TO: Lewis County Planned Growth Committee  
FROM: City of Centralia: Emil Pierson, Community Development Director  
DATE: June 13, 2022 (Revised from May 31, 2022 & March 28, 2022)  
RE: Amending the Centralia Urban Growth Boundary (UGB) to add 45.17 acres known as Scheuber Heights

1. Map of the existing and proposed change to your city’s UGA boundary.  
   - See Exhibit A (Map)  
   - Area (Size): 45.17 acres  
   - Parcels Involved: 16

<table>
<thead>
<tr>
<th>Adresses</th>
<th>Property Owner</th>
<th>Parcel #</th>
<th>Property Size</th>
<th>SFH or Vacant</th>
<th>City Utilities (Water/Electric)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 2104 Graf Road</td>
<td>Laske, James &amp; Charlotte</td>
<td>021586003005</td>
<td>5.48 ac</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>2. 0 Graf Road*</td>
<td>Budziak, Rich and Amanda</td>
<td>021586003001</td>
<td>.13 ac 5,662 sq ft</td>
<td>Vacant parcel</td>
<td>No</td>
</tr>
<tr>
<td>3. 2214 Graf Road*</td>
<td>Budziak, Rich and Amanda</td>
<td>010592007000</td>
<td>.30 ac 13,068 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>4. 2212 Graf Road*</td>
<td>Tiller, Laurel</td>
<td>010592006001</td>
<td>.72 ac 31,363 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>5. 0 Graf Road*</td>
<td>Tiller, Laurel</td>
<td>010592008003</td>
<td>.68 ac 29,620 sq ft</td>
<td>Vacant parcel</td>
<td>No</td>
</tr>
<tr>
<td>6. 0 Graf Road*</td>
<td>Tiller, Laurel</td>
<td>021586004000</td>
<td>.86 ac 37,461 sq ft</td>
<td>Vacant parcel</td>
<td>No</td>
</tr>
<tr>
<td>7. 2030 Graf Road</td>
<td>Wood, Katherine</td>
<td>021586003006</td>
<td>5.00 ac</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>8. 2026 Graf Road*</td>
<td>Benner, Bradford &amp; Crystal</td>
<td>010592005000</td>
<td>.39 ac 16,988 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>9. 2022 Graf Road*</td>
<td>Lott, Nathan</td>
<td>010592004000</td>
<td>.39 ac 16,988 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>10. 2020 Graf Road*</td>
<td>Malone, Joseph</td>
<td>010592003000</td>
<td>.39 ac 16,988 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>11. 0 Graf Road*</td>
<td>Vanderkolk, Daniel</td>
<td>010592002000</td>
<td>.39 ac 16,988 sq ft</td>
<td>Vacant parcel</td>
<td>No</td>
</tr>
<tr>
<td>12. 0 S. Scheuber *</td>
<td>Campbell, Martha</td>
<td>010592001000</td>
<td>1.79 ac 77,972 sq ft</td>
<td>Vacant parcel</td>
<td>No</td>
</tr>
<tr>
<td>13. 1416 S. Scheuber*</td>
<td>Church of God</td>
<td>021587001000</td>
<td>1.50 ac 65,340 sq ft</td>
<td>Church - built</td>
<td>Yes</td>
</tr>
<tr>
<td>14. 1426 S. Scheuber</td>
<td>Ash, Steven &amp; Candace</td>
<td>021589005000</td>
<td>16.87 ac</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>15. 1444 S. Scheuber</td>
<td>Kopa, Brian &amp; Mindy</td>
<td>021589004002</td>
<td>5.09 ac</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
<tr>
<td>16. 1446 S. Scheuber*</td>
<td>Von Rotz, David</td>
<td>021589004001</td>
<td>1.56 ac 67,953 sq ft</td>
<td>SFH - built</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*12 lots are considered legal non-conforming lots according to Lewis County Zoning
2. **Needs assessment that explains why the change is necessary based on your city’s population allocation.**

According to the Planned Growth Committee’s population allocations, the City of Centralia was provided a population of 26,280 to achieve by 2040 which equals around 10,905 residential units (26,280 divided by Persons Per Household (2.41 – 2010 US Census for Centralia).

In 2018, when the City updated its Comprehensive Plan and we had around 7,536 units (based on utility connections). Utilizing the same utility hookup method in 2021 there would be around 7,736 units which equals a population of 18,643 people in the Centralia City Limits & UGA. With this land request, Centralia is not requesting an increase in population allocation but just additional developable land.

According to the Centralia Land Use Analysis of Residentially Zoned Properties (Exhibit B), the City only has 1,461 acres of available land to place the 3,644 estimated residential units. It should be noted that the Analysis looks at the land as if it is in a perfect bubble and makes a lot of assumptions. For example, it assumes that property owners want to sell or develop their property. It presumes that around 25% of the land has critical areas (ex. steep slopes, wetlands, floodplains, floodways, hydric soils, etc.). It also assumes that only 25% of the land is committed to current development which in certain areas would be very incorrect. It also only takes into consideration a 25% market factor and 25% of the property is needed for infrastructure needs (stormwater basins, utility infrastructure, and right-of-way areas including curb, gutter, and sidewalks).

