



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

# Lewis County Planning Comprehensive Plan Periodic Update

February 14, 2023

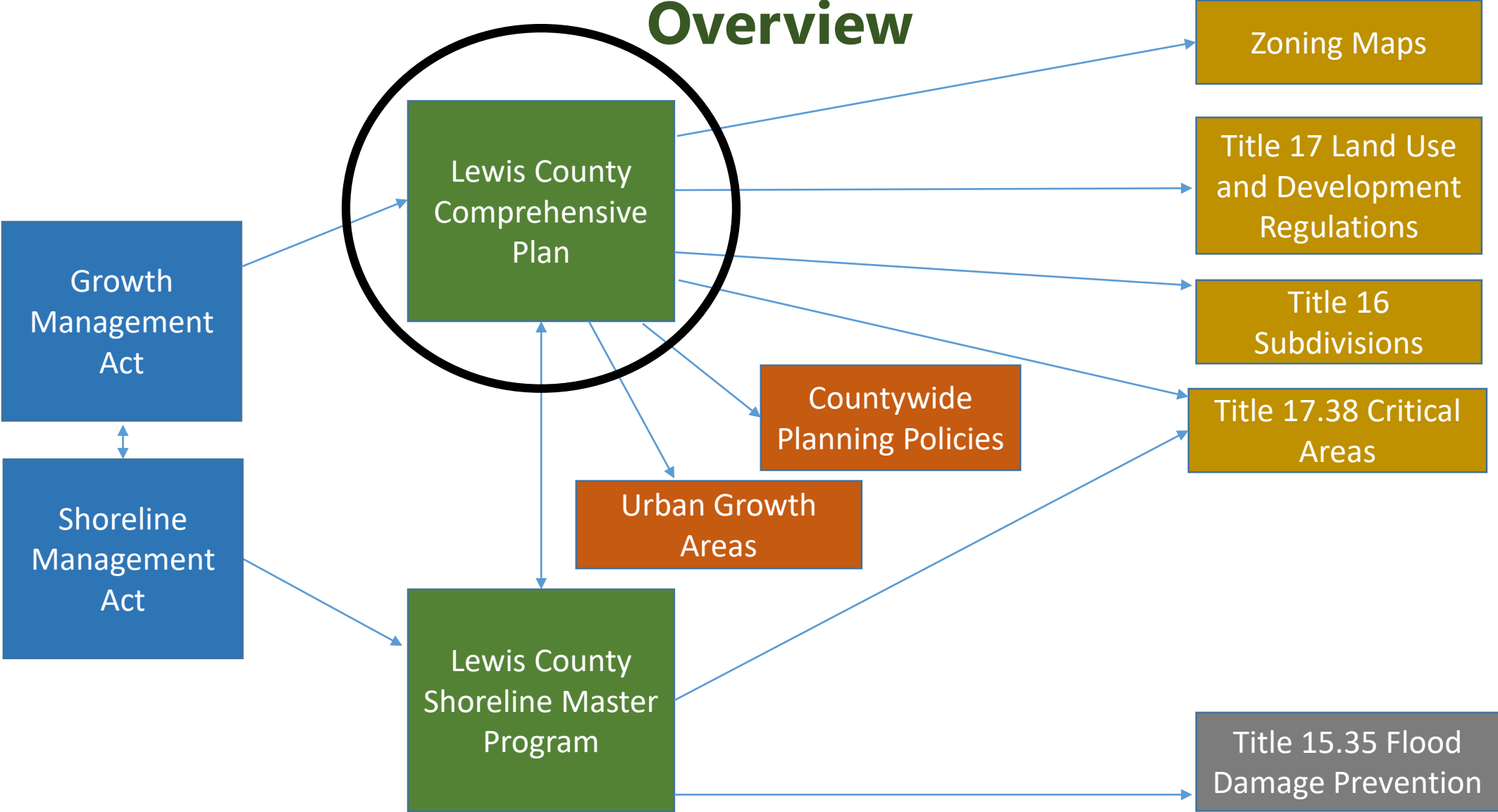


# Agenda

1. Comprehensive Plans Period Update
2. Population Allocations
3. Housing Allocations



# Overview



# Lewis County Comprehensive Plan

<https://lewiscountywa.gov/departments/community-development/adopted-plans/>

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities and Capital Facilities
- Onalaska Subarea Plan



February 14, 2023

Lewis County Planning Commission - Public Workshop

4

# Population Allocations



February 14, 2023

Lewis County Planning Commission – Public Workshop

# Population Allocations

- Office of Financial Management (OFM) 20-year forecast
- County allocates to cities
- Coordinated through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



# Planned Growth Committee

- Mayor (or designee) of each city and Chair of BOCC
- Meets monthly for 2 hours
- Responsibilities: population allocations, housing allocations, UGA amendments and Countywide Planning Policies



# Population Allocations

Why is population allocation important?

