

# Planning Commission Workshop



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

## 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 Althauser 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 28<sup>th</sup> 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 26<sup>th</sup> is set as the hearing date, the record will be opened on July 7, 2022 to begin receiving written testimony.



**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

	Adresses	Property Owner	Parcel #	Property Size	SFH or Vacant	City Utilities (Water/Electric)
1.	2104 Graf Road	Laske, James & Charlotte	021586003005	5.48 ac	<b>SFH – built</b>	<b>Yes</b>
2.	0 Graf Road*	Budziak, Rich and Amanda	021586003001	.13 ac 5,662 sq ft	Vacant parcel	No
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9.	2022 Graf Road*	Lott, Nathan	010592004000	.39 ac 16,988 sq ft	<b>SFH – built</b>	<b>Yes</b>
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11.	0 Graf Road*	Vanderkolk, Daniel	010592002000	.39 ac 16,988 sq ft	Vacant parcel	No
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13.	1416 S. Scheuber*	Church of God	021587001000	1.50 ac 65,340 sq ft	<b>Church – built</b>	<b>Yes</b>
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16.	1446 S. Scheuber*	Von Rotz, David	021589004001	1.56 ac 67,953 sq ft	<b>SFH - built</b>	<b>Yes</b>

\*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).

<b>Land Use Analysis Summary</b>		
<b>Persons Per Household – 2010 US Census for Centralia</b>	<b>2.41</b>	
	<b>Population</b>	<b>Total Res. Units</b>
2021 Population (OFM)	17,500	7,261
2040 Est. Population City/UGA	26,280	10,905
<b>Total Units to ADD: 2021-2040</b>		<b>3,644</b>
<b>Total Population based on the Total Units to Add (3,644*2.41 PPH)</b>		<b>8,782</b>
<b>New Units to add per year – 2040-2022 = 18 years</b>		<b>202</b>

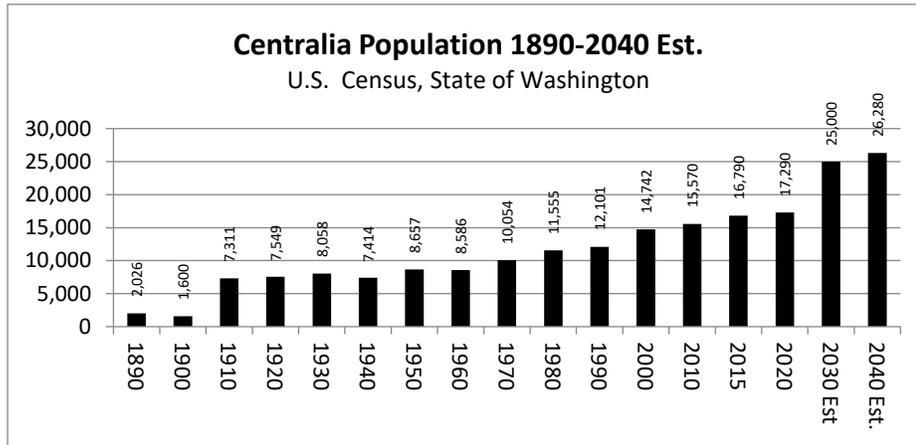
**Centralia Land Use Analysis of Residentially Zoned Properties (Exhibit B)**

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

Centralia Water Plan, 2021 - Pg 42

**Table 3-10. Water Demand Forecast**

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

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 -**  
<https://www.cityofcentralia.com/DocumentCenter/View/469/2020-Electric-Utility-Resource-Plan-PDF>
    - 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

Table 3 - TRL Load Forecast

Year	2012 BPA Load Forecast TRL (aMW)	2014 BPA Load Forecast TRL (aMW)	2016 BPA Load Forecast TRL (aMW)	2018 BPA Load Forecast TRL (aMW)	2020 BPA Load Forecast TRL (aMW)	2020 System Peak-CP (MW)
2020	36.679	33.581	30.333	32.357	31.754	63.283
2021	37.460	33.909	30.788	32.735	32.551	64.673
2022	38.172	34.310	31.209	32.781	32.739	64.673
2023		34.712	31.434	32.820	32.739	64.673
2024		35.186	31.692	32.832	32.760	64.673
2025			32.086	32.893	32.739	64.673
2026			32.417	32.928	32.739	64.673
2027				32.967	32.739	64.673
2028				32.981	32.760	64.673
2029					32.739	64.673
2030					32.739	64.673

\* BPA Forecast  
 + Includes Conservation

Table 6 - Load Forecast

Year	BPA Load	BPA Tier 1		Yelm Generation	TRL Less Resources	BPA Load Shaping	Above* RHWM
	Forecast (TRL) (aMW)	CHWM (aMW)	RHWM (aMW)				
2020	31.754	24.735	23.980	7.109	0.665	0.665	0.000
2021	32.551	24.735	23.980	7.114	1.457	0.457	1.000
2022	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2023	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2024	32.760	24.735	23.248	7.109	2.403	0.403	2.000
2025	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2026	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2027	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2028	32.760	24.735	23.248	7.109	2.403	0.403	2.000
2029	32.739	24.735	23.248	7.114	2.377	0.377	2.000
2030	32.739	24.735	23.248	7.114	2.377	0.377	2.000

\* This represents the amount of power that will need to be purchased.

- Sewer – The City has sewer lines north of Scheuber and east on Military road
  - **2019 Centralia General Sewer/Facility Plan**  
<https://www.cityofcentralia.com/DocumentCenter/View/969/Centralia-General-Sewer-Facility-Plan-2019-Update-PDF>
    - Summary of Key Elements, pg 3-18
    - Service Area 35-64
    - Projected Flows, pg 69
    - Future Loads, pg 73
    - Existing system, pg 77-86
    - Treatment Plant, pg 144-155

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 3-4. Projected Flow Rates

Year	Estimated Population (City)	Flow Scenario	Flow (mgd)
2020	17,500	Average Annual	2.20
		Maximum Month	5.40
		Maximum Day	7.75
		Peak Hour	8.28
2025	18,765	Average Annual	2.36
		Maximum Month	5.79
		Maximum Day	8.31
		Peak Hour	8.88
2030	22,535	Average Annual	2.84
		Maximum Month	6.96
		Maximum Day	9.98
		Peak Hour	10.67
2035	24,164	Average Annual	3.04
		Maximum Month Wet Weather	7.46
		Maximum Month Dry Weather	2.1
		Maximum Day	10.70
		Peak Hour	11.44

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 ppcd and the maximum month TSS load was 3,973 ppcd. Based on the City’s currently rated BOD5 loading capacity of 4,400 ppcd and TSS loading capacity of 5,000 ppcd, the plant is operating at 86 percent of its BOD5 capacity and 79 percent of its TSS capacity.

