



Attachment A: Lewis County Population and Housing Allocations April 19, 2023

A. Introduction

The county is responsible for allocating future urban growth to each city and the unincorporated areas of Lewis County. The Office of Financial Management (OFM) provides a high, medium and low population projection for the next 20-years. The medium population forecast is considered to be the mostly likely, the high and low are statistical deviations. Lewis County, in consultation with the cities, must pick the population forecast from the OFM projections or petition for a revisions to the projections. This memo provides the methodology that Lewis County and the city jurisdictions used to allocate population.

House Bill 1220 (HB1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.” HB1220 also directed the Department of Commerce (Commerce) to provide guidance to local jurisdictions regarding how to meet the new requirements of GMA. Commerce developed a model to help counties allocate housing need to each jurisdiction. This memo provides an explanation of methodology that Lewis County and the city jurisdictions used to allocate housing.

B. OFM Population Forecast

The medium 2045 population forecast for Lewis County, all jurisdictions, is 94,187 persons. This is the mostly likely prediction according to OFM. They also provided a low and high forecast, which are statistical deviations from the medium. Low is 81,192 persons; high is 105,122 persons.

The source for all data is OFM <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/small-area-estimates-program>

C. Relationship between City Limits and Urban Growth Areas.

As required by the Growth Management Act, the city limits plus the city’s UGA should be established to provide sufficient land to accommodate 20 years of population growth. Over the subsequent 20 years the city should be annexing the UGA to bring it into the city limits, such that by 2045 what was the UGA today is fully in the city limits.

Because OFM provides a new 20-year forecast every 5 years, the county updates the allocations and cities are then allowed to continue to grow their UGAs. This is how each jurisdiction plans for population growth. It is an iterative process with adjustments every 5 years.



In Lewis County, cities are allowed to develop to urban densities and provide urban services to lands within their respective UGA. This has occurred over the past 20 years with some but not much annexation. This has resulted in a significant amount of the population living in the UGAs of each city. Therefore, the city limits+UGA is what is considered “the city” from a planning perspective.

Note, the Growth Management Act generally prohibits extending urban services outside of UGAs. However, preexisting service areas may already extend beyond UGAs.

D. City Population Allocation Methodology

The base methodology to estimate the 2045 population for each city is:

$$(Existing\ city\ limits + Existing\ UGA) * 20\text{-year\ Population\ Growth\ Rate} = 2045\ Population\ Allocation$$

Table 1 is each city’s 20 year growth rate, including both the existing city limits and existing UGA. Growth rate is the current year’s population minus the population 20 years ago divided by the previous population. Multiply that by 100 to get the percentage.

Table 1: City 20-Year Growth Rate Base Methodology

City	2002 OFM Estimated Population			2022 OFM Estimated Population			Growth Rate
	City Limits	UGA	Total	City Limits	UGA	Total	
Centralia	15,040	3,581	18,621	18,360	4,016	22,376	20.17%
Chehalis	7,055	1,531	8,586	7,365	2,480	9,845	14.66%
Morton	1,050	205	1,255	1,070	232	1,302	3.75%
Mossyrock	490	312	802	780	80	860	7.23%
Napavine	1,360	307	1,667	1,955	14	1,969	18.12%
Pe Ell	660	28	688	650	8	658	-4.36%
Toledo	685	16	701	685	62	747	6.56%
Vader	605	224	829	655	244	899	8.44%
Winlock	1,335	207	1,542	1,695	420	2,115	37.16%
Total	28,280	6,411	34,691	33,215	7,556	40,771	17.53%

Through collaboration at the Planned Growth Committee, each city was asked if the base population growth methodology shown in Table 1 should be augmented using city-specific data. The augmented methodologies are described below. The details are provided in Appendix A.

City of Centralia

As part of the City of Centralia Housing Action Plan, their consultant completed a housing inventory and assessment of housing capacity, which accounts for both the city limits and UGA. This was used to back into a 2045 population estimate using a 2.37 person per household multiplier. The full buildout 2045 population is anticipated to be 28,049 people. However, a medium 2045 population of 24,000 people is allocated to City of Centralia in order to allocated growth to the other jurisdictions in Lewis County.



City of Chehalis

The City of Chehalis conducted a land capacity analysis. They evaluated four developments currently in the planning process and located with the city limits or UGA. Staff used an assumed 24 units per acre multiplier to estimate population and then removed 50% to account for commercial development, infrastructure, open space, etc. The full buildout 2045 population is anticipated to be 31,202 people. However, a medium 2045 population of 23,000 people is allocated to City of Chehalis in order to allocate growth to the other jurisdictions in Lewis County.