<table>
<thead>
<tr>
<th>Land Use Analysis Summary</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons Per Household – 2010 US Census for Centralia</td>
<td>2.41</td>
</tr>
<tr>
<td>Population</td>
<td>Total Res. Units</td>
</tr>
<tr>
<td>2021 Population (OFM)</td>
<td>17,500</td>
</tr>
<tr>
<td>2040 Est. Population City/UGA</td>
<td>26,280</td>
</tr>
<tr>
<td>Total Units to ADD: 2021-2040</td>
<td>3,644</td>
</tr>
<tr>
<td>Total Population based on the Total Units to Add (3,644*2.41 PPH)</td>
<td>8,782</td>
</tr>
<tr>
<td>New Units to add per year – 2040-2022 = 18 years</td>
<td>202</td>
</tr>
</tbody>
</table>

**Centralia Land Use Analysis of Residentially Zoned Properties (Exhibit B)**

In Exhibit B, the City updated the May 2018 Land Use Analysis of Residential Zoned Properties to include the 45.17-acre UGA Amendment. This additional land would increase the Net Acres by 20.33 acres to a total of 6,064 acres. If you removed the market factor and infrastructure there is only around 10 acres of available land which increase the available land from 1461 to 1,472 acres. This would equate to around 40 new households to a new total of 6,882. The population would increase by around 30-88 people using this approach.

The City expects to see something different than what you would expect to see from Land Use Analysis with the addition of the 45.17 acres into the City’s UGA. A quick analysis of the 16 parcels tells the story of how this area could develop in the future. Nine of the existing lots are under 1 acre in size and probably won’t subdivide into smaller lots. Of those 9 lots, 5 have existing homes and 4 are vacant and could be built if connected to utilities. Two lots are under 2
acres in size and 3 lots are 5 acres or larger all of these lots could subdivide but existing homes would have to be worked around. Subdividing these properties into smaller lots all depends on the desire of the property owners and willingness to connect to city utilities.

The lot with the most developable potential is 16.87 acres in size but has 20-30% slopes that will hinder development on the property. A church exists on a 1.5 acre parcel and no future residential development is expected. Therefore, the City would utilize the 20.33 Net Acres for the project and would expect 80 units and a population of around 193 people from this UGA Amendment based the taking the lots and homes that are pre-existing in nature.

See Exhibit B: Centralia Land Supply Methodology Report – Updated in 2018; Revised June 2022

CONCLUSION

The City of Centralia needs to add approximately 3,644 units over the next 18 years. This equals around 202 units per year. The Centralia Land Use Analysis of Residential Zoned Properties estimates that the City has approximately 1,462 acres available to construct those 3,644 units. With the proximity of this UGA to city utilities, the pre-existing developments on the parcels, the current vacant lots that are subdivided, and the property constraints the City will be utilizing 20.33 Net Acres to estimate the number of units and population which equals around 80 new units and a population of approximately 193.

The table considers a lot of factors into consideration but in the end, it takes a property owner who is willing to sell their property, it then needs to be subdivided, connect those lots to available utilities, then those lots can be sold to homebuilders, and eventually a person to purchase the home. There are many steps in the process but the ultimate goal is to have available land to build housing within the Urban Growth Area.
3. If an expansion, indicate the future land uses you intend to incorporate into your city’s Comprehensive Plan’s Future Land Use map.

- This is a decision by the City Council once the area is brought into the City’s UGA but the property owner has requested that the area be designated as LDR or Low-Density Residential.
- In city zoning terms they would be zoned R:4 (4 units per acre). This would make all but one of the legal non-conforming lots conforming to the R:4 zoning requires lots to be 10,890 square feet or larger.

See Exhibit C: Zoning Map

4. If an expansion, describe your public facilities and services plan to serve the area within the 20-year planning cycle.

- **2018 City of Centralia Comprehensive Plan**
  - Chapter 8 Utilities Element, pg 135-147
  - Water distribution Facilities Map, pg 152-154
  - Sanitary Sewer Facilities Map, pg 155
  - Electric Distribution Facilities Map, pg 156
  - Stormwater Facilities Map, pg 157
- **Water** – The City currently services homes on both Graf road and Scheuber roads
  - [Centralia Water System Plan, 2021](https://www.cityofcentralia.com/DocumentCenter/View/995/Water-System-Plan-2021-PDF)
    - Relationship to the GMA, pg 19
    - Urban Growth Areas and Land Use, pg 20
    - See Service Area map, pg 22
    - Population Forecast 20-yr & 50-yr, pg 26
    - 50-Year Water Demand Forecast, pg 39-42**
    - Existing System Description, pg 53-55
    - Source Capacity Analysis, 67-78

### Table 3-10. Water Demand Forecast

<table>
<thead>
<tr>
<th>Water Use Category</th>
<th>Base (2021)</th>
<th>Demand (MGD)</th>
<th>No. of ERUs</th>
<th>ADD</th>
<th>MDD (MGD)</th>
<th>10-Year (2031)</th>
<th>Demand (MGD)</th>
<th>No. of ERUs</th>
<th>ADD</th>
<th>MDD (MGD)</th>
<th>20-Year (2041)</th>
<th>Demand (MGD)</th>
<th>No. of ERUs</th>
<th>ADD</th>
<th>MDD (MGD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>5,981</td>
<td>0.91</td>
<td>1.68</td>
<td>7,122</td>
<td>1.09</td>
<td>2.00</td>
<td>8,479</td>
<td>1.29</td>
<td>2.38</td>
<td>14,565</td>
<td>16,615</td>
<td>2,748</td>
<td>0.42</td>
<td>0.77</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>1,938</td>
<td>0.30</td>
<td>0.54</td>
<td>2,308</td>
<td>0.35</td>
<td>0.65</td>
<td>2,748</td>
<td>0.42</td>
<td>0.77</td>
<td>16,615</td>
<td>14,565</td>
<td>14,565</td>
<td>14,565</td>
<td>14,565</td>
<td></td>
</tr>
</tbody>
</table>