**Table 3-5. 2015 WWTP Loading**

Constituent	Flow Scenario	Concentration (mg/L)	Loading (ppd)	Per Capita Loading (ppcd) <sup>a</sup>
BOD <sub>5</sub>	Average Annual	230	2,764	0.177
	Maximum Month	317	3,776	0.243
	Maximum Day	349	5,508	0.354
TSS	Average Annual	271	3,230	0.207
	Maximum Month	366	3,973	0.255
	Maximum Day	412	5,486	0.352

<sup>a</sup> Based on sewered population of 15,570.

Notes:  
mg/L = milligram(s) per liter

3-8

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CHAPTER 3 – FLOWS AND

**Table 3-5. 2015 WWTP Loading**

Constituent	Flow Scenario	Concentration (mg/L)	Loading (ppd)	Per Capita Loading (ppcd) <sup>a</sup>
ppd – pounds per day				
ppcd = pounds per capita day				
BOD = biochemical oxygen demand				
TSS = total suspended solids				

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 3-6. Projected Loads**

Year	Estimated Population (City)	Flow Scenario	Projected BOD Loading (ppd)	Projected TSS Loading (ppd)
2020	17,500	Average Annual	3,106	3,630
		Maximum Month	4,244	4,465
		Maximum Day	6,191	6,167
2025	18,765	Average Annual	3,331	3,893
		Maximum Month	4,551	4,788
		Maximum Day	6,638	6,612
2030	22,535	Average Annual	4,000	4,675
		Maximum Month	5,465	5,750
		Maximum Day	7,972	7,941
2035	24,164	Average Annual	4,289	5,013
		Maximum Month Wet Weather	5,860	6,160
		Maximum Month Dry Weather	5,430	6,220
		Maximum Day	8,548	8,515

- Stormwater - The City has stormwater lines north of Scheuber and east on Military road
  - **2021 Stormwater Management Program**  
<https://www.cityofcentralia.com/DocumentCenter/View/910/Surface-Stormwater-Management-Plan-PDF>
  - **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.

- **Centralia Comprehensive Plan Transportation Element -**  
[https://www.cityofcentralia.com/SIB/files/Comprehensive%20Plan/2018\\_CP\\_Chapter\\_10\\_Transportation%20Element.pdf](https://www.cityofcentralia.com/SIB/files/Comprehensive%20Plan/2018_CP_Chapter_10_Transportation%20Element.pdf)
  - 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

# Scheuber Heights UGA Amendment Map



Date: 3/22/2022



City Limits

Centralia UGA

UGA Amendment  
45.17 Acres

### Legend

- City\_Limits\_2019
- UGA\_Boundary\_2020

Exhibit B

# Centralia Land Use Analysis of Residential Zoned Properties

## Including Potential UGA Amendment of Scheuber Heights (45.17 Acres)

### Updated June 13, 2022

June 13, 2022 (changes from May 2018)													
Removed 809 from R5A (1 unit per 5 acres) = 161.8 lots = around 388 people													
Changed infrastructure to negative number													
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													
										PPH (#13)	2.41	Population based on the Available Land	
Land Use Densities	Comp Plan/Zoning	Gross Acres	Critical Areas Deductions (#7)	Committed Land	Net Acres	25% Market Factor (#11)	Infrastructure (#6)	Available Land	Households	Pop: Low	Pop: Med	Pop: High	
			-10%	-25%		-25%	-25%			30%	60%	90%	
High - 20 du/acre <sup>4</sup>	HDR/R:20	76.71	(7.67)	(19.18)	49.86	(12.47)	(14.96)	22.44	448.75	324.45	469.15	973.35	
Medium High - 15 du/acre <sup>4</sup>	MHDR/R:15	153.36	(15.34)	(38.34)	99.68	(24.92)	(29.91)	44.86	672.87	486.48	703.45	1,459.45	
Medium - 8 du/acre <sup>4</sup>	MDR/R:8	1,363.62	(136.36)	(340.91)	886.35	(221.59)	(265.91)	398.86	3,190.87	2,307.00	3,335.92	6,921.00	
Low - 4 du/acre <sup>4</sup>	LDR/R:4	1,553.10	(465.93)	(388.28)	698.90	(174.72)	(174.72)	349.45	1,397.79	1,010.60	1,461.33	3,031.81	
Very Low - min 2 du/acre <sup>5</sup>	VLDR/R:2	976.89	(293.07)	(244.22)	439.60	(109.90)	(109.90)	219.80	439.60	317.83	459.58	953.49	
Rural Res - Rural - min 5 acre parcel <sup>5</sup>	Rural Residential/R-5A	1,597.10	(479.13)	(399.28)	718.70	(179.67)	(179.67)	359.35	71.87	51.96	75.14	155.88	
Com. - Limited Business District	LBD	146.57	(14.66)	(12.85)	119.07	(29.77)	(29.77)	59.53	476.27	344.34	497.92	1,033.03	
Com. - Core Commercial	CBD/C-3	51.38	(5.14)	(36.64)	9.60	(2.40)	-	7.20	143.99	104.11	150.54	312.32	
<b>June 3, 2022 (changes from May 2018)</b>		<b>5,918.73</b>	<b>(1,417.29)</b>	<b>(1,479.68)</b>	<b>3,021.76</b>	<b>(755.44)</b>	<b>(804.83)</b>	<b>1,461.48</b>	<b>6,842.02</b>	<b>4,946.78</b>	<b>7,153.04</b>	<b>14,840.33</b>	
<b>UGA ADDITIONAL 45.18 Acres</b>	LDR/R:4	<b>45.17</b>	<b>(13.55)</b>	<b>(11.29)</b>	<b>20.33</b>	<b>(5.08)</b>	<b>(5.08)</b>	<b>10.16</b>	<b>40.65</b>	<b>29.39</b>	<b>42.50</b>	<b>88.18</b>	
<b>Totals</b>		<b>5,963.90</b>			<b>6,064</b>			<b>1,472</b>	<b>6,882.67</b>	<b>4,976.17</b>	<b>7,195.54</b>	<b>14,928.51</b>	

- The following footnotes apply to the tables for both the incorporated and unincorporated areas:
- Land base accounts for all residential areas within Urban Growth Boundary (UGB).
  - The Land Base Reduction Factors allow for the calculation of net available residential land for future development.
  - 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).
  - 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.
  - 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.
  - 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.
  - 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)
  - The City has an Interlocal agreement with the County for governmental jurisdiction.
  - 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.
  - 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.
  - 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.
  - Committed land include existing lots that are not eligible to be further divided based on minimum lot requirements under proposed residential zoning.
  - Population projection based on 2.41 persons per household 2010 Census
  - Low Density - 30%, Medium 60%, High 90%

