South County Subarea Plan ~ Steering Committee Meeting

May 12, 2010 ~ 3-5 PM

St. Mary's Center

107 Spencer Rd., Toledo WA.

AGENDA

1. **Welcome and Introductions**

2. **Discussion: Site Location and Land Use**

3. **Vision**

4. **Next Steering Committee Meeting: June 9, 2010 from 3-5:00 pm**

SOUTH LEWIS COUNTY SUBAREA SITE LOCATION AND LAND USE DISCUSSION PAPER

For Steering Committee review and discussion, May 12, 2010

This paper describes the current working "inventory" of potential future urban growth area locations and land uses under consideration by the Steering Committee.

Background

The 2009 Phase One process defined a potential market demand for 800 acres of industrial and commercial land in South County by 2030. That analysis indicated the following in net acres:

- 600 acres for industrial uses (including manufacturing, processing, warehousing, and transportation uses;
- 100 acres for retail and service business uses; and
- 100 acres for tourism-related uses.

These numbers are rounded to the nearest 100. In order to arrive at this net demand, the estimated gross land area could be as much as 3,000 acres to accommodate public infrastructure, critical areas and other open spaces, and the market factor that acknowledges some land will not be available for development. The market analysis did not forecast a demand for future urban residential developments. The Cities' comprehensive plans will be the basis for showing any new residential urban growth areas.

During Phase One, sites were identified throughout South County as potential future urban growth areas to meet the demand. The principles used to do this were:

Sites Should Have:	***And***	**Sites Should Support Development That**:
Logical Locations		Avoids Impacts - or
Appropriate Access		Minimizes Impacts - or
Large Parcels		Mitigates Impacts

The Phase One report described the sites that we felt met the first 3 principles. At that time, no detailed analysis of the actual development potential was completed. The Phase One process also included analyses of the subarea hydrology and wildlife habitat conditions by the state Departments of Ecology and Fish and Wildlife. Late in 2009, the Board of County Commissioners adopted new land use designations and zoning for Agricultural Resource Lands (ARL) throughout the county. These actions have set the stage for the next round of site alternative development.

Phase Two Alternative Analysis

Using the additional information described above, we are refining the land use concept for South County to flesh out the range of potential urban growth areas. We gave a status report at the April 14 Steering Committee meeting. The total of these potential areas exceeds the target 800 net acres (plus necessary additional land area) we got from the market analysis. The Steering Committee needs to help us narrow them down to a smaller number for analysis in the EIS. On the other hand, if we have missed something, now is the time to decide if something else should be considered. Before finalizing the Draft Subarea Plan and EIS for public release, we will have to notify the owners of the areas under consideration so that they are aware of the process and can weigh in.

Two key maps show the "2009 Concept" and the "2010 Concept". All of the areas we have identified so far are numbered on these maps.

<u>2009 Concept</u>

1. A narrow band of land (180 acres) along the northern boundary of the Subarea south of Avery Road and SR 12 on both sides of the interchange is shown as retail/commercial. This could be part of a larger interchange growth area including land to the north.
2. A 270 acre area south of Lewis and Clark State Park is shown as a tourist-oriented potential. The state is considering improving the Park and increasing its range of uses. It is unlikely that development of an intensive urban tourist center here is feasible due to the distance from I-5. Development under current county zoning could support new tourist uses at a less intensive scale.
3. Small areas of commercial and industrial expansion are shown in conjunction with the Ed Carlson Memorial Airport. Since the County is preparing a master plan for the Airport it is premature to proceed with further analysis here until more information from the master plan is available.
4. A small tourist-oriented area across the Cowlitz River from Toledo is shown. While this area could reinforce Toledo's vision of becoming a tourist destination, intensive urban development here is unlikely due to hydrological constraints.
5. A large 294 acre tourist-oriented area shown west of Toledo has been constrained from urban development due to the 2009 ARL zoning. While that zoning can be changed, an additional process beyond the Subarea Plan would be necessary.
6. Industrial and retail/commercial areas totaling 66 acres are shown north of the Toledo UGA along the Toledo-Vader Road.
7. A 36 acre tourist-oriented area is shown at Exit 60 on the east side of I-5.
8. A 288 acre retail/commercial area west of I-5 and the Toledo-Vader Road is shown. About half of this is now zoned ARL.
9. A small retail commercial area on the Toledo-Vader Road east of the Vader UGA is shown. (see note below at 11).
10. A tourist-oriented area is shown adjacent to the eastern edge of the Vader UGA. (see note below at 11).

