



Centralia Comprehensive Plan 2018-2040



ADOPTED AUGUST 28, 2018



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“PRIVILEGED CENTRALIA”

A PREAMBLE TO CENTRALIA’S COMPREHENSIVE PLAN

The Comprehensive Plan is the vision of one of Washington’s oldest cities, the City of Centralia. The City Council and staff are committed to the creation of a 21st Century City, based on the traditions and values of the City’s Founders. Centralia is committed to creating a vibrant community, with the highest levels of livability. The Council is committed to creating a community that citizens will consider it a special privilege to live and work in the City. The City of Centralia will retain its country character with diverse ethnic and economic neighborhoods, will continue to develop a thriving business community, will affirm an on-going commitment to historic preservation, and will continue an investment in significant cultural activities, quality education at all levels, and maximum efficiency and effectiveness in the provision of governmental services. It is the goal and obligation of the Centralia City Council, as implemented by the Centralia City Staff, to create the most enviable and livable small city in the State of Washington.

AFFIRMED THIS 11th DAY OF SEPTEMBER, 2007

REAFFIRMED THIS XXth DAY OF AUGUST, 2018

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CENTRALIA COMPREHENSIVE PLAN INTRODUCTION

- I. Definition And Purposes Of Plan
- II. Background
- III. Plan Format And Content
- IV. Relationship Of The Comprehensive Plan To Other Plans
- V. Relationship To The State Growth Management Act And County-wide Policies
- VI. Citizen Involvement
- VII. Comprehensive Plan Implementation
- VIII. Monitoring And Evaluation

I. DEFINITION AND PURPOSES OF PLAN

The City of Centralia seeks to provide a high quality of life for its residents, including: a safe and secure place to live, an economy that provides jobs, healthy and diverse neighborhoods, choices with respect to ways to get around town, excellent schools, a clean and healthy environment, and extensive and diverse recreational opportunities. The City government is responsible for developing policies, providing public facilities and services, and adopting rules to manage growth and development in a way that reflects community values. Since 1960, the Comprehensive Plan has served as the guide for Centralia’s growth and development.

Definition

The Comprehensive Plan is a broad statement of community goals and policies that direct the physical development of a city. The plan anticipates change and provides specific guidance for legislative and administrative decisions and actions.

The Comprehensive Plan has three general characteristics:

1. **Comprehensive.** The plan includes all geographical and functional elements that have an effect on a city’s development.
2. **Long-range.** The plan seeks to guide immediate change, while also looking beyond the present to anticipate future issues and identify strategies that will create a healthy, safe, and vibrant community.
3. **Flexible.** Planning is an active, continuous process. The plan will continue to evolve to reflect actual experiences, changing circumstances and citizen concerns. The annual amendment process and the GMA’s update requirement will ensure that the document remains a reflection of community priorities and values.

The Comprehensive Plan establishes the goals and policies to guide future decision-making concerning the physical, economic and social development of a city for the next 20-years. The plan demonstrates how many different factors – land use, housing, transportation, capital facilities, public safety, parks, and so forth – must be coordinated to achieve the vision.

The goals and policies in this plan provide the basis for the adoption of regulations, programs, and services which are designed to implement the plan. The primary responsibility for formulating and updating the Comprehensive Plan rests with the Planning Commission with the assistance of the city planning staff and citizen input. The Commission is made up of citizens specifically appointed by the Mayor to make recommendations to the City Council for land use or policy changes to the plan. The final version of the Comprehensive Plan is adopted by the City Council as an official document of the City. The City Council effectively implements the Comprehensive Plan when they adopt the City's annual capital budget, land-use regulations, department work programs, and other legislative functions.

Purpose

The City's Comprehensive Plan is a 20-year vision that provides a basis for public and private interests to undertake projects with a consistent understanding of community goals, policies, and objectives.

The Plan functions as a working frame of reference for government officials and administrators by establishing policies and by specifying methods and standards for implementation of these policies. Public facilities and infrastructure (e.g. sewer, water, stormwater, streets, parks, libraries, and fire stations) can be planned and a program for land acquisition and construction prepared in advance so that the services will be available when and where they are needed.

The Plan devises goals and policies which take into consideration public opinion about government priorities and the economic, physical and governmental factors that affect municipal decisions. These same community policies clarify the City's vision for individual property owners and private interest groups as they make decisions.

Individuals and groups can determine how their own interests can best be served while remaining consistent with goals and policies of the plan. They are assured by the Comprehensive Plan that their investment to the land, will be protected by reasonable continuity.

The Comprehensive Plan is also an important tool to help the City identify challenges and take steps to remedy these challenges before reasonable and desirable solutions are beyond the community's economic capabilities. Planning is a crucial step in avoiding the pitfalls of uncoordinated policies and uncontrolled growth.

II. BACKGROUND

The history of comprehensive planning for the City of Centralia dates back to 1958 when community development meetings were held requesting citizens' input on the direction the City. A Comprehensive Plan was approved in 1960, and a zoning map was adopted in May 1962. The City also completed Comprehensive Plan updates in 1970 and in 1987. In 1994-96, the City Council, along with Centralia College, developed "Centralia 21st Century, A Visioning Project." The project identified important areas of concerns for residents and businesses within the City. Out of the visioning process came goals for the future of Centralia. These goals served as the foundation for the Comprehensive Plan adopted in 1999. In 2006-2007, the City conducted a major update of the Plan. During this process, the City developed "Privileged" Centralia with an

underlying goal of preserving and enhancing the quality of life for its residents by encouraging high-quality service and development as primary objectives. Reminding visitors and residents that visiting, working, and residing in Centralia is truly a privilege. This 2018 Comprehensive Plan update, continues the philosophy of the “Privilege Centralia” and the goals and policies that were adopted by the City leaders in 2007.

Growth Management Act

The State of Washington enacted the Growth Management Act to advance the idea of reducing urban sprawl. It was based upon a number of sub-goals and criteria for cities and counties. Counties and cities identified as “fast-growing” were required to incorporate these goals and the methods for achieving them into a Comprehensive Plan consistent with the provisions and guidelines of the GMA. Centralia was included in the “fast-growing” segment.

This Comprehensive Plan update is based on changes and revisions that have occurred over the last 10 years. It incorporates the elements required by the Growth Management Act (GMA) which is described in greater detail further in this document. In general, the Comprehensive Plan for the City of Centralia provides:

- Policies and recommendations to direct public and private decisions affecting future growth and development;
- Goals and policies adaptable to the changing attitudes and resources of the region;
- A vision, based on community values and goals, of how citizens want Centralia to look and function in the future; and
- Guidelines for making decisions on growth, land use, transportation, public facilities and services, and parks and open space.

III. PLAN FORMAT AND CONTENT

Comprehensive Plan Elements

This Comprehensive Plan is divided into chapters dealing with specific issue areas:

- **Chapter 1 - The Framework Goals.**
This Section contains a general vision for Centralia and all of the goals that the community has formulated over the years. The Goals in Chapter 1 are more general in nature than the specific policies found in the individual chapters of the plan. The framework goals provide guidance and direction in the development of this plan.
- **Chapter 2 - Environmental Element.**
This Element contains information about the environmentally sensitive lands within and adjacent to the City. It also contains goals and policies on how to protect these lands in the future.
- **Chapter 3 - Land Use Element.**
This Element contains the population growth forecasts, as well as residential, commercial, and industrial land supply and demand figures that are the foundation of the plan. The policies and criteria that are used to set the urban growth area (UGA) boundary are also established. The UGA boundary sets the limit of urban development

and represents the anticipated city limits boundary during the 20-year planning period. Future annexations are included in this chapter.

- **Chapter 4 - Housing Element.**
The Housing Element contains an analysis of the existing housing stock in Centralia. It includes recent trends in population, income, and housing availability and affordability. The goals and policies in this chapter reflect the City's commitment to maintaining a range of housing choices for residents of all economic levels.
- **Chapter 5 - Economic Development Element.**
This Element contains the direction, goals, and policies the City would like to pursue in order to provide a stronger economy.
- **Chapter 6 - Historic Preservation Element.**
The Historic Preservation Element manifests Centralia's commitment to preserving the historical architectural and archaeological past of the City.
- **Chapter 7 - Public Facilities Element.**
This Element contains a description of public facilities and services including public safety, educational facilities, and essential facilities.
- **Chapter 8 - Utilities Element.**
The Utilities Element contains a summary of the major public utilities serving Centralia including water, sewer, electricity, stormwater, as well as private utilities such as natural gas, telephone (including cellular), cable television, and other utility providers.
- **Chapter 9 - Capital Facilities and Financing Element.**
This Element contains projections of future needs for facilities and services, integrates the location and capacity of the facilities with the Land Use Element, and provides a financing plan to prioritize and accomplish the projects. The policies in this chapter reflect a commitment to provide adequate, affordable public facilities and services to meet the primary needs of the City during the 20-year planning horizon.
- **Chapter 10 – Transportation Element.**
The Transportation Plan “Element” contains the policy base supporting the City's commitment to providing an interconnected, multi-modal transportation network. The chapter includes an analysis of the existing transportation system and projections of future needs. Alternative modes such as walking, bicycling and transit are supported by policies requiring coordination between land use patterns and transit routes and by completing an interconnected pedestrian and bikeway system.
- **Chapter 11 - Parks, Recreation, and Open Space Element.**
This Element (Plan) includes an inventory and the level of service standards for existing facilities, identification of deficiencies in the system, and projections for future needs. The Parks and Recreation Master Plan was adopted by the City Council in June 2014.
- **Appendices** - Several documents are included in this plan as appendices:
 - A. City Council Resolution
 - B. 2017-2040 Lewis County Population and Economic Forecasts
 - C. Countywide Planning Policies as adopted November 7, 2016

- D. City of Centralia Land Supply Methodology Report produced by JD White Company a division of Berger-Abam Engineering Inc. May 2007 updated by City of Centralia staff in 2018
- E. Centralia Comprehensive Plan Environmental Review
- F. Public Participation Plan adopted by Centralia City Council September 2017.

IV. RELATIONSHIP OF THE COMPREHENSIVE PLAN TO OTHER PLANS

The following plans and documents are related to the development and implementation of the updated Comprehensive Plan.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, revised in 2016.
 - a. **LC Shoreline Master Plan** revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** Adopted in 2017.
7. **City of Centralia 2018 Electric Utility Resource Plan.** The Plan was re-approved in August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** See Transportation Element part of Comprehensive Plan.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

V. RELATIONSHIP TO THE STATE GROWTH MANAGEMENT ACT AND COUNTY-WIDE POLICIES

State law requires Centralia’s Comprehensive Plan be consistent with the Growth Management Act (GMA) and the Lewis County-wide Planning Policies (CWPPs).

In 1990, the Washington State legislature found that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by its residents. They decided that it is in the best public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning. Further, the legislature found that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.

For the first time in the state’s history, all urban counties and their cities were required to plan comprehensively and for the future.

The GMA contains 14 goals that were intended to “guide the development and adoption of comprehensive plan and development regulations of counties and cities required to plan under the act.” (RCW 36.70A.020).

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

9. Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
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.
13. Historic Preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. To provide consistency between shoreline management and growth management by considering the goals and policies of a shoreline master program for a county or city, approved under Chapter 90.58 RCW, as an element of the county or city's comprehensive plan.

County-wide Planning Policies

The GMA also requires urban counties and their cities to jointly develop policies that are to be used to “establish a county-wide framework from which county and city comprehensive plans are developed...” (RCW 36.70A.210). In 1993, Lewis County and cities within the county developed the Lewis County-wide Planning Policies (CWPPs). The CWPPs were reviewed and updated and then adopted in November 2016. These policies are included as part of the 2018 Centralia Comprehensive Plan and are attached as Appendix C. The County with the support of all the cities, will continue to work to amend and update the policies as needed.

VI. CITIZEN INVOLVEMENT

A successful comprehensive plan must involve considerable citizen input. The City of Centralia has made every effort to make the planning process accessible to its citizens and is committed to doing so in the future. The 2018 update has been based upon extensive public involvement. The City anticipates that all future updates will likewise involve considerable citizen input.

Public Participation Plan

The Centralia City Council reviewed and adopted a public participation plan (PPP) as part of the comprehensive plan process and is attached as Appendix F. The Comprehensive Plan update will be prepared by city staff with input and recommendations from concerned citizens, the Planning Commission, and the City Council. The Planning Commission has the responsibility to conduct the planning process, review the results, and to formulate recommendations for the City Council's consideration.

Adoption by the City Council is necessary to make the Comprehensive Plan an official city policy document. The Growth Management Act (GMA) requires that the Council's action to adopt the plan must be based on the “early and continuous citizen participation”. This provision ensures

that the plan represents the community's "informed consent" with respect to community goals and values.

This 2018 Comprehensive Plan update is based on an extensive public involvement process that included open houses, public meetings with community groups, and Planning Commission and City Council hearings and work sessions.

Public involvement activities included:

- **Planning Commission Hearings and Public Work Sessions, 2016-18.** The Planning Commission is comprised of seven (7) residents living in the City or the Urban Growth Area. They volunteer their time to advise the City Council on comprehensive planning, land use codes, and other planning issues. During a series of meetings, the Commission reviewed each plan chapter, considered public comment and testimony as they developed findings, conclusions, and recommendations. The updated Comprehensive Plan chapters were reviewed by the Centralia Planning Commission in a total of 9 public meetings and 2 public hearings.
- **Community Meetings, 2017.** Throughout the process, city staff met with a number of individuals, groups, and agencies to keep them informed of the Comprehensive Plan update and seek input during the process.
- **City Council Hearings and Work Sessions, 2017-2018.** The City Council held a total of 2 public meetings and a public hearing on the Comprehensive Plan. The Planning Commission and City Council accepted public and written comment throughout the process.
- **Website.** Throughout the process, the City has posted the draft Comprehensive Plan and land use maps on the City's website at www.cityofcentralia.com, inviting public comment and feedback.
- **Facebook.** During the process, the City has posted references to the meetings and updated documents on the City's Facebook page referring interested individuals to the City's website.

Public participation in the comprehensive planning processes is required as a matter of law and policy. The City is committed to public involvement in the planning process. The City will continue to make every effort to involve citizens in the process of developing and updating the Comprehensive Plan and subsequent zoning and development regulations.

VII. COMPREHENSIVE PLAN IMPLEMENTATION

A comprehensive plan means little if it is not implemented. To be successful, the plan must be implemented by the combined efforts of individuals, neighborhoods, civic groups, and local government. Many of the plan's goals and policies reflect this shared responsibility.

City government has the primary responsibility to implement the Comprehensive Plan. The City's two main implementation activities are regulating and managing development, and funding capital improvements such as infrastructure. The GMA requires local governments to make sure that their regulations and capital budgets reflect the goals and policies of the Comprehensive Plan.

Land Use Regulations

The City must create and/or update regulations to ensure that growth and development is consistent with the community's values and goals as expressed in the Comprehensive Plan. These regulations include zoning, subdivision, building and environmental codes, historic preservation and design review guidelines and standards.

Capital Budgets and Spending

As communities experience growth, new schools, parks, libraries, streets, utilities, and additional police and fire services are needed to serve the increasing population. The Capital Facilities Plan (CFP) of this plan lists the city facilities that will be needed over the next 20 years to serve the growing population. The City Council updates the CFP yearly as part of the budget process. In addition to ongoing needs for repair and maintenance, the list of capital facility improvements includes the projects that will be needed to support growth in conformance with the Comprehensive Plan.

VIII. MONITORING AND EVALUATION

Throughout the 20-year life of the Comprehensive Plan, monitoring and evaluation should be periodically conducted to assess the effectiveness of the goals and policies, and to identify new practices or ideas that may need to be added in order to produce a result consistent with the GMA, the community's visions and values, and changing needs and priorities. Population growth, land supply, development patterns and densities are particularly important to monitor on an ongoing basis to test growth projections and other assumptions.

Amendments

Comprehensive plans can be amended no more than once a year under the GMA. There is a process in place for residents to request amendments to the text in the Comprehensive Plan (Centralia Municipal Code 20.96).

Updates

Although comprehensive plans may be amended yearly, the Growth Management Act requires cities to fully review and update their plans at least every seven (7) years (RCW 36.70A.130).

The framers of the Comprehensive Plan recognize that the world changes, sometimes rapidly, and that plans, procedures, and policies must also change. It should be recognized that the Comprehensive Plan is a guide for the future. New conditions may require examination of adopted goals and policies.

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CHAPTER 1: FRAMEWORK GOALS

- I. **Characteristics Of A “Privileged” Centralia**
 - II. **City Of Centralia Goals**
 - Environmental*
 - Land Use*
 - Annexation*
 - Housing*
 - Economic Development*
 - Historic Preservation*
 - Utilities*
 - Public Facilities*
 - Capital Facilities And Financing*
 - Parks And Recreation*
-

The Comprehensive Plan is a broad statement of community goals and policies that direct the development of the City. It reflects the vision for the community as manifest by citizen involvement and review, technical analysis, and the judgment of decision-makers. The vision is implemented through the adoption of regulations, programs, and services that reflect the goals, policies, and maps contained in the plan.

The City of Centralia recognizes that the operation of private market forces largely determines the quantity of growth which will occur in the Centralia area. National and regional conditions and trends have more influence on this quantity of growth than do local goals and policies. However, local goals and policies can have a strong influence on precisely where growth occurs and on the quality of development resulting from growth demands.

I. CHARACTERISTICS OF A “PRIVILEGED” CENTRALIA

Preserving and enhancing the quality of life for residents of Centralia by encouraging high-quality services and development is the primary objective of this Comprehensive Plan. The City of Centralia seeks to establish itself as a place where residents and visitors will consider themselves privileged to participate in the local lifestyle. This “privileged” Centralia will incorporate the following characteristics:

1. The City will provide superior public service to its residents in terms of customer service, development assistance, utilities, and public safety. Specifically, the city staff will be available and willing to assist residents with questions and issues. The building and development codes will be clear and transparent. All utility services and traffic corridors will be of high-quality and will be regularly upgraded to maintain the standard of excellence. The utility services will be provided at affordable rates. There will be adequate transportation modes to accommodate various needs. The police department will focus on community policing to maintain a low crime rate, minimize graffiti, and

provide a safe and desirable place to raise families. The Emergency Management Services will be state of the art.

2. The local economy will be strong and diverse. The City will encourage and support existing businesses as well as being committed to further economic development in both commercial and industrial uses.
3. The housing in Centralia will be diverse and meet the needs of a wide-range of individuals and families. The various housing choices and prices will enable a greater number of residents to purchase their own housing units. The downtown area will be a mixed-use neighborhood with commercial and residential dwellings. The city will support diverse and identifiable neighborhoods to create a sense of community.
4. Centralia will provide an opportunity for residents to enjoy favorite activities and broaden their horizons with new activities. The city will have an extensive park and trail system that inter-connects with regional and state-wide trails and high-quality athletic facilities for all ages. The cultural and visual arts will also be supported and encouraged both at the local college and at the community level. The City's proud history and heritage will be celebrated through community festivals and preservation of historic sites. There will be educational opportunities for all citizens through the local public and private schools, college, and community education courses. Further, the cultural and educational opportunities will be expanded as the city seeks to bring technology to all residences and businesses.
5. The natural beauty of the area will be enhanced through habitat protection and green areas as appropriate to an urban area. The natural environment in and around the city will be protected in accordance with governmental requirements. The environmental quality, including the air and water quality, will be high and will not adversely affect the health of the residents.

II. CITY OF CENTRALIA GOALS

The following goals constitute the framework of the Comprehensive Plan:

ENVIRONMENTAL

- | | |
|-----------|---|
| Goal EN 1 | To protect citizens from potential dangers or public costs by limiting development in environmentally inappropriate locations. |
| Goal EN 2 | To protect environmentally sensitive areas such as steep slopes, wetlands, and geologically hazardous areas, which are not suitable for intensive use |
| Goal EN 3 | To protect and manage environmentally sensitive areas with regulations and guidelines based on best available science. |
| Goal EN 4 | To preserve those natural areas having unique historical, cultural, or educational features. |

- Goal EN 5 To minimize the loss of life and property from landslides and seismic, volcanic, or other naturally occurring events, and minimize or eliminate land use impacts on geologically hazardous areas.
- Goal EN 6 To protect surface water and groundwater quality and quantity.
- Goal EN 7 To protect and improve the water quality and biological health of lakes, wetlands, rivers, and streams
- Goal EN 8 To minimize public and private losses from flooding
- Goal EN 9 To protect, conserve, and enhance the ecological functions of important fish, wildlife, and plant habitats.
- Goal EN 10 To protect and improve local and regional air quality.

LAND USE

- Goal LU 1 To create and maintain a vibrant, sustainable, family-oriented community through the balanced allocation of land for housing, commerce, industry, recreation, open space, transportation and public facilities, and other appropriate land uses.
- Goal LU 2 To offer a harmonious blend of opportunities for living, working, and recreating.
- Goal LU 3 To encourage development where adequate city services exist or may feasibly be extended.
- Goal LU 4 To encourage diverse economic development opportunities with an emphasis on sustainable development.
- Goal LU 5 To encourage a vibrant, robust downtown which serves as a focal point for the community.
- Goal LU 6 To designate and zone commercial lands adequate to meet a diversity of needs for retail, service, and institutional development within the city.
- Goal LU 7 To maintain a sufficient supply of industrial lands to encourage the expansion of existing industries and the siting of new ones.

ANNEXATION

- Goal AN 1 To further coordinate planning and decision making among the City, County, and other urban service providers in matters relating to urban services and development.
- Goal AN 2 To ensure that annexations to the City of Centralia meet development and growth needs, create reasonable service areas for city services, and form logical extensions of city boundaries.
- Goal AN 3 To work closely with Lewis County and other governmental entities to ensure an orderly transition from county to city jurisdiction.

HOUSING

- Goal H 1 To maintain and strengthen existing residential neighborhoods.
- Goal H 2 To provide opportunities to develop a mix of housing types throughout the city to meet the needs of all economic segments of the community.

ECONOMIC DEVELOPMENT

- Goal ED 1 To encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.
- Goal ED 2 To encourage the development of a diversified, well-balanced economy with stable, sustained growth.
- Goal ED 3 To locate employment opportunities in areas where adequate infrastructure exists or may be feasibly extended.
- Goal ED 4 To provide a supply of prime industrial sites sufficient to meet market demands for industrial development.
- Goal ED 5 To provide commercial sites sufficient to meet a diversity of needs for retail, service, and institutional development within the city.

HISTORIC PRESERVATION

- Goal HP 1 To develop a greater understanding of our heritage and our ongoing relationship with our past by preserving historic sites where our legacy will be preserved, interpreted and shared.
- Goal HP 2 To support the economic health and vitality of Centralia by preserving the historic nature of the City through seeking creative solutions and using existing resources.

PUBLIC FACILITIES

Public Safety

- Goal PFS 1 To continue to enhance the levels of police and fire protection and to meet the needs identified by these departments.

Police

- Goal PFS 2 To match the level of police services to the public safety needs and conditions of the City of Centralia.
- Goal PFS 3 To include “Crime Prevention through Environmental Design” components in site design guidelines or regulations for new development. Where appropriate, techniques may include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques.

Fire

- Goal PFS 4 To establish and maintain levels of service that meet the fire suppression and emergency medical needs of the Centralia community. Implement a level of service equal to a 6-minute response time 90% of the time.

Education

- Goal PFS 5 To support Centralia School District and the Centralia College master plans as well as their capital improvement and education programs.

Library

Goal PFS 6 To provide a level of public library services adequate to meet the needs of a growing community and changing technology.

Essential Public Facilities (EPF)

Goal PFS 7 To ensure the siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions within the region.

UTILITIES

Goal U 1 To manage all utility growth throughout the city and urban growth areas.

Goal U 2 To use public right-of-ways within the City and the adopted Urban Growth Areas for utilities wherever possible (i.e., water, sewer, communications, electric, stormwater, natural gas, etc).

Goal U 3 To assure that culinary water facilities are developed, maintained, and operated in a resourceful manner.

Goal U 4 To encourage homeowners to connect to the City's sewer system.

Goal U 5 To plan and develop water and sewer systems to complement the land use plan.

Goal U 6 To provide stormwater management to protect, preserve and enhance, where possible, the water quality of streams, lakes, and wetlands and protect life and property from hazardous conditions.

Goal U 7 To minimize the damage to life and property from flooding and other disasters.

Goal U 8 To provide electrical utility service to city residents, the Centralia UGA, and adjacent areas.

Goal U 9 To provide a solid waste collection service.

Goal U 10 To minimize the risk of dangers of hazardous wastes, including hazardous household waste substances.

Goal U 11 To work with providers of telephone, cellular phone, and cable television service and the regulatory agencies to assure appropriate levels of service.

CAPITAL FACILITIES AND FINANCING

General

Goal CF 1 To ensure that the Capital Facilities element is consistent with other city, local, regional and state adopted plans.

Public Safety

Goal CF 2 To provide fire protection, emergency medical services, and police service to the community through a cost-effective and efficient delivery system to maintain a safe environment for the public.

Parks and Recreation

- Goal CF 3 To acquire, develop, and redevelop a system of parks, recreation facilities and open spaces that are attractive, safe, functional, and available to all segments of the population.
- Goal CF 4 To increase the use and effectiveness of existing parks and other recreational facilities.
- Goal CF 5 To provide adequate recreational opportunities for city residents.

Capital Facilities

- Goal CF 6 To provide adequate public facilities that achieve and maintain the level of service standards for existing and future population.

Concurrency

- Goal CF 7 To ensure that water, sewer, and transportation facilities necessary to support new development are available and adequate concurrent with the development, based upon the City's adopted level of service standards.

PARKS AND RECREATION

- Goal P-1 Acquire, develop, and redevelop a high-quality, diversified system of parks, recreation facilities and open spaces that are attractive, safe, functional, and available to all segments of the population.
- Goal P-2: Develop a high-quality system of shared-use park trails and greenway corridors that access significant local landscapes, public facilities, and developed neighborhood and business districts.
- Goal P-3 Provide adequate recreational opportunities for City residents.
- Goal P-4 Provide parks, recreation and open space system that is efficient to administer and maintain.

CHAPTER 2: ENVIRONMENTAL ELEMENT

- I. **Required Elements**
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I. REQUIRED ELEMENTS

GMA PLANNING GOALS (RCW 36.70A.020)

While the Washington State Growth Management Act (GMA) does not require an Environmental Element to be part of the Comprehensive Plan, the State planning goals do require protection of the environment and enhancement of the State's high quality of life, including air and water quality. In addition, GMA requires the protection of critical areas, which include wetlands, aquifer recharge areas, fish and wildlife habitat areas, frequently flooded areas, and geologically hazardous areas. Centralia is required to plan under the GMA, it is required to use Best Available Science (BAS) in developing policies and regulations and to implement critical area regulations for this element. The framework of this environmental element is guided by the principles of GMA.

Each of the fourteen GMA planning goals was considered in the development of the City's Comprehensive Plan and this element of the Plan. Of those, the following goals were found to have the greatest and/or most direct influence on environmental matters and on the environment.

- GMA Goal 2.** **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- GMA Goal 9.** **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- GMA Goal 10.** **Environment:** Protect the environment and enhance the State’s high quality of life, including air and water quality, and the availability of water.

COUNTYWIDE PLANNING POLICIES

In 1991, the GMA was amended requiring each county legislative body planning under the act to adopt countywide planning policies, in cooperation with the cities in the county. This common framework provides for consistency amongst the comprehensive plans. The policies address issues that uniformly affect the county as a whole including the siting of public facilities of a countywide or statewide nature, transportation facilities, affordable housing, economic development and employment, and the environment. The requirements of the countywide planning policies were considered along with many other factors to determine the best course of action for the City of Centralia. The Lewis Countywide Planning Policies is included in Appendix C.

The Lewis County Planned Growth Committee adopted the updated planning policies in November 2016 relating to land use in the following categories: urban growth; reducing sprawl; economic development; property rights; permits; open space and recreation; public facilities and services; environment, and historic preservation.

The City of Centralia's Comprehensive Plan Environmental Element also addresses these main themes and is consistent with the County's planning policies.

BEST AVAILABLE SCIENCE

The Growth Management Act, RCW 36.70A.172, requires cities to consider Best Available Science (BAS) in developing policies and development regulations to protect the functions and values of critical areas. The BAS requirement will help ensure that reliable scientific information is considered when cities adopt policies and regulations related to the protection of critical areas. Science can play a central role in:

- Delineating the functions of critical areas and determining their value,
- Recommending strategies to protect their functions and values, and
- Identifying the risks associated with alternative approaches to their protection.

To be considered “best available science”, valid scientific processes must be consistent with criteria set out in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process (BAS) include peer review, a documented methodology that is clearly stated and able to be replicated, logical conclusions and reasonable inferences, quantitative analysis, information that is placed in proper context and information supported with references.

II. RELATIONSHIP TO OTHER PLANS

The environmental element provides a policy framework for the protection and improvement of Centralia's natural environment. It is the intent of this element to set goals and policies that guide land use and development practices that are compatible with the environment throughout the City and its Urban Growth Area.

The major natural features in Centralia are the two rivers running through the City, the Chehalis, and the Skookumchuck rivers. These rivers impart both character and risk to the community and are the primary features addressed in this section. In addition to addressing the issues surrounding these rivers, this element also addresses open space, water resources, earth resources, geologic hazards, critical areas, fish and wildlife habitat.

Centralia works to maintain a balance between environmental regulations, recreation, public safety, and economic development. This balance is reflected in the following plans and regulations:

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia 2016 Electric Utility Resource Plan.** The Plan was approved by the City Council August 23, 2016.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.

12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

The high quality of life in Centralia is affected by the health of its natural environment. Similarly, Centralia's built environment, directly and indirectly, affects the natural environment. Therefore, land use plans and major land use decisions should be made with the fullest possible understanding of the natural environment.

Although the built environment inevitably affects the natural environment, the City can implement policies that allow for development while minimizing the level of direct impacts to the natural environment that are commonly associated with development activities.

The Environmental Element provides a policy framework for the protection and improvement of Centralia's natural environment. Policies and regulations guide land development, with particular attention given to development in critical areas such as wetlands, aquifer recharge areas, fish and wildlife conservation areas, geologically hazardous areas, and floodplains. The intention of these environmental policies is to achieve land use and development practices that are compatible with the features and functions of the natural environment. The result should be development practices that protect rather than destroy significant natural features and processes of the land in Centralia.

The Environmental Element is interconnected with the various aspects of other Comprehensive Plan elements. No one goal, objective, or policy is pursued to the exclusion of others. Centralia strives to balance the goal of protecting the natural environment with the public needs including urban growth, housing, economic development and recreation opportunities. These goals can achieve protection of the environment through a variety of means; including regulation of property, incentives, and public programs.

The goal of this element is to minimize loss of habitat functions and to maintain, protect, and enhance the functions of fish and wildlife habitat, water quantity and quality, wetlands, and other water bodies; and to integrate the natural environment with the built environment.

Existing Conditions

The City of Centralia and its Urban Growth Area have a rich diversity of terrain and natural features. The City is surrounded by Ham Hill, Seminary Hill, Cooks Hill, Davis Hill, and Widgeon Hill. The hills surround the City while the Chehalis River and the Skookumchuck River: are dominant features in the lowlands. The diverse landscape contains features such as steep slopes and floodplains that make development challenging and contain habitats that contribute to the biological diversity for which Western Washington is famous.

The Chehalis River and its tributary streams eventually flow to the Pacific Ocean. The streams and rivers support anadromous and resident fish. The riparian corridors support a variety of other birds and wildlife.

The northern portions of the City contain high-quality glacial deposits and alluvial river gravels. It is here that the City's aquifers and gravel mines are located. Historic coal mines are located in the Urban Growth Area and northeast of the City's jurisdiction.

Many of our wetlands are associated with the stream corridors or are remnants of the glacial past. They drain poorly because of clay or cemented till left from the Ice Ages. Their organic soils don't support roads or buildings well, but they are fertile wildlife habitats. Wetlands have many environmental benefits including water purification, flood protection, groundwater recharge, and streamflow maintenance.

The following goals and policies at the end of this element are intended to establish land use and development practices that are compatible with preservation, restoration, and improvement of the natural environment.

Environmental Stewardship

One of the most demanding roles of a city is that of a steward of the City's environment. The authority to regulate land use and the responsibility to implement federal and state statutes is unique and places a great accountability on the City. Therefore, the City must attempt, at all times, to ensure that its environment is managed wisely. Through a system of regulations and incentives, the City encourages the preservation, restoration, and enhancement of the natural environment. This strategy is the foundation of the City's approach to environmental stewardship.

The goal of creating and maintaining a sustainable urban environment can be accomplished not only by reducing or eliminating adverse impacts but by improving conditions that have become degraded.

The City encourages all residents and businesses to explore ways to contribute to protecting the environment. The concept of "environment" is as diverse as the members of the community, and the opportunities to protect and enhance the environment are equally diverse. Specifically, the City seeks to protect critical areas and ecosystems.

The City of Centralia seeks to be a role-model of environmental responsibility in the community. Specifically, the City promotes the efficient use of natural resources. For example, the City encourages the use of double-sided copies for reports, agendas and minutes which reduces paper. The City also recycles paper and aluminum cans used in their offices.

IV. ENVIRONMENTALLY SENSITIVE CRITICAL AREAS

The quality of the environment that surrounds us is essential to maintaining a quality of life for the residents of Centralia. It is crucial to find new and innovative ways to preserve as much of the remaining natural environment as possible as development occurs. Creative design, with sensitivity to the environment, will help reduce flooding, pollution, and erosion, create habitat for plants and animals, and preserve the natural aesthetic values that often are lost in the urban-scape.

Through land use regulations and building codes, Centralia implements and enforces appropriate legal and regulatory requirements. The City is also a model that can illustrate by example. The City can show through its daily operations how to cost-effectively protect the environment. The City can promote knowledge and awareness of the choices and decisions that impact the environment.

The Washington Code RCW 36.70A.030 (5) identifies five areas and ecosystems which are collectively called "critical areas." The "critical areas" include (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. In addition to addressing these five areas, this chapter will address the issue of air quality.

A. Wetlands

In the past, wetlands were viewed as undesirable mosquito-breeding swamps. Filling them was considered progress. Today, wetlands have been determined to be critical transitional areas between aquatic and upland habitats. They include the presence of water, unique hydric soils and hydrophytic vegetation (plants adapted to growing in very wet conditions). As such, they are vitally important. Natural wetlands help clean and improve the water quality of surface water. They create detention areas for water overflow, keeping the land from flooding. They also provide habitat for many animal and plant species. Wetlands can be identified by reviewing a National Wetlands Inventory map or having a wetland study conducted. The City currently uses National Wetland Inventory Map (see figure #5), and evaluates individual properties for wetland potential as part of the development review process. When a potential wetland area is found, a study is conducted to determine the appropriateness of wetland designation. Wetlands are identified and delineated using the standards of the Washington State Department of Ecology Wetland Delineation Manual. RCW 36.70A.175 & 90.58.380.

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil

conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. RCW 36.70A.30(21).

One of the best opportunities for preserving wetlands is during the process of subdividing land. As wetlands are identified projects can be designed around the wetland through clustering of new development on smaller lots, transferring density to another part of a site, or offering density bonuses for innovative conservation applications. The City will continue to promote various ways to preserve wetlands as well as the economic value and development potential of the land.

B. Areas with a Critical Recharging Effect on Aquifers Used for Potable Water

Surface Waters

Human activity in and near water bodies affects the quality of the water. Sources of water pollution that the City can influence and potentially regulate include stormwater from non-point sources, animal waste, rooftops, parking lots, streets, chemicals and sediment from landscaping and lawns, construction and industrial site run-off, and smaller discharges into storm drains, including their use for improper disposal of used oil and chemicals.

Rivers, Creek, and Water Bodies

The Chehalis River Basin is the second largest drainage basin in the state and covers 2,114 square miles. The City of Centralia lies in the middle of the basin. The Chehalis River and its tributaries that affect Centralia are as follows (see figure #3):

- Chehalis River. The River covers over 100 river miles and covers a drainage area of around 123 square miles. Riverbanks in this area are commonly lined with deciduous trees and/or brush.
- Skookumchuck River. The River headwater begins in the foothills of the Cascade Range and meanders southwesterly along Waunch Prairie until its confluence with the Chehalis River between Hayes and Plummer lakes in Centralia. The River covers 38 river miles and covers a drainage area of 180 square miles.
- Salzer Creek. Salzer Creek runs northwest along the Salzer Valley, then turns south and west until it meets the Chehalis River west of Interstate 5. The Salzer Creek drainage basin consists of approximately 17 miles, mostly through agricultural and forested lands. A majority of the Creek is located outside of Centralia.
- Hanaford Creek. This creek is a major tributary of the Skookumchuck River.
- Scammon Creek. Is a short tributary to the Chehalis River and enters the main stem on the south bank at river mile 65. Its flow in the dry season is very low to dry.

- China Creek. This creek is mostly a man-made ditch that flows through the City and discharges to the Chehalis River at river mile 67; it is primarily a conduit of urban stormwater during the wet and dry seasons.
- Coffee Creek. Coffee Creek is a long tributary to the Skookumchuck River that originates in Thurston County and enters the river between Interstate 5 and Pearl Street. A portion of Coffee Creek has been channelized within a drainage control ditch that extends from West Roanoke Avenue to the Skookumchuck River.
- Hayes (17.4 acres), Plummer 20.1 acres), and Fort Borst (6.8 acres) lakes. These lakes are former borrow pits that were created as a result of the construction of Interstate 5 in the 1950s.
- Reynolds lakes. There are three small lakes of 2.66, 5.68 and 1.97 acres just south of Reynolds road which is the result of gravel excavations. Coffee Creek runs north of the largest of these lakes and adjoins the furthest west lake.
- Agnew Mill ponds. There are two small bodies of water which were once holding ponds for nearby logging activities. China Creek runs through these lakes.

The City should protect, preserve and restore, where feasible, these areas in order to have them function in the most beneficial manner possible in an urban environment. In order to most efficiently manage these resources, they should be viewed as a whole and not as separate dislocated areas.

In 1972 Congress enacted the first comprehensive national clean water legislation. The Clean Water Act is the primary federal law that protects our nation's waters, including lakes, rivers, aquifers and coastal areas.

The Clean Water Act's primary objective is to restore and maintain the integrity of the nation's waters. This objective translates into two fundamental goals:

- (1) To eliminate the discharge of pollutants into the water's of the nation
- (2) To ensure water quality levels that are fishable and clean enough for swimming.

The Clean Water Act provides an all-inclusive framework of standards, technical tools and financial assistance to address the many causes of pollution and poor water quality, including municipal and industrial wastewater discharges, polluted runoff from urban and rural areas, and habitat destruction. The Clean Water Act:

- Requires major industries to meet performance standards to ensure pollution control.
- Charges states, cities, and tribes with setting specific water quality criteria appropriate for their waters and developing pollution control programs to meet them.
- Provides funding to states and communities to help them meet their clean water needs and protect valuable wetlands and other aquatic habitats through a permitting process that ensures development and other activities are conducted in an environmentally safe manner. (From Clean Water Act Summary, EPA)

The City is required by the Clean Water Act as a Phase II City to meet the National Pollutant Discharge Elimination System (NPDES) stormwater standards. The standards require a stormwater program which includes public education, outreach and participation, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, and pollution prevention for municipal operations.

The overall objective is to manage surface water in a manner that will protect or improve the quality of water, which sustains human activities, wildlife, and aquatic life.

Groundwater and Aquifer Recharge Areas

Groundwater is the water present underground in the tiny spaces in between rocks and soil. Underground areas where groundwater accumulates in large amounts are called aquifers. Aquifers can store and supply water to wells and springs. Most groundwater moves slowly, usually no more than a few feet a day. Groundwater in aquifers will eventually discharge to or be replenished by springs, rivers, wells, precipitation, lakes, wetlands, and the oceans as part of the water cycle.

In Centralia, groundwater is the major source of our public water supply. Subsurface characteristics in the Centralia area consist of one large aquifer, caused by glacial outwash from the north along Waunch and Ford's Prairies (see figure #4). This large glacial outwash aquifer, which is classified as a critical aquifer, supplies all of the City's domestic water use. The City in the process of developing requirements to protect its water supply through limiting the use of septic systems within the City limits.

The City's objective is to provide for the identification and protection of sensitive aquifer recharge areas, protect groundwater quality and conserve groundwater resources. There are essentially four aquifers in the Centralia area; the Skookumchuck, the Chehalis, Waunch Prairie and Ford's Prairie. Though the City does have water rights to the Chehalis, Newaukum, and Skookumchuck Rivers, the use of these surface waters is restricted by contamination, turbidity, and limited availability.

This plan provides for regulation of businesses storing, transporting, making, or using hazardous substances so that they pose no more than a negligible risk to groundwater resources used as a public water source or in wellhead protection areas. The City recognizes the importance of preserving wetland areas and limiting flooding in preserving the quality of the groundwater supply. The specific policies and regulations which advance these efforts are more fully addressed in the Centralia Water and Centralia Surface/Storm Water Management plans.

C. Fish and Wildlife Habitat Conservation Areas

This section provides guidelines for preserving habitats on both public and private lands. Linking public and private natural areas can provide food, shelter, and migration corridors for a healthy and sustainable population of salmon, songbirds, and other species compatible with the urban

environment. Urban landscapes are valuable supplements to natural areas for a variety of wildlife. The loss of natural wildlife habitat to urban development can be partially offset by landscaping that includes native plants that provide food and shelter for wildlife.

Wildlife diversity is often an indicator of the environmental health of the area. Protecting wildlife requires the protection of habitat and the creation and protection of wildlife corridors between habitat areas. As in most urban areas the wildlife habitat is not pristine being adjacent to a built environment. With the decrease of certain types of habitats through urbanization, extensive wildlife corridors no longer exist creating a loss of biodiversity by generating areas too small for many species, which leads to interbreeding and disappearance of plants and animals.

The Washington State Department of Fish and Wildlife (WDFW) publishes lists of priority habitat species (PHS) and species of concern (SOC). The PHS list includes habitats and species that need special consideration for conservation. Priority Species include all State Endangered, Threatened, Sensitive and Candidate species that are listed in the Washington Administrative Codes. Additionally, the PHS list includes vulnerable species that are susceptible to decline and those species that are of recreational, commercial or tribal importance. Priority Habitat includes habitats that harbor diverse or unique animal species or unique vegetation.

Centralia recognizes the importance of balancing the needs for development and infrastructure with the need to preserve habitat for fish and animals. The City is committed to complying with all state and federally mandated regulations regarding the preservation of habitat including, but not limited to, regulations of the Department of Fish and Wildlife and the Endangered Species Act.

D. Frequently Flooded Areas

Flooding can cause damage to both the natural and built environments. The City's objective is to provide the highest degree of flood protection at the least cost to its citizens. All new developments within the floodplain in the City are required to meet the FEMA guidelines for floodplain development.

The FEMA mapped 100-year floodplain identifies land that has a 1% chance of flooding each year (see floodplain map). While it is impractical to completely eliminate development in these areas, the City encourages lower-density developments within the 100-year floodplain. Limited use of impervious surfaces is also favored in these areas. Pervious surfaces can better absorb extra water runoff. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain.

E. Geologically Hazardous Areas

The City seeks to designate and manage geologic hazardous areas to avoid loss of life and structural damage. This can be achieved by guiding development away from geologic hazard areas and by regulating uses and activities that occur within or near such areas. In particular, the City discourages the development of critical facilities in geologically hazardous areas.

Geologic hazardous areas include land that is unstable and is subject to landslides, erosion, floods, and earthquakes.

Topography

The Chehalis Valley is characterized by a broad floodplain and low terraces surrounded by upland valleys of low to moderate relief that have broad, rounded ridges. Waunch and Ford's Prairies and Zenkner and Hanaford Valleys to the north are flat and range from 210 to 230 feet in elevation. East of Centralia is a plateau of approximately 500 feet. To the north and northwest are valleys and prairies that are separated by finger ridges, with slopes that rise from 210-230 feet to elevations of over 500 feet. Lincoln creek starts just west of the old Monarch mine and runs east until it reaches Coffee creek.

Geology

Geologic characteristics of the Chehalis River Valley area are primarily nonglacial alluvium soils consisting of silt, loam, sand and gravel deposits. To the east and northeast of Centralia are the Cascade foothills, which are made up of marine sedimentary rock consisting primarily of sand and siltstone. The primary geologic formation in this area is the Skookumchuck formation, which developed during the late Eocene and Oligocene Epochs, or 27 million to 40 million years ago.

To the west of the City are small, discontinuous areas of the formation. Adjacent to these areas is a large segment of near-shore sedimentary rock consisting of sandstone, siltstone, shale, claystone, and coal interbedded with lava flows.

Soils

The primary soils in the downtown Centralia area are in the Spanaway soil series. Spanaway gravelly, sandy loam is composed of very deep, somewhat excessively drained soils and found on glacial outwash terraces and plains. The permeability of this soil is moderately rapid to a depth of 18-inches and very rapid below this depth. Runoff is slow, and the hazard of water erosion is slight. The very rapid permeability of the soil limits proper filtration and absorption of contaminants, such as those resulting from septic tank fields, pesticides, and automobiles.

Soils in the north and west of the City are primarily Newberg fine sandy loam and Chehalis silty clay. The Newberg soil is very deep and well drained on river floodplains and low terraces. Permeability is moderately rapid and runoff is slow. This soil is subject to occasional brief periods of flooding in winter and early spring. Chehalis silty clay is very deep, well-drained, and found on low stream and river terraces. The permeability of this soil is moderate, and runoff is slow. This soil is also subject to flooding in winter and early spring.

Soils found in the south end of the City are mostly Indianola loam sand and Nisqually loamy sand. The Indianola soil is very deep and somewhat excessively drained and located on terraces and broad plains. Permeability is moderately rapid in the surface layer and rapid below. Runoff is very slow. The rapid permeability of the soil restricts adequate filtration and absorption of contaminants caused by septic tanks, pesticides, and automobiles. The Nisqually soil type is also

very deep, somewhat excessively drained and located on terraces or broad plains. Characteristics of this soil type are the same as the Indianola soil.

To the east, in the Cascade foothills, Buckpeak silt loams are found. This is a very deep, well-drained soil located on hillsides and ridgetops. The permeability of Buckpeak soil is moderate while runoff is medium and the hazard of water erosion is moderate.