The average day demand (ADD) without conservation for the ten-year forecast period (2031) is 5.31 mgd (Million Gallons Per Day) which equates to 5,945 AF/yr, with a maximum day requirement (MDD) of 9.77 mgd. The 20-year (2041) forecast is for an ADD of 8.41 mgd which equates to 9,415 AF/yr, with a MDD (Maximum Day Demand) of 15.47 mgd (which would require continuous pumping at 10,740 gpm). The 50-year (2071) forecast is for an ADD of 13.00 mgd, which equates to 14,565 AF/yr, with a MDD of 23.93 mgd, which is equivalent to 16,615 gpm.
Within the 20-year planning horizon, the City’s water rights are sufficient to meet forecasted demands. In the 50-year planning horizon, the City has sufficient water rights to meet ADD, but would require an additional instantaneous capacity to meet MDD. This additional capacity will be provided by the Skookumchuck River water right, described in section 7.1.3 of the Centralia Water Plan, 2021.

- Electric – The City currently services homes on both Graf and Scheuber roads
  - **2020 Electric Resource Plan** -
    - Electric Loads, pg 12-15
    - Forecasted Loads, pg 15-16
    - Electric Resources, pg 17-22

The Plan is based on typical customer growth rates, the trends in customer energy use, and collaboration with BPA forecast planners. BPA’s 2019 TRL forecast was used to update the Utility’s load forecast for the next five (5) and ten (10) years (2025 and 2030 respectively). BPA forecasted that the Utility’s load would fluctuate from 31.754 aMW in 2020 to 32.739 aMW in 2025 and 32.739 aMW in 2030. All loads are estimated assuming that the Utility continues to implement reductions because of conservation and/or demand response programs. An average annual growth rate of 0.48% was used to project BPA’s loads through 2030.

The Utility estimates a majority of its TRL will continue to come from residential sales. The Utility expects that all other service class retail loads will continue to lag behind expected residential loads. This of course excludes any extra-large general service loads that may develop (exceeding one aMW) during this time frame. At this point in time, the Utility cannot accurately estimate additional extra-large general service (exceeding 1 aMW) loads. The Utility has established criteria in its rate ordinances that require any new extra-large general service loads to enter into a power purchasing contract with the City to reduce power purchasing risks associated with the purchase of non-federal resources to meet loads generated by new extra-large general service customers.

![2020 Electric Resource Plan, Page 16](image)

**Table 3 - TRL Load Forecast**

<table>
<thead>
<tr>
<th>Year</th>
<th>2012 BPA Load Forecast TRL (aMW)</th>
<th>2014 BPA Load Forecast TRL (aMW)</th>
<th>2016 BPA Load Forecast TRL (aMW)</th>
<th>2018 BPA Load Forecast TRL (aMW)</th>
<th>2020 BPA Load Forecast TRL (aMW)</th>
<th>2020 System Peak-CP (MW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>36.679</td>
<td>33.581</td>
<td>30.333</td>
<td>32.357</td>
<td>31.754</td>
<td>63.283</td>
</tr>
<tr>
<td>2021</td>
<td>37.460</td>
<td>33.909</td>
<td>30.788</td>
<td>32.735</td>
<td>32.561</td>
<td>64.673</td>
</tr>
<tr>
<td>2022</td>
<td>38.172</td>
<td>34.310</td>
<td>31.209</td>
<td>32.781</td>
<td>32.739</td>
<td>64.673</td>
</tr>
<tr>
<td>2023</td>
<td>34.712</td>
<td>31.434</td>
<td>32.820</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
</tr>
<tr>
<td>2024</td>
<td>35.186</td>
<td>31.692</td>
<td>32.832</td>
<td>32.760</td>
<td>32.739</td>
<td>64.673</td>
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<tr>
<td>2025</td>
<td>32.086</td>
<td>32.893</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
</tr>
<tr>
<td>2026</td>
<td>32.417</td>
<td>32.928</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
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<tr>
<td>2027</td>
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<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
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<tr>
<td>2028</td>
<td>32.981</td>
<td>32.760</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
</tr>
<tr>
<td>2029</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
</tr>
<tr>
<td>2030</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>32.739</td>
<td>64.673</td>
</tr>
</tbody>
</table>

* BPA Forecast
+ Includes Conservation
The existing WWTP is currently rated for a maximum month flow of 5.5 mgd (million gallons day), a maximum day flow of 8.6 mgd, and a peak hour flow of 9.3 mgd. The hydraulic capacity of the plant will be exceeded within the planning period, based on the projected flows presented in Table 3-4. It is important to note that these values are conservative in order to plan for the worst-case scenario assuming that 100 percent of the projected City population connects to the public sewer. The City will annually monitor and evaluate flows and loads to determine if population is increasing as outlined in this planning document in order to effectively plan for future improvements.
Table 3-5 presents the total and per capita loading data for 2015, which is the first full year of data after the influent sampling improvements. Based on a sewered population of 15,570, the plant had an annual average BOD5 loading of 0.177 pound per capita per day (ppcd) and a TSS loading of 0.207 ppcd. The BOD5 value is less than Ecology’s Criteria for Sewage Works Design (Orange Book) criterion of 0.2 ppcd. As shown in Table 3-5, the maximum month BOD5 load was 3,776 ppd and the maximum month TSS load was 3,973 ppd. Based on the City’s currently rated BOD5 loading capacity of 4,400 ppd and TSS loading capacity of 5,000 ppd, the plant is operating at 86 percent of its BOD5 capacity and 79 percent of its TSS capacity.

