



Community Development

2025 NE Kresky Ave

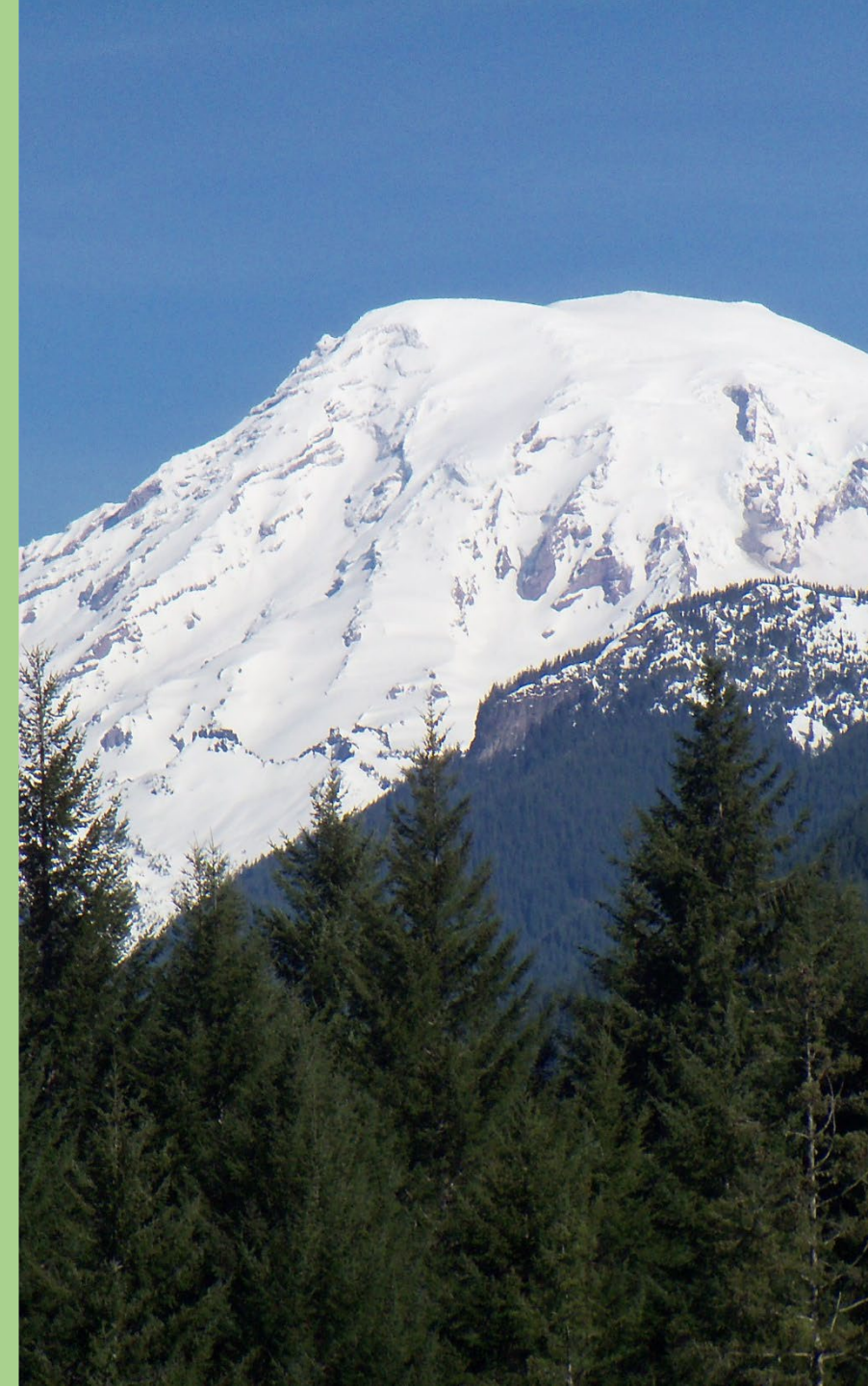
Chehalis, WA 98532

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Land Capacity Analysis

Lewis County Planning Commission – Workshop

April 23, 2024



Growth Management Act

RCW 36.70a.110

Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period



Growth Management Act

RCW 36.70a.120

provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth

RCW 36.70a.020

Plan for and accommodated housing affordable to all economic segments of the population