To the southeast and northeast, along Salzer Valley and China Creek, there are Reed silty clay loams. This very deep, poorly drained soil is found on floodplains. Drainage has been altered by tiling, and permeability and runoff are slow, resulting in frequent, seasonal flooding.

Landslide Hazard Areas

Landslides are a result of slope instability and loading which causes the slope to fail. The conditions that lead to landslides are usually predictable. Most damage in urban areas occurs on land that has shown past landslides or recent instability. Planning to reduce landslide hazards involves the identification of hazardous slopes and an assessment of future hazards. Development in areas of high landslide hazard potential should be avoided. A geotechnical analysis can determine the adequate steps needed to determine buildable and non-buildable areas mapping the hazardous slopes.

The City requires developments on slopes over 30% to be identified and a geotechnical report to be completed prior to development (see figure #1). Slopes over 40% will be identified as non-buildable.

Centralia's UGA area of Davis Hill is characterized by several abandoned coal mines. These mines can pose both environmental and safety concerns. Other concerns include the steep slopes which are common in the Davis Hill and Cooks Hill areas, as well as portions of Widgeon Hill.

Erosion Hazard Areas

Erosion occurs with the transport of soil by the wind, water, and other natural agents. Erosion hazard areas are generally identified as particular soil types that are likely to experience severe to very severe erosion hazards. These areas are generally associated with susceptible soil types, exposure to wind and water or steep slopes. Development of these areas can cause extreme erosion problems which result in clogging streams, flooding nearby properties, and destroying the natural habitat of aquatic plants and animals. Sediment in streams also charges growth of algae that reduces water clarity and available oxygen.

The City ensures the minimization of erosion during development through implementation of development regulations during plan review and the SEPA process, and thorough inspection of construction sites.

Seismic Hazard Areas

Earthquakes occur with great frequency in Western Washington. The United States is divided into seismic hazard zones based upon historical documents. These zones range from 1 to 4, with 4 representing the highest risk. Centralia is located in a seismic hazard zone of three (3). Earthquake effects include ground shaking, ground failure (compaction and settling, liquefaction, lateral spreading, and landslides). Interactions between bedrock and overlying soil can amplify motion.

At any one spot, shaking intensity reflects earthquake source, distance from the event, geometric focusing or defocusing, local soil conditions and, if indoors, the building response. Every building, bridge, tower, dam, dock, etc. has a particular structural response to shaking. One building may be more resistant to certain frequencies than others. Liquefaction hazard areas usually coincide with soft or loose saturated soils having a shallow groundwater table. These areas are located mostly in river valleys and floodplains.

Considering earthquake hazards in land-use decisions can often reduce future earthquake damage. The use of appropriate engineering and construction design reduces the hazard, as well as involving communities in earthquake preparedness programs. The consequences of building in areas exposed to earthquake hazards should be a consideration in land use decision-making. Property owners in hazardous areas may be at greater risk of injury and loss during an earthquake.

The City requires that all developments meet the standards of the International Building Code (IBC) with respect to seismic standards.

F. Air Quality

One of the basic elements of a sustainable urban environment is clean air. Many federal, state, regional, and local agencies enact and enforce legislation intended to protect air quality. Good air quality in Centralia, and in much of Western Washington, is fundamentally tied to controlling emissions from all sources, including internal combustion engines, industrial operations, indoor and outdoor burning, and windborne particulates.

In Western Washington, vehicle emissions are the primary source of air pollution. Local and regional components must be integrated into a comprehensive strategy designed to improve air quality through transportation system improvements, vehicle emissions reductions, and demand management strategies.

The City seeks long-term strategies to address air quality problems, not only on the local level but in the context of the entire Western Washington with coordination and direction from the Southwest Clean Air Agency (SWCAA).

V. ENVIRONMENTAL GOALS AND POLICIES

Environmental Stewardship

Goal EN 1 To protect citizens from potential dangers or public costs by limiting development in environmentally inappropriate locations.

Policies

EN 1.1 Direct development to those areas best suited for it.

EN 1.2 Developments should be limited in areas with geologic instability, frequent flooding, high plant and animal habitat values or steep slopes.

Goal EN 2 To protect environmentally sensitive areas such as steep slopes, wetlands, and geologically hazardous areas, which are not suitable for intensive uses.

Goal EN 3 To protect and manage environmentally sensitive areas with regulations and guidelines based on best available science.

Policies

EN 3.1 Enforce regulations that minimize damage due to landslides, seismic hazards, erosion or flooding.

EN 3.2 Base regulations on the threat to the built environment, best available science, habitat value, and sensitivity of the resource.

Goal EN 4 To preserve those natural areas having unique historical, cultural, or educational features.

Geologic Hazard Areas

Goal EN 5 To minimize the loss of life and property from landslides and seismic, volcanic, or other naturally occurring events, and minimize or eliminate land use impacts on geologically hazardous areas.

Policies

EN 5.1 Prohibit development on unstable land and steep slopes hazard areas to ensure public safety. This includes slopes in excess of 40% and those areas delineated by the United States Department of Agriculture Soil Conservation Service as having "severe" limitations for building site development.

EN 5.2 Designate and provide for the protection and management of geologic hazard areas based on best available science and cumulative impact assessments of existing and planned land and resource uses within and near geologic hazard areas.

EN 5.3 Promote soil stability and the use of natural drainage systems by retaining native vegetation.

EN 5.4 Cooperate with Lewis County to implement the Hazard Mitigation Plan.

Groundwater and Aquifer Recharge Areas

Goal EN 6 To protect surface water and groundwater quality and quantity.

Policies

- EN 6.1** Regulate land uses and activities within the critical aquifer and designated wellhead protection areas to prevent degradation of groundwater quality.
- EN 6.2** Discourage the construction and use of private wells and on-site sewage disposal systems in the City and urban growth areas where public water and sewer is reasonably available.
- EN 6.3** Encourage the use of community or public water in un-sewered areas of the urban growth area where residential density is in excess of one unit per acre.
- EN 6.4** Promote the use of integrated pest management and the reduction of pesticide and fertilizer use by residents, businesses, and governmental agencies in the critical aquifer and wellhead protection areas.

Surface water

Goal EN 7 To protect and improve the water quality and biological health of lakes, wetlands, rivers, and streams.

Policies

- EN 7.1** Provide for the protection and management of surface water consistent with the Clean Water Act, based on best available science and cumulative impact assessments of existing and planned land and resource use in the Chehalis watershed.
- EN 7.2** Retain ponds, wetlands, rivers, lakes, and streams with their associated buffers and riparian areas substantially in their natural condition.
- EN 7.3** Protect surface waters from impacts that degrade water quality and biological health. These impacts include, but are not limited to, elevation of stream water temperature, low summer flows, stream channel damage, and sedimentation.
- EN 7.4** Protect and maintain the natural functions of wetlands by maintaining an undisturbed or restored native vegetation buffer around the wetland and by discouraging filling, draining and clearing wetlands and their associated buffers.
- EN 7.5** Accommodate essential road and utility crossings where there is not another reasonable alternative.
- EN 7.6** Work with adjacent jurisdictions and Washington State Department of Transportation to establish a wetland mitigation bank to provide an alternative to individual stream and wetland mitigation projects associated with essential public projects.
- EN 7.7** Encourage enhancement of degraded wetlands over the creation of new wetlands.
- EN 7.8** Control shoreline development to prevent or minimize shoreline erosion, prevent pollution discharges into the water, protect shoreline aesthetics and

habitat as consistent with the Shoreline Master Program and other local, state and federal regulations and policies.

- EN 7.9** Work with property owners and interested parties to develop an integrated aquatic management plan for Plummer Lake and Hayes Lake.
- EN 7.10** Encourage the use of bioengineered shoreline stabilization as an alternative to bulk-heading or other forms of shoreline armoring to protect existing structures from erosion.

Frequently Flooded Areas

Goal EN 8 To minimize public and private losses from flooding.

Policies

- EN 8.1** Limit development in the floodplain to activities that will not impact the 100-year flood level with greater than a one-foot rise.
- EN 8.2** Encourage low-intensity land uses for in-fill or new development in the 100-year floodplain.
- EN 8.3** Prohibit development and placement of fill in floodways.
- EN 8.4** Establish linear open space and trail systems along the Chehalis and Skookumchuck Rivers to preserve natural open space.
- EN 8.5** Enforce regulations that protect the general public against avoidable losses from flooding.
- EN 8.6** Maximize the use of public money when developing flood control projects.
- EN 8.7** Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
- EN 8.8** Minimize prolonged business interruption.
- EN 8.9** Follow and ensure conformance to the FEMA guidelines and the City's floodplain ordinance with all developments within the floodplain.

Important Fish, Wildlife, and Plant Habitats

Goal EN 9 To protect, conserve, and enhance the ecological functions of important fish, wildlife, and plant habitats.

Policies

- EN 9.1** Use the Washington State Department of Fish and Wildlife Priority Habitat and Species Program Guidelines and other relevant scientific reports to guide managing, protecting and acquiring fish, wildlife, and plant habitat areas within the City and its Urban Growth Area.
- EN 9.2** Manage aquatic and riparian habitats to preserve and enhance their natural function of providing fish and wildlife habitat in concert with Best Available Science through the Critical Areas Ordinance, the Shoreline Master Program, and environmental review.

- EN 9.3** Preserve and enhance native vegetation in riparian and wetland habitats.
- EN 9.4** Encourage the use of native plants in residential, commercial, and industrial landscapes.
- EN 9.5** Encourage the eradication of invasive non-native plant species.
- EN 9.6** Cooperate with adjoining jurisdictions to develop complementary regulations pertaining to streams, fish, wildlife, plant habitats, and other Critical Areas that span jurisdictional boundaries.
- EN 9.7** Work cooperatively with adjacent jurisdictions, property owners, and developers to preserve natural open spaces, especially those that provide linkages to migration corridors and riparian areas.
- EN9.8** Provide special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries.

Air Quality

Goal EN 10 To protect and improve local and regional air quality.

Policies

- EN 10.1** Recognize and cooperate with local, state and federal air pollution control agencies, which set standards and regulate activities that emit air pollutants. These activities should be required to use the most effective and accepted pollution control technology.
- EN 10.2** Encourage transportation demand management and the use of modes of travel other than the single occupancy vehicle to reduce energy consumption and air and water pollution.

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Comprehensive Plan Map

Wetlands (National Wetland Inventory) 2017

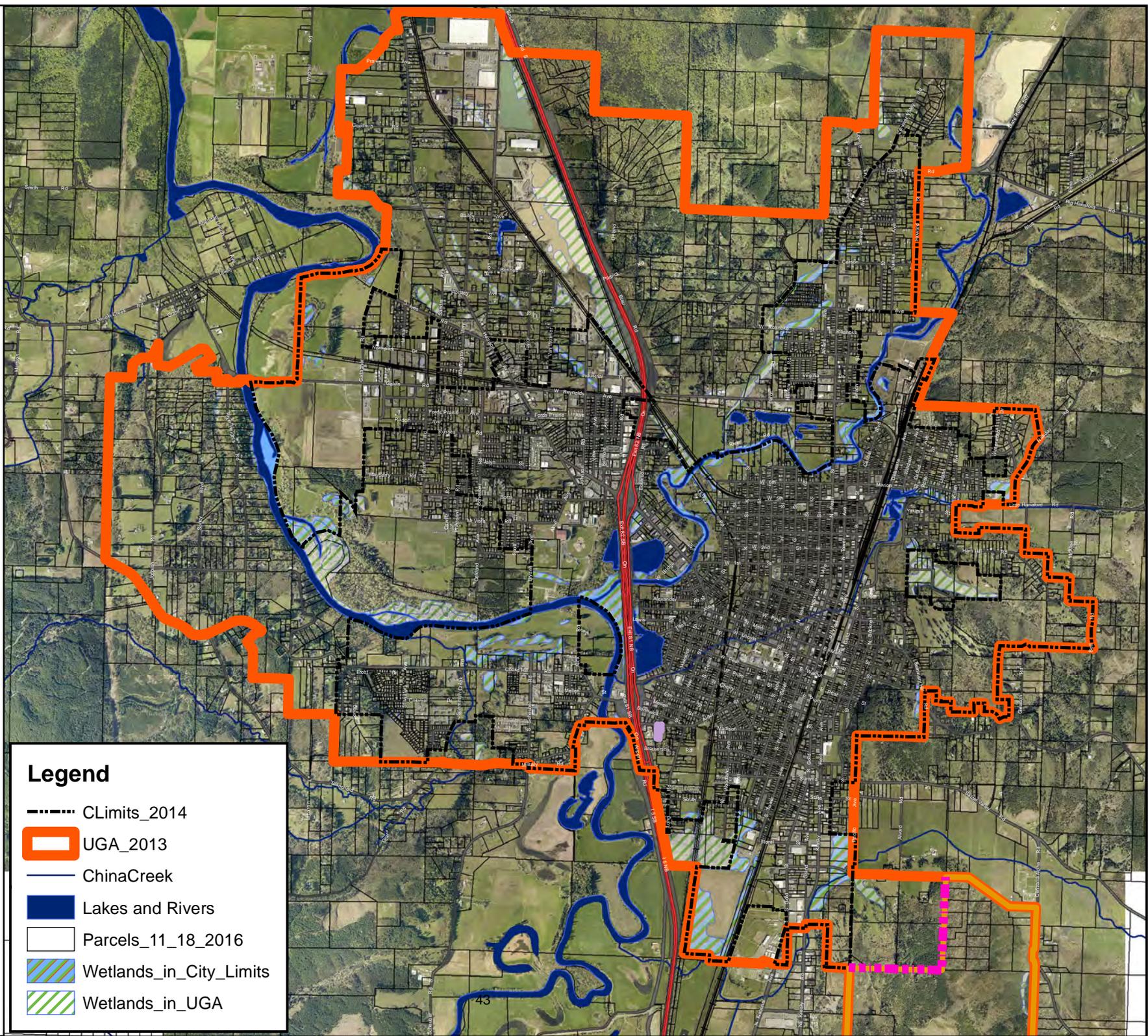


Date: 8/9/2017



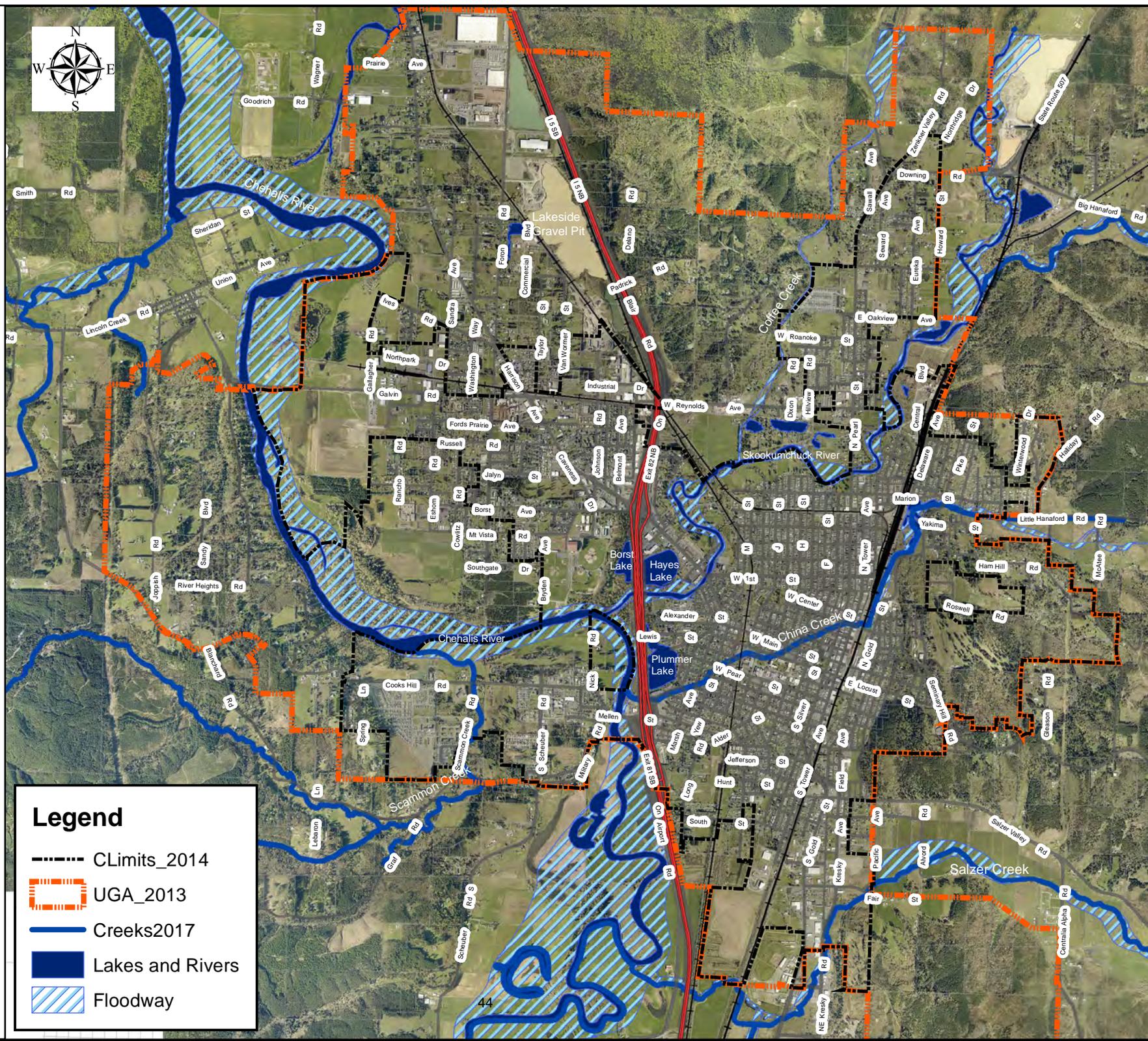
Legend

- CLimits_2014 (Black dashed line)
- UGA_2013 (Orange solid line)
- ChinaCreek (Blue line)
- Lakes and Rivers (Dark blue area)
- Parcels_11_18_2016 (White area with black outline)
- Wetlands_in_City_Limits (Blue and green diagonal stripes)
- Wetlands_in_UGA (Green and yellow diagonal stripes)



Rivers and Lakes Map

Date: 5/10/2018



Comprehensive Plan Map

Critical Aquifer Recharge Area 2017

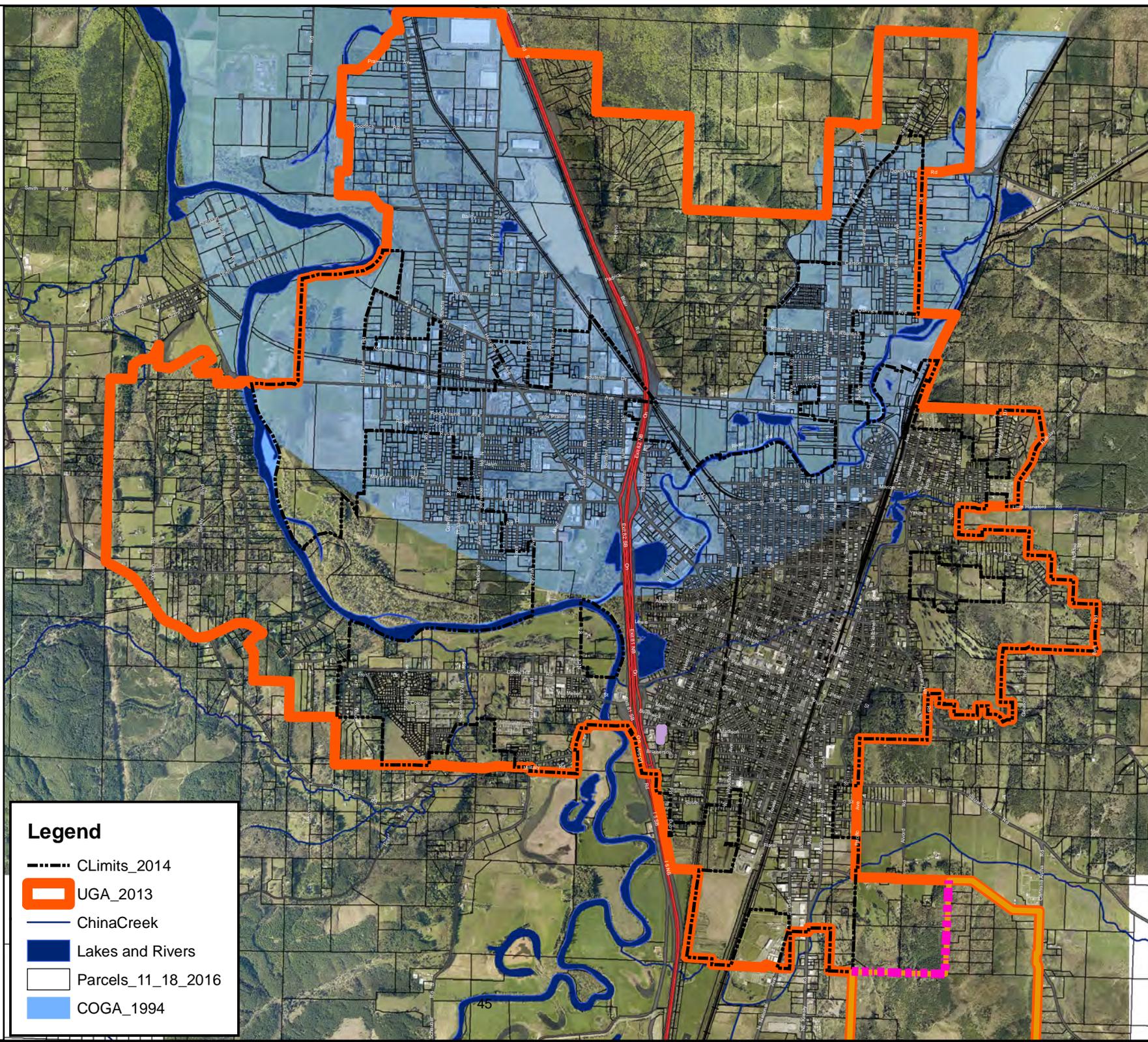


Date: 8/9/2017



Legend

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- COGA_1994 (Light blue area)



Draft Comprehensive Plan Floodplain Map

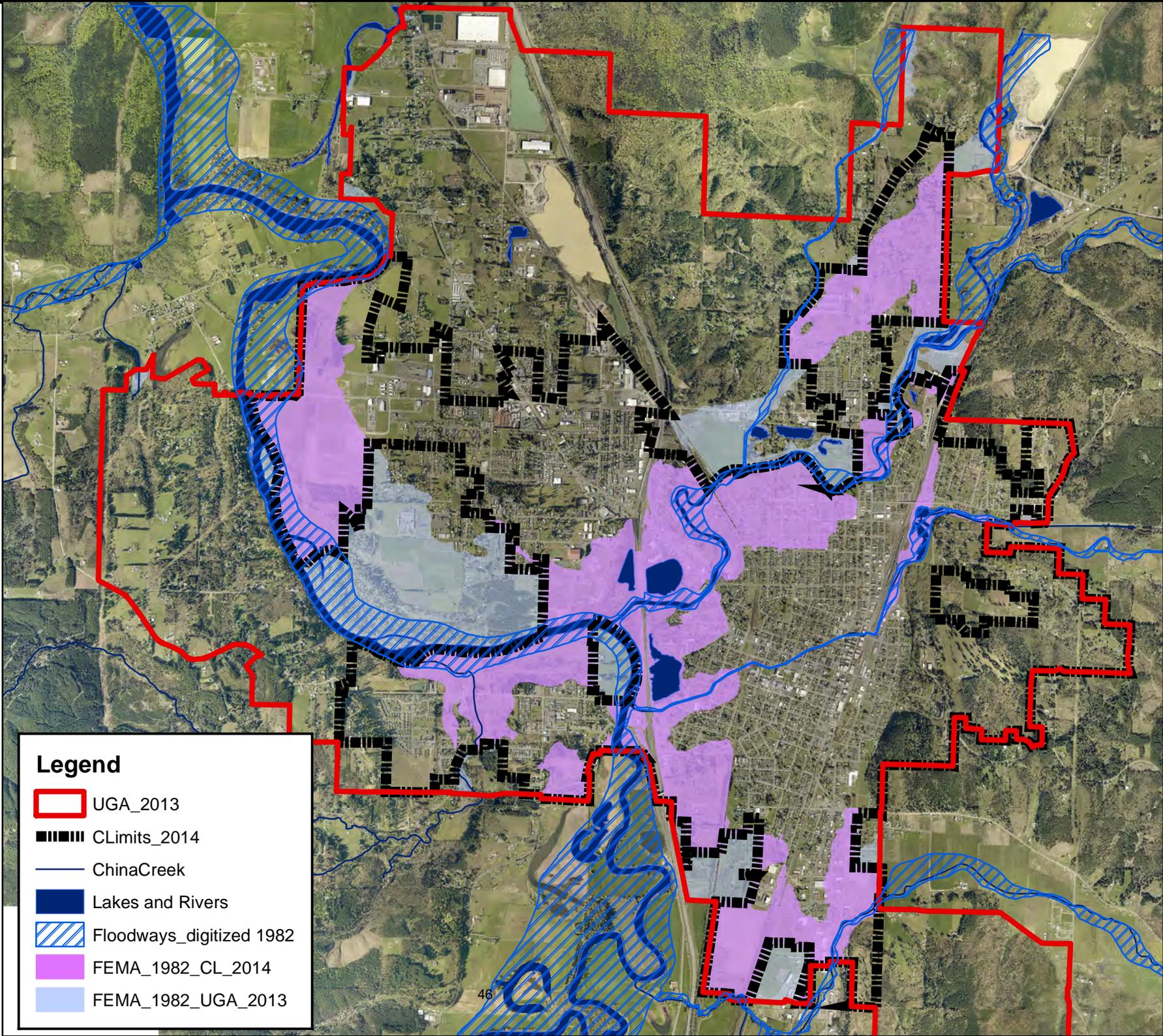


Date: 8/9/2017



Legend

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-  ChinaCreek
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-  FEMA_1982_CL_2014
-  FEMA_1982_UGA_2013



Comprehensive Plan Map

Steep Slopes (Over 30%) 2017

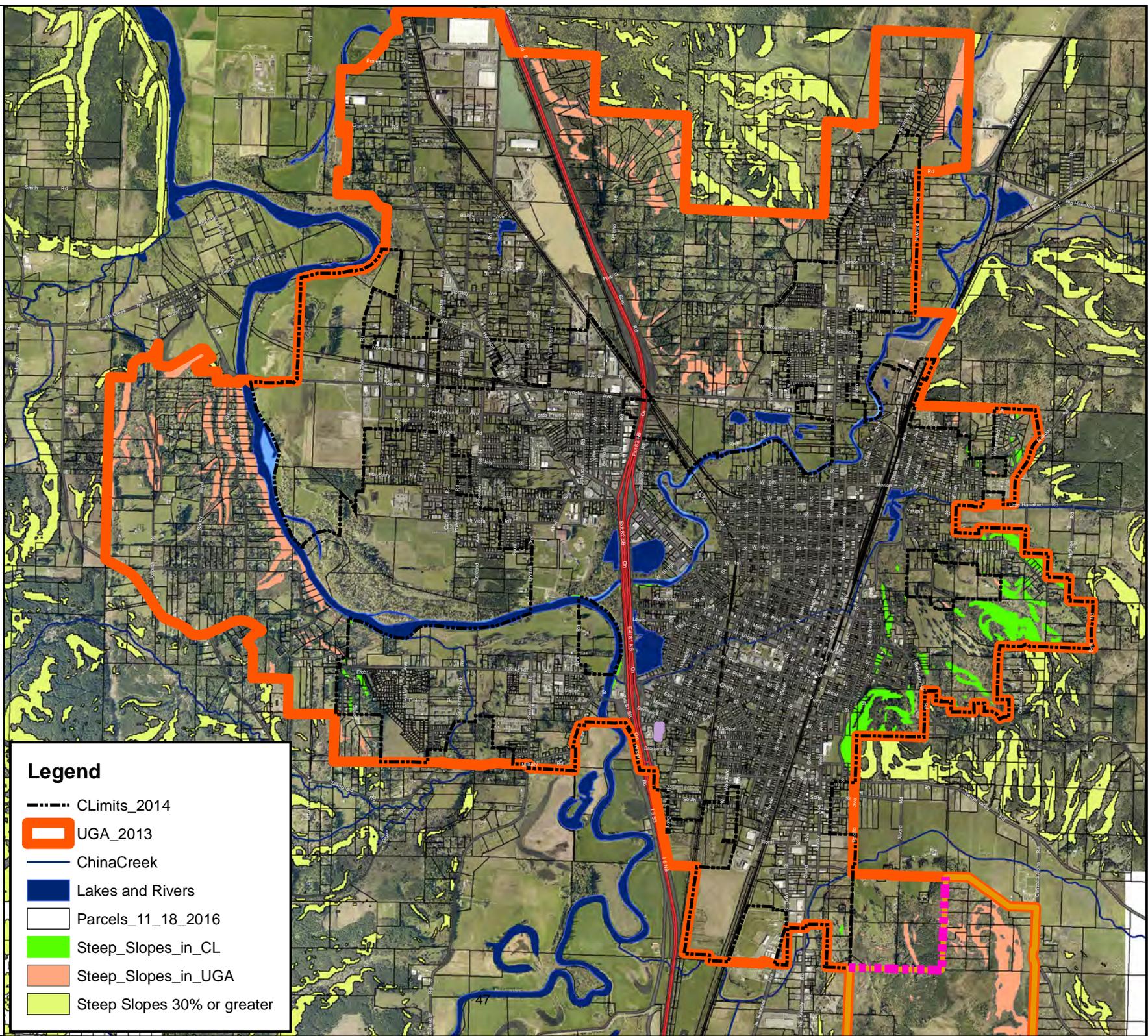


Date: 8/9/2017



Legend

- CLimits_2014
- ▭ UGA_2013
- ChinaCreek
- ▭ Lakes and Rivers
- ▭ Parcels_11_18_2016
- ▭ Steep_Slopes_in_CL
- ▭ Steep_Slopes_in_UGA
- ▭ Steep Slopes 30% or greater



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CHAPTER 3: LAND USE ELEMENT

- I. **Required Elements**
 - GMA Land Use Planning Goals*
 - GMA Requirements For Land Use Planning*
 - Countywide Planning Policies*
 - II. **Relationship To Other Plans**
 - III. **Introduction**
 - IV. **Land Use Assumptions**
 - V. **Land Use Map And Designations**
 - Classification Into Land Uses*
 - Land Use Category Definitions*
 - VI. **Land Use Planning Issues**
 - Residential*
 - Commercial And Industrial*
 - VII. **Land Use Goals And Policies**
 - VII. **Annexations**
 - VII. **Annexation Goals And Policies**
 - Land Use Map**
-

I. REQUIRED ELEMENTS

GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the adoption of comprehensive plans and development regulations. Land use policies and implementing regulations influence transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation. While all of these goals are important, the two goals that are most directly related to the land use element state:

- Urban growth. “To encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
- Reduce sprawl. “To reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.”

GMA REQUIREMENTS FOR LAND USE PLANNING (RCW 36.70A.070)

As prescribed by the Growth Management Act (GMA), the land use chapter must:

- Designate the proposed general distribution, general location, and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.

- Include population densities, building intensities, and estimates of future population growth.
- Provide for protection of the quality and quantity of groundwater used for public water supplies.
- Consider utilizing urban planning approaches that promote physical activity.
- Review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

COUNTYWIDE PLANNING POLICIES

When the Growth Management Act (GMA) was amended, it required each county legislative body planning under the act to adopt countywide planning policies in cooperation with the cities in the county. This requirement provided for consistency amongst the comprehensive plans. The Lewis County Planned Growth Committee adopted the updated planning policies relating to land use in December 2013. During the development of the Centralia Comprehensive Plan, the requirements of the countywide planning policies were considered along with many other factors to determine the City's best course of action. The Lewis Countywide Planning Policies can be reviewed in Appendix C.

II. RELATIONSHIP TO OTHER PLANS

The following plans and documents relate to the success of land use planning within the City of Centralia and implementation of this element.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.

12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

Scope and Definitions

The land use element of the Comprehensive Plan serves as a guide for the distribution of land in the future. The plan covers a geographic area within the City of Centralia and in its surrounding areas. These lands which surround the City are called the Urban Growth Areas or UGAs. Together, the UGA and the incorporated City of Centralia make up the City's Urban Growth Area (UGA). Inside of the UGA is where urban densities are encouraged because this area can be efficiently serviced by public sewer and water systems and other city utilities. The UGA also marks the area where the following criteria are met:

- Residential infilling of vacant land is encouraged,
- Areas can logically annex into Centralia,
- City, County, and special district decisions should be coordinated concerning land use and service facilities, and
- Utility services should be expected and extended.

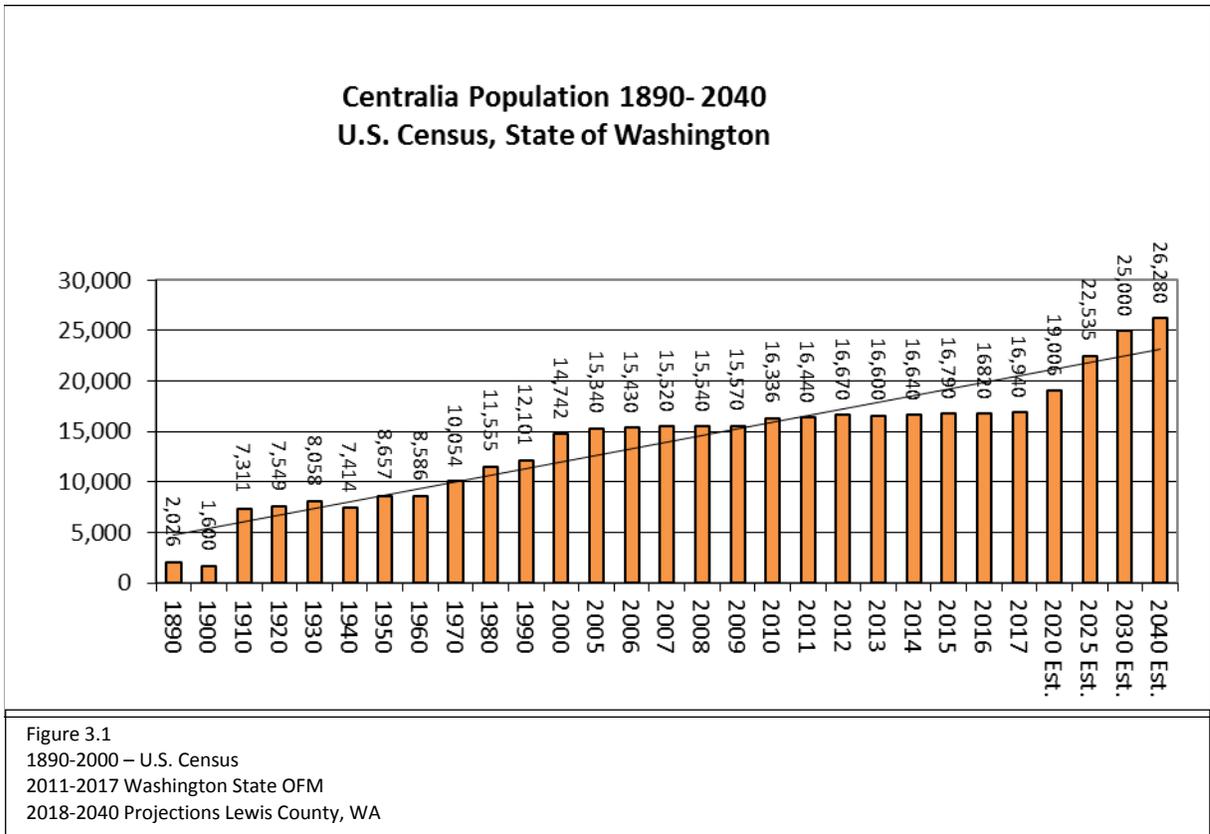
The primary purpose of the Centralia's UGA is to define the area where public expenditures already have been made for service facilities or will be in the future and to guide development to that area in order to make more efficient use of public investments. This area was drawn based primarily on the location and amount of potentially developable land to which sewer and water services are already provided or can be provided.

The land within the Urban Growth Area (UGA) primarily consists of residential uses at 62%, industrial uses at 11%, commercial uses at almost 5.78%, and medical uses less than 1%. Public facilities and open space is around 10% of the total acreage in the UGA. Listed below is a table comparing the 2007 and the 2018 Comprehensive Plans by percentages of each land use district.

Land Use Districts	Residential Density (units)	2006 Acreage %	2018 Acreage %
Lewis County 1 unit per 5 acres	1 unit 5 acres	35.55%	Removed:2007 update
Rural Residential	1 unit 5 acres	-	22.85%
Very-Low-Density Residential	2 U/A	-.	9.28%
Low Density Residential	4 U/A	25.26%	14.75%
Moderate Density Residential	8 U/A	3.84%	Removed:2007 update
Medium Density Residential	8 U/A	-	12.95%
Medium-High Density Res.	15 U/A	5.38%	1.46%
High-Density Residential	20 U/A	4.06%	.73%
Limited Business District	8 U/A	.15%	1.39%
General Commercial	N/A	8.25%	2.38%
Highway Commercial	N/A	1.42%	.88%
Core Commercial	20+	.42%	.49%
Gateway Commercial	N/A	-	.63%
Heath Services District	N/A	.61%	.82%
Light Industrial	N/A	5.21%	4.62%
Heavy Industrial	N/A	6.98%	6.37%
Port Master Plan	N/A	2.88%	5.55%
Open Space/Public Facilities	N/A	-	9.58%
Right-of-Way (ROW)	N/A	-	5.26%
Total Acres in Urban Growth Area		10,154.47	10,529.00
Total Acres Centralia City Limits		3,990.75	38%
Acreage in ROW		553.49	5.26%
Acreage in Hydrology (rivers, lakes) in UGA		501.88	5%
Acreage in Wetlands in UGA		1,534.82	15%
Acreage in Steep-slopes (over 30%)		757.60	7%
Acreage in Floodplain		2,803.75	27%
Acreage in Floodway		549.75	5%

Population and Housing Forecasts

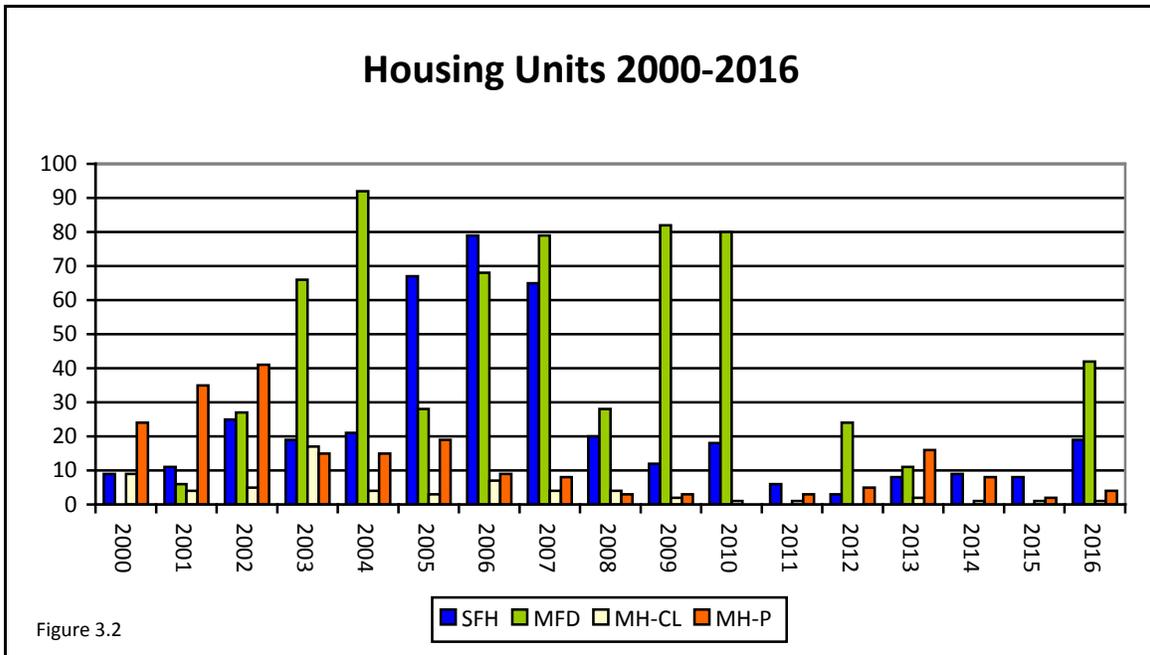
In 2005, Centralia was ranked as the 58th largest city in Washington in 2017 the City is now 60th with an estimated population of 16,940 (Office of Financial Management, 2017). According to the Lewis County Comprehensive Plan projections, the City of Centralia will have a population of approximately 26,280 by 2040 (see Figure 3.1).



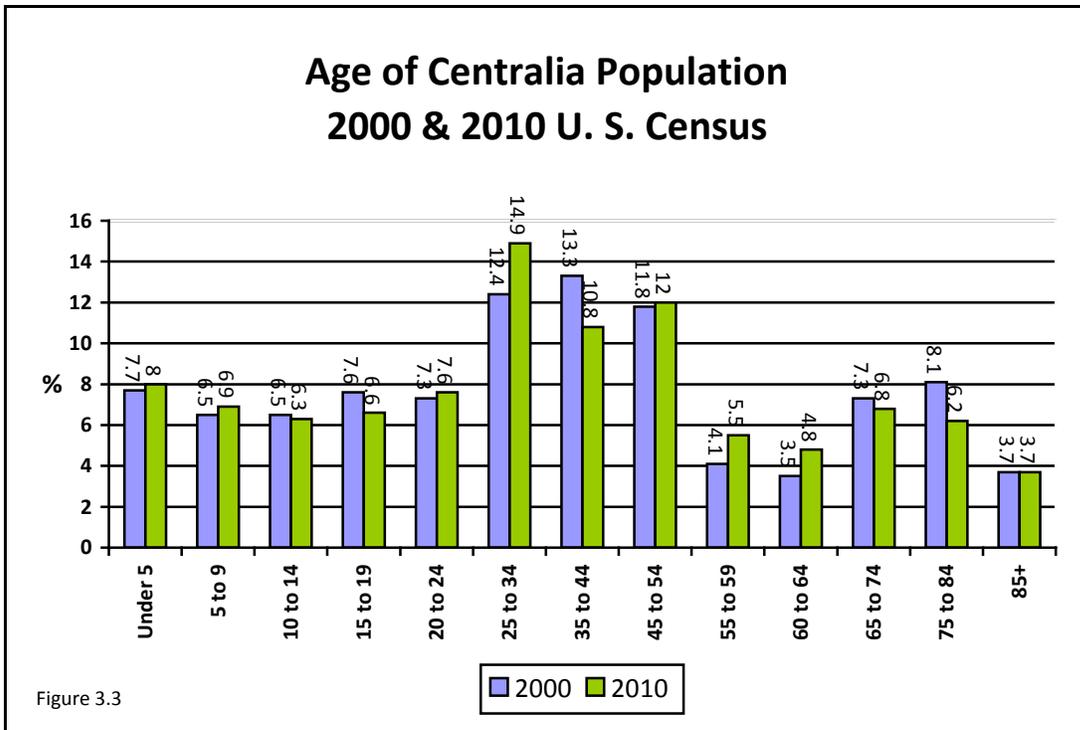
According to the Office of Financial Management from 2010-2017 Centralia has experienced a 3.70% change in population.

The City expects a population forecast based on a 1.8% annual growth rate. This growth rate was selected based on the following:

- **Current trends.** This growth rate is consistent with the population growth rate between 1990 and 2000 which was 1.79%, and higher than the growth rate experience from 2001–2010 according to OFM.
- **Building activity trends.** Between 2000 and 2016, the City added 399 single family dwellings (SFD), 633 multi-family dwelling units (MF-DU) and 66 manufactured homes on city lots (MH-lot) (see Figure 3.2).



According to the 2000 Census the City had 19.2% of its population over the age of 65 and in the 2010 Census that percentage dropped to 16.6%. In 2000 74.8% of the population was over the age of 18 whereas in 2010 that figure increased to 75.3%.



IV. LAND USE ASSUMPTIONS

In 2007, JD White Company, a division of Berger-Abam Engineering, Inc., was hired to calculate land use assumptions. In 2018, the City of Centralia updated these land use assumptions that include residential population, household and density projections, and industrial and commercial employment projections as shown in Appendix D.

Employment Forecast

The Economic Development Element of the Comprehensive Plan identifies a need for industrial, retail, office, housing, and mixed-uses as strategies to diversify the economy and to attract a variety of employers and residents. There are large amounts of vacant industrial land within the Port of Centralia and along Harrison and Reynolds Avenue. Vacant commercial land is located on Long Road, Gold and Kresky, and on Harrison Avenue (old Highway 99). The City should expect to continue to see infill and redevelopment of commercial properties because of their location being adjacent to existing utilities. The central business district has seen significant redevelopment which should continue in the future as the City focuses on maintaining a healthy downtown with a mix of commercial and residential.

Housing Forecast

The Housing Element of the Comprehensive Plan acknowledges the need for housing for all people. Based on the projected population growth rate of around 1.8% per year, by 2040 an additional 3,876 additional housing units would be needed within the City's UGA. This includes an increase of 2,000+ single family units and over 1,000 multi-family units. Currently, there are over 2,500 acres of vacant residentially zoned lands within the UGA most of these areas are on Davis Hill and Cooks Hill. Widgeon Hill is also vacant but due to the location of sewer could be more difficult to develop. However, not all of the vacant land in the City and UGA is suitable for development; the presence of critical areas (such as wetlands and steep slopes), infrastructure needs, and market factors are aspects that affect the ability to fully develop a site. As part of this update, properties that were considered as developable based on the location of existing utilities and lack of critical areas were assigned higher densities to encourage development (south side of Davis Hill, north Davis Hill, and Cooks Hill areas).

Annexing vacant land within the UGA, encouraging redevelopment and infill within existing residential neighborhoods, and increasing density in some land use districts are all approaches that the City has considered to provide an adequate land area to house the projected population growth in Centralia by 2040.