The future loads based on the estimated City population are presented in Table 3-6. It is important to note that these values are conservative in order to plan for the worst-case scenario assuming that 100 percent of the projected City population connects to the public sewer. The City will review and monitor flows and loads to determine if the population is increasing as outlined in this planning document in order to effectively plan for future improvements.

<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Population (City)</th>
<th>Flow Scenario</th>
<th>Projected BOD Loading (ppd)</th>
<th>Projected TSS Loading (ppd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>17,500</td>
<td>Average Annual</td>
<td>3,106</td>
<td>3,630</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Month</td>
<td>4,244</td>
<td>4,465</td>
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<td></td>
<td></td>
<td>Maximum Day</td>
<td>6,191</td>
<td>6,167</td>
</tr>
<tr>
<td>2025</td>
<td>18,765</td>
<td>Average Annual</td>
<td>3,331</td>
<td>3,893</td>
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<tr>
<td></td>
<td></td>
<td>Maximum Month</td>
<td>4,551</td>
<td>4,788</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Day</td>
<td>6,638</td>
<td>6,612</td>
</tr>
<tr>
<td>2030</td>
<td>22,515</td>
<td>Average Annual</td>
<td>4,000</td>
<td>4,675</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Month</td>
<td>5,465</td>
<td>5,750</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Day</td>
<td>7,972</td>
<td>7,941</td>
</tr>
<tr>
<td>2035</td>
<td>24,164</td>
<td>Average Annual</td>
<td>4,289</td>
<td>5,013</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Month Wet Weather</td>
<td>5,860</td>
<td>6,160</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Month Dry Weather</td>
<td>5,430</td>
<td>6,220</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum Day</td>
<td>8,548</td>
<td>8,515</td>
</tr>
</tbody>
</table>
• Stormwater - The City has stormwater lines north of Scheuber and east on Military road
  o 2021 Stormwater Management Program
     https://www.cityofcentralia.com/DocumentCenter/View/910/Surface-
     Stormwater-Management-Plan-PDF
  o 2007 Surface/Stormwater Management Plan
     (This plan is not online)

If this area was brought into Centralia’s UGA it would be in two different Sub-basins the East
Scammon Creek and the South Chehalis River.

In January 2007, the Department of Ecology issued Washington State’s Western Washington
Phase II Municipal Stormwater Permit for small, municipal separate storm sewer systems. The
Phase II Permit regulates the discharge of stormwater to waters of the State by municipal
stormwater systems. The City follows all requirements as per the Department of Ecology
dealing with stormwater. All projects must design a stormwater system that meets the
requirements of the Department of Ecology storing water onsite.

Utility Maps: See Exhibit D: Utility maps

Utility Connections: As properties are subdivided or developed at higher densities the
developers or connecting property owners will be required to extend city utilities to their site.

UTILITY CONCLUSIONS

Water System
The Centralia Water System has 4,039,195 gpd (gallon per day) capacity and based on an
estimated 14,382 ERUs (residential units), the additional load of the 45.17 acre Schueber
Heights UGA Amendment will be less than the capacity; therefore the system can serve the
upgrading the system.

Development of the individual connections from the future developments to the mainline will
be the responsibility of those connecting to the city system.

Electric System
The Centralia Electric System has the capacity and based on an estimated 14,382 ERUs
(residential units), the additional load of the 45.17 acres Schueber Heights UGA Amendment will
be less than the capacity; therefore the system can serve the upgrading the system.

Development of the individual connections from the future developments to the mainline will
be the responsibility of those connecting to the city system.

Sewer System
The Centralia WWTP is currently rated for a maximum month flow of 5.5 mgd (million gallons
day), a maximum day flow of 8.6 mgd (2025-2030 or a population of 18,865-22,535), and a peak
hour flow of 9.3 mgd (2025-2030 or a population of 18,865-22,535). That means without any
upgrades to the plant the capacity can handle the additional residential units proposed for this Scheuber Heights UGA Amendment.

Development of the individual sewer connections from the future residential developments to the mainline will be the responsibility of those connecting to the city system.

**Stormwater System**

In January 2007, the Department of Ecology issued Washington State’s Western Washington Phase II Municipal Stormwater Permit for small, municipal separate storm sewer systems. The Phase II Permit regulates the discharge of stormwater to waters of the State by municipal stormwater systems. The City follows all requirements as per the Department of Ecology dealing with stormwater. All projects must design a stormwater system that meets the requirements of the Department of Ecology storing water onsite.

Development of the individual stormwater systems by future residential developments to the City’s stormwater overflow lines will be the responsibility of those connecting to the city system. Individual homes/developments are also required to design and follow stormwater requirements as per the requirements of being a Phase II community.

5. **If an expansion, describe your transportation improvement plan to serve the area within the 20-year planning cycle.**

Transportation Access: will be onto two roads:

1. Graf Road/Military Road – Major Collector, 25 mph speed limit
2. S. Scheuber Road – Minor Arterial in Lewis County, 30 mph speed limit

Road improvements could happen at two different times:

1. When the properties are developed and road improvements are required as part of a new subdivision project, and
2. When the Lewis County decides that the roads need to be repaired. The County would make road improvements until the properties are annexed into the City.

