

Planning Commission Workshop



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

STAFF REPORT

POPULATION AND HOUSING ALLOCATION RECONCILIATION

Date: August 14, 2024
Staff: Mindy Brooks, Community Development Director
Attachments: A – City of Chehalis Request Letter
B – Lewis County Letter
C – Ordinance 1346

SUMMARY

In spring 2023, the Planned Growth Committee approved population and housing allocations for recommendation to the Board of County Commissioners (BOCC). At that time, City of Chehalis had requested a 2045 population allocation of 23,000 people. In June 2023, the BOCC approved the recommended population and housing allocations, including Chehalis’s requested population via Ordinance 1346.

In May 2024, the City of Chehalis provide the Land Capacity Analysis (LCA) as required by the Growth Management Act to the County. The LCA revealed that the existing city limits and UGA could only accommodate an additional 3,754 residents. Therefore, the 20-year population allocation based on the existing city limits and UGA should have been 9,845 existing residents plus 3,754 new residents for a total of 13,599. City of Chehalis has requested that the BOCC reconcile the population and housing allocations to allocated 13,500 people to Chehalis.

BACKGROUND

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 within the OFM estimated range or petition for a revisions to the projections.

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.

ANALYSIS

Lewis County Community Development staff updated the population and housing allocations based on a reduction to the City of Chehalis 2045 allocation from 23,000 people to 13,500 people. No other city or county allocations were adjusted. Table 1 is the updated 2045 Population Allocations.

Table 1: Lewis County 2045 Population Allocation RECONCILIATION

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	13,500	3,655	37.13%
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	51,969	11,152	27.32%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	40,479	794	2.00%
Total Unincorporated	42,629	42,379	1,222	2.97%
Total Lewis County	83,446	94,348	12,374	13.06%

The housing allocations are based entirely on population allocation. Using the results from Table 1, staff entered the reconciled populations into the Department of Commerce HAPT Model, Method C. The HAPT model uses the percent share of county population growth to calculate housing need; therefore, because the total countywide population allocation and growth rate changed, the percent share of growth for each city also changed. This results in a shift to all of the city's housing allocations. In addition, because the Onalaska UGA and Packwood LAMIRD are allocated a 2045 population, both unincorporated small towns are now included in the housing allocations. Table 2 are the updated Housing Allocations.

Table 3 is a comparison between the housing allocations adopted in June 2023 and the proposed reconciled housing allocations. Nearly all allocations remained the same with two exceptions. Chehalis saw a decrease in all housing allocations, as expected. Centralia, Mossyrock, Napavine, Toledo, Vader and Winlock saw a decrease in housing allocated to the >120% income bracket. And unincorporated Lewis County saw an increase in housing allocated to the >30-50% and >50-80% income brackets.

Table 2: Lewis County 2045 Housing Allocation RECONCILIATION

Total 2045 Population = 94,348			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						
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)	570	88	38	272	68	28	23	53	21
<i>Onalaska UGA</i>	<i>Portion of Unincorporated Allocation</i>	<i>64</i>	<i>27</i>	<i>11</i>	<i>88</i>	<i>29</i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>4</i>
<i>Packwood LAMIRD</i>	<i>Portion of Unincorporated Allocation</i>	<i>135</i>	<i>61</i>	<i>27</i>	<i>184</i>	<i>39</i>	<i>7</i>	<i>5</i>	<i>13</i>	<i>17</i>
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)	758	227	184	0	0	0	134	213	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	1,707	537	263	341	192	71	55	248	142
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)	71	16	5	12	7	5	4	23	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	471	89	28	90	75	28	32	129	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)	836	92	27	139	210	125	40	202	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	99	30	7	0	6	2	10	44	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,233	271	115	282	210	83	50	222	67
Total	Sum of Allocations to Jurisdictions	5,778	1,357	670	1,141	773	344	350	1,144	352
	Percent of Sum of Allocations to Jurisdictions	100.02%	23.49%	11.59%	19.75%	13.38%	5.95%	6.05%	19.80%	6.09%

Table 3: Comparison Housing Allocation Ordinance 1346 to RECONCILIATION

Total 2045 Population = 94,348			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						
Unincorporated Lewis County	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	167	0	0	157	10	0	0	0	0
<i>Onalaska UGA</i>	<i>Portion of Unincorporated Allocation</i>	0	0	0	0	0	0	0	0	0
<i>Packwood LAMIRD</i>	<i>Portion of Unincorporated Allocation</i>	0	0	0	0	0	0	0	0	0
City of Centralia	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0
City of Chehalis	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-4,508	-853	-300	-659	-708	-354	-225	-1,409	-190
City of Morton	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	0	0	0	0	0	0	0	0	0
City of Mossyrock	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0
City of Napavine	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-6	0	0	0	0	0	0	-6	0
City of Pe Ell	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	0	0	0	0	0	0	0	0	0
City of Toledo	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0
City of Vader	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0
City of Winlock	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-15	0	0	0	0	0	0	-15	0

RECOMMENDATION

It is recommended that Ordinance 1346 be repealed and replaced with a new ordinance that adopts the Table 1, 2045 Population Allocations, and Table 2, 2045 Housing Allocations, as presented in this memo.