Land Use Focus

During this update to the Comprehensive Plan, public input was received at public open houses, at Planning Commission and City Council public meetings and workshops. Participants identified many issues that have helped shape this update to the Comprehensive Plan. Issues specifically related to land use included the following:

- providing a diverse economic base including industrial, commercial, and office uses,

- ensuring availability and location of land for commercial uses to provide goods and services to the community and to attract and accommodate new commercial development,
- increasing the amount and variety of housing options, including the development of high-quality low and moderate density housing types and a variety of other types of housing,
- promoting Downtown redevelopment and mixed-use development to allow flexibility in the use of land and to allow complementary uses to be located close together or in the same building,
- allowing infill where homes or businesses are added in an established district on vacant or less developed lots, taking advantage of areas where infrastructure is already in place and where there are fewer environmental constraints,
- ensuring safe and convenient pedestrian, non-motorized, and motorized circulation, and
- improving gateways and streetscapes into the City.

V. LAND USE MAP (DESIGNATIONS) and ZONING

A. Classification into Land Uses

The Comprehensive Land Use Map classifies all land in the Centralia Urban Growth Boundary (UGB) into broad land use categories (Figure 1). The land uses delineated are generally distributed consistent with existing land uses and zoning. However, some changes to the Map were made to better address the balance of commercial vs. industrial land designations, the availability of a variety of housing types, the relationship of land use and transportation, and environmental constraints.

The future land distribution classified by the Comprehensive Land Use Map designates the land within the Urban Growth Boundary (UGB) as residential uses (62%), industrial uses (11%), commercial uses (nearly 6%), medical uses (0.82%), public facilities (6%) and parks and open space uses at (3%). Listed below is a breakdown of land use categories by acreage and percentages according to the Land Use Map (these acreages represent the land within the city limits and the surrounding UGA).

Land Use Description	Zoning	Acreage	Percent	U/A
Rural Residential	R-5A	2,406.19	22.85%	1 unit per 5 acres
Very-Low-Density Residential (VLDR)	R:2	976.89	9.28%	.5-2
Low-Density Residential (LDR)	R:4	1,553.10	14.75%	2-4
Medium Density Residential (MDR)	R:8	1,363.62	12.95%	5-8
Medium-High Density Residential (M-HDR)	R:15	153.36	1.46%	9-15
High-Density Residential (HDR)	R:20	76.71	0.73%	16+
Limited Business District (LBD)*	LBD	146.57	1.39%	0-8
Gateway Commercial District	GCD	66.46	0.63%	
Central Business District (core)*	C-3	51.38	0.49%	0-20+
Highway Commercial	C-2	92.89	0.88%	
General Commercial	C-1	251.11	2.38%	
Medical Health Care	H-1	86.82	.82%	
Port Master Plan	PMP	584.28	5.55%	

Light Industrial	M-1	671.05	6.37%	
Heavy Industrial	M-2	485.98	4.62%	
Public Facilities, Parks, and Open Space	OSPF	1,009.09	9.58%	
Total Acres in Land Use or Zoning Districts		9,975.51	95%	
* Residential and commercial permitted in these districts				

B. Land Use Category Definitions

The following land use category definitions are incorporated in the Comprehensive Plan to provide an allocation of land for housing, commerce, industry, parks, recreation and open space, transportation, and other appropriate land uses.

Residential

Residential land use consists of single-family and multifamily dwellings, including manufactured housing, foster care facilities, group quarters, and cooperative housing. Other land uses found within the residential designation include private schools, churches, planned residential development, planned unit developments, necessary utility facilities, and undeveloped land.

1. Rural-Residential (Rural Res.): 5-acre parcels. These properties are predominant rural in character and were developed in Lewis County with very large lots. Davis Hill and River Heights or areas in the floodplain are good examples. Community water systems are sometimes available, but public sewer is not typically available. 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 (30% slopes, floodplain - 100-year, shorelines, or wetlands).
2. Very-Low-Density Residential (VLDR): ½ to 2-acre parcels. These are areas where the predominant character is large lot estates. Community water systems are sometimes available, but public sewer is not typically available. 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 or floodplain (100-year).
3. Low-Density Residential (LDR): 1 to 4 dwelling units per acre. These are areas in the community which are well suited for large suburban lots. Developments will have full urban services, including public water and sewer, underground utilities, and paved streets periodically with curb, gutter, and sidewalk. These areas include land that may have the presence of critical areas or floodplain (100-year).
4. Medium Density Residential (MDR): 5 to 8 dwelling units per acre. These are areas with predominately single-family detached units, but with some attached dwelling units. These areas will usually have somewhat smaller single-family lots, and/or a slightly higher percentage of attached units that are found in the Low-Density Residential areas. Developments will have full urban services. These areas include land that may have the presence of critical areas or floodplain (100-year).
5. Med-High Density Residential (M-HDR): 9 to 15 dwelling units per acre. These are areas with a mix of single-family units, duplexes, townhomes, planned developments, twin homes, and multi-family units. Developments have full urban services.

6. High-Density Residential (HDR): 16+ dwelling units per acre. These areas are a mix of residential dwellings but consist of mainly multi-family buildings. Developments will have full urban services.

Commercial

Commercial land uses to support the daily retail and service needs of the community and provides a basis for local employment. The commercial land use categories include land used for retail, wholesale trade, offices, hotels, motels, restaurants, service outlets and similar uses.

1. Commercial General. The Commercial General designation includes commercial uses including institutions, offices, and retail shops to service the residential and business community both within the City and the surrounding areas. It is intended to provide areas which require large structures and direct vehicular access. This designation also includes business uses which are conducive to freeway locations such as motels, hotels, restaurants, etc., which serve the traveling public. This designation excludes residential uses.

2. Highway Commercial. The Highway Commercial designation includes commercial uses including offices, food establishments, and retail properties like the outlet stores to service the residential and business community both within the City and the surrounding areas. This designation can be found especially in the Harrison Street area. It is intended to provide areas which require large structures and direct vehicular access. This designation also includes business uses which are conducive to freeway locations such as motels, hotels, restaurants, etc., which serve the traveling public. This designation excludes residential uses.

3. Gateway Commercial. The Gateway Commercial designation includes commercial uses including offices, and retail properties to service the residential and business community both within the City and the surrounding areas especially in the Mellen Street area. It is intended to provide areas which require large structures and direct vehicular access. This designation also includes business uses which are conducive to freeway locations such as motels, hotels, restaurants, etc., which serve the traveling public. This designation excludes residential uses.

Mixed-Use

The mixed-use areas allow for retail, office, and residential uses together in the same area. The mixed-use categories are split into two different land uses designations. New residential developments within a mixed-use area must have a component of a retail or office development.

1. Limited Business District. The Limited Business District designation includes commercial uses that provide convenience goods (such as small retail establishments, pharmacies) and personal services (such as dry cleaners, retail stores) with limited hours of operation. These areas are limited in size. This designation would allow medium density residential uses (usually existing).

2. Commercial Central Business District. The Commercial CBD designation provides for a limited area in size and includes retail, commercial, office, and other related business uses essential to Downtown functions. This designation would permit the provision of all basic

services and amenities necessary to keep the downtown vital in the community. This designation would include dense development permitting taller structures with limited setback requirements, limited parking, parking garages or public parking lots, pedestrian facilities, etc. This designation would preclude lower density residential developments because it is intended to include high-density residential development in structures containing commercial activities on the lower levels. It is intended to promote and maintain the character of a pedestrian-oriented retail district. Building orientation should strongly encourage pedestrian use by having buildings close to the street. The architectural style of new or remodeled buildings shall be consistent with a historic feel and design of other structures in the vicinity.

Industrial

The proximity to Interstate 5, rail service, and regional markets make Centralia a desirable location for industrial uses. The Land Use Element proposes two categories of designated industrial land to accommodate industrial land uses. These categories include land used for manufacturing, processing, warehousing, storage and related uses. Heavy industrial uses are intended to be restricted to areas where impact to surrounding areas is minimized.

1. Light Industrial. The Light Industrial designation includes industrial uses involving assembly, manufacturing, processing, warehousing, and limited retail sales of bulk or large scale products. This designation would include uses which, in general, would not generate nuisance characteristics. Accessory non-industrial uses that support the primary activity and are compatible would be permitted such as administrative, sales, and service uses. This designation would prohibit residential uses except for on-site security units.
2. Heavy Industrial. The Heavy Industrial designation includes industrial uses involving assembly, manufacturing, processing, warehousing, distribution center, and other related uses such as concrete and asphalt batch plants. This designation would prohibit residential uses except for on-site security units.

Medical/Health Care

The medical/healthcare designation provides for a limited area in size and includes commercial uses and activities that are usually health care in nature and that cater to the needs of the healthcare users and workers.

Public Facilities

Includes public or quasi-public facilities such as educational facilities, parks and recreation facilities and related uses, libraries, fairgrounds, government (municipal, state, county, federal) offices and other facilities, and public safety facilities (police, fire).

Parks and Open Space

The Parks and Open Space designation represents public or quasi-public and/or privately owned land that is a developed or undeveloped. This would include developed or undeveloped parks, natural open spaces, trail systems, land that has environmental sensitivities, and cemeteries.

VI. LAND USE PLANNING ISSUES

The following is a summary of current and long-term land use planning issues in Centralia affecting residential and commercial/industrial areas. The Land Use Element responds to these issues through the inclusion of goals and policies and the development of the designating land uses within the City.

A. Residential

People have different housing needs at different times of their life. Providing a continuum of housing choices helps meet those changing needs, including housing for families, retired persons, young singles starting out in the job world, and students.

Over the past 20 years, the City's population has grown, yet the type of housing options available to residents has remained relatively constant. Increasing housing options is important to meet the needs of existing and future residents:

- ***Protecting and Enhancing Neighborhoods***
The City values and considers the protection and enhancement of its existing residential neighborhoods a high priority. Affordable single family housing stock has been lost due to redevelopment, and some of the established housing stock has been poorly maintained over time and needs renovation and maintenance.
- ***Future Needs***
Attracting and retaining younger families, single professionals, and retirees is an important concern for the City in its efforts to diversify its economy. This includes promoting and expanding downtown and non-downtown housing options.

Centralia should explore measures to increase the range of housing types to meet existing and future demand. Development that occurs at very low densities or intensities can result in land use patterns that are difficult or costly to serve. Development that inefficiently uses land means that new land must be found to meet new land use demands—this can result in sprawl and higher costs to provide city services. To promote a variety of housing types and the efficient use of land, new housing can be encouraged by permitting thoughtful and well-designed infill development, such as mixed-use development in the downtown and a variety of housing choices such as zero-lot-line development, cluster housing, cottage housing styles, and/or townhouses. These options must include both single- and multi-family housing that may be available to purchase or rent. Different types of housing choices can strengthen business districts (e.g., mixed use) by providing a customer base for businesses, reduce sprawl (e.g., small lot single-family, cottages, apartments), and provide alternative affordable homeownership options (e.g., townhomes).

B. Commercial and Industrial

Two industrial land use districts, three commercial districts are identified appropriate for the locating business of various scales, services, intensity, and uses within the City:

- heavy industrial,
- light industrial,

- central business district (mixed use- commercial & residential),
- limited business district (mixed use- commercial & residential),
- general commercial,

These industrial and commercial land use classifications represent a range of intensities, scales, and mixes of uses, depending on where they are located in the community and the purpose they serve.

Centralia's roots are based in its industrial foundation. Most of the land with an industrial land use classification is located west along the I-5 corridor and outside of the City limits but within the UGA. Seventeen percent (10.99%) of the land within the UGA is identified for industrial uses, and with around 50% of that industrial land is vacant. Most of it lacks sewer service along Harrison Avenue. Seventy percent (38.54%) of the land planned industrially is for heavy industrial users while almost twenty-eight percent (27.91%) is set aside for lighter industrial users with three-percent (3.55%) is zoned for Port Master Plan. To allow for greater diversity and flexibility of land uses the city zoning allows for retail or commercial uses in the industrial zones.

Recent market conditions and trends show that the City must diversify its economy to ensure economic stability, opportunity, and prosperity, and to stimulate new jobs and investment in the community.

The City has planned for approximately six percent (5.78%) of the land within the UGA for commercial uses. The City has a number of commercial corridors these include:

1. Harrison Interchange
2. Mellen Interchange
3. Downtown Corridor including Pearl and Tower streets
4. Grand and Kresky streets
5. Main Street
6. Mellen Street Gateway

Most of the commercial land is planned as general commercial at forty-one percent (41.27%), twenty-four percent (24%) as a limited business district (mixed-use), the gateway commercial zoning designation is close to eleven percent (10.92%), fifteen percent (15.27%) is planned as highway commercial, and the central business district that is also a mixed-use district at eight percent (8.44%). The City has seen the redevelopment of commercial areas in the past and will continue to focus on the downtown business district as well as the gateways into the City.

Approximately one percent (.82%) of the City is planned for medical offices. The primary area for this designation is along Cooks Hill Road in the Scammon Creek neighborhood due to the close proximity to the hospital and other medical land uses. Over the last ten years the City has experienced also of new medical offices in this area as well as the hospital remodeling and adding on to its facilities.

VII. LAND USE GOALS AND POLICIES

Goal LU 1

To create and maintain a vibrant, sustainable, family-oriented community through the balanced allocation of land for housing, commerce, industry, recreation, open space, transportation and public facilities, and other appropriate land uses.

Policies

- LU 1.1** Ensure enough properly zoned land to provide for Centralia’s share of the regionally adopted forecasts for residential, commercial, industrial, and public facilities growth for the next 20 years.
- LU 1.2** Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.
- LU 1.3** Designate and zone land use patterns that provide adequate access to commercial and industrial lands.
- LU 1.4** Encourage redevelopment when and where appropriate.
- LU 1.5** Ensure zoning and land development within the City are consistent with the comprehensive plan.
- LU 1.6** Adopt new zoning standards to implement the Comprehensive Plan designation.
- LU 1.7** Ensure that parks and recreation opportunities are offered within the city.
- LU 1.8** Encourage and support public school and library facility planning and expansion in order to ensure the provision of services within the city.

Goal LU 2

To offer a harmonious blend of opportunities for living, working, and recreating to residents.

Policies

- LU 2.1** Support a diverse community in an open and natural setting comprising stable neighborhoods with a variety of housing types and densities.
- LU 2.2** Provide a broad range of housing choices to meet the changing needs of the community.
- LU 2.3** Maintain compatible uses and design with the surrounding built and natural environment when considering new development or redevelopment.
- LU 2.4** Gradually transition from one type of use to another through zoning and/or the use of development and design standards.
- LU 2.5** Ensure compatibility with adjacent neighborhoods by using development and landscaping regulations.
- LU 2.6** Create logical boundaries between land use districts that take into account such considerations as existing land uses, redevelopment potential, access, property lines, topographic conditions, and natural features.

Goal LU 3

To encourage development where adequate City services exist or may feasibly be extended.

Policies

- LU 3.1** Manage land use in critical areas to ensure environmental quality and avoid unnecessary public and private costs.

- LU 3.2** Ensure that land which lies outside the City but within its adopted Urban Growth Area (UGA) develops consistent with the City’s Comprehensive Plan policies and development standards.
- LU 3.3** Collaborate with other jurisdictions to plan for and find solutions to local and regional public service issues including, but not limited to, water, sewer, stormwater drainage, transportation, parks and open space, public safety, and development review.
- LU 3.4** Evaluate all annexations on the basis of their short-term and long-term community impact.
- LU 3.5** Prepare a comprehensive plan and/or proposed zoning for all annexations. The zoning classification specified at the time of annexation should be in effect for a reasonable period before any proposed change in classification is considered.

Goal LU 4 Employment

To encourage diverse economic development opportunities with an emphasis on sustainable development.

Policies

- LU 4.1** Designate and zone a land supply sufficient to provide a range of employment opportunities for residents of the City over the 20-year planning horizon.
- LU 4.2** Recruit office, retail, and institutional employers, including regional and corporate office headquarters, which serve local and non-local customers and pay above-average wages.
- LU 4.3** Support community college master planning and expansion to promote economic development through educational opportunities.

Goal LU 5

Downtown Core

To encourage a vibrant, robust downtown which serves as a focal point for the community.

Policies

- LU 5.1** Encourage mixed-use developments in the downtown area and in limited business districts throughout the City with a mix of densities.
- LU 5.2** Encourage rehabilitation or development of upper-story residential development in downtown Centralia.
- LU 5.3** Encourage the development of hotels that reflect the historic aspects of downtown Centralia.

Goal LU 6

Commercial

To designate and zone commercial lands adequate to meet a diversity of needs for retail, service, and institutional development within the city.

Policies

- LU 6.1** Encourage the orderly growth and continued vitality of commercial areas.

- LU 6.2** Provide for the appropriate expansion of commercial centers through appropriate comprehensive plan designation and zoning.
- LU 6.3** Encourage development of appropriate neighborhood commercial to support residential neighborhoods.
- LU 6.4** Encourage appropriate re-use and redevelopment of older and/or deteriorating commercial areas.
- LU 6.5** Provide adequate and safe vehicular and pedestrian circulation in commercial areas.
- LU 6.6** Encourage pedestrian connections between residential and commercial areas.
- LU 6.7** Encourage the redevelopment of housing to commercial in defined transition areas near collector or arterial streets through master planning processes to address compatibility and buffer issues.

**Goal LU 7
Industrial**

To maintain a sufficient supply of industrial lands to encourage the expansion of existing industries and the siting of new ones.

Policies

- LU 7.1** Maintain a minimum 10-year supply of prime or potentially prime industrial land.
- LU 7.2** Designate lands for industrial uses in areas where adequate infrastructure and utilities exist or maybe feasibly extended.

VIII. ANNEXATIONS

The purpose of developing annexation goals and policies and to include objectives and procedures is to ensure a smooth transition from county to city jurisdiction when unincorporated land is annexed to the City. The policies in this element set criteria and conditions for considering annexation proposals and establish a framework for addressing public services, infrastructure, and utility extension, and compatibility issues in Centralia’s potential annexation areas.

Annexation of unincorporated land adjacent to the City limits benefits the City, residents, and property owners. Property owners and residents within the UGB use the urban services provided by Centralia such as enhanced police and fire protection, building and land use controls, and storm and surface water control as well as other municipal services, but by annexing they can fully participate in the local government that most directly affects their lives.

For the City, annexation yields benefits that include the ability to control new development, thereby ensuring ease of future maintenance, control of impacts at their source, and the ability to extend its boundaries in a logical, service-oriented manner. Additionally, the City gains revenues from areas that already enjoy certain city services but currently pay no taxes or fees to Centralia.

Annexation Procedures

Objective 1: The City of Centralia shall use uniform criteria procedures in evaluating annexations for their short and long-term effects, both positive and negative though conducting an annexation study.

1. The annexation study will evaluate annexations for the following (the City Council may waive the requirement to prepare an annexation study if it determines the impacts of annexation are non-significant):
 - a. The boundaries of the annexation area should be drawn in accordance with the ability (both from a geographic and economic standpoint) of the city to provide services. The need for services should be taken into account. The general terrain of the area should allow for expansion of utilities without prohibitive costs.
 - b. The population and assessed valuation of the area should be sufficient to allow the area to pay its fair share of the cost of providing services.
 - c. The area should contribute to the logical growth pattern of the city and should encourage orderly growth. Where possible, irregular boundaries should be avoided.
 - d. It should be no larger than what the city is able to service adequately with capital improvements and services within a reasonable time.
 - e. The area should be adaptable to anticipate expansion requirements of the city for residential or commercial/industrial purposes.
 - f. In drawing boundaries of an annexation area, due regard should be given to special districts in the area.
2. The following information will be provided as part of the annexation study.
 - a. Statistical Data - necessary facts including acreage, the number of residential units, business, industries, estimated population, street mileage, assessed valuations, revenue projections, existing utility services, existing parks and playgrounds, schools, and public buildings.
 - b. Maps - preparation of maps to show present and proposed city boundaries, urban growth boundaries, general land use patterns, existing and proposed zoning, present major trunk water mains and proposed extensions, present sewer interceptors and proposed extensions, existing streets, and existing public areas such as playgrounds and schools.
 - c. Existing Public Services - public services to the area's residents should be surveyed and evaluated. The methods of providing such services should be described, and their costs determined. These would include but are not limited to police protection, fire protection, water service, sewage collection and disposal, garbage disposal, street maintenance, street lighting, storm sewers, animal control, planning, building inspection, public health protection, recreation, and library services.
 - d. Urban Service Needs - estimates of urban services needs should be made. The extent to which such services are already being provided within the area will determine the degree to which additional services may be required. The city should determine the service shortages in the area proposed for annexation and prepare a schedule for services to the area. The City will analyze the cost of providing or acquiring services and utilities to City services level standards when not presently available in a proposed annexation area, including, but not limited to police

protection, fire protection, public works, parks and recreation, water, wastewater, power and street maintenance.

- e. All covenants secured for properties adjacent to or near a proposed annexation will be mapped, analyzed and evaluated by city staff for appropriateness for addition to the annexation area upon receipt of a petition.
- f. The annexation study should address any significant impacts associated with the change from County regulations to City regulations.

Implementation:

1. In order to accomplish the above procedures, the City of Centralia will use the following strategies for implementation:
 - a. The City will designate City staff to perform the following functions:
 - i. Receive and process annexation requests
 - ii. Furnish the public and City officials annexation information
 - iii. Prepare technical studies and assessments evaluating the effects of a proposed annexation as a requirement of the State Environmental Policy Act (SEPA) or as directed by the Council.
 - b. Annexation petitioners may be required to provide development related information for inclusion in the annexation study.
 - c. The City shall require property owners within an annexing area to assume a prorated share of the City's bond indebtedness existing at the time of annexation.
 - d. The City will ensure a zoning designation to be prepared for all annexations consistent with the comprehensive plan designations.
 - e. Annexations will be processed consistent with RCW Chapters 35.14 and if initiated by petition the petitioners may be responsible for administrative and associated costs of processing the annexation. The City may require annexation areas to commit to participating in Local Improvement Districts (LIDs) or other financing mechanisms to fund improvements of the urban infrastructure or parks systems to meet adopted levels of service standards.

Objective 2: The City of Centralia will consider annexations that best meet the growth goals and policies of the City.

Procedures:

1. The City will participate with all entities of general government or special districts to identify logical urban service area boundaries
2. When the City annexes at least 60% of a water/sewer or fire district's assessed valuation, it shall purchase or otherwise obtain all assets of the district and require residents of the annexing area to bring the district's facilities to City standards, if deficiencies exist.
3. The City may, by Council approval, utilize the extension of utilities and services in the urban growth area to encourage and guide needed or desirable urban growth, provided, however, that:
 - a. The area to be served by water and/or sewer utilities, if not annexed initially, is subject to a contractual arrangement wherein it is agreed that all utility improvements meet City standards that any development be required to meet City development standards as identified in the City's Comprehensive Plan, Zoning

- Ordinance, Subdivision Code, International Building Code and that residents of the area agree to annex to the City at such later time the City deems it appropriate.
- b. The owners of land to be served by such utility extensions agree to participate financially in current or projected capital improvements. Such participation shall be to the extent and in a manner that is acceptable to the City.
 - c. When directed by the City Council, owners of land to be served by such utility extensions shall agree to form Local Improvement Districts (LIDs) or appropriate mechanisms to provide non-City funds to finance specified water and/or sewer improvements such as: supply, transmission, distribution, treatment, and storage facilities that are appropriately inter-tied with the City's utility system.
 - d. Where the cost of such extensions or improvements is paid by the residents of the area proposed to be annexed, the City may by the action of the City Council waive all or any part of surcharges and/or other utility charges which might otherwise be required.

Objective 3: The City of Centralia will consider annexations, affix boundaries and determine services areas that preserve the integrity of established neighborhoods and community identity.

Procedures:

The City will endeavor to support individual area identity and the participation of citizens within newly annexed areas by encouraging and providing an opportunity for a maximum degree of citizen participation in the planning and decision-making process.

Objective 4: The City of Centralia will negotiate interlocal agreements with Lewis County and other jurisdictions addressing comprehensive planning, zoning and service provisions to areas outside its City boundary that are within the urban growth boundary.

Procedures:

1. The City will execute interlocal agreements with Lewis County and other jurisdictions to establish uniform road and utility standards within the adopted urban growth boundary.
2. The City will execute interlocal agreements with Lewis County to establish land use classifications, development densities and permitting procedures within the adopted urban growth boundaries.

Objective 5: In addition to the previously referenced criteria, annexations should meet one or more of the following criteria:

1. The annexation is necessary and appropriate to accommodate projected City growth;
2. The annexation represents a logical extension of the City's boundaries and contributes to more area-wide planning;
3. The annexation is necessary for the location of municipal facilities;
4. The annexation proposal includes a commitment to participate in mechanisms to fund improvements of the urban infrastructure or parks system to meet the adopted level of service standards;
5. The boundaries of the annexation proposal allow existing City boundaries to be made more uniform through the elimination of irregular boundary lines and unincorporated islands of land.

IX. ANNEXATION GOALS AND POLICIES

Annexation

Goal AN-1

To further coordinate planning and decision making among the City, County, and other urban service providers in matters relating to urban services and development, ensure that annexations to the City of Centralia meet development and growth needs, create reasonable service areas for city services, with logical extensions of city boundaries.

Policies

- AN 1.1** Ensure areas annexing to the City are:
- (1) Contiguous to city limits;
 - (2) Within the Centralia Urban Growth Boundary (UGB);
 - (3) Serve to promote development close to the general core area of the City;
 - (4) Contribute to the consolidation and regularization of city limits;
 - (5) Use natural or man-made boundaries that are readily identifiable in the field, such as roads/freeways, railroads, ditches, waterways, wetlands, and ridges; and
 - (6) Include or exclude an entire neighborhood, rather than dividing portions of the neighborhood between City and County jurisdictions.
- AN 1.2** Ensure that annexations meet the GMA and to evaluate the needs and costs of the annexation an annexation study should be completed.
- AN 1.3** Ensure that proposed annexations don't create peninsulas or unincorporated "islands" surrounded by City limits.
- AN 1.4** Require that unincorporated area or new developments contiguous to City limits and within the Centralia UGA who request City utility services annex into the City before extensions will be granted.
- AN 1.5** Require that unincorporated areas or new developments requesting connection to City utility services that are not contiguous to City limits but are within the City's utility service areas and the Centralia UGA enter into an agreement with the City requiring future annexation when adjacent or nearby properties come into the City. Such agreements should be recorded against the affected properties.
- AN 1.6** Condition voluntary annexations, as appropriate, on capital improvements or building improvements being made by the property owners or other requirements deemed appropriate by the City.
- AN 1.7** Extend the service area boundaries only if landowners requesting service have begun the annexation process or have made prior agreements with the city.
- AN 1.8** Require owners of land annexing into the City to be subject to their proportionate share of the City's bonded indebtedness and should be expected to contribute to capital improvements serving the area and to assume a portion of City indebtedness upon annexation.
- AN 1.9** Recognize the integrity of existing or future neighborhoods and the need for maintaining logical service areas as a general direction when working with individual annexation requests.

- AN 1.10** Encourage orderly growth and development consistent with the City’s ability to provide adequate public services and facilities based on the phased expansion of City services as identified in the Comprehensive Plan.
- AN 1.11** Encourage economic growth consistent with the long-range financial position of the City; encourage annexations that:
 - a. promote a healthy mix of residential, recreational, commercial, and industrial land,
 - b. provide adequate commercial and industrial zoning inside the existing City limits or develop them within the urban growth area (UGA), and
 - c. support a diversified economic base by locating light industrial and manufacturing activities within the urban growth boundary (UGB) while maintaining the environmental quality of the City.
- AN 1.12** Achieve the planned growth of the City, consistent with establishing City policies and guidelines and with the phased extension of City services identified in applicable capital facility plans.

Goal AN-2

To ensure that annexations to the City of Centralia meet development and growth needs, create reasonable service areas for city services, with logical extensions of city boundaries.

Goal AN-3

To work closely with Lewis County and other governmental entities to ensure an orderly transition from county to city jurisdiction.

Policies

- AN 3.1** Establish departmental service needs prior to major annexations through an impact analysis. As revenues from each annexation area are collected, increase city services to maintain citywide services levels.
- AN 3.2** Provide newly-annexed areas with the same level of service (if possible) enjoyed by other areas within the city limits, while at the same time not decreasing current citywide service levels.
- AN 3.3** Coordinate long-range planning and the development of capital improvement programs with adjacent cities, special districts, and Lewis County.
- AN 3.4** Establish interlocal agreements, when appropriate, between the City of Centralia and other jurisdictions which address possible solutions to regional concerns, such as but not limited to, water, sanitary sewer, stormwater drainage, transportation, parks and open space, and public safety.
- AN 3.5** Provide public services and/or utilities within the corporate limits of adjoining cities when there is a service agreement in effect or when temporary service is necessary because of an emergency.
- AN 3.6** Consult affected citizens, cities, special purpose districts, and other parties prior to final approval of any annexation.

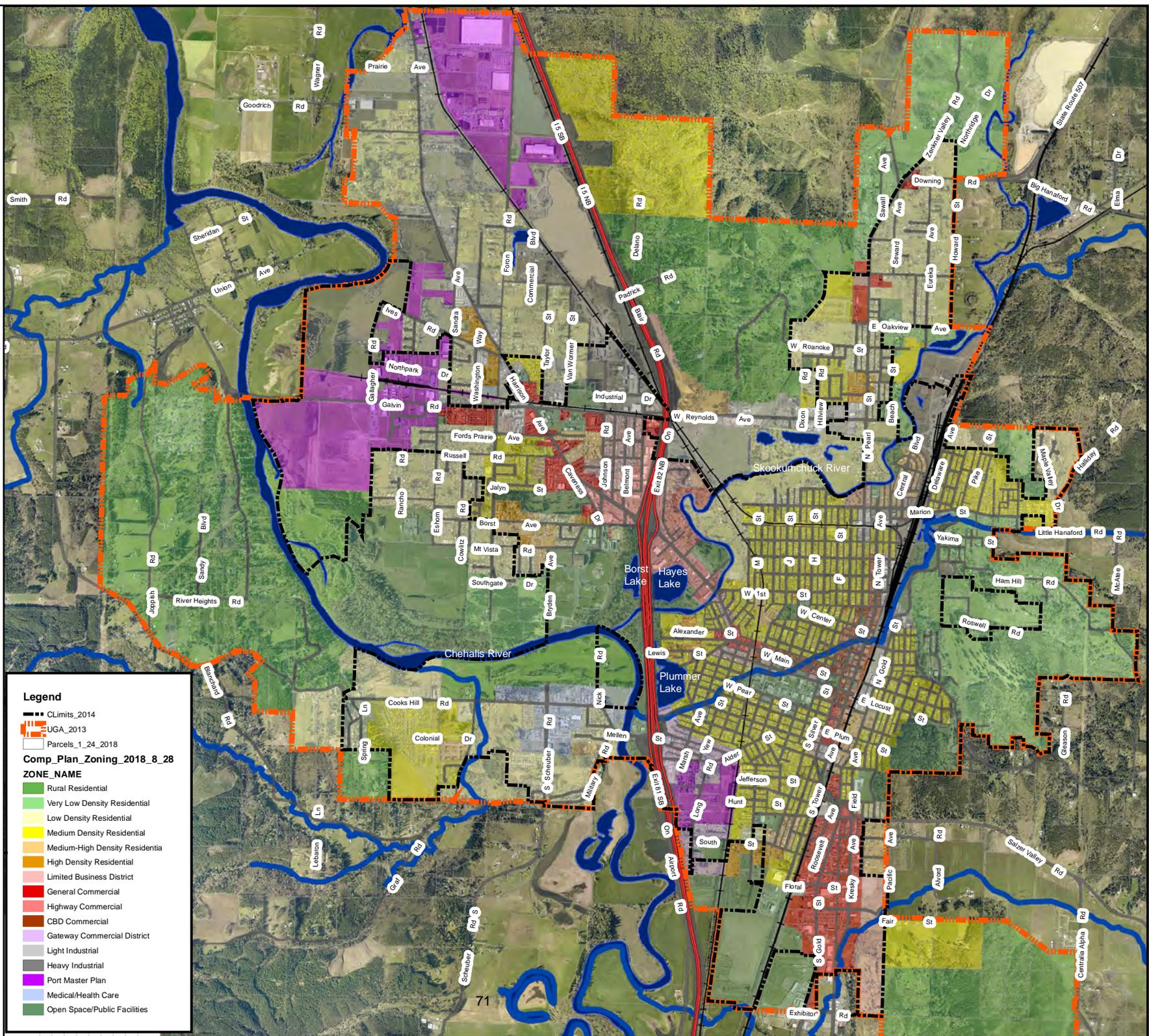
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COMPREHENSIVE PLAN - LAND USE DESIGNATION MAP

Date: 9/19/2018



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Legend

- CLimits_2014
- UGA_2013
- Parcels_1_24_2018
- Comp_Plan_Zoning_2018_8_28

ZONE_NAME

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Limited Business District
- General Commercial
- Highway Commercial
- CBD Commercial
- Gateway Commercial District
- Light Industrial
- Heavy Industrial
- Port Master Plan
- Medical/Health Care
- Open Space/Public Facilities

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CHAPTER 4: HOUSING ELEMENT

- I. **Required Elements**
 - GMA Housing Planning Goal*
 - GMA Requirement For Housing Planning*
 - Countywide Planning Policies*
 - II. **Relationship To Other Plans**
 - III. **Introduction**
 - IV. **Existing Conditions And Trends In Housing**
 - V. **Future Housing Densities**
 - VI. **Land Use Assumptions**
 - VII. **Housing Issues**
 - Maintain And Strengthen Existing Neighborhoods*
 - Develop A Mix Of Housing*
 - Provide Adequate Affordable and Special Needs Housing*
 - VIII. **Housing Goals And Policies**
 - Neighborhood Map**
-

I. REQUIRED ELEMENTS

GMA HOUSING PLANNING GOAL (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Housing is a required element under the GMA, which contains the following housing goal:

“To encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

GMA REQUIREMENT FOR HOUSING PLANNING (RCW 36.70A.070)

The GMA requires that each city prepare an inventory and analysis of existing and projected housing and provisions are made for all economic segments of the community. The comprehensive plan must identify sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities.

COUNTYWIDE PLANNING POLICIES

In 1991, the Growth Management Act was amended requiring each county to adopt countywide planning policies in cooperation with the cities in the county. This provided for consistency amongst the different comprehensive plans. These policies are required to address issues that

affect the county as a whole including the siting of public facilities, transportation facilities, affordable housing, economic development and employment, and land use development.

The City of Centralia considered the countywide planning policies as well as other factors to determine the best future course for the City of Centralia. The Lewis Countywide Planning Policies can be reviewed in Appendix C.

The Lewis County Planned Growth Committee adopted the updated planning policies relating to land use in November 2016. The Countywide Planning Policies (CWPPs) include housing as one of the thirteen (13) policy topics which states:

Goal 4. Housing. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Policy 4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

Policy 4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

Policy 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

II. RELATIONSHIP TO OTHER PLANS

The following lists other plans and documents that relate to the development and implementation of the updated 2018 Comprehensive Plan. For more in-depth information on these subjects refer to the listed documents.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia 2016 Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.

8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

The Housing Element provides a framework that leads to the development of a range of housing options to meet the needs of the people who call Centralia home, as well as the needs of potential future residents. Strong neighborhoods in which residents participate in community affairs and feel a sense of community are important components of Centralia’s livability and quality of life.

The objective of this chapter or element is to ensure that a range of housing options are provided which are consistent with the housing goals and policies listed in this element. Specifically, the City seeks to provide opportunities for affordable housing and sufficient land for the overall housing supply. This plan also considers the special housing needs of individuals and seeks to preserve neighborhood quality.

Strong neighborhoods in which the residents care about and invest in their community and participate in community affairs are an important component of Centralia’s livability. Private homes and yards, as well as the public streets and sidewalks, which are well maintained, demonstrate neighborhood vitality. Stable and healthy neighborhoods are built on relationships between neighbors, a sense of community, and freedom from encroachment by incompatible land uses. Housing in Centralia ranges from residential estates on an acre or more to downtown condominiums with a variety of single-family and multifamily housing types spread throughout the community. Consistent with adopted goals and policies, the City pursues opportunities to create affordable housing and to increase the overall housing supply; attends to the special housing needs of individuals; seeks to preserve neighborhood quality, and does not tolerate discrimination in housing.

Centralia is characterized by quality, vital neighborhoods that vary widely in age, character, value, and size of housing. Some of the City's older single-family neighborhoods, such as the Washington and Logan districts, contain housing that is small by today's standards. Other neighborhoods are characterized by larger lot sizes and more expensive homes, such as the Waunch Prairie, Cooks Hill, and the Scammon Creek neighborhoods. Centralia has ten (10) readily identifiable neighborhoods that include (see Centralia Neighborhoods Map):

1. **Waunch Prairie** – The Waunch Prairie area is north of the Skookumchuck River along both sides of North Pearl Street. It is characterized primarily by single family homes, multi-family at the corner of Pearl Street and Virginia Drive and two commercial areas at Pearl and Carson Streets and Pearl and Downing Road. Additionally, there is an area to the west of Pearl Street along Reynolds Road which is planned as industrial. Within the Waunch Prairie, the neighborhood is a sub-neighborhood called Davis Hill it is primarily characterized by lower density residential single-family homes. The neighborhood is the northern end of the City's Urban Growth Boundary (UGB). City utilities are limited and the vicinity is set apart by the steep slopes and wetlands.
2. **Logan District** – The Logan District east of Pearl Street and just south of the River is an area, both east and west of the railroad tracks, of primarily older single family residences. Recently, a new subdivision of homes has developed off of Halliday Road that overlooks the City and China Creek to the east. The west boundary is the railroad tracks which has some industrial uses.
3. **Seminary Hill** – The Seminary Hill area, lying east of Gold Street to Seminary Hill and south of Roswell Road, is predominately single family homes. The area is differentiated by smaller lot single-family homes (west side of the neighborhood) to large lot single family homes (eastern section). Most of the smaller lot homes are older and are going through a period of transition. City utilities are limited and the neighborhood is characterized by steep slopes and other critical areas.
4. **Salzer Flats** - This is the southeastern area of the City and the neighborhood is characterized by a number of different land-uses that includes: commercial, offices, and industrial along Kresky and Grand Avenues. A few residential pockets also exist on Pacific and along Summa streets. The fairgrounds which are considered a public facility is also located in this neighborhood.
5. **Washington's Addition** – Washington's Addition neighborhood is largely single-family home uses with a few multi-family developments. The lots are smaller in nature with older homes. Properties along the I-5 corridor have recently been rezoned for commercial uses especially along Long Road and Mellon streets are planned for commercial uses.
6. **Edison District** – The Edison District, is one of the older and more stable residential areas of Centralia, it lies south of the Skookumchuck River, north of Main Street, east of the railroad tracks and west of Pearl Street. It is primarily single family residential but also includes spotted multi-family developments within the District. The District has a fairly large number of historical properties (primarily large single-family homes), many of which have been well maintained or are being renovated. This district also consists of the central business district

(downtown) that is experiencing numerous renovations to historic buildings. The district also consists of the commercial area adjacent to the I-5 corridor that is considered a gateway into the City.

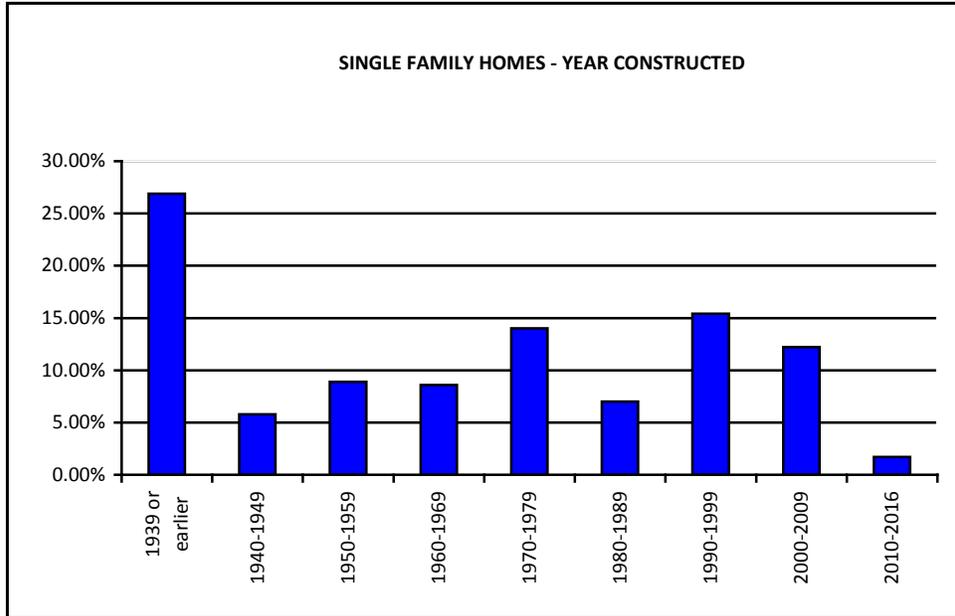
7. **Cook's Hill** – This neighborhood is characterized by large lot single family homes situated on Cook's Hill which is the Westside of Centralia's UGB. The neighborhood is set apart by large lots, steep slopes and other critical areas.
8. **Scammon Creek** – The Scammon Creek neighborhood is characterized by a mix of different uses that includes: residential, medical and professional offices, and the hospital. The residential component of the neighborhood consists of a mix of different residential uses including single family homes, multi-family housing, and assisted living and retirement developments.
9. **Fords Prairie** – The Fords Prairie area is a patchwork of different uses and is characterized as an area "in transition". The northern area along Harrison Avenue and "old Highway 99" is experiencing pressure to be developed as industrial. The area adjacent to I-5 and along Harrison is planned as commercial and should be treated as a gateway into the City. There are a number of single-family developments in the vicinity around Borst Park and south of Fords Prairie Avenue. There are other residential "pockets" that were once considered hobby farms that are surrounded by parcels of land that are now being developed with industrial uses. This is a neighborhood that because of its proximity to the railroad tracks and I-5 that will experience a lot of interest for more intense developments.
10. **Widgeon Hills** – The Widgeon Hills area "neighborhood" currently has very few homes and is planned as Rural Residential with lots around 5 acres in size. The north end of the area is planned as medium residential density around eight units per acre. Future developments in the north area is planned with a mix of residential uses and can expect to have everything from single family homes to multi-family like townhomes and apartments. Utilities are very limited in the area and the environment will make it more difficult to develop. The City could consider removing the south properties in this "neighborhood" and develop areas closer to city utilities.

IV. EXISTING CONDITIONS AND TRENDS IN HOUSING

According to current zoning designations, 62% of the total land in Centralia's Urban Growth Boundary (UGB) (area within the city limits and the surrounding area) is residential. In the Urban Growth Area (area within the UGB that is outside of the city limits), most of the residential property is rural residential or very low density (one unit per five acres and 2 units per acre). These very low-density properties make up nearly 52% of the total residential property within the residential land use categories. Within the City limits, the densities are considerably higher.

Thirty-six (36%) percent of the homes within the City have been constructed since 1980 while forty-one percent (41%) of Centralia's housing stock was constructed prior to 1960 with 26.9% of those total homes being constructed prior to 1939 see Figure 1. While many of these established neighborhoods have been well-maintained, others are showing their age and are in need of repair and maintenance. The City has seen a number of homes recently remodeled and

is encouraging homeowners to maintain and beautify their homes and neighborhoods. Centralia realizes that maintaining the existing housing stock is instrumental in maintaining affordable housing within the community.



The City continues to add new housing since the 2000 Census. Centralia has added 399 single family dwellings (SFD), 633 multi-family dwelling units (MF-DU) 66 manufactured homes on city lots (MH-CL), and 210 manufactured homes in a park (MH-P) from 2000-2016 as shown in Figure 2 below.

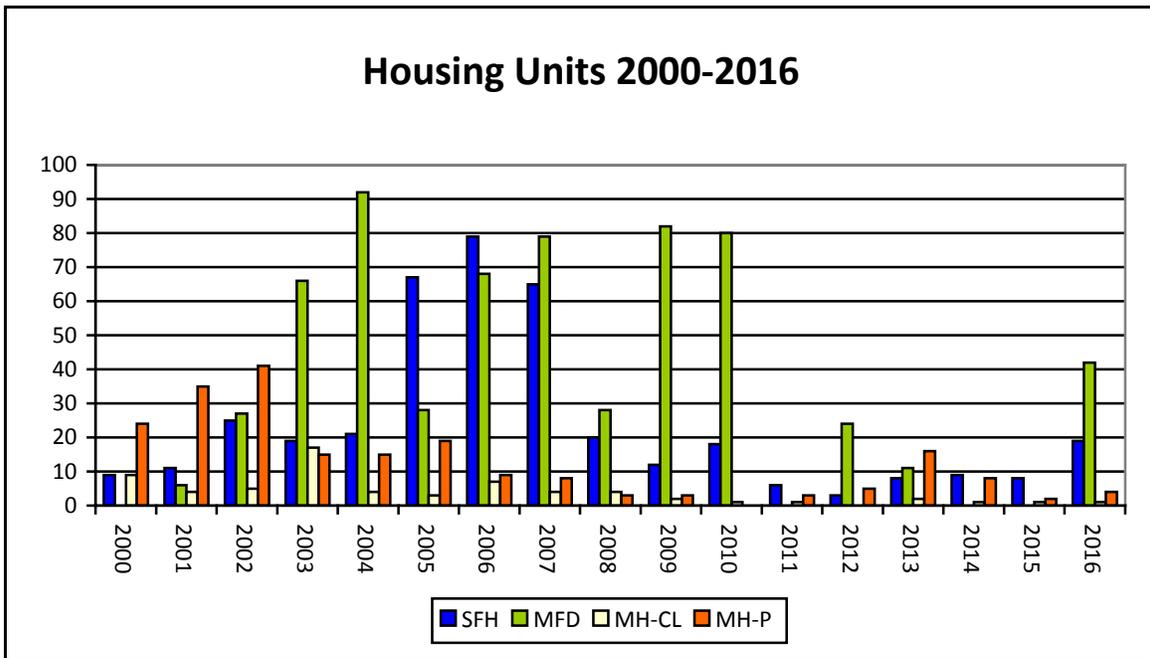


Figure 2

The 2010 U.S. Census Bureau 2011-2015 American Community Survey reported that there are 7,334 Total Housing Units in Centralia with 48.8 percent of the residential units being owner-occupied and 51.2 percent occupied by renters. In the City, an average household size of an owner-occupied unit is 2.42 whereas a renter-occupied unit is 2.41.