# Scheuber Heights Zoning Map

Date: 3/22/2022



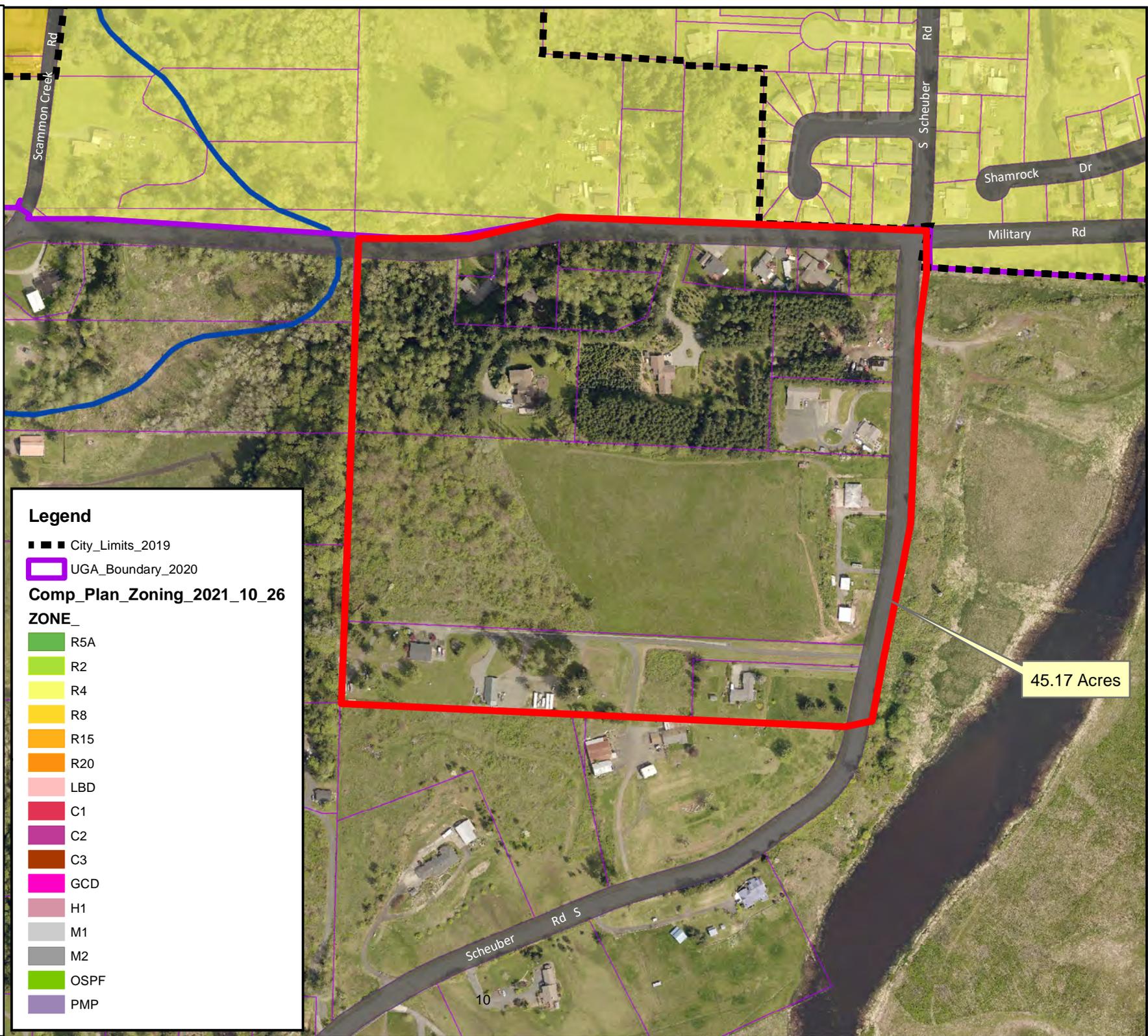
**Legend**

- City\_Limits\_2019
- UGA\_Boundary\_2020

**Comp\_Plan\_Zoning\_2021\_10\_26**

**ZONE\_**

- R5A
- R2
- R4
- R8
- R15
- R20
- LBD
- C1
- C2
- C3
- GCD
- H1
- M1
- M2
- OSPF
- PMP



45.17 Acres

# Scheuber Heights Utilities Map

Exhibit D

Date: 3/22/2022



**Legend**

- City\_Limits\_2019
- UGA\_Boundary\_2020
- Watermain\_090309
- Power\_100708
- Sewer\_100708

