Community Development
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Land Capacity Analysis

Lewis County Planning Commission – Workshop

May 28, 2024

Agenda

- Why do we need a Land Capacity Analysis?
- How we do the Land Capacity Analysis.
- Preliminary Results of Land Capacity Analysis

Why do we need LCA?

- Counties and cities must demonstrate that we have enough land that is zone to accommodate the next 20-years of population growth
- Accommodate means housing and jobs, plus the infrastructure and services needed

Why do we need LCA?

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

Why do we need LCA?

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

Why do we need LCA?

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%**

Why do we need LCA?

Table 2: Lewis County 2045 Housing Allocations

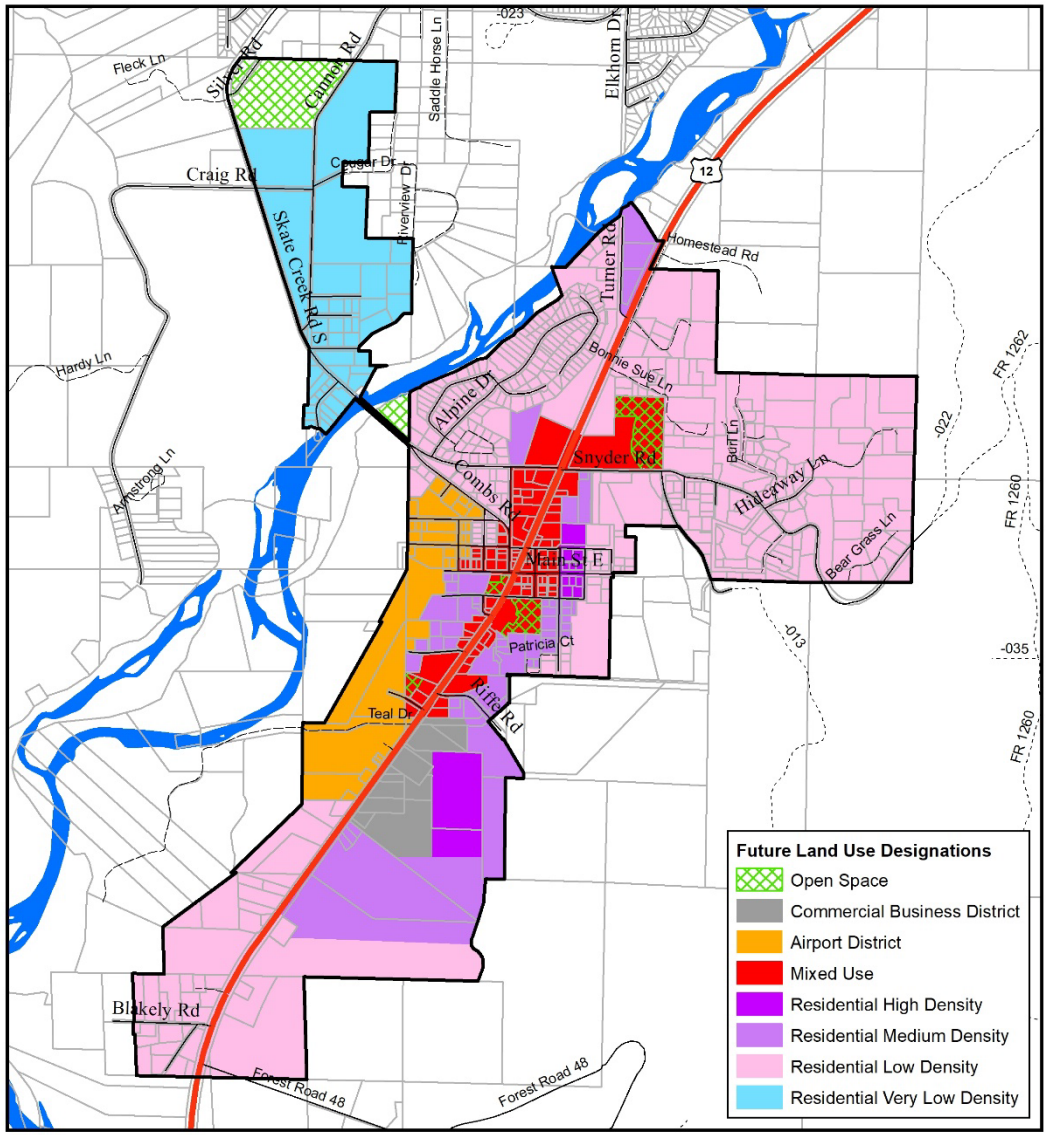
Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation 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%**

How we do the 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

How we do the Land Capacity Analysis.