City of Morton

The City of Morton chose to use the base methodology proposed in Table 1.

City of Mossyrock

The City of Mossyrock Capital Facilities Plan update related sewer services included population projections, as show in Table 2. Baseline population and employment figures were extracted from OFM Small Area Estimates Program and 2020 population estimate of 906. Year 2022 population and employment figures were estimated by applying growth rates to baseline figures. Growth rates used the average, annual growth rate from historic estimates of 0.7% and consistent with Mossyrock’s 2021 Comprehensive Plan methods.

Table 2: BHC Consultants Data for General Sewer Plan Update

2002 OFM Estimated Population		2022 OFM Estimated Population			
2022		2028		2042	
Population	Employment	Population	Employment	Population	Employment
919	246	959	271	1,058	323

City of Napavine

The City of Napavine has 39 residential units current permitted and an approved subdivision with 70 parcels. Using an estimated 2.3 person per household, that is 251 people. Add to the existing population and projecting a 2.76% growth rate in addition to the planned developments, the 2045 population is 2,978 people.

City of Pe Ell

Between 2010 and 2020, the City of Pe Ell added 10 persons. So while the overall 20-year population decreased, the recent trend is positive. The City of Pe Ell currently has 8 residential permits issued and an additional permit issued for an ADU, resulting in an additional 21.2 persons through 2023. There are 9 parcels within the UGA currently for sale. They recommend a 3.3% 20-year growth rate through 2045.

City of Toledo

The City of Toledo used their draft annexation report to determine population. Toledo is considering annexing 64 acres for residential development with an estimated 1,484 people. In addition, there is a current subdivision in process with an estimate 257 people and an anticipated 49 new people within the city limits. The 2045 population is 2,537 people.



City of Vader

The City of Vader added 25 people based on current housing construction since the 2022 estimate and 2.5 persons per household. Subdivisions that are currently in permitting or underdevelopment will result in another 100 people by the end of 2023. The UGA has a capacity for an additional 244 people. Combing the 2023 population and UGA capacity with the 20-year growth rate base population, the total 2045 population allocation is 1,110 people.

City of Winlock

The City of Winlock has 351 housing units currently permitted and underdevelopment. The annexation report shows a capacity of 451 additional housing units through 2026. The city uses a 2.3 persons per household multiplier, which equals 1,845 additional people over the next three years. This number is combined with the 20-year growth rate base population, for a total increase of 2,631 people. The 2045 population allocation therefore is 4,756 people.

Total City 2045 Population Allocations

Using the augmented methodology described above, Table 3 presents the estimated 2045 population allocations for each city.

Table 3: City 2045 Population Allocations

City	2022 Total Population	2045 Population Estimate	Population Growth	Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total Cities	40,817	61,469	20,652	50.60%

E. Lewis County Population Allocation Methodology

It is difficult to estimate a population allocation for Lewis County because UGAs considered part of the respective city and allowed to develop at urban densities with urban services. In addition, it is a primary goal of the Growth Management Act to encourage most growth to occur within city limits and UGAs. However, roughly 50% of the existing Lewis County population currently lives outside of city limits and UGAs. Below is an explanation of how Lewis County's population allocation is estimated.



There are two areas in Lewis County that are not associated with a city and have significant capacity for development. Onalaska is a UGA that has municipal water and sewer. Packwood is a combination of LAMIRDs with municipal water and sewer is anticipated in 2026, after which a UGA will likely be applied. The 2022 populations are estimated at 562 persons in Onalaska and 910 persons in Packwood. Onalaska is expected to grow to 700 persons by 2045 and Packwood to 1,200 persons. If all rural growth through 2045 were allocated entirely to Onalaska and Packwood, that would be 428 people with a 1.00% growth rate for rural Lewis County.

Not all growth in the unincorporated areas will occur only within Onalaska and Packwood. Based on Lewis County 2022 parcel data, there are 4,546 lots zoned Rural Development District (RDD-5, RDD-10 or RDD-20) that are vacant/undeveloped. Lewis County allows one single family house plus one ADU per RDD lot. Therefore the capacity for residential growth is significant. (Note - Lands zoned for agricultural, forestry or mining are excluded from this analysis even through residential development is also allowed on resource lands.)

