

Planning Commission Workshop



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

UGA Boundary Clean-Up

Date: May 12, 2026

Staff: Natalie Kamieniecki, Senior Long-Range Planner

Attachment: Attachment A – Maps

BACKGROUND

Lewis County is undertaking a technical clean-up of its UGA boundaries to improve mapping accuracy; ensure consistency with adopted Comprehensive Plan policies, zoning maps, and parcel data; and correct boundary irregularities that have developed over time. Existing issues include instances where UGA boundaries split individual parcels, resulting in portions of a parcel being located both inside and outside the UGA. Additional inconsistencies include misalignments with parcel boundaries, rights-of-way, annexation records, and GIS mapping layers.

Correcting these technical issues will provide long-term administrative benefits, including streamlining future annexation processes. All proposed revisions are de minimis, maintain the intent of the adopted UGA boundaries, and comply with the requirements of the Growth Management Act and applicable city Comprehensive Plans.

PLANNING COMMISSION ROLE

The Planning Commission serves as an advisory body in the review of the Urban Growth Area (UGA) Boundary Clean-Up project. This workshop is intended to introduce the project, provide an opportunity for review and discussion, and address questions prior to scheduling a public hearing. Additional workshops may be scheduled if necessary. A formally noticed public hearing will be held to receive oral and written testimony. Following the public hearing, the Planning Commission will provide a recommendation to the Board of County Commissioners.

ENGAGEMENT

To support a comprehensive and transparent evaluation of the UGA boundary adjustments, staff began by presenting the Draft Scope of Work to both the Planned Growth Committee (PGC) and the Planning Commission. Public outreach has included mailed notices to potentially affected property owners and the creation of a project webpage to provide ongoing updates, explanatory materials, and staff reports. An open house was held on Thursday, April 23, in the Community Development Hearing Room, in a drop-in format. This event provided an opportunity for the public to review the proposed adjustments, ask questions, and offer input directly to staff.

Additional opportunities for public participation will be available as the project progresses, including formal written comment through the SEPA process and oral and written testimony during the public hearing process before the Planning Commission and the Board of County Commissioners.

MAPS

The proposed Urban Growth Area (UGA) technical clean-up and boundary corrections are illustrated in the attached exhibits. These maps depict existing conditions and proposed adjustments, including parcel-level corrections, removal of split designations, and alignment of UGA boundaries with parcel boundaries, city annexation plans, and right-of-way features. The exhibits are intended to provide a visual representation of the proposed changes for Planning Commission review and discussion.

NEXT STEPS

The Planning Commission may decide to move the amendments to a public hearing to be held June 9.. If the Planning Commission agrees to move to a public hearing, the notice of hearing will be published on May 26 and the public may begin providing written testimony at that time.

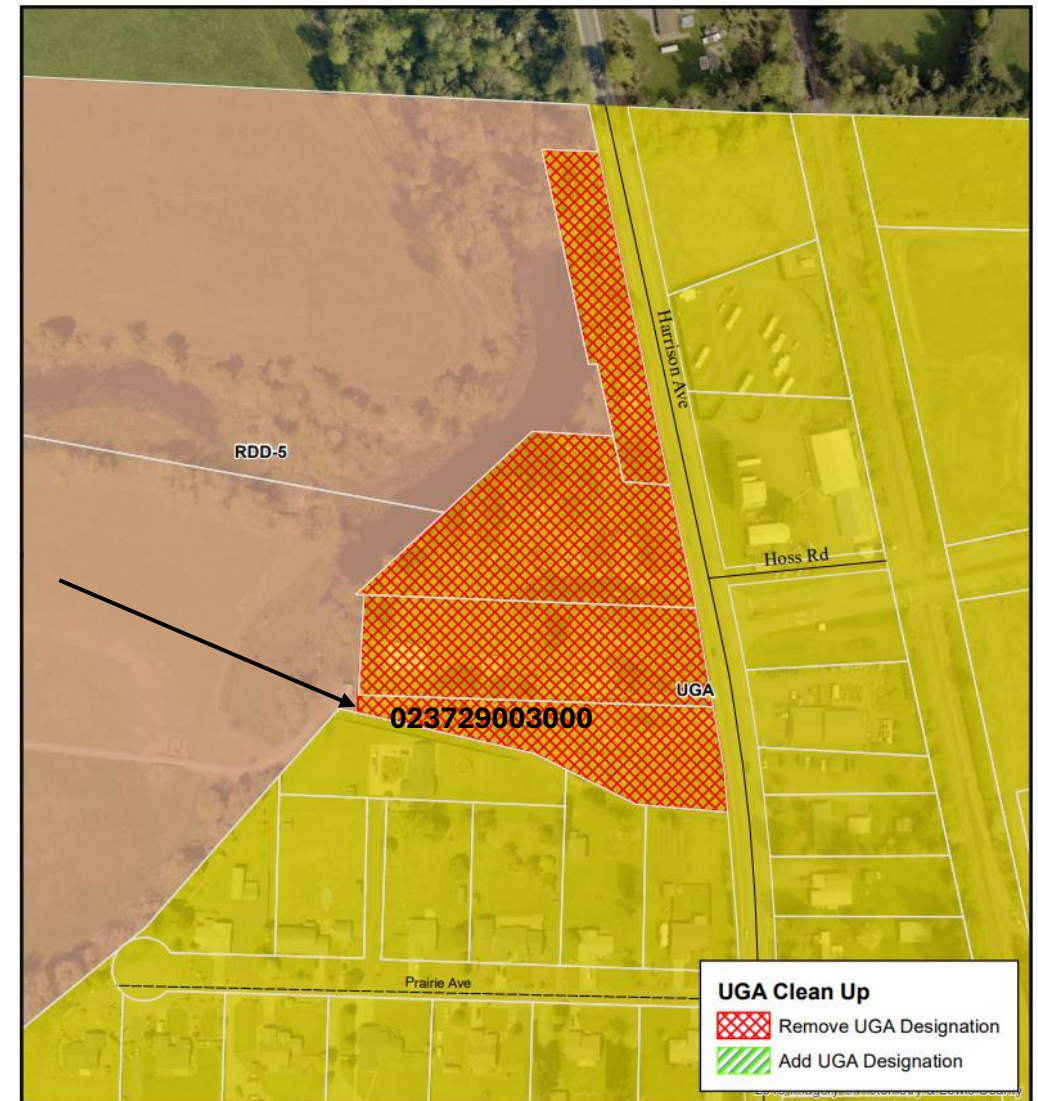
Centralia – Harrison Ave Area

Existing Conditions

The current Urban Growth Area (UGA) boundary splits Parcel 023729003000 at a narrow “bottleneck” location, resulting in a single parcel being partially located inside and partially outside of the UGA. This configuration creates an irregular and impractical boundary condition for future annexation. RCW 36.70A.110 requires that Urban Growth Areas be designated in a manner that results in contiguous boundaries and does not include holes or gaps. The existing configuration creates a potential isolated “island” condition that is inconsistent with these requirements.

Proposed Adjustment

The proposed amendment removes the split portion of Parcel 023729003000 from the UGA, along with the parcels to the north, thereby eliminating the bottleneck condition and associated boundary irregularities. The proposal maintains the overall intent of the adopted Comprehensive Plan and does not expand the UGA in a manner that would encourage urban sprawl. Instead, it represents a de minimis technical correction to improve mapping accuracy and internal consistency.



UGA Clean Up Project
City of Morton

Proposed UGA
Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 05/04/2026

Planning Division, Community Development

0 0.02 0.04 0.08 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4902 North American Datum 1983 North American Vertical Datum 1988 (Topography)

