

**Planned Growth Committee
Meeting Notes
March 20, 2008 – 1:30 PM
Lewis County Sheriff's Training Room
Law and Justice Center
Chehalis, WA 98532**

Handouts/Materials Used:

- Agenda
- Meeting Notes from October 18, 2007
- Memo from Andre Stone re: 2008 UGA Amendment Proposals
- Memo from Phillip Rupp re: Countywide Planning Policies
- Memo from Greta Hartstrom re: OFM 20-year Projections for Lewis County
- Centralia UGA Proposal
- Chehalis UGA Proposal
- Napavine UGA Proposal
- Toledo UGA Proposal
- Process to Adopt Flow Chart

1. Call to Order

Commissioner Averill called the meeting to order at 1:32 PM. Introductions were made.

2. Old Business

A. Commissioner Averill entertained a motion to approve the meeting notes from October 18, 2007. Motion made and seconded and carried unanimously.

B. Commissioner Averill recognized Andre Stone who briefly summarized the UGA Amendment proposal memo. The Cities presented their proposals.

City of Centralia

The City of Centralia has two proposals and Mr. Emil Pierson presented the first.

Mr. Pierson stated there are 81 acres contiguous with the Port of Centralia bordered by the Chehalis River and Galvin Rd. They are in the flood plain and the Port has no desire to develop this land. The intention is to clean up the city boundaries. If the 81 acres are included in the UGA they will be used for open space and extending the trail system.

Commissioner Averill asked if this use is appropriate because of the wetlands.

Mr. Rupp stated it would be a logical boundary for the City and every urban area needs open space, and as long as it did not affect the overall density, it would be appropriate.

The second proposal for the City of Centralia is for 300 acres nearly to the Thurston County border.

Mr. Craig Jones, representing J. Frank Schmidt and Son Company, owner of the property, explained the proposal.

Mr. Jones stated J. Frank Schmidt Company, a nursery, is based in Boring, Oregon, and owns about 227 acres of the 300 acre tract. About 180 acres of the 227 are developable; 117 acres are relatively flat, and the rest have 20-30% slopes.

The objective is to develop an industrial area. A report on the proposed development was distributed. In this report are a traffic impact analysis and an engineering report regarding the water and sewer elements, conceptual layout, such as layout of arterial streets and buildings.

Mr. Jones stated he has met with DOT and that both Lewis County and DOT have been planning roads through that area. An industrial development will fit nicely; it is close to water and is suited for another reservoir, and it is not in the flood plain. There is a new wastewater treatment plant within two miles with conceptual plans to run extensions to this area.

Mr. Jones stated the Centralia City Council has endorsed inclusion of this property into the City's UGA, with full build out expected in 2014. Still to be done are utility feasibility to the site, roadway discussion and mitigation.

The economic impact is expected to net \$250,000 per year from taxes, permit fees, etc. Consultants have gone through the Comprehensive Plan and there is a compatibility analysis in the report.

Mr. Stone asked Mr. Jones if J. Frank Schmidt is a trust rather than a developer and would the development be sold.

Mr. Jones stated J. Frank Schmidt is not a developer but they may undertake the work or a developer or end user may be doing the development.

Mr. Rupp stated part of the evaluation of this project has to do with the timing and availability of services. He asked if the services have been included in the capital improvements program yet.

Mr. Pierson stated the City is looking at areas most feasible to provide services to. This is a site where utilities can be brought in quicker.

Commissioner Averill stated the development would probably involve a lot of trucks.

Mr. Pierson stated it would, and the City will do a transportation study from Blair Rd. to Thurston County.

Mr. Rupp asked if the city's comprehensive plan identifies the need for industrial land.

Mr. Pierson stated it does. He also stated there is a critical aquifer in the Zenkner Valley and would not be a good location for a truck route. The City Council listened to the residents there and has decided to leave that area residential. The comp plan allows for commercial areas to be located in industrial areas but does not allow for residential.

City of Chehalis

Mr. Bob Nacht handed out maps showing the proposed UGA expansion. The Port of Chehalis owns property between the proposed area and Bishop Road, about twenty acres. This expansion would create about 60 acres which would be more desirable for locating industry there. Chehalis has water available and sewer from Lewis County District #4. The Hovee Report supports this property in its needs analysis.

Mr. Nacht stated there is no direct access from this property to County or City roads. The Port intends to market the land as industrial land. A needs analysis ~~was~~ provided to the County.

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City of Napavine

Mr. Andy Lane stated last year Napavine had proposed 863 acres to expand its UGA. Some of this land was subject to the invalidity order and moratorium. When it went through the approval process, 262 acres in invalidity were withdrawn. This proposal is for those 262 acres. It is still subject to the invalidity order, but should the Growth Board lift the moratorium and invalidity order, the City would like this land considered for its UGA. Mr. Lane expects to hear a decision in three to four weeks from the Growth Board.

Mr. Lane stated the analysis supporting this proposal is the same as was presented last year.

City of Toledo

Ms. Michelle Whitten stated Toledo would like to have ~~270~~ acres included in its UGA and also pointed out two annexation proposals on the map. The City is working on water and sewer infrastructure to the area; not all of it is buildable.

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Mayor Jerry Pratt stated the City would also like to put in a water tower.

Mr. Rupp asked if any of this land is in agricultural resource zoning.

Mr. Lane stated it is not.

Mayor Pratt stated two developers are currently looking at water and sewer and the City is considering a new waste water treatment plant and the new water tower. This information is not in the preliminary report but will be submitted. He stated the Toledo Telephone Company would like to be within the City limits.

Mr. Stone explained the next step in the UGA requests. A flowchart was distributed showing the approximate schedule. The information will be taken to the city councils for a consensus and brought back to the PGC meeting in May. Staff will then take the information to the Planning Commission. The Planning Commission will make its recommendation to the BOCC. Since UGA amendments fall under amendments to the Comprehensive Plan, they will most likely go before the Planning Commission in the fourth quarter of this year.

3. New Business

Ms. Greta Hartsrom briefly summarized the memo regarding OFM population projections. The current forecasting has not changed very much from the previous forecast. Lewis County is tracking about 1% growth from its median forecast, experiencing modest growth in the past five years. This data does not include such statistics as the flood or the economic issues. There are estimates for 1995, 2000 and 2007.

Ms. Hartstrom stated no action by the PGC is required at this time but we will be using this data for the County's comprehensive plan update.

Mayor Tim Browning stated he would like to see the high and low estimates for the estimates given for those years.

Ms. Kincaid asked if the projection is tied to the census.

Ms. Hartstrom stated data is available for census years. That is why our estimates are a little under. Every year is not a census year so the information is based on best available data.

Mayor Pratt suggested going back to 1995 to see how accurate the data is.

Ms. Hartstrom stated the PGC can work within these estimates keeping in mind the local current situations.

Mayor Pratt asked if OFM considers projects such as the REQ.

Ms. Hartstrom stated no; however a large project such as the new prison in Eastern Washington, which would affect jobs, would be considered.

Commissioner Averill recognized Mr. Rupp.

Mr. Rupp stated there had been some proposed changes to the Countywide Planning Policies. One is Policy 2.5(b) which addresses levels of service in the extension of water outside a UGA as long as it does not exceed density designations.

Mayor Browning he did not agree with not being able to provide water or sewer outside a UGA especially if the service is there.

Mr. Rupp stated we are bound by the GMA language.

Mayor Browning stated as a rural county we should advocate change in that language.

Commissioner Averill stated this is an issue in the Doty-Dryad area and it is an argument the County could make.

Mr. Rupp stated there is the health and safety issue. If the water line is there, this policy allows service as long as it does not exceed the urban level of service.

Ms. Kincaid stated another issue in this regard is the possibility of large on-site sewer systems and whether they should be allowed. Without the comp plan or countywide policies clearly stating this, they will not be allowed.

Mr. Rupp continued with the proposed policy changes. Policy 1.3 references transected boundaries. It is proposed to include the entire parcel into a UGA and all rights of way.

Mr. Pierson asked when the County updates its comp plan, will these boundaries be cleaned up.

Commissioner Averill stated in rural areas the difference between legal and assessed property lines are not necessarily the same. In the first ag resource land work, boundaries were transected because we were following the soil lines. That has changed now.

Mayor Browning stated in the same regard, he would like to see Staff get back to the legacy lot issue.

Ms. Kincaid stated Policy 1.7 is proposed to include FCC (fully contained communities) and MPR (master planned resorts). Part of Policy 1.6 has been stricken and 1.7 added, amending the policy to include RCWs 350 through 368.

Policy 5.5 was amended to include a sub-area plan.

Commissioner Averill stated \$250,000 has been ear-marked through the Legislature for the South County sub-area plan. There could be more money for the next cycle if the Governor signs the legislation.

Mr. Pierson asked if Policy 1.6 would still allow something similar to Cardinal Glass.

Ms. Kincaid stated Policy 1.7 would allow it because it refers to the statute.

4. Calendar

The next meeting is scheduled for May 15 at 1:30 PM in the same location: Lewis County Sheriff's training room.

Ms. Kincaid encouraged all the cities to suggest revisions to the countywide planning policies. It will strengthen our comprehensive plan.

5. Good of the Order

No one wished to speak.

6. Adjourn

Meeting adjourned at 2:40 PM.