It is not expected that all of the vacant/undeveloped RDD lots will develop over the next 20 years. Constraints such as Critical Areas and the limited capacity of rural service providers such as fire/EMS and school districts will reduce the overall development capacity. However, some growth is anticipated in the rural areas of the Lewis County. This is supported by the residential development permits trend in rural Lewis County, which had a 10% increase 2019-2022.

To account for population growth in Onalaska, Packwood and vacant/undeveloped lands zoned RDD, Lewis County chose a 20-year growth rate of 2%. Table 5 is the Lewis County total 2045 population allocations.

Table 4: Unincorporated Lewis County Population Estimate

Lewis County	2022 Total Population	Growth Rate	2045 Population Estimate	Population Growth
Unincorporated	42,629	2%	43,482	853

F. 2045 Population Allocations

Using the methodology described in D and results in Table 3 combined with the methodology described in E and results in Table 4, the total population allocations are shown in Table 5.

The total 2045 Lewis County population projection is 104,951 persons, which is below the OFM high estimate of 105,122 persons.



Table 6: Lewis County Total 2045 Population

City	2022 Total Population	2045 Population Allocation	Change in Population	Share of Population Growth
Centralia	22,376	24,000	1,624	7.55%
Chehalis	9,845	23,000	13,155	61.17%
Morton	1,302	1,351	49	0.23%
Mossyrock	906	1,058	152	0.71%
Napavine	1,969	2,978	1,009	4.69%
Pe Ell	658	680	22	0.10%
Toledo	747	2,537	1,790	8.32%
Vader	899	1,110	211	0.98%
Winlock	2,115	4,756	2,641	12.28%
Total City	40,817	61,469	20,652	96.04%
Onalaska UGA	562	700	138	0.64%
Packwood LAMIRDs	910	1,200	290	1.35%
Other Rural	41,157	41,582	425	1.97%
Total Unincorporated	42,629	43,482	853	3.96%
Total Lewis County	83,446	104,951	21,505	100.00%

G. Housing for All Planning Tool (HAPT)

Commerce developed the HAPT to aide counties and cities in meeting the new requirements of HB1220. The HAPT includes a Method A and Method B approach for allocating housing need by income bracket and by jurisdiction. Commerce also allows counties to proposed modifications to the methods to account for local conditions.

The total 2045 population (cities + unincorporated areas) and the share of population growth for each jurisdiction, shown in Table 6, are the primary inputs into the HAPT Method A and Method B. When the total population and share of population growth are entered, the HAPT determines how much housing is needed at the following income brackets: 0-30% AMI Permanent Supportive Housing, 0-30% AMI Non-Permanent Supportive Housing, 30-50% AMI, 50-80% AMI, 80-100% AMI, 100-120% AMI and 120% AMI, as well as Emergency Housing (aka shelters). The HAPT then allocates the amount of needed housing in each income bracket to each of the cities and unincorporated areas, such that cities with a higher share of total population growth also receive a higher share of needed housing.

Method A provides an even allocation across the jurisdictions. For example, of the total housing need in the county, each jurisdiction should provide 21% at 0-30% AMI. Note – This is a gross oversimplification of the methods and the full Commerce Projection Housing Need Methodology should be read for a completed understanding of the HAPT.



H. Lewis County Methodology

The approach Lewis County took to allocating housing was based on Method A. Table 7 is the overall results of HAPT Method A, using the population allocations found in Table 6.

Table 7: Lewis County Method A Housing Need based on HAPT

		Permanent Housing Needs by % of Area Median Income							Emergency Housing
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
	Total	Non-PSH	PSH						
Total 2045 Population = 104,951									
Countywide Estimated 2020 Housing Supply	33,202	1,463	58	6,017	10,732	4,777	2,556	7,599	60
Method A 2045 Allocations	10,160	2,210	969	1,643	1,471	698	575	2,594	542
Method A, Sum of Allocation to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
Method A, Percent of Sum of Allocation to Jurisdictions	100%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%

Adjustments to each city's allocation from Method A were made based on the following assumptions, with the goal of matching the Method A percent of sum of allocations to jurisdictions shown in the final row Table 7.

1. Larger cities located near the I5 corridor are better suited for lower income housing than smaller cities located far from I5 because the larger cities:
 - a. Are in-and-of-themselves employment centers are or located near employment centers;
 - b. Typically have transit options; and
 - c. Typically provide supportive services such as health care options, daycare, etc.
2. Smaller cities in Lewis County typically do not have the infrastructure (e.g., sewer capacity) to support significantly more multifamily housing that could be affordable at the lower income brackets.
3. Multifamily housing that requires urban services like sewer is not allowed in unincorporated rural areas, except under specific and narrow circumstances.