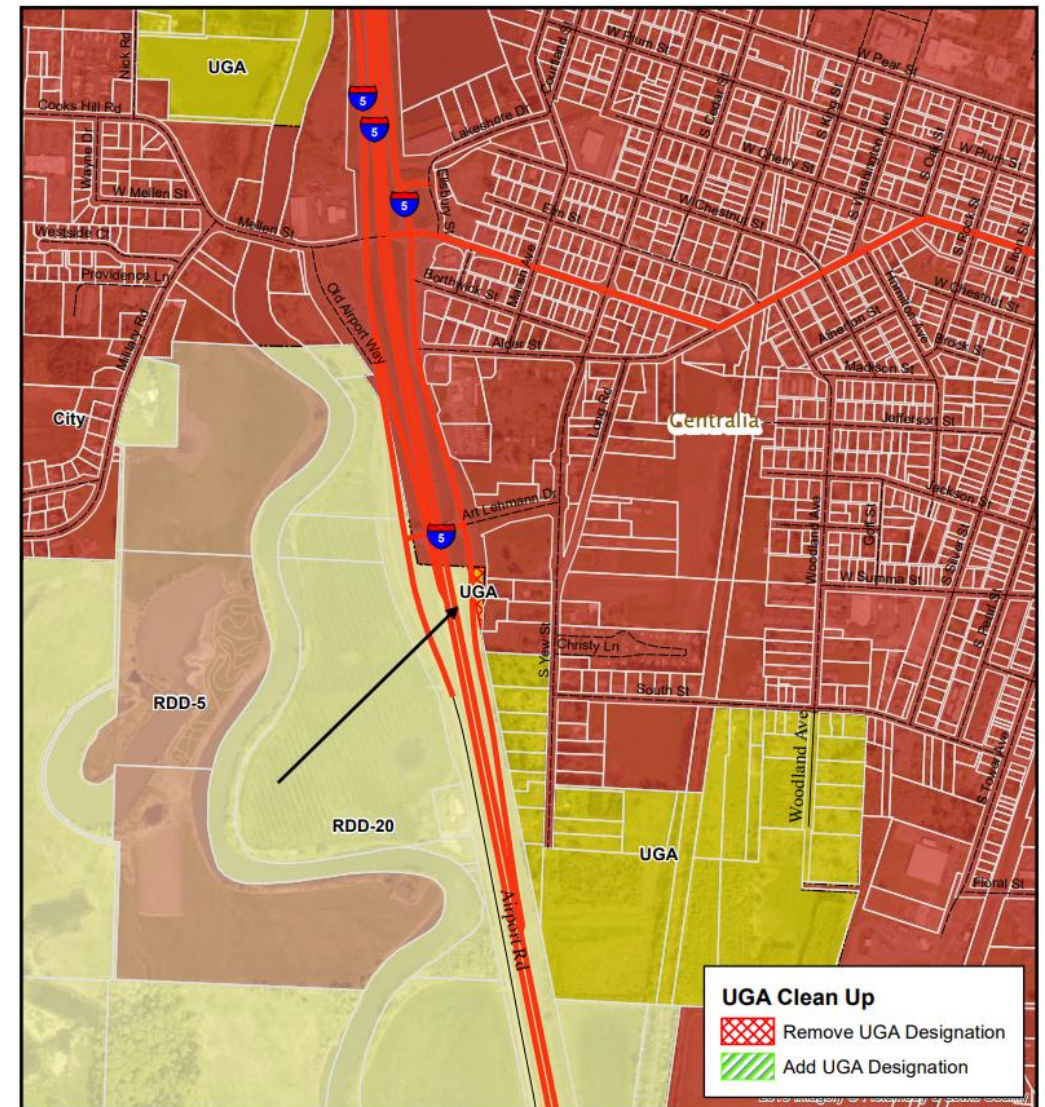
Centralia – I-5 Corridor

Existing Conditions

A remnant, isolated portion of the Urban Growth Area (UGA) is located entirely within the Washington State Department of Transportation (WSDOT) right-of-way and does not correspond to any tax parcel.

Proposed Adjustment

The proposed amendment removes the Urban Growth Area (UGA) designation from the WSDOT right-of-way.



UGA Clean Up Project
City of Centralia

Proposed UGA
Boundary Changes

Updated 03/20/2026

Planning Division, Community Development

Highway 12
Roads
Parcels

UGA Clean Up
Remove UGA Designation
Add UGA Designation



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

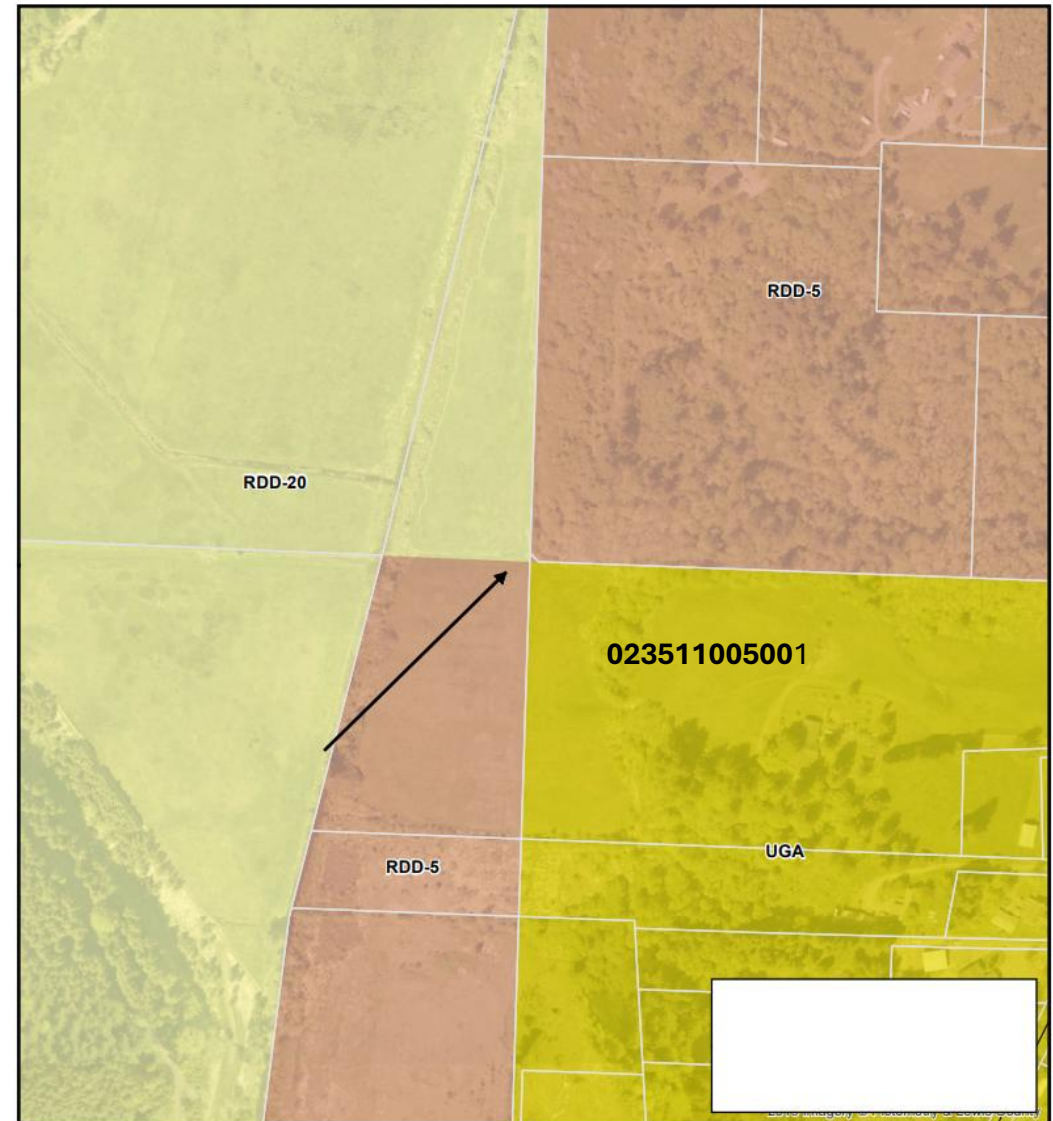
Centralia – Zenkner RD

Existing Conditions

The northwest corner of parcel 023511005001 is outside the UGA creating a split designation.

Proposed Adjustment

This is a minor technical correction to align the UGA to the parcel boundary.



UGA Clean Up Project
City of Centralia

Proposed UGA
Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4802 North American Datum 1983 North American Vertical Datum 1988 (Topography)

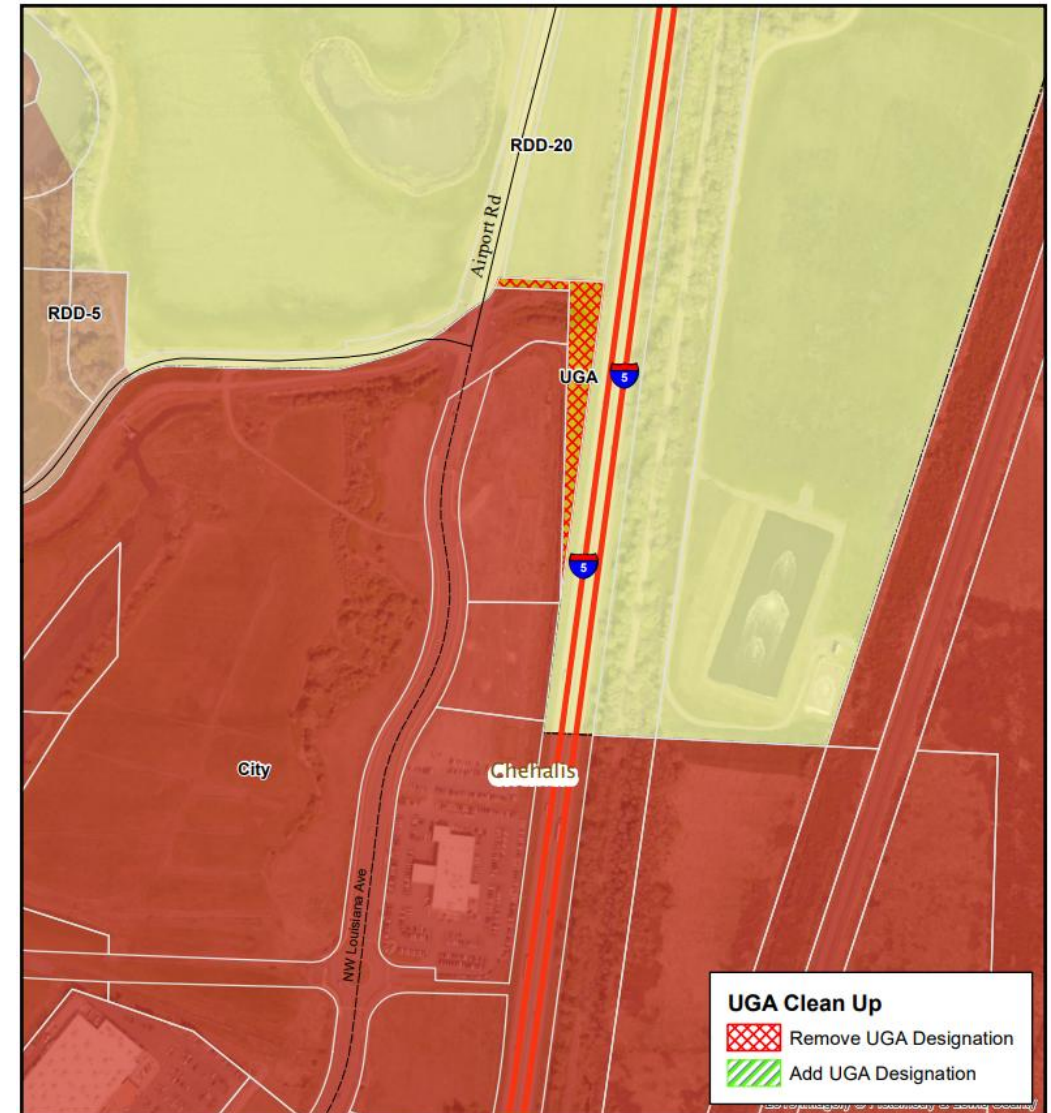
Chehalis – Airport RD

Existing Conditions

Remnant parcels (021605003000 & 021639002000) located outside of city limits, not included in current annexation plans, and owned by the Lewis County Roads Department.