Population Allocation

Table 1: Lewis County 2045 Population Allocations

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year 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 City	40,817	61,469	20,652	50.60%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	42,629	43,482	853	2.00%
Total Lewis County	83,446	104,951	21,505	25.77%



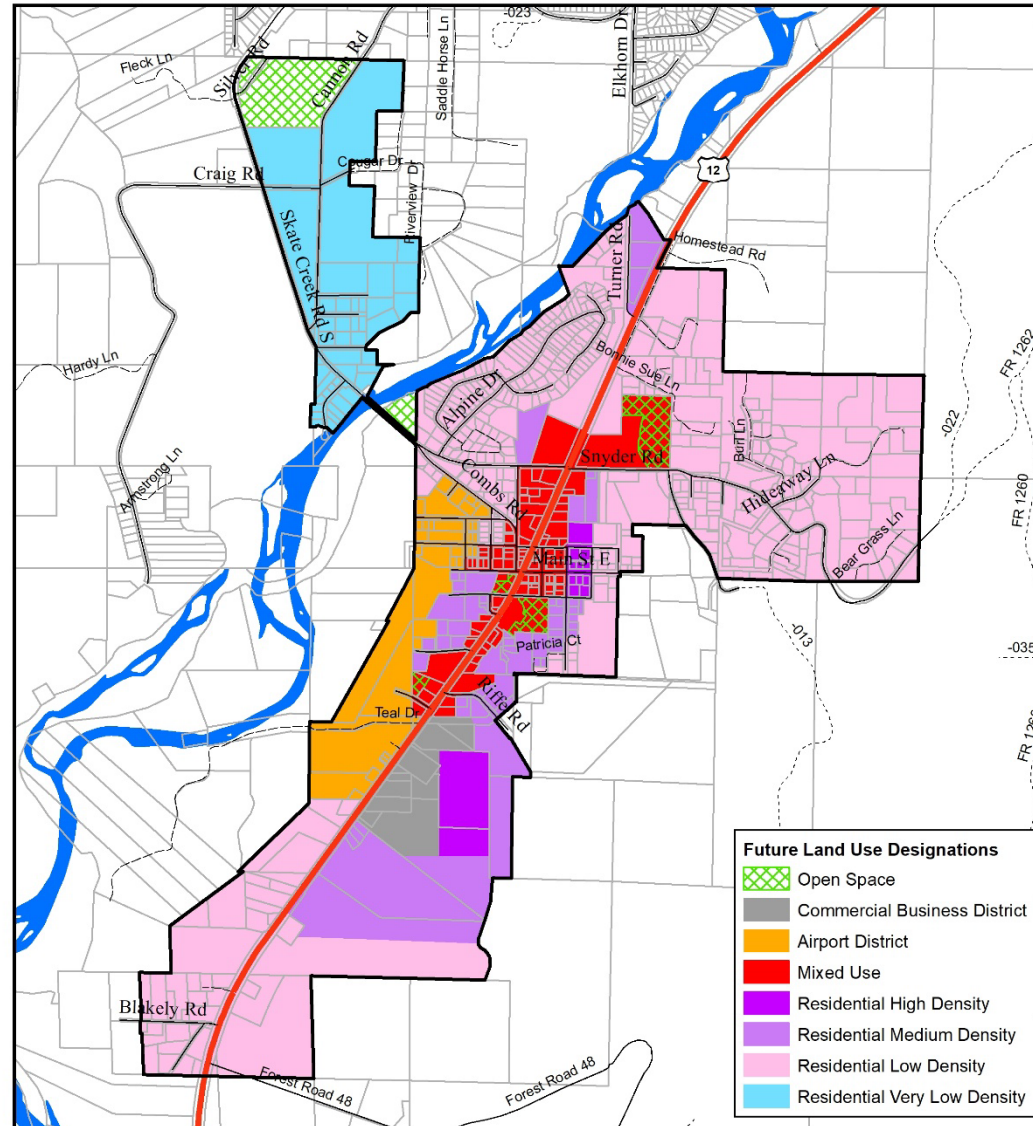
Housing Allocations

Table 2: Lewis County 2045 Housing Allocations

Total 2045 Population = 104,951			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	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
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
Total	Sum of Allocations to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocations to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%