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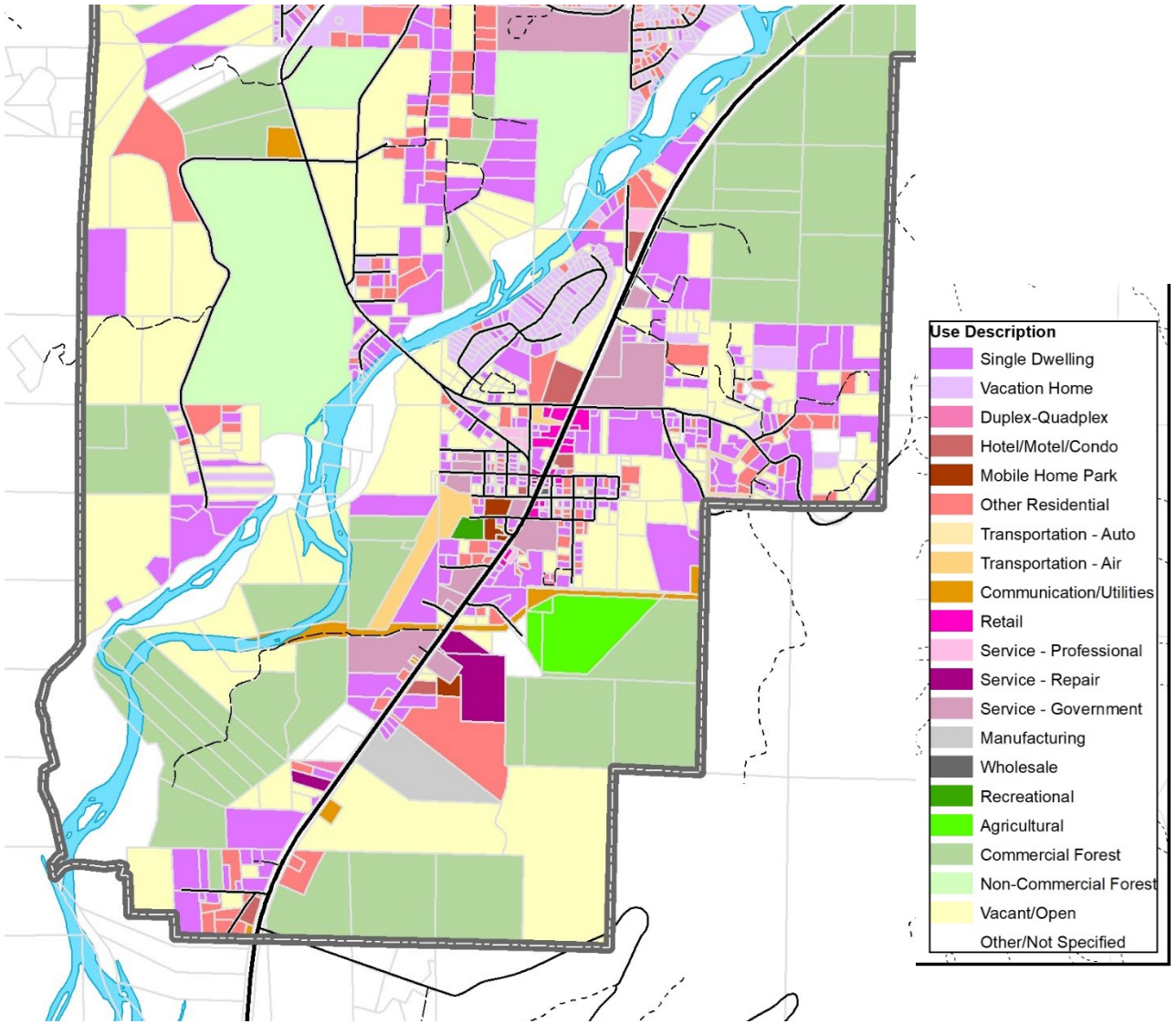