- Comp Plan must address the population
- UGAs must be sized to accommodate 20-year populations
- Cities must plan to provide urban services
- Input to housing allocation





# Population Allocations

	2002 OFM Estimated Population			2022 OFM Estimated Population			
City	City Limits	UGA	Total	City Limits	UGA	Total	Growth Rate
Centralia	15,040	3,581	18,621	18,360	4,016	22,376	20.17%
Chehalis	7,055	1,531	8,586	7,365	2,480	9,845	14.66%
Morton	1,050	205	1,255	1,070	232	1,302	3.75%
Mossyrock	490	312	802	780	80	860	7.23%
Napavine	1,360	307	1,667	1,955	14	1,969	18.12%
Pe Ell	660	28	688	650	8	658	-4.36%
Toledo	685	16	701	685	62	747	6.56%
Vader	605	224	829	655	244	899	8.44%
Winlock	1,335	207	1,542	1,695	420	2,115	37.16%
<b>Total</b>	<b>28,280</b>	<b>6,411</b>	<b>34,691</b>	<b>33,215</b>	<b>7,556</b>	<b>40,771</b>	<b>17.53%</b>



# Population Allocations

City	2022 Total Population	20-year Growth Rate	2045 Population Estimate	Population Growth
Centralia	22,376	20.17%	26,888	4,512
Chehalis	9,845	14.66%	11,289	1,444
Morton	1,302	3.75%	1,351	49
Mossyrock	860	7.23%	922	62
Napavine	1,969	18.12%	2,326	357
Pe Ell	658	-4.36%	629	-29
Toledo	747	6.56%	796	49
Vader	899	8.44%	975	76
Winlock	2,115	37.16%	2,901	786
<b>Total</b>	<b>40,771</b>	<b>17.53%</b>	<b>48,077</b>	<b>7,306</b>



# Population Allocations

City	2022 Total Population	2045 Population Estimate	Change in Population	Share of Population Growth
Centralia	22,376	26,888	4,512	39.00%
Chehalis	9,845	11,289	1,444	12.48%
Morton	1,302	1,351	49	0.42%
Mossyrock	860	922	62	0.54%
Napavine	1,969	2,326	357	3.08%
Pe Ell	658	629	-29	-0.25%
Toledo	747	796	49	0.42%
Vader	899	975	76	0.66%
Winlock	2,115	2,901	786	6.79%
<b>Total City</b>	<b>40,771</b>	<b>48,077</b>	<b>7,306</b>	<b>63.15%</b>
<b>Unincorporated</b>	<b>42,629</b>	<b>46,077</b>	<b>4,263</b>	<b>36.85%</b>
<b>Total Lewis County</b>	<b>83,400</b>	<b>94,969</b>	<b>11,569</b>	<b>100.00%</b>



# Housing Allocations



February 14, 2023

Lewis County Planning Commission – Public Workshop

12

# Housing Allocations

- HB 1220
- Department of Commerce guidance
- County allocated housing to cities
- Coordination through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



# Housing Allocations

City	2022 Total Population	2045 Population Estimate	Change in Population	Share of Population Growth
Centralia	22,376	26,888	4,512	<b>39.00%</b>
Chehalis	9,845	11,289	1,444	<b>12.48%</b>
Morton	1,302	1,351	49	<b>0.42%</b>
Mossyrock	860	922	62	<b>0.54%</b>
Napavine	1,969	2,326	357	<b>3.08%</b>
Pe Ell	658	629	-29	<b>-0.25%</b>
Toledo	747	796	49	<b>0.42%</b>
Vader	899	975	76	<b>0.66%</b>
Winlock	2,115	2,901	786	<b>6.79%</b>
<b>Total City</b>	<b>40,771</b>	<b>48,077</b>	<b>7,306</b>	<b>63.15%</b>
<b>Unincorporated</b>	<b>42,629</b>	<b>46,077</b>	<b>4,263</b>	<b>36.85%</b>
<b>Total Lewis County</b>	<b>83,400</b>	<b>94,969</b>	<b>11,569</b>	<b>100.00%</b>



# Housing Allocations

				Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
				0-30%							
				Total	Non- PSH	PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120 %
User Inputs											
12.48%	Chehalis city	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
		Allocation Method A (2020-2045)	786	275	84	151	90	35	27	124	60



# Schedule

- February: PGC Preliminary Population Allocations
- March: PGC Final Population Allocations, Preliminary Housing Allocations
- April: PGC Final vote Population and Housing Allocations
- April: Planning Commission Workshop
- May: Planning Commission Hearing
- June: BOCC Hearing
- July: Periodic Update begins







**This Slide Intentionally  
Left Blank**