NEXT STEPS

The Planned Growth Committee (PGC) will consider the reconciliation at a public meeting on August 21. PGC will vote to recommend, or not, the reconciliation to the Planning Commission. Planning Commission will hold a duly noticed public hearing in September and following close of testimony will deliberate and vote to recommend, or not, that the BOCC adopted the reconciled population and housing allocations. It is anticipated that the BOCC will hold a public hearing in late October or early November.



City of Chehalis

Department of Community Development

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July 24, 2024

Board of County Commissioners
Lewis County
351 NW North St
Chehalis, WA 98532

Subject: 2045 Population Allocation

The City of Chehalis is formally requesting reconsideration of the 2045 population allocation adopted by Lewis County for the City of Chehalis and its urban growth area. The current adopted projected figure is 23,000 residents. However, after careful review and analysis, we are asking to revise this projection downward to 13,500 residents.

The Land Capacity Analysis completed by SCJ Alliance for the City of Chehalis and surrounding urban growth areas calculated a capacity to accommodate an additional 3,754 residents within both the city and urban growth area. Our estimated population in 2022 was 7,365 within City Limits, and 2,480 in the UGA, totaling 9,845 residents. Therefore, the estimated number of residents that could be accommodated within the City and its UGA with current boundaries and regulations, is 13,599.

City staff presented this information to Chehalis City Council on Monday July 22, 2024, and staff were directed to request the County to reduce the adopted 2024 population allocation to 13,500.

I would be happy to discuss this matter further and provide additional information to support this request. Thank you for considering my proposal. I look forward to a favorable response from the Board.

Sincerely,

Malissa Paulsen
Interim Community Development Director
City of Chehalis
mpaulsen@ci.chehalis.wa.us



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

Date: July 18, 2024
To: Stacy Denham, City Manager, City of Chehalis
Malissa Paulsen, Interim Community Development Manager
From: Mindy Brooks, Director of Community Development
RE: 2045 Population Allocation

In January 2023, County staff along with the Planned Growth Committee (PGC) began work on the required task of using the Office of Financial Management's (OFM) 20-year population forecast to allocate target populations to each city. The PGC is a cross-jurisdictional planning body comprised of the mayor of each city, or their designee, and the Chair of the Board of County Commissioners (BOCC); it is staff by the Lewis County Department of Community Development.

The process for allocating the population was: 1) County staff provided a statistical growth analysis for each city based on historic growth trends and explained that each city could use the derived target, or they could provide their own analysis. All cities, except Morton, took the later approach. 2) Cities provided their analysis and 20-year population targets, which were discussed by the PGC prior to a vote recommending the BOCC adopt the population allocations. 3) The PGC-recommended population allocations were presented to the Planning Commission, who then made a second recommendation to the BOCC. 4) The BOCC held a public hearing and adopted 20-year population allocations.

The population allocations are what each city is required by the Growth Management Act to demonstrate they can accommodate within the city limits and associated Urban Growth Area (UGA) within the 20-year planning horizon. Accommodate means that the land is zoned at densities that will provide enough capacity to house and employ the population and, very importantly, the city must demonstrate that they can provide urban services for that housing and employment including transportation, water, sewer, etc.

During the spring of 2023, City of Chehalis staff provide an analysis for the 20-year population allocation based on capacity in the existing city limits and UGA, Attachment

A. The analysis demonstrated that within the existing city limits and UGA there was enough capacity based on the current zoning to accommodate 62,043 additional people over the next 20 years. Because OFM provides a forecasted range that counties need to stay within, County staff could not recommend such a large population increase. After conferring with the BOCC, County staff advised that we were willing to use the high OFM forecast and allocate a 20-year population of 23,000 residents to City of Chehalis. This represents more than a doubling of the current City of Chehalis population. County staff expressed significant concern regarding the City's ability to expand water and sewer services to a doubled population; however, City staff were adamant that there was more than enough land capacity and the City could provide services. Therefore, in June 2023, BOCC approved the City of Chehalis 2045 population allocation of 23,000 people.

A year later in May 2024, the City of Chehalis provide the Land Capacity Analysis (LCA) as required by the Growth Management Act to the County, Attachment B. The LCA revealed that the existing city limits and UGA could only accommodate an additional 3,754 residents. Therefore, the 20-year population allocation based on the existing city limits and UGA should have been 9,845 existing residents plus 3,754 new residents for a total of 13,599.

County staff, the Planning Commission and the BOCC agreed to the 23,000-population allocation with the understanding that it could be accommodated within the existing city limits and UGA but the LCA demonstrated that that assumption was incorrect. Therefore, in order to accommodate 23,000 residents either 1) the UGA must be expanded to take in new land; or 2) the zoning must be changed to increase density housing within the existing city limits and UGA. Either choice will result in the need for follow-on studies. A Traffic Impact Analysis will be necessary for either option and, if the later increased density is chosen, traffic modeling may be needed. The City's Capital Facilities Plan for sewer and water will need to be updated based on studies to determine what infrastructure improvements are needed. And an Environmental Impact Study may be needed based on the potential impacts on critical areas. Combined these studies will likely take over a year to complete at a cost of at least \$500,000. Because the City of Chehalis would be requesting the UGA expansion or zoning amendments that trigger these studies, the City will need to pay for and complete the studies. Even if began today, this cannot be done during the Periodic Update timeframe, which ends June 30, 2025.