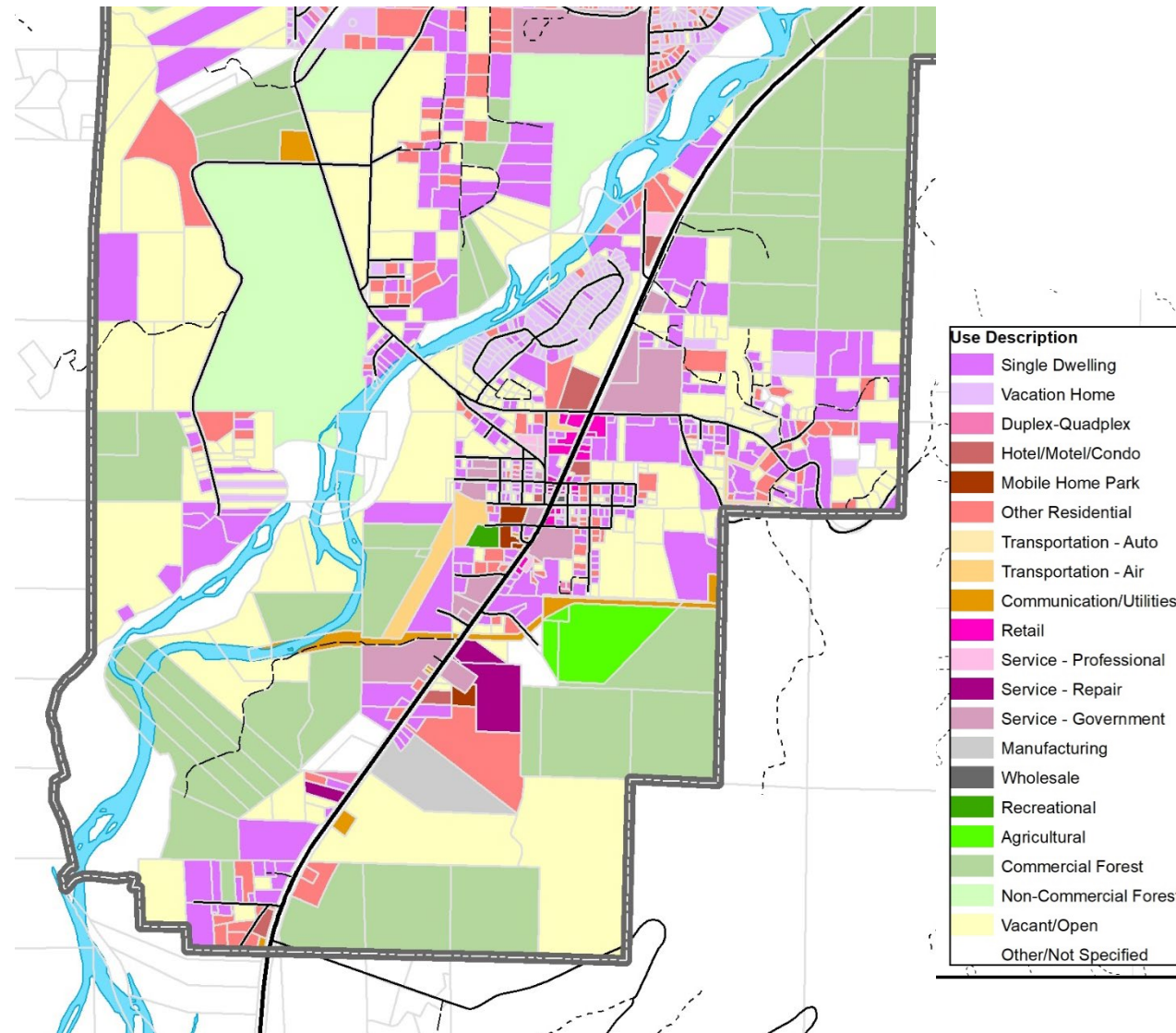
Land Capacity Analysis



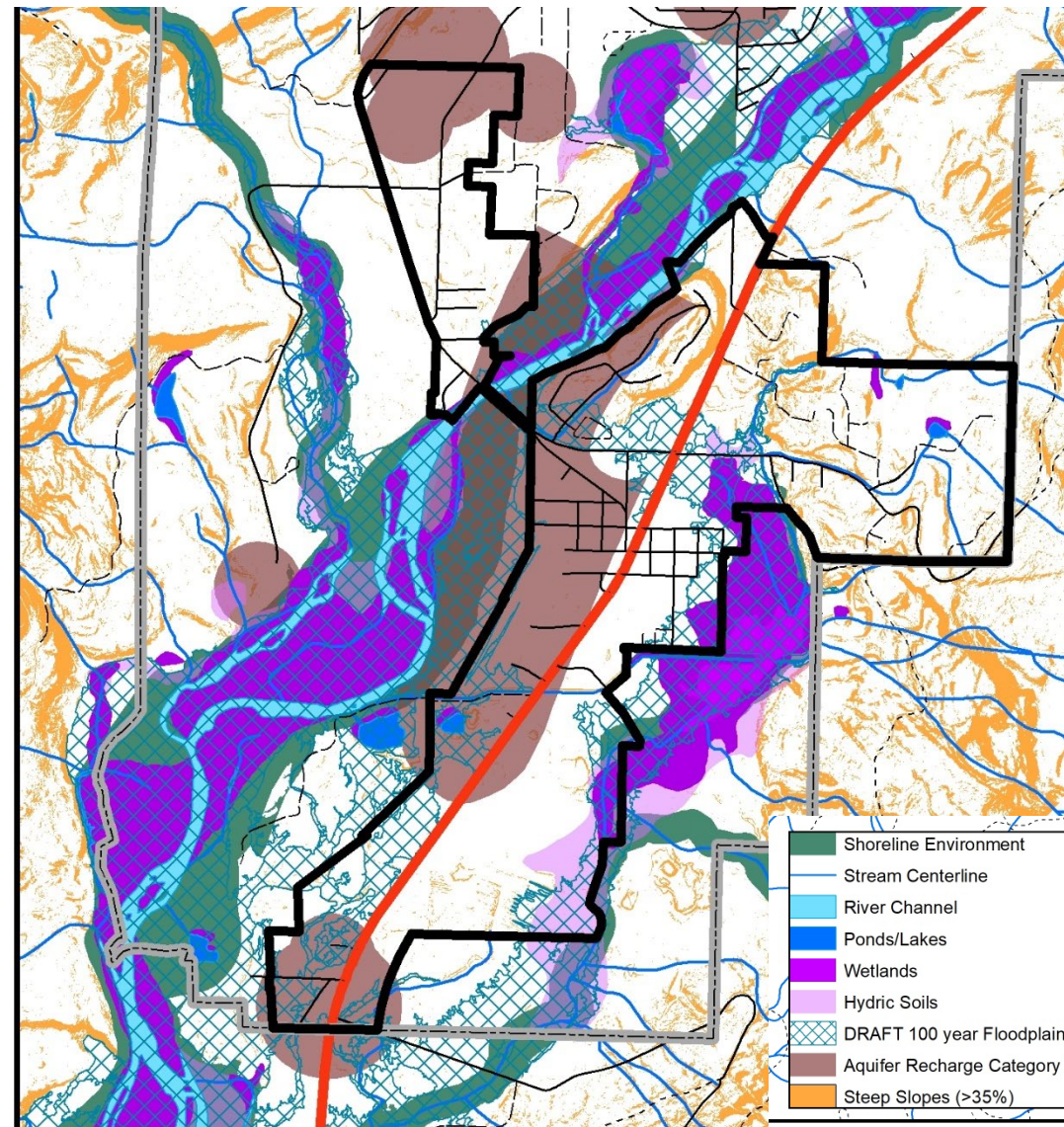
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Land Capacity Analysis