In addition to the assumptions, the City of Centralia's Housing Action Plan includes a detailed inventory of existing housing and 20-year projected housing need within the city limits and UGA. This information was incorporated into the county's methodology.



I. 2045 Housing Allocations

Using the assumptions described in H and the City of Centralia's Housing Action Plan, Lewis County produced a Method C to allocate housing to each jurisdiction (Table 8). The percent sum of allocation to jurisdictions in Lewis County Method C, shown in the final row of Table 8, substantially matches the percent sum of allocation to jurisdictions produced by the HAPT Method A, shown in the final row of Table 7.



Table 8: Lewis County Method C

			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Total 2045 Population = 104,951			Total	Non-PSH	PSH					
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
Comparison to HAPT Method A	Sum of Allocation to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocation to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%

**Lewis County Population Allocations
Appendix**

City Methodologies and Data

		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
		0-30% - Extremely low	Very Low	Low	Moderate		Other		
ALLOCATION A	Total	Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Estimated Housing Supply (2020)	7,594	578	14	1,614	3,154	1,153	302	778	38
Allocation Method A (2020-2045)	3,489	894	245	576	496	231	190	858	175
TOTAL UNITS	11,083	(316)	(231)	1,038	2,658	922	112	(80)	213
ALLOCATION B									
		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
		0-30% - Extremely low	Very Low	Low	Moderate		Other		
ALLOCATION B	Total	Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Estimated Housing Supply (2020)	7,594	578	14	1,614	3,154	1,153	302	778	38
Allocation Method B (2020-2045)	3,489	435	175	354	(20)	250	495	1,801	101
TOTAL UNITS	11,083	143	(161)	1,260	3,134	903	(193)	(1,023)	139
ALLOCATION A & B = OPTION C									
		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
		0-30% - Extremely low	Very Low	Low	Moderate		Other		
ALLOCATION A & B = OPTION C	Total	Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Estimated Housing Supply (2020)	7,594	578	14	1,614	3,154	1,153	302	778	38
Allocation Method C (2020-2045)	4,241	894	245	576	(20)	250	495	1,801	101
TOTAL UNITS	11,835	(316)	(231)	1,038	3,134	903	(193)	(1,023)	139
POPULATION	28,049	2,37							
	Total	Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
2023 Housing Study (2020-2023)- City Limits									
Rental Units at Affordable Level (today)		584		735	1765	300			
Number of at affordable units		910		540	915	1,165			
Need or surplus according to CHAAP				195	850				

	CL	UGA	Total Pop.	Tot. Units
Centralia 2045 Est. Population			28,049	11,835
Centralia 2022 Population	18,360	4,016	22,376	9,441
Difference 2022-2045 (20-year growth)			5,673	2,394
Approved Units: 2021-2023 (Under Construction)			979	460
20-year (2023-2045): Growth			4,694	1,934
In Hopper (Designed but not approved)			685	289
# of units to be approved over next 20-years			5,379	1,645

2017-2021
PPH
2.37



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

March 15, 2023

RE: 2023 Population projection methodology for Chehalis, Washington

Background

The Office of Financial Management for the State of Washington (OFM) disseminates population projections for each county in Washington State every ten years. OFM’s population estimate for the city of Chehalis is 11,289 for 2045, showing an increase of 1,444 people over the next 22 years.

Below is the city’s estimate and methodology for that same period.

Methodology

Staff analyzed the four (4) largest projects currently in various stages of planning within our city limits and urban growth area. A table containing acreage and final calculations are shown below. With the exception of one development, the remaining three (3) plan to include commercial uses and a large water tower to accommodate their needs. The fourth site, while having no commercial activity is planned to have 280 garden style apartments and as such this actual number was used.

Staff took the total acreage for each site multiplied that number by 24 units per acre, which is the highest density the city currently has. This number was then multiplied by 2.5, the average household size for Lewis County. This brought the total number of new residents to 62,043. Since the majority of the developers are planning on large infrastructure projects and commercial retail within their development, staff proposes the use of fifty (50) percent of this number for a total of 31,202 new residents over the next ten (10) years.