  - Jurisdictional and Functional Classification of Roadways, pg 12-14
  - Functional Roadway Classifications Map, pg 37

See Exhibit E: Transportation map
6. **If an expansion, what environmental constraints exist within the area and how does the city intend to address those within the 20-year planning cycle.**

Any environmentally sensitive lands will go the City’s Critical Areas Ordinance requirements as per Centralia Municipal Code (CMC) Title 16 Environment. Unless according to the ILA with Lewis County then it would proceed through their review process. Most large projects will also go through the SEPA process to protect and mitigate any adverse impacts. The following have been considered as part of the UGA process:

- **Channel Migration Zone** – None.
- **Wetlands** – Maybe-none depending on the hydric soils and vegetation on Graf Road.
- **Hydric Soils** – Yes.
- **FEMA Floodplains/Floodway** – None.
- **Steep Slopes** – Yes. There are steep slopes that will be addressed at the time any properties develop. The issue will be addressed as per Centralia Municipal Code (CMC) Title 16. During the review process of any new development as per the Interlocal Agreement between the City and Lewis County. Steep slopes will be addressed as part of CMC 16.19 Geologically Hazardous Areas.
- **Shoreline Environments** – None
- **Stream Buffers** – Yes. A buffer is located in the southwest corner of the UGA expansion request for Scammon Creek.
- **Critical Aquifer Recharge Area** – None.
- **Airport Obstruction Zones** – None.
- **Erosion Hazards Areas** – Yes. Where the 30% slopes are located.
- **Liquefaction Susceptibility** – No.

See Exhibit F: Environmental Maps

7. **If a retraction, what additional justification (besides population) supports the change, e.g., environmental constraints, public services?**

N/A

8. **Provide a list of public meetings held, including Planning Commission or City Council, to consider changes to the UGA and include staff reports, presentations and public comments received.**

- Planning Commission workshop – February 10, 2022
- Site Plan Review Committee – March 7, 2022
- City Council – March 8, 2022
- Planning Commission – March 10, 2022
- Planned Growth Committee – scheduled May 18, 2022
- Lewis County Planning Commission Meeting
- Lewis County Commissioners
- Centralia City Council

See Exhibit G: Public Meetings
Land base accounts for all residential areas within Urban Growth Boundary (UGB). The City has an Interlocal agreement with the County for governmental jurisdiction. Annual growth of approximately 2% restricts future development in the City. Based on recent platting patterns in the City, the medium density projections are more likely to occur than the higher densities.

Critical Areas Deductions (#7)
A 25% infrastructure deduction for roads and utilities is included for residential densities.

Infrastructure was not a negative which it should have been in the 2018 numbers

Low - 4 du/acre edited for Critical Areas Deductions (CAD) should have been 30% deduction as per footnote #7

Infrastructure (#6) is available land. Households Population based on the Available Land

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<td>MDR/R: 8</td>
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<td>(244.22)</td>
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<tr>
<td>HDR/R: 20</td>
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<td>469.15</td>
<td>973.35</td>
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The following footnotes apply to the tables for both the incorporated and unincorporated areas:

1. Land base accounts for all residential areas within Urban Growth Boundary (UGB).
2. The Land Base Reduction Factors allow for the calculation of net available residential land for future development.
3. Annual growth of approximately 2% resulting in Washington State Office of Financial Management (OFM) 20-year population projection of approximately 9,340 additional residents for Centralia (total 26,280) by 2040 (based on June 2017 Office of Financial Management total population of 16,940).
4. Low Residential 4 dwelling units per acre, Medium Density Residential 8 dwelling units per acre, Medium-High Density Residential 15 units per acre, and High Density Residential 20 units per acre. These residential designations are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability.
5. Very Low Density Residential and Rural Residential areas will typically not have community water or sewer systems. Streets will be paved, but curb, gutter, and sidewalk will usually not be in place. These areas include land that may have the presence of critical areas.
6. A 25% infrastructure deduction for roads and utilities is included for residential densities of four or fewer dwelling units per acre based on larger lot size and smaller road standards (LDR, VLDR, RR). A 30% infrastructure deduction was used for five or more dwelling units per acre based on smaller lots sizes and greater imperious surface ratios (MDR, MHDR, HDR, LBD). CBD used a 0% based on ROW existing.
7. Undevelopable critical areas to include Federal Emergency Management Agency (FEMA 100-year floodplains, National Wetland Inventory (NWI) wetlands and slopes of 30% and greater. (.30 used for LDR, VLDR, RR, .10 for MDR, MHDR, HDR)
8. The City has an Interlocal agreement with the County for governmental jurisdiction.
9. Existing legal lots of record in the Urban Growth Area (UGA) (outside City limits) will not be required to subdivide; however, they will be redesignated with a residential comprehensive plan that may allow for greater residential density when rezoned by the City.
10. Based on recent platting patterns in the City, the medium density projections are more likely to occur than the higher density projections and infill development is expected to continue into the future at higher densities.
11. The 25% market factor accounts for properties that are eligible for further land division, but that may not be potentially divided based on property owner decisions to not further divide property, even though eligible to do so under proposed residential zoning.
12. Committed land include existing lots that are not eligible to be further divided based on minimum lot requirements under proposed residential zoning.
13. Population projection based on 2.41 persons per household 2010 Census
14. Low Density - 30%, Medium 60%, High 90%
EXHIBIT G:

1: PUBLIC MEETINGS
City Council, Planning Commission, &
Site Plan Review Committee