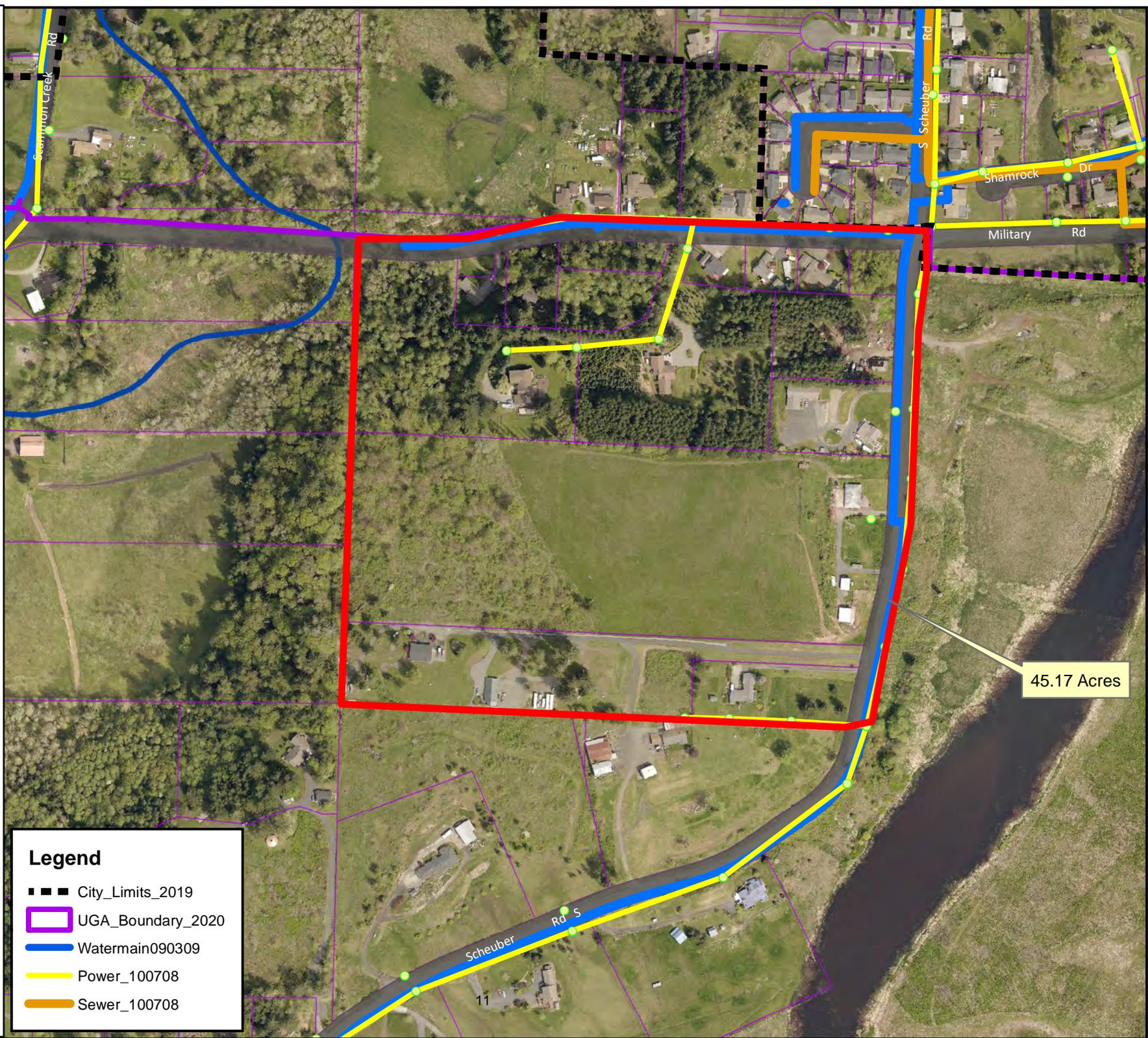
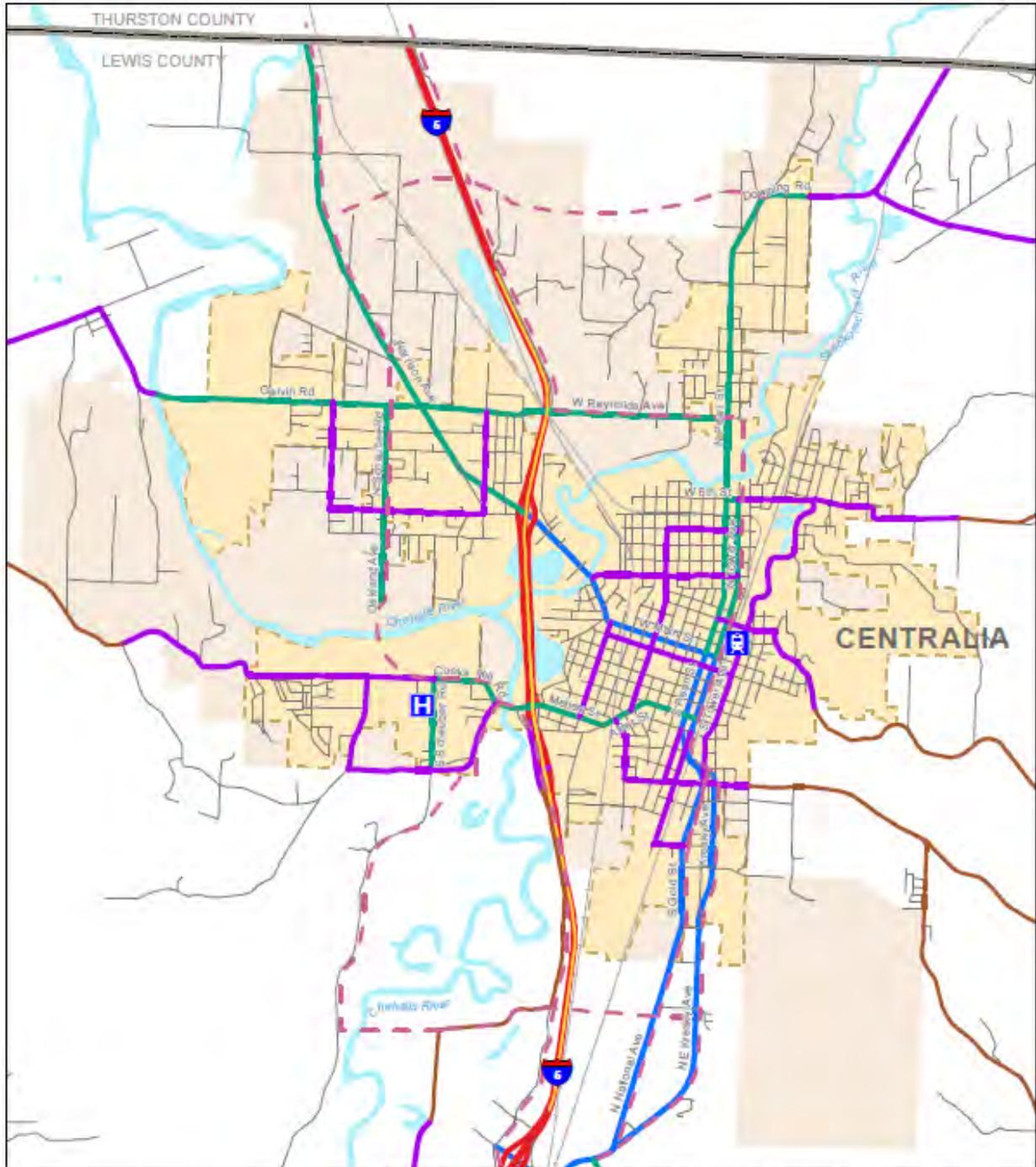


Exhibit E



Source: CH2M (2006, Updated 2017), Lewis County (2017), WSDOT

- Local Roadway
- Minor Collector
- Major Collector
- Minor Arterial
- Principal Arterial
- Interstate
- - - Future County Arterial
- Collector-Distributor (CD) Lane
- Amtrak Station
- Hospital
- Centralia City Limits
- Urban Growth Area