40	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
27.85	2095 NE KRESKY AVE	RAINDROP PROPERTIES LLC	
39.01	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
5	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC,	
24.41	0 NE KRESKY AVE	RAINDROP PROPERTIES LLC	
39.88	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
502	0 CENTRALIA ALPHA RD	RAINDROP PROPERTIES LLC,	
688.15	688.15 acres @ 24 units per acre=		16515.6
			41289
		41,289 new residents	

1.02	3090 B JACKSON HWY	BAKER, RONALD S & JACKELENE M	
1.97	3080 E JACKSON HWY	ALLEN FAMILY TRUST	
6.29	0 JACKSON HWY	NEWAUKUM VENTURES, LLC	
45.16	167 KIRKLAND RD	ROSE, JO H & JERRY L	
124.9	153 NEWAUKUM GOLF DR	NEWAUKUM VENTURES, LLC	
63.08	0 JACKSON HWY	NEWAUKUM VENTURES, LLC	
242.42	242.42 acres @ 24 units per acre=		5818.08
			14545.2
		14,545 new residents	

0.23	0 JACKSON HWY	BLUE CREEK INVESTMENTS LLC	
8.34	2945 JACKSON HWY	BLUE CREEK INVESTMENTS LLC	
9.58	121 YATES RD	NW GREEN CONSTRUCTION INC	
5	2951 JACKSON HWY	NW GREEN CONSTRUCTION INC	
23.15	23.15 acres @24 units per acre=		280
			700
		700 new residents	

5.39	0 JACKSON HWY	LAKWOOD INVESTORS LLC	
11.26	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
5.05	0 JACKSON HWY	LAKWOOD INVESTORS LLC	
39.91	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
15.57	0 KENNICOTT RD	LAKWOOD INVESTORS LLC	
10.42	2517 JACKSON HWY	LAKWOOD INVESTORS LLC	
4.22	2505 JACKSON HWY	LAKWOOD INVESTORS LLC	
91.82	91.82 acres @ 24 units per acre=		2203.68
			5509.2
		5,509 new residents	

Total increase of population in the next 20 years	62043.4
<u>62,043 new residents</u>	

OFM prediction for 2045 is	11,289
current population est	9,845
total new residents predicted	1,444

our prediction of new residents	31,202
OFM prediction of new residents	1,444
Difference	29,758

50% of 62,403 =	31,202
-----------------	--------

From: [Mindy Brooks](#)
To: [Mindy Brooks](#)
Subject: FW: Chehalis pop projections
Date: Tuesday, March 21, 2023 4:23:20 PM

From: Tammy Baraconi <tbaraconi@ci.chehalis.wa.us>
Sent: Tuesday, March 21, 2023 2:37 PM
To: Mindy Brooks <Mindy.Brooks@lewiscountywa.gov>
Subject: RE: Chehalis pop projections

Mindy,

That number is actually a very conservative number. When I do the population projections for maximum density I come up with something in the range of 62,043 additional people. The 31,202 includes our current population. It comes to actually 21,357 new residents. That means I am using less than 50% of the maximum density. As for the critical areas, the discussion becomes will they be allowed to use the acreage from the critical areas to calculate density so long as they don't build within the critical areas. The answer to that question is yes. And that is how it was calculated for Newaukum when it was presented for the UGA expansion. They would be allowed to calculate density using the floodplain but no development would be permitted in the floodplain.

The bigger issue for me is infrastructure, parks, and schools and how they really choose to develop the land. That is where I think they will start losing density. Besides roads, etc, two of these developers already know they will need a water tower to accommodate their growth. They also know that we want to see park and outdoor recreational opportunities for the new residents. Raindrop is even considering the fact that they may need to dedicate land for a new elementary school given the number of residents they propose to bring in. In the case of the golf course they have that outdoor rec opportunity but the other two don't. Both of the other two large developments are planning on providing park space, community center (with residential above it), and possibly walking trails. But again at this point I don't know how much of anything.

Our code only requires 25% to be left as open space with a maximum of 10% of that area identified for active recreation. (No, I did not write this code so we must curse someone else for such silly language.) And just as with the critical areas, the developers will want to capture the density from that 25%. I would also anticipate that these developers will ask that the critical areas count as their required open space so that they don't have to 'give up' any more land than they have to. And these are things that I would approve. I don't want to penalize a developer for protecting critical areas or providing recreational opportunities for their residents.

I also anticipate that three of the four developers on my list will have single family homes, some on large lots. That, along with infrastructure will have an impact on the density more than the critical areas. And these three are also proposing commercial uses within their developments. That will remove land from the density calculations as well. But as to how much they intend to remove, I don't know yet. Which is why I choose to use the maximum density and then reduce from there. Given that none of these developers are non-profits I realize that they will want to maximize their development. And that equates to density.