Proposed Adjustment

The proposed amendment removes the UGA designation from the identified parcels.



**UGA Clean Up Project
City of Chehalis**

**Proposed UGA
Boundary Changes**

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4802 North American Datum 1983 North American Vertical Datum 1988 (Topography)

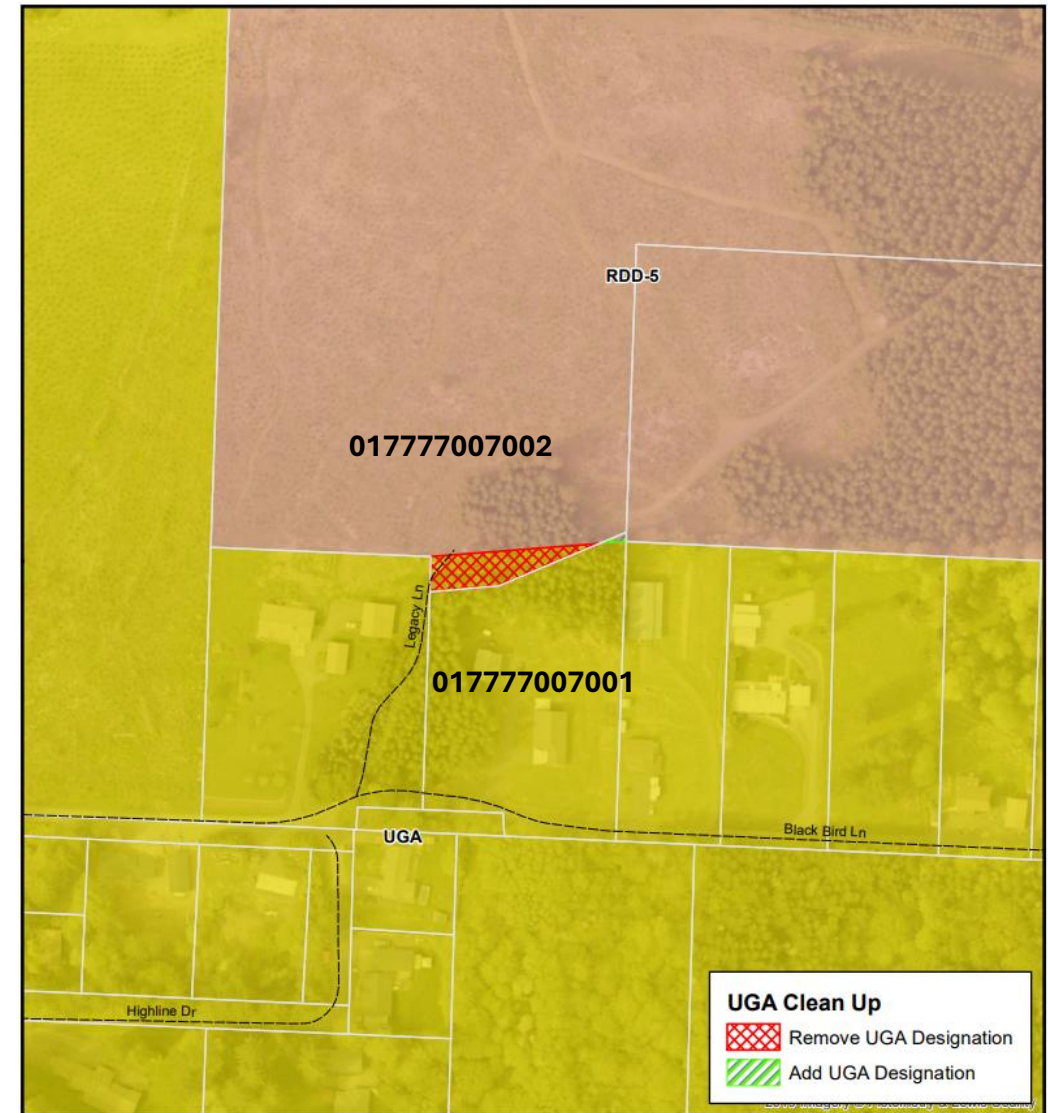
Chehalis – Blackbird Ln

Existing Conditions

Parcels 017777007002 and 017777007001 are currently split by the Urban Growth Area (UGA) boundary and do not fully align with the City’s annexation plans. Parcel 017777007002 is predominantly located outside the UGA and is not included in current annexation plans. Parcel 017777007001 is proposed for annexation into the City; however, a small portion of the northeast corner lies outside the annexation area.

Proposed Correction

The proposed amendment adjusts the UGA boundary to align with the City’s annexation plan. Parcel 017777007002 remains outside the UGA. For Parcel 017777007001, the northeast corner currently outside the annexation area will be included within the UGA to ensure consistency with future annexation and facilitate incorporation into the City limits.



UGA Clean Up Project City of Chehalis

Proposed UGA Boundary Changes

Updated 03/20/2026
Planning Division, Community Development

- Highway 12
- Roads
- Parcels

0 0.015 0.03 0.06 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

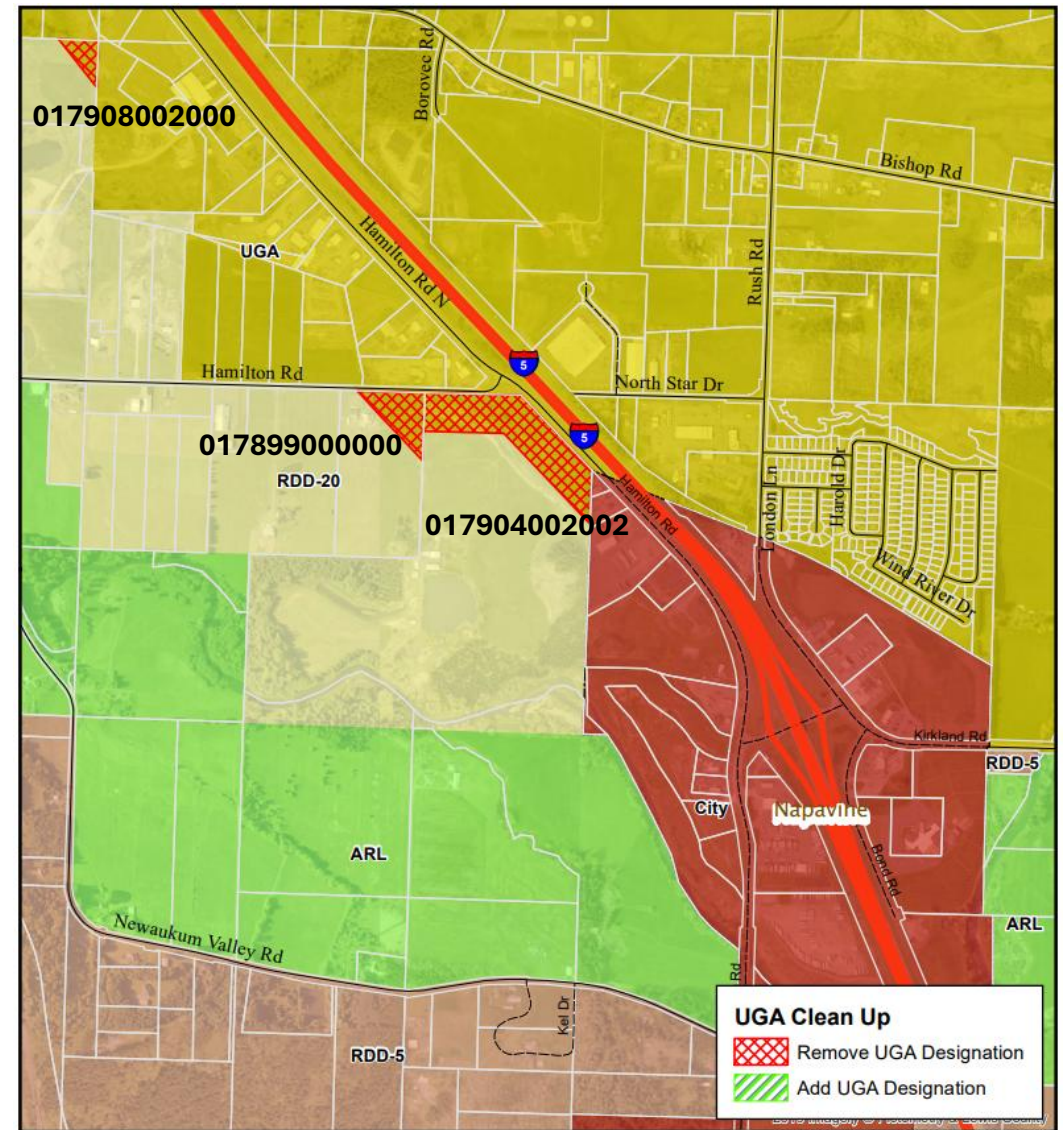
Chehalis – Hamilton RD Area

Existing Conditions

Parcels 017908002000, 017899000000, and 017904002002 are currently split by the Urban Growth Area (UGA) boundary. Portions of these parcels lie both inside and outside the UGA. The portions located within the UGA are not included in current or planned annexation efforts.

Proposed Correction

The proposed amendment removes the Urban Growth Area (UGA) designation from the portions of Parcels 017908002000, 017899000000, and 017904002002 that are not included in annexation plans, thereby eliminating split-designation conditions and aligning the UGA boundary with logical development and annexation patterns.