0 0.5 1 Miles



**Map 1**  
**Functional Roadway**  
**Classifications**  
**Centralia, WA**

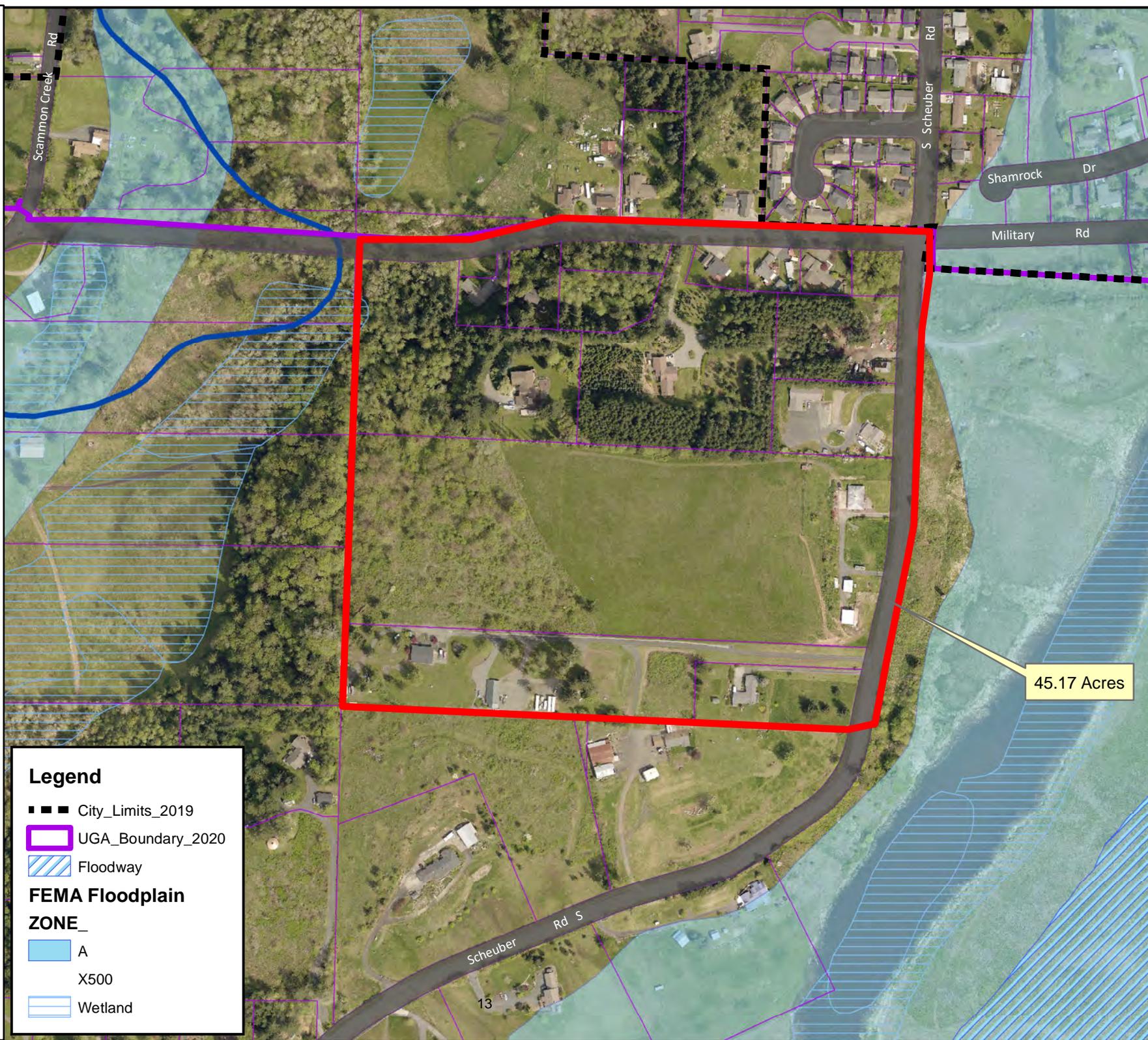
# Scheuber Heights Floodplain

Date: 3/22/2022



**Legend**

- City\_Limits\_2019
- UGA\_Boundary\_2020
- Floodway
- FEMA Floodplain**
- ZONE\_**
- A
- X500
- Wetland



45.17 Acres

# Scheuber Heights Steep Slopes

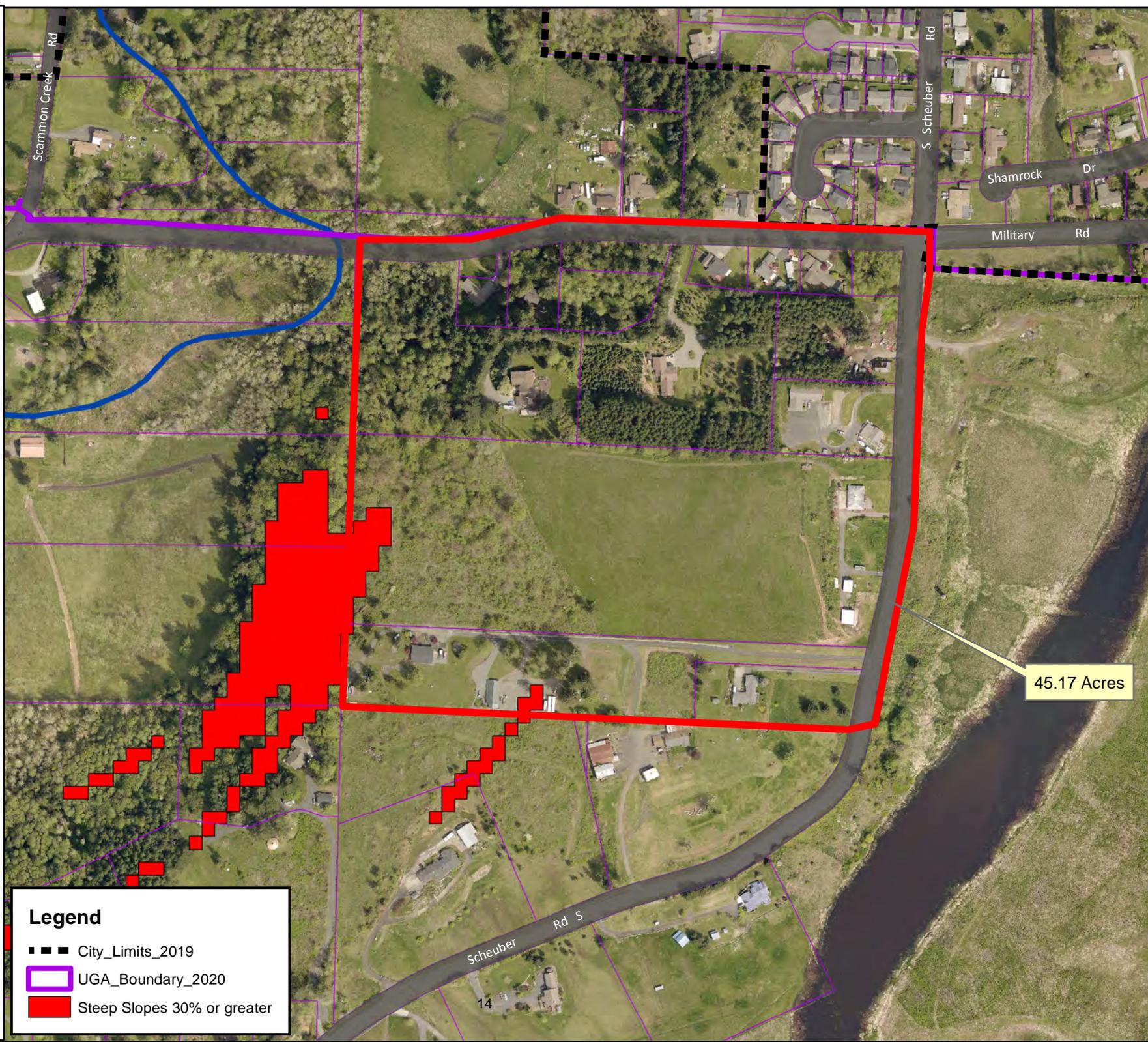
Exhibit F

Date: 3/22/2022



## Legend

- City\_Limits\_2019
- UGA\_Boundary\_2020
- Steep Slopes 30% or greater



# **EXHIBIT G:**

## **1: PUBLIC MEETINGS**

**City Council, Planning Commission, &  
Site Plan Review Committee**

## **2. APPLICATION**

## **3. PUBLIC COMMENTS**



# CENTRALIA CITY COUNCIL MEETING AGENDA

## Tuesday – March 8, 2022 – 7:00 p.m.

### Council Members

**Sarah Althaus**

Council District No. 2

[salthaus@cityofcentralia.com](mailto:salthaus@cityofcentralia.com)