What I know definitively at the moment is that the developer for the project at Jackson and Yates rd, is proposing 280 units. I have used that calculation and have not added anything to it. That development will bring 700 new residents when completed. And I know that Raindrop is working on a 181 unit apartment complex and that phase of the development will bring 452 new residents. That brings the total current, in the pipeline development to 1,152 new residents. OFM's prediction is 1,444. That leaves 292 new residents.

We currently have 264 new units currently being built or finishing up the permitting process which will house 660 new residents. These 660 aren't counted in the population projections I put together. Then there is Alderwood Terrace. They were recently rezoned for 24 units per acre. At this point I doubt I will get anything too altruistic from them but even if they do a straight up subdivision, at 21 acres they can add up to another 1,200 new residents. And people talk with us almost daily about building more residential units, either condos, single family homes, or multi-family. With houses being on the market about 4 weeks I don't see that stopping any time soon. All of this means that there are a lot more developments out there moving forward than I actually added to the calculations. I'm going to stop here. The more I delay and reread this email, the more units I remember about that are waiting to begin work or are currently being worked on.

When all of these projects reach completion over the course of the next few years we will be able to accommodate 1,812, not counting the slow moving projects like Alderwood Terrace. That exceeds the 1,438 difference you currently propose.

Since we will begin working on the comprehensive update to the comp plan later this year I am concerned what happens to the city if we plan for something far less than what the growth may actually be. We are currently faced with that issue in the UGA. We don't have the infrastructure in place to deliver potable water and fire service water for development and we have been turning people and developers away. I understand that the projection is a very large number but if the city doesn't face this number and start doing some planning for what is coming we will continue to be chasing after the development, never fully able to serve them. This number presents an opportunity for the City leaders to start planning for the potential growth over the next twenty years. If it changes in five years, then maybe it can go down a little bit and we can say we are over prepared. That would be better than seeing the number go up in five years and find out that we are underprepared. Again.

All of this is my very long winded way of saying that we should stick with the number of 31,202 minus our current population of 9,845 for a total of 21,357 new residents over the next 20 years.

Let me know how I can help. Tammy

Tammy S. Baraconi, CFM

Planning and Building Manager
City of Chehalis Community Development
1321 S. Market Blvd.
Chehalis WA 98532
360.345.2227

tbaraconi@ci.chehalis.wa.us



Please note: All emails to and from the City of Chehalis are subject to public disclosure requests. If you have received this email in error, kindly notify me and then delete the email.

MOSSYROCK POPULATION PROJECTIONS – Discussion Points February 15, 2023

There is a discrepancy between the County and the Mossyrock’s Comprehensive Plan data. The baseline population numbers estimated by Mossyrock’s consultant are higher, even though the Consultant was applying a lower growth rate of 0.7% vs. the 0.723% rate applied by the County. County baseline is 860 vs. 919.

LC City 20-Year Growth Rate @7.23%					
2002 OFM Estimated Population			2022 OFM Estimated Population		
City Limits	UGA	Total	City Limits	UGA	Total
490	312	802	780	80	860

LC City 2045 Population Allocations			
2022 Total Population	20-Year Growth Rate	2045 Population Estimate	Population Growth
860	7.23%	922	62

BHC Consultants Data for General Sewer Plan Update*					
2002 OFM Estimated Population			2022 OFM Estimated Population		
2022		2028		2042	
Population	Employment	Population	Employment	Population	Employment
919	246	959	271	1,058	323

* Baseline population and employment figures were extracted from OFM Small Area Estimates Program and 2020 population estimate of 906. Year 2022 population and employment figures were estimated by applying growth rates to baseline figures. Growth rates used the average, annual growth rate from historic estimates of 0.7% and consistent with Mossyrock’s 2021 Comprehensive Plan methods.

From: [Bryan Morris](#)
To: [Mindy Brooks](#)
Cc: [Katie Williams](#)
Subject: Planned population growth for Napavine
Date: Thursday, March 16, 2023 10:21:34 AM

The city of Napavine has 39 dwelling units permitted that will become occupied. Using the 2.3 population factor means the dwelling units will add 90 to the population. The city also has an approved 70 parcel development for single family dwellings, using the 2.3 factor again will add an additional 161 to the population. The existing population for the city is 1,969. So, adding the above together the population for napavine will be 2,220 in the next couple years. Taking the growth rate of 2.76% adds another 398 which gives Napavine an estimated population in the year 2042 of 2,978.