The Household Size by Tenure table recognizes the number of renters that reside in each household. A large number of renters are single or two-person households. This is consistent with having a college in the City. However, there are also households with 5 or 6 persons (families) occupying rental units. Figure 3.

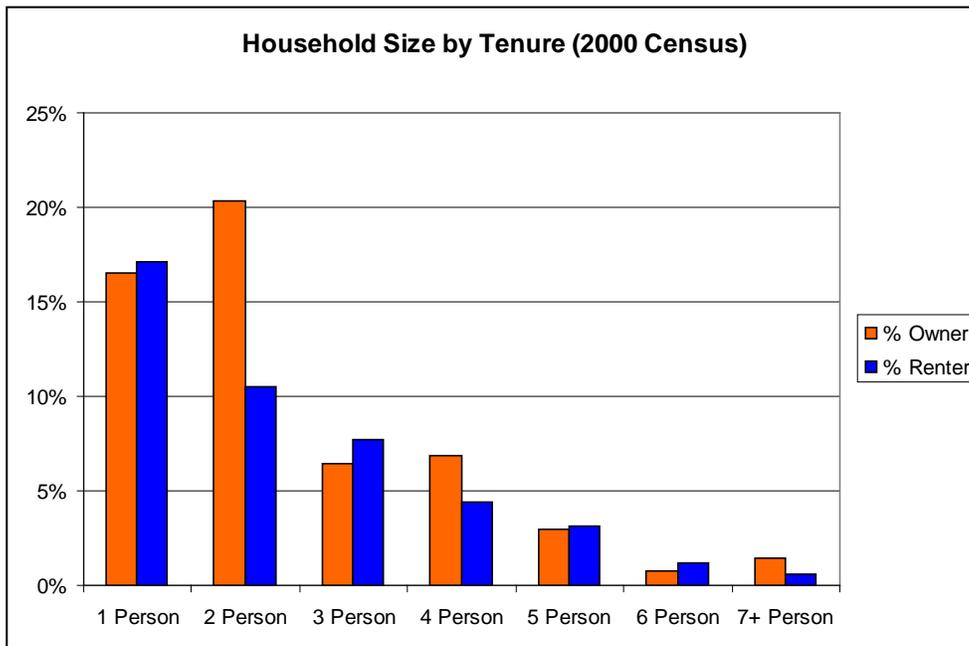


Figure 3

V. FUTURE HOUSING DENSITIES

The Growth Management Act requires the City of Centralia to identify sufficient land to provide for a variety of housing types for the next 20+ years. Providing an adequate number of suitably zoned lots for different types of housing will help curb prices for land, which is a significant factor in housing costs. A very competitive housing market tends to drive up the costs of housing for purchase and rent.

Based on the projected population growth rate of around 1.79%, by 2040 Centralia will be home to 26,280 residents. This population increase will necessitate approximately 3,925 new residential units for the 20-year time frame.

There are approximately 1,800 acres of vacant land within the Urban Growth Area (UGA). Within the UGA, more than half of the vacant acres are residentially zoned. However, not all of the vacant land in the UGA is suitable for development. The presence of critical areas (such as wetlands and steep slopes), infrastructure needs, and market factors are aspects that affect the ability to fully develop a site. Annexing vacant land within the UGA, encouraging redevelopment and infill within existing residential neighborhoods, and increasing density in some land use districts are all approaches that the City has considered to provide an adequate land area to house the projected population growth in Centralia by 2040.

2017-2040 Projected Future Residential Distribution 2017 Comprehensive Land Map				
Land Use Category	Zoning	Acres	Percentage Residential	U/A
Rural Residential	R5A	2,406	36.85%	1 to 5
Very-Low-Density Res.	R-2	977	14.96%	.5-2
Low Density Residential	R-4	1,805	23.78%	2-4
Medium Density Res.	R-8	1,148	20.88%	5-8
Med-High Density Res.	R-15	153	2.35%	8-15
High-Density Res.	R-20	77	1.17%	16+
Total Residential Land		6,529	100%	
Total Acreage in UGA/City		10,529		
Total Acreage Residential UGA/City		6,529.0	62.02%	

According to the Comprehensive Land Use Map, the projected land-use distribution for land inside of the Urban Growth Boundary will include 62% residential with 5.78% as commercial, .82% medical, 10.99% as industrial, 5.55% as Port of Centralia Master Plan, and 9.58 % as public facilities or parks and open space. Of the 62% of the land designated as residential 48.19% will be designated as 4 or more units per acre with 24.4% planned as 8 units per acre or more.

The vast majority of land that is planned as fewer than two (2) units per acre (51.5% of residential) is located in the Urban Growth Area but outside of the Centralia municipal limits. In 2015, the City has created a new land use designation of Rural Residential (R5A zoning) due to the preservation of environmentally sensitive lands specifically lands that are within the floodplain to receive additional points for the National Floodplain Insurance Program (NFIP). Many of these low-density areas are environmentally constrained by steep hillsides, wetlands, or in floodplains. Other areas were designated as lower density due to limited access to infrastructure improvements. Finally, the Plan designates some areas as lower density in order to provide open space as per RCW 36.70A.160.

Identification of Land for Housing

The GMA requires the City to identify and plan for 20+ years of population growth. A central part of this equation is providing sufficient land area to accommodate the expected housing units needed to adequately house the future population. To achieve this goal, the Housing Element must work in hand-in-hand with the Land Use Element. This Housing Element identifies how many housing units will be needed. This estimation of housing units will then be coordinated with the Land Use Element in order to provide sufficient land for housing within the 2017 city limits and the UGA.

Post Estimates of Housing Units 2000, 2007, 2010-2017, 2040				
	Total Units	1 unit	2+ unit	MH/TR/Spec
2000	6,510	4,096	1,847	567
2007	7,010	4,256	2,101	653
2010	7,265	4,459	2,199	607
2011	7,323	4,469	2,271	583
2012	7,405	4,542	2,276	587
2013	7,391	4,556	2,276	559
2014	7,453	4,564	2,308	581
2015	7,500	4,585	2,333	582
2016	7,501	4,583	2,329	589
2017	7,499	4,580	2,329	590
*2040 Est.	10,905	6,660	3,387	858
<p>* Estimated by the City of Centralia using a 2.41 PPH, Population 26,280, 61% Single family units, 31% 2+ units, 8% MH/TR/Spec Source: Postcensal Estimates of Housing Units, April 1, 2010, to April 1, 2017 Washington State Office of Financial Management, Forecasting and Research Division http://www.ofm.wa.gov/pop/april1/default.asp#housing, October 5, 2017</p>				

VI. LAND USE ASSUMPTIONS

In 2006, in order to provide for adequate housing, BergerABAM Engineering, Inc. (JD White Company) was hired to provide a Land Supply Methodology Report. In 2018, the City of Centralia staff updated the land use assumptions which include residential population, household and density projections, and industrial and commercial employment projections as shown in Appendix D.

VII. HOUSING ISSUES

The City of Centralia has identified three primary areas of focus within the housing element: (a) maintain and strengthen existing neighborhoods; (b) develop a variety of housing types; and (c) provide adequate affordable and special-needs housing.

A. Maintain and Strengthen Existing Neighborhoods

Healthy vibrant neighborhoods are an indication of a well-maintained and diverse community. The relatively old housing stock in Centralia presents both challenges and opportunities for neighborhoods to show pride in their community. When these neighborhoods are well-maintained and preserved, they become desirable places to live which is reflected in property values. However, when maintenance is not a priority, the neighborhoods become less desirable and could burden the entire community.

Recognition of “good” property owners can help set the standard for others to follow. The City should lead by example and maintain its property at the community standard. When other

methods of maintaining the minimum community standards fail, a stringent code enforcement program is applied to protect surrounding property owners.

The code enforcement program identifies properties and/or structures within the City that are in need of maintenance, repair, and overall neglect. The City works closely with property owners to resolve the issues that are surrounding the property. Once the property is being appropriately maintained, the City acknowledges the cleanup that has taken place and praises the property owner for their community spirit and desire to keep Centralia beautiful.

Maintaining and enhancing the quality of all neighborhoods is an important part of Centralia's livability. Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood. A neighborhood in which no change or investment is occurring may begin to decline. This type of neighborhood could be characterized by poorly maintained lawns, roofs or siding in disrepair, and lack of new remodeling or additions.

Some of Centralia's older neighborhoods are beginning to show these signs of aging. In these areas, the City will devise strategies with neighborhoods to ensure that they remain a "great place to live". These strategies aim at attracting private investment to assist in the community's renewal. Another way to strengthen neighborhood viability and redevelopment is by improving the street infrastructure.

Typical investments in healthy, stable neighborhoods include new additions on existing houses, re-roofing and residing, new or well-maintained landscaping, and improvements for pedestrians such as repairing the sidewalks and driveways or installing curb, gutter and sidewalk. This natural evolution can also include new homes built either on vacant lots or after a house is torn down.

One of Centralia's roles in promoting neighborhood quality is to protect residents from activities or uses which are incompatible with a residential area. The City employs development regulations and other city codes to help protect residential neighborhoods from being impacted by non-residential uses. The City also uses a sidewalk improvement program to replace sidewalks that are in disrepair. While neighborhoods can be expected to evolve over time, their nature as quality residential environments can be preserved.

The edges of neighborhoods present a particular challenge in maintaining a quality residential environment. Abrupt edges formed by different types or intensities of land use may result in undesirable spillover effects such as noise, glare, and parking. Regulations should be developed to soften the edge between higher intensity uses to lower intensity uses. Design features such as landscaping, parking and access locations, lighting shields, non-reflective building materials, and modulation of building height can help integrate land uses and achieve an effective transition. The impacts of arterials that divide or border neighborhoods can be diminished with special landscaping treatment of the right-of-way and, where necessary, noise mitigation.

B. Develop a Variety of Housing Types

As Centralia grows, the demand for housing in and around the City will grow. However, the supply of land available for housing is limited. Much of this land is either already developed or

could be considered environmentally sensitive (hillsides, wetlands, floodplains, etc). Planning policies require that cities develop at or near their potential capacity to ensure that urban land is used effectively, to provide housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and encourage efficient use of land within the urban growth area, the City promotes creative uses of residential, commercial, and industrial lands. The City emphasizes quality infill development with creative, diverse, and compatible housing types and sensitivity toward the environment and existing neighborhoods.

Distinct housing types include mixed-use housing in the downtown core (retail on street level with residential on upper levels), infill housing, medium and high-density housing, and creative residential developments including planned unit developments and townhouse projects.

Through the use of a mix of housing types, a wide range of the population can find housing that will fit their individual needs. For example, in the Waunch Prairie neighborhood, low-income housing has been developed close to transportation routes. The development's proximity also provides easy walking distance to the elementary school and to downtown shopping. The development is also surrounded by various other housing options including both small and large lot single family home developments. The affordable development was not separate, but rather folded within the community allowing people to move from one type of housing to another. The City also allows manufactured homes to be located in all residential zones. Accessory dwelling units and family daycare providers are also permitted in residential zones. By proper planning, a true community or neighborhood can be created with a mix of housing types and demographics.

C. Provide Adequate Affordable and Special-Needs Housing

A major challenge for Centralia and other cities is to provide affordable housing opportunities for all economic segments of the population. The state Growth Management Act's housing goal affirms the City's responsibility to meet this challenge. Affordable housing will be an on-going issue not just in Centralia and Lewis County, but throughout Western Washington. The City has established the following goals and policies related to affordable housing:

Goal H 1: To maintain and strengthen existing residential neighborhoods.

Goal H 2: To provide opportunities to develop a mix of housing types throughout the City to meet the needs of all economic segments of the community.

Policy H 2.6: Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community and its special needs population.

Policy H 2.7: Provide opportunities and incentives through the Planned Residential Development (PRD) and Planned Unit Development (PUD) processes for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

Demographics of Affordability

Centralia and Lewis County define low-income and moderate-income families using the Lewis County median income, adjusted for family size, as the base. Low-income families are those whose income is 50 percent or less of median; moderate-income families are at 50-80 percent of median.

According to U.S. *Census 2010*, 33% of the housing in Lewis County was occupied by renters with Centralia having a renter occupation rate of 51%. According to the Center for Real Estate Research at Washington State University (WCRER) who tracks the apartment rental market in Washington, areas, where there are high concentrations of renter-occupied housing, can present challenges for the neighborhoods and the City as a whole. These challenges include lower occupant tenancy rate (high turnover); over occupancy which may result in higher rates of crime and domestic violence; and lower maintenance standards for both the structures and yards. Ultimately, property values may decrease in these areas.

AFFORDABLE HOUSING		
	Lewis County	Washington State
Percent Renters	33%	37%
Rent Affordable at Minimum Wage	\$572.00	\$572.00
Renter Wage		
Estimated Mean Renter Wage	\$13.24	\$17.77
Rent Affordable at Mean Renter Wage	\$689	\$924
Supplemental Security Income (SSI) Payment		
SSI Monthly Payment	\$781	\$781
Rent Affordable to SSI Recipient	\$234	\$234
Income Levels		
*30% of Area Median Income (AMI)	\$18,000	\$23,786
Estimated Renter Median Household Income	\$32,485	\$41,592
Rent Affordable at Different Income Levels		
*30% of Area Median Income (AMI)	\$450	\$595
Estimate Renter Median Household Income	\$812	\$1,040
* Affordability - as per the federal standard is that no more than 30% of a household's gross income should be spent on rent and utilities. Households paying over 30% of their income are considered cost burdened. Households paying over 50% of their income are considered severely cost burdened. ** Area Median Income (AMI) is used to determine income eligibility for affordable housing programs. The AMI is set according to family size and varies by region. *** Extremely Low Income (ELI) refer to earning less than the poverty level or 30% of AMI. Source: National Low Income Housing Coalition, http://nlihc.org/oor/washington , September 20, 2017		

Housing Wage Needed to Afford - Bedrooms					
Bedrooms	Studio	One	Two	Three	Four
Lewis County	\$9.73	\$11.54	\$15.15	\$20.50	\$22.85
WA State	\$16.47	\$18.88	\$23.64	\$34.10	\$40.41
Housing Wage is the estimated full-time hourly wage a household must earn to afford a decent rental home at HUD's Fair Market Rent while spending no more than 30% of their income on housing costs. Source: National Low Income Housing Coalition, http://nlihc.org/oor/washington , September 20, 2017					

Fair Market Rents (FMR) - Bedrooms					
Bedrooms	Studio	One	Two	Three	Four
Lewis County	\$506	\$600	\$788	\$1,066	\$1,188
WA State	\$856	\$982	\$1,229	\$1,773	\$2,101

Fair Market Rent (FMR) is typically the 40th percentile of gross rents for standard rental units FMRs are determined by HUD on an annual basis, and reflect the cost of shelter and utilities. FMRs are used to determine payment standards for the Housing Choice Voucher program and Section 8 contracts.
Source: National Low Income Housing Coalition, <http://nlihc.org/oor/washington>, September 20, 2017

Annual Income Needed to Afford - Bedrooms					
Bedrooms	Studio	One	Two	Three	Four
Lewis County	\$20,240	\$24,000	\$31,520	\$42,640	\$47,520
WA State	\$34,255	\$39,278	\$49,177	\$70,928	\$84,047

Source: National Low Income Housing Coalition, <http://nlihc.org/oor/washington>, September 20, 2017

Work Hours/Week at Minimum Wage - Bedrooms					
Bedrooms	Studio	One	Two	Three	Four
Lewis County	35	42	55	75	83
WA State	60	69	86	124	147

Source: National Low Income Housing Coalition, <http://nlihc.org/oor/washington>, September 20, 2017

Work Hours/Week at Mean Renter Wage - Bedrooms					
Bedrooms	Studio	One	Two	Three	Four
Lewis County	29	35	46	62	69
WA State	37	43	53	77	91

Source: National Low Income Housing Coalition, <http://nlihc.org/oor/washington>, September 20, 2017

2017 Income Limits Summary – Family of 4				
	Median Income	Extremely Low -30% of the Median Family Income Limits	Very Low - 50% of the Median Family Income Limits	Low - 80% of the Median Family Income Limits
Lewis County	\$60,000	\$24,600	\$29,700	\$47,500
State of Washington	\$76,500	\$22,950	\$38,250	\$61,200

Source: U.S. Department of Housing and Urban Development, www.huduser.gov

Lewis County HUD Rental Assistance Income Limits								
AMI Band	Persons Per Family							
	1	2	3	4	5	6	7	8
30%	\$12,500	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$36,850	\$39,250
50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250
80%	\$33,250	\$38,000	\$42,750	\$47,500	\$51,300	\$55,100	\$58,900	\$62,700

Source: Office of Policy Development and Research (PD&R)
U.S. Department of Housing and Urban Development
<https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>, September 21, 2017

The *2003 Continuum of Care* produced annually by the Lewis County Affordable Housing Network describes the rental housing situation in Lewis County: with the migration of the population from the east county to the communities along the I-5 corridor and the slow development of affordable rental housing units, there has been a substantial increase in rental housing costs for the Centralia/Chehalis communities. With a tight rental market and most

available jobs paying at or near minimum wage, the cost of renting can often exceed 50% of a household's income. Households that must spend over 50% (including utility costs) of their income for housing (some spend 70% or more) are at-risk for becoming homeless.

Centralia School District and Housing Affordability

Office of Superintendent of Public Instruction National School Lunch Program- Public Schools Free and Reduced Enrollment October 30, 2016 Enrollment				
	Free	Reduced	Total	% of Free and Reduced
Centralia High School	502	58	1,098	51%
Centralia Middle School	290	39	482	68.3%
Edison Elementary (K-3)	Community Eligibility Provision		379	99.2%
Fords Prairie Elementary (Pre-K, K-3)	Community Eligibility Provision		379	94.7%
Futurus High School (9-12)	Community Eligibility Provision		76	96.1%
Jefferson Lincoln Elem. (Pre-K, K-3)	Community Eligibility Provision		381	100.0%
Oakview Elementary (4-6)	Community Eligibility Provision		427	94.8%
Washington Elementary (4-6)	Community Eligibility Provision		396	95.5%
Centralia School District	2,764	97	3,618	79.1%
State of Washington	401,054	70,744	1,088,721	43.3%
Source: Office of Superintendent of Public Instruction, National School Lunch Program- Public Schools Free and Reduced Enrollment, October 30, 2016 Enrollment http://www.k12.wa.us/ChildNutrition/Reports.aspx , October 5, 2017				

Evaluation of Zoning's Effect on Affordable Housing

It is very difficult to determine the effect zoning has on affordable housing because the issue requires the consideration of many variables. Specifically, affordable housing is influenced by zoning, land prices, political environment, socioeconomic conditions, the size of a city, the age of a city, economic growth, and demographic growth. These factors often interact with one another. Therefore, quantifying the role of any one factor as a barrier to affordable housing would be difficult. Clearly, two of the most significant barriers to developing affordable housing are zoning and land costs. The City will continue to provide and support many different types of housing for all of its future residents. The Land Use map has designated that 48.19% percent of the residential land allows four (4) or more units per acre and 24.41% percent of over eight (8) units per acre. Further, the CBD Commercial designation (C-3 Zoning – 51.38 acres) allows a mix of commercial and residential encourages residential uses above the 1st floor. The Limited Business District (LBD Zoning - 146 acres) also allows residential uses at eight (8) units per acre.

The Land Use Code allows for affordable housing through voluntary provisions. The City of Centralia encourages affordable housing through the use of innovative housing techniques. These techniques include:

1. Encouraging a larger choice of housing options;
2. Allowing a variety of lot sizes;
3. Permitting manufactured housing on individual lots;
4. Encouraging infill developments where infrastructure already exists;
5. Encouraging rehabilitation of existing buildings;
6. Encouraging mixed-used developments and buildings;
7. Preserving and improving existing housing stock;

8. Encouraging the use of creative developments such as planned residential developments, planned unit developments, and mixed-use developments.
9. Encouraging unique design options to blend in with existing neighborhoods (new-traditional, coving techniques).

Through the use of creative developments the City will continue to provide a mix of the lot and home sizes and home types (townhomes, twin homes, accessory apartments and single family detached homes) in residential zoning districts and for all people who desire to reside in Centralia.

Federal and State Housing Financing Programs

There are a number of federal and state programs designed to assist home buyers and renters. This web of programs and regulations is very complex and is beyond the scope of the Housing Element to analyze each of these programs fully.

The City works closely with Lewis County who contracts with Housing Opportunities of SW Washington (HOSWWA) to provide housing assistance to those who really need it. HOSWWA and Lewis County Salvation Army, Human Response Network, Reliable Enterprises, Lewis County Shelter Program, and Cascade Mental Health provide tenant-based rental assistance with other support services to the homeless. The long-term goal of these partnering agencies is to assist households in establishing systems for self-sufficiency and the need for continual assistance.

Housing Assistance Programs:

- Housing Vouchers (Section 8)
- Tenant-Based Rental Assistance (TBRA)
- Section 8 Advantage Program
- Utility Assistance
- Veteran Integration Program (VIP)
- Veteran Tenant-Based Rental Assistance (TBRA)

Subsidized Housing in Centralia (Private & Publicly)

Subsidized housing is made available by private building owners and through public vouchers. With private subsidized housing, an owner of housing units receives low-interest loan or grants for construction or rehabilitation of housing units. In exchange, the owner agrees to make available a certain number of units at a price affordable to low-income families. These agreements are made by contract for a set period.

Public subsidized housing is also available from Section 8 Federal Funds directed by the Housing Authority of Thurston County. Section 8 works like rental assistance where you generally find a private owner and then the voucher pay part of the rent, usually 70% if income qualified.

Additional funding for housing is available through Federal and State sources, including revenues from recording fees that are authorized by the State of Washington. Those funds are scheduled to sunset in 2019 unless reauthorized by the Legislature.

There are 16 low-income housing apartment complexes which contain 842 affordable apartments for rent in Centralia, Washington. Many of these rental apartments are income based housing with about 348 apartments that set rent based on your income. Often referred to as "HUD apartments", there are 147 Project-Based Section 8 subsidized apartments in Centralia. There are 789 other low-income apartments that don't have rental assistance but are still considered to be affordable housing for low-income families.

The City of Centralia's commitment to providing affordable housing and special needs housing is manifest by their past support for such developments. Some of the developments within the UGA of the City include:

1. La Casa de la Familia Santa: 1809 N. Pearl Street. 45 units of affordable housing for farm workers. Apartments in this community are not rent subsidized. Low Income Housing Tax Credit.
2. Virginia Station Apartments: 111 Virginia Drive. 36 units feature 1, 2, 3, and 4 bedroom apartments all with a direct subsidy through the USDA Rental Assistance program. Residents pay just 30% of their income for rent and some utilities. Low-Income Tax Credit, Section 515 Rural Rental Housing, Project-Based Rental Assistance.
3. Centralia Manor Apartments: 303 W. Pine. 25 units all units directly subsidized through the HUD project-based Section 8 program. Rents are based on 30% of your adjusted monthly household income between the rents listed.
4. Harrison Village: 1402 Harrison Avenue. 31 units offer affordable rent through the Washington State Housing Tax Credit program. The rent ranges are based on your annual income level and availability of apartments at each income level. They accept housing authority provided Section 8 vouchers to receive a subsidized rent. Some large family set aside 4 bedroom apartments requiring 4 or more persons in the household.
5. Cambridge Apartments: 1429 Johnson Road. 76 units low-income housing apartment community. Some or all apartments are rent subsidized. Low Income Housing Tax Credit, Section 515 Rural Rental Housing, Rural Development Rental Assistance, Project-Based Rental Assistance.
6. Candlewood Apartments: 1322 Harrison Avenue. 40 unit low-income housing apartment community that provides 1-2 bedroom apartments for rent. Some or all apartments are rent subsidized, which means rent is income based. Low Income Housing Tax Credit, Rural Development Rental Assistance, Project-Based Rental Assistance.
7. Mount Vista Apartments: 2901 Mount Vista Road. This is a 40 unit low-income housing apartment community. Apartments in this community are not rent subsidized. Low Income Housing Tax Credit.
8. Russell Road & Corridor Apartments: 2802 Russell Road. 50 unit low-income housing apartment that provides 2-5 bedroom apartments for rent. Not rent subsidized - Low Income Housing Tax Credit.
9. Southcreek Apartments: 1101 Scammon Creek Road. 204 unit low-income housing apartment community that provides 2-4 bedroom apartments. Not rent subsidized – Low Income Housing Tax Credit.
10. Bridlewood Apartments: 1401 Johnson Road. 68 unit low-income housing apartment community that provides 1-3 bedroom apartments for rent. Some or all apartments are

- rent subsidized, which means rent income based. Project-Based Section 8, Low Income Tax Credit, Section 515 Rural Rental Housing, Project-Based Rental Assistance.
11. Cascade Court: 1605 Johnson Road. Cascade Court is a 12 unit low-income housing apartment community. Some or all of the apartments are rent subsidized. Section 811 Supportive Housing for Person with Disabilities, Project-Based Rental Assistance, Accessible Units, Persons with Disabilities.
 12. Lewis & Clark Apartments: 117 W. Magnolia Street. Lewis and Clark Apartments is a 54 unit low-income housing apartment building. Some or all apartments are rent subsidized. Project-Based Section 8, Project-Based Rental Assistance.
 13. Providence Rossi House: 1720 Providence Lane. 16 unit low-income housing apartment community. Some or all apartments are rent subsidized. Section 202 Supportive Housing for the Elderly, Project-Based Rental Assistance, Senior (62+) Accessible Units.
 14. Providence Blanchet House: 1700 Providence Lane. 21 units low-income housing apartment complex. Some or all apartments are rent subsidized. Section 202 Supportive Housing for the Elderly, Project-Based Rental Assistance, Senior (62+) Accessible Units.
 15. Villa San Juan Batista: 2613 Cooks Hill Road. Villa San Juan Batista is a 50 unit low-income housing apartment community. Apartments in this community are not rent subsidized. Low Income Housing Tax Credit.
 16. Ives and Harrison Family Housing: 3115 Ives Road. This is a 74 unit low-income housing apartment community. Apartments in this community are not rent subsidized. Low Income Housing Tax Credit.
 17. Reliable Place Housing Project – Phase I: 2207 Harrison Avenue. The Reliable Place housing project began construction in the fall of 2016 with projected completion in 2017. The apartments will house single veterans, homeless, and individuals with developmental and mental health disabilities.
 18. Reliable Place Housing Project – Phase II (Magnolia Place): 2213 Harrison Avenue. Low Income Housing project.

VIII. HOUSING GOALS AND POLICIES

Goal H 1 - To maintain and strengthen existing residential neighborhoods.

Policies

- H 1.1** Protect residential areas from illegal land use activities through enforcement of City codes.
- H 1.2** Buffer residential areas from intensive commercial and industrial districts through a gradual transition from one land use intensity to the next.
- H 1.3** Require landscaping provisions in the City's land use regulations in association with new development, particularly between differing intensities and densities of land uses.
- H 1.4** Encourage the beautification and upgrading of residential structures and landscaping.

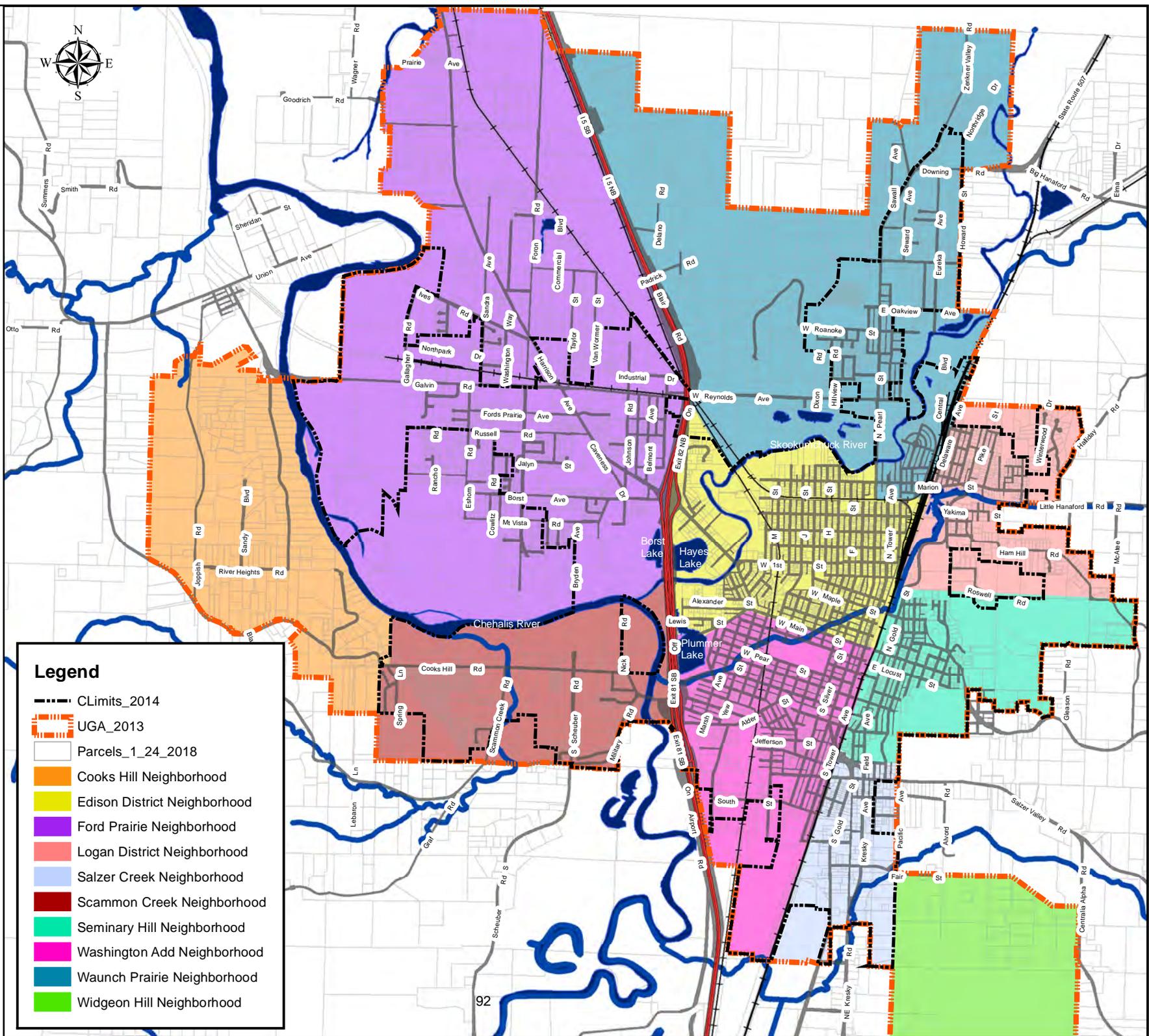
Goal H 2 - To provide opportunities to develop a mix of housing types throughout the city to meet the needs of all economic segments of the community.

Policies

- H 2.1** Encourage residential development, subject to design review guidelines, on vacant or underutilized sites that have adequate urban services.
- H 2.2** Designate suitable areas for multi-family residential development.
- H 2.3** Encourage multi-family residential land use in locations adjacent to retail and service centers, parks, schools, and bus transit lines.
- H 2.4** Encourage multi-family residential land use in areas which are functionally convenient to arterial or collector streets.
- H 2.5** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- H 2.6** Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community and its special needs population.
- H 2.7** Provide opportunities and incentives through the Planned Residential Development (PRD) and Planned Unit Development (PUD) processes for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.
- H2.8** Support development of governmental-assisted housing, housing for low-income families, manufactured housing, multiple family housing, group homes, and foster care facilities and disperse such housing throughout the community.
- H2.9** Continue to allow manufactured housing to be located in any residential district where single family dwellings are allowed.
- H2.10** Continue to allow family daycare providers of twelve (12) or fewer children in all residential districts.

Centralia Neighborhood Map

Date: 5/10/2018



Legend

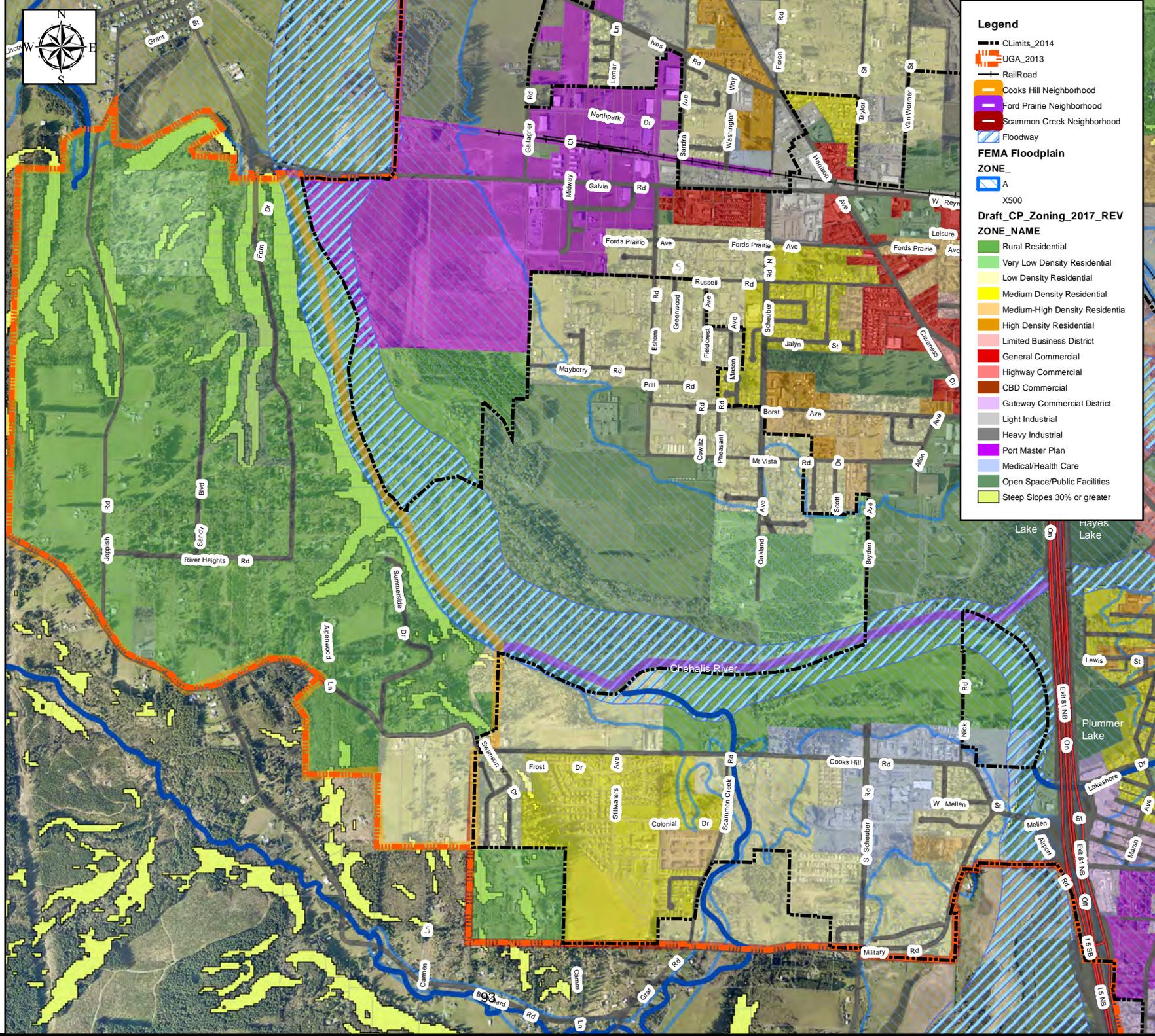
- CLimits_2014
- UGA_2013
- Parcels_1_24_2018
- Cooks Hill Neighborhood
- Edison District Neighborhood
- Ford Prairie Neighborhood
- Logan District Neighborhood
- Salzer Creek Neighborhood
- Scammon Creek Neighborhood
- Seminary Hill Neighborhood
- Washington Add Neighborhood
- Waunch Prairie Neighborhood
- Widgeon Hill Neighborhood





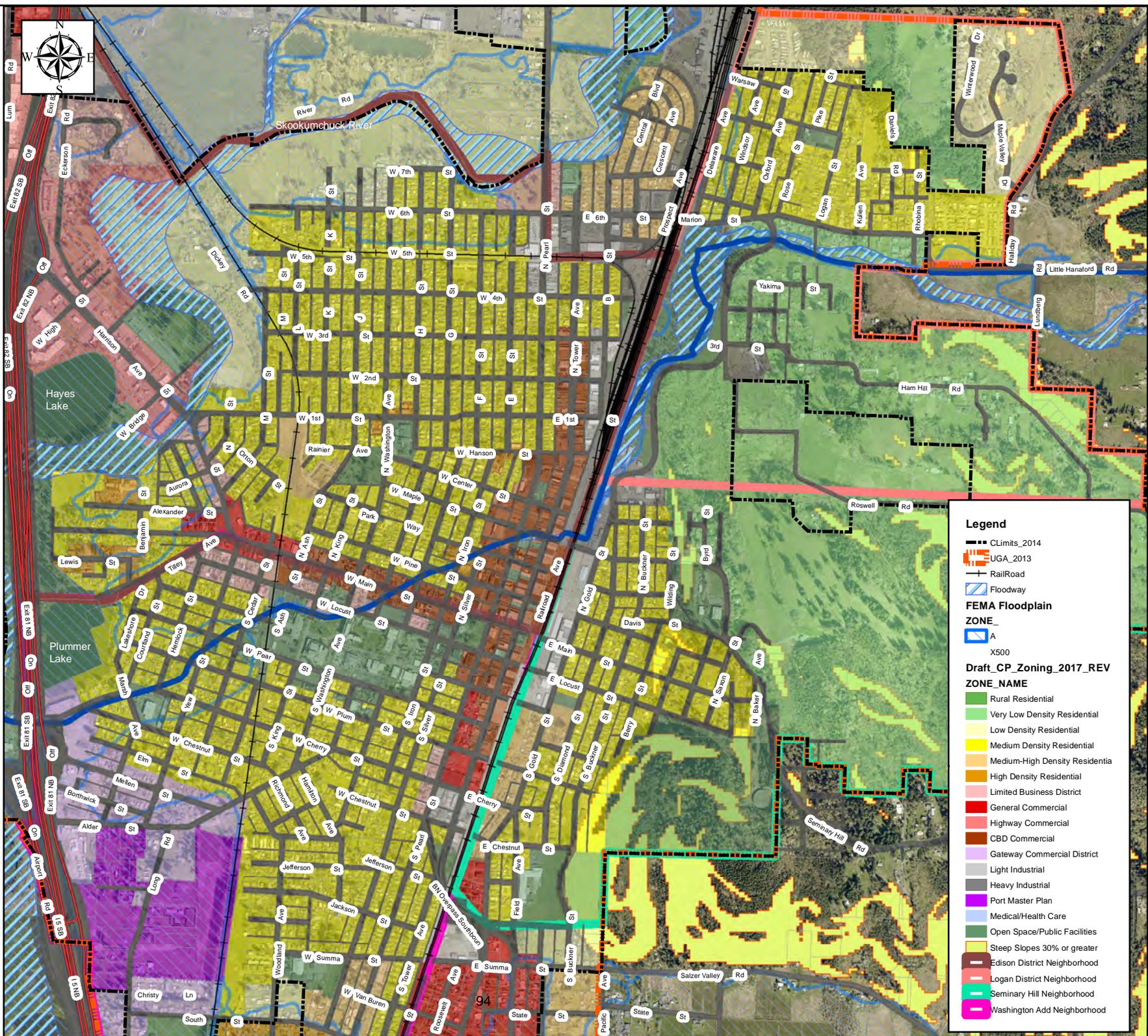
Land Use Designations, Critical Area, & Cooks Hill, Scammon Creek Neighborhoods

Date: 5/21/2018



Land Use Designations, Critical Area, & Logan, Edison Neighborhoods

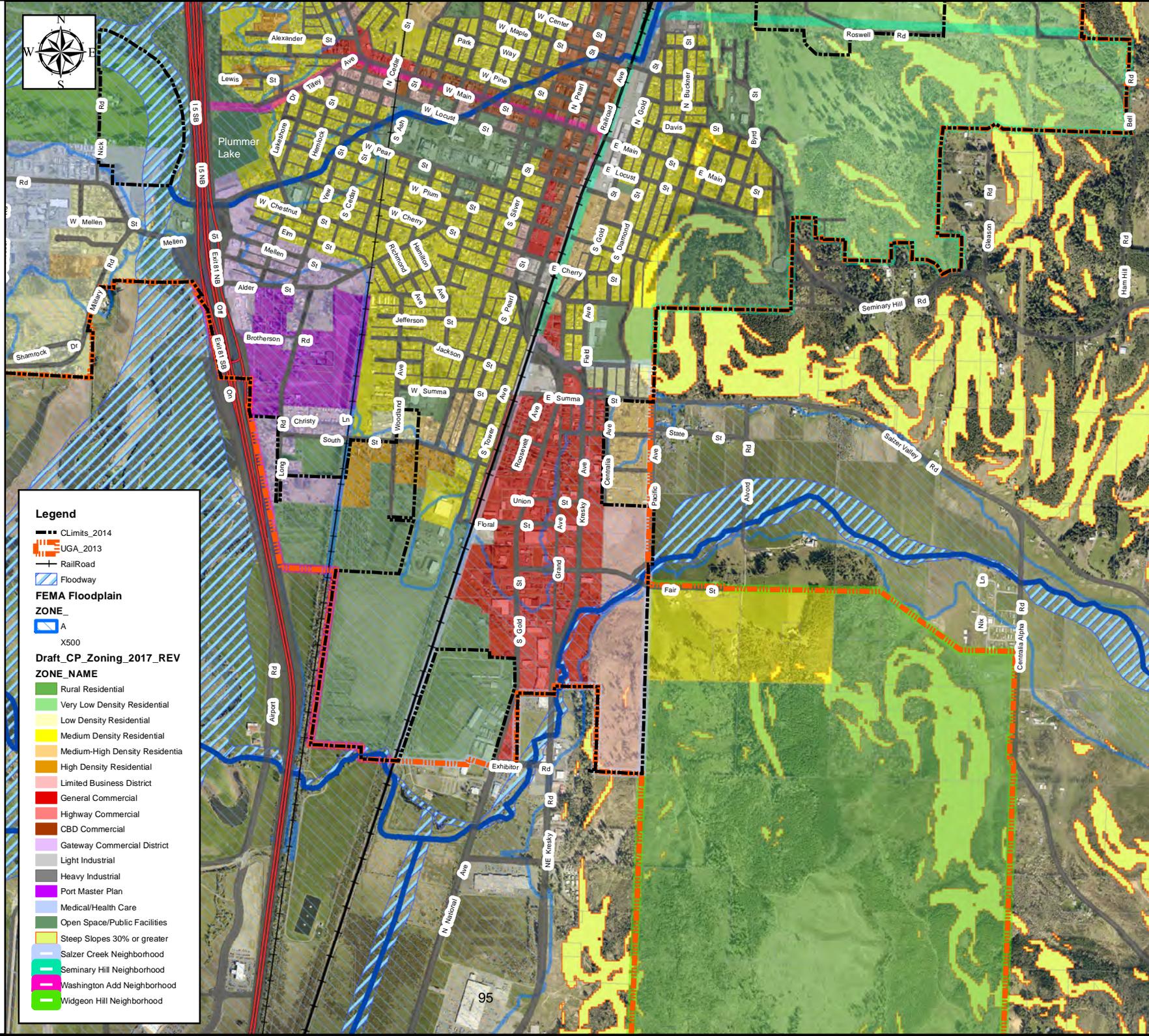
Date: 5/21/2018





Land Use Designations, Critical Area, & Salzer, Widgeon, Wash. Sem. Hill Neighborhoods

Date: 5/21/2018



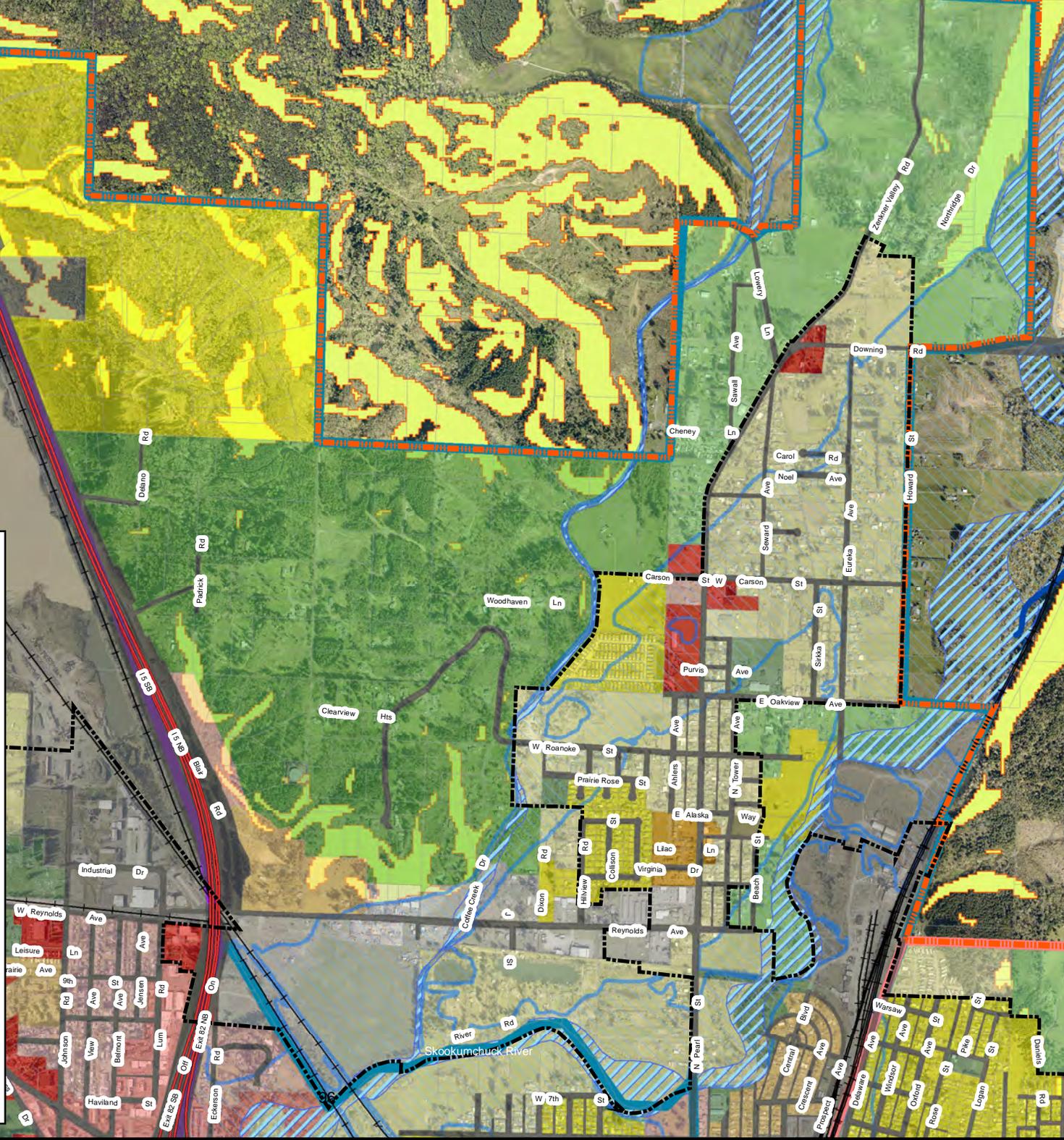
Land Use Designations, Critical Area, & Waunch Prairie Neighborhood

