

Planning Commission Workshop



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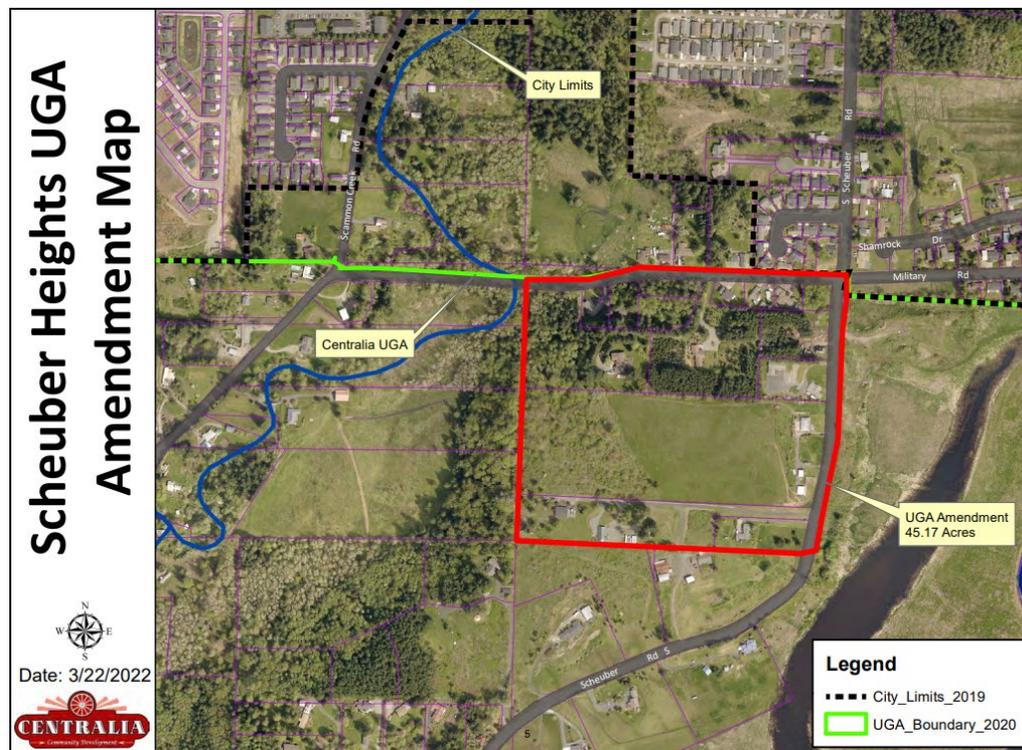
STAFF REPORT

CENTRALIA UGA EXPANSION

Date: June 17, 2022
Staff: Mindy Brooks, Senior Long Range Planner
Attachments: A – Centralia Proposal
B – Vicinity Map
C – Supporting Materials
D – Additional Findings

SUMMARY

The City of Centralia has requested an expansion of their Urban Growth Area (UGA) boundary to accommodate the 2040 population forecast of 26,280 people. The site is 45.17 acres, consisting of 16 parcels (Table 1), bound on the north by Graf/Military Road and east by Scheuber Road South (Map 1). The intended future land use of the site is low density residential with a zoning designation of R4 (4 units per acre). Attachment A is the full City of Centralia proposal, Attachment B is a Vicinity Map and Attachment C includes supporting materials.



Map 1: Centralia UGA Expansion Area

Table 1: Parcels Included in the City of Centralia UGA Expansion Request

	Adresses	Property Owner	Parcel #	Property Size	SFH or Vacant	City Utilities (Water/Electric)
1.	2104 Graf Road	Laske, James & Charlotte	021586003005	5.48 ac	SFH	Yes
2.	0 Graf Road*	Budziak, Rich and Amanda	021586003001	.13 ac 5,662 sq ft	None – vacant	No
3.	2214 Graf Road*	Budziak, Rich and Amanda	010592007000	.30 ac 13,068 sq ft	SFH	Yes
4.	2212 Graf Road*	Tiller, Laurel	010592006001	.72 ac 31,363 sq ft	SFH	Yes
5.	0 Graf Road*	Tiller, Laurel	010592008003	.68 ac 29,620 sq ft	None-vacant	No
6.	0 Graf Road*	Tiller, Laurel	021586004000	.86 ac 37,461 sq ft	None-vacant	No
7.	2030 Graf Road	Wood, Katherine	021586003006	5.00 ac	SFH	Yes
8.	2026 Graf Road*	Benner, Bradford & Crystal	010592005000	.39 ac 16,988 sq ft	SFH	Yes
9.	2022 Graf Road*	Lott, Nathan	010592004000	.39 ac 16,988 sq ft	SFH	Yes
10.	2020 Graf Road*	Malone, Joseph	010592003000	.39 ac 16,988 sq ft	SFH	Yes
11.	0 Graf Road*	Vanderkolk, Daniel	010592002000	.39 ac 16,988 sq ft	None-vacant	No
12.	0 S. Scheuber *	Campbell, Martha	010592001000	1.79 ac 77,972 sq ft	SFH	No
13.	1416 S. Scheuber*	Church of God	021587001000	1.50 ac 65,340 sq ft	Church	Yes
14.	1426 S. Scheuber	Ash, Steven & Candace	021589005000	16.87 ac	SFH	Yes
15.	1444 S. Scheuber	Kopa, Brian & Mindy	021589004002	5.09 ac	SFH	Yes
16.	1446 S. Scheuber*	Von Rotz, David	021589004001	1.56 ac 67,953 sq ft	SFH	Yes

*12 lots are considered legal non-conforming lots according to Lewis County Zoning

ANALYSIS

The staff analysis is divided into two parts:

Part 1 – Approval Criteria 17.12.100(1)

Part 2 – Summary of Public Comments

Part 1 – Approval Criteria 17.12.100(1)

The approval criteria that Planning Commission and BOCC are required to use to determine if a comprehensive plan map amendment can be approved are listed below. After each criterion, staff have provided a finding to help Planning Commissioners assess if the criterion is met.