Bryan Morris

Public Works Director
City Of Napavine
P.O. Box 810e
Napavine, WA 98565
Office (360) 262-3547
Cell (360) 880-6137

TOWN OF PE ELL



P.O. BOX 215
111 S. MAIN STREET
PE ELL WA 98572
PHONE: (360) 291-3543
FAX: (360) 291-3919

The Town of Pe Ell believes that our population projections should be reflected to show 3.3 % population increase based on the information below.

Census data shows that although we lost population between the years 2000 (657) to 2010 (632) we did gain back in 2020 (642).

Census Data		
Year	Pop	Incr./decr.
2000	657	
2010	632	-25
2020	642	10

We have authorized and permits have been issued for the following new single-family homes or manufactured homes within since 2020 city limits:

- 1- Single family residence
- 7- Mobile/Manufactured home placements.

With this increase in new construction x our 2.65 persons per household (from our 2005 Comprehensive plan)= 21.2 additional persons.

We have also authorized a permit for an ADU within our UGA.

This also does not include a development located just inside city limits to the north with 9 parcels for sale and ready to build.

It would be our recommendation that our population reflect a 3.3% increase based on this methodology $21.2 \text{ persons} / 642 \text{ (2020 census)} = 3.3\%$

City of Toledo

	<u>Population</u>	<u>Housing Supply</u>
City of Toledo Washington Population Projection		
Annexation Residential Acres net of constrained	64.14	
Residential density (9 units per acre average)	577.26	577.26
Census data population per household 2021 data	2.57	
new annexation area population	1483.56	
Cowlitz meadows subdivision (proposed for approval within the city limits) 100 lots/ new homes estimated	257	100
<i>Projected new residents/ households for annexation area and Cowlitz Meadows</i>	1,740.56	677.26
Existing 2022 OFM Data from info provided to committee	747.00	320
2022 ofm population (including UGA) increased at 6.56% growth rate from historic	49.00	20.99
Estimated New population(staff only based on info above, not approved by City Council)	1,789.56	698.25

City of Toledo

Residential Properties			
<u>Parcel</u>	<u>Total Acreage (acres)</u>	<u>Constrained Acreage (acres)</u>	<u>Net Acreage (acres)</u>
011443008001-Vigre	0.40	0.00	0.40
011445009002-Jolma	20.36	4.38	15.98
011445009001-Jolma	38.94	7.70	31.24
011445008000-Wick/Bearth	1.00	1.00	1.00
011448002002-Sorensen	6.90	3.92	2.98
011437002000-Sorensen	5.72	0.00	5.72
011437008000-Ramsey Trust	7.82	0.00	7.82
Totals:	81.14	17.00	64.14

Commercial Properties			
<u>Parcel</u>	<u>Total Acreage (acres)</u>	<u>Constrained Acreage (acres)</u>	<u>Net Acreage (acres)</u>
011448002001-Sorensen	9.93	2.12	7.81
011437007000-Ramsey Trust	25.56	2.31	23.25
011437009000-Toledo Tel	6.00	0.00	6.00
Totals:	41.49	4.43	37.06

Government Properties			
<u>Parcel</u>	<u>Total Acreage (acres)</u>	<u>Constrained Acreage (acres)</u>	<u>Net Acreage (acres)</u>
011438001001-Toledo School District	40.90	10.78	7.81
Total:	40.90	10.78	30.12

From: [Mindy Brooks](#)
To: [Mindy Brooks](#)
Subject: FW: Planned Growth Committee: Meeting 2 Population and Housing Allocations
Date: Tuesday, March 21, 2023 4:20:08 PM

Add the 244 UGA, $780+244= 1024$ by the end of 2023.
 $1024 * 8.44\%$ growth = 86 additional people by 2045
Total 2045 population = 1,110

From: Joe Schey <jschey.cityofvader@gmail.com>
Sent: Tuesday, March 14, 2023 12:52 PM
To: Megan Sathre <Megan.Sathre@lewiscountywa.gov>
Cc: Mindy Brooks <Mindy.Brooks@lewiscountywa.gov>; Vader City Clerk <cityclerk@vaderwa.org>; Joe Schey <mayor@vaderwa.org>; Vader Deputy Clerk <deputyclerk@vaderwa.org>; Vader Billing Clerk <vaderadmin@vaderwa.org>
Subject: Re: Planned Growth Committee: Meeting 2 Population and Housing Allocations

Megan and Mindy,
The data you provided:

CityLimits+UGA=Total

YEAR **2002**: $605+224=829$

YEAR **2022**: $655+244=899$

YEAR **2045**: $X+X=975$

So, your 2045 estimate is a growth of 76 people over the next 20 years.