360-827-0597

**Elizabeth Cameron**

Council Position No. 1 At Large

[ecameron@cityofcentralia.com](mailto:ecameron@cityofcentralia.com)

360-669-3883

**Leah Daarud**

Council Position No. 3 At Large

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360-540-8580

**Cameron McGee**

Council District No. 1

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360-880-2092

**Kelly Smith Johnston**

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**Max Vogt**

Council District No. 3

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360-669-9894

**Mark Westley**

Council District No. 4

[mwestley@cityofcentralia.com](mailto:mwestley@cityofcentralia.com)

360-269-3324

**City of Centralia**  
118 W. Maple Street  
Centralia, WA 98531  
360-330-7671

**City Website**  
[www.cityofcentralia.com](http://www.cityofcentralia.com)

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

<b>To:</b> Mayor and City Council	<b>Council Meeting Date:</b> March 8, 2022
<b>From:</b> Emil Pierson, Community Development Director	<b>Department:</b> Community Development
<b>Subject:</b> Consideration to either process the request from Levi Altauser 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 Althausser 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**

<b>Implementation</b>	<b>\$</b>	<b>Annual Ongoing</b>	<b>\$ 0.00</b>
	<b>Funds in Current Budget</b>		<b>Appropriation/Amendment Required</b>

**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

## PLANNING COMMISSION

Jakob McGhie, Chair  
Term: 7/10/2022

Norm Chapman, Vice-Chair  
Term: 2/11/2023

Jackie Franks  
Term: 4/23/2023

Beth Sweeney  
Term: 9/29/2025

Todd McCann  
Term: 2/23/2024

Rosie O'Connor  
Term: 5/23/2021

Bonnie Canaday-Coumbs  
Term: 12/15/2025

Open, Alternate  
Term:

Open, Alternate  
Term:

## STAFF MEMBERS

Emil Pierson, AICP  
CD Director

Hillary Hoke  
Asst. CD Director

### **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.
- E. Approval of Planning Commission Meeting Minutes from February 10, 2022. Pgs. 1-2
- 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**

**COMMUNITY DEVELOPMENT DEPT.  
360-330-7662**

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Hillary Hoke, Asst. Director  
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Mike Watilo, Building Inspector  
[mwatilo@cityofcentralia.com](mailto:mwatilo@cityofcentralia.com)

**PUBLIC WORKS DEPARTMENT  
360-330-7512**

Kim Ashmore, PW Director  
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**City Engineering**  
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**Waste Water Department**  
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Dee Russell, Pretreatment  
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**Water Department**  
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**City Light**  
ML Norton, CCL Director  
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Dave Hayes, Electrical Engineering  
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**Administration**  
Danielle Hansen, Office Coordinator  
[dhansen@cityofcentralia.com](mailto:dhansen@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY  
360-330-9854**  
Kevin Anderson, Asst. Chief/Fire Marshal  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)

**LEGAL DEPARTMENT  
360-330-7675**

**City Attorney**  
Shannon M. Murphy-Olson  
[smurphy@cityofcentralia.com](mailto:smurphy@cityofcentralia.com)

**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=m539d3b6d25547f58ff6f9b0e8d075517>

*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



# PLANNING DEPARTMENT

Centralia City Hall, 2<sup>nd</sup> Floor  
 118 W. Maple Street  
 PO Box 609  
 Centralia, WA 98531

Phone: 360.330.7662  
 Fax: 360.330.7673  
 Website: cityofcentralia.com

## General Application

Date: 1/28/2022			FOR OFFICIAL USE ONLY
Address (Location): 1426 Scheuber Rd.			PERMIT NUMBER(S):
Applicant's Name: Levi Althausser			
Applicant's Address: 109 N Tower Ave. Ste 200			PROJECT: Approved _____ Denied _____
City: Centralia	State: WA	Zip: 98531	DATE ISSUED:
Phone: 360-915-4452	Cell:	Email: Levialthausser@gmail.com	ATTACHED: Plat maps Supporting applications # _____ Completed checklist(s) # _____ Legal Description (in Word) Receipt # _____
Property Owner(s): Steve & Candace Ash			
Property Owner's Address:			
City: Centralia	State: WA	Zip: 98531	
Phone:	Cell:	Email:	
Engineer or Surveyor: Brandon Johnson			Parcel Number:
Engineer or Surveyor's Address:			Total Acreage:
City:	State:	Zip:	Present Use of Property:
Phone:	Cell:	Email:	Proposed Use of Property:
Nearest intersection to the property:			Present Zoning:
<b>Please provide the following:</b> <input type="checkbox"/> Application and checklist for specific work requested <input type="checkbox"/> Filing Fees _____ <input type="checkbox"/> 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	
[Signature]		1/28/2022	

For Official Use Only

Master Application

Rec'd 1-28-22

Page \_\_\_ of \_\_\_

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

Name	Address	Phone Number
Terry Pelt	14110	380-6359
BRIAN KOPA	1444	360-870-7000
Mindy Kopa	1444 S. Scheuber	360-870-7001
Kaske	2104 Graf Rd	956 459-4007
Steve Osh	1426 Scheuber	(360) 520-2275
Candace M. Osh	1426 Scheuber	(360) 520-2220

**From:** [Dave Von Rotz](#)  
**To:** [Emil Pierson](#)  
**Subject:** [External]UGA  
**Date:** Thursday, March 10, 2022 10:51:49 AM

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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 being down our property value. . We ourselves and several ~~media~~<sup>Neighbors</sup> ~~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

Amanda Budziak  
RB

## Deena Bilodeau

---

**From:** Joey Laske <drjoeylaske@gmail.com>  
**Sent:** Monday, March 21, 2022 12:44 PM  
**To:** Deena Bilodeau; Gmail; Gmail; Charlotte Laske  
**Subject:** [External]Property zoning changes being voted on at this weeks City Board Meeting

**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,

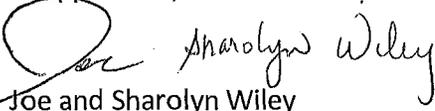
We moved to Centralia 27 years ago from East Lansing, Michigan to the Swanson Heights area. Before purchasing a home there, we heard that the city might bring in a sewer project. We called Jan Stemkoski, Centralia City Engineer, and he said they had no plans for that. We were surprised a few years later 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,

  
Joe and Sharolyn Wiley

126 Eloah Way  
Centralia, WA 98531

March 21, 2022

Hello Centralia City Council,

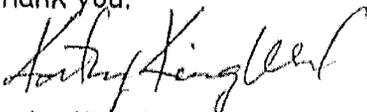
I am writing to you today about the proposed project on S. Scheuber Rd.

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.