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Land Capacity Analysis

Other Assumptions

- Some of the developable land also needs streets, parking, etc.
- There will be open space requirements.
- There may be other dedicated uses – sewer pump station, etc.



Land Capacity Analysis

Steps

1. Acres of each zone
2. Apply density assumptions
3. Identify vacant, partially vacant and underutilized
4. Deduct critical areas
5. Deduct future public uses (e.g., parks)
6. Deduct future infrastructure (e.g., streets)
7. Apply a market factor



Land Capacity Analysis – DRAFT Vader

	Acres		
	City	UGA	Total
a. Gross developable acres	305.7	379.7	685.4
<i>Residential</i>	289.6	272.9	562.4
<i>Non-residential</i>	16.1	106.8	122.9
b. Acres deducted by critical areas	261.5	242.3	503.9
<i>Residential</i>	249.4	204.1	453.5
<i>Non-residential</i>	12.2	38.2	50.3
c. Acres deducted to public uses	248.5	230.2	478.7
<i>Residential</i>	236.9	193.9	430.8
<i>Non-residential</i>	11.5	36.3	47.8
d. Acres deducted for infrastructure	223.6	207.2	430.8
<i>Residential</i>	213.2	174.5	387.8
<i>Non-residential</i>	10.4	32.6	43.0
e. Net developable acres	182.2	161.6	343.8
<i>Residential</i>	174.1	136.1	310.2
<i>Non-residential</i>	8.1	25.5	33.6



Land Capacity Analysis – DRAFT Vader

Zone	Acres		Total
	City	UGA	
Residential 1 (R1)	171.0	93.9	264.9
Residential 2 (R2)	0.0	39.7	39.7
Residential 3 (R3)	3.2	2.5	5.6
Commercial/Mixed Use (CM)	7.6	25.5	33.1
Community Service (CS)	0.5	0.0	0.5
Industrial (I)	0.0	0.0	0.0
Total developable acres	182.2	161.6	343.8



Land Capacity Analysis – DRAFT Vader

Housing

Zone/land use designation	Capacity (occupied dwelling units)		
	City	UGA	Total
LU: Residential - single-family	605	476	1,080
<i>R1 zone</i>	605	334	939
<i>R2 zone</i>	0	142	142
LU: Residential - multifamily	24	19	42
<i>R3 zone</i>	24	19	42
Total residential capacity	628	494	1,123



Land Capacity Analysis – DRAFT Vader

Population

Zone/land use designation	Capacity (population)		
	City	UGA	Total
LU: Residential - single-family	1,592	1,252	2,844
<i>R1 zone</i>	1,592	878	2,470
<i>R2 zone</i>	0	373	373
LU: Residential - multifamily	65	49	114
<i>R3 zone</i>	65	49	114
Total residential capacity	1,657	1,300	2,958



Land Capacity Analysis

Lessons Learned

1. Can each city/county accommodate 20-year pop and housing allocations?
2. Are the UGAs too big or too small
3. Zoning for housing income requirements





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