners of LCP#017904002002, 110 acres and owners of LCP# 018076003000, 0178800010030, 017880001001, 017880001002, 017846003006, 017846001006, 017846003002, 017846001005, 247 acres have requested to become part of the Urban Growth Area. The 247 acre proposal is adjacent to the Newaukum Golf Course and the 110 acres is on the west side of I-5. All areas are located at the south end of the Urban Growth Area and adjacent to Napavine.
- DATE, TIME and PLACE:** May 10, 2022 at 6PM
Chehalis City Hall, Council Chambers
350 N. Market Blvd
Chehalis WA 98532
- CONTACT:** To view the proposed changes, submit written comment, or to request a copy during regular business hours, contact:
Tammy Baraconi, Planning Manager
1321 S. Market Blvd, Chehalis
360.345.2229, or tbaraconi@ci.chehalis.wa.us
Or view online at <https://www.ci.chehalis.wa.us/building/public-notices>

Anyone interested may appear and be heard. The decision of the City Council will be mailed to all those who submit comments, testify at the hearing or request the decision in writing. Any aggrieved party of record can file an appeal with Lewis County Superior Court.

*****Written public comment can be accepted until 4:30 PM on May 10, 2022.*****

Lewis County

Countywide Planning Policies

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 industrial master planned areas, master planned resorts, and 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 (except for industrial master planned areas) 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 (except for industrial master planned areas) 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 Urban Growth Area boundaries for cities and towns will include the entire rights of way of public streets, roads or highways. And, where right of way is insufficient to implement design standards or other such considerations, may follow natural or logical parcel boundaries.
- 1.4 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.
- 1.5 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.
- 1.6 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.

- 1.7 Rural areas have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions will be made for areas appropriate for more intense development that are consistent with state law.
- 1.8 Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.
- 1.9 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.
- 1.10 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new 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
- 1.11 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.
- 1.12.0 The process to amend Countywide Planning Policies and UGAs is adopted as Appendix A and is made part of these policies.
 - 1.12.1 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.
 - 1.12.2 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.

1.12.3 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 RCW 36.70A.110. The extension of UGA boundaries into resource lands of long-term commercial significance should be avoided unless no practical alternative exists.

1.12.4 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW 36.70A.130(3):

a. Determination of needed land

- i. Are the overall UGA's in the county large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's 20-year population and employment forecasts at urban densities?
- ii. Is there an inventory of 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 incorporated Cities or their associated UGAs 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?

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

1.12.8 Lewis County adopted population allocations, population estimates and population projections are shown in Appendix B of this document.

1.12.9 Subject to applicable law, Urban Growth boundaries shall not be reduced solely on the basis of inactivity of annexation by cities.

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 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 outside UGAs 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).

2.4 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs can be permitted within state adopted Water Service areas and/or where required, by the Lewis County Board of County 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. Public water service connections and water service lines can be extended outside UGAs where the following conditions are met:
 - i. Connections and extensions shall be within current State approved water system plans, and
 - ii. Connections and extensions shall demonstrate adequate capacity exists and minimum flow requirements are met, and
 - iii. Connections and extensions shall be at a Rural Level of Service, which is defined as providing only the number of connections consistent with current County zoning and development regulations in effect on the subject property, or
 - iv. The number of connections can exceed the maximum zoning density if a higher intensity existed on or prior to July 1, 1993, or
 - v. A use now considered to be non-conforming existed on or prior to July 1, 1993.
 - c. State approved Water Service Areas can be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.
- 2.5 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 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 rural areas or resource lands that are outside of these areas or adopted UGAs.

3. Transportation.

Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City comprehensive plans.

- 3.0 The Transportation Element of local Comprehensive Plans should be designed to: 1) facilitate the flow of people, goods and services so as to strengthen the local and regional economy; and 2) conform with the Land Use Element of the Comprehensive Plan.
- 3.1 Level of Service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New or expansion of existing private and public development shall mitigate transportation impacts concurrently with the development and occupancy of the project.
- 3.2 The County and cities should coordinate agreements to cover situations where the demands created by new or expanded existing private or public development affect adjoining jurisdictions such as between cities or between the County and cities.

- 3.3 Local jurisdictions should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.
- 3.4 State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.
- 3.5 Airport authorities should maintain and improve airport facilities to safely accommodate current and future air service demands.
- 3.6 State and local agencies should reduce conflicts between rail and vehicular traffic wherever possible and support enhancement of rail and high-speed rail planning efforts in the region.
- 3.7 The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.
- 3.8 Cost effectiveness shall be a consideration in transportation expenditures decisions and a balance established for both safety and service improvements.
- 3.9 Local and State agencies should investigate a full range of actions when improving regional transportation facilities, including transportation systems and demand management programs to improve efficiency and mitigate environmental impacts.
- 3.10 State and local agencies should identify hazardous locations on the regional road system and target resources toward those goals.