Date: 5/21/2018



Legend

- CLimits_2014
- UGA_2013
- RailRoad
- Ford Prairie Neighborhood
- Floodway
- FEMA Floodplain**
- ZONE_**
- A
- X500**
- Draft_CP_Zoning_2017_REV**
- ZONE_NAME**
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Limited Business District
- General Commercial
- Highway Commercial
- CBD Commercial
- Gateway Commercial District
- Light Industrial
- Heavy Industrial
- Port Master Plan
- Medical/Health Care
- Open Space/Public Facilities
- Steep Slopes 30% or greater
- Ford Prairie Neighborhood
- Logan District Neighborhood
- Waunch Prairie Neighborhood



Land Use Designations, Critical Area, & Fords Prairie Neighborhood

Date: 5/21/2018



Legend

- CLimits_2014
- UGA_2013
- RailRoad
- Ford Prairie Neighborhood
- Floodway

FEMA Floodplain

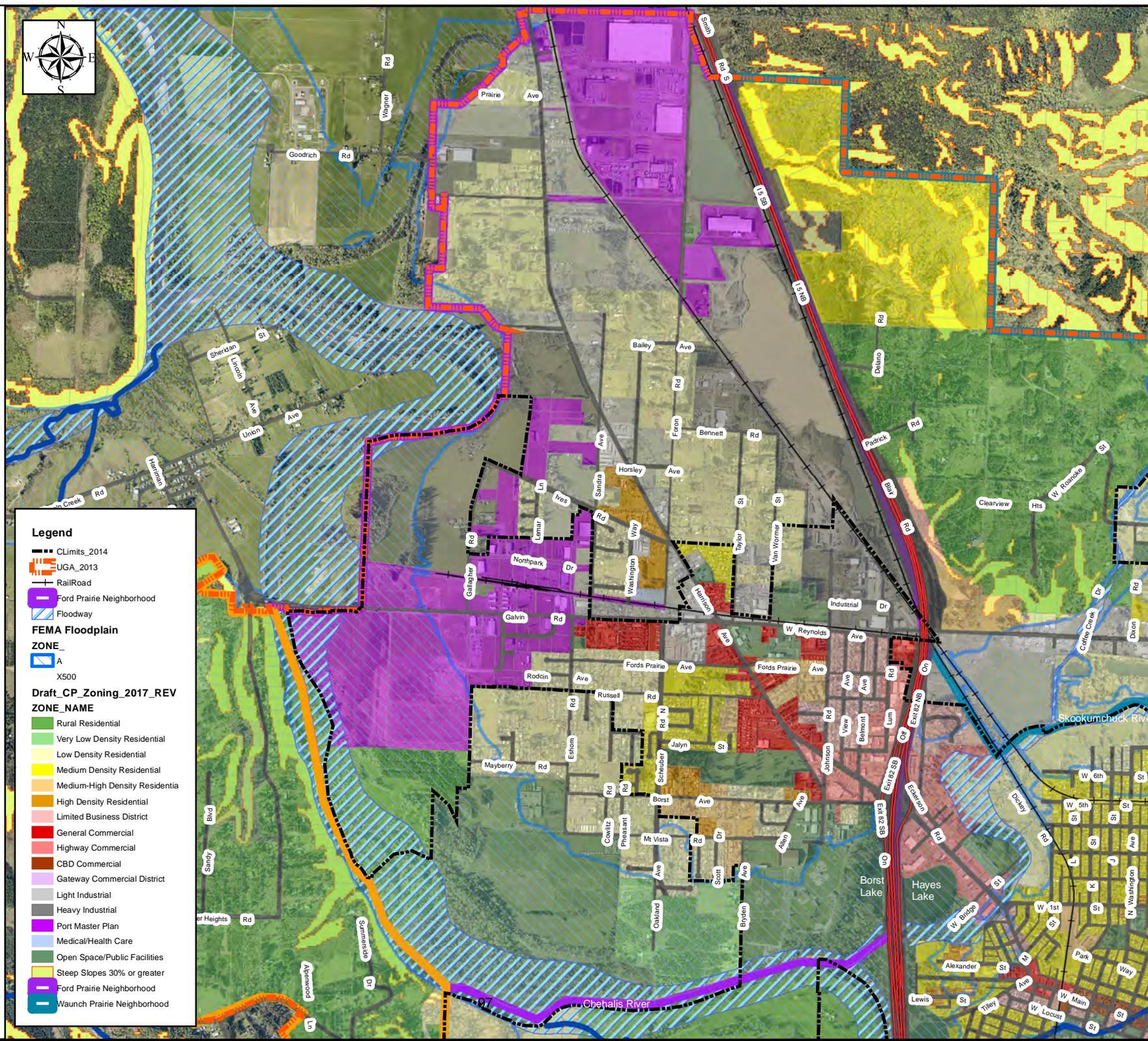
ZONE_A

X500

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ZONE_NAME

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Limited Business District
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- Open Space/Public Facilities
- Steep Slopes 30% or greater
- Ford Prairie Neighborhood
- Waunch Prairie Neighborhood



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CHAPTER 5: ECONOMIC DEVELOPMENT ELEMENT

- I. **Required Elements**
GMA Land Use Planning Goal
GMA Requirement For Land Use Planning
Countywide Planning Policies
 - II. **Relationship To Other Plans**
 - III. **Introduction**
 - IV. **Existing Conditions And Trends**
 - V. **Partnerships And Regional Coordination**
 - VI. **Strengths, Weaknesses, Opportunities and Threats**
 - VII. **Land Use Assumptions**
 - VIII. **Housing Goals And Policies**
-

I. REQUIRED ELEMENTS

GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) sets forth guidelines for the development and adoption of comprehensive plans and development regulations. Land use policies and regulations influence transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

Specifically, the GMA requires cities:

“To encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities” Chapter 36.70A.020 (5).

GMA REQUIREMENTS FOR LAND USE PLANNING (RCW 36.70A.070)

Economic development is one of the mandatory elements of the Comprehensive Plan required pursuant to the GMA. As prescribed by the GMA, the economic development chapter requires:

- (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information;
- (b) A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use,

- transportation, utilities, education, workforce, housing, and natural/cultural resources; and
- (c) A statement identifying policies, programs, and projects to foster economic growth and development and address future needs.

COUNTYWIDE PLANNING POLICIES

The State amended in 1991, the Growth Management Act requiring each county legislative body planning under the act to adopt countywide planning policies in cooperation with the cities in the county. This common framework provides for consistency amongst the comprehensive plans. The policies address issues that uniformly affect the county as a whole including the siting of public facilities of a countywide or statewide nature, transportation facilities, affordable housing, economic development and employment, and orderly and contiguous development. The requirements of the countywide planning policies were considered along with many other factors to determine the best course of action for the City of Centralia. The Lewis Countywide Planning Policies are included in Appendix C.

The Lewis County Planned Growth Committee adopted their updated planning policies in November 2016. This update included policies on economic development. These policies are statements establishing a regional framework from which county and city economic development elements are developed. They include policies on the integration of comprehensive plans and distinguishing rural and urban areas.

II. RELATIONSHIP TO OTHER PLANS

The following plans and documents related to the success of economic development within the City of Centralia and implementation of this element.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.

11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

The economic vitality of the area is an integral part of a high quality of life for Centralia residents. Successful economic development efforts as measured by increases in employment opportunities, reductions in unemployment, and increases in real incomes can improve the overall quality of life that we enjoy.

The demographic and employment conditions and trends in Lewis County and the City of Centralia are reflected in the current market conditions. The City of Centralia can expect growth in its visitors and hospitality sector, retail development, and industrial development. In addition, housing development over the next decade will be influenced by pressures in the market in communities to the north of Centralia.

IV. EXISTING CONDITIONS AND TRENDS

The health of the economy in Centralia is based upon many diverse factors. The economic development activity includes: (a) overall economic outlook; (b) population; (c) largest employers; (d) wages; (e) visitor and hospitality sector; (f) retail; (g) industrial; and (h) Downtown Centralia.

A. Overall Economic Outlook

The State of Washington economy grew 3.7% in 2016, nearly two and a half times the national rate. The nation's largest concentration of STEM (science, technology, engineering, and math) workers reside here in Washington. The per capita personal income in 2009 was \$41,751, 12th in the nation.

The average unemployment rate in Washington for April 2018 was 4.8 percent (seasonal adjusted), and Lewis County came in at 8.1 percent. Which has been declining since the 13.3 percent rate that was posted in 2009 (Source: Employment Security Department).

Job numbers are improving in Lewis County, but the scale of this increase has been weak. For example, on average 25,610 nonfarm jobs have been added in the first eleven months of 2017 versus 23,620 jobs in all of 2010.

Thru November of 2017, the goods-producing sector has employed 4,720 people and manufacturing and construction are slightly up from their 2016 numbers.

In the first eleven months of 2017, has shown that the trade and government sectors as the two largest employers in Lewis County, with educational and health services a close third. The government sector has added 130 new jobs during this time frame and the service-providing sector has grown over 1,000 jobs from 2016 to 2017. The trade, transportation, warehousing, and utilities collectively have gained over 400 jobs, with retail trade gaining around 100 jobs. Private education and health services gained around 100 jobs and the leisure and hospitality segment gained 140. The professional and business services added 300 new positions in Lewis County (Source: Employment Security Department: <https://esd.wa.gov/labormarketinfo/county-profiles/lewis#labor>).

In Lewis County in 2016, the largest jobholder age division group was the 55 and older age category, making up 25.9 percent of employment across all industries. The next largest share was among persons aged 45 to 54 with 20.9 percent of employment (Source: The Local Employment Dynamics: <https://esd.wa.gov/labormarketinfo/county-profiles/lewis#labor>). The Lewis County 2016 workforce followed the state patterns with workers ages 14 to 24 dominating the food service jobs with over 31.4 percent of the positions. As expected this same age group was also well represented in arts, entertainment and recreation and retail trade. Lewis County workers in the 55 years and older age group were dominant in mining, educational services, transportation and warehousing, real estate and rental and leasing, public administration and utilities.

County females made up 49.8 percent of the labor force in Lewis County and dominated industries included finance and insurance, healthcare and social assistance and educational service. Males made up the difference at 50.2 percent in 2016 and dominated industries including mining, construction, manufacturing, and utility industries (Source: The Local Employment Dynamics: <https://esd.wa.gov/labormarketinfo/county-profiles/lewis#labor>).

The City of Centralia follows the Lewis County and has a diverse economy with moderate growth occurring in such sectors as retail, visitor services, distribution, and manufacturing. Adjacent to Interstate 5 and the railroad, and with the College, the City has a distinctly different demographic profile than other Lewis County communities.

B. Population

Centralia's population at the end of 2017 was estimated by the State of Washington to be 16,982. This population accounts for 21.7% of the county's total population. During the 10-years from 2000 to 2010, the City's growth rate was .98%. The unemployment rate in Centralia is 8.4%, with a growth rate of 2.72%. The growth rate projection is based on (1) an influx of retirees, (2) annexations and (3) additional housing projects.

According to the U.S. Census, around 82.2% of the City’s residents over the age of 25 have a high school diploma or higher and 15.3% have a bachelor’s degree or higher.

Population By Occupation	Centralia	WA
<i>Civilian employed population 16 years & Over</i>	6,148	
Agriculture, forestry, fishing, hunting, mining	4.8%	2.6%
Construction	4.1%	6.1%
Manufacturing	9.4%	10.5%
Wholesale trade	2.8%	2.9%
Retail trade	16.2%	11.8%
Transportation, warehousing, utilities	4.6%	5.2%
Information	1.1%	2.3%
Finance, insurance, real estate, and rental	4.0%	5.4%
Professional, scientific, management, administrative, waste management services	8.1%	12.3%
Educational services, health care, social assistance	23.4%	21.5%
Arts, entertainment, recreation, accommodation, food services	11.8%	9.3%
Other services	4.0%	4.8%
Public Administration	5.8%	5.3%

Source: U.S Census American Community Survey 5-years Estimates 2011-2015

In Centralia, fifty-four percent (54%) of the total population age 16 and over is in the civilian labor force.

C. Largest Employers

Centralia’s government sector is the City’s largest employer. Together, the Centralia School District, Centralia College, the City of Centralia, and a sprinkling of state and federal agencies employ an estimated 900 people. The City’s largest private employer is Providence Hospital (Centralia Hospital) with 800 employees. The Centralia Outlets, a multi-store retail operation, employs 280 people and the local Safeway store employs 200. According to Sperling’s BestPlace/Fast Forward, Inc., recent job growth has increased 4.52%. The national average for job growth during the same period was 1.4%. Future job growth also looks promising at 5.30%. Since 2007, the City’s UGA has seen a number of new businesses come into the area these include: Rogers Machinery Company, Inc., Dick’s Brewing Company, Scot Industries, Michael’s Distribution Center, Lineage Logistics, Lowe’s Distribution Center, Sierra Pacific Industries, and Mega Arms. These businesses have located in the Port of Centralia which continues to bring new businesses into the area.

D. Wages

According to the U.S. Census, the 2016 median household income for a Centralia household was \$40,102, which is slightly lower than the County at \$44,526 and considerably lower than the State at \$62,848. A major factor affecting the median income level is the fact that the City is heavily populated by people outside the prime workforce age levels of 20 to 55. According to Sperling’s BestPlace (Source:<https://www.bestplaces.net/jobs/city/washington/centralia>) the

income per capita for the City was \$18,980, which is significantly lower than the U.S. average at \$28,555.

Estimated Households By Household Income	Centralia	WA	U.S.
Income Less Than \$15,000	18%	10.4%	12.6%
Income between \$15,000 and \$20,000	6.8%	5%	5.4%
Income between \$20,000 and \$30,000	14.6%	9%	10.4%
Income between \$30,000 and \$40,000	13.7%	8.4%	9.8%
Income between \$40,000 and \$50,000	11.9%	8.6%	8.8%
Income between \$50,000 and \$60,000	8.9%	8.1%	8.0%
Income between \$60,000 and \$75,000	8.0%	10.5%	9.9%
Income between \$75,000 and \$100,000	10.0%	13.4%	11.7%
Income between \$100,000 and \$150,000	5.9%	15.1%	13%
Income between \$150,000 and \$200,000	2.0%	5.9%	5.0%
Income greater than \$200,000	.4%	5.2%	5.0%

Source: Sperling’s BestPlace 2016 Data

E. Visitor and Hospitality Sector

The visitor and hospitality sector has seen significant growth over the last ten years. Several factors are that have contributed to that growth, including the Sports Hub (75,000 indoor sports facility), the Borst Park Sports Complex, the remodeling of many downtown facilities, and the emphasis on attracting conventions and meetings have contributed greatly to bring new dollars into the City. Other contributing factors include the focus on marketing and improving the Centralia downtown area, the expansion of Centralia College, and new building and remodeling that has occurred throughout the City. This focus will continue to create substantial out-of-the-area interest, bringing additional visitors and dollars to the City. Other business establishments have also remodeled or have been rehabilitated and are contributing to the synergy that has been created from the investments spent in the downtown corridor.

F. Retail

Retail development within the City should show growth in the future as the Sports Hub and Sports Complex continues to bring tournaments into the City. The City has seen retail sales increase every year since the facilities opened in 2011.

The Centralia Outlets will serve as a catalyst for other national and regional retailers to continue looking at Centralia. The Outlets have benefited from the increase of sports enthusiasts into the area for tournaments.

The downtown area has seen a steady and constant increase in retail sales and visitors into its core. Over the last couple of years, new businesses have opened like O’Barney’s Irish Pub, Dawn’s Delectables, Tiki Tap House, the remodeled Fox Theatre, and Centralia Square will bring new people into the area and assist in energizing the downtown core. Existing businesses like McMenamins Olympic Club, The Shady Lady, Berry Fields Café, HubBub, Ayala Brother Furniture Company, and many others continue to bring visitors into the business core. These specialty

businesses should continue to be a special niche which brings shoppers from the surrounding counties.

The Port of Centralia's Centralia Station once completed on Long Road and Mellen Street Gateway should become a new hub for retail developments. This future development is adjacent to the I-5 and will be a regional shopping hub for all of Lewis and southern Thurston counties.

G. Industrial

Industrial development within Centralia will center around the Port of Centralia which operates three parks. Park One is a 350-acre park located on Galvin Road and has available sites ranging from ½ to 10 acres. This area is planned for heavy industrial users. The area has rail access and will continue to be a staple for industrial growth in the City. Park Two is a larger master-planned industrial park (North Corporate Park) is home to a Michaels Distribution Center, Scot Industries, Sierra Pacific, Millards, Lowe's Distribution, and Lakeside Industries.

With good transportation access from Harrison Avenue via I-5 and rail access to the industrial zoned areas, the City expects to see new growth to continue in the northwest section of the UGA. The City has three zoning districts for industrial developments which makes up 11% of the land use in the City's UGA (see Figure 1).

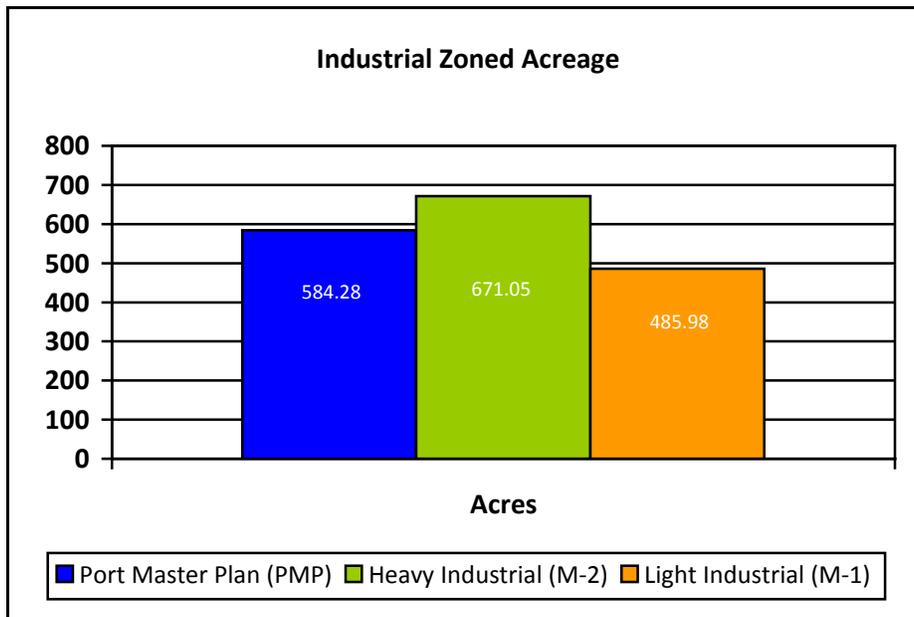


Figure 1

H. Downtown Centralia

In January 1999, the City Council was faced with declining commercial property tax revenues and rising costs of providing services to the businesses and residents in the Downtown core. Vacant and deteriorating commercial properties had created a negative impact on police and

fire services. The Council explained the crisis and a possible solution to its local citizens and the business community in an “An Open Letter to the Citizens of Centralia”. The Council committed itself to the restoration of Downtown Centralia as the economic and cultural center of Centralia. The Council concluded that Centralia’s future was in its past: the restoration of its historic buildings into a hospitality center that would be the economic generator to revitalize the town.

A mission statement was developed:

To restore and redevelop Downtown Centralia into its traditional role as a regional destination center for hospitality, entertainment, the arts, business, professional and fraternal meetings and conventions — utilizing its historic buildings and its multi-cultural and multi-racial history as an economic stimulus to recreate a vibrant and unique urban center for residents and visitors (Downtown Centralia Revitalization Plan).

A plan was adopted affirming that Centralia’s future lies in the re-creation of its vibrant past; a future in which Centralia is re-established as the “Hub City”, a hub for recreation, commerce, transportation, and culture in the region. Centralia will develop a 24-hour city; alive with performing arts, entertainment, conventions and meetings, special events, heritage tourism, specialty retail, and recreation. Centralia will remain a destination for antique shoppers in the antique stores that provide the historic ambiance of the City. The six blocks of Downtown will become a bustling convention and meeting center. Historic buildings such as the Lewis and Clark Hotel, the Wilson Hotel, the Olympic Club and Oxford Hotel, the Dale Hotel, and other hotels will offer more than 200 elegant historic hotel rooms, bed and breakfasts, and meeting rooms.

The “art deco” *Fox Theatre*, operated by Opera Pacifica, is home to classical theater and musical theater. In addition, once completely restored, the beautifully restored theater will host teleconferences, special events, and meetings. Centralia will become a regional performing art and cultural center. Various venues will be available, including *The Aerie Ballroom* (the restored Eagles Lodge), *McMenamin’s Olympic Club, Hotel and Theater* (the restored Oxford Hotel), the *Evergreen Playhouse*, Centralia College’s *Corbet Hall*, the *Gibson House* (the restored Proffitt building), *Centralia Square* (the restored Elks Lodge), the *Lewis and Clark Hotel* lobby and ballroom, *Destiny Christian Center* (the restored Liberty Theatre), the *Ayala Brothers Furniture Store* (the restored Union Loan and Trust building), and the *Hub City Ballroom*. The unique dining experience will await locals and visitors in a variety of small and large, unique and traditional venues. The restored *Centralia Union Depot* is the transportation center of the area, a destination for Amtrak rail service and the home to businesses and meetings.

Downtown Goals

1. To redevelop downtown Centralia’s historic infrastructure to its original and similar uses: hospitality, business conferences, entertainment, professional offices, residences, and commercial and retail businesses.
2. To restore Centralia as the cultural and arts center of Southwest Washington.
3. To stabilize and grow the property tax base by restoring every building to its historic elegance.
4. To enhance current businesses and attract new enterprises.

5. To capitalize on the City's geographic location between the metropolitan areas of Portland and Seattle.
6. To utilize the City's highly developed wastewater, water, and utility infrastructure to grow the local economy.
7. To utilize the City's labor pool, public education, and Centralia College to attract business and industry to the City.
8. To establish an economic environment conducive to commercial diversity and prosperity, while protecting the environment and enhancing the quality of life for local residents.

Phase I Downtown Restoration (Approved Spring 2003)

1. *Centralia Union Depot Restoration – Completed.* This 3-phase project took eight years and cost more than \$4.4 million. It was completed in March 2002. Centralia's historic Union Depot has been restored as a major resource as the train schedule has increased.
2. *Early 1900's Streetscape – Completed.* The \$2.85 million project replaced cracked sidewalks and pot-holed streets with stamped and dyed concrete, repaired brick, added new trees and installed vintage benches and lighting matching the ambiance of the 1920's. The trees have matured and flower baskets brighten the summer streets. Private investors have invested millions of dollars into their buildings and their businesses.
3. *Façade Improvement Program – Completed.* Centralia's Downtown Historic District includes more than 100 buildings, of which 67 properties contribute to the historical context. Many buildings show the scars of misguided modernization or deferred maintenance. A few of the 30-odd non-contributing properties have been modified beyond recognition as historic, but are restorable. Centralia's Façade Improvement Program will continue to support the restoration of modified structures and preservation of those that remain in their original state. Many buildings have used this program to restore their facades.
4. *Restoration of the Fox Theatre – In Progress.* The City purchased the historic Fox Theatre to save it for restoration. The building is currently in the process of being restored.
5. *Restoration of the Wilson Hotel – In Progress.* The City purchased the historic Wilson Hotel to save it for preservation. The Hotel has been purchased for restoration which is currently underway.

Phase II Downtown Restoration (Approved October 2004)

Task 1. Commercial Infrastructure Development. Centralia endured a declining economic environment for five decades. Nonetheless, the City is rich with historic infrastructure and ripe for redevelopment, in many instances because the local economy did not provide the revenues necessary to remove or destroy the historic buildings. More than 80,000 square feet of upper floor space awaits development. Most of the hotel and entertainment space that accommodated Centralia's visitors is still available. A commercial infrastructure improvement program will seek to distribute matching fund grants to building and business owners with retrofits to make second and third-floor space productive commercial space. These code-related

improvements will make it economically feasible to return the upper floors of these buildings to their original elegance and commercial productivity.

Task 2: Parking and Traffic. The success of Task # 1 will require the enhancement of parking availability, parking information, and traffic flow. Visitors will require adequate signage from the freeway and to their downtown destinations. Programs are in progress to accomplish the following tasks:

1. Freeway Signage: A coordinated signage system will direct vehicular traffic from the freeway to the downtown core commercial area.
2. Historic Attractions: Historical markers will direct travelers through a historic loop along Mellen Street, through downtown and back out Main Street and Harrison Avenue, with directional signs to historical buildings and sites.
3. Pedestrian Signage: Kiosks will point to public parking, cultural attractions, entertainment venues, dining, shopping, meeting facilities and public restrooms.
4. Parking: Cooperative parking efforts will enlist local business in preserving on-street parking for customers. The Streetscape will be regularly cleaned and maintained.
5. Campus-City Ambiance: A pedestrian promenade will connect the Centralia College campus with downtown Centralia.

Task 3: Product Development. The goal is to create a vibrant downtown business environment conducive to a diverse mix of commercial and residential uses. Activities are in place to encourage the following activities:

1. Evening Entertainment: The City will encourage retail that is open in the evenings, such as art galleries, pub theaters, theme restaurants, and bookstore/cafés while working with current businesses to extend business hours into the evening.
2. Established Events & Attractions: Established events will be encouraged to focus on Historic Downtown Centralia.
3. Railroad Focus: The City will encourage a “Railroad Focus”.
4. Hospitality: The City will develop and execute a long-term plan to create a centralized conference administration center.
5. Historic Ambiance: The Department of Community Development will facilitate the development and publication of a walking tour booklet describing and identifying historic buildings and photographs.
6. Public Events & Festivals: (Discussion Item) The City will encourage service clubs and non-profit organizations to produce special events throughout the year. Current activities include:
 - a. Summerfest – 4th of July activities, Antique Fest, a Centralia College event, Farmer's Market and street vendors/carnival (summer)
 - b. ARTrails
 - c. Hub City Car Show
 - d. Music in the Park series (summer)
 - e. Performance at the Fox Theatre by Opera Pacific and other events (winter)

Task 4: Diversify Business Mix. The plan will focus on creating commercial venues, focusing on recruiting specific retail outlets to create businesses that are mutually compatible. The plan would be to encourage the following:

1. To expand the business mix to give local residents a reason to come to the Historic Downtown Centralia.
2. To expand and utilize the regional transportation facility at the Union Depot.
3. To convert old hotel space to bed & breakfast venues.
4. To enhance entertainment venues.
5. To develop food clusters such as bakeries, wine/cheese shops, and specialty foods.
6. To create art studios and galleries.
7. To offer outdoor sports/recreation: cycling, canoe/kayaks, camping, and fishing shops.
8. To encourage craft and specialty stores.
9. To support the development of a farmers market with a wide array of produce and products.
10. To develop second-floor residential space.
11. To develop live-above work-below industries.

Task 5: Create Financial Resources.

1. Centralia City Light Rural Electric Fund.
2. Washington State Office of Archeology and Historic Preservation funds.
3. Lewis County Distressed Community funds.
4. Washington State Community, Trade, and Economic Development Block Grants (currently the Department of Commerce).
5. Washington State Community, Trade and Economic Development Building for the Arts funds (currently the Department of Commerce).
6. United States Department of Agriculture Rural Economic Development funds.
7. Centralia Hotel/Motel fund.
8. Public Facilities District funds.
9. Business Improvement District.

Task 6: 5 Year Plan Priorities.

1. Create and implement a Downtown Elevator Utility and Local Improvement District.
2. Expand and fund the Facade Improvement Program.
3. Obtain and develop parking space adjacent to downtown.
4. Design and install downtown signage and kiosks.
5. Develop the Downtown Convention Center Administration facility.

V. PARTNERSHIPS AND REGIONAL COORDINATION

The following agencies are resources to Centralia's government and businesses within the community and help the City in its economic development efforts. Each is briefly described.

A. Port of Centralia

The Port of Centralia provides sites for industrial, warehousing, distribution, and commercial uses. The Port's acts as a major focal point for enhancement and diversification of the City's and county's economy and employment bases. The Port of Centralia understands and works closely with the City of Centralia to recruit businesses that will protect the value of the surrounding properties and enhances the visual appearance of the community. The Port of Centralia's industrial parks will provide a stimulus for the economic, environmental, and social advancement of the greater Centralia area. For additional information about the Port of Centralia refer to the Port of Centralia Comprehensive Plan. The current Port Comprehensive Plan was adopted in November 1990 and revised in November 1994, September 1996, March 2003, September 2006, and in January 2017.

B. Economic Development Council (EDC)

EDC supports regional economic development with the long-term goal of a sustainable economy. EDC's web site states, "Sustainability is often defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Economic Development is not the end, but rather the means to an end, which is ultimately a higher quality of life for Lewis County." (www.lewisdc.com) EDC is currently focused on several key project priorities:

- assisting in the development of shovel-ready, fully serviced industrial sites and transportation infrastructure;
- increasing manufacturing competitiveness
- partnership in workforce development
- customized business and industry training with Centralia College
- business assistance center
- identifying industrial sectors that compliment the array of business and industry currently located in Lewis County; and
- working with local businesses to resolve specific issues affecting their company.

The Lewis County Economic Development Council is actively involved in working to ensure the success of new and current business. Since its inception, the EDC has worked with many firms and has assisted in providing over 2,300 jobs in Lewis County. In addition, the EDC has assisted over 250 local firms to expand or strengthen their operations.

The EDC has worked with our many partners on helping to solve transportation, utility, and regulatory problems. EDC partners include over 300 business members plus local government, education, and other community-based groups.

C. Centralia-Chehalis Chamber of Commerce

The Chamber serves businesses in both Centralia and Chehalis, offering traditional services to its members. The Chamber's advocacy role, presenting a unified voice on issues of interest and concerns to local businesses, allows the City to work with the leadership to implement business retention, recruitment, tourism and other economic development strategies.

D. Centralia Main Street (Downtown)

The City of Centralia is engaged in the Main Street program. The program is designed to provide a flexible framework that puts assets, such as unique architecture and locally owned business, to work as catalysts for economic growth and community pride.

Although membership is open to all, the primary focus will be the revitalization of the downtown area. The objective is to produce positive and fundamental changes to the community's economic base by attracting new investors, diversifying the retail and service sectors, organizing the existing commercial base and promoting the uniqueness of Centralia's downtown.

This public/private partnership will serve to create a positive business climate resulting in additional job creation and increasing the City's tax base.

E. Centralia College

Centralia College is the oldest continuously operating community college in the State of Washington. Founded in 1925, the College has a rich heritage of professional, technical, transfer, and basic skills programs serving the community. The College has an average enrollment of around 10,500 students and is served by about 260 full-time employees. The college is located in the center of the town of Centralia on a tree-lined, 30+ acre campus.

The College offers degrees and certificates in more than 70 fields. Centralia College is accredited by the Northwest Commission on Colleges and Universities (NWCCU – the former Northwest Association of Schools and Colleges), the Washington State Board for Community and Technical College Education, the State Approving Agency for the Training of Veterans, and the United States Department of Education. The nursing program is approved by the Washington State Nursing Care Quality Assurance Commission through the Department of Health.

VI. STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The competitive position for the City of Centralia regarding economic development can be expressed in terms of strengths, weaknesses, opportunities, and threats (SWOT).

Strengths

1. Location on I-5 Corridor, easy on/off for visitors & distributors of goods
2. Historical preservation focus of the community
3. Centralia College and its Center for Excellence
4. Rail facilities (freight and passenger)
5. Port of Centralia and its two industrial parks
6. Competitive labor rates
7. Providence Hospital and other regional healthcare facilities
8. Geographically well positioned between Portland and Seattle
9. A business-friendly government with involved City Council and staff
10. Quality of life factors such as low crime and quick response times to emergencies
11. Educational system (Centralia College, Centralia Public Schools)
12. Parks and recreation facilities

13. Superior elderly care and medical facilities
14. Small town lifestyle with big city amenities

Weaknesses

1. Shortage of family-supporting type jobs (high wage)
2. Shortage of qualified workers, especially in the technology sector
3. Shortage of land within the City designated and approved for industrial use
4. Shortage of jobs relative to residents (the city is job exporter)
5. Shortage of local capital for business investment
6. Potential of flooding in key residential and commercial areas
7. Lack of quality hospitality infrastructure (hotels/motels/conference center)
8. Lack of directional signage to downtown and other commercial areas
9. Fragmented downtown business community
10. Congested transportation corridors
11. Three separate groups working independently on economic development

Opportunities

1. Traditional Downtown with a diverse employment base
2. Industrial users seeking affordable sites between Portland and Seattle
3. Broadband over power lines to attract back office/administrative operations
4. A marketing partnership with Amtrak to take advantage of available rail service as a way to enhance tourism activity
5. Market the City's geographical location in the State

Threats

1. Competition from other communities near and far
2. The shift in consumers needs and/or wants
3. Unsuccessful effort to annex land into the City of Centralia
4. Failure to resolve transportation corridor issues in a timely manner
5. Increasing housing prices
6. Failure to improve educational infrastructure

VII. LAND USE ASSUMPTIONS

JD White Company, a division of Berger-Abam Engineering, Inc was hired to calculate land use assumptions. The land use assumptions include: residential population, household and density projections, and industrial and commercial employment projections. These calculations are critical to the success of the planning process. As in most decision making, the model is typically an iterative process of testing alternatives until the best solution is found and may change over time. The Land Supply Methodology Report is included as Appendix D.

VIII. ECONOMIC DEVELOPMENT GOALS AND POLICIES

This Economic Development Element describes a set of goals and policies that not only affect land use but other marketing, investment, and employment activities of public agencies, non-profit, and private participants in the Centralia community. Successful implementation of the economic development element will require careful coordination between the land use and regulatory process of the Comprehensive Plan and other city documents and governmental agencies.

Goal ED 1

To encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.

Policies

- ED 1.1** Provide or support assistance to retain existing businesses by responding to specific requests from local firms.
- ED 1.2** Lead and support the recruitment of diversified new firms to locate in the community, with an emphasis on employers who provide family wage jobs.
- ED 1.3** Provide a timely and certain permitting process.
- ED 1.4** Pursue strategies that are aimed at streamlining the permitting process, establishing predictable project approval mechanisms, and establishing fees for development commensurate with benefits received.
- ED 1.5** Ensure that development regulations are balanced so that they nurture economic activity, maintain jobs, encourage new employment, and promote a high quality of life in Centralia.
- ED 1.6** Support the ongoing workforce training and education capacity provided by Centralia Community College by coordinating with the college to ensure the provision of adequate City infrastructure and utilities.

Goal ED 2

To encourage development of a diversified, well-balanced economy with stable, sustained growth.

Policies

- ED 2.1** Encourage the development of employment opportunities.
- ED 2.2** Review and adjust the City's economic development strategies as needed based upon current and projected economic indicators.

Goal ED 3

To locate employment opportunities in areas where adequate infrastructure exists or may be feasibly extended.

Policies

- ED 3.1** Plan the annexation of land and expansion of infrastructure utilities and into the City of Centralia UGA consistent with the adopted Capital Facilities Plan.

- ED 3.2** Ensure the Capital Facilities Plan addresses the infrastructure required to facilitate the locating of industrial, commercial, and institutional employers in Centralia.
- ED 3.3** Maintain and expand infrastructure to service current and future commercial, industrial, and institutional users.
- ED 3.4** Maintain and expand existing utilities with competitive rates and capacity to serve growth.

Goal ED 4

Industrial

To provide a supply of prime industrial sites sufficient to meet market demands for industrial development.

Policies

- ED 4.1** Given the importance of family wage jobs, prime industrial land will not be converted to alternate designations such as commercial or residential to preserve the job base.
- ED 4.2** Maintain a minimum 10-year supply of prime or potentially prime industrial land.

Goal ED 5

Commercial

To provide commercial sites sufficient to meet a diversity of needs for retail, service, and institutional development within the City.

Policies

- ED 5.1** Review and adjust economic development goals as needed during the planning period to ensure a minimum 10-year supply of commercial land to preserve services that support the community.
- ED 5.2** Maintain and encourage retail areas designed to serve neighborhoods.

CHAPTER 6: HISTORIC PRESERVATION ELEMENT

- I. **Required Elements**
GMA Planning Goal
Countywide Planning Policies
 - II. **Relationship To Other Plans**
 - III. **Introduction**
 - IV. **Philosophy And Strategies**
 - V. **Benefits Of Preservation**
 - VI. **Historic Preservation Goals And Policies**
-

I. REQUIRED ELEMENTS

GMA PLANNING GOALS (RCW 36.70A.020)

The Growth Management Act does not require a Historic Preservation Element, but the Act contains a goal which calls for jurisdictions to “identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.”

Historic preservation supports other goals of the Act as well, including preservation of the existing housing stock, reduction of sprawl and achievement of GMA goals within the fiscal and natural resource capabilities of the community.

COUNTYWIDE PLANNING POLICIES

The Lewis County Planned Growth Committee adopted the updated planning policies relating to historic preservation in November 2016. The Lewis County Countywide Planning Policies pertaining to Historic Preservation are:

Goal 13 Historic Preservation.

Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

- Policy 13.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.
- Policy 13.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Department of Archaeology and Historic Preservation.
- Policy 13.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which

have local importance but may not formally be listed in the state and federal registers.

II. RELATIONSHIP TO OTHER PLANS

The following lists other plans and documents that relate to the development and implementation of the updated 2018 Comprehensive Plan. For more in-depth information on these subjects refer to the listed documents.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

Historic structures contribute substantially to a city's quality of life and its residents' sense of community. In a very practical way, older housing and commercial buildings represent an investment by previous generations upon which today's generations can capitalize. Costly new construction is not required when an existing structure can be adapted to a new use. Further, the use of existing older structures lends a sense of stability and character to its surroundings. Centralia has many wonderful structures that, if restored and preserved, would be a great asset to the community.

IV. PHILOSOPHY AND STRATEGIES

Historic preservation is an approach to conserving structures, sites, and objects which represent a physical connection with people and events from our past. Historic preservation utilizes various land use planning strategies, governmental programs, and financial incentives to protect historic resources. The preservation of historic structures and sites helps to create a unique environment and sense of place. This cultural richness strengthens the local economy by promoting tourism and encouraging investment.

The preservation philosophy behind a successful historic preservation program rests upon four basic assumptions:

1. Historic properties are a scarce, non-renewable community resources. The preservation, protection, and use of which are critical to the public welfare. When historical and archaeological resources are destroyed, they are gone forever.
2. Historic preservation is an important public service and a legitimate responsibility of city government. Historic buildings and sites give Centralia much of its special character and community identity, yet some of the leading causes of historic property loss are institutional actions, such as residential and commercial development, that are governed by city laws, regulations, and procedures.
3. Not everything that is old is worth preserving, nor is historic preservation concerned primarily with the creation of museums or other public attractions. To be considered for preservation, a property must be demonstrably significant in history, architecture, or archeology, and it must also be adaptable to modern needs and uses.
4. Historic preservation is entirely compatible with economic development and growth. Everyone profits by recycling historically significant buildings and adapting them to new, economically viable uses.

An important function of a successful historic preservation program is education. Historic buildings and sites offer a valuable supplement to the written record and provide a unique three-dimensional learning experience. The preservation and interpretation of Centralia's historic resources will unquestionably contribute to the overall education and cultural development of our fellow citizens. As such, the City supports community education programs which focus on historical events and structures.

In addition to education, Centralia promotes historic preservation through the development of historic districts which encourage community pride in historic areas. Further, the City encourages the use of historic buildings to meet potential and existing needs experienced by the community such as affordable housing, business diversification, and walkability. Further, the City seeks to identify and match uses that are compatible with the historic structures. Centralia's downtown area provides an example of appropriate use of historic structures. The downtown area contains restaurants, shops, and services in historic buildings. The owners and developers of these buildings are encouraged to maintain the historic feel of the buildings. For specific information regarding the downtown historic preservation efforts, please see the Economic Development element of this document.

V. BENEFITS OF PRESERVATION

Historic Preservation refers to the conservation of Centralia's cultural resources: the historic buildings, structures, and sites. Preservation plays a vital role, not only in commemorating our past but also in creating our future. Through the preservation of historic elements, a community will maintain the things it values while accommodating growth. Preservation of history does not obstruct development nor is it indulgent nostalgia. It allows us to strengthen and revitalize our community. A few of the benefits of historic preservation include:

- Increased property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor-intensive and requires greater specialization and higher skill levels, creates more jobs and results in more local business than does new construction.
- Heritage tourism provides substantial economic benefits. Tourists are drawn by a community (or regions) historic character typically stay longer and spend more during their visit than other tourists attractions.
- Historic rehabilitation encourages additional neighborhood investment and produces a high return on municipal dollars spent.
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the availability of centrally located housing.
- Continued use of existing buildings for residential or commercial purposes is an efficient use of resources due to the fact that infrastructure is already present in the historic areas.

VI. HISTORIC PRESERVATION GOALS AND POLICIES

Goal HP 1

To develop a greater understanding of our heritage and our ongoing relationship with our past by preserving historic sites where our legacy will be preserved, interpreted and shared.

Policies

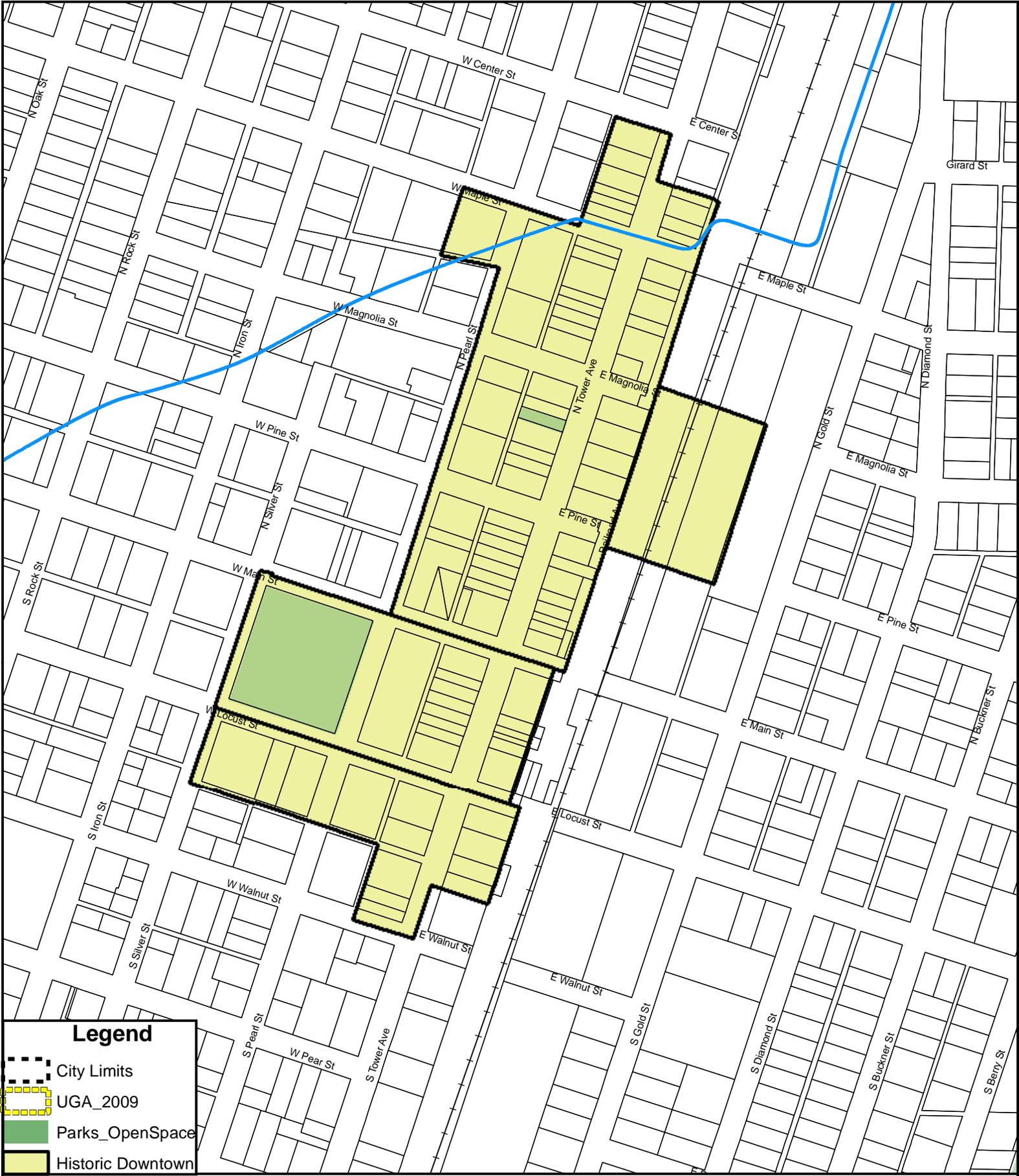
- HP 1.1** Create a sense of respect and importance for history and heritage among Centralia residents through community education programs, school curriculum and oral history programs.
- HP 1.2** Strengthen the sense of community and pride within our historic neighborhoods through the development of historic districts.
- HP 1.3** Adopt guidelines that will identify and preserve historic and cultural resources through items such as design standards, zoning classifications and/or building codes.
- HP 1.4** Cultivate partnerships among organizations and those interested in Historic Preservation such as museums, historical organizations, tribes and/or libraries.
- HP 1.5** Identify and preserve new historic homes, businesses and archaeologically significant sites.