2. APPLICATION

3. PUBLIC COMMENTS
Call to Order
Pledge of Allegiance
Council Attendance

1. Approval of Agenda – As Presented

2. Comments by the Public on Non Agenda Items

3. Reports
   a. City Council
   b. City Manager

4. Consent Agenda
   a. Voucher Approval-March 8, 2022 #234201 – 234352 $1,031,599.49
   b. Payroll Approval-March 4, 2022 #137772137791, 137797-137838 and direct deposit #47058-47221 $1,442,653.31 deposits #46982-47057 $124,590.00
   c. Consideration of meeting minutes for February 15 & 22, 2022 (p 3)
   d. Consideration of small works final acceptance-School Zone Crossing RRFB Installation $54,500.00 (p 8)
   e. Consideration of termination of Goods & Services Agreement-15kV Vacuum Fault Dead-Front Pad-Mounted Switchgear (p 9)
   f. Consideration of amendment #1 to the Goods & Services Agreement -15kV Air Insulated Dead-Front Pad-Mounted Switchgear $155,635.96 and extends the contract end date to June 3, 2022 (p 10)
   g. Consideration of a Professional Services agreement-General Surveying Services $25,000 (p 14)

5. Consideration of amendments to the City Council Rules & Procedures (p 26)

6. Consideration of a request to add 45.17 acres known as Scheuber Heights to the UGA (p 30)

7. Consideration of a resolution adopting the City of Centralia Local Road Safety Plan (p 36)

Adjournment
CITY OF CENTRALIA
COUNCIL AGENDA REPORT

To: Mayor and City Council                     Council Meeting Date: March 8, 2022
From: Emil Pierson, Community Development Director Department: Community Development
Subject: Consideration to either process the request from Levi Althauser to include approximately 45.17 acres known as Scheuber Heights into the Centralia UGA or not.

Background

In January 2022, city staff received a request from Levi Althauser to amend the City’s Urban Growth Boundary (UGB) to include approximately 45.17 acres at the southwest corner of Schueber Road and Graf/Military roads. (see attached map)

The City’s Urban Growth Boundary (UGB) currently stops on the north side of Graf/Military roads (the north side of the road is within Centralia UGA and the south side of the road is not).

Quick Summary of the Amendment:
Area (Size): 45.17 acres
Parcels Involved: 16
Parcels with homes: 12
Comprehensive Plan Land Use Designation: Properties are located in Lewis County Comprehensive Plan
Current Zoning: Lewis County RDD-5 (1 unit per 5 acres)
Potential Residential: County Zoning = 9 total units

- If approved and brought into the City’s UGA a new zone would be assigned. The applicant has looked at potentially the R:4 zoning which would allow around a total of 180 units/homes

Current Uses or Development:
- 16 parcels ranging in size from 5,662 square feet to 16+ acres
- Tree forested
- Steep slopes: 30% slopes or greater (very small area)

Properties Road Access: homes access Graf Road and S. Scheuber Road

Utility Providers: (see attached utility map)
- Water – The City currently services homes on both Graf road and Scheuber roads
- Electric – The City currently services homes on both Graf and Scheuber roads
- Sewer – The City has sewer lines north of Scheuber and east on Military road
- Stormwater - The City has stormwater lines north of Scheuber and east on Military road
PROCESS OF AMENDING URBAN GROWTH BOUNDARIES:

The UGA Amendment process usually takes approximately 8 months to a year to process. The UGA Amendment process is as follows:

1. Send a request (letter) to Lewis County Community Development Department informing them of the UGA boundary adjustment. A map must be provided of the area to be amended. The request will be a part of the overall Lewis County Comprehensive Plan update for 2022. According to the Planned Growth Committee and Lewis County the request must be provided to the County before December 31, 2021. They were informed in January of the request.

2. The Amendment to the UGA Boundary is part of the Lewis County Comprehensive Plan update which takes approximately one year. This update process will include:
   a. Providing an analysis of how the population allocation for the UGA Boundary Amendment will be adjusted (within Centralia current UGA boundaries; this will be part of our 2022 Comprehensive Plan update),
   b. Meet with the Lewis County Planned Growth Committee (April 2022),
   c. Meet with the Lewis County Planning Commission (public meetings and public hearings),
   d. Meet with the Lewis County Commission, and
   e. If appealed meet with the Western Washington Growth Hearings Board.

3. The City will need to update and amend our Comprehensive Plan Land Use Map and the Zoning Map simultaneously at our next update in 2022. The City will be required to hold:
   a. Public meetings (usually with the Planning Commission)
   b. A public hearing with the City’s Planning Commission
   c. Public meeting with the City Council

URBAN GROWTH AREAS

A common question that is asked is “What is an Urban Growth Area (UGA) and how is it formed?”

Establishing UGAs is a major step under the GMA that local communities take in managing their growth. Local communities must design UGAs to include “areas and densities sufficient to accommodate the county's expected growth for the succeeding 20 year period” (RCW 36.70A.110(2)).

UGAs are areas designated by a county, in collaboration with its cities and towns, as to where urban development will occur. Counties, in consultation with cities and towns, assign expected population growth to UGAs. A range of population growth figures for each county are provided by the state Office of Financial Management (OFM) to assist in sizing UGAs to accommodate future urban growth.

The process of designating UGAs is an important tool provided by the GMA for deciding where urban development should be encouraged and where the extent of that development should be. UGAs are areas where growth and higher densities are expected and supported by urban services.