DRAFT

11. A tourist-oriented area is shown adjacent to the northern edge of the Vader UGA near Olequa Creek. The three areas near Vader are unlikely to become urban for some time due to the amount of undeveloped land in the current UGA and the constraints on the City's water system.
12. A major tourist-related area (612 acres) is shown along the eastern side of I-5 at Exit 63 on both sides of SR 505. While a portion of this area is buildable, much of it is constrained by critical areas. Further analysis of this area will be prepared.
13. A major industrial area of 625 acres is shown between I-5 and Military Road south of Avery Road. More than one-third of this area is now zoned ARL and is also constrained by critical areas.

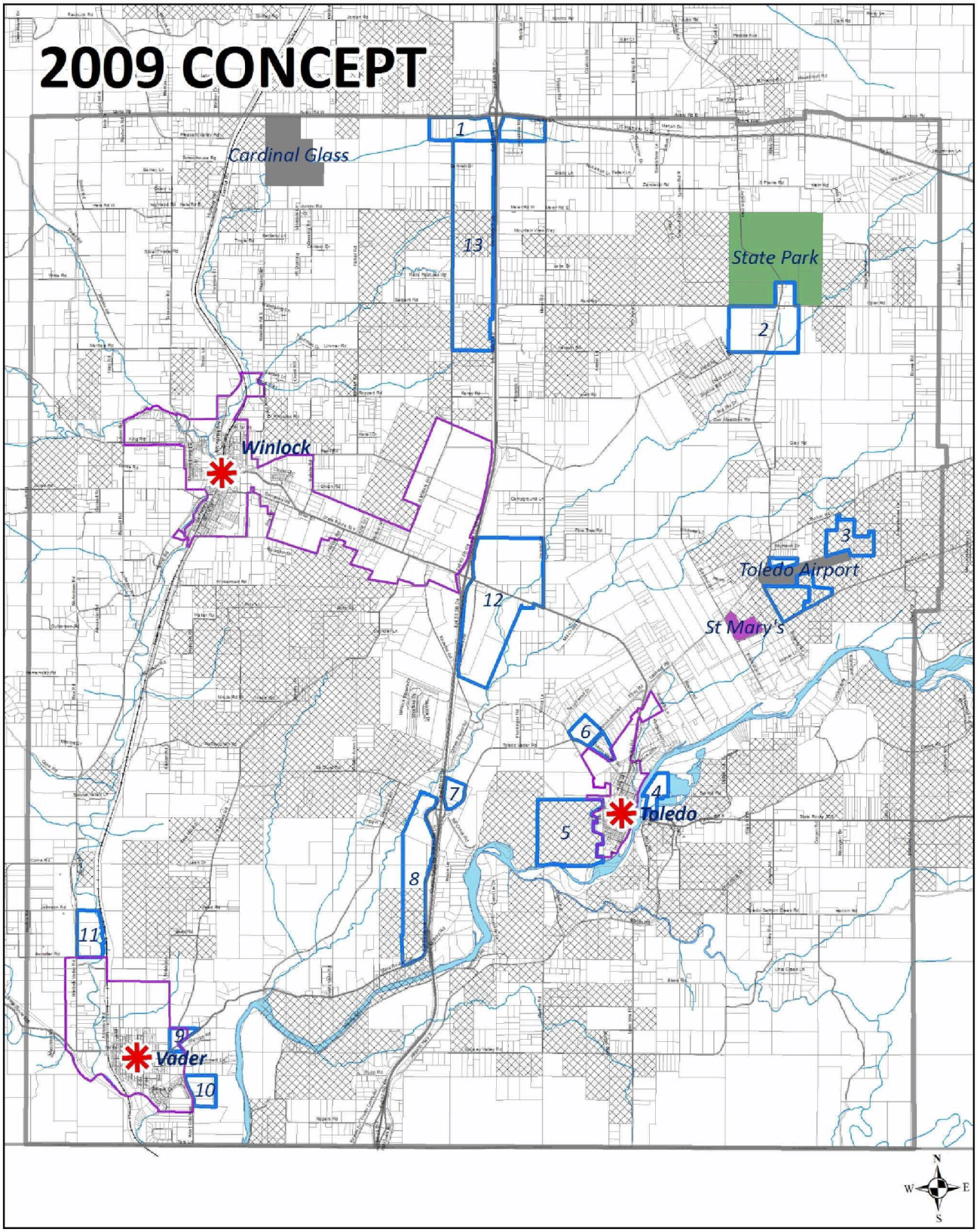
2010 Concept

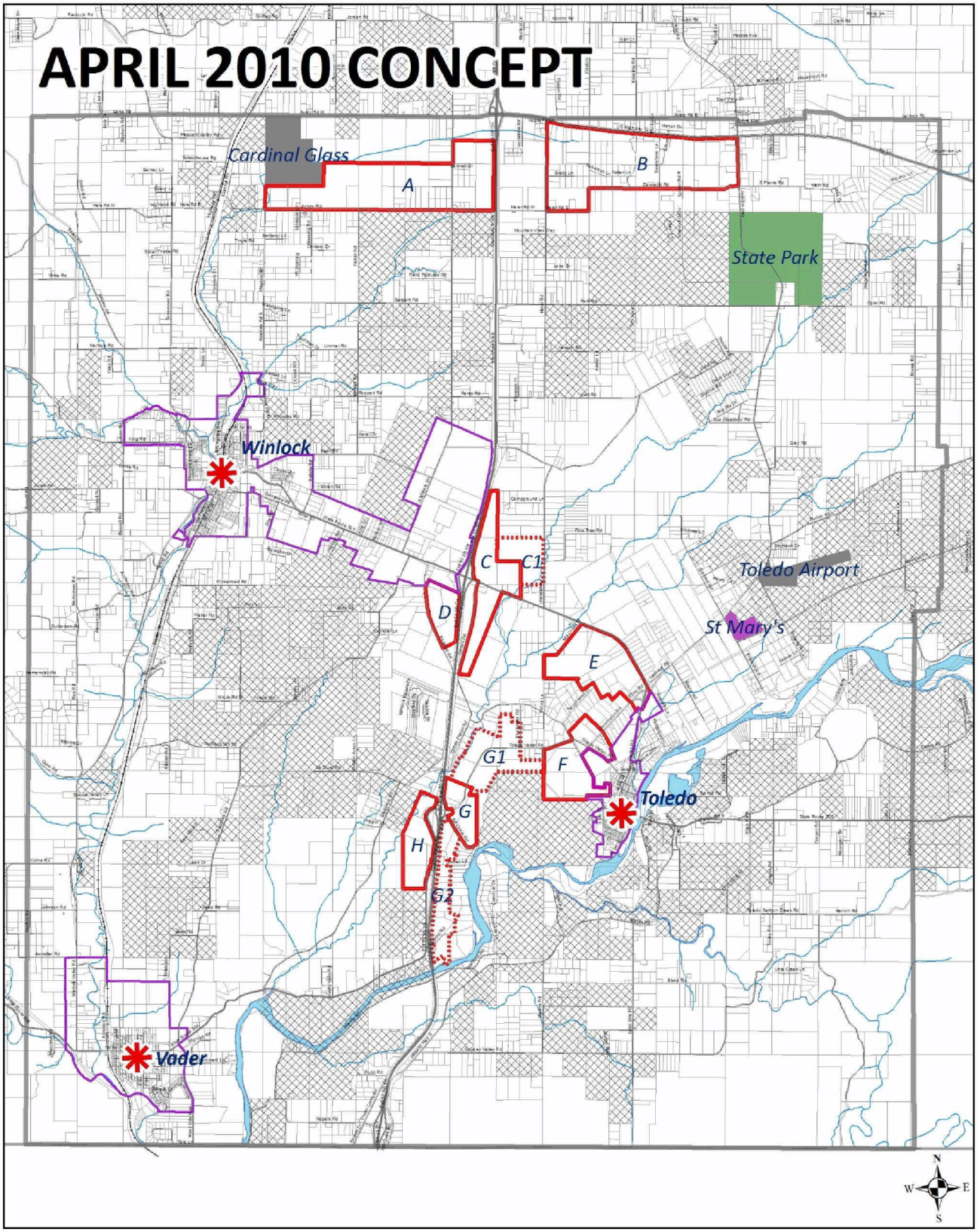
A. A 750 acre area between I-5 and Cardinal Glass just south of Avery Road includes a small amount of critical areas. This area could be suitable for industrial uses.
B. A 846 acre area east of I-5 and south of SR 12 could be suitable for both industrial and commercial uses.
C. This area (including C1) contains 411 acres at Exit 63 east of I-5. This is similar to Area 12 described above, but has been drawn to avoid some of the most constraining critical areas. It is most likely suitable for tourist-oriented and retail uses due to the access and visibility.
D. This area at the southeast quadrant of Exit 63 contains 116 acres and is adjacent to the Winlock UGA. It is most likely suitable for retail/commercial uses.
E. This 348 acre area northwest of Toledo along SR 505 does not contain known critical areas or ARLs. It is likely suitable for mixed uses ranging from residential to commercial to industrial.
F. This 267 acre area to the west of Toledo is similar to E, with the exception of not having direct access from SR 505, although it is served by the Toledo-Vader Road. Like Area E it could be suitable for a mix of uses.
G. This 115 acre area is similar to Area 7 above. It has access to I-5 and the Toledo-Vader Road. In conjunction with Areas G1 and G2 the area is 515 acres unconstrained by critical areas and ARLs. Uses here could include tourist-oriented and retail/commercial as well as potential residential in association with Area F.
H. This area is similar to Area 8 except that it has been reduced to 166 acres to avoid the portion zoned ARL.