Using a very conservative 2.5 people per single family residence for the following:
With already recently completed construction activities, we can add 25 people today.
With subdivisions that are in developer pre-application, we can add 100 people by end of 2023.

We anticipate, by the end of 2023, Vader city limits will be at $655+125= 780$.

Add the 244 UGA, $780+244= 1024$ by the end of 2023.

And of course, that doesn't include the "normal and expected" growth of 76 people that you had calculated.

Adding $76+1024$, we are at **1100 people by 2045** instead of the 975 in your estimate.

What paperwork/evidence do you require from Vader?

-Joe Schey
Mayor, City of Vader
Mobile: 360-562-0540



City of Winlock

323 N.E. First Street/PO Box 777
Winlock, WA. 98596-0777
(360) 785-3811/fax (360-785-4378
wincity@toledotel.com

Date: March 1st, 2023

To: Planned Growth Committee

From: Robert Webster

Subject: Development in the city of Winlock

A. The city of Winlock as most towns, cities and counties has been experiencing expedient growth as of the last few Years and we are expecting it to continue more so in the form of rental homes but building yet the same as we are seeing currently. As you can see by the list I am presenting our numbers are going to grow way above the forecast of any current numbers we have seen. Our Pre-Annexation forecast from the department of the Office of Financial Management was The list of development is as follows,

1. Grand Prairie Estates-109 homes remaining: Building this year 2023.
2. Hilltop Meadows-96 Unit apartment complex: Staring to build this year 2023.
3. Kangas Olequa Creek Project-3 duplex's: Building this year 2023.
4. Meyers Meadows-64 homes, 6-four plex's, 10-duplexes, and 20 single family homes: Building this year 2023.
5. Shambaugh Estates-24 single family homes: Building this year 2023.
6. Skyhawk Subdivision- 60-unit apartment complex, and 182 single family homes: Ready to build this year 2023.

That will be the start of another 451 new homes which will most likely span between 2023 and 2026 to completion. With the calculation of 2.3 people per residence that would put the city around 1,037.3 citizens and would be above the Lewis County forecast of 2,901 for population. Commerce has the city of Winlock's population forecasted at around 4,500, and this number seems to be more inline then the numbers presented by Lewis County. It begs me to ask the question as to why did this number for population drop so far from what it has been for the past, years from OFM?

B. We Also have developments that have been through land use and civil design or are going through land use and civil design as of now. These developments are

"This institution is an equal opportunity provider, and employer."

proposing to either build or sell off their properties to perspective developers and or builders. They are as follows:

1. Bear Creek: 6 to 8 lots of 4-plexs-24 to 36 units.
2. Crestwood Heights: 24 single family homes.
3. Grant Ave: 29 single family homes.
4. Hidden Highlands: 6, 4-plex's-24 units.
5. Mitchell Development: 20 single family homes.
6. Multi-family development: 9 4-plex's- 36 units.
7. Winlock Estates: 18 single family homes.
8. Winlock Heights: 129 single family homes.
9. Zevelon: 35 single family homes.

This will be another 351 homes to be added to our future numbers. This would add another 777.3 homes onto the 1k we already look at in the previous description of homes coming. This number alone puts the city over 1,800 more homes than the Lewis County Planned Growth or their Planning Department has even listed.

The city of Winlock also has around 8.8 million sq. ft. of industrial buildings to build. In the South area of the Industrial Park and the Exter Corporation is planning on sq. ft. of buildings on the East side of Mickelson Parkway. They also have a 1.1 and an 800k sq. ft. buildings to build on the west side of the parkway. Also Crow Industries is in the process of review for grading and TESC plans to build Out the North East side of the old Benaroya property next to LBA.

Not wanting to go into the job market side of our growth but even if each building just in the industrial park were to employ at minimum 50 to 150 workers a piece. at full capacity the industrial park alone would bring, just in warehouse workers another 400 to 500 jobs. We have been in talks about at least one industrial manufacturing facility which would be upwards of 150 to 300 jobs at full capacity itself. Plus, the need for other type of job markets that will open up from expansion down at the freeway.

Thank you,



Robert T. Webster
Community Development Director/
Building Inspector
City of Winlock
323 NE First St./PO Box 777
Winlock, WA. 98596
Email: winplan@cityofwinlock.com
Phone: 360-520-5028

"This institution is an equal opportunity provider, and employer."