

UGA Expansion

Expansion Request Timeline:

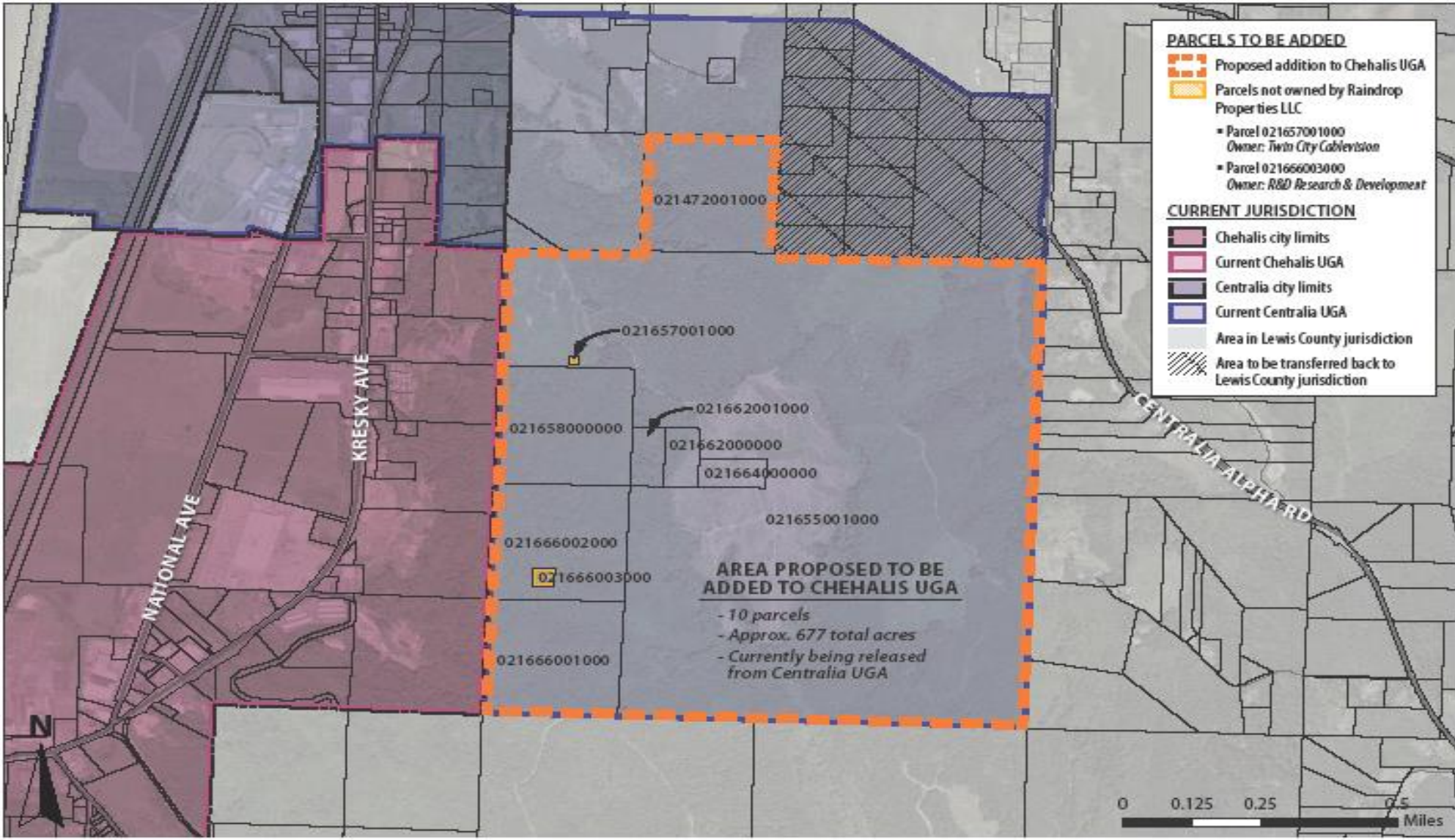
- ▶ Original submittal to Chehalis in March 2019.
- ▶ Initial Planned Growth Committee review in April 2019 resulted in a request for additional information and analysis.
- ▶ Dan Penrose, SCJ Alliance and consultant for the petitioner, submitted a response to the request in June 2019.
- ▶ That response, if Council directs staff to continue with the review process, will be reviewed at the June 19, 2019, Planned Growth Committee meeting.
- ▶ If approved, a public participation process will commence and formal Council recommendation will be requested at a later date.

Overview

The 2017 Chehalis Comprehensive Plan estimates a population increase of 11,320 people by the year 2040.

Analysis of existing available lands for development estimates a deficit for residential land uses at 230 acres in order to accommodate that projected population increase. The current proposal to add approximately 677 acres to the current UGA boundary will offset that deficit.

The proposed area contains steep slopes and other environmentally sensitive areas, so the entire 677 acres would not be open to development.



PROPOSED ADDITION TO UGA
 PETITION FOR CITY OF CHEHALIS COMPREHENSIVE PLAN AMENDMENT
 RAINDROP PROPERTIES LLC



Preliminary Analysis

Extension and upgrade of City of Centralia service systems would be substantially more difficult than extending Chehalis services.

Required services may be adequately provided with upgrades. Upgrades to the service systems would be at the petitioner's/developer's expense.

The expansion would eliminate the available lands deficit for residential development.

Recommendation:

City Council direct staff to continue the review process associated with the UGA expansion request submitted by Raindrop Properties LLC, with the understanding that formal Council action and recommendation will come at a later date when full analysis details and review comments are available.

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