The Homework Assignment

Please come to the May 12 Steering Committee meeting to share your ideas about these areas, or others you would like to be considered. We will have big maps to work with. If you would like to send comments before the meeting, please do so (to Barb Kincaid). If you have questions, contact Roger Wagoner at 206.505.3400, fax 206.505.3406, or email roger.wagoner@bhcconsultants.com. In you can't attend the meeting, this is not your last chance, but we would appreciate hearing from you soon. The next step is bringing this together into the draft Subarea Plan and EIS.

DRAFT


2009 CONCEPT
Cardinal Glass
State Park
Winlock
Toledo Airport
St Mary's
Toledo
Vader
1
2
3
4
5
6
7
8
9
10
11
12
13
N
W
E
S


APRIL 2010 CONCEPT
Cardinal Glass
A
B
State Park
Winlock
C
C1
D
Toledo Airport
St Mary's
E
G1
F
Toledo
G
H
G2
Vader
N
W
E
S

VISION

- In 2030, South Lewis County exhibits a diverse rural character featuring a variety of farming, forestry, low-density residential uses and small town centers.

- Protected natural features include streams, wildlife habitats, and flood plains.

- Winlock, Toledo, and Vader provide services to local residents and offer a broad range of recreational opportunities and attractions to visitors.

- The southern Gateways to Lewis County are concentrated at the 1-5 interchanges where regional hospitality and entertainment centers serving travelers provide important employment and tax revenue benefits to the local economy.

- Major industrial businesses are operating at key locations, providing family-wage jobs and secondary economic benefits.

- The growth in population and increased quality of life has enabled successful growth in services and retail businesses to serve the local community.

SOUTH LEWIS COUNTY