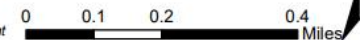
UGA Clean Up Project City of Chehalis

Proposed UGA Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington: South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

Chehalis – Labree Rd Area

Existing Conditions

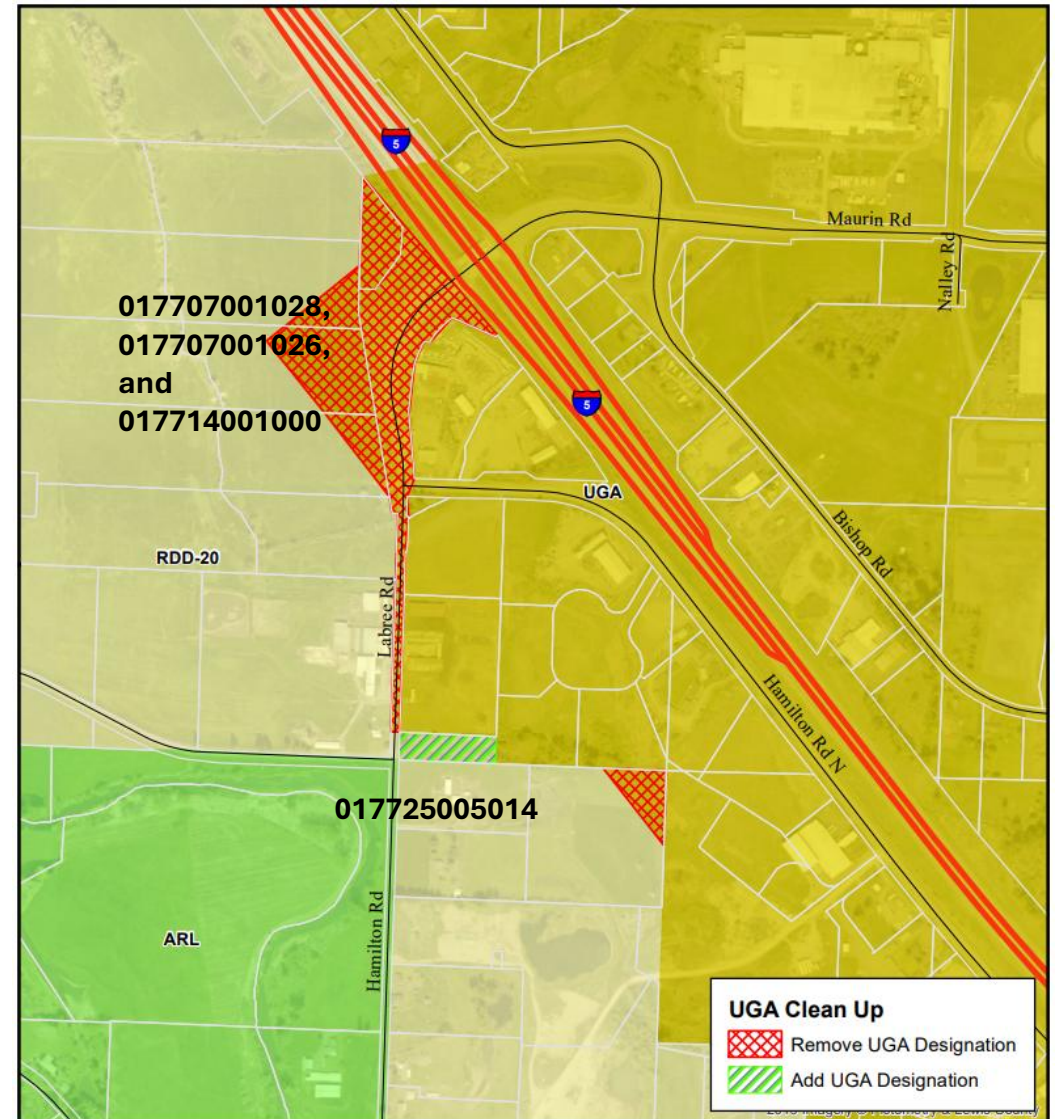
Parcels 017707001028, 017707001026, and 017714001000 contain split designations and are not included in the current annexation proposal. These parcels are partially located inside and outside of the Urban Growth Area (UGA), resulting in boundary inconsistencies with the City’s annexation plans.

Parcel 017725005014 is proposed for partial annexation, resulting in a condition where the parcel is split between city limits and unincorporated areas.

Proposed Adjustment

The proposed amendment removes split-designation conditions for Parcels 017707001028, 017707001026, and 017714001000, aligning the UGA boundary with the City’s current annexation plans.

For Parcel 017725005014, the portion not included within the current annexation area will be designated within the Urban Growth Area (UGA) to ensure consistency with future annexation and facilitate eventual incorporation into the City limits.



UGA Clean Up Project
City of Chehalis

Proposed UGA
Boundary Changes

- Highway 12
- Roads
- Parcels

- UGA Clean Up**
- Remove UGA Designation
 - Add UGA Designation



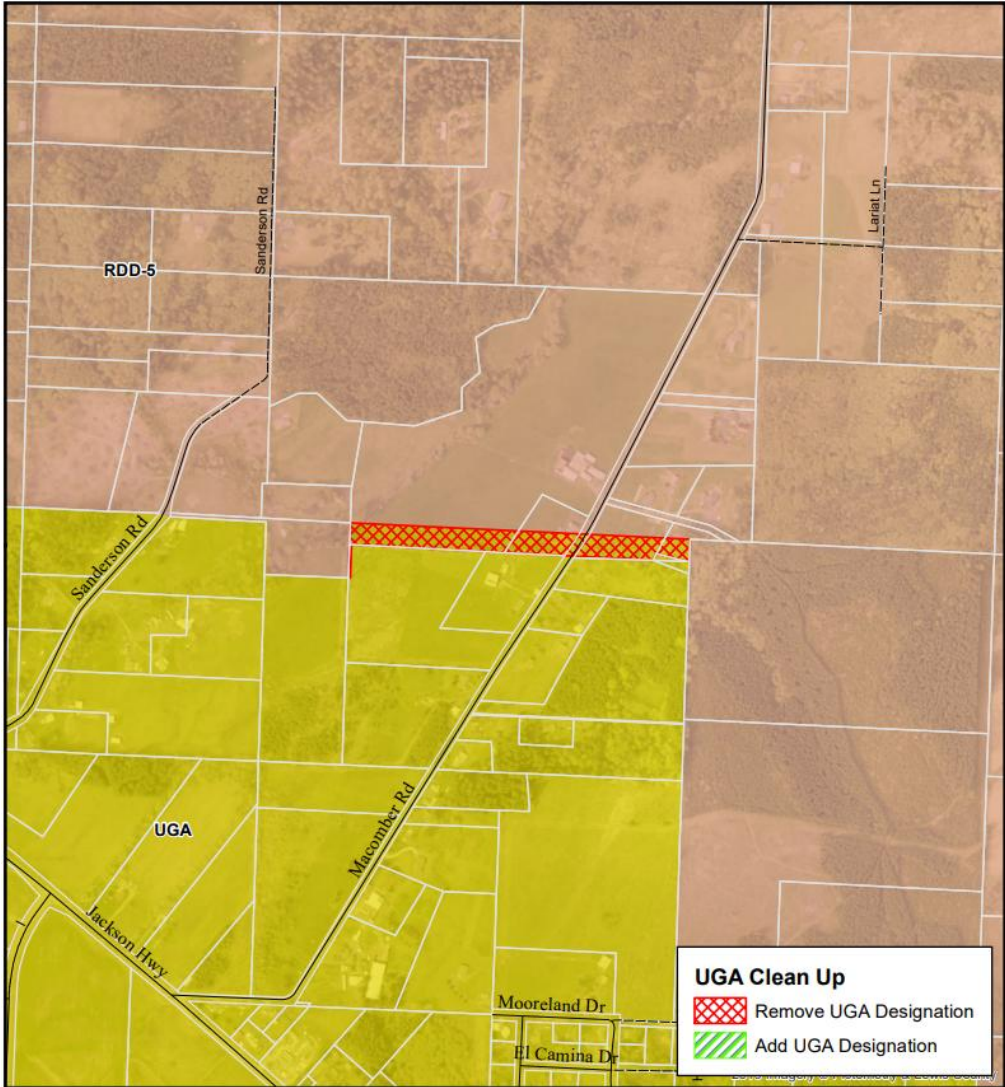
Chehalis – Macomber RD

Existing Conditions

Parcels 017453015004, 017453001011, 017453001010, and 017453015003 each include a small portion located within the Urban Growth Area (UGA) that is not proposed for annexation under the current plan.

Proposed Adjustment

Revise boundary to remove the UGA designation from portions of these parcels.