County staff recommend the City of Chehalis consider requesting that the BOCC revise the 2045 population allocation to 13,500 residents. Based on the LCA, this allocation can be accommodated in the existing city limits and UGA. After Periodic Update, which ends in June 2025, the City could begin the studies to determine what improvements to transportation, sewer and water would be necessary to accommodate a more aggressive growth scenario and where the new residents would be housed and employed through either UGA expansion or zoning changes. In 2027, OFM will release the next 20-year forecast and the City of Chehalis can present a new analysis and request to the PGC for consideration.



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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

62,043 new residents

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

City of Chehalis

LAND CAPACITY ANALYSIS - SUMMARY TABLES

a.-f. Gross and net developable acres

	Acres		
	City	UGA	Total
a. Gross developable acres	1540.2	1839.2	3379.4
b. Acres deducted by critical areas	368.1	882.8	1250.8
c. Acres deducted to public uses	349.7	838.6	1188.3
d. Acres deducted for infrastructure	279.7	670.9	950.6
e. Net developable acres	223.6	546.8	770.5
f. Total after all deductions	223.6	546.8	770.5

g. Net developable acres by zone

Zone	Acres		
	City	UGA	Total
Residential 1 (R-1)	74.7	26.7	101.4
Residential 2 (R-2)	24.3	0.0	24.3
Residential 3 (R-3)	1.0	0.0	1.0
Residential 4 (R-4)	11.3	0.0	11.3
Central Business District (CBD)	6.3	0.0	6.3
General Commercial (CG)	81.1	196.4	277.5
Commercial Office/Mixed Use (CO)	0.6	0.0	0.6
Industrial Light (IL)	24.3	51.5	75.9
Total developable acres	223.6	274.7	498.4

h. Net developable acres by land use designation

Land Use	Acres		
	City	UGA	Total
Residential - single-family	99.0	248.0	347.0
Residential - multifamily med density	1.0	0.0	1.0
Residential - multifamily high density	11.3	0.0	11.3
Mixed use	0.6	0.0	0.6
Commercial/industrial	111.7	26.7	138.4
Total developable acres	223.6	274.7	498.4

i. Assumed density measured in DU per acre (for residential) or FAR (for commercial and industrial) and reasoning for the assumed density by zone and land use designation

Zone	Assumed Density			
	City	UGA	Breakdown of Assumed Development Types by Zone	Reasoning
Residential				
Residential 1 (R-1)	5 du/acre	4 du/acre	100% residential / 0% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Residential 2 (R-2)	7 du/acre	4 du/acre	100% residential / 0% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Residential 3 (R-3)	12 du/acre	8 du/acre	100% residential / 0% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Residential 4 (R-4)	17 du/acre	17 du/acre	100% residential / 0% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Central Business District (CBD)	17 du/acre	17 du/acre	10% residential / 90% commercial	Average density assumption based on min/max allowed densities, existing development patterns
General Commercial (CG)	17 du/acre	17 du/acre	20% residential / 80% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Commercial Office/Mixed Use (CO)	17 du/acre	17 du/acre	35% residential / 65% commercial	Average density assumption based on min/max allowed densities, existing development patterns
Commercial/Industrial				
Central Business District (CBD)	3.0 FAR	3.0 FAR	10% residential / 90% commercial	Based on existing commercial development patterns and recent development

General Commercial (CG)	1.0 FAR	1.0 FAR	20% residential / 80% commercial	Based on existing commercial development patterns and recent development
Commercial Office/Mixed Use (CO)	1.0 FAR	1.0 FAR	35% residential / 65% commercial	Based on existing commercial development patterns and recent development
Industrial Light (IL)	0.75 FAR	0.75 FAR	0% residential / 100% commercial	Based on existing commercial development patterns and recent development

j. Capacity for future population, housing, and employment projections by zone and land use designation

Housing

Zone/land use designation	Capacity (occupied dwelling units)		
	City	UGA	Total
LU: Residential - single-family	443	115	558
<i>R-1 zone</i>	301	115	417
<i>R-2 zone</i>	142	0	142
LU: Residential - multifamily	363	613	976
<i>R-3 zone</i>	9	0	9
<i>R-4 zone</i>	123	0	123
<i>CBD zone</i>	9	0	9
<i>CG zone</i>	220	613	833
<i>CO zone</i>	3	0	3
Total residential capacity	806	728	1,535

Population

Zone/land use designation	Capacity (population)		
	City	UGA	Total
LU: Residential - single-family	1,084	282	1,366
<i>R-1 zone</i>	737	282	1,019
<i>R-2 zone</i>	347	0	347
LU: Residential - multifamily	889	1,499	2,388
<i>R-3 zone</i>	23	0	23
<i>R-4 zone</i>	301	0	301
<i>CBD zone</i>	22	0	22
<i>CG zone</i>	537	1,499	2,036
<i>CO zone</i>	6	0	6
Total residential capacity	1,973	1,781	3,754