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 Lewis County's natural resources, public services and public facilities.
- 5.0 The development of businesses and industries should be encouraged within cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, .360, .362, .365, .367, and 368.
 - 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 shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these 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 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.
 - 5.9 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.
 - 5.10 The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and "green collar" jobs.

- 5.11 The location, retention, and expansion of businesses that provide family wage jobs should be supported.

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 in the appropriate development regulations.

- 6.2 The County and Cities recognize that property rights within Lewis County are a protected and valued right of our citizens and businesses.

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.

8. Natural Resource Industries.

Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

- 8.0 Land uses adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food or agricultural based products, or timber, or for the extraction of minerals. Encroachment on resource lands by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.

- 8.1 Approvals for plats, short plats, building permits and other residential development permits that are issued for development activities on or adjacent to designated natural resource areas should include a notice that certain activities may occur that are not compatible with residences. These notices should be filed for record with Lewis County.
- 8.2 Fishery resources, including the County's river systems inclusive of their tributaries, as well as the area's lakes, and associated wetlands, should be protected and enhanced for continued productivity.
- 8.3 Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.
- 8.4 All jurisdictions should encourage best management practices (BMP) to reduce adverse environmental impacts on natural resources
- 8.5 Lands adjacent to urban growth areas which are designated resource lands may be incorporated into the urban growth area if:
 - a. A need is established for expansion into that resource land where there is no practical alternative in order to accommodate future urban population, commercial/industrial, or recreational uses, and
 - b. The factors in the WAC 365-190-050, 365-190-060, and 365-190-070 are considered, and
 - c. Findings are made relating to the changing conditions which led to the natural resource de-designation. (Such findings constitute a removal from the resource designation).
- 8.6 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.

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 supplies and shall manage development within the greater watershed in a manner consistent with planning practices that do not seriously degrade the integrity of the resources.
- 10.3 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform with critical area development regulations and not have a significant adverse effect 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 Comprehensive Plans by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plans' purposes and intents.
- 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.
 - 12.1.1 If communities within a defined region elect to implement a program of coordinated regional utilities or services, the affected jurisdictions shall enter into inter-local agreements to establish the basis for locating, constructing, operating, maintaining and financing those services.
- 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 and other adopted comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.
- 12.7 The County and cities (in cooperation with local service providers) through their land use planning and development codes, should encourage the development and siting of alternative energy generation facilities.

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

Appendix A

Process to Adopt Lewis County Planned Growth Policies and UGA Amendments

BOCC Adopted by Resolution 06-380 December 18, 2006

DRAFT modifications by PGC January 23, 2013

- April** Planned Growth Committee (PGC) receives Countywide Planning Policies (CWPPs) and Population Allocations
- May** PGC review CWPPs, Population Projections; receives material from local jurisdictions for their processes
- May** PGC adopts CWPPs and population allocations and sends to Lewis County Planning Commission (LCPC)
- June* LCPC holds workshop on CWPPs and Population Allocations
- July* LCPC Holds Public Hearings and second workshop on CWPPs and population allocations and makes recommendations to the Board of County Commissioners (BOCC)
- August* BOCC holds Workshop on CWPPs and population allocations
- September* BOCC holds a second workshop and Public Hearing and Takes Action on the recommendations of the LCPC
- September-December
 PGC receives UGA amendment requests from cities.
- January** PGC reviews UGA expansion proposals, makes recommendation to Lewis County Planning Commission

*PGC meeting

Appendix B

Lewis County Adopted 2040 Population Allocations

Lewis County	104,722
Centralia	26,280
Chehalis	11,230
Morton	1,869
Mossyrock	1,874
Napavine	4,500
Onalaska	700
Pe Ell	814
Toledo	1,131
Vader	1,229
Winlock	4,550
 Total Urban	 54,177
Total Rural	50,545

Projections of the Total Resident Population for the Growth Management Act*

	Census	Projections					
	2010	2015	2020	2025	2030	2035	2040
Low	75,455	72,964	72,964	72,964	72,964	72,964	72,964
Medium	75,455	77,621	80,385	82,924	85,165	87,092	88,967
High	75,455	86,431	92,016	97,358	102,378	107,059	111,684

*OFM/Forecasting May 2012