UGA Clean Up Project
City of Chehalis

Proposed UGA
Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

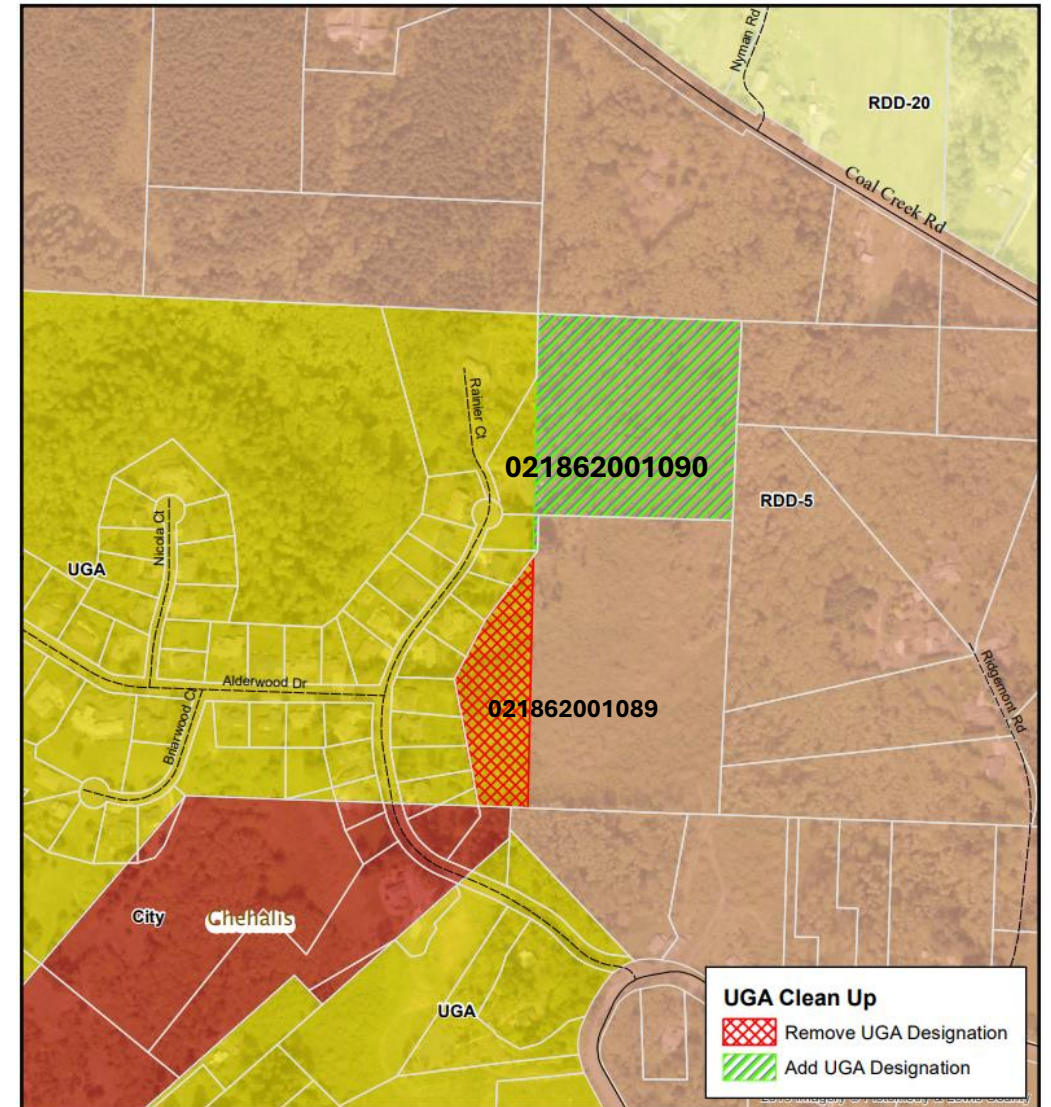
Chehalis – Rainer CT Area

Existing Conditions

Parcel 021862001089 currently has a split designation, with portions located both within and outside the Urban Growth Area (UGA). Parcels 021862001060 and 021862001059 are small platted lots that also have split designations, where a portion of each lot lies outside the UGA and is not included in the proposed annexation area, resulting in a division between city and unincorporated designations. Parcel 021862001090 is similarly split, with a smaller portion located within the UGA proposed for annexation by the City and a larger remainder located outside the annexation area.

Proposed Adjustment

Remove the UGA designation from Parcel 021862001089 to eliminate the split designation. For Parcels 021862001060 and 021862001059, extend the UGA boundary to include the small portions currently outside the UGA to support future annexation and resolve split parcel designations. For Parcel 021862001090, expand the UGA boundary to include the larger remaining portion of the parcel, enabling future annexation of the entire parcel and eliminating the split designation.



UGA Clean Up Project
City of Chehalis

Proposed UGA
Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development

0 0.04 0.08 0.16 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4902 North American Datum 1983 North American Vertical Datum 1988 (Topography)

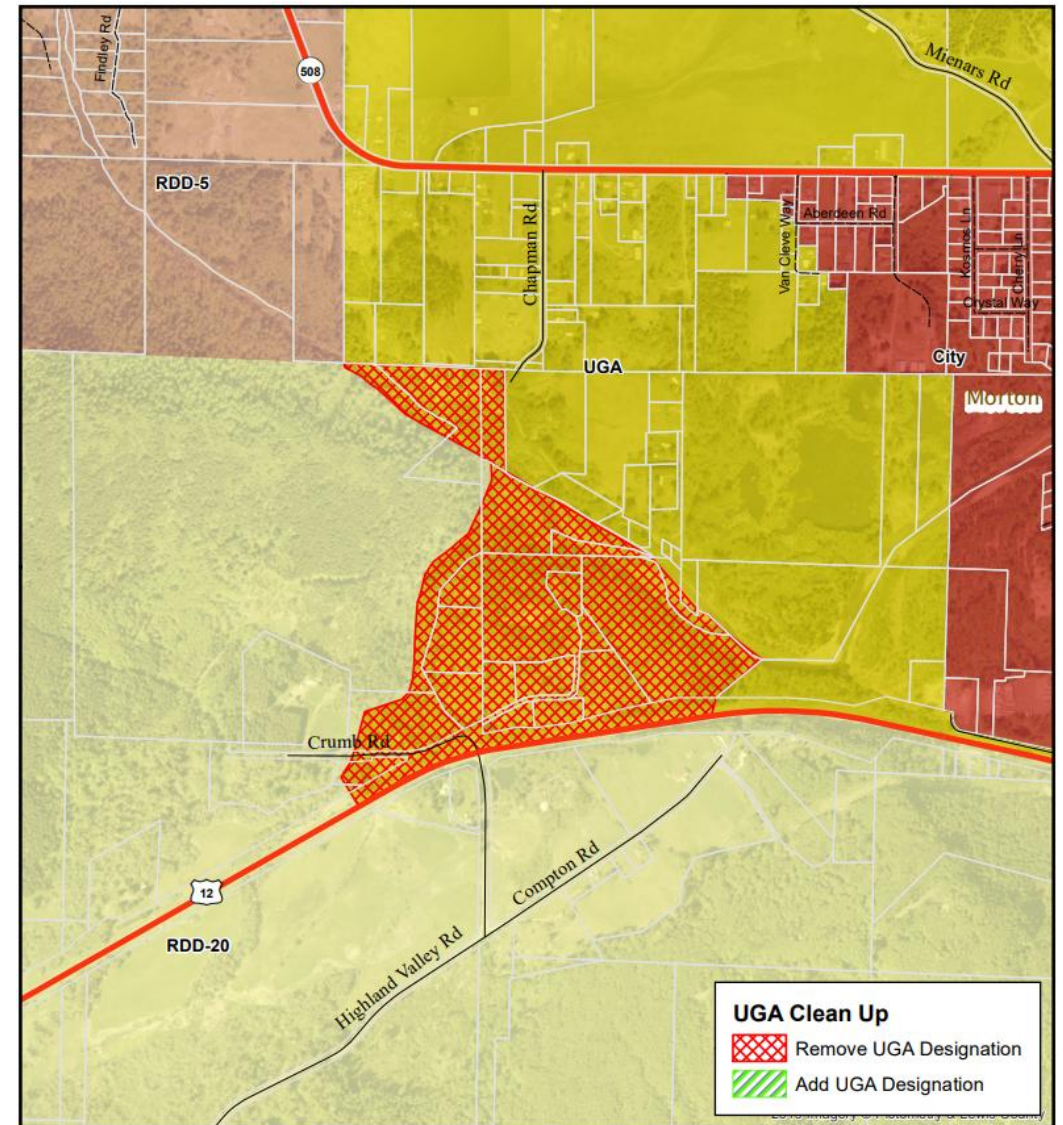
Morton - Crumb RD Area

Existing Conditions

Parcels 029800010000, 029800002000, 029774013000, 029777000000, 029777005003, 029790012000, 029790013000, 029778002001, 029775002000, 029790003000, 029778003001, 029777004006, and 029777004002 are primarily located along Crumb Road. Parcels along the western UGA boundary are split due to an irregular, meandering UGA boundary that generally follows physical characteristics rather than consistent parcel lines, resulting in fragmented and inconsistent designations.

Proposed Adjustment

As shown on the accompanying map, remove the listed parcels from the Urban Growth Area (UGA). This adjustment aligns the boundary with long-range infrastructure planning, as sewer and water utilities are not planned to extend across the river in this area and consistent with the City of Morton Comprehensive Plan.



UGA Clean Up Project City of Morton

Proposed UGA Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development

0 0.075 0.15 0.3 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South (NAD83) 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

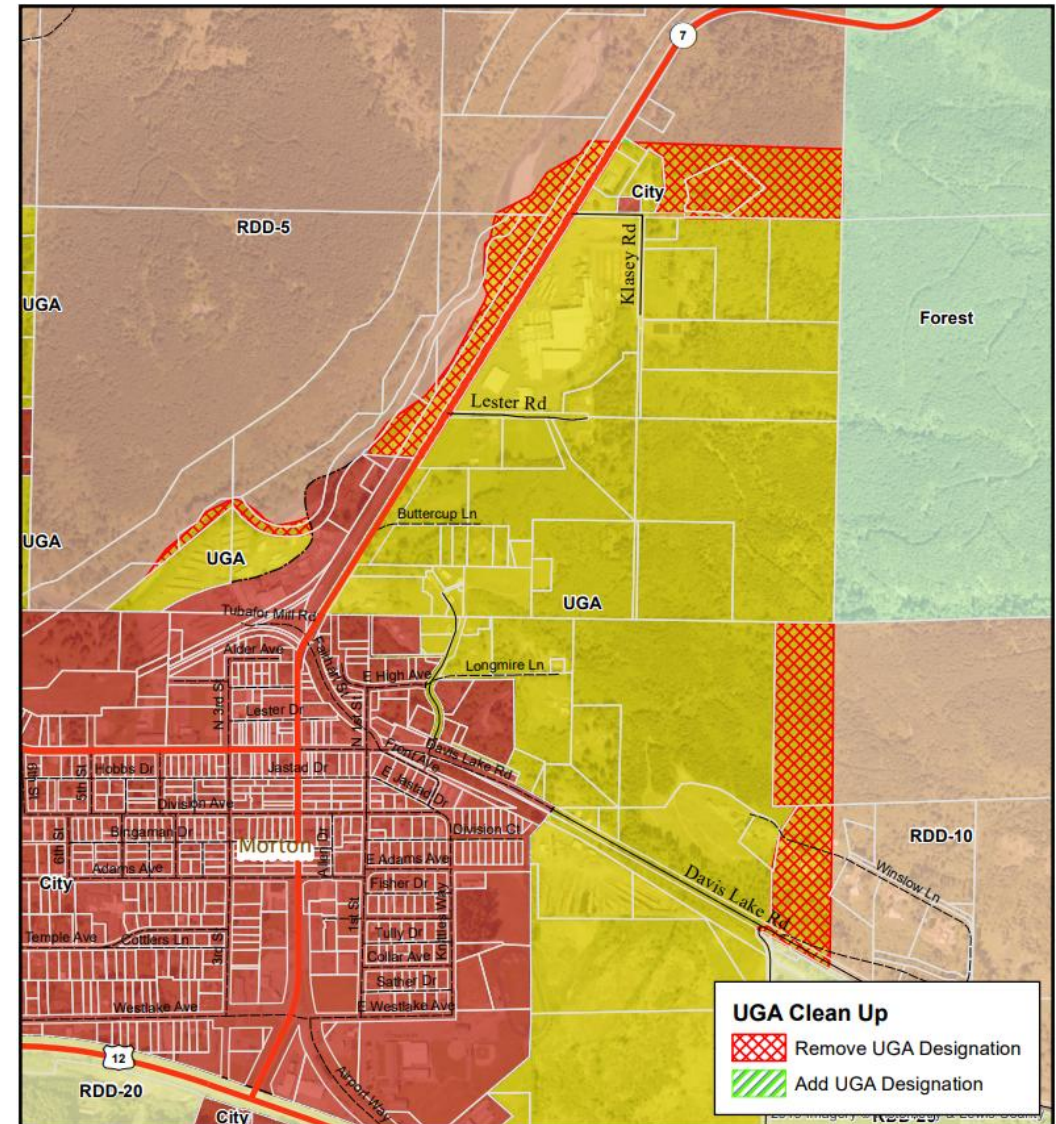
Morton – Klasey RD and Davis Lake RD Areas