Commercial square footage capacity

Zone/land use designation	Capacity (occupied square footage)		
	City	UGA	Total
LU: Mixed use	12,400	0	12,400
<i>CO zone</i>	12,400	0	12,400
LU: Commercial/industrial	3,453,694	6,440,890	9,894,584
<i>CBD zone</i>	679,112	0	679,112
<i>CG zone</i>	2,209,394	5,553,546	7,762,940
<i>IL zone</i>	565,188	887,344	11,359,516
Total commercial/industrial capacity	3,466,093	6,440,890	9,906,983

Employment capacity

Zone/land use designation	Capacity (employees)		
	City	UGA	Total
LU: Mixed use	31	0	31
<i>CO zone</i>	31	0	31
LU: Commercial/industrial	7,525	15,249	22,774
<i>CBD zone</i>	1,132	0	1,132
<i>CG zone</i>	5,523	13,884	19,407
<i>IL zone</i>	870	1,365	2,235
Total commercial/industrial capacity	7,556	15,249	22,805

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

Adopt the 2045 population and housing allocations)
) **ORDINANCE 1346**
)

WHEREAS, Washington Law requires Lewis County to plan under and in accordance with Chapter RCW 36.70A, the Growth Management Act; and

WHEREAS, RCW 36.70A.130 requires that comprehensive plans be subject to continuing review and evaluation by each county at a frequency no more than once every year, except as necessary to enact a planned action under RCW 43.21C.440; and

WHEREAS, RCW 36.70A.210 requires counties planning under Chapter 36.70A RCW to adopt countywide planning policies in cooperation with cities; and

WHEREAS, RCW 43.62.035 requires that every five years the Office of Financial Management (OFM) is responsible for providing a 20-year growth management population projection range to each county within Washington State planning under Chapter 36.70A RCW, and the OFM 2045 population growth management projection range was provided to Lewis County on January 5, 2023; and

WHEREAS, WAC 365-196-310(2) states that each county is responsible for choosing the 20-year growth management population projection from within the OFM range and allocating the population to each city and Urban Growth Area in the county; and

WHEREAS, RCW 36.70A.070(2)(a) requires that the county and city comprehensive plans include 20-year projected housing needs, as provided by the Department of Commerce; and

WHEREAS, House Bill 1220 directed the Department of Commerce developed the Housing for All Planning Tool (HAPT) with two alternative methods for allocating housing need and with an option allowing counties to choose a different methodology, if the resulting projected housing need allocations are in substantial compliance with the state guidance; and

WHEREAS, the 2040 population allocations are currently found in the Lewis County Countywide Planning Policies; and

WHEREAS, the 2045 population allocations presented in Exhibit A, Table 1, are within the OFM projected range for Lewis County; and

WHEREAS, the 2045 housing allocations presented in Exhibit A, Table 2, are in substantial compliance with the HAPT because the overall projected housing need in Exhibit A, Table 2, matches the overall projected housing need in HAPT Method A; and

WHEREAS, the Planned Growth Committee, which includes the mayor from each city in Lewis County (or their designee) and the Chair of the Lewis County Board of County Commissioners, voted on April 19, 2023 to recommend the 2045 population and housing allocations presented in Exhibit A to the Lewis County Planning Commission for a public hearing; and

WHEREAS, staff provided notice for public hearings before the Lewis County Planning Commission on the proposed 2045 population and housing allocations in the manner prescribed in Chapter 17.05 and 17.12 Lewis County Code on April 20, 2023; and

WHEREAS, the Lewis County Planning Commission held public hearings on the proposed 2045 population and housing allocations on May 9, 2023; and

WHEREAS, following the public hearings, the Lewis County Planning Commission deliberated and determined that the proposed 2045 population and housing allocations presented in Exhibit A meet the intent and requirements of the state statues and were in accordance with the public interest; and

WHEREAS, on May 9, 2023, the Planning Commission signed a Letter of Transmittal recommending approval of the proposed 2045 population and housing allocations presented in Exhibit A; and

WHEREAS, on May 23, 2023, the Lewis County Board of County Commissioners (BOCC) passed Resolution 23-163 to hold a public hearing on Ordinance 1346 and directed the Clerk of the Board to provide notice of the hearing; and

WHEREAS, the BOCC held a duly noticed public hearing on the proposed 2045 population and housing allocations on June 13, 2023.