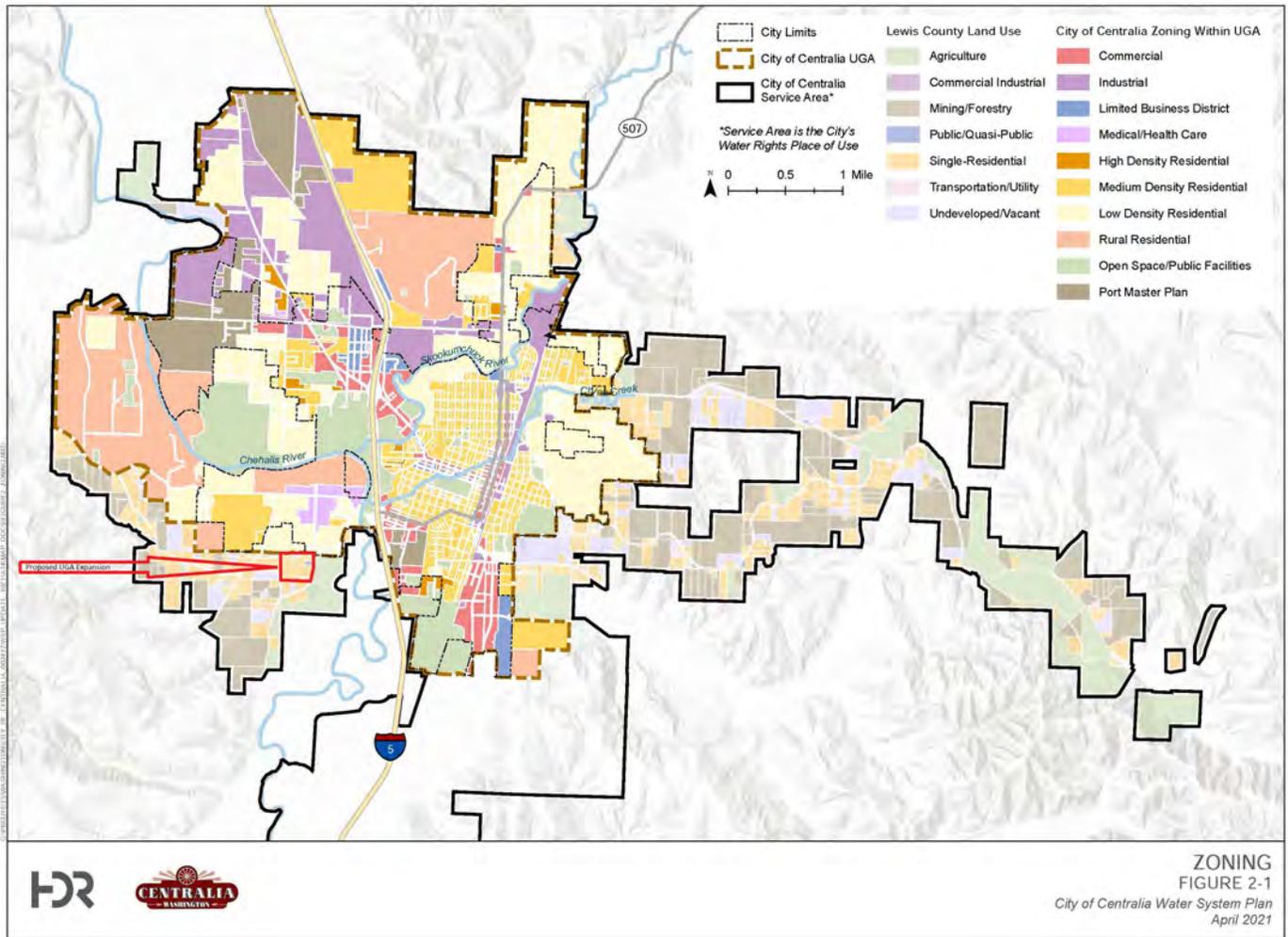
All residents of Lewis County and Centralia chose to live in this area for many reasons, and many because of the ruralness. None chose to live here for big city-type lifestyles. We are proud to live in a smaller town community that has a beautiful ruralness. The new property owner, who is not a resident 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 outskirts.

Thank you.

  
Kathy King Wood

# Attachment B: Centralia UGA Expansion Vicinity Map



## Attachment C: Centralia UGA Expansion Proposal Supporting Materials

The following documents and the information contained therein are incorporated into the public record by reference. The documents are available on the City of Centralia webpage <https://www.cityofcentralia.com/> at the links below.

### Documents Incorporated by Reference:

2017 City of Centralia Transportation Element

<https://www.cityofcentralia.com/DocumentCenter/View/413/Centralia-Transportation-Plan---May-22-2018-PDF>

2018 City of Centralia Comprehensive Plan

<https://www.cityofcentralia.com/230/Comprehensive-Plans-Documents>

2019 Centralia General Sewer/Facility Plan

<https://www.cityofcentralia.com/DocumentCenter/View/969/Centralia-General-Sewer-Facility-Plan-2019-Update-PDF?bidId=>

2020 City of Centralia Electric Resource Plan

<https://www.cityofcentralia.com/DocumentCenter/View/469/2020-Electric-Utility-Resource-Plan-PDF?bidId=>

2021 Centralia Water System Plan

<https://www.cityofcentralia.com/DocumentCenter/View/995/Water-System-Plan-2021-PDF>

2021 Stormwater Management Program

<https://www.cityofcentralia.com/DocumentCenter/View/910/Surface-Stormwater-Management-Plan-PDF?bidId=>

The following are findings of fact that are in addition to the findings presented in the June 17, 2022 Staff Report.

## **I. Growth Management Act**

### **1 RCW 36.70A.110 & WAC 365-196-325**

(2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

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. 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.

(8)(a) Except as provided in (b) of this subsection, the expansion of an urban growth area is prohibited into the one hundred year floodplain of any river or river segment that: (i) Is located west of the crest of the Cascade mountains; and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology.

There is no floodplain located within the proposed UGA expansion area. See Attachment A, Exhibit F. Therefore this criterion is met.

### **2 RCW 36.70A.210 & WAC 365-196-305**

(3) Relationship to comprehensive plans. The comprehensive plans of counties and cities must comply with both the county-wide planning policies and the act. Any requirements in a county-wide planning policy do not replace requirements in the act or any other state or federal law or regulation.

Please refer to Section II.

### **3 WAC 365-196-320**

(3) Coordination of planning in urban growth areas. (a) The capital facilities element and transportation element of the county or city comprehensive plan must show how adequate public facilities will be provided and by whom. If the county or city with land use authority over an area is not the provider of urban services, a process for maintaining consistency between the land use element and plans for infrastructure provision should be developed consistent with the county-wide planning policies. (b) If a city is the designated service provider outside of its municipal boundaries, the city capital facilities element must also show how urban services will be provided within their service area. This should include incorporated areas and any portion of the urban growth area that it is assigned as a service area or potential annexation area designated under RCW 36.70A.110(7). See WAC 365-196-415 for information on the capital facilities element.