Existing Conditions

Parcels located northwest of Highway 7 in the Klasey Lake area contain numerous inconsistencies and split designations due to a meandering UGA boundary that appears to follow physical features, including the Tilton River. In addition, parcels in the Davis Lake Road area in the southeast corner of the map also exhibit split parcel designations between UGA and unincorporated areas.

Proposed Adjustment

Remove parcels located northwest of Highway 7 from the UGA and align with the south side of the edge of Highway 7 right of way to eliminate split designations in the Klasey Lake area. Additionally, adjust the UGA boundary in the Davis Lake Road area to resolve split parcel designations, resulting in parcel being fully outside the UGA.



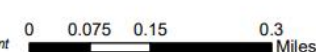
**UGA Clean Up Project
City of Morton**
**Proposed UGA
Boundary Changes**

- Highway 12
- Roads
- Parcels

- UGA Clean Up**
- Remove UGA Designation
 - Add UGA Designation



Updated 03/20/2026
Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4802 North American Datum 1983 North American Vertical Datum 1988 (Topography)

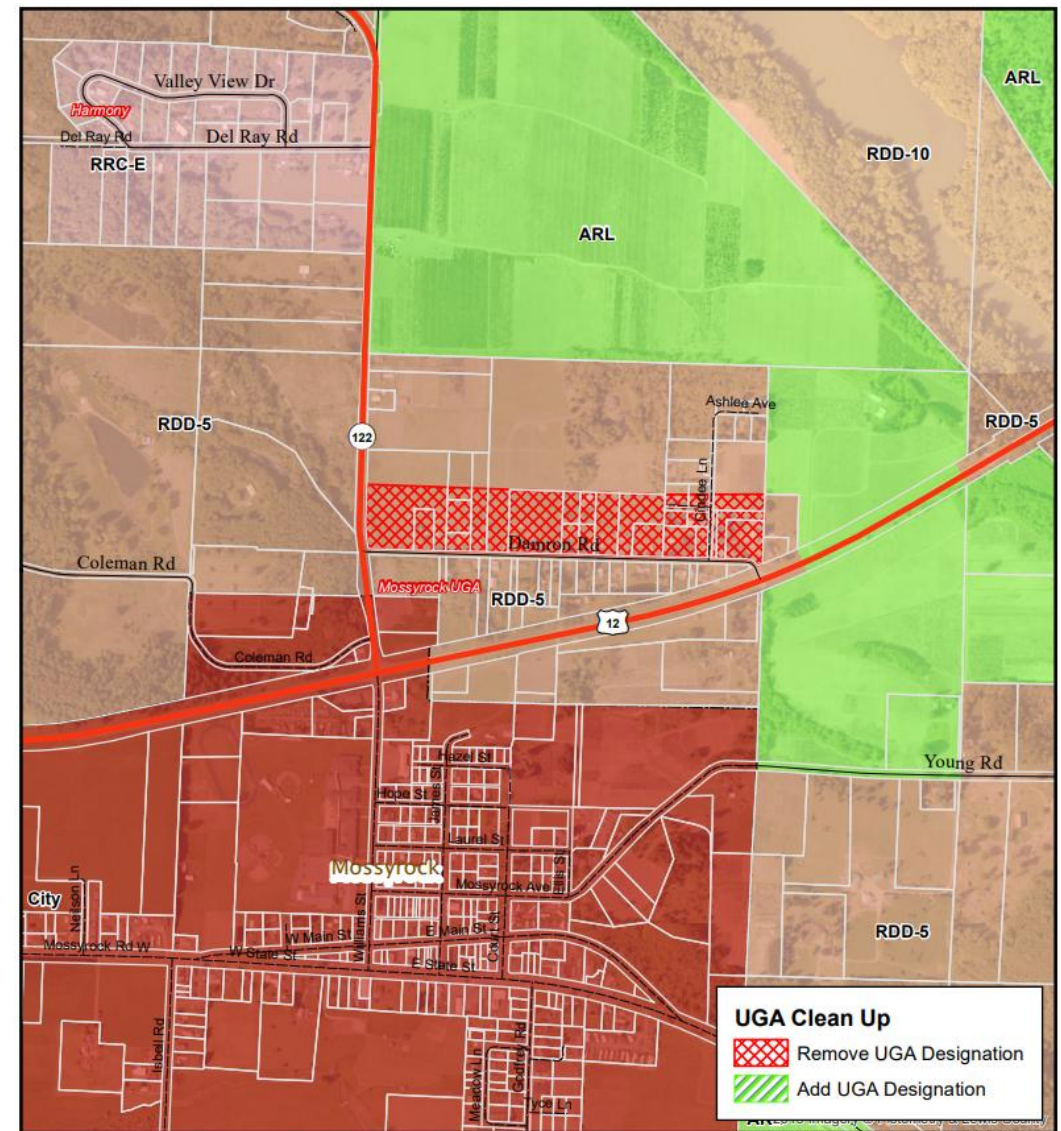
Mossyrock – Dameron RD Area

Existing Conditions

UGA boundary north of Dameron Road contain numerous split parcels that are partially within and partially outside the UGA boundary. The area currently has water infrastructure in the vicinity; however, sewer service is located much farther to the south, across Highway 7 and within the current City limits of Mossyrock.

Proposed Adjustment

Revise the UGA boundary by removing lands north of Dameron Road up to the northern edge of the roadway right-of-way, while retaining Dameron Road within the UGA. This adjustment removes the affected parcels from the UGA to improve boundary consistency, eliminate split designations, and avoid the creation of isolated or fragmented UGA “islands.”



UGA Clean Up Project
City of Mossyrock

Proposed UGA
Boundary Changes

Updated 03/20/2026

Planning Division, Community Development

- Highway 12
- Roads
- Parcels

0 0.075 0.15 0.3
Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

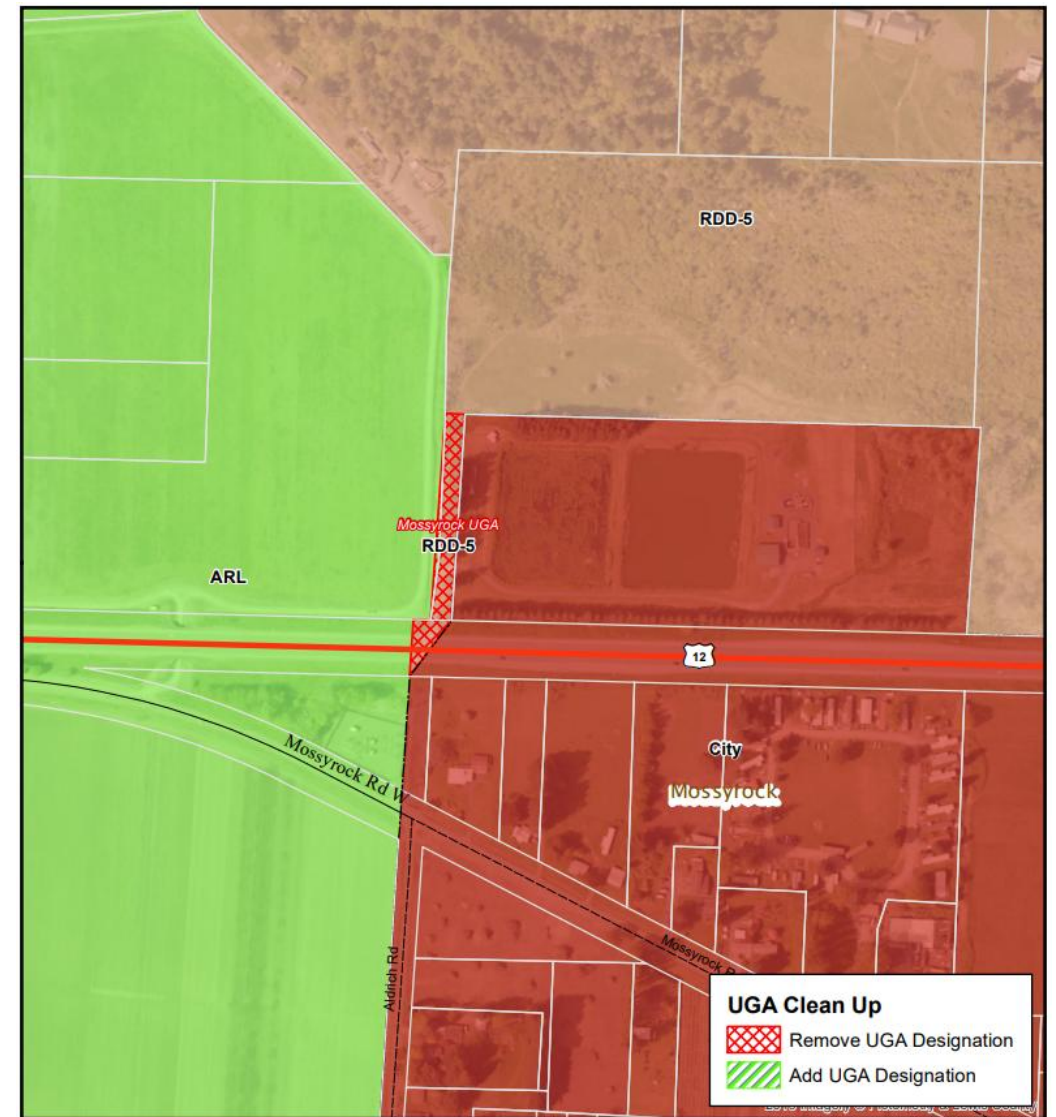
Mossyrock – Highway 12 Area

Existing Conditions

Parcel 028520000000 contains a remnant portion of Urban UGA designation not annexed by the city that results in a split parcel designation.