NOW THEREFORE BE IT RESOLVED the BOCC finds that the 2045 population and housing allocations presented in Exhibit A meet the intent and requirements of the state statues and are in accordance with the public interest; and

NOW THEREFORE BE IT FURTHER RESOLVED that the BOCC hereby adopts the 2045 population and housing allocations, as shown in Exhibit A; and

NOW THEREFORE BE IT FURTHER RESOLVED that the BOCC directs staff to revise the Lewis County Countywide Planning Polices to remove the 2040 population allocations and update the Projections of the Total Resident Population for the Growth Management Act to reflect the 2045 OFM growth management population projections, as shown in Exhibit B; and

NOW THEREFORE BE IT FURTHER RESOLVED that the BOCC directs staff to amend the Lewis County Comprehensive Plan to reflect the 2045 population and housing allocations. The amendment shall be made during the Comprehensive Plan periodic update process, which begins July 1, 2023; and

NOW THEREFORE BE IT FURTHER RESOLVED that the BOCC adopts Exhibit A as Further Findings of Fact.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

Barbara Russell
By: Civil Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

absent
Sean D. Swope, Chair

ATTEST:

Rieva Lester
Rieva Lester, Clerk of the Board

Scott J. Brummer
Scott J. Brummer, Vice Chair

Lindsey R. Pollock
Lindsey R. Pollock, DVM, Commissioner



Board of County Commissioners

Public Hearing



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

STAFF REPORT

ORDINANCE 1346

Date: May 11, 2023
Staff: Mindy Brooks, Senior Long Range Planner
Re: **Population and Housing Allocations**
Attachments: A – Planned Growth Committee Recommendation

SUMMARY

The Planned Growth Committee (PGC) is comprised of the mayor of each city in Lewis County, or their designee, and the Chair of the Board of County Commissioners. The PGC coordinates on the distribution of future population growth, designation of urban growth areas and amendments to the Countywide Planning Policies pursuant to Ch. 36.70A RCW. The PGC meets monthly and forwards their recommendations to the Planning Commission by June of each year. On April 19, 2023 the PGC vote to recommend the 2045 population and housing allocations to the Planning Commission.

BACKGROUND

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 within the OFM estimated range or petition for a revisions to the projections.

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.

PGC RECOMMENDATIONS

Attachment A includes the methodology and data that supports the recommended population and housing allocations shown in Table 1 and Table 2. The PGC voted on April 19, 2023 to recommend adoption of the population and housing allocations to the Planning Commission for consideration. The vote was unanimous.

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%

Table 2 is the housing allocations to each city in Lewis County and the unincorporated areas. The allocations uses a method that is intended to produce the same overall outcome as the Department of Commerce’s HAPT Method A housing allocations. Please see Attachment A for more details regarding the different approaches and the comparison.

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							
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%

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-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. Combining 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 though 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%								
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
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%
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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.

Exhibit B: Lewis County Countywide Planning Policies

1. Urban Growth.

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as industrial master planned areas, master planned resorts, and as new fully contained communities pursuant to RCW 36.70A.350.
- 1.1 Cities and towns and all urban growth areas shall include areas and residential densities (except for industrial master planned areas) sufficient to accommodate the majority of the County's adopted 20-year population projection. A portion of the county's 20-year population projection shall be allocated to new fully contained communities pursuant to RCW 36.70A.350(2). Annual adjustments may be made when supported by appropriate data.
- 1.2 Land use planning for the urban growth areas should provide for urban densities of mixed uses (except for industrial master planned areas) where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.
- 1.3 Urban Growth Area boundaries for cities and towns will include the entire rights of way of public streets, roads or highways. And, where right of way is insufficient to implement design standards or other such considerations, may follow natural or logical parcel boundaries.
- 1.4 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.
- 1.5 All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors.
- 1.6 The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.
- 1.7 Rural areas have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions will be made for areas appropriate for more intense development that are consistent with state law.

- 1.8 Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.
- 1.9 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.
- 1.10 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities including:
 - a. Sewage treatment and municipal water facilities
 - b. Solid Waste Facilities
 - c. Port District/PDA industrial facilities
 - d. Airport locations
 - e. Other essential public facilities as identified under GMA
- 1.11 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.
- 1.12.0 The process to amend Countywide Planning Policies and UGAs is adopted as Appendix A and is made part of these policies.
- 1.12.1 Based on growth management population projections 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. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.
- 1.12.2 The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.

1.12.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit conditions consistent with RCW 36.70A.110. The extension of UGA boundaries into resource lands of long-term commercial significance should be avoided unless no practical alternative exists.

1.12.4 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW 36.70A.130(3):

a. Determination of needed land

- i. Are the overall UGA's in the county large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's 20-year population and employment forecasts at urban densities?
- ii. Is there an inventory of development including vacant land, underdeveloped lands and land where development is likely?
- iii. Is there land within the UGA that can accommodate the urban services needed for urban densities?
- iv. Are there lands outside the incorporated Cities or their associated UGAs that currently exhibit an urban density and urban character?

b. Consistency with GMA objectives

- i. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
- ii. What impact would the amendment have on the existing level of services within the UGA?
- iii. What is the ability to provide services within the UGA?
- iv. Will the contemplated amendment result in any environmental degradation?
- v. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
- vi. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

1.12.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A of this document and may be further defined by Lewis County Code.

- 1.12.8 Lewis County adopted population allocations, population estimates and population projections are shown in Appendix B of this document.
- 1.12.9 Subject to applicable law, Urban Growth boundaries shall not be reduced solely on the basis of inactivity of annexation by cities.