Goal HP 2

To support the economic health and vitality of Centralia by preserving the historic nature of the City through seeking creative solutions and using existing resources.

Policies

- HP 2.1** Identify and implement funding sources that accommodate the use and preservation of residential and commercial Historic Preservation.
- HP 2.2** Develop partnerships that facilitate the financial stability and broaden the funding base for Historic Preservation.
- HP 2.3** Use Historic Preservation to meet potential and existing needs experienced by the community such as affordable housing, business diversification, walkability and/or bikes.
- HP 2.4** Develop and implement strategies that promote historic tourism and its compatible uses.
- HP 2.5** Develop and implement strategies for identifying and matching uses that are compatible with the historic structures.



Legend

-  City Limits
-  UGA_2009
-  Parks_OpenSpace
-  Historic Downtown



Centralia Historic Downtown Map



0000000018027036
 Miles

1 inch equals 0.06 miles

CHAPTER 7: PUBLIC FACILITIES ELEMENT

- I. **Required Elements**
GMA Land Use Planning Goal
Countywide Planning Policies
- II. **Relationship To Other Plans**
- III. **Facilities And Buildings**
- IV. **Public Services Inventory And Needs**
Police Protection
Fire Protection And Emergency Medical Services
Education
- V. **Essential Public Facilities**
- VI. **Public Facilities Goals And Policies**
Centralia Facilities Map
Riverside Fire Authority Map
Centralia College Master Plan Map
Parks & Schools Map

I. REQUIRED ELEMENTS

GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. While all of these goals are important, the goal that directly relates to the City's public facilities element states:

Public Facilities and Services. "To ensure that adequate 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."

Public Services consist of fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

COUNTYWIDE PLANNING POLICIES

In 1991, the Growth Management Act (GMA) was amended requiring each county planning body to adopt countywide planning policies, in cooperation with the cities in the county. This provides for consistency among the comprehensive plans of the respective governmental entities. The goals and policies need to address issues that uniformly affect the county as a whole. The Lewis County Planned Growth Committee adopted the updated planning policies in November 2016.

During the development of the Public Facilities and Services Element, the City considered the Countywide Planning Policies along with many other factors to determine the best course of action for the City of Centralia. To view, the Lewis Countywide Planning Policies see Appendix C.

II. RELATIONSHIP TO OTHER PLANS

The following plans and documents related to the development and implementation of the Public Facilities and Services Element.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
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16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. FACILITIES AND BUILDINGS

The City of Centralia maintains and/or utilizes a number of capital facilities and buildings in order to perform the necessary administrative functions of the City. The following table provides a list of major buildings owned by the City, their location, and approximate square footage.

City-Owned Public Facilities		
Building	Address	Sq. Ft.
City Hall	118 West Maple Street	22,000
Customer Service Center	500 North Pearl	1,750
Utility Building	1100 North Tower	21,800
Public Safety Training Bldg.	1401 West Mellen	10,950
Washington Park Library	110 S. Silver St.	13,500
Train Depot	210 Railroad Avenue	14,225
Parks and Recreation Building	902 Johnson Road	19,000
Rifle Club Building	908 Johnson Road	10,080
Yelm Hydro. Plant	14024 Yelm Highway	
Sewer Treatment Facility	1545 Goodrich Road	
Street Maintenance Bldg.	2600 W. Reynolds	

IV. PUBLIC SERVICES INVENTORY AND NEEDS

A. Police Protection

Overview

The Police main headquarters is located at City Hall at 188 W. Maple Street a training/storage facility is at 1401 West Mellen. Currently, there are 30 commissioned officers, 6 reserve officers, and 8 full-time civilians with 3 part-time civilians.

Centralia Police Department only responds to calls within the City's municipal boundaries. The Lewis County Sheriff's Office covers calls within the Urban Growth Area (UGA). When the City annexes new areas into its municipal boundaries additional staff will be required.

Number of Crimes Reported (2011-2014) – Centralia Municipal Boundaries									
Crime reported by Centralia Police Dept, Washington									
Year	Violent Crimes			Property Crime					
	Violent crime total	Murder and Nonnegligent Manslaughter	Legacy rape /1 & Revised rape /2	Robbery	Aggravated assault	Property crime total	Burglary	Larceny-theft	Motor vehicle theft
2011	85	1	16^	16	52	789	165	565	59
2012	80	2	12^	18	48	796	183	559	54
2013	63	1	8*	18	36	802	158	601	43
2014	81	0	10*	18	53	699	128	531	40

^ The figures shown in this column for the offense of rape were estimated using the legacy UCR definition of rape - previously known as "Forcible" rape. See UCR Offense Definitions for further information.

* The figures shown in this column for the offense of rape were estimated using the revised Uniform Crime Reporting (UCR) definition of rape. In December 2011 the UCR program changed its definition of SRS rape to this revised definition. This change can be seen in the UCR data starting in 2013. Prior to 2013, this column will be blank. See UCR Offense Definitions for further information.

Source: Uniform Crime Reporting Statistics - UCR Data Online,
<https://ucrdatatool.gov/Search/Crime/Local/RunCrimeJurisbyJuris.cfm>
 Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data
 Date of download: May 17, 2018

The police department continues to undertake specialized apprehension techniques, work cooperatively with surrounding law enforcement agencies, and work with neighborhood groups to address the challenges of drugs and crime. The City continues to ask for the assistance of our residents in making our community a safe place to live, work, and play.

The apprehension of criminals and solving crimes in the City is the responsibility of the police department. However, crime prevention is the responsibility of everyone within our community.

Centralia Police Yearly Report	2014	2015	2016	2017
Calls for Service and Complaints:	21,373	16,312	16,547	17,026
Traffic Infraction Notices Issued:	1382	1258	665	795
Criminal Misdemeanor Citations Issued:	758	758	688	705
Warrants Served (Felony & Misdemeanor):	822	822	922	1020
Summons Requests:	61	61	164	262
Juvenile Arrests and Referrals:	35	35	53	65
Traffic Collision Investigations and Reports:	444	444	594	559
Public Disclosure Requests	747	851	954	842
Source: Centralia Police Department Monthly Reports 2015-2017				

Police Department Level of Service

The Centralia Police department currently employs 1.78 full-time officers per 1,000 population.

B. Fire Protection and Emergency Medical Services

Fire services are provided by the Riverside Fire Authority (RFA) which was established in January 2008. The RFA was created by the combination of the Centralia Fire Department and Lewis County Fire District 12 (see Riverside Fire Authority map). RFA provides fire and emergency medical services to the City and the surrounding neighborhoods. Riverside Fire Authority provides fire, rescue, and EMS services including:

- Fire suppression,
- Rescue and hazardous materials responses,
- Emergency medical aid,
- Advanced life support,
- Fire and life safety inspections,
- Public fire safety and prevention education,
- Fire investigation services, and
- Construction fire code plan review.

Riverside has eight (8) fire stations:

- Station 1 at 512 N. Pearl Street
- Station 2 at 1818 Harrison Avenue
- Station 3 at 161 Big Hanaford Road
- Station 4 at 2378 Seminary Hill Road
- Station 5 at 3715 Cooks Hill Road
- Station 6 at 2237 Lincoln Creek Road
- Station 7 at 649 Independence Road
- Station 8 at 1220 Garrard Creek Road

RFA responds to all 9-1-1 calls, and requests for medical assistance within its response area and neighboring communities. The firefighters responding on engines and medic units provide initial assessment, care, and treatment of sick and injured patients. American Medical Response transports these patients to hospitals (Source: Riverside Fire Authority: <http://www.riversidefire.net/>).

C. EDUCATION

Centralia School District

The Centralia School District encompasses the City of Centralia, a community of approximately 17,000 people. The district is bordered by three other school districts: Chehalis, Rochester, and Tenino. The District is the largest school district in Lewis County serving approximately 150 square miles and includes areas in the unincorporated Lewis County as well as the City.

School	Grades	Address	Building sq. ft.	Student Population			
				2018	2017	2016	2015
Centralia High School	9-12	813 Eshom Road	133,695	1,091	1074	1057	1009
Centralia Middle School	7-8	901 Johnson Rd	88,472	493	476	536	540
Edison Elementary	K-6	607 H Street	33,502	341	370	365	342
Fords Prairie Elementary	K-6	1620 Harrison Ave.	35,040	371	376	395	383
Jefferson-Lincoln Elementary	K-6	400 West Summa St.	34,651	384	375	393	518
Oakview Elementary	K-6	201 Oakview Ave.	38,231	442	425	421	384
Washington Elementary	K-6	800 Field Street	46,278	371	393	354	374
Futurus High School	9-12	902 Johnson Rd.	3,479	56	71	74	74
Early Learning Center				73	55		
Totals				3622	3615	3595	3624
Student numbers: Washington State Report Card; Office of the Superintendent of Public Instruction (OSPI)							

The most significant issue facing the District is providing classroom capacity to accommodate the existing and projected demands. In 2017, residents living in the Centralia School District boundary approved a \$74 million general obligation

Support Facilities		
Buildings	Square Feet	Address
Centralia School District	3,400	2320 Borst Ave.
Transportation Center	22,671	1119 W. Chestnut
Stadium	3,940	700 Allen
Swimming Pool	18,000	910 Johnson
Maintenance Center	11,810	123 S. Gold
Logan Storage	12,685	1330 Rose Street

bond, the largest in Centralia School District history. The bond will finance the reconstruction and modernization of Centralia High School. Fords Prairie and Jefferson Lincoln schools are to be replaced with brand new facilities with capacities for 525 students each. All elementary schools in the district will be reconfigured to kindergarten through sixth-grade, to create neighborhood centers of learning and activity. Upon approval of the local funding by voters, the school district qualifies for up to \$27 million in matching funds from the state, bringing the total budget to nearly \$101 million (Source: Centralia School District: <https://www.centralia.k12.wa.us/>).

Private Schools

There are two private schools in Centralia. Centralia Christian School at 1315 South Tower is a private school with approximately 152 students, K-8th grades. Calvary Academy is a private school at 268 Big Hanaford Road with approximately 20 students, 7-12th grades.

Centralia College

Centralia College is the oldest continuously operating community college in the State of Washington. Founded in 1925, the College has a rich heritage of professional, technical, transfer, and basic skills programs serving the community. The College has an enrollment of approximately 10,500 students. There are approximately 260 full-time employees. The college is located in the center of Centralia on a tree-lined, 30-acre campus (Source: Centralia College - <http://www.centralia.edu/>).

The College's service area is Lewis County, Eastern Grays Harbor, and south Thurston County. Lewis County encompasses 2,409 square miles. It is a rectangle nearly 100 miles long and 25 miles wide. The College is located in the northwest corner of the county and operates an extension center in Morton, near the County's geographic center.

The College offers degrees and certificates in more than 70 fields. Centralia College is accredited by the Northwest Commission on Colleges and Universities, the Washington State Board for Community and Technical College Education, the State Approving Agency for the Training of Veterans, and the United States Department of Education. The nursing program is approved by the Washington State Nursing Care Quality Assurance Commission through the Department of Health.

Centralia College has a 20-Year Master Plan that reflects the college's commitment to meet the needs and expectations of its future student population (see attached Plan). The Plan hinges

upon the college's dedication to the concept of being a comprehensive community college and reflects the partnership it has with the community in which it resides. The Master Plan reflects the college's mission of improving the community by:

- Maximizing the use of China Creek as a natural/park-like setting and maintain an open, green center of campus, while expanding the Gordon Aadland Esplanade to span the entire campus.
- Develop and maintain a welcoming character reflective of the Northwest, which encourages the community to visit and feel comfortable on campus.
- Complete the purchase of properties on the northeast section of the Master Plan in preparation for expansion of the College athletic facilities.
- Place daycare on the campus perimeter to facilitate easy pick-up and drop-off.

Library

The Centralia Timberland Library is one of the Carnegie Libraries, so named because it was built with donations from 19th-century industrialist Andrew Carnegie. The building was built in 1913 with a grant from the Andrew Carnegie Foundation on land that was donated by the City and was 6,200 square feet in size. It was remodeled and expanded in 1977-78 with an Economic Development Grant to accommodate a larger collection and more services and is now 13,500 square feet in size.

The Centralia Timberland Library is a partnership between the City and Timberland Regional Library. The City owns and maintains the building, while the regional library district provides the staff and resources. The District is an inter-county rural library district and serving Grays Harbor, Lewis, Mason, Pacific, and Thurston Counties.

The library offers a varied collection of materials and a wide range of services. The library collection includes approximately 91,000 items. Resources include books, audiovisual materials and electronic information resources (videotapes, DVDs, CDs, audio cassettes, computers), newspapers and magazines for readers and library users of all ages.

The current staffing level is one full-time staff per 2,204 residents in the service population and one part-time staff per 2,500 residents in the service population. Maintaining the current level of staffing for the projected 2040 service population will require additional full-time staff members and part-time staff members.

Library Future Needs

Future improvements and needs of the library include:

1. Additional off-street parking,
2. Updated restroom facilities
3. A drive-up book-drop
4. Additional space to accommodate the growing collection of materials
5. Additional workspace

V. ESSENTIAL PUBLIC FACILITIES

The Growth Management Act (GMA) requires the Comprehensive Plan to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

The GMA defines essential public facilities as those “that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

Centralia will continue to work with Federal, State, and other local jurisdictions in determining the best locations for EPF and the process for development.

Chehalis-Centralia Airport

The Chehalis-Centralia Airport is located directly south of Centralia. The airport is owned and maintained by the City of Chehalis. The airport is situated on a floodplain of the Chehalis River. The airport sits at an elevation of 174 feet above sea level. It consists of approximately 325 acres of land with a mix of uses surrounding the airport. Residential properties in Centralia are to the north, the Riverside Country Club Golf Course is to the west, and directly to the east are commercial properties and I-5. To the south are industrial and agricultural businesses and properties.

Centralia is affected by the airport due to the airspace requirements and landing and take off zone for the aircraft. Homes and businesses in the southwest section of the City could be affected by noise from aircraft taking off and landing. The [Airport Master Plan/Chehalis-Centralia](#) addresses and should resolve any issues pertaining to noise and flight paths.

VI. PUBLIC FACILITIES GOALS AND POLICIES

Public Safety - Goal PFS 1

To continue to enhance the levels of police and fire protection and to meet the needs identified by these departments.

Policies

- PFS 1.1** Maintain mutual aid agreements with other cities and counties in the region and respond accordingly to requests.
- PFS 1.2** Participate in regional emergency management programs.

Police - Goal PFS 2

To match the level of police services to the public safety needs and conditions of the City of Centralia.

Policies

- PFS 2.1** Work toward achieving a police level of service at the U.S. average ratio of one officer per 565 citizens.

- PFS 2.2** Expand police services and facilities in conjunction with new growth and/or changes in crime rates and community needs.
- PFS 2.3** Provide proactive response and investigation to reported crimes or other such requests for police services.
- PFS 2.4** Provide special programs, such as officers in the schools, to respond to community needs.

Police - Goal PFS 3

To include “Crime Prevention through Environmental Design” components in site design guidelines or regulations for new development. Where appropriate, techniques may include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques.

Policies

- PFS 3.1** Encourage crime prevention and education programs or activities that stimulate neighborhood cohesiveness such as Neighborhood Watch programs, community clubs, and others. Provide speakers or demonstrations as requested by community groups.
- PFS 3.2** Ensure appropriate training for public safety and/or planning personnel to implement the design guidelines/regulations.

Fire - Goal PFS 4

To establish and maintain levels of service that meet the fire suppression and emergency medical needs of the Centralia community. Implement a level of service equal to a 5-minute response time 90% of the time.

Policies

- PFS 4.1** Provide and maintain fire suppression and medical response services that meet Centralia community needs.
- PFS 4.2** Provide public education and fire prevention programs to reduce the risk of fire and need for an emergency medical response.

Education - Goal PFS 5

To support Centralia School District and the Centralia College master plans as well as their capital improvement and education programs.

Policies

- PFS 5.1** Coordinate with Centralia School District staff as the District prepares its capital improvement programs.
- PFS 5.2** Promote convenient and safe access to public schools, through transportation capital improvements in developed areas and thorough review of new development for transportation and education impacts.
- PFS 5.3** Work with the Centralia School District and Centralia College and other educational agencies to foster a well-trained and educated workforce.

Library - Goal PFS 6

To provide a level of public library services adequate to meet the needs of a growing community and changing technology.

Policies

PFS 6.1 Make efficient use of existing public facilities.

PFS 6.2 Maintain and expand library capital facilities as needed based on community needs and growth. Capital facility needs and costs should be included in the annual Capital Improvement Program and addressed in the City budget.

Essential Public Facilities (EPF) - Goal PFS 7

To ensure the siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions within the region.

Policies

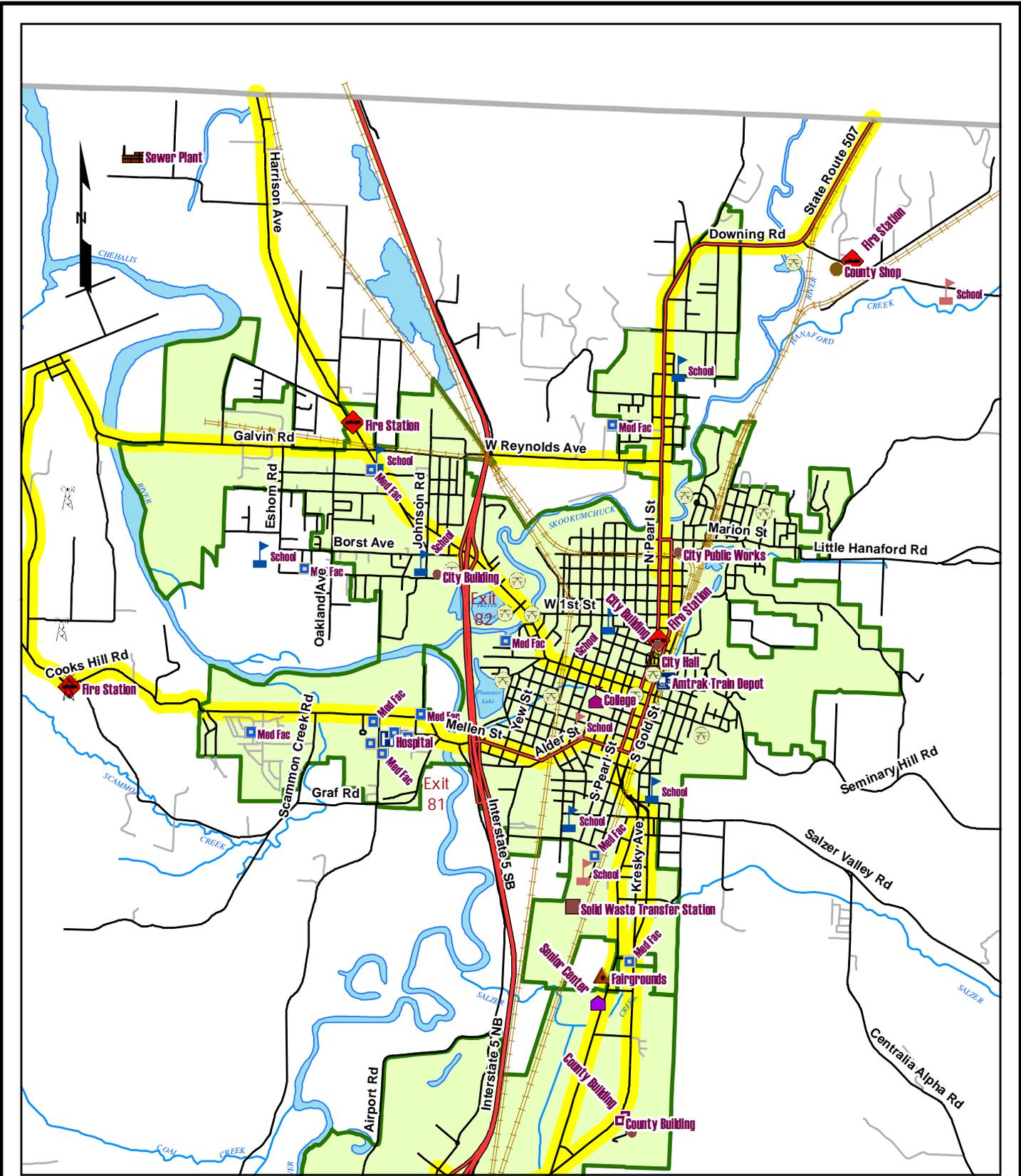
PFS 7.1 Provide public notice and opportunity for public review of the proposed location of essential regional public facilities.

PFS 7.2 Approvals for a proposed public facility shall be reviewed through the Conditional Use Permit process as identified in the City's development regulations.

PFS 7.3 Include conditions or mitigation measures on approval that may be imposed within the scope of the City's authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation.

PFS 7.4 The EPF and its location, design, use, and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.

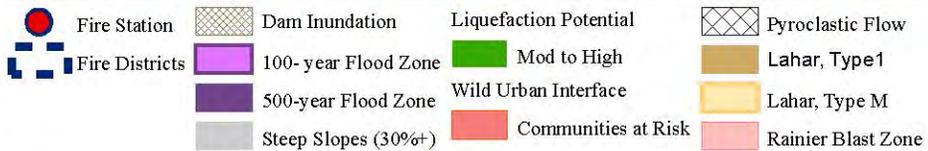
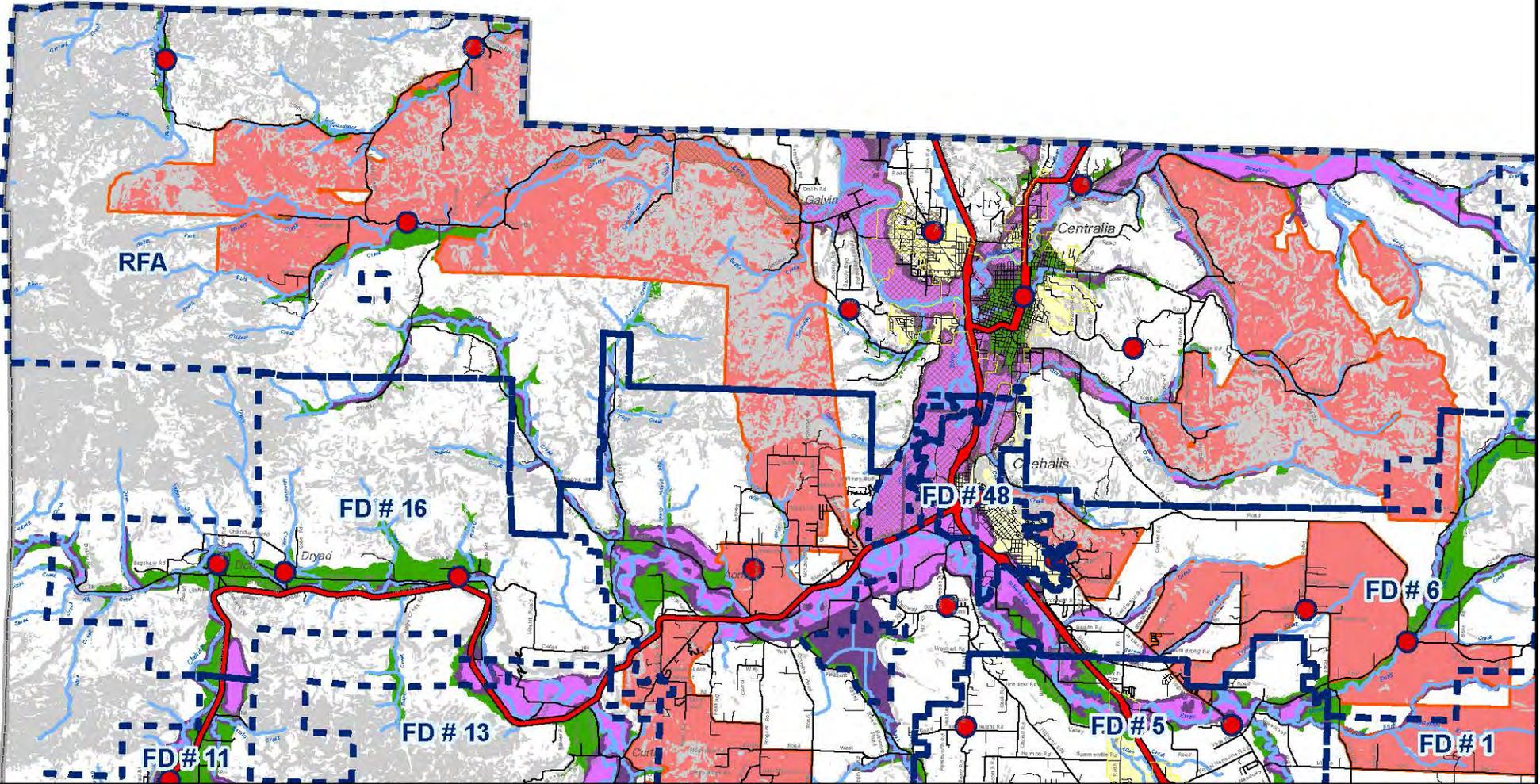
PFS 7.5 After a final siting decision has been made on an essential public facility according to the process, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within such EPF are located.



City Limits
 Evacuation Route

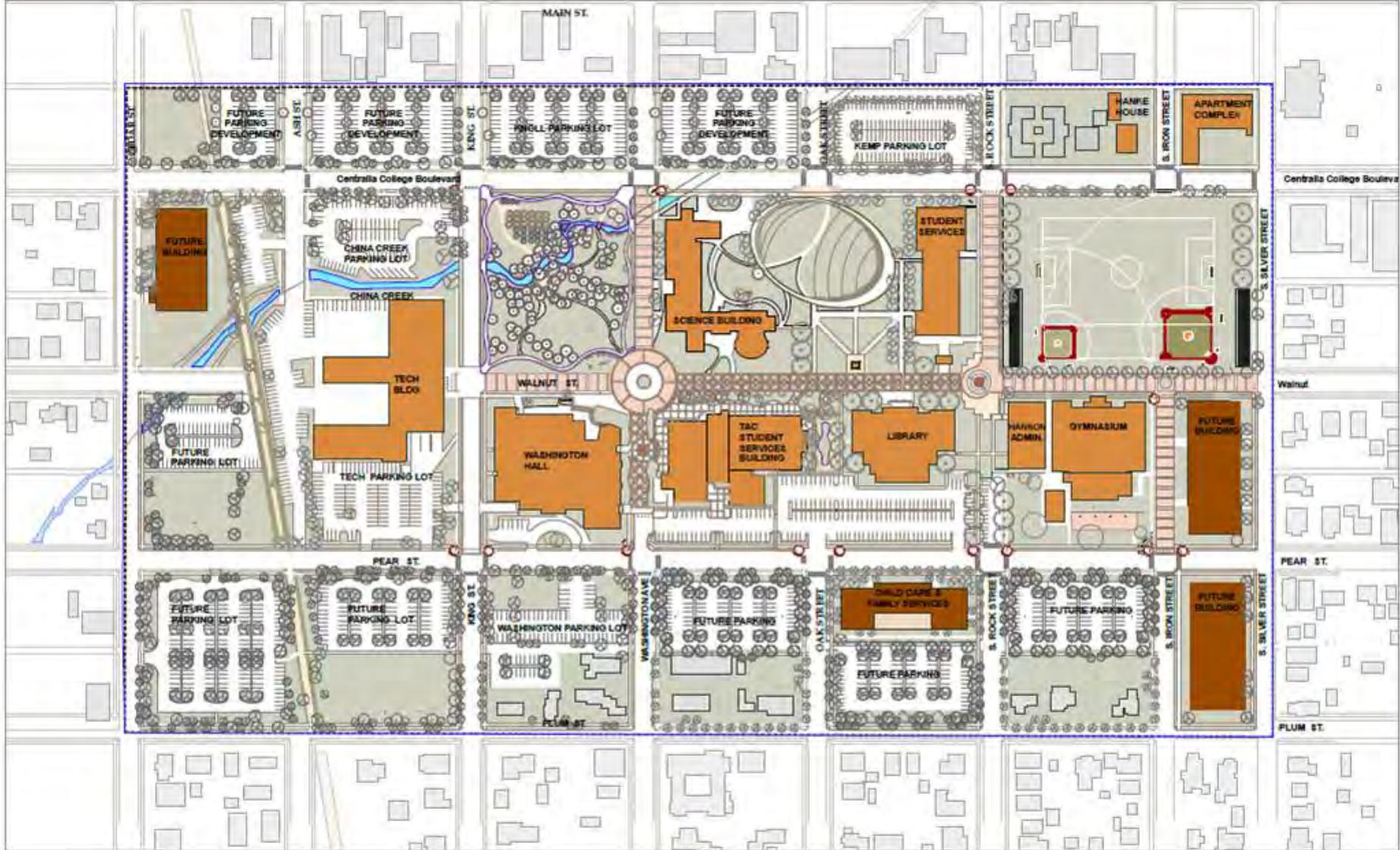
Centralia Facilities & Evacuation Routes





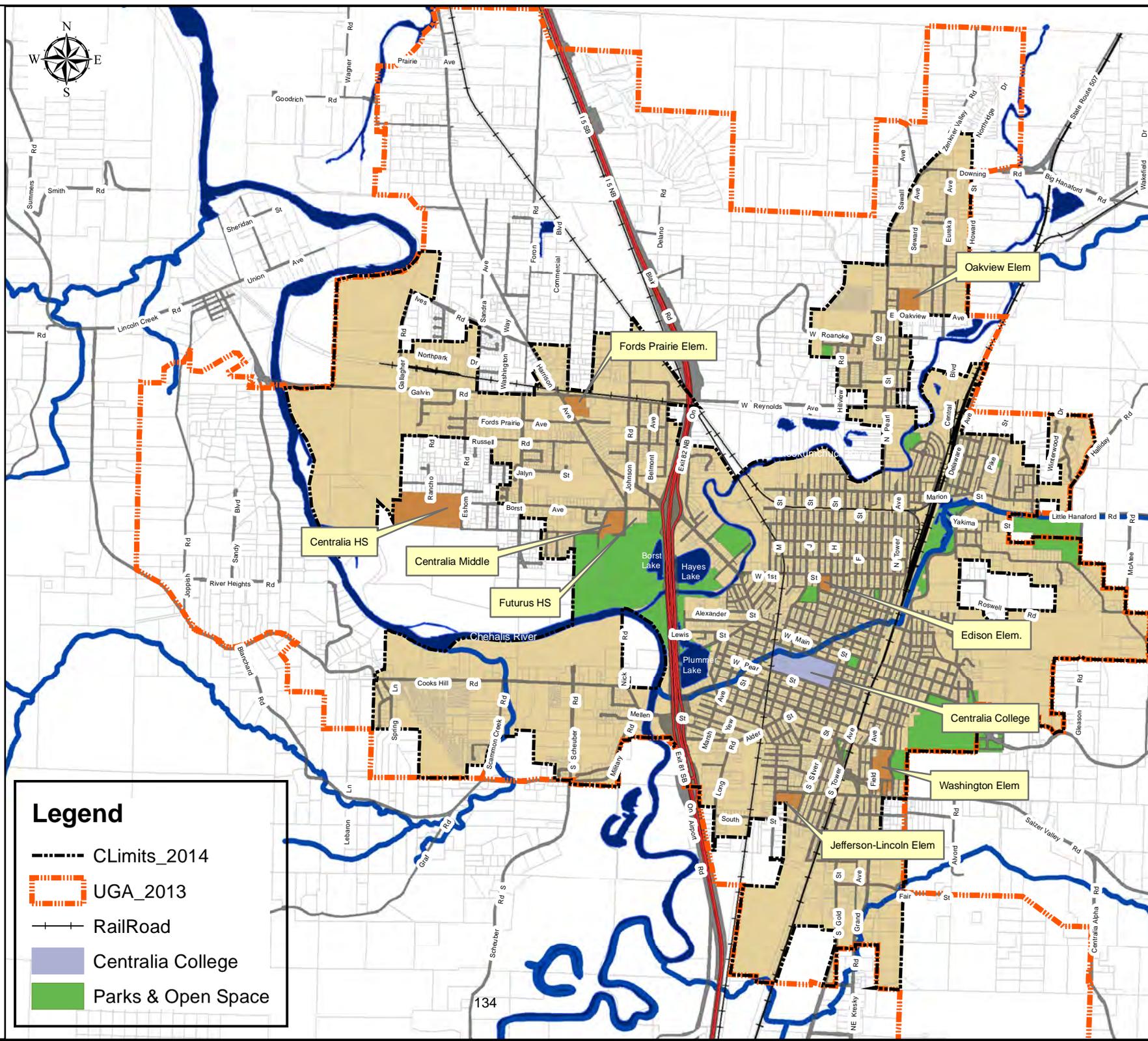
Potential Hazard Areas

Fire District: Riverside Fire Authority



Parks and Public Schools Map

Date: 5/17/2018



CHAPTER 8: UTILITIES ELEMENT

- I. **Required Elements**
 - GMA Land Use Planning Goal*
 - Countywide Planning Policies*
- II. **Relationship To Other Plans**
- III. **Introduction**
- IV. **City Utilities**
 - Water*
 - Sewer*
 - Stormwater*
 - Electrical*
 - Non-City Managed Utilities*
- V. **Utilities Goals And Policies**
 - Water Utility Map**
 - Sewer Utility Map**
 - Electric Utility Map**
 - Stormwater Map**

I. REQUIRED ELEMENTS

GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. While all of these goals are important, the goals that are most directly related to the public facilities, services, and utilities element state:

Public Facilities and Services. "To ensure that adequate 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."

Public Facilities. To include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

COUNTYWIDE PLANNING POLICIES

In 1991, GMA was amended requiring each county legislative body planning under the act to adopt countywide planning policies in cooperation with the cities in the county. This framework provides for consistency amongst the different governmental agencies' plans. The plans must address issues that uniformly affect the county as a whole including the siting of

public facilities, transportation facilities, housing, economic development, and land use development.

The Lewis County Planned Growth Committee adopted updated planning policies in November 2016. The requirements of the countywide planning policies were considered along with other factors to determine the direction of the Utility Element for the City of Centralia. The Countywide Planning Policies can be reviewed in Appendix C.

II. RELATIONSHIP TO OTHER PLANS

The following lists other plans and documents that relate to the development and implementation of the updated 2017 Comprehensive Plan. For more in-depth information on these subjects refer to the listed documents.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.
7. **City of Centralia Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.

17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

III. INTRODUCTION

One aspect of managing growth in the City of Centralia is ensuring that needed public facilities, infrastructure, and services are available when growth occurs. The implementation of a well thought-out plan for public facilities, utilities and services will help Centralia realize its vision. Implementation of the City's land use plan is contingent on the development of needed infrastructure in a timely and orderly fashion.

IV. CITY UTILITIES

The City of Centralia owns and manages a number of municipal utilities including water, sewer, stormwater, and electrical. In addition to facilities owned and managed by Centralia, there are a number of publicly-owned facilities managed by other special districts, which provide for some of Centralia's needs like sanitation.

Non-city managed utilities within Centralia's city limits and UGA include: natural gas, cable-tv, internet and telephone (land-lines and wireless). These utilities provide valuable services to the residents and businesses of Centralia.

A. WATER

The City's water system is described in the City of Centralia Water System Plan adopted in 2013 by the City Council. The Plan describes the existing water supply and distribution system as well as proposed improvements necessary for serving customers within the City's municipal boundaries, designated Urban Growth Area (UGA) and water service area.

Description of System

The City of Centralia water utility is a Class A water system within the State of Washington, serving approximately 7,234 customers (May 2018).

Water Sources

The City's water system currently relies entirely on groundwater for its potable water supply. The Newaukum River intake is not used due since September 1993, due to its status as an unfiltered surface water source which can not presently meet the requirements of the Surface Water Treatment Rule (SWTR). However, the transmission line from the Newaukum source and associated property along the alignment are still maintained for potential future use.

The primary sources of supply for the City are the Tennis Court and Fords Prairie well fields (including Eshom Well). Seasonal peaking supply is provided by the K Street Well, and the remaining City wells are considered inactive due to a variety of water quality concerns.

Well Name/Location	Capacity (gpm)	Annual Well Production (MG)	Comments
Port District Wellfield		412	
Fords Prairie Well No. 1	960		Primary Source
Fords Prairie Well No. 2	1,270		Primary Source
Eshom Well	1,200		Primary Source
Tennis Court Wells		312	
Well No. 1	605		Primary Source
Well No. 2	1,300		Primary Source
K Street Well	750		Seasonal Source
Washington Well	1,000		Emergency Source
North Tower Well	400		Emergency Source
Downing Well	700		Emergency Source
Riverside Well	700		Emergency Source
Borst Park Well			Emergency Source
Well No. 1	812		Emergency Source
Well No. 2	1,200		Emergency Source

Water Storage

A summary of the City's existing water storage facilities is provided in the following table. In total, the City's storage volume is approximately 8 million gallons (MG).

Existing Water Storage Facilities (Table 5-2) Water System Plan 2013							
Name	Date of Construction	Capacity (MG)	Construction Material	Elevations		Dimensions	
				Overflow	Floor	Height	Diameter
Seminary Hill	1993	4.500	Concrete	417'	397'	20'	203'
Davis Hill	1982	2.500	Welded Steel	417'	397'	20'	150'
Ham Hill Tank 1	1982	0.071	Welded Steel	552'	469'	83'	12'
Ham Hill Tank 2	2005	0.230	Welded Steel	552'	469'	83'	22'
Cooks Hill	2005	0.760	Welded Steel	531'	410'	121'	33'

Notes: MG = Million Gallons

Water Distribution Lines

The following table provides a summary of the distribution system piping present in the water system. This includes approximately seven miles of the 18-inch transmission piping extending to the City from the old Newaukum River supply. This piping is currently maintained for water that is fed from the system (i.e., not from the Newaukum River) to customers along the line.

Water Distribution Pipe Inventory (Table 5-5) Water System Plan 2013						
Pipe Diameter (inches)	Asbestos Concrete	Ductile Iron	Galvanized	PVC	Total (feet)	Total Miles
1		2,459	5,258	317	8,034	1.52
2		59,694	11,848	5,044	76,586	14.50
3		381			381	.07
4	1,112	39,291		216	40,619	7.69
6	6,995	194,352		8,199	209,546	39.69

8		121,391			121,391	22.99
10	2,195	58,072			60,267	11.41
12		89,071			89,071	16.887
16		10,255			10,255	1.94
18		37,868			37,868	7.17
36		470			470	.09
Total (feet)	10,302	613,304	17,106	13,776	654,488	
Total (miles)	1.95	116.16	3.24	2.61	124.0	

Water Demand Forecast

As the City's population grows and commercial/industrial development occurs, demands on the water system will increase accordingly. To anticipate the level of water supply requirements and to adequately plan for system improvements required to meet future needs, the City has developed a water demand forecast that can be found in the Water System Plan (see Table 3-10, Water System Plan).

Water Demand Forecast (Table 3-10) in the Water System Plan 2013								
Water Use Category	Base 2011		2017		2031		2061	
	No. of ERUs	Demand (MGD)						
Single Family Res. (1)	5,727	2.85	6,438	3.2	8,460	4.2	15,190	7.54
Multi-family Res. (2)	1,364	.68	1,534	.76	2,016	1.0	3,619	1.79
Commercial (3)	1,650	.81	2,564	1.27	4,695	2.33	8,430	4.18
Industrial (4)	225	.11	609	.31	1,507	.75	2,705	1.35
Industrial-Additional Allowance (5)	N/A	N/A	2,900	1.0	11,599	4.0	28,997	10.0
Largest Users (6)	702	.35	702	.35	702	.35	702	.35
Other Uses (7)	314	.15	353	.17	464	.23	833	.41
Subtotal	9,983	4.96	15,100	7.06	29,443	12.86	60,476	25.63
Non-Revenue Water (8)	3,165	1.58	4,234	1.98	6,030	2.63	12,387	5.25
Total Demand	13,148	6.53	19,335	9.03	35,473	15.5	72,863	30.88
Additl Conservation (9)	N/A	N/A	-580		-1,1064		-2,186	
Total Demand w/conservation	13,148	6.53	18,755	8.76	34,409	15.03	70,677	29.96

Centralia Water System Plan 2013 (Section 3.5.1)
ERU = Equivalent Residential Unit; ADD = Average Day Demand; MDD = Maximum Day Demand; MGD = Million Gallons per Day
(1) For years 2011-2031, the projected annual growth rate is 1.97% per year as documented in the 2007 Centralia Comprehensive Plan. For years 2032-2061, the projected annual growth rate continues at 1.97% per year. ADD is based on a water use factor of 172 gpd/ERU.
(2) Based on a peaking factor of 1.88.
(3) Year 2011 data reflects both commercial and industrial water use. Year 2031 projection reflects additional commercial development accommodated by existing, vacant commercial parcels and new commercial parcels in the UGA expansion areas. Year 2017 projection is based upon interpolation between 2011 and 2031. Year 2031 projection is based on a water use factor of 1,385 gpd/acre and 672 acres of total available land for commercial development from 2007 Comprehensive Plan. Year 2061 projection is based upon a growth rate of 1.97% per year.
(4) Year 2031 projection reflects new industrial development accommodated by existing, vacant industrial parcels and new industrial parcels in the UGA expansion areas. Year 2017 projection is based upon interpolation between 2011 and 2031. Includes projected demands associated with the new lumber mill (~23,000 gpd) and soy factory (~10,000 gpd), both anticipated to locate at the Port. Year 2061 projection is based upon a growth rate of 1.97% per year. ADD for 2031 projections is based on a water use factor of 160 gpd/acre and 1,609 acres of total available land for industrial development from 2007 Comprehensive Plan
(5) Reflects allowances for unforeseen large industrial demands. Between 2011 and 2061, an allowance of 0.5 MGD is added every 5 years.

- (6) Largest Users is a subset of the commercial demand and is assumed to be constant through the entire planning period.
- (7) Other Uses projection is based on a growth rate of 1.97% per year.
- (8) Assumed as 32% of Subtotal consumption in 2011, then decreasing to 20% of consumption by 2031 (reflecting reductions in distribution system leakage described in Section 4.6), and then remains at this level into the future.
- (9) Additional conservation efforts are assumed to reduce consumption by 3% by 2017 (reflecting a 0.5% reduction per year), and then remain at this level into the future.

Finance

The City of Centralia's water utility financing is reviewed every year during the budget process. Formal rate studies are scheduled as needed. These studies review the water system, the system revenue requirements, projected expenses, and develop water rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are charged their proportionate share of the costs of the utility, where each share is based on the respective use of the system. The rate structure of the City is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach results in water rates that are adequate to meet the financial needs of the utility and are equitable. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements. More complete details on utility financing projections are included in the Capital Facilities and Financing Element.

B. SEWER

The City's sewer or wastewater system is described in the General Sewer Plan/Facilities Plan. The Plan describes the existing sewer collection, conveyance, and treatment system as well as proposed improvements necessary for serving customers within the City's municipal boundaries and its designated Urban Growth Area (UGA).

Description of System

A look at the history of the sewer system in Centralia provides a perspective on how and why the system was developed, which helps to explain the current system configuration.

The sewer was built for the downtown area between 1906 and 1914, using clay pipe. The system was expanded between 1924 and 1970 to include areas west and north of downtown, as well as Fords Prairie using concrete pipe. Concrete pipe installed before 1965 used mortar joints between the pipe lengths. It was not until after 1965 that joints with gaskets were widely used. Asbestos-cement and concrete pipes were used to expand the collection system between 1960 and 1975 west and south of the old wastewater treatment plant off of Mellen Street. PVC pipe has been used for subsequent expansions, such as Ford's Prairie and Waunch Prairie. Much of the system is in low-lying areas with highly permeable gravelly soils. Because of the flatness of the terrain, outlying developments have had to employ pump stations to convey sewage to the main gravity collection system serving the old wastewater treatment plant at Mellen Street. As a result, many pump stations serve only a single development and the City has numerous sewer pump stations to operate and maintain.

The City's wastewater treatment plant is located northwest of the City's UGA boundary adjacent to the Chehalis River and provides primary and secondary treatment for the City. The wastewater processing units consist of a headworks, aeration basins, clarifiers, UV disinfection, and a plant effluent outfall. Solids processing includes grit removal, dewatering, lime stabilization, heat pasteurization and land application of the resulting Class A extraordinary quality biosolids on the City-owned farm property where hay and occasionally other crops are grown.

The City sewer service area is divided into 29 sewer drainage basins within the City limits and its UGA. This is the area in which the City currently provides sewer service or is planning to provide service to customers. Outside this service area boundary, Lewis County is responsible for all sewer service, including onsite disposal systems such as septic tanks. In cases where local soil conditions make it difficult to treat sewage with septic systems and there are documented human health risks from failing septic systems, the City and County have worked together to extend sewer to those existing homes with failing septic systems.

Collection System

The City's sewer collection system contains over 65 miles of gravity pipelines ranging in diameter from 6-inches to 30-inches. A majority of the City's pipelines are: Polyvinyl (159,502 ft), Concrete (109,094 ft), Asbestos Cement (34,409 ft), Vitrified Clay (21,800 ft) and Clay (13,130 ft).

Pump Stations

The sewer system includes 24 pump stations, located in 8 of the 28 sewer drainage basins. Many of the pump stations were installed to serve individual developments. The City is in the process of developing a philosophy that would ultimately strive to serve as many areas as possible by gravity but would allow pump stations or grinder pumps for individual developments in a case by case basis.

Current Deficiencies/Excess Capacity

The overall quality of service, regulatory compliance, and operational care provided for the City's sewer system is very good. However, there are improvements necessary to address specific issues in several areas. For additional details about capital improvements refer to the Capital Facilities Element of the General Sewer Plan.