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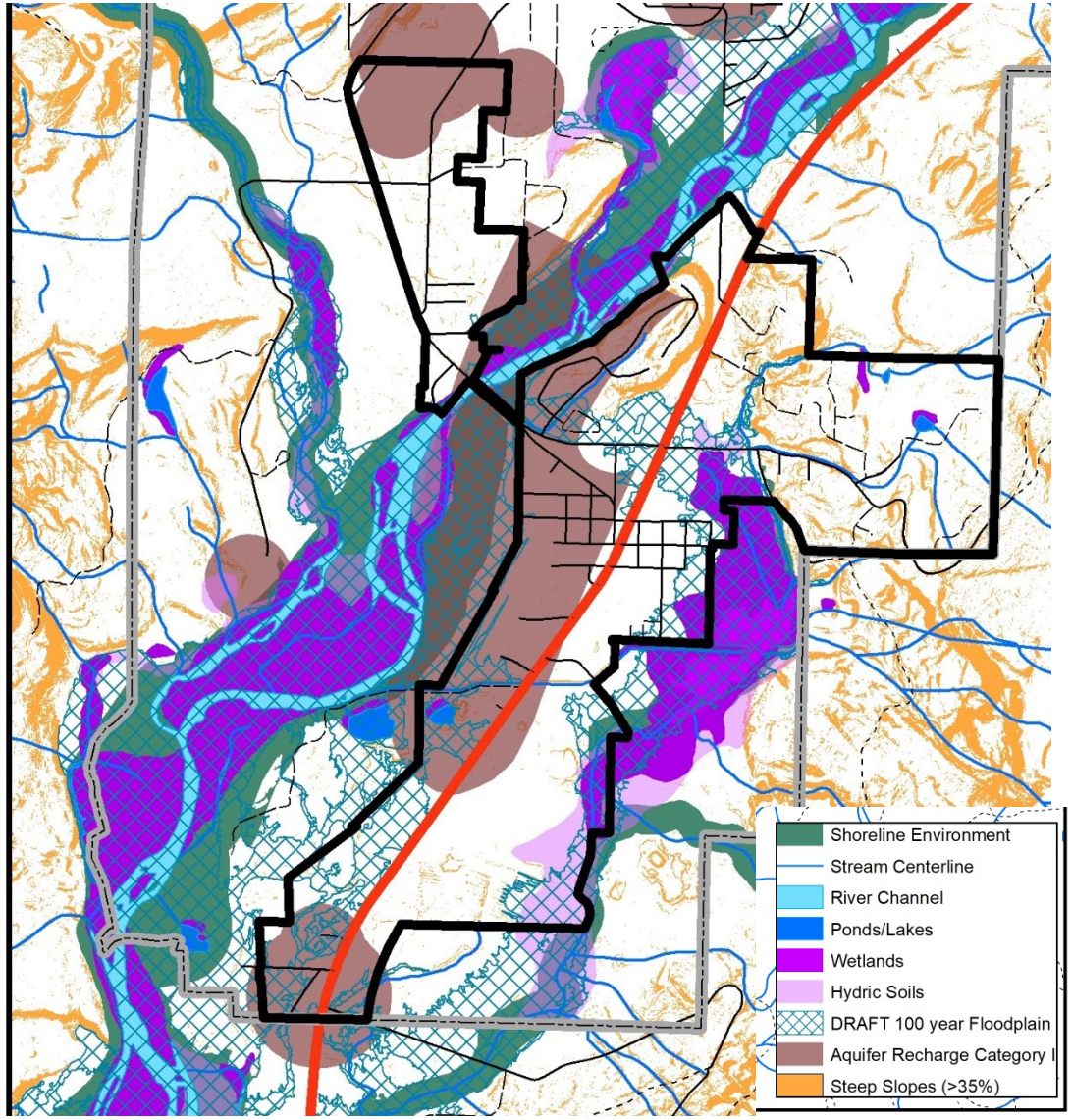

How we do the Land Capacity Analysis.

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.

How we do the Land Capacity Analysis.

Steps

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Preliminary Results

Chehalis

- Pop allocation = 23,000
- Pop capacity = 11,310*

Toledo

- Pop allocation = 2,537
- Pop capacity = 3,837

Winlock

- Pop allocation = 4,756
- Pop capacity = 8,436

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