2. Reduce Sprawl.

Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

- 2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.
- 2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.
- 2.2 Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.
- 2.3 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections outside UGAs may be permitted only if hookup sites comply with one of the following situations:
 - a. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
 - b. The public sewer provides service to existing local and major essential public facilities.
 - c. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development (LAMIRDs).
- 2.4 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs can be permitted within state adopted Water Service areas and/or where required, by the Lewis County Board of County Commissioners as described by the following conditions:
 - a. The Lewis County Health Officer has determined that extension of domestic water is necessary to protect public health and safety, or

- b. Public water service connections and water service lines can be extended outside UGAs where the following conditions are met:
 - i. Connections and extensions shall be within current State approved water system plans, and
 - ii. Connections and extensions shall demonstrate adequate capacity exists and minimum flow requirements are met, and
 - iii. Connections and extensions shall be at a Rural Level of Service, which is defined as providing only the number of connections consistent with current County zoning and development regulations in effect on the subject property, or
 - iv. The number of connections can exceed the maximum zoning density if a higher intensity existed on or prior to July 1, 1993, or
 - v. A use now considered to be non-conforming existed on or prior to July 1, 1993.
- c. State approved Water Service Areas can be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.

2.5 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in rural areas or resource lands that are outside of these areas or adopted UGAs.

3. **Transportation.**

Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City comprehensive plans.

3.0 The Transportation Element of local Comprehensive Plans should be designed to: 1) facilitate the flow of people, goods and services so as to strengthen the local and regional economy; and 2) conform with the Land Use Element of the Comprehensive Plan.

3.1 Level of Service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New or expansion of existing private and public development shall mitigate transportation impacts concurrently with the development and occupancy of the project.

3.2 The County and cities should coordinate agreements to cover situations where the demands created by new or expanded existing private or public development affect adjoining jurisdictions such as between cities or between the County and cities.

- 3.3 Local jurisdictions should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.
- 3.4 State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.
- 3.5 Airport authorities should maintain and improve airport facilities to safely accommodate current and future air service demands.
- 3.6 State and local agencies should reduce conflicts between rail and vehicular traffic wherever possible and support enhancement of rail and high-speed rail planning efforts in the region.
- 3.7 The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.
- 3.8 Cost effectiveness shall be a consideration in transportation expenditures decisions and a balance established for both safety and service improvements.
- 3.9 Local and State agencies should investigate a full range of actions when improving regional transportation facilities, including transportation systems and demand management programs to improve efficiency and mitigate environmental impacts.
- 3.10 State and local agencies should identify hazardous locations on the regional road system and target resources toward those goals.

4. Housing.

Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- 4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.
- 4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.
- 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

6. Economic Development.

Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of Lewis County's natural resources, public services and public facilities.

- 6.0 The development of businesses and industries should be encouraged within cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, .360, .362, .365, .367, and 368.
- 6.1 Agriculture, forestry and mineral extraction shall be encouraged in rural areas. The development of resource related commercial and industrial activities shall be encouraged in appropriate areas such as designated commercial resource lands, LAMIRDs, UGAs, or next to resource related uses.
- 6.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 6.3 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.
- 6.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.
- 6.5 Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.
- 6.6 Value added industries shall be encouraged.
- 6.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.
- 6.8 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.
- 6.9 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.
- 6.10 The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and "green collar" jobs.

- 6.11 The location, retention, and expansion of businesses that provide family wage jobs should be supported.

7. Property Rights.

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 7.0 The rights of property owners shall be considered in the creation or revision of development regulations.
- 7.1 Non-regulatory incentives such as conservation easements, land exchanges, land banking, assessment relief and similar incentive programs shall be included in the appropriate development regulations.
- 7.2 The County and Cities recognize that property rights within Lewis County are a protected and valued right of our citizens and businesses.

8. Permits.

Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

- 8.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.
- 8.1 The County and cities should work together to develop consistent permitting systems.
- 8.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.
- 8.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and cities.

9. Natural Resource Industries.

Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

- 9.0 Land uses adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food or agricultural based products, or timber, or for the extraction of minerals. Encroachment on resource lands by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.

- 9.1 Approvals for plats, short plats, building permits and other residential development permits that are issued for development activities on or adjacent to designated natural resource areas should include a notice that certain activities may occur that are not compatible with residences. These notices should be filed for record with Lewis County.
 - 9.2 Fishery resources, including the County's river systems inclusive of their tributaries, as well as the area's lakes, and associated wetlands, should be protected and enhanced for continued productivity.
 - 9.3 Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.
 - 9.4 All jurisdictions should encourage best management practices (BMP) to reduce adverse environmental impacts on natural resources
 - 9.5 Lands adjacent to urban growth areas which are designated resource lands may be incorporated into the urban growth area if:
 - a. A need is established for expansion into that resource land where there is no practical alternative in order to accommodate future urban population, commercial/industrial, or recreational uses, and
 - b. The factors in the WAC 365-190-050, 365-190-060, and 365-190-070 are considered, and
 - c. Findings are made relating to the changing conditions which led to the natural resource de-designation. (Such findings constitute a removal from the resource designation).
 - 9.6 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.
10. **Open Space and Recreation.**
 Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- 10.0 The use of Open Space and Forestry Taxation Laws shall be encouraged as a useful method of resource preservation.
 - 10.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.
 - 10.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.
 - 10.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.