Finance

The City of Centralia's wastewater water utility financing is reviewed every year during the budget process. If an adjustment to the rates appears necessary a formal rate study is scheduled. These studies review the sewer system, the system revenue requirements, projected expenses, and develop sewer rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are charged their proportionate share of the costs of the utility, where the shares are based on the respective uses of the system. The rate structure of the City is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach

results in sewer rates that are adequate to meet the financial needs of the utility and are equitable. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements. The rate study factors in revenue from sources other than sewer rates such as system development charges and interest income. More complete details on utility financing projections are included in the Capital Facilities and Financing Element.

C. STORMWATER

The City's stormwater system is described in a report titled 2007 Surface/Storm Water Management Comprehensive Plan for the City of Centralia, Washington. This document describes the City's existing stormwater system, existing operation/maintenance of the system, existing policies and staffing resources and proposed improvements necessary for complying with the Phase II Stormwater Permit for Western Washington within the City's municipal boundaries and its designated Urban Growth Area (UGA).

Description of System

Centralia's stormwater infrastructure within the City and its urban growth area consists of the following system elements: 34 miles of curbs and gutters, 14 miles of gravel shoulders, 22 known culverts, 153,300 linear feet of stormwater conveyance pipe and 1,533 catch basins (based on the assumption that there are three catch basins and 300 linear feet of stormwater conveyance pipe per manhole), 71 drywells, 511 manholes, 16 retention/detention stormwater facilities, 31 outlets and ¼ to ½ mile of open ditch.

Current Deficiencies

Areas within the City of Centralia and its urban growth area regularly experience poor stormwater drainage due to their location in a floodplain, their elevation in relationship to surrounding areas and their proximity to several rivers and streams that are often full to nearly the top of their banks during heavy rainfall events. These conditions limit the rate that stormwater runoff can flow out of peoples yards and along the streets to a low-lying area with the capacity to accept the water. These conditions are compounded by an old conveyance system that is in some places undersized for the area it serves, is in need of repair, or because there is no provision for drainage other than surface runoff along the edges of City streets. In addition, rivers and streams that run through or around Centralia have documented declines in water quality and loss of aquatic habitat. Stormwater runoff can contribute to these concerns because of the pollutants it carries or the volumes and velocities of runoff.

For a complete list of surface water problem locations in the City of Centralia please refer to the Surface/Storm Water Management Comprehensive Plan for the City.

Finance

The City of Centralia's stormwater utility financing is reviewed every year during the budget process. Formal rate studies are scheduled as needed. These studies review the stormwater system, the system revenue requirements, projected expenses, and develop rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are

charged their proportionate share of the costs of the utility, where each share is based on the respective use of the system. The rate structure of the City is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach results in a stormwater rate that is adequate to meet the financial needs of the utility and is equitable. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements. More complete details on utility financing projections are included in the Capital Facilities and Financing Element.

D. ELECTRICAL

The City's electrical system is described in two plans a report titled City Light and the Yelm Project Comprehensive Plan (2002) and the 2016 Electric Utility Resource Plan.

The 2002 Plan describes the existing electrical supply and distribution system as well as proposed improvements necessary for serving the land within the City's municipal boundaries and the designated Urban Growth Area (UGA).

Description of System

Centralia City Light is part of the City of Centralia Utilities Department. City Light provides electric power to customers within the City limits and to customers in adjacent areas of Cooks Hill, Seminary Hill, and Salzer Valley. The City's electrical distribution system serves nearly 10,000 customers. Approximately 8,500 are residential customers with the remainder being commercial and industrial users.

Power Generation

The City receives power from a couple of different sources. The City produces its own power at the Yelm Hydroelectric Project. It is a run-of-the-river project on the Nisqually River in Thurston County, Washington that was dedicated in 1930. The project uses a diversion dam with fish screens and fish ladder to convey up to 800 cfs of water into a 9.1-mile long earthen power canal. The power canal leads to a forebay, which has a trash rack and emergency bypass structure. The water then enters two penstocks that drop to a powerhouse located on the bank of the Nisqually River. The powerhouse contains two 3 MW vertical turbine/generators and a single 6 MW vertical turbine/generator. These units provide electricity that is stepped up to a 69 kV in the powerhouse switchyard. The Yelm project produces between 2.2 and 12 MW of power and an average generation of 8.59 aMW. The City also purchases power from Bonneville Power Administration (BPA),

Transmission System

The City's transmission system is a 26.1 miles 69-kV transmission line from the Yelm Project to the City Light "B" Street Substation. Bonneville Power (BPA) also has a 69-kV transmission line going to the B Street Substation. While the power from the Yelm Project is important to the City, the City purchases more power from BPA than it produces from Yelm. The Yelm Project has historically supplied about 25 to 37 percent of the total energy required by the City. Therefore, the 69-kV BPA transmission system supplies most of the energy used by the City and its customers. BPA delivers electricity to the City system at the B Street, Fords Prairie, and

Zimmerman substations. New substations that tie into the BPA system are under development on Cooks Hill and within the Port of Centralia's North Port development.

Distribution Lines

City customers are served by 250 miles of 12-kV distribution line. Approximately 230 miles are overhead and the remaining 20+ miles are underground. The (overhead) distribution system is composed of fifteen major feeders.

The City currently owns and maintains four major substations. The City is in the process of expanding the Gallagher Road substation and building a new one at Summa and Roosevelt streets. The existing substations are:

- B Street Substation,
- Fords Prairie Substation,
- Zimmerman Substation, and
- Gallagher Road Substation – expansion

Recommendations to the Electrical System

The overall quality of service, regulatory compliance, and operational care provided for the City's electrical system is excellent. However, there are improvements necessary to address specific issues in several areas.

Significant issues facing the City include pole maintenance. A very high percentage of the distribution poles are over 25-plus years old. The City should expect to replace between 110-220 poles per year. Additional recommended improvements include more tree trimming, enhancing the GIS system and building capacity to serve anticipated growth in demand. For additional details about capital improvements please refer to the Capital Facilities Element or the City Light and the Yelm Project Comprehensive plans.

Finance

The City of Centralia's electrical utility financing is reviewed every year during the budget process. If an adjustment to electric rates appears necessary, a formal rate study is scheduled. Rate studies review the electrical generation and distribution system, system revenue requirements, projected expenses, and develop electric rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are charged their proportionate share of the costs of the utility, where each share is based on the respective use of the system. The rate structure of the City is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach results in electric rates that are adequate to meet the financial needs of the utility and are equitable. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements. More complete details on utility financing projections are included in the Capital Facilities and Financing Element.

E. NON-CITY MANAGED UTILITIES

Natural gas, cable television, telephone, cellular telephone and high-speed internet are non-city managed private utilities. Although cities and counties do not regulate these utilities, the State Growth Management Act (Growth Management Act of 1990) requires all cities and counties to consider the location of existing and proposed utilities and potential utility corridors in land use planning. With the adoption of GMA, current law now suggests that both the Washington Utilities and Transportation Commission (WUTC) and Centralia have principal jurisdiction over actions of electric, gas and telephone utilities within the corporate limits of Centralia.

The WUTC has the authority under long-standing state law to regulate the services a private utility can provide, to define the costs that a utility can recover and ensure that the utility acts prudently and responsibly. The City of Centralia has the authority to regulate land use and, under GMA, to plan for the adequate provision of utilities consistent with the goals and objectives of its Comprehensive Plan, taking into consideration the public service obligation of the private utility involved.

Franchise agreements are common with utility companies and cities. The City has entered into a number of franchise agreements to provide services like solid waste, natural gas, telephone, and cable TV.

The following are some common concerns for all utilities:

1. Adequacy of Service: Centralia wants to ensure that private utilities provide adequate service for projected growth within the City and the UGA. It is the City's intention to facilitate the provision of private utility services by continuing to work cooperatively.
2. Environmentally Critical Areas: Both the City and private utility providers support the protection of environmentally critical areas while providing facilities necessary for high-quality service. Activities that interfere with the functions and values of environmentally critical lands are strongly discouraged. Nonetheless, the need for access, repair, and maintenance to existing utility facilities located in or adjacent to critical areas is recognized. New facilities will be located outside critical areas whenever possible.
3. Community Character: Care in the design of utility facilities (Including telecommunication towers and antennas) particularly in siting, site treatment, visual screening, and noise attenuation is particularly important to preserve the visual character of neighborhoods.
4. Joint Utilization of Public Rights-of-Way and utility Corridors: Public rights-of-way (roads) serve two purposes: movement of traffic and as a location for utility infrastructure. Coordinating road improvements and road maintenance with improvements to cable TV, electrical power, telecommunication, and telephone systems may have a substantial benefit on economic development.

Natural Gas

Natural gas service within the City of Centralia is provided by the Puget Sound Energy (PSE). The Pacific Northwest (Washington, Oregon, and Idaho) receives its natural gas from a wide

range of sources in North America. Sixty percent (60%) of the region's natural gas supply comes from British Columbia and Alberta, Canada to the north; 40% comes from domestic sources including the San Juan Basin in New Mexico/Texas in the south.

PSE is an investor-owned natural gas utility that supplies natural gas to more than 100 cities and towns in six western Washington counties: Lewis, Thurston, Pierce, King, Kittitas, and Snohomish. It is not an essential service, and, therefore natural gas service is not required. Extension of service is based upon request and the results of a market analysis to determine if revenues from an extension will offset the cost of construction.

Due to the relative cost savings over electrical heating costs, natural gas is becoming the fuel of choice for many residents and home builders: 99% of new single-family homes in the Company's service area heat with natural gas where builders have that option. Single-family residential development has supported this trend except in the more rural areas where more people heat with electricity.

Natural gas is supplied to the Centralia/Chehalis area from the Northwest Pipeline Corporation through the Chehalis Gate Station. At the station, natural gas is reduced from 345 pounds per square inch (psi) to 280 psi by PSE. Capacity is about 560 thousand cubic feet per hour (cfh). High-pressure supply lines (measuring 16", 12", 8", 6", and 4" in diameter) provide gas service to areas through pressure reducing stations called district regulators. These district regulators reduce pressures to typical distribution operating pressures of 25 to 60 psi. There are two district regulators in Centralia. Individual residential service lines are typically 5/8" in diameter and individual commercial and industrial service lines are from 1-1/4" to 2" in diameter.

Telecommunications

Telecommunications is not only important for the transmission of voice but also provides the infrastructure for the transmission of electronic data such as faxes and electronic mail. This section focuses on three types of telecommunication services: land-line telephone, cellular telephone, and cable TV/internet.

1. Land-line Telephone. The City of Centralia is served by Qwest Communications for telephone (line or wire) service. Qwest Communications delivers telecommunication service to the Centralia planning area as regulated by the Washington Utilities and Transportation Commission (WUTC).
2. Voice over Internet Protocol (VoIP). VoIP provides phone service using high-speed internet connections. This is a technology that is becoming increasingly popular and at this time both Qwest Communications and myphonecompany.com provide this service in Centralia.
3. Cellular. Cellular service is very important in the telecommunications world. It combines a portion of the radio frequency spectrum with switching technology, making it possible to provide mobile or portable telephone service to virtually any number of subscribers within a given area. When service is available transmission quality is comparable

to that provided by conventional land-line telephones. The City of Centralia is served by a number of national wireless companies these include: Verizon, T-mobile, Sprint, AT&T, U.S. Cellular, Cricket, and a number of smaller companies.

A cellular system consists of cells and cell sites, a switching station (mobile telephone switching office or MTSO), carrier and cellular phones. Because cellular phones operate in high frequencies (in the 800 to 900 megahertz [MHZ] range), transmission of the signal is greatly weakened and deflected by obstacles in its path. As a result, cellular transmitting and receiving antennae are always located on towers or poles or atop buildings where they have a clear line of sight signal paths to mobile or portable phone users.

Capacity is a function of the frequency of use, the number of cell sites in a geographic area, and the number of subscribers or customers. Companies consider the number of calls handled, number of customers, and cell site capacity to be proprietary information.

A big issue that will be affecting the City in the future will be the conversion of 4G to 5G which will require more smaller antennae at many locations. This could have a major effect on the City's powerlines and on local businesses.

4. Cable TV. Cable TV service in the City of Centralia is provided by three companies: Comcast Cablevision (land-lines), DirectTV, and Dish Network. DirectTV and Dish Network are both by satellite dishes.

5. High-Speed Internet. High-speed internet connections are very important to economic development and for residential uses. High-speed internet is provided by a number of companies including: Rainer Connect, Centurylink, Comcast, and smaller companies.

Solid Waste (Trash/Garbage)

The City has a franchise agreement with Lemay to provide garage pickup within the City limits to the designated disposal site.

V. UTILITY GOALS AND POLICIES

Utilities General - Goal U 1

To manage all utility growth throughout the city and urban growth areas.

Policies

- U 1.1** Consider impacts on future City development and land use patterns due to the timing and location of new facilities and existing facilities improvements.
- U 1.2** Facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate the City of Centralia's projected growth.
- U 1.3** Encourage the joint use of public facilities.
- U 1.4** Recover costs related to the extension of services, as well as the costs of maintaining and operating these systems.
- U 1.5** Encourage extension of utilities to mitigate existing or potential environmental problems.
- U 1.6** Require all utility design and construction to comply with the City's accepted Public Works Standards and/or adopted Development Guidelines.
- U 1.7** Operate, maintain, repair, replace and improve the water, wastewater, stormwater and other utility systems' infrastructure and facilities, in a manner that provides protection to public health and the environment; protects the infrastructure, facilities, and system; corrects deficiencies; increases system efficiencies; and is in compliance with federal, state and local regulations.
- U 1.8** Review, at regular intervals, the city's utility plans and utility finances to ensure utility revenue and funding sources are sufficient to provide for the utility systems' operation, maintenance, repair, replacement, and improvements.

Utilities General - Goal U 2

To use public right-of-ways within the City and the adopted Urban Growth Areas for utilities wherever possible (i.e., water, sewer, communications, electric, stormwater, natural gas, etc).

Policies

- U 2.1** Maintain public rights-of-way for existing and/or planned utilities.
- U 2.2** Require effective and timely coordination of all public and private utility trenching activities.
- U 2.3** Encourage utility providers that work in public rights-of-way to coordinate and install facilities in the common utility trenches.

Water - Goal U 3

To assure that culinary water facilities are developed, maintained, and operated in a resourceful manner.

Policies

- U 3.1** Provide a water service for domestic use, fire flow protection, and emergencies.
- U 3.2** Provide a water supply that meets all federal drinking water quality standards.
- U 3.3** Size water system improvements to accommodate for at least a 25-year life cycle as per the uses are shown in the comprehensive land use plan.

- U 3.4** Protect the underground aquifer by following city, state, and federal requirements for wellhead protection.
- U 3.5** Implement and maintain a water conservation program that encourages and promotes customer conservation and discourages (or penalizes) water waste.
- U 3.6** Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the water system.
- U 3.7** Develop specific policies and regulations to safeguard the City's water resources, including wellhead protection, limiting impervious surfaces and regulating hazardous uses in the critical aquifer recharge areas.

Sewer - Goal U 4

To encourage home-owners to connect to the City's sewer system.

Policies

- U 4.1** Allow existing single-family homes with septic systems to continue to utilize septic systems, providing there are no health or environmental problems and there is no city sewer line in the vicinity.
- U 4.2** Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the sewer system.

Water & Sewer - Goal U 5

To plan and develop water and sewer systems to complement the land use plan.

Policies

- U 5.1** Size sewer system improvements to accommodate for at least a 25-year life cycle as per the uses are shown in the comprehensive land use plan.

Stormwater - Goal U 6

To provide stormwater management to protect, preserve and enhance, where possible, the water quality of streams, lakes, and wetlands and protect life and property from hazardous conditions.

Policies

- U 6.1** Require developments to meet the Phase II stormwater permits to limit erosion, siltation and protect environmentally sensitive areas.
- U 6.2** Control quantity and velocity of surface water runoff during and after development to pre-development levels.
- U 6.3** Require mitigating measures for development activities that impact drainage and flood control facilities.
- U 6.4** Provide an educational program that will inform the public of the importance of controlling stormwater quantity and reducing stormwater pollution as a means to preserve and enhance the water quality of streams, lakes, and wetlands and protect life and property.
- U 6.5** Continue to implement and when needed update the stormwater plan.
- U 6.6** Coordinate when necessary with adjacent jurisdictions on drainage basins to protect groundwater sources and provide stormwater facilities.

- U 6.7** Require developers to construct storm drainage improvements directly serving the development, including any necessary off-site improvements.
- U 6.8** Require that storm-drainage improvements needed to serve new development are built prior to or simultaneous with such development.
- U 6.9** Ensure that stormwater facilities required for new development are designed and built for low-cost, long-term maintenance.
- U 6.10** Require developers to consider aesthetics as well as functional requirements in designing surface water facilities.
- U 6.11** Encourage developers to include multiple-use surface water facilities in their developments. Consider recreational, habitat, educational, cultural, open space, and aesthetic opportunities.
- U 6.12** Meet all federal and state guidelines that demonstrate compliance with U.S. EPA National Pollution Discharge Elimination System (NPDES)(Section 402) Phase II permits requirements and utilize the State Department of Ecology’s Stormwater Manual for Western Washington.
- U 6.13** Coordinate with other local, regional, and State and Federal agencies to evaluate successful stormwater management techniques.
- U 6.14** Require all utility design and construction to comply with stormwater control standards acceptable to the City.
- U 6.15** Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the stormwater system.

Flood Control - Goal U 7

To minimize the damage to life and property from a flood disaster.

Policies

- U 7.1** Support the establishment of flood control projects when beneficial to the City residents through the use of creative projects that may include levees and storm drainage facilities.

Electrical Utility - Goal U 8

To provide electrical utility service to city residents, the Centralia UGA, and adjacent areas.

Policies

- U 8.1** Assure that transmission of electrical power is done safely, and with disruption of service.
- U 8.2** Encourage conservation of electricity.
- U 8.3** Where appropriate, all electrical distribution lines should be placed underground.
- U 8.4** Coordinate closely, the undergrounding of electrical distribution lines with other possible underground work to minimize disruption of street surfaces.
- U 8.5** Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the electrical system.

Solid Waste - Goal U 9

To provide a solid waste collection service.

Policies

- U 9.1** Manage the franchise agreement for waste collection service.
- U 9.2** Manage the Centralia landfill site Superfund program in a cost-effective mode.
- U 9.3** Require that solid waste be deposited at approved disposal sites.
- U 9.4** Consider the long-term cost-effectiveness of alternative disposal techniques and recycling.

Hazardous Waste - Goal U 10

To minimize the risk of dangers of hazardous wastes, including hazardous household waste substances.

Policies

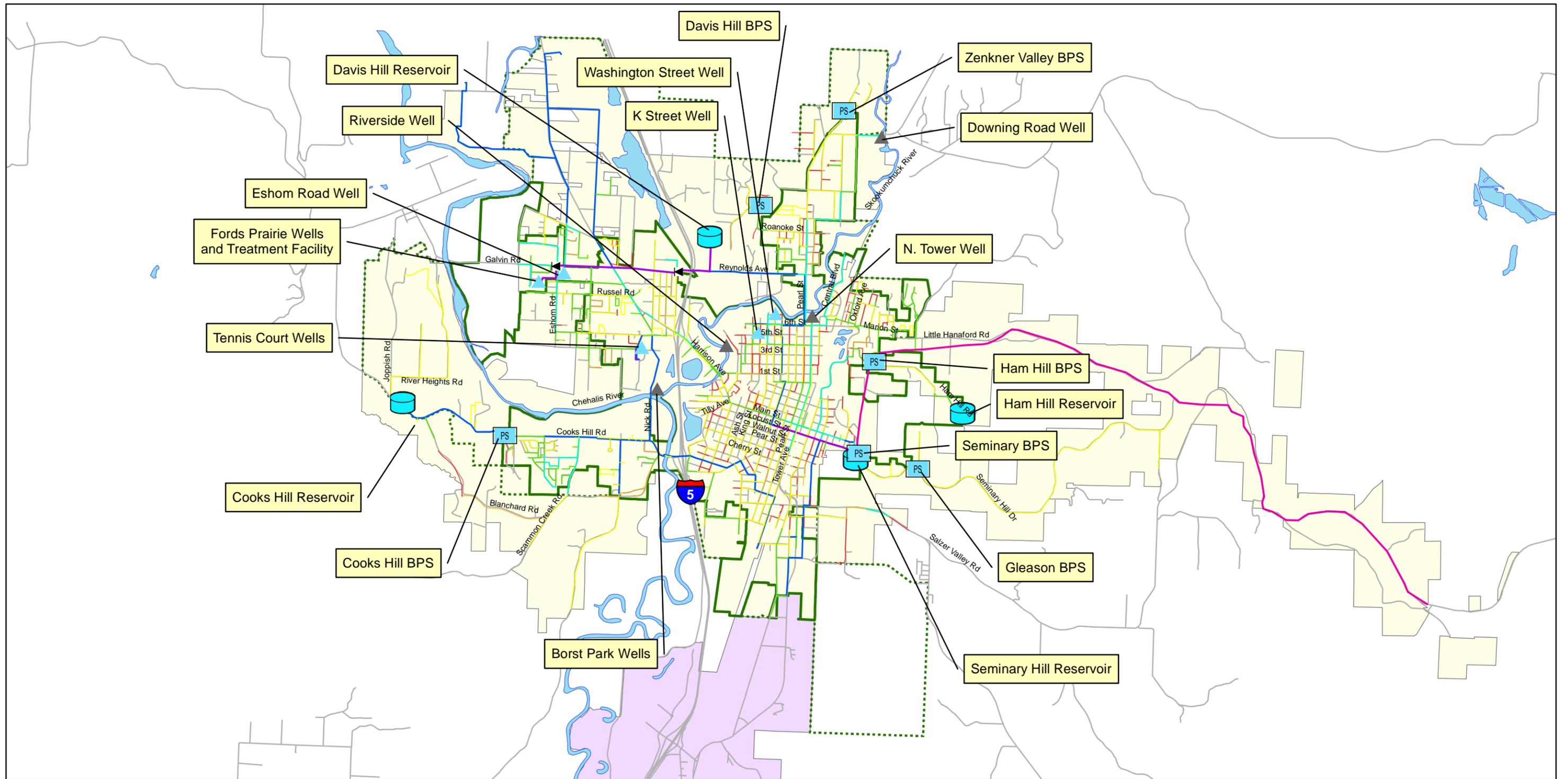
- U 10.1** Cooperate with other private and public agencies in the region to manage and control hazardous wastes and moderate risk wastes, including hazardous household substances.

Non-City Managed Utilities - Goal U 11

To work with providers of telephone, cellular phone, and cable television service and the regulatory agencies to assure appropriate levels of service.

Policies

- U 11.1** Promote the development of a telecommunications and data transfer systems for all users (commercial, industrial, residential, etc.).
- U 11.2** Assure that all users are obtaining an appropriate level of service at reasonable rates.
- U 11.3** Assure that the transmission of electronic communication signals is done with a minimum of adverse aesthetic impacts to the community.
- U 11.4** Limit the amount of disturbance to city infrastructure by encouraging co-location to telecommunications conduit in the public right-of-way.
- U 11.5** Underground all telecommunication and power lines whenever possible.
- U 11.6** Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscaping screening and/or architecturally compatible details and integration.
- U 11.7** Encourage the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
- U 11.8** Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the impacts, particularly the visual impacts of, personal wireless communication towers by using creative design and co-locations.



Legend

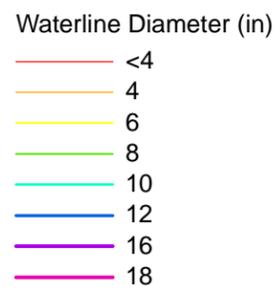
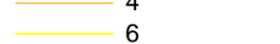
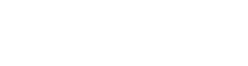
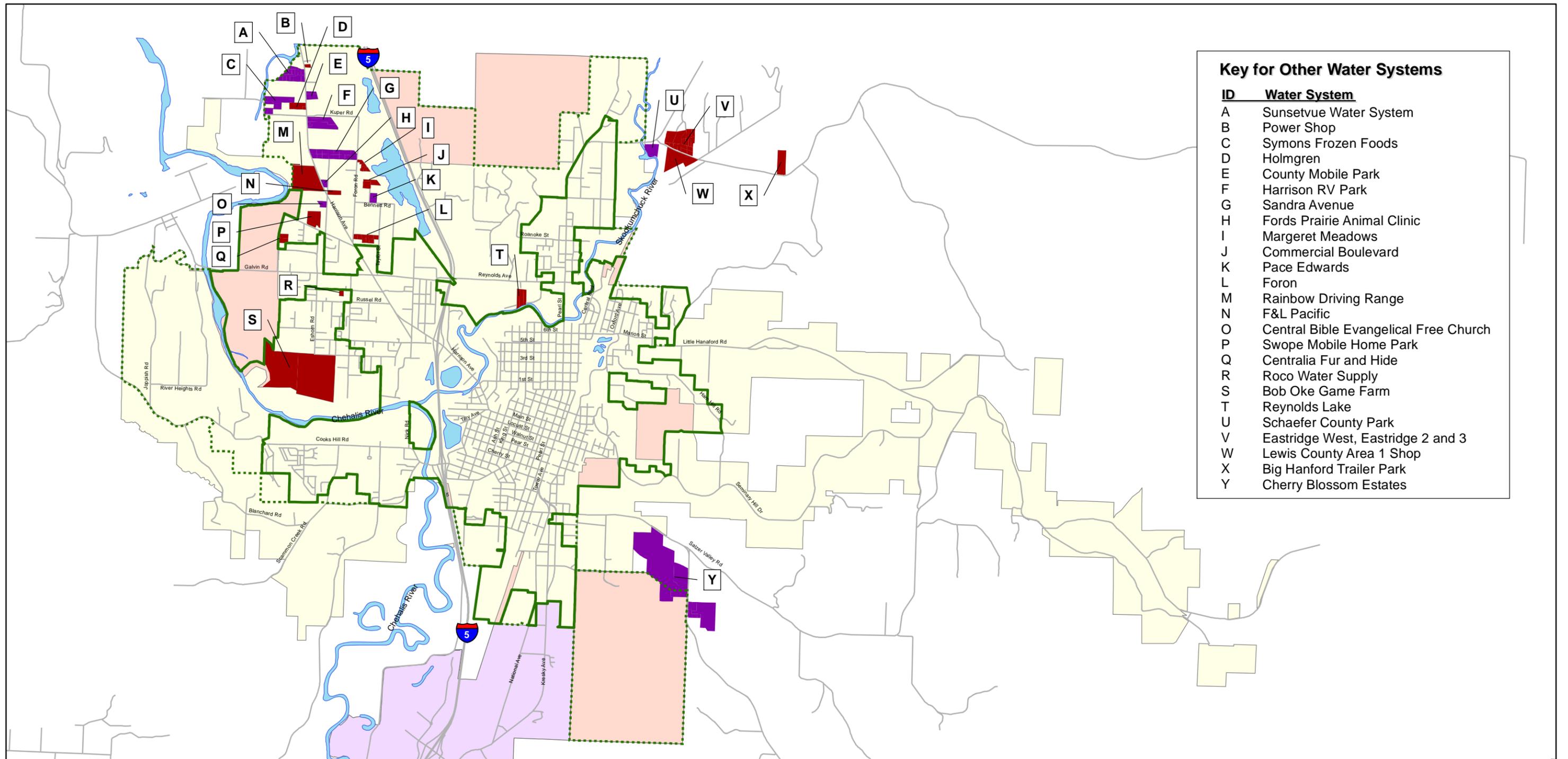
	Pump Station			Water Body
	Reservoir			Road
	Inactive Well			Centralia City Limits
	Active Well			Centralia Urban Growth Boundary
	PRV			City of Centralia Retail Service Area
				City of Chehalis Water Service Area

Figure 5-1
Water System Facility Map

CITY OF CENTRALIA
WATER SYSTEM PLAN

April 2013





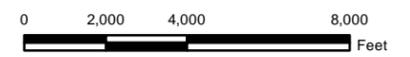
Key for Other Water Systems

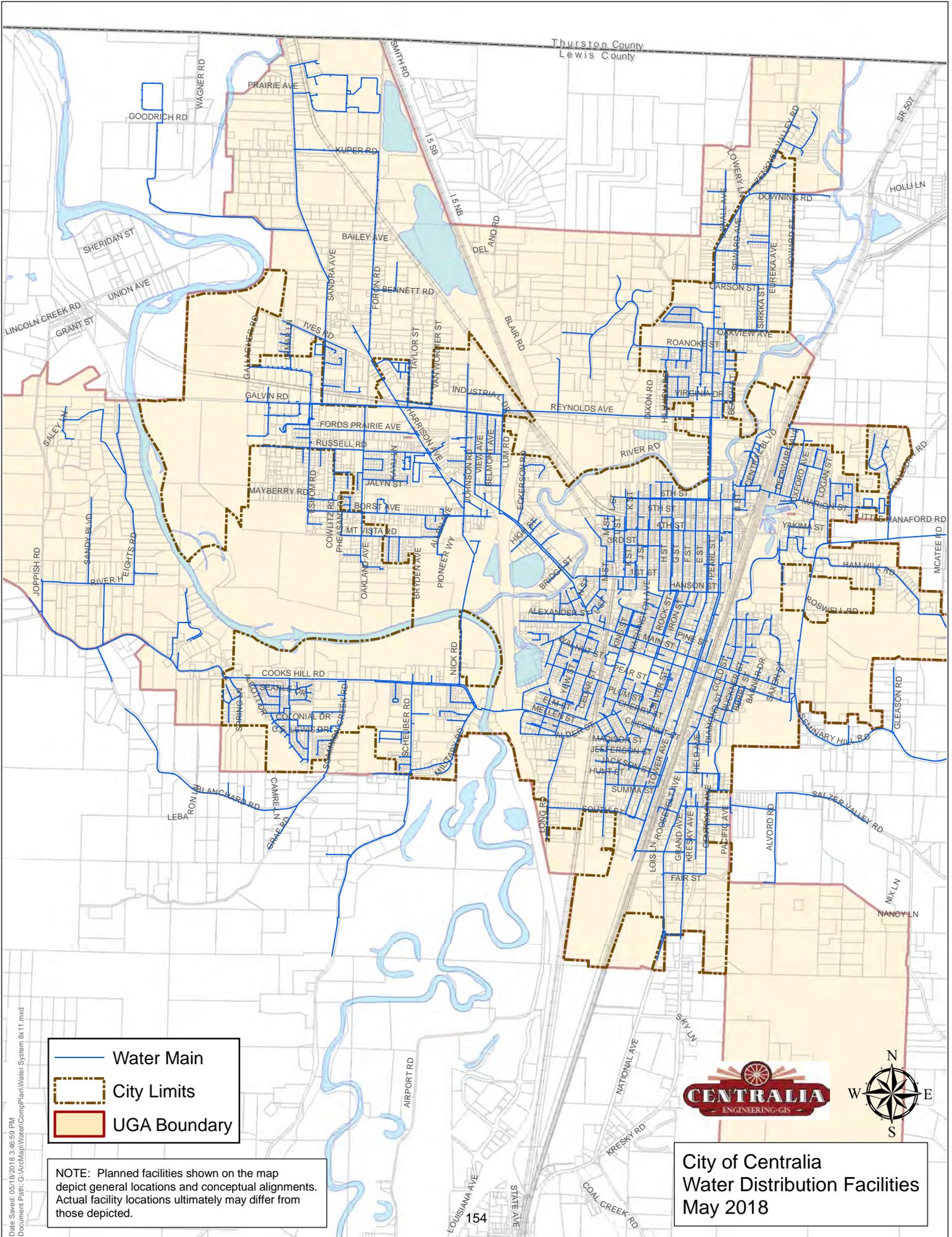
ID	Water System
A	Sunsetvue Water System
B	Power Shop
C	Symons Frozen Foods
D	Holmgren
E	County Mobile Park
F	Harrison RV Park
G	Sandra Avenue
H	Fords Prairie Animal Clinic
I	Margeret Meadows
J	Commercial Boulevard
K	Pace Edwards
L	Foron
M	Rainbow Driving Range
N	F&L Pacific
O	Central Bible Evangelical Free Church
P	Swope Mobile Home Park
Q	Centralia Fur and Hide
R	Roco Water Supply
S	Bob Oke Game Farm
T	Reynolds Lake
U	Schaefer County Park
V	Eastridge West, Eastridge 2 and 3
W	Lewis County Area 1 Shop
X	Big Hanford Trailer Park
Y	Cherry Blossom Estates

- Legend**
- City of Centralia Retail Service Area
 - City of Centralia Future Service Area
 - City of Chehalis Water Service Area
 - Other Group A Water Systems
 - Other Group B Water Systems
 - Centralia City Limits
 - Centralia Urban Growth Area
 - Road
 - Water Body

Source of Data: Water system service area boundaries obtained from Lewis County GIS (January 2012).

Figure 1-1
Water System Service Area
 CITY OF CENTRALIA
 WATER SYSTEM PLAN
 April 2013



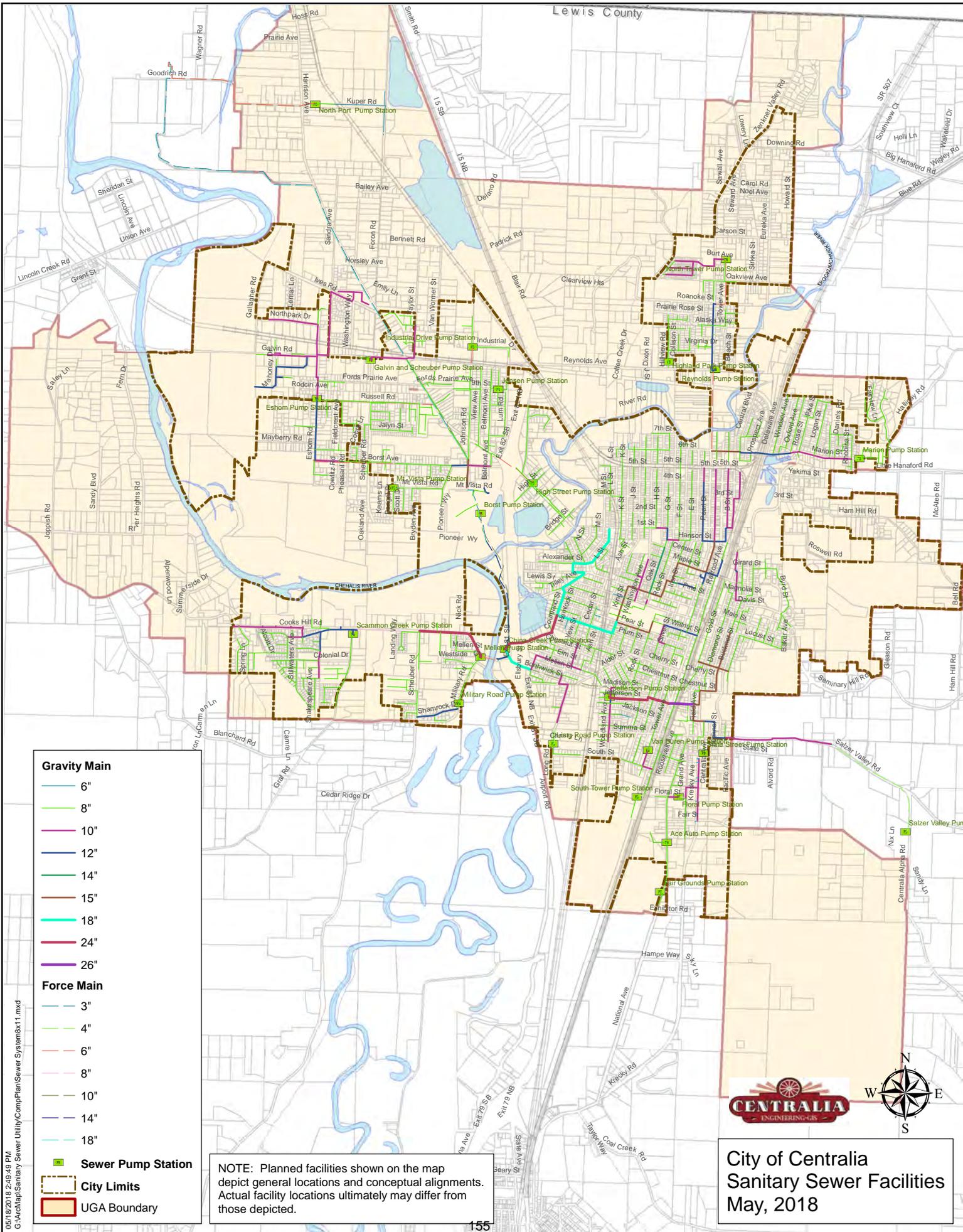


-  Water Main
-  City Limits
-  UGA Boundary

NOTE: Planned facilities shown on the map depict general locations and conceptual alignments. Actual facility locations ultimately may differ from those depicted.



City of Centralia
Water Distribution Facilities
May 2018



Gravity Main

- 6"
- 8"
- 10"
- 12"
- 14"
- 15"
- 18"
- 24"
- 26"

Force Main

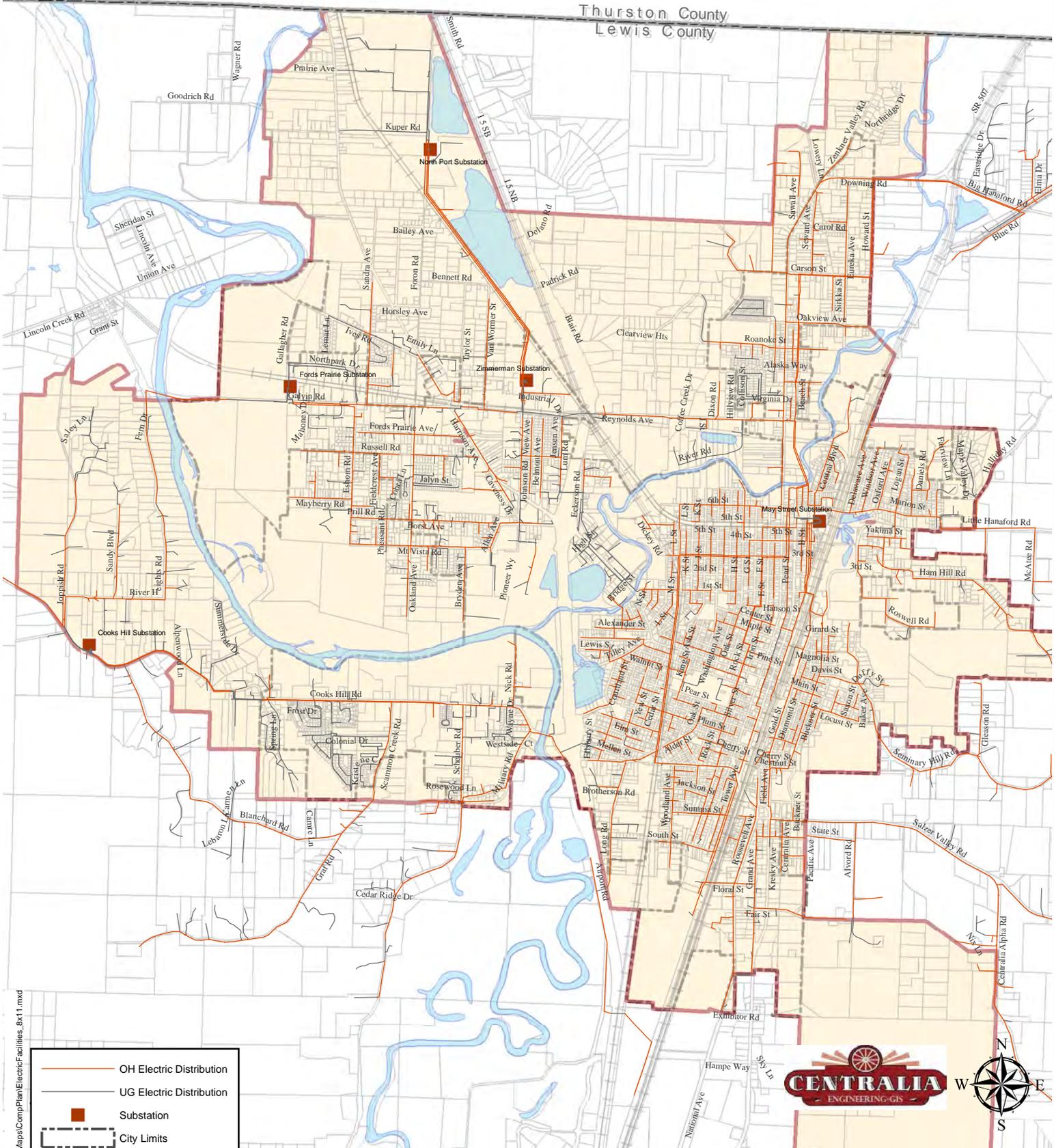
- 3"
- 4"
- 6"
- 8"
- 10"
- 14"
- 18"

- Sewer Pump Station
- City Limits
- UGA Boundary

NOTE: Planned facilities shown on the map depict general locations and conceptual alignments. Actual facility locations ultimately may differ from those depicted.



City of Centralia
Sanitary Sewer Facilities
May, 2018

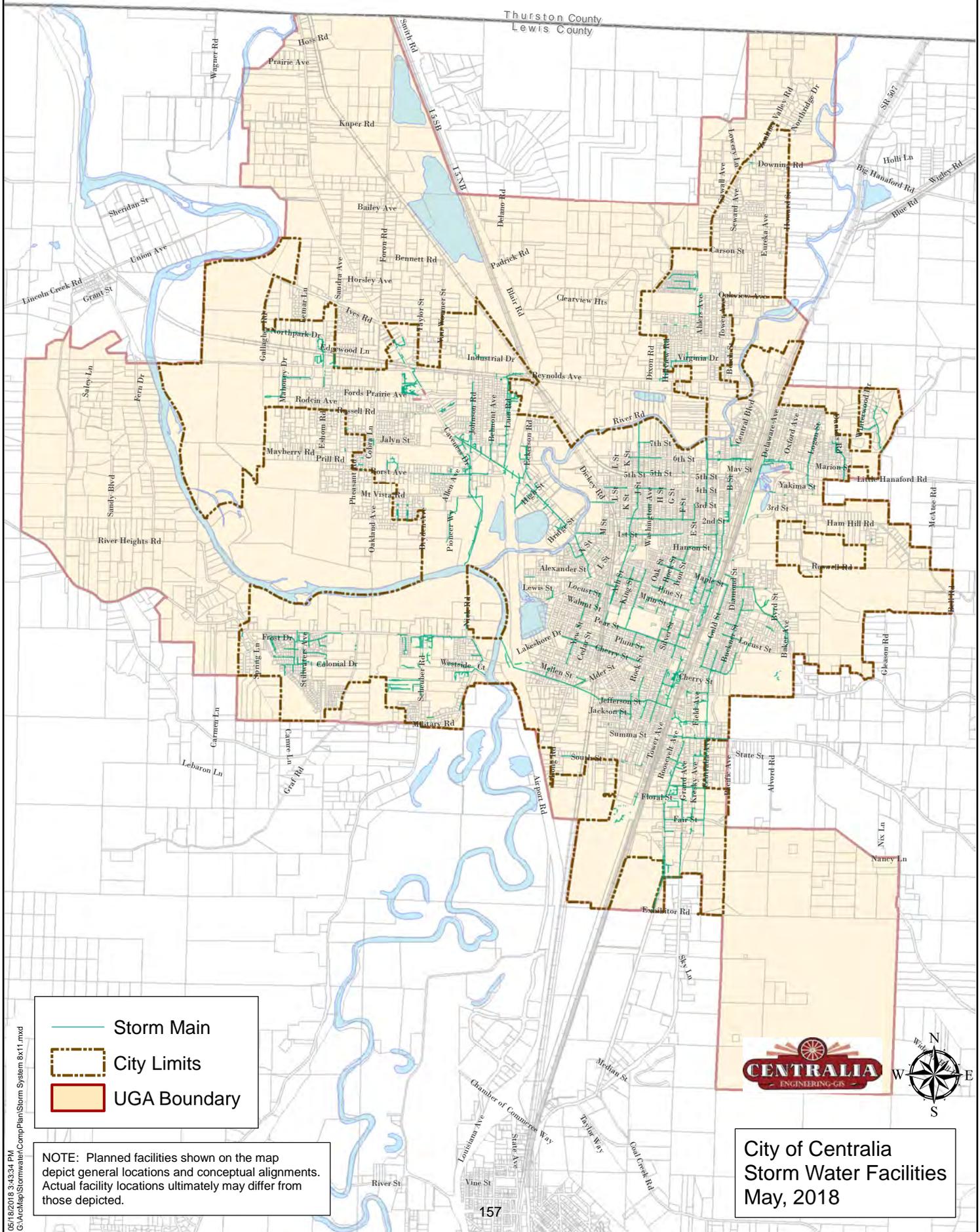


	OH Electric Distribution
	UG Electric Distribution
	Substation
	City Limits

NOTE: Planned facilities shown on the map depict general locations and conceptual alignments. Actual facility locations ultimately may differ from those depicted.



City of Centralia
Electric Distribution Facilities
May, 2018



-  Storm Main
-  City Limits
-  UGA Boundary

NOTE: Planned facilities shown on the map depict general locations and conceptual alignments. Actual facility locations ultimately may differ from those depicted.



City of Centralia
Storm Water Facilities
May, 2018

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CHAPTER 9: CAPITAL FACILITIES AND FINANCING ELEMENT

- I. **Required Elements**
GMA Land Use Planning Goal
GMA Requirements For Land Use Planning
Countywide Planning Policies
- II. **Relationship To Other Plans**
- III. **Introduction**
- IV. **Provide An Adequate Level of Service**
- V. **Concurrency Requirements**
- VI. **Funding Options**
- VII. **Projections And Priorities For Future Improvements**
- VI. **Capital Facilities Plan Goals And Policies**

I. REQUIRED ELEMENTS

GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Land use policies and implementing regulations influence transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

While all of these goals are important, the goal(s) that are most directly related to the capital facilities and financing element state:

“Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”

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.