#### Water

The Centralia Water System has 4,039,195 gpd (gallon per day) capacity and based on an estimated 14,382 ERUs (residential units). The total need based on the 20-year forecast is 10,500 ERUs; therefore, there is more capacity in the current system than is needed within the 20-year planning period. The additional load of the 45.17 acre UGA expansion, which will result in will 80 ERUs.

#### Sewer

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 the UGA expansion. 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

If this area was brought into Centralia's UGA it would be in two different city-designated stormwater sub-basins – the East Scammon Creek and the South Chehalis River. 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.

#### Transportation

The site is accessed by two Lewis County 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. The Interlocal Agreement states that Lewis County is responsible for road repair until such time as the site is annexed.
2. When the properties are annexed and developed, road improvements will be required through Centralia City Code as part of a new subdivision project.

Therefore, this criterion is met.

(4) Level of financial certainty required when establishing urban growth areas. (a) Any amendment to an urban growth area must be accompanied by an analysis of what capital facilities investments are necessary to ensure the provision of adequate public facilities. (b) If new or upgraded facilities are necessary, counties and cities must amend the capital facilities and transportation elements to maintain consistency with the land use element. (c) The amended capital facilities and transportation elements must identify those new or expanded facilities and services necessary to support development in new urban growth areas. The elements must also include cost estimates to determine the amount of funding necessary to construct needed facilities. (d) The capital facilities and transportation elements should identify what combination of new or existing funding will be necessary to develop the needed facilities. Funding goals should be based on what can be raised by using existing resources. Use of state and federal grants should be realistic based on past trends unless the capital facilities element identifies new programs or an increased amount of available funding from state or federal sources. (e) If funding available from existing sources is not sufficient, counties and cities should use development phasing strategies to prevent the irreversible commitment of land to urban development before adequate funding is available. Development phasing strategies are described in WAC 365-196-330. Counties and cities should then implement measures needed to close the funding gap. (f) When considering potential changes to the urban growth area, counties should require that any proposal to expand the urban growth area must include necessary information to demonstrate an ability to provide adequate public facilities to any potential new portions of the urban growth area.

The capital facilities plans include necessary upgrades and budgets related to each upgrade. There is sufficient capacity within the existing water and sewer system to serve the expansion area. Individual hook ups will be completed by the developer at the time of development. Therefore, this criterion is met.

## II. 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.

The proposed amendment is not related rural areas therefore policies 1.7 and 1.8 are not applicable.

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, MRPs, and as new fully contained communities pursuant to RCW 36.70A.350.

The proposal is an expansion of the Centralia UGA to accommodate housing need based on the 20-year population forecast. Urban growth will occur at a low residential density (4 units per acre) within the UGA. Therefore, this planning policy is met.

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.

The proposal is an expansion of the Centralia UGA to accommodate housing need based on the 20-year population forecast. Therefore, this planning policy is met.

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.

Urban growth will occur at a low residential density (4 units per acre) within the UGA. Therefore, this planning policy is met.

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.

The UGA proposal includes the entire right of way of Graf Road and S Scheuber Road adjacent to the site. Therefore, this planning policy is met.

1.4 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.

The City of Centralia and Lewis County currently have an Interlocal Agreement that defines the application of development regulations. Therefore, this planning policy is met.

## Attachment D: Centralia UGA Expansion Proposal Findings of Fact

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.

The site does not adjoin Interstate 5 or US Highways. Therefore, this planning policy is met.

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.

The site does not adjoin Interstate 5 or US Highways. Therefore, this planning policy is met.

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.

All services providers will be informed of the proposed UGA amendment through Notice of Hearing for the Planning Commission and the SEPA review process. Therefore the proposed amendment is consistent with this planning policy.

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

Please refer to Growth Management Act findings.

1.11 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.

The City of Centralia and Lewis County currently have an Interlocal Agreement that defines the level of service in unincorporated UGA. Therefore this planning policy is met.

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.

## Attachment D: Centralia UGA Expansion Proposal Findings of Fact

Please refer to Growth Management Act findings.

- 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.

Please refer to Growth Management Act findings.

- 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.

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. 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 site is currently zoned for rural residential development, RDD-5, and is not a conversion of resource land. Therefore, this planning policy is met.

- 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?

## Attachment D: Centralia UGA Expansion Proposal Findings of Fact

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. 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. Please refer also to Growth Management Act findings. Therefore, this planning policy is met.

### **11 Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.**

The proposed amendment has been processed according to LCC 17.05 and 17.12 requirements and meeting all applicable state laws. The process meets planning policies.

2022-02-10	City of Centralia Planning Commission Workshop
2022-03-07	City of Centralia Site Plan Review Committee
2022-03-08	City of Centralia City Council Hearing
2022-03-10	City of Centralia Planning Commission Hearing
2022-06-01	Planned Growth Committee Meeting

#### *Upcoming*

2022-06-28	Lewis County Planning Commission Workshop
2022-07-26	Lewis County Planning Commission Public Hearing
August	SEPA Determination Issued and posted to: <ul style="list-style-type: none"><li>• The Chronicle</li><li>• Properties within 500 feet of subject properties</li><li>• Parties to the Record</li><li>• SEPA Register</li><li>• Interagency Review list</li><li>• Tribal Review list</li><li>• School District</li><li>• Fire District</li><li>• On Site</li><li>• On Lewis County Community Development Website</li></ul>
September	Comments on SEPA Determination due
September	SEPA Appeals due
November	Board of County Commissioners Public Hearing

### **12 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.**

Please refer to Growth Management Act findings.

### III. Lewis County Comprehensive Plan

#### URBAN GROWTH AREAS

##### 1.1 Classify and size urban growth areas based on RCW 36.70A.110.

Please refer to Growth Management Act findings.

##### 1.2 Ensure that sufficient area is included in urban growth areas to accommodate the county's adopted 20-year population forecast, to allow for market choice and location preferences, and to provide for economic development opportunities.

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. 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. Therefore this policy is met.

##### 1.3 Confirm that the location and size of urban growth areas match the capability of the affected community to serve the areas with urban levels of governmental services.

#### Water

The Centralia Water System has 4,039,195 gpd (gallon per day) capacity and based on an estimated 14,382 ERUs (residential units). The total need based on the 20-year forecast is 10,500 ERUs; therefore, there is more capacity in the current system than is needed within the 20-year planning period. The additional load of the 45.17 acre UGA expansion, which will result in will 80 ERUs. Therefore this criterion is met.

#### Sewer

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 the UGA expansion. 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

If this area was brought into Centralia's UGA it would be in two different city-designated stormwater sub-basins – the East Scammon Creek and the South Chehalis River. 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.

Transportation

The site is accessed by two Lewis County 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. The Interlocal Agreement stats that Lewis County is responsible for road repair until such time as the site is annexed.
2. When the properties are annexed and developed, road improvements will be required through Centralia City Code as part of a new subdivision project.

Therefore this criterion is met.

**1.4 Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.**

There are no critical areas located on the site. Therefore this policy is met.

**2.1 Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.**

The future land use of the site will be urban residential development at a density of 4 units per acre. Therefore this policy is met.