

Planning Commission Workshop



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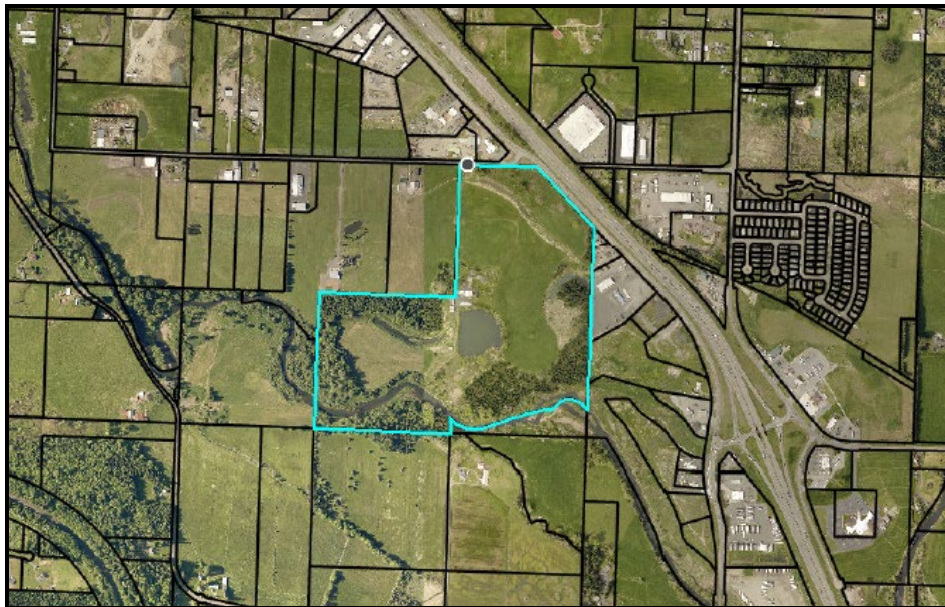
STAFF REPORT

CHEHALIS-BREEN UGA EXPANSION

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

SUMMARY

The City of Chehalis has requested an expansion of their Urban Growth Area (UGA) boundary to accommodate the 2040 population forecast of 11,230 people. The site is 109.8 acres, consisting of one parcel 017904002002, bound on the north by Hamilton Road and east by Interstate 5 (Map 1). The intended future land use of the site is mixed commercial and residential use, including multi-family residential. Attachment A is the full City of Chehalis proposal, Attachment B is a Vicinity Map and Attachment C includes supporting materials.



Map 1: Chehalis - Breen UGA Expansion Area

ANALYSIS

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 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 Chehalis 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.

Chehalis's 20-year population forecast is 11,230 people, which equates to 7,711 dwelling units (referred to hereafter as units). The land capacity analysis shows that the existing UGA can accommodate 1,195 units, leaving a need of 6,516 units by 2040 to meet the 20-year forecast. See Attachment A, Question 2 and Exhibit B.

The proposed UGA expansion will add 110 acres, of which 38 acres are available for development (accounting for critical areas). The proposed future land use proposes residential development at 12 units per acre. Therefore, the proposed UGA expansion area can accommodate 456 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 Chehalis 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 20 (1 unit per 20 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 Chehalis has demonstrated adequacy of public services including water, sewer, stormwater, electrical and transportation services. Please see Attachment D, Findings of Fact, and supporting capital facilities plans listed in Attachment C. City of Chehalis will coordinated with the Chehalis School District and Lewis County Fire District #5 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 Chehalis UGA boundary is located along Hamilton Road/Interstate 5 and would be expanded to include one large parcel. 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.

STAFF RECOMMENDATION

Based on the analysis, staff finds that the City of Chehalis’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 Chehalis. The workshop is scheduled for June 28, 2022. Because this is a quasi-judicial action, no public comments on the Chehalis – Breen UGA Expansion will be taken during the workshop. Public comments may be provided as testimony when the record is open.

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