Proposed Adjustment

Remove the remaining UGA designation from Parcel 028520000000 to eliminate the split designation.



UGA Clean Up Project City of Mossyrock

Proposed UGA Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information Systems. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4902 North American Datum 1983 North American Vertical Datum 1988 (Topography)

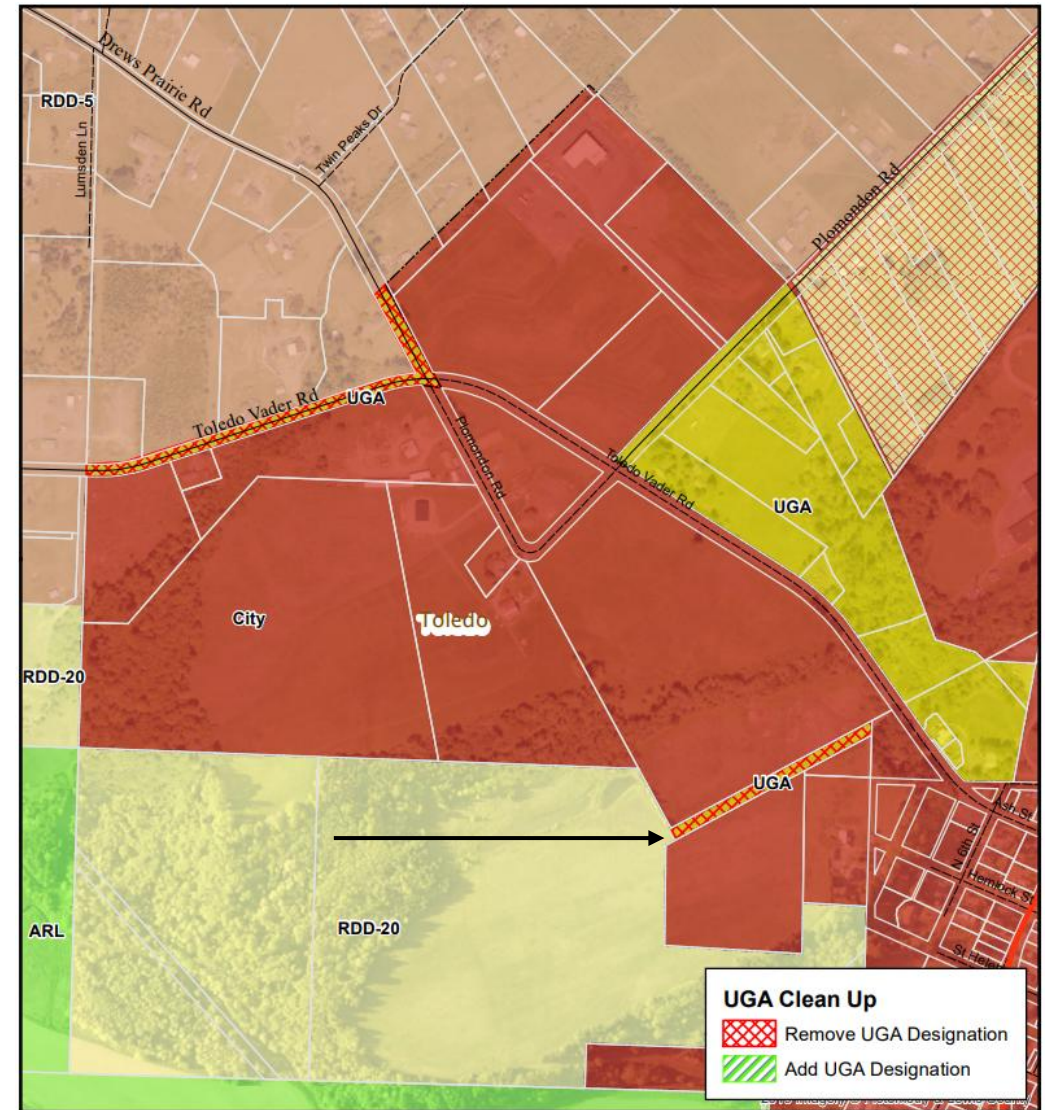
Toledo – Toledo Vader RD Area

Existing Conditions

A remnant Urban Growth Area (UGA) designation exists solely within the right-of-way along Toledo–Vader Road. Parcel 011643003001 is a split parcel, with a long, narrow “pipe stem” access area remaining within the UGA that is not included in the City’s proposed annexation area, resulting in a fragmented and inconsistent boundary configuration.

Proposed Adjustment

Remove the remnant UGA designation within the Toledo–Vader Road right-of-way. Additionally, remove the UGA designation from the pipe stem portion of Parcel 011643003001 to eliminate the split designation.



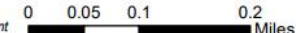
UGA Clean Up Project City of Toledo

Proposed UGA Boundary Changes

-  Highway 12
-  Roads
-  Parcels

Updated 03/20/2026

Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4902 North American Datum 1983 North American Vertical Datum 1988 (Topography)

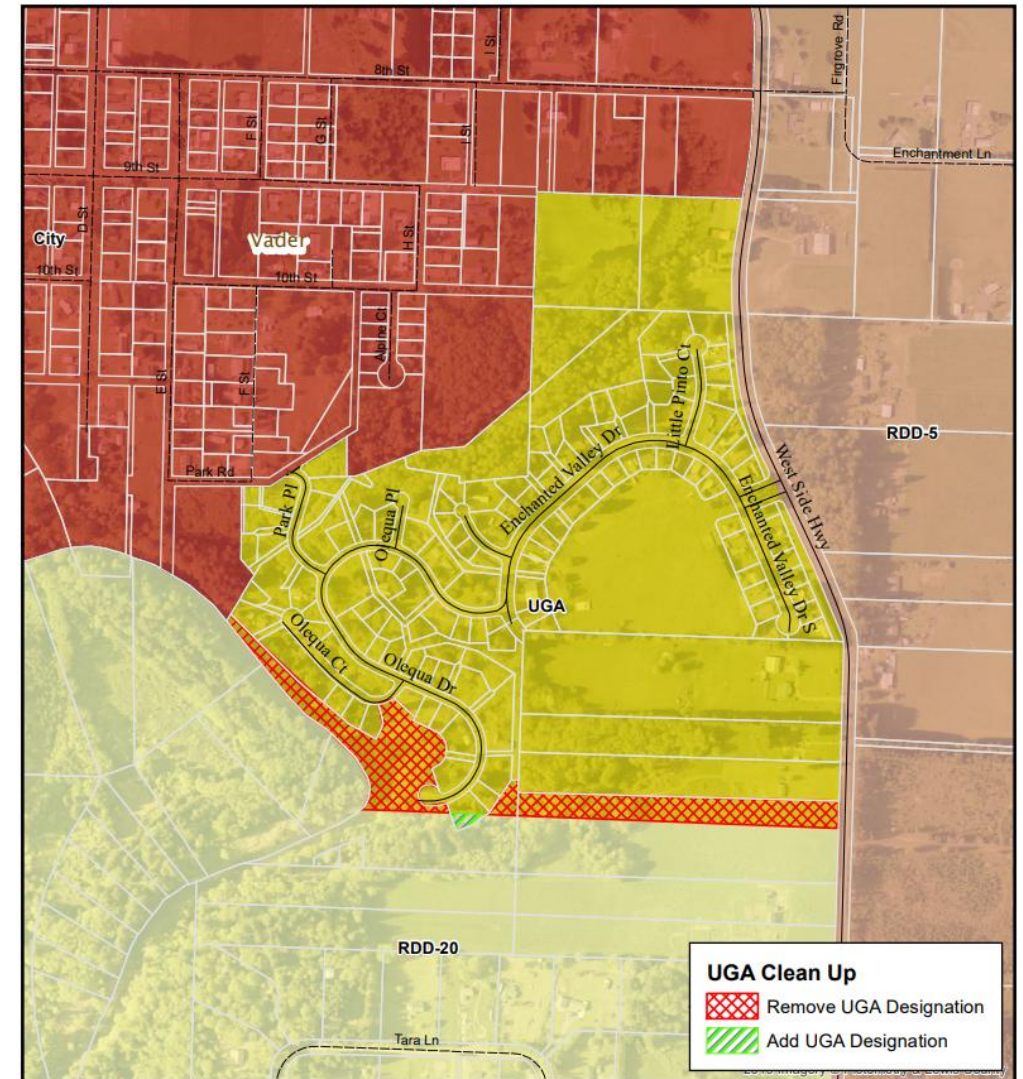
Vader – Olequa Creek Area

Existing Conditions

A split parcel is located at the terminus of Olequa Road that is not included in the current annexation plan. An irregularly shaped parcel along the river is also excluded from annexation. In addition, several other parcels within the area exhibit split UGA designations, with portions inside and outside the UGA.