- 10.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

11. Environment.

Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

- 11.0 All jurisdictions should encourage the enhancement of the functions and values for critical areas when developing sub-area plans and development regulations.
- 11.1 Floodplains, wetlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality.
- 11.2 All jurisdictions shall recognize the river systems within the County as pivotal freshwater resources and public water supplies and shall manage development within the greater watershed in a manner consistent with planning practices that do not seriously degrade the integrity of the resources.
- 11.3 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform with critical area development regulations and not have a significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands, and fish and wildlife habitat.
- 11.4 All jurisdictions shall consider threatened, endangered, or sensitive fish and wildlife species when evaluating and conditioning commercial, industrial or residential development.
- 11.5 Lewis County, in cooperation with appropriate local, state and federal agencies should continue to develop and update the comprehensive flood control management program.
- 11.6 Floodplains, lakes, rivers, streams, and other water resources should be managed for multiple beneficial uses including, but not limited to flood and erosion control, fish and wildlife habitat, agriculture, aquaculture, open space and water supply. Use of water resources should to the fullest extent possible preserve and promote opportunities for other uses.
- 11.7 All jurisdictions should work towards developing policies and regulations outlining best management practices (BMP) within aquifer recharge areas to protect the quality of groundwater.
- 11.8 Recycling programs should be encouraged.

12. Citizen Participation and Coordination.

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 12.0 All jurisdictions shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation, and evaluation of the Comprehensive Plan.
- 12.1 All jurisdictions shall continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plans' purposes and intents.
- 12.2 All jurisdictions shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.
- 12.3 All jurisdictions shall provide policies and processes to address public notification costs associated with land use applications.
- 12.4 All jurisdictions shall encourage citizen participation throughout the planning process as provided by state statute and codes for environmental, land use, and development permits.
- 12.5 All jurisdictions shall encourage broad based citizen involvement in the development of the Comprehensive Plan elements, sub-area plans, and functional plans, and development regulations.
- 12.6 Amendment to the county wide planning policies shall be consistent with an adopted approval process.

13. Public Facilities and Services.

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

- 13.0 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.
- 13.1 If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.
 - 13.1.1 If communities within a defined region elect to implement a program of coordinated regional utilities or services, the affected jurisdictions shall enter into inter-local agreements to establish the basis for locating, constructing, operating, maintaining and financing those services.

- 13.2 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.
- 13.3 The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.
- 13.4 New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.
- 13.5 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.
- 13.6 Special district and other adopted comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.
- 13.7 The County and cities (in cooperation with local service providers) through their land use planning and development codes, should encourage the development and siting of alternative energy generation facilities.

14. Historic Preservation.

Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

- 14.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.
- 14.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.
- 14.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers

Appendix A

Process to Adopt Lewis County Planned Growth Policies and UGA Amendments

BOCC Adopted by Resolution 06-380 December 18, 2006

DRAFT modifications by PGC January 23, 2013

BOCC Amendments Adopted by Resolution March 3, 2017

BOCC Amendments Adopted by Ordinance 1346 June 13, 2023

*April** ——— Planned Growth Committee (PGC) receives Countywide Planning Policies (CWPPs) and Population Allocations

*May** ——— PGC review CWPPs, Population Projections; receives material from local jurisdictions for their processes

*May** ——— PGC adopts CWPPs and population allocations and sends to Lewis County Planning Commission (LCPC)

June ——— LCPC holds workshop on CWPPs and Population Allocations

July ——— LCPC Holds Public Hearings and second workshop on CWPPs and population allocations and makes recommendations to the Board of County Commissioners (BOCC)

August ——— BOCC holds Workshop on CWPPs and population allocations

September — BOCC holds a second workshop and Public Hearing and Takes Action on the recommendations of the LCPC

September-December

PGC receives UGA amendment requests from cities.

*January** ——— PGC reviews UGA expansion proposals, makes recommendation to Lewis County Planning Commission

**PGC meeting*

Appendix B

Lewis County Adopted 2040 Population Allocations

Lewis County	104,722
Centralia	26,280
Chehalis	11,230
Morton	1,869
Mossyrock	1,874
Napavine	4,500
Onalaska	700
Pe Ell	814
Toledo	1,131
Vader	1,229
Winlock	4,550
Total Urban	54,177
Total Rural	50,545

Projections of the Total Resident Population for the Growth Management Act*

	Census	Projections					
	2010	2015	2020	2025	2030	2035	2040
Low	75,455	72,964	72,964	72,964	72,964	72,964	72,964
Medium	75,455	77,621	80,385	82,924	85,165	87,092	88,967
High	75,455	86,431	92,016	97,358	102,378	107,059	111,684