The GMA (RCW 36.70A.110(3)) states that urban growth should be located:

- First, in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development;
- Second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that
are provided by either public or private sources; and

- Third, in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

UGAs are to be designed to provide for efficient and cost-effective urban services. Growth can be phased to accomplish this task, with short-term growth encouraged closer to the existing urban center and close to important services such as; sewer – water – transportation – schools, and parks, with other areas reserved for growth later in the 20-year plan. (2012 UGA Guidebook, Department of Commerce, 2011)

FINANCIAL IMPACTS: N/A

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<th>$</th>
<th>Annual Ongoing</th>
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<tbody>
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<td>Funds in Current Budget</td>
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<td>Appropriation/Amendment Required</td>
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RECOMMENDATIONS:
Staff recommends that the City Council move forward with the request to add approximately 45 acres into the City Urban Growth Area known as Scheuber Heights and instruct staff to file an application with Lewis County to begin the UGB amendment process.
PLANNING COMMISSION AGENDA
Thursday, March 10, 2022, ~ 6:00 p.m.
118 West Maple Street, City Hall, Centralia, WA

1. ORDER OF BUSINESS (CMC 2.16.130)
   A. Call to Order
   B. Roll Call
   C. Pledge of Allegiance
   D. Approval of Planning Commission Meeting Agenda for March 10, 2022.
   F. Commissioner announcements, reports and comments
   G. Public Comments not associated with agenda items
   H. Presentations – None.
   I. Unfinished Business – None.

2. NEW BUSINESS (CMC 2.16.130 I.)
   A. Review and Recommendation on UGA Expansion Proposal. Pgs. 3-8
   B. Review and Recommendation on United Learning Center C-3 District Performance Standards. Pgs. 9-16
   C. WORKSHOP - Text Amendments
      i. CMC 20.11.020 Live Work Units. Pgs. 17-19
      ii. CMC 20.11.020 and CMC 20.65 Marijuana. Pgs. 20-21
      iii. CMC 20.11.010 and CMC 20.67 Kennels. Pgs. 22-24
      iv. CMC 20.69 Home Occupations. Pgs. 25-27
SITE PLAN REVIEW COMMITTEE
Meeting Agenda

Tuesday, February 22, 2022
Virtual WebEx Meeting:

Join from the meeting link
https://cityofcentralia.webex.com/cityofcentralia/j.php?MTID=m539d3b6d25547f58f6f9b0e8d075517

Join from a mobile device (attendees only)
#1-408-418-9388

Meeting number (access code): 2497 527 0060
Meeting password: 3HfBPupcw38

Applicants should be at the meeting and prepared to discuss their development. The public is invited to participate in all Site Plan Review meetings.

9:30 AM STAFF REVIEW TIME

1. Potential rezone areas:
   a. Harrison Avenue
   b. River Heights Road
   c. Golf Course
   d. Galvin Road
   e. N Pearl Street
2. Scheuber Road UGA Expansion.
3. Anderson Pump Station Plat
**General Application**

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<th>1/28/2022</th>
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<td><strong>Address (Location):</strong></td>
<td>1426 Schneber Rd.</td>
</tr>
<tr>
<td><strong>Applicant’s Name:</strong></td>
<td>Levi Althausen</td>
</tr>
<tr>
<td><strong>Applicant’s Address:</strong></td>
<td>109 N Tower Ave. Ste 200</td>
</tr>
<tr>
<td><strong>City:</strong></td>
<td>Centralia</td>
</tr>
<tr>
<td><strong>State:</strong></td>
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<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:Leviaalthausen@gmail.com">Leviaalthausen@gmail.com</a></td>
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<tr>
<td><strong>Property Owner(s):</strong></td>
<td>Steve &amp; Candace Ash</td>
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<tr>
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<td>Brandon Johnson</td>
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<td><strong>Nearest intersection to the property:</strong></td>
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**Please provide the following:**

- Application and checklist for specific work requested
- Filing Fees
- Any additional information that you feel is relevant to the review of this application. Please provide narratives.

The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.

**Applicant’s Signature**

**Date**

1/28/2022
We are in support of the application for Scheuber Heights to be brought into Centralia's UGA.

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<td>ERIK KOPPA</td>
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<tr>
<td>MINDY KOPPA</td>
<td>1414 S. Scheuber</td>
<td>360-870-7001</td>
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<tr>
<td>Kaske</td>
<td>2104 Graf Rd</td>
<td>954-459-4007</td>
</tr>
<tr>
<td>Steve Cole</td>
<td>1426 Scheuber</td>
<td>(360) 520-2275</td>
</tr>
<tr>
<td>Candace Cole</td>
<td>1426 Scheuber</td>
<td>360-520-2280</td>
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Caution EXTERNAL EMAIL MESSAGE: Do not click links or open attachments unless you recognize the sender and know the content is safe. If a link sends you to a website where you are asked to validate using your Account and Password, DO NOT DO SO! Instead, report the incident to Information Services.

Good morning Emil. This is Dave Von Rotz at 1446 S Scheuber Rd in Centralia. We would like to be added into the UGA of your project at Scheuber Heights. Thank you. Dave

Sent from my iPhone Dave
Dear Centralia city,

We are the owners of 2214 Graf rd and are very concerned about the environmental impact of the south Schuber project if these houses/apartments go in we are very concerned about the run off and drainage issues that will happen to our foundation of our home as well as bring down our property value. We ourselves and several media ours have already experimented undermining and foundation work on our homes due to very soft soil around here. We respectfully request that this be address this evening.

Sincerely

Richard and Amanda Budziak

[Signature]

[Signature]
Caution EXTERNAL EMAIL MESSAGE: Do not click links or open attachments unless you recognize the sender and know the content is safe. If a link sends you to a website where you are asked to validate using your Account and Password, DO NOT DO SO! Instead, report the incident to Information Services.

Ms. D. Bilodeau

I would like to comment on the proposed zoning changes that are being voted on at March 22, 2022 meeting. The proposed changes to the property at Schueber Road currently in the Lewis County and outside of the City of Centralia jurisdiction.

We were approached by the Real estate developer representative representing the new owner of the 16 acre parcel off Schueber Road that shares a common boundary with our property on Graf Road. He stated that they were attempting to have the zoning laws changed in order to bring more upscale property into the city for development. He stated that they were attempting to change the zone to allow for 5-6 upper scale homes on the property with each property having 3 acres each. We told him we were opposed to having apartments and more houses looking down onto our property. Now we have been informed that they are considering placing up to 70-80 units on the proposed properties.

We are Opposed to this property development as the environmental impacts of that large a development would have on our property and others down hill from this section of property. We have nesting Eagles and hawks, Owls and woodpeckers all nesting in this area surrounding this proposed development. The wild life impact, flooding concerns, and erosion of the surrounding hillside poses a great risk to our property and others in this area.

I feel that we were not given the true nature of this development project when approached by the owners realestate development representative.

I would also like to have my son Dr. Joey Laske represent our interest in this matter before the City council.

Dr. Joey Laske would like to request to speak at the upcoming meeting of the city council on March 22, 2022 at 7 pm.

Thank you for your consideration in this matter.

James and Charlotte and Joey Laske

Sent from Mail for Windows
March 21, 2022

Centralia City Council
Centralia, WA 98531

Re: Opposition to the proposal to turn county property into UGA development.
To be read at the next city council meeting.

Dear City Council members,

We moved to Centralia 27 years ago from East Lansing, Michigan to the Swanson Heights area. Before purchasing a home there, we heard that the city might bring in a sewer project. We called Jan Stemkoski, Centralia City Engineer, and he said they had no plans for that. We were surprised a few years later to have to sign up for a $20,000+ loan to hook up to the city in addition to the cost of the side sewer. Our septic was functioning well, but because two homes in the area had septic tanks that were failing, all 32 homes had to hook up at the time or pay an additional latecomer’s fee. We moved from Swanson Heights to just up from S. Scheuber Road 4 years ago and have loved living in the county! We love the ruralness yet closeness to the hospital for Joe’s job.

We now have several concerns with the city in dealing with this proposal for UGA development:

-How can the city council make a decision based on one person’s data, that could impact a whole community? Especially, if that data is flawed with biased information?
-Considering we cannot elect city council members, why was there no representation of the county residents in opposition? (In my “canvassing of the neighborhood”, only one resident was in favor. (Brian Kopa)). Why was full approval given for going forward with the UGA changes without hearing from the residents who live in that area?
-In speaking with Emil Pierson, Centralia Community Developer, he said they leave it to developers to lead the city’s expanding areas. As we all know, many times, developers are all about the money without regard for how residents chose to live in a designated “county” area! Emil also agreed that it is all about “greed”. How far reaching of the UGA is enough? When would the added area become part of the city limits, since this is the obvious next step?
-Emil said that the ecosystem experts and developers would be responsible for landslides (as the east side of the proposed development on Scheuber is a fairly steep grade). What about the city’s responsibility with this reclassification? The area has clay soil and is already causing issues of water permeability. How would concrete, which is impermeable affect this? Will the runoff be collected on the other side of Scheuber? The developers asked if they could use the Pathway Church of God’s property for a retention pond.... Really?
-What about the displacement of wildlife? I called a pest control specialist and he said there was a risk of rodent spread, and more probable, raccoons and opossums.
-What about our already overcrowded schools that would be impacted?

We are in opposition to this proposal and are concerned with how this has been presented and regardless, we want our area to remain rural. This high-density housing would be detrimental to our community. Bottom line is that we were not represented in this proposal and false information was given...40 dwellings, now up to 180 (from The Chronicle). This shows that your decisions can impact us, which considering we cannot vote for you is troubling!

In opposition,

[Signature]

Joe and Sharolyn Wiley
126 Eloah Way
Centralia, WA 98531
March 21, 2022

Hello Centralia City Council,

I am writing to you today about the proposed project on S. Scheuber Rd.

It is very disappointing and a bit interesting to know how quickly the city council voted in favor of the project. Only one council member made effort to find out more about the project than what the son-in-law of the property owner has to say about it. That one council member was the only one to reach out to at least some of the citizens of Lewis County near the project that will be hugely affected. Very disappointing to know you will so easily vote on something so large without an equally large investigation.

All residents of Lewis County and Centralia chose to live in this area for many reasons, and many because of the ruralness. None chose to live here for big city-type lifestyles. We are proud to live in a smaller town community that has a beautiful ruralness. The new property owner, who is not a resident of the affected neighborhood, must not have the same pride in the local smaller community. As he wants to bring an out of place, high volume, environment disturbing development to our area. On the subject of environment - did the council request Levi or his father-in-law to show information on what and how environmentally soil, trees, water, animals, etc. in the area will be affected?

Please show that local government has some pride in our area, keep us from becoming a bedroom community for the large cities north on I5. Be creative, don't develop us into just another concrete outskirt.

Thank you,

Kathy King Wood