Proposed Adjustment

Remove remnant portions of the UGA from parcels with split designations that are not included in the current annexation plan, thereby eliminating fragmented boundary conditions. For the parcel excluded from annexation due to its split designation, expand the UGA boundary to include the entire parcel. This adjustment ensures the parcel is fully within the UGA to facilitate more efficient and consistent annexation in the future.



UGA Clean Up Project
City of Vader

Proposed UGA
Boundary Changes

Updated 03/20/2026
Planning Division, Community Development

- Highway 12
- Roads
- Parcels



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (TOCORASHV)

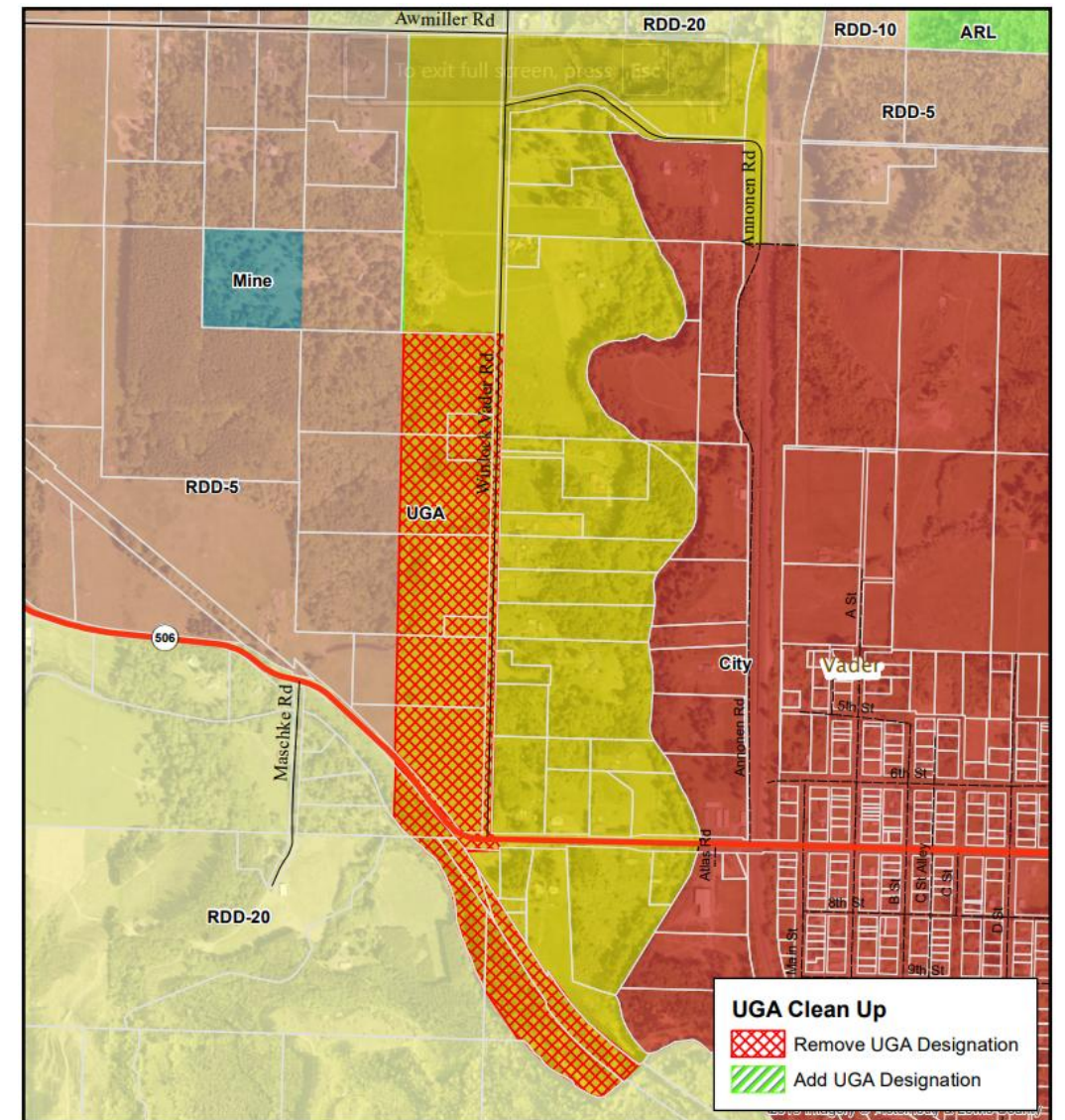
Vader – Winlock Vader RD Area

Existing Conditions

Along Winlock–Vader Road, the majority of parcels have split designations, with portions located both within and outside the UGA. Irregularly shaped split parcels within the UGA also extend south of Highway 506 and are not included in the City’s current annexation plans, resulting in fragmented and inconsistent boundary conditions.

Proposed Adjustment

Remove all parcels west of Winlock–Vader Road and south of Highway 509 that contain split UGA designations and are not included within the City’s current annexation plans. This adjustment eliminates split designations and aligns the UGA boundary with planned annexation areas.



**UGA Clean Up Project
City of Vader**

**Proposed UGA
Boundary Changes**

Updated 03/20/2026

Planning Division, Community Development

- Highway 12
- Roads
- Parcels

0 0.075 0.15 0.3
Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

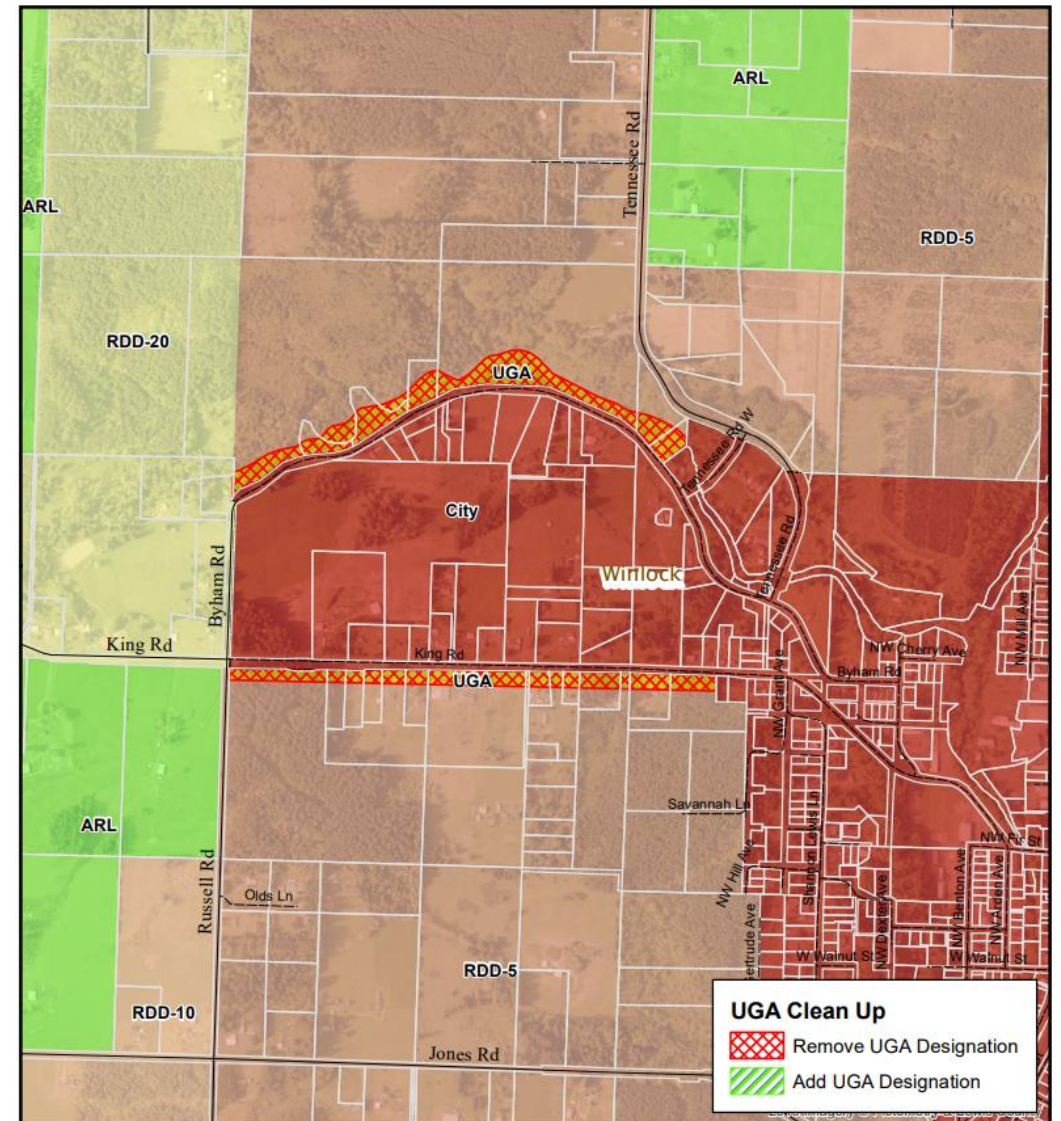
Winlock – Byham RD and King RD Areas

Existing Conditions

Remnant areas of the UGA remain along King Road and Byham Road following City annexation of the surrounding UGA. The remaining parcels along Byham and King Road are split between UGA and non-UGA designations. The UGA boundary north of Byham RD appearing to follow physical features rather than consistent parcel boundaries, resulting in irregular and fragmented designations.

Proposed Adjustment

Remove the remaining remnant UGA areas and realign the UGA boundary to coincide with existing City limits. This adjustment eliminates split parcel designations and establishes a clearer and more consistent boundary framework.



UGA Clean Up Project City of Winlock

Proposed UGA Boundary Changes

- Highway 12
- Roads
- Parcels

Updated 03/20/2026

Planning Division, Community Development

0 0.075 0.15 0.3 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)