*OFM/Forecasting May 2012

Projections of the Total Resident Population for the Growth Management Act

	Census	Estimate		Projection				
	2020	2021	2022	2025	2030	2035	2040	2045
Low	82,149	82,700	83,400	78,160	79,361	80,243	80,833	81,192
Medium	82,149	82,700	83,400	84,957	87,746	90,188	92,313	94,187
High	82,149	82,700	83,400	91,754	95,616	99,103	102,248	105,122

Source: Office of Financial Management, December 2022

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 23-163

NOTICE OF PUBLIC HEARING TO CONSIDER
ORDINANCE 1346 TO ADOPT THE 2045
POPULATION AND HOUSING ALLOCATIONS

WHEREAS, pursuant to RCW 43.62.035, every five years the Office of Financial Management (OFM) is responsible for providing a 20-year growth management population projection to each county within Washington State; and

WHEREAS, pursuant to WAC 365-196-310(2)(b), the county is responsible for choosing the 20-year growth management population projection from within the OFM range and allocating the population to each city and Urban Growth Area in the count; and

WHEREAS, on May 9, 2023 the Lewis County Planning Commission held a duly noticed public hearing on the proposed 2045 population and housing allocations and following the public hearing, the Planning Commission deliberated and voted unanimously to approve transmittal of a recommendation (Exhibit A) to adopt the proposed allocations to the Lewis County Board of County Commissioners (BOCC); and

WHEREAS, publication of notice and a hearing before the Lewis County Board of County Commissioners is required in order to receive public testimony and take formal action to adopt the 2045 population and housing allocations.

NOW THEREFORE BE IT RESOLVED that a hearing before the BOCC is hereby scheduled for at or after 10 a.m. June 13, 2023, to receive testimony on Ordinance 1346, which would adopt the 2045 population and housing allocations; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk of the BOCC is hereby instructed to proceed with all appropriate and necessary notifications, posting and publication for the changes as required by law.

DONE IN OPEN SESSION this 23rd day of May, 2023.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Barbara Russell
By: Barbara Russell,
Deputy Prosecuting Attorney

Sean D. Swope
Sean D. Swope, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester
Rieva Lester,
Clerk of the Lewis County Board of
County Commissioners

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Commissioner

LEWIS COUNTY PLANNING COMMISSION

Lorie Spogen, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: May 9, 2023
Subject: **Transmittal to the BOCC – Adopt the 2045 Population and Housing Allocations.**

Dear Commissioners:

The purpose of this letter is to transmit to the Board of County Commissioners (BOCC) the Lewis County 2045 population and housing allocations as shown in Table 1 and Table 2.

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%

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						
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%

Findings of Fact

1. Pursuant to RCW 43.62.035, every five years the Office of Financial Management (OFM) is responsible for providing a 20-year growth management population projection to each county within Washington State. The projection is provided as a range, with the medium projection as the most likely estimate. The OFM 2045 population growth management projection was provided to Lewis County on January 5, 2023; and
2. Pursuant to WAC 365-196-310(2)(b), the county is responsible for choosing the 20-year growth management population projection from within the OFM range and allocating the population to each city and Urban Growth Area in the county; and
3. Pursuant to RCW 36.70A.070(2)(a), the county and cities comprehensive plans must include a 20-year projected housing need, as provided by the Department of Commerce; and
4. The Department of Commerce developed the Housing for All Planning Tool (HAPT) with two alternative methods for allocating housing need and with an option allowing counties to choose a different methodology, if the resulting projected housing need allocations are in substantial compliance with the state guidance; and
5. The population allocations presented in Table 1 are within the OFM projected range for Lewis County; and
6. The housing allocations presented in Table 2 are in substantial compliance with the HAPT because the overall projected housing need in Table 2 matches the overall projected housing need in HAPT Method A; and
7. The Planned Growth Committee, which includes the mayor from each city in Lewis County (or their designee) and the Chair of the Lewis County Board of County Commissioners, voted on April 19, 2023 to recommend the population allocations presented in Table 1 and the housing allocations presented in Table 2 to the Lewis County Planning Commission for a public hearing; and
8. Staff provided notice for a public hearing on the recommended population and housing allocations on April 20, 2023; and
9. On May 9, 2023, the Lewis County Planning Commission held a public hearing on the recommended population and housing allocations presented in Table 1 and Table 2; and
10. Following the public hearing, the Lewis County Planning Commission deliberated and determined that the recommended population and housing allocations presented in Table 1 and Table 2 met the intent and requirements of the state statutes and were in accordance with the public interest.

Recommendation

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed Lewis County population and housing allocations presented in Table 1 and 2.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

Attachments

- A. Lewis County Population and Housing Memo

Submitted by  Date 5/9/2023
Lorie Spogen, Chair
Lewis County Planning Commission

BOCC AGENDA ITEM SUMMARY

BOCC Meeting Date: June 13, 2023

Suggested Wording for Agenda Item:

Agenda Type: Hearing - Ordinance

Adopted the 2045 population and housing allocations

Contact: Mindy Brooks

Phone: 3607402610

Department: CD - Community Development

Description:

Adopted the 2045 population and housing allocations

Approvals:

Publication Requirements:

Publications:

User	Status
PA's Office	Pending

Additional Copies:

Cover Letter To: