

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

APPLICATION FOR URBAN GROWTH AREA AMENDMENT

Fee: \$0

Amendments to a city's urban growth area may only be proposed by a city or Lewis County. Individual property owners may not apply to amend a city's urban growth area.

Applications Accepted January 1 through March 31

SUBMITTAL REQUIREMENTS¹:

For office use only

Permit Tech

- Completed application form
- Legal Description **The legal description for parcel is attached. Full legal description will be ready for submittal next week.*
- Site map, no larger than 11" x 17", clearly labeled, and reproducible in black and white, that show the following features:
 - a. Existing and proposed UGA boundaries.
 - b. Existing and proposed land use designations and zoning.
 - c. Existing easements, if any.
 - d. Parcel boundaries.
 - e. Existing building footprints.
 - f. Existing zoning of all parcels abutting proposed UGA boundary.
 - g. Existing roads and infrastructure including transportation, water and sewer lines.
 - h. All natural features including rivers, streams, wetlands, flood area and steep slopes.

PLEASE TYPE OR PRINT

1. City Contact:

Name Robert Webster, Community Development Director
Address PO Box 777, Winlock, WA 98596
Contact Home (____) _____ Work (360) 785-3811 Email winplan@cityofwinlock.com

2. Alternate Contact (optional):

Name _____
Address _____
Contact Home (____) _____ Work (____) _____ Email _____

1 - Electronic submittal are encourages. Please provide active links to web pages with supporting reports, plans or data.

3. **Assessor Tax Parcel(s):**
015652000000

4. **Location of property:**


Quarter Section SW, Section 36, Township 12 North, Range 02W

Location (road name/city): _____

5. **Total acreage of the parcel(s):** +/-77 acres (+/- 101 acres with rights of way, etc.)

6. **Signatures:**

I, as the Authorized Representative of the City of Winlock, do affirm that the City Council held a public meeting on 3/28/22 and voted to request that property(s) listed under item 3 of this application be added or removed from the city's urban growth area.

Robert Webster  Digitally signed by Robert Webster
Date: 2023.03.31 14:03:11 -07'00' 3/28/22

Signature, Title

Date

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APPLICATION FOR AMENDMENT QUESTIONS

PLEASE PROVIDE A RESPONSE TO THE FOLLOWING APPROVAL CRITERIA. ATTACH ADDITIONAL SHEETS IF NECESSARY.

A. Is there a demonstrated need for the proposed change based on adopted population allocation or job needs assessment? Please provide supporting evidence.

Yes. Based on the attached report the anticipated employment densities within the UGA provide less than 0.5% of surplus employment lands. If employment density trends continue the city is likely to have a deficit of employment lands. The city's comprehensive plan prioritizes commercial and industrial development centered around SR 505 and Interstate 5. The proposed expansion is within the UGA's urban reserve area, which has been contemplated for eventual expansion of the UGA.

B. If an expansion, describe the public facilities and services plan to serve the area within the 20-year planning cycle. Provide links to or copies of adopted capital facilities plan(s).

The attached report describes in further detail the analysis completed for public facilities and services. Given that the expansion is for a single parcel and the transportation network consists of state roads, the city anticipates that capital facilities and services can be adequate to serve future development in the expansion area at the time the development is available for occupancy and use without decreasing current service levels. The city is prepared to make changes to its 6-year and 20-year capital facilities plans as may be necessary with the future study of development within this area.

C. If an expansion, describe the transportation improvement plan to serve the area within the 20-year planning cycle. Provide links to or copies of adopted transportation improvement plan.

The attached report describes in further detail the analysis completed for public facilities and services. Given that the expansion is for a single parcel and the transportation network consists of state roads, the city anticipates that capital facilities and services can be adequate to serve future development in the expansion area at the time the development is available for occupancy and use without decreasing current service levels. The city is prepared to make changes to its 6-year and 20-year capital facilities plans as may be necessary with the future study of development within this area.

D. If an expansion, describe what environmental constraints exist within the area and how the city intends to address those. Please address RCW 36.70A.110(8).

Lewis County GIS mapping indicates the presence of a potential stream and associated wetlands. Prior to development within this area, a critical areas delineation would be required and any project would need to protect critical areas and provide buffers as regulated by Chapter 4.010 of the city's municipal code.

E. If a retraction, what additional justification (beside population) supports the change, e.g., environmental constraints, public services?

Not applicable.

F. Provide a list of public meetings held, including City Planning Commission and City County, to consider changes to the UGA. Attach staff report(s), staff presentation(s), public comments and meeting notes.

March 28, 2022 City Council meeting. Additional public meetings are likely to be held as this proposal is further considered.

G. Explain how the proposed amendment meets Washington State Growth Management Act, RCW 36.70A.110. Please provide a separate finding for each subsection (1) - (7).

- (1) The proposed area is within the urban reserve overlay as described in LCC 17.20F, which purpose is to discourage land use patterns that could preclude efficient transition to urban development as the UGA may be expanded over time as future economic urban growth areas.
- (2) The city has analyzed in the attached report its employment needs and capacity over time. The city has had a long-standing 1.7 to 1 jobs to housing ratio within its comprehensive plan.
- (3) The city has focused urban growth first within its UGA. However, a substantial portion of that UGA is now entitled or under review for entitlements. The city's comprehensive plan envisions employment growth centered around SR 505 and I-5 and this expansion is consistent.
- (4) The city recognizes that cities are the most appropriate providers of urban governmental services. The city is presently seeking to annex almost all of its UGA to appropriately control the area and provide necessary services.
- (5) The city has adopted GMA compliant development regulations and will continue to review them as necessary.
- (6) The county has identified this area within its urban reserve overlay to protect the area for future inclusion in the UGA.
- (7) The city full expects this area's inclusion within its UGA would be covered under the existing interlocal agreement, that the city would provide services and that this area would eventually be annexed into the city.

H. Explain how the proposed amendment is consistent with the adopted County-wide Planning Policies and the Lewis County Comprehensive Plan, including any applicable interlocal agreements or city comprehensive plan policies. Be sure to address all comprehensive plan chapters.

Pages 21-33 of the attached report provide a detailed policy consistency analysis of both the county-wide planning policies and the elements (chapters) within the Lewis County Comprehensive Plan including economic development, land use, housing, transportation, and utilities and capital facilities.