(a) The amendment conforms to the requirements of the Growth Management Act, is consistent with the county-wide planning policies and the comprehensive plan, including any interlocal planning agreements, if applicable.

Attachment D includes staff findings against LCC 17.12.100(1)(a). Based on the findings in Attachment D, the proposed amendment conforms to the requirements of the Growth Management Act, is

consistent with county-wide planning policies and the Lewis County Comprehensive Plan, and is consistent with the adopted Interlocal Agreement between the City of Centralia and Lewis County.

(b) The application and any studies submitted to the department, the planning commission, and the board of commissioners demonstrates a need for the amendment.

Centralia's 20-year population forecast is 26,280 people, which equates to 10,905 dwelling units (referred to hereafter as units). The Land Capacity Analysis was adopted in 2018 (See Attachment C, Centralia Comprehensive Plan, Appendix D). The updated 2022 analysis shows that the existing UGA can accommodate 6,842 units, leaving a need of 4,063 units by 2040 to meet the 20-year forecast. See Attachment A, Question 2 and Exhibit B.

The proposed UGA expansion will add 45.17 acres, of which 20 acres are available for development (accounting for infrastructure need and market factors). The proposed future land use is low density residential development at 4 units per acre. Therefore, the proposed UGA expansion area can accommodate 80 new units. Therefore, this criterion is met.

(c) The public interest will be served by approving the amendment. In determining whether the public interest will be served, factors including but not limited to the following shall be considered:

(i) The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the comprehensive plan; and

The requested expansion is based on the needs analysis, which demonstrates that the adopted 20-year population forecast for the City of Centralia cannot be accommodated within the current city limits and UGA. The expansion will not change the rate or distribution of population growth, employment growth or development as envisioned in the comprehensive plan. The land is currently zoned Residential Development District 5 (1 unit per 5 acres). Because the land is not resource land, it is not a conversion of land from resource land to non-resource land; rather it would remain residential with an increased allowed density based on the population forecast. Therefore, this criterion is met.

(ii) The anticipated effect on the ability of the county and/or other service providers, such as cities, schools, water purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.

The City of Centralia has demonstrated adequacy of public services including water, sewer, stormwater, and transportation services. Please see Attachment D, Findings of Fact, and supporting capital facilities plans listed in Attachment C. City of Centralia will coordinated with the Centralia School District and Riverside Fire Authority at the time of annexation to ensure adequacy of services. Therefore, this criterion is met.

(iii) The anticipated impact upon designated agricultural, forest and mineral resource lands.

The site is not designated agricultural, forest or mineral resource land. Thus, there is no impact. Therefore, this criterion is met.

(d) The amendment does not include or facilitate spot zoning.

The City of Centralia UGA boundary is located along Graf/Military Road and would be expanded to include contiguous 16 parcels. Similar zoning is anticipated between the existing UGA and expanded UGA. The expansion of the UGA and future zoning will not create an island of land use that is not similar to that surrounding it. Therefore, this criterion is met.

Part 2 – Summary of Public Comments

On February 22, 2022 the City of Centralia Site Plan Review Committee reviewed a proposal for UGA expansion. On February 28, 2022 Levi Althaus submitted a general application to the City of Centralia to consider including the site in the city’s UGA. A total of six members of the public signed the application in support of the UGA expansion. On March 8, 2022 the City Council held a meeting and item six was consideration of the UGA expansion; the council voted to request the UGA expansion from Lewis County.

Public comments were provided at these stages of the city’s process. Please see Attachment A, pages 24 through 29. Comments ranged from support to disagreement over the UGA expansion. The primary topics from the comments were:

- Stormwater drainage and run off impacts to adjacent properties
- Impacts on the environment and wildlife
- Potential flooding and erosion due to soil types
- Impact on schools and overcrowding

STAFF RECOMMENDATION

Based on the analysis, staff finds that the City of Centralia’s proposal to expand the UGA meets the approval criteria of LCC 17.12.100.

NEXT STEPS

The Planning Commission will hold a workshop to evaluate the application and ask questions of staff and the City of Centralia. The workshop is scheduled for June 28, 2022. Because this is a quasi-judicial action, no public comments on the Centralia UGA Expansion will be taken during the workshop. Public comments may be provided as testimony when the record is open.

At the June 28th workshop, the Planning Commission will decide if they are ready to proceed with a public hearing. A public hearing is tentatively scheduled for July 26, 2022, although that date may change at the Planning Commission’s discretion. If July 26th is set as the hearing date, the record will be opened on July 7, 2022 to begin receiving written testimony.