GMA REQUIREMENTS FOR LAND USE PLANNING (RCW 36.70A.070)

A capital facilities plan is one of the mandatory elements of the Comprehensive Plan required pursuant to the GMA. As prescribed by the GMA, the capital facilities plan element must consist of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) A forecast of the future needs for such capital facilities;
- (c) The proposed locations and capacities of expanded or new capital facilities;
- (d) At least a six-year plan that will finance such capital facilities within the projected funding capacities and clearly identifies sources of public money for such purposes;
- (e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

COUNTYWIDE PLANNING POLICIES

The Growth Management Act (GMA) was amended in 1991. This Amendment required each county legislative body planning to adopt countywide planning policies, in collaboration with the cities in the county. This opportunity provides for consistency amongst the comprehensive plans. The policies address issues that uniformly affect the county as a whole including transportation facilities, land use development, affordable housing, economic development and employment, historic preservation, and the siting of public facilities of a countywide or statewide nature.

The Lewis County Planned Growth Committee adopted updated planning policies in November 2016. These policies are statements establishing a framework from which the City's capital facilities element is developed. The requirements of the countywide planning policies were considered along with many other factors to determine the best course of action for the City of Centralia. The CWPPs are attached as Appendix C.

II. RELATIONSHIP TO OTHER PLANS

The following plans and documents support the development and implementation of the Capital Facilities Element (Plan). For more in-depth information on these subjects refer to the listed documents.

1. **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in December 2010, Revised in 2016.
 - a. **LC Shoreline Master Plan.** Revised in 2017.
2. **City of Centralia Shoreline Master Plan.** Adopted in 2018.
3. **City of Centralia Water Plan.** The Water Plan was adopted in April 2013.
4. **City of Centralia Surface/Storm Water Management Plan.** The Storm Water Management Plan was adopted in May 2007.
5. **City of Centralia General Sewer Plan/Facilities Plan.** Adopted 2000. The Plan is currently being revised.
6. **City of Centralia Electrical Infrastructure Capital Plan 2017-2022.** The Plan is expected to be approved 2018.

7. **City of Centralia Electric Utility Resource Plan.** The Plan was approved by the City Council August 2018.
8. **Chehalis-Centralia Airport Master Plan.** The Airport Master Plan was approved in August 2001.
9. **City of Centralia Parks and Recreation Plan.** The Parks and Recreation Plan (Element) adopted in June 2014.
10. **City of Centralia Transportation Plan.** The Transportation Element is part of Comprehensive Plan adopted in 2018.
11. **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
12. **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved on October 12, 2004
13. **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District was approved in 2007.
14. **Centralia College 20-Year Master Plan.** The Centralia College Master Plan should be reapproved fall of 2017.
15. **Solid Waste Management Plan.** The Plan was approved by the County Commissioners 2008.
16. **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in January 2017.
17. **Twin Transit Development Plan.** The Transit Development Plan 2016-2021 was adopted August 18, 2016.

The above resources should be consulted for information on capital facility inventories, planning, and programming. The following documents have been reviewed and taken into consideration during the development of the Capital Facilities Element. These are considered to be "functional plans." They are intended to be more detailed often noting technical specifications and standards. They are designed to be an implementation tool rather than a policy guiding document.

III. INTRODUCTION

One of the more challenging aspects of managing growth is ensuring that needed public facilities are available when growth occurs. The implementation of a well-defined capital facilities plan (CFP) will help realize the community's vision of a well-managed city. The ultimate full development of the Land Use Plan is contingent on the development of needed infrastructure in a timely and orderly fashion.

The purpose of this element is to demonstrate that all capital facilities serving Centralia have been addressed and that capital facility planning has been, and continues to be, conducted for all capital facilities. This element acts as a reference to all the various capital facility plans, comprehensive plans, capital improvement and investment programs, inventories, and studies that together represent the planning and financing mechanisms required to serve the capital facility needs of Centralia. The actual construction of these improvements will be determined on a year-to-year basis as part of the City budget process.

One aspect of managing growth in the City of Centralia is ensuring that needed public facilities, infrastructure, services, and financing are available when growth occurs. The implementation of a well thought-out plan for public infrastructure will help Centralia realize its vision. Implementation of the City's land use plan is contingent on the development of needed infrastructure in a timely and orderly fashion as well as being in the position to finance the improvements.

IV. PROVIDE AN ADEQUATE LEVEL OF SERVICE

The City of Centralia has established a level of service (LOS) for each of the various public services that it provides. The GMA requires a level of service analysis for public facilities that are tied to growth. The importance of the level of service analysis lies in highlighting the relationship between the comprehensive plan elements and the Capital Facilities Plan.

Level of service is a quantifiable measure of public facilities provided to the community. It also measures the quality of some public facilities. Typically, measures of LOS are expressed as ratios of facility capacity to demand (i.e. actual or potential users).

To develop the LOS, the City has selected the way in which it will measure each facility (i.e. acres, gallons, etc.), and it identifies the LOS to be employed for each urban service included in the element.

The adopted LOS standards are utilized in two ways: 1) to determine the scope for capital improvement projects, and 2) to serve as a "benchmark" for testing the adequacy of public facilities for proposed developments.

As community values and desires change, adjustments will likely be needed. In addition, funding levels will fluctuate. Level of service standards may be modified depending upon priorities for improvements. Also, new standards may be needed for other facility types. The challenge is to balance the need for reliability (i.e., that development can depend on the timely provision of facilities or services) while being responsive to changing conditions.

The use of one LOS measurement for facility performance is a very limited approach. A LOS standard is usually more complex than a single calculation. However, it is one indicator of how well the City is doing in providing facilities as growth occurs. The use of the LOS measurements should not exclude additional qualitative analysis using other goals and policies.

LOS standards are not created in a vacuum. They are not rigid standards that must be maintained in all circumstances. They are a part of an on-going process that includes such factors as a community's population, economics, and fiscal resources, as well as the demand for growth.

Once a LOS standard has been established, the performance of a capital facility can be measured. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS might be an indication of a need for improvements or new facilities; however, if the level of satisfaction

among the service recipients is high, an evaluation and adjustment of the stated LOS may be appropriate.

The following chart illustrates the LOS measurements for the City.

Level of Service (LOS) Measurements	
General Administration	1,210 sq. ft. per 1,000 population
Fire	5-minute response 90% of the time
Police	1.94 officers per 1,000 population
Library	One full-time staff per 2,204 residents, one part-time per 2,571 residents
City Light	150% of Peak Demand
Parks & Recreation: Parks	8.5 acres/1,000 population; Dist. ½ mile radius
Parks & Recreation: Natural Areas	6 acres/ 1,000 population
Parks & Recreation: Trails	1.5 miles/ 1,000 population; Dist. 1 mile
Roads and Streets	Transportation Level D
Solid Waste	Weekly collection
Water	Uniform Fire Code/Fire Flow
Wastewater (sewer)	120 gallons/person/day
Stormwater	25-year storm/Post contr. Flow = Pre-construction flow

V. CONCURRENCY REQUIREMENTS

As stated above, the level of service is tied directly to planning for growth. The concurrency requirement in the Growth Management Act mandates that capital facilities be coordinated with new development or redevelopment. The City has determined that roads, electric, water, stormwater, and sewer facilities must be available concurrent with new development or redevelopment. This means that adequate capital facilities have to be finished and in place before, at the time, or within a reasonable time period (depending on the type of capital facility needed) following the impacts of development. Where it is not possible or feasible for the City to accommodate new development, approval should be delayed until such time as adequate services can be provided. Adequate capital facilities are those facilities which have the capacity to serve the development without decreasing the adopted levels of service for the community below-accepted standards.

The concurrency requirement is not intended to be a "pass/fail" test that stops development. Rather, it is a benchmark for determining the extent to which development must address the impacts that it creates on selected public facilities: water, sewer, stormwater, electric and transportation. Where significant impact on public facilities is anticipated, the developer should be given an opportunity to mitigate that impact.

VI. FUNDING OPTIONS

Financing a capital facilities plan is a complex issue. Anticipating the availability of financial resources to fund projects in the future cannot be accomplished with any degree of certainty.

Nonetheless, an analysis of what resources appear to be available for such long-term purposes is needed since most of the projects listed would be considered long-term and will have a significant impact on future resources. The actual construction of these improvements will be determined on a year-to-year basis as part of the City budget process. This section will provide the “best guess” as to how the long-range capital needs of the City of Centralia might be financed.

Its purpose is to provide information for more detailed budgetary decisions and not to prescribe a specific course of action. It is anticipated the City will utilize a number of methods to finance the projects listed in the CFP. Below is a sampling of some of these revenue sources.

Revenue Sources – General Government

General Fund—The funds obtained from this source would be taken from the general fund account, which is derived from the general tax base of the City. Over-committing this fund may cause shortages for other needed facilities or raise taxes for the citizens of the community.

Grant Funds—There is a number of grant and loan programs available on a federal and state level. These programs can fluctuate substantially from year to year and should be viewed as an added bonus if secured, but not as the sole funding source.

Utility Taxes—Cities are authorized to impose taxes on utility services. Legislative maximums limit the amount of tax that may be collected to six (6%) percent for electricity, natural gas, and telephone. For example, the maximum tax rate for natural gas is six percent. Maximums may be exceeded for a specific purpose and time period with majority voter approval. There is no legislative limit on city provided water, wastewater or stormwater utilities.

Sales Tax—Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts. Cities and counties may impose by resolution or ordinance a sales and use tax at a rate of five-tenths of one percent on any "taxable event" within their jurisdictions. Cities and counties may also impose an additional sales tax at a rate "up to" five-tenths of one percent on any taxable event within the City or county. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Revenue Bonds— Revenue bonds are sold with the intent of paying principal and interest from revenue generated by the improvement, such as fees and charges. For example, revenue bonds might be sold to fund a public water system that will generate revenue through utility charges to customers. Other funds may be dedicated to assisting with repayment; however, it is desirable to have the improvements generate adequate revenue to pay all bond costs. Limits on the use and amount of revenue bonds are generally market-driven through investor faith in the adequacy of the revenue stream to support bond payments.

General Obligation Bonds—Municipal borrowing to be repaid with future general taxes (voted and non-voted). For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. Centralia has a maximum debt limit for voter-approved bonds of two and one-half percent of the value of taxable property in the City. The City has an additional two and one-half percent for municipal water, sewer and lighting facilities, and an additional two and one-half percent for acquisition and development of open space and park facilities.

Councilmanic Bonds—Councilmanic bonds may be sold by cities and counties without a public vote. The bonds—both principal and interest—are retired with payments from existing county or city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. For both cities and counties, the Legislature has set a maximum debt limit for councilmanic bonds of one and one-half percent of the value of taxable property in the City or county, respectively.

Excess Levy—Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election. Excess levies by school districts are the most common use of this authority.

Impacts Fees—The City has not developed and adopted impact fees for utilities, open space, parks and trails, schools and transportation. Impact fees can be developed to ensure the developer is only being assessed for their fair share of the growth. Development impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Under the Growth Management Act of 1990 (ESHB 2929), counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space, and recreation facilities.

Developer Funds—The use of developer funds in either the form of cash contributions or constructed improvements is a major portion of the CFP.

Water, Sewer, and Electric and Stormwater Funds—These revenue accounts may be used to fund those projects falling under the applicable utility.

Special Assessment (LID/ULID)—The City can also use the Local Improvement District (LID), Utility Local Improvement District (ULID) and State Environmental Policy Act (SEPA) process when applicable and appropriate. Local Improvement Districts are created under the sponsorship of the City and are not self-governing special purpose districts. The capital project must directly benefit those properties that are assessed, and there must be a relationship between the benefit received and the assessment paid. Typically, these districts

fund improvements to sewer, water or road systems through bonds that are subsequently paid back from special assessments that are levied on district members. LIDs are initiated by petition or by the resolution of intention method. LIDs are usually spread over a 10 to 20-year time frame. The specific legislation covers use and operation of repayment of various LIDs.

Public Works Trust Fund— Low-interest State loan fund for infrastructure improvements.

Real Estate Excise Tax (REET)—a ½ of 1% excise tax on the sale of property required to finance public capital facilities.

State Revolving Fund (SRF)—Sources of money for this program include federal (DOE and EPA) and state funds. Since federal funds are involved, projects must comply with all the federal requirements. All 15-20 year loans will be assessed at an interest rate of 75% of the market rate, 6-14 year loans at 60% of market rate, and zero percent for loans 5 years or less.

System Development Charge (SDC)—Water and Sewer Capital Project fund established from connection fees charged for new water and sewer connections. Designated for system expansion projects.

Surface Transportation Act (STP)—Federal gasoline taxes available to finance urban road and bridge improvements. 13.5% matching required on most projects.

Transportation Improvement Board (TIB)/Transportation Improvement Account (TIA) —State grant fund for major arterial street improvements.

Community Development Block Grant (CDBG)—Federal entitled funds disbursed throughout the U.S. Department of Housing and Urban Development. These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Parks, Recreation, Open Space and Trails

Recreation and Conservation Office (RCO) — The Washington State Recreation and Conservation Office grant money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account, and the Washington Wildlife and Recreation Program. Funds are awarded to local agencies on a matching basis.

Conservation Futures— The Conservation Futures levy is provided for in Chapter 84.34 of the Revised Code of Washington. Boards of County Commissioners may impose by resolution a property tax of up to 6¼ cents per \$1,000 assessed valuation for the purpose of

acquiring an interest in open space, farm, and timberlands. Conservation Futures funds may be used for acquisition purposes only. Funds may be used to acquire mineral rights, and leaseback agreements are permitted. The statute prohibits the use of eminent domain to acquire property.

Aquatic Lands Enhancement Account (ALEA)—Washington State Department of Natural Resources. This program provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Washington Wildlife and Recreation Program (WWRP)—Washington State Recreation and Conservation Office (ROC) The ROC is a state office that allocates funds to local and state agencies for the acquisition and development of wildlife habitat and outdoor recreation properties. Funding sources managed by the ROC include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties, and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails, and water access categories. Certain state agencies may also apply for funding in natural areas, critical habitat, and state parks categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year. The State Legislature must authorize funding for the WWRP project lists.

Wetlands Reserve Program (WRP)—Natural Resources Conservation Service (NRCS). The WRP provides landowners the opportunity to preserve, enhance, and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

Water Resources Development Act Environmental Restoration Programs and Authorities—U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers provides funds for environmental and/or ecosystem restoration projects under provisions of the Water Resources Development Act (WRDA), as amended. Section 306 of the WRDA of 1990 specifically authorizes environmental restoration as one of the primary missions of the Corps. Environmental and/or ecosystem restoration projects are intended to “improve the condition of a disturbed ecosystem, including its plant and animal communities, or portions thereof, to some prior ecological condition.” Various authorities and programs are established for these purposes. These include General Investigation Studies and “Continuing Authorities” under Sections 206 ('96), 1135 ('86), and 204 ('92) of the WRDA. Generally, projects require the support of a local sponsoring organization and some level of cost

sharing is required. The federal share on Continuing Authorities may range as high as \$5 million. For General Investigations there is no per project cost limit.

Conservation Reserve Program (CRP)—United States Department of Agriculture – Farm Service Agency. The Conservation Reserve Program provides annual rental payments and cost-share assistance to help preserve and enhance sensitive habitat areas on qualifying agricultural lands. The program, established in 1986, is voluntary. Lands enrolled in the CRP must be used for riparian buffers, filter strips, shallow water areas for wildlife, or other uses that provide beneficial habitat values. Landowners enter into agreements that last 10 to 15 years. Unlike the 1998 CREP, the CRP is not limited to stream areas that support salmon runs listed under the federal Endangered Species Act.

Washington Conservation Reserve Enhancement Program (CREP)—United States Department of Agriculture – Farm Service Agency. This program is a federal/state partnership, authorized in 1998, that involves the retirement of farmland for conservation purposes. Washington CREP focuses on the preservation and restoration of riparian habitat that supports salmon listed under the Endangered Species Act. This voluntary program provides financial incentives to farmers and ranchers to remove lands from agricultural production. Eligible landowners enter into agreements for periods of 10 to 15 years. Landowners receive an annual rental payment and cost-sharing is available for habitat enhancements. The federal Farm Service Agency is the primary administrative agency.

Trust Lands Transfer Program—Washington State Department of Natural Resources. This program provides a mechanism to protect DNR-managed properties with significant natural, park, or recreational attributes while infusing money into the public school construction fund. The program has been in effect since 1989. The program identifies “common school trust lands” with the significant park, recreation, and natural features, which are difficult to manage as income-producing properties for trust beneficiaries and transfers them to more appropriate ownership. The Legislature appropriates funds to “buy out” these properties from the School Trust Program. Revenues equal to the timber value on subject properties are placed in the Common School Construction Account, while the timber is not harvested. The Legislature also provides for the replacement of the land by appropriating the land value of the property to purchase other real property having better income potential for trust beneficiaries. The properties to be preserved may be transferred to local or state agencies. The selection process involves a detailed evaluation system. Key features include: 1) properties must have a high timber value to land value ratio; 2) properties must be of statewide significance for park, recreation or natural area uses; and 3) the properties must have significant difficulties (e.g., sensitive wildlife habitat) in managing the property for income to trust beneficiaries.

Jobs for the Environment (JFE)—Washington State Department of Natural Resources. The JFE program was created by the state Legislature in 1993. The program promotes the longterm, stable employment of dislocated natural resource workers in the performance of watershed restoration activities. The program provides minimum funding commitments for salaries and benefits for displaced workers, and funding is also available for training. Since its inception, the program has completed many in-stream, riparian, and upland restoration

projects. Entities eligible to apply for funding include state and local governments, tribes, and nonprofit organizations. Funding proposals will focus on limiting factors and recovery strategies within all or a portion of a Water Resource Inventory Area (WRIA). Specific projects will then be identified, prepared, and approved for implementation over the life of the grant agreement.

Forest Legacy Program—Washington State Department of Natural Resources U.S. Forest Service. This program provides funds to acquire permanent conservation easements on private forestlands that are at risk of being converted to non-forest uses such as residential or commercial development. Congress established the program in 1990, and DNR is the lead state agency for the program in Washington State. The program is intended to preserve “working forests,” where forestlands are managed for the production of forest products and where traditional forest uses are encouraged. These uses will include both commodity production and non-commodity values such as healthy riparian areas, important scenic, aesthetic, cultural, fish, wildlife and recreation resources, and other ecological values. Historically, the program focus has been on the I-90 Highway Corridor east of Puget Sound within the Mountains-to-Sound Greenway area.

Washington State Ecosystems Conservation Program (WSECP)—U.S. Fish and Wildlife Service (USFWS). This WSECP was established in 1990 and is divided into federal- and state-managed components. The federal program focuses funds on projects that help restore habitat for threatened, endangered and sensitive species and, secondarily, for species of concern. In addition, the program attempts to concentrate funds within a limited number of watersheds to maximize program benefits. The program provides funds to cooperating agencies or organizations. These grants, in turn, can be distributed among project sites. The program requires a 50% cost-share from cooperating agencies, and individual landowners at project sites must enter into maintenance/management agreements that have a 10-year minimum duration.

Washington State Ecosystems Conservation Program (WSECP) – Upland Wildlife Restoration Initiative—Washington State Department of Fish and Wildlife (WDFW). The Washington Department of Fish and Wildlife will purchase important upland habitat, or provide technical and/or financial assistance to protect, restore, or enhance such habitat on private property. The program emphasizes certain target species including pheasant, quail, and turkey, but also emphasizes protecting and enhancing habitats that support species diversity. The program covers the entire state, with an emphasis on eastern Washington. Private landowners who volunteer for this program enter into agreements that outline protection and maintenance programs. The program includes both agricultural and forestlands.

Real Estate Excise Tax—Local Conservation Areas in Lewis County. Boards of County Commissioners may impose—with voter approval—an excise tax on each sale of real property in the county at a rate not to exceed one percent of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as "land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future

generations..." These areas include "open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna."

Other Financing Option —Under many circumstances a project may be financed with a combination of the previous funding methods. The type of funding utilized will be described more fully in the project description list and also during the annual budgetary process. The funding source(s) assigned to projects is fairly simple. However, there were several projects that could easily use several of the funding sources. Therefore, the funding source assigned to those projects should be considered tentative and reevaluated as they approach their funding year.

VII. PROJECTIONS AND PRIORITIES FOR FUTURE IMPROVEMENTS

Balancing the need to maintain an adequate level of service with the demands of financing capital improvements is a difficult task. Clearly, certain capital improvements maintain a higher level of priority than others. It is the goal of the City to put together a viable, yet realistic Capital Facilities Plan which, when administered, will provide the necessary facilities and services to the citizens of the community.

The Capital Facilities Plan Project List (2018-) at the end of this chapter provides a listing of all projects that have been identified in various planning documents. The implementation dates listed for the projects are tentative and should be viewed as such, but said dates are invaluable as a long-term planning tool. In addition to projected dates, each project has been given a priority level. This list will serve as a guide for future infrastructure improvements.

The CFP should be updated each year in order to incorporate capital improvements into the adopted annual budget. The actual construction of the listed improvements/projects will be determined on a year-to-year basis as part of the City budget process.

VII. PROJECTIONS AND PRIORITIES FOR FUTURE IMPROVEMENTS

General - Goal CF 1

To ensure that the Capital Facilities element is consistent with city, local, regional and state adopted plans.

Policies

- CF 1.1** Reassess the Comprehensive Plan annually to ensure that capital facilities and utilities needs, financing and level of service are consistent and that the plan is internally consistent.
- CF 1.2** Coordinate with non-City providers of public facilities on a joint program for maintaining adopted levels of service standards and concurrency requirements.
- CF 1.3** Provide all private utility companies on an annual basis with access to copies of the City's updated Capital Facilities Plan (with any specific scheduling information) so that opportunities for closer coordination of any construction activities can be realized.

Public Safety - Goal CF 2

To provide fire protection, emergency medical services, and police service to the community through a cost-effective and efficient delivery system to maintain a safe environment for the public.

Policies

- CF 2.1** Encourage high standards of organization, training, and motivation for police, fire, and emergency personnel.
- CF 2.2** Promote support for the police and fire departments through citizen awareness programs.
- CF 2.3** Maintain high standards of fire protection in order to reduce fire insurance costs.
- CF 2.4** Enforce minimum fire and building codes and encourage repair or removal of dangerous structures.
- CF 2.5** Provide fire, emergency medical services, and police service to the public which maintain accepted standards as new development and annexations occur.
- CF 2.6** Provide a system of streets which facilitates improved emergency response times.
- CF 2.7** Develop and maintain a water system which provides adequate fire flow for anticipated development based on land use designation in the Comprehensive Plan.
- CF 2.8** Ensure that safety and security considerations are factored into the review of development proposals.
- CF 2.9** Develop and periodically update fire and police functional plans to remain consistent with the goals, policies, and land use projections of the Comprehensive Plan.

Parks and Recreation - Goal CF 3

To acquire, develop, and redevelop a system of parks, recreation facilities and open spaces that are attractive, safe, functional, and available to all segments of the population.

Policies

- CF 3.1** Park and open space acquisition, development, and redevelopment should be actively sought through a variety of methods.
- CF 3.2** Locate parks and open spaces in areas that are reasonably accessible to anticipated users.
- CF 3.3** Provide opportunities for passive and active recreation.
- CF 3.4** Provide parks and open spaces which fulfill the recreational needs of the City's residents.
- CF 3.5** Encourage the establishment of scenic routes for walking and cycling.
- CF 3.6** Parks or recreational facilities should be developed only when adequate maintenance and operation funding is available to maximize maintenance efficiency, safety, and public enjoyment.
- CF 3.7** Consider the development of a City-wide comprehensive tree plan which would include: (1) the selection of appropriate tree species for median strips, sidewalks, developed parks, and other publicly -owned landscaped areas; (2)

maintenance guidelines; and (3) policies regarding the cutting, clearing or topping of trees in street right-of-way, developed parks, or natural areas.

Parks and Recreation - Goal CF 4

To increase the use and effectiveness of existing parks and other recreational facilities.

Policies

- CF 4.1** Cooperate with the Centralia School District, Lewis County, and the City of Chehalis to improve joint recreation facilities.
- CF 4.2** Provide parks and recreational facilities that help to define or solidify neighborhoods, such as neighborhood parks, playgrounds, and community centers.
- CF 4.3** Provide for public access in unique and/or important natural areas such as shorelines and forested area (including acquisition and integrate them into the park and open space systems.

Parks and Recreation - Goal CF 5

To provide adequate recreational opportunities for City residents.

Policies

- CF 5.1** Provide for a wide range of recreational experiences based on a system of water and shoreline areas, neighborhood parks and playfield, golf courses, historic sites, natural study areas, and open space plazas.
- CF 5.2** Recreational services should be provided on a user fee basis such that the primary beneficiaries share in for the cost of services.

Capital Facilities - Goal CF 6

To provide adequate public facilities that achieve and maintains the level of service standards for existing and future population.

Policies

Sewer and Water Facilities

- CF 6.1** Use an adopted level of service standards for determining the need for public sewer and water facilities.

Transportation Facilities

- CF 6.2** Use an adopted vehicular peak hour standard for the transportation sub-areas of the City:

Other Public Facilities

- CF 6.3** Use an adopted level of service standard to determine the need for public facilities:
- CF 6.4** Strive to achieve the adopted level of service standards for park and recreational facilities and open space preservation:
- CF 6.5** Provide the capital improvements listed in this Capital Facilities Plan needed to achieve and maintain standards adopted in this Plan.

While the City is responsible for its capital improvements program, in many cases, capital facilities are provided by others (such as the State or County, developers, or special districts). The City should coordinate the provision of these facilities in order to ensure that the levels of service identified in the Plan can be achieved.

Concurrency - Goal CF 7

To ensure that water, sewer, and transportation facilities necessary to support new development are available and adequate concurrent with the development, based upon the City's adopted level of service standards.

Policies

CF 7.1 Evaluate each development permit to ensure that it will not cause the level of service of water, sewer, or transportation facilities to decline below the adopted standards.

CF 7.2 Ensure levels of service for water and sewer are adequate no later than occupancy and use of new development. Water and sewer facilities are essential to public health, therefore, they must be available and adequate upon first use of development.

Transportation - CF 7.3 Ensure levels of service for transportation facilities (roads, streets, and transit) are adequate no later than six (6) years after occupancy and use of new development.

The State's Growth Management Act allows up to six (6) years to achieve standards for transportation facilities because they do not threaten public health and because they are very expensive, and are built in large "increments" (i.e., a section of road serves many users

CF 7.4 Provide the following options for each development for which adequate public facilities are not available concurrent with the impacts of development:

- a. Mitigate all their impacts on levels of service; or
- b. Revise the proposed development to reduce impacts to maintain satisfactory levels of service; or
- c. Phase the development to coincide with the availability of increased water, sewer, and transportation facilities.

CF 7.5 To ensure that transportation facilities are properly funded and analyzed including developing improvements or strategies the City will do the following:

- a. Develop a Concurrency Ordinance
- b. Consider impact fees and other mitigation and funding options
- c. Monitor key transportation facilities within update to the six-year Capital Facilities Plan
- d. Annually evaluate the levels of service
- e. Identify facility deficiencies
- f. Review the Transportation Plan and other related studies for necessary improvements
- g. Comply with HB 1487 and coordinate with WSDOT for planning transportation facilities and services of statewide significance

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CHAPTER 10: TRANSPORTATION ELEMENT

The City of Centralia contracted with CH2M in 2017/2018, to update the Transportation Element of the Comprehensive Plan as part of the required update. The Transportation Element will go through the same process and adoption as the Comprehensive Plan.

Please see the Adopted Centralia Transportation Plan.

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CHAPTER 11: CENTRALIA PARKS AND RECREATION MASTER PLAN

The City of Centralia updated the Parks Element in 2014 and sent it in for review and approval to the Recreation and Conservation Office. The Plan (Element) was adopted by the Centralia City Council on June 10, 2014.

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APPENDIX A: CITY COUNCIL ORDINANCE

ORDINANCE NO. 2411

**AN ORDINANCE OF THE CITY OF CENTRALIA, WASHINGTON,
UPDATING THE COMPREHENSIVE GROWTH MANAGEMENT PLAN
AND LAND USE MAP FOR THE CITY OF CENTRALIA**

WHEREAS, under the Washington State Growth Management Act (GMA), set forth in the Revised Code of the Washington State Chapter 36.70A, the City of Centralia is required to develop a Comprehensive Plan and development regulations that are consistent with the goals and other requirements of GMA; and

WHEREAS, Centralia adopted its initial Comprehensive Growth Management Plan on December 8, 1998; and

WHEREAS, Centralia prepared and circulated the September 2007 draft of the Comprehensive Plan Update, in accordance with the seven-year updating requirements under RCW 36.70A.130; and

WHEREAS, the draft Comprehensive Plan Update was reviewed under the requirements of the Washington State Environmental Policy Act; and

WHEREAS, Centralia presented the draft Comprehensive Plan Update to the Lewis County Long Range Planning staff on June 18, 2007 to ensure there are no conflicts between Lewis County's Comprehensive Growth Management Plan and Centralia's Plan; and

WHEREAS, Centralia Planning Commission provided opportunities for local agencies and the general public to comment on the Comprehensive Plan Update during a series of open houses conducted in Centralia, Washington on May 22, 23, 25, and October 18, 2006, and public hearings conducted with the Centralia Planning Commission on August 23, 2007, September 13, 2007, April 22, 2010, September 12, 2013 and May 14, 2015; and

WHEREAS, on October 9, 2007 Centralia adopted the Final Draft of its Comprehensive Plan Update under Ordinance No. 2196; and

WHEREAS, on May 25, 2010 Centralia amended the 2010 Comprehensive Plan Land Use Map under Ordinance No. 2247; and

WHEREAS, on October 8, 2013 Centralia amended the 2013 Comprehensive Plan Land Use Map under Ordinance No. 2315; and

WHEREAS, on July 28, 2015 Centralia amended the 2015 Comprehensive Plan Land Use Map under Ordinance No. 2352; and

WHEREAS, on November 22, 2016 Centralia amended the 2016 Comprehensive Plan Land Use Map under Ordinance No. 2373; and

WHEREAS, on May 22, 2018, Centralia submitted its Comprehensive Plan Update to the Washington State Department of Commerce and circulated a synopsis of the Comprehensive Plan to other state agencies, in accordance with the 60-day review requirement under RCW 36.70A.106; and

WHEREAS, Centralia revised the Comprehensive Plan Update to address comments it received from the Washington State Department of Community Trade and Economic Development; and

WHEREAS, the Urban Growth Boundary described in the Comprehensive Plan Update is consistent with the boundary recommended for Centralia by the Lewis County Planning Commission and later adopted by the Lewis County Board of Commissioners; and

WHEREAS, the City Community Development Department received requests to modify the Comprehensive Plan Land Use Map; and

WHEREAS, Centralia Planning Commission provided opportunities for local agencies and the general public to comment on the Comprehensive Plan and Land Use Map during public meeting and a hearing conducted by the Centralia Planning Commission on June 14, 2018;

WHEREAS, the City of Centralia issued a Determination of Non-significance on May 22, 2018 for this environmental determination for the 2018 updated Comprehensive plan;

NOW THEREFORE, the City Council of the City of Centralia do ordain as follows:

Section 1

That the City of Centralia has completed all requirements pertaining to updating its Comprehensive Plan under RCW 36.70A.130.

Section 2

That the 2018 Comprehensive Plan and the Land Use Map of the City of Centralia be and the same is hereby amended to reflect the land use designation changes set forth on attached Exhibit A. Any prior enacted ordinance in conflict herewith be and the same hereby is repealed to the extent of such conflict.

Section 3

That the provisions of this ordinance are declared to be severable and in the event a court of competent jurisdiction declares any portion of this ordinance invalid, the remaining provisions shall be unaffected thereby.

Section 4

That any previously enacted ordinance, or part thereof in conflict herewith be and the same hereby is repealed to the extent of such conflict.

Section 5

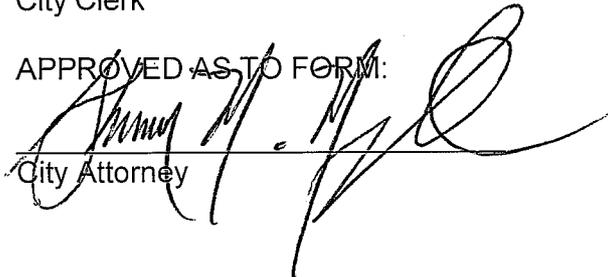
This ordinance shall become effective five days after its passage and publication as required by law.

PASSED by the City Council of the City of Centralia, Washington for the **first reading** on the 14 day of August, 2018 and the second and **final reading** on the 28 day of August, 2018.


MAYOR

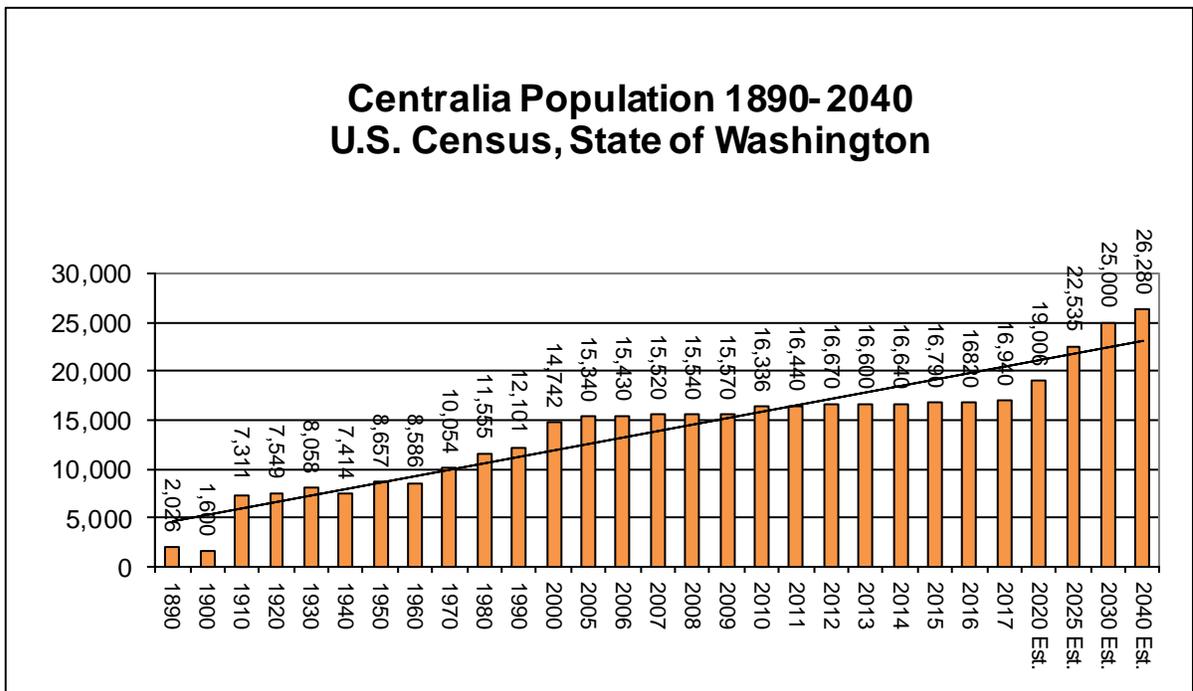
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

**APPENDIX B: 2017-2040 POPULATION
PROJECTIONS**

Lewis County Population Allocations					
	2000*	2005	2010*	2017***	2040**
Lewis County	68,600	71,600	75,455	77,440	104,722
Centralia	14,742	15,340	15,570	16,940	26,280
Chehalis	7,057	6,990	7,185	7,500	11,230
Morton	1,045	1,025	1,126	1,120	1,869
Mossyrock	486	480	759	760	1,874
Napavine	1,383	1,328	1,766	1,900	4,500
Onalaska					700
Pe Ell	657	599	632	645	814
Toledo	653	685	725	720	1,131
Vader	590	600	621	610	1,229
Winlock	1,166	1,340	1,339	1,335	4,550
<i>Unincorporated</i>	40,821		44,892	45,930	
<i>Incorporated</i>	27,779		30,563	31,510	
Lewis County	2020	2025	2030	2035	2040
Low	72,964	72,964	72,964	72,964	72,964
Medium	80,385	82,924	85,165	87,092	88,967
High	92,016	97,358	102,378	107,059	111,684
	<i>Total Urban</i>				54,177
	<i>Total Rural</i>				50,545
*US Census 2000, 2010					
**Adopted by PGC March 2017					
*** OFM/Forecasting May 2017					



**APPENDIX C: LEWIS COUNTYWIDE PLANNING
POLICIES**

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.

- 1.1 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, master planned resorts, and as new fully contained communities pursuant to RCW 36.70A.350.
- 1.2 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.
- 1.3 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.
- 1.4 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.
- 1.5 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.
- 1.6 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.
- 1.7 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.

- 1.8 Rural areas have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions will be made for areas appropriate for more intense development that are consistent with state law.
- 1.9 Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.
- 1.10 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.
- 1.11 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
- 1.12 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.
 - 1.12.1 The process to amend Countywide Planning Policies and UGAs is adopted as Appendix A and is made part of these policies.
 - 1.12.2 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.
 - 1.12.3 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.

1.12.4 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.

1.12.5 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?

1.12.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A of this document and may be further defined by Lewis County Code.

1.12.8 Lewis County adopted population allocations, population estimates and population projections are shown in Appendix B of this document.

1.12.9 Subject to applicable law, Urban Growth boundaries shall not be reduced solely on the basis of inactivity of annexation by cities.

2. Reduce Sprawl.

Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

2.1 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.2 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.3 Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.4 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections outside UGAs may be permitted only if hookup sites comply with one of the following situations:

- a. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- b. The public sewer provides service to existing local and major essential public facilities.
- c. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development (LAMIRDs).

2.5 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs can be permitted within state adopted Water Service areas and/or where required, by the Lewis County Board of County Commissioners as described by the following conditions:

- a. The Lewis County Health Officer has determined that extension of domestic water is necessary to protect public health and safety, or

- b. Public water service connections and water service lines can be extended outside UGAs where the following conditions are met:
 - i. Connections and extensions shall be within current State approved water system plans, and
 - ii. Connections and extensions shall demonstrate adequate capacity exists and minimum flow requirements are met, and
 - iii. Connections and extensions shall be at a Rural Level of Service, which is defined as providing only the number of connections consistent with current County zoning and development regulations in effect on the subject property, or
 - iv. The number of connections can exceed the maximum zoning density if a higher intensity existed on or prior to July 1, 1993, or
 - v. A use now considered to be non-conforming existed on or prior to July 1, 1993.
- c. State approved Water Service Areas can be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.

2.6 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in rural areas or resource lands that are outside of these areas or adopted UGAs.

3. Transportation.

Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City comprehensive plans.

3.1 The Transportation Element of local Comprehensive Plans should be designed to: 1) facilitate the flow of people, goods and services so as to strengthen the local and regional economy; and 2) conform with the Land Use Element of the Comprehensive Plan.

3.2 Level of Service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New or expansion of existing private and public development shall mitigate transportation impacts concurrently with the development and occupancy of the project.

3.3 The County and cities should coordinate agreements to cover situations where the demands created by new or expanded existing private or public development affect adjoining jurisdictions such as between cities or between the County and cities.

- 3.4 Local jurisdictions should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.
- 3.5 State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.
- 3.6 Airport authorities should maintain and improve airport facilities to safely accommodate current and future air service demands.
- 3.7 State and local agencies should reduce conflicts between rail and vehicular traffic wherever possible and support enhancement of rail and high-speed rail planning efforts in the region.
- 3.8 The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.
- 3.9 Cost effectiveness shall be a consideration in transportation expenditures decisions and a balance established for both safety and service improvements.
- 3.10 Local and State agencies should investigate a full range of actions when improving regional transportation facilities, including transportation systems and demand management programs to improve efficiency and mitigate environmental impacts.
- 3.11 State and local agencies should identify hazardous locations on the regional road system and target resources toward those goals.

4. Housing.

Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- 4.1 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.
- 4.2 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.
- 4.3 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

5. Economic Development.

Encourage economic development throughout Lewis County that is consistent with

adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of Lewis County's natural resources, public services and public facilities.

- 5.1 The development of businesses and industries should be encouraged within cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, .360, .362, .365, .367, and 368.
- 5.2 Agriculture, forestry and mineral extraction shall be encouraged in rural areas. The development of resource related commercial and industrial activities shall be encouraged in appropriate areas such as designated commercial resource lands, LAMIRDs, UGAs, or next to resource related uses.
- 5.3 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 5.4 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.
- 5.5 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.
- 5.6 Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.
- 5.7 Value added industries shall be encouraged.
- 5.8 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.
- 5.9 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.
- 5.10 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.
- 5.11 The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and "green collar" jobs.

- 5.12 The location, retention, and expansion of businesses that provide family wage jobs should be supported.

6. Property Rights.

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 6.1 The rights of property owners shall be considered in the creation or revision of development regulations.
- 6.2 Non-regulatory incentives such as conservation easements, land exchanges, land banking, assessment relief and similar incentive programs shall be included in the appropriate development regulations.
- 6.3 The County and Cities recognize that property rights within Lewis County are a protected and valued right of our citizens and businesses.

7. Permits.

Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

- 7.1 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.
- 7.2 The County and cities should work together to develop consistent permitting systems.
- 7.3 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.
- 7.4 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and cities.

8. Natural Resource Industries.

Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

- 8.1 Land uses adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food or agricultural based products, or timber, or for the extraction of minerals. Encroachment on resource lands by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.

- 8.2 Approvals for plats, short plats, building permits and other residential development permits that are issued for development activities on or adjacent to designated natural resource areas should include a notice that certain activities may occur that are not compatible with residences. These notices should be filed for record with Lewis County.
- 8.3 Fishery resources, including the County's river systems inclusive of their tributaries, as well as the area's lakes, and associated wetlands, should be protected and enhanced for continued productivity.
- 8.4 Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.
- 8.5 All jurisdictions should encourage best management practices (BMP) to reduce adverse environmental impacts on natural resources
- 8.6 Lands adjacent to urban growth areas which are designated resource lands may be incorporated into the urban growth area if:
 - a. A need is established for expansion into that resource land where there is no practical alternative in order to accommodate future urban population, commercial/industrial, or recreational uses, and
 - b. The factors in the WAC 365-190-050, 365-190-060, and 365-190-070 are considered, and
 - c. Findings are made relating to the changing conditions which led to the natural resource de-designation. (Such findings constitute a removal from the resource designation).
- 8.7 The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.

9. Open Space and Recreation.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- 9.1 The use of Open Space and Forestry Taxation Laws shall be encouraged as a useful method of resource preservation.
- 9.2 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.
- 9.3 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.
- 9.4 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.
- 9.5 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

10. Environment.

Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

- 10.1 All jurisdictions should encourage the enhancement of the functions and values for critical areas when developing sub-area plans and development regulations.
- 10.2 Floodplains, wetlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality.
- 10.3 All jurisdictions shall recognize the river systems within the County as pivotal freshwater resources and public water supplies and shall manage development within the greater watershed in a manner consistent with planning practices that do not seriously degrade the integrity of the resources.
- 10.4 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform with critical area development regulations and not have a significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands, and fish and wildlife habitat.
- 10.5 All jurisdictions shall consider threatened, endangered, or sensitive fish and wildlife species when evaluating and conditioning commercial, industrial or residential development.

- 10.6 Lewis County, in cooperation with appropriate local, state and federal agencies should continue to develop and update the comprehensive flood control management program.
- 10.7 Floodplains, lakes, rivers, streams, and other water resources should be managed for multiple beneficial uses including, but not limited to flood and erosion control, fish and wildlife habitat, agriculture, aquaculture, open space and water supply. Use of water resources should to the fullest extent possible preserve and promote opportunities for other uses.
- 10.8 All jurisdictions should work towards developing policies and regulations outlining best management practices (BMP) within aquifer recharge areas to protect the quality of groundwater.
- 10.9 Recycling programs should be encouraged.

11. Citizen Participation and Coordination.

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 11.1 All jurisdictions shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation, and evaluation of the Comprehensive Plan.
- 11.2 All jurisdictions shall continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plans' purposes and intents.
- 11.3 All jurisdictions shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.
- 11.4 All jurisdictions shall provide policies and processes to address public notification costs associated with land use applications.
- 11.5 All jurisdictions shall encourage citizen participation throughout the planning process as provided by state statute and codes for environmental, land use, and development permits.
- 11.6 All jurisdictions shall encourage broad based citizen involvement in the development of the Comprehensive Plan elements, sub-area plans, and functional plans, and development regulations.

11.7 Amendment to the county wide planning policies shall be consistent with an adopted approval process.

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.

12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.

12.2 If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.

12.1.1 If communities within a defined region elect to implement a program of coordinated regional utilities or services, the affected jurisdictions shall enter into inter-local agreements to establish the basis for locating, constructing, operating, maintaining and financing those services.

12.3 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.

12.4 The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.

12.5 New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.

12.6 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.

12.7 Special district and other adopted comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.

12.8 The County and cities (in cooperation with local service providers) through their land use planning and development codes, should encourage the development and siting of alternative energy generation facilities.

13. Historic Preservation.

Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

13.1 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.

13.2 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.

13.3 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers

Appendix A

Process to Adopt Lewis County Planned Growth Policies and UGA Amendments

BOCC Adopted by Resolution 06-380 December 18, 2006

DRAFT modifications by PGC January 23, 2013

- April** Planned Growth Committee (PGC) receives Countywide Planning Policies (CWPPs) and Population Allocations
- May** PGC review CWPPs, Population Projections; receives material from local jurisdictions for their processes
- May** PGC adopts CWPPs and population allocations and sends to Lewis County Planning Commission (LCPC)
- June* LCPC holds workshop on CWPPs and Population Allocations
- July* LCPC Holds Public Hearings and second workshop on CWPPs and population allocations and makes recommendations to the Board of County Commissioners (BOCC)
- August* BOCC holds Workshop on CWPPs and population allocations
- September* BOCC holds a second workshop and Public Hearing and Takes Action on the recommendations of the LCPC
- September-December
PGC receives UGA amendment requests from cities.
- January* PGC reviews UGA expansion proposals, makes recommendation to Lewis County Planning Commission

*PGC meeting

Appendix B

Lewis County Adopted 2040 Population Allocations

Lewis County	104,722
Centralia.....	26,280
Chehalis.....	11,230
Morton	1,869
Mossyrock.....	1,874
Napavine	4,500
Onalaska.....	700
Pe Ell.....	814
Toledo	1,131
Vader.....	1,229
Winlock	4,550
 Total Urban	 54,177
Total Rural.....	50,545

Projections of the Total Resident Population for the Growth Management Act*

	Census	Projections					
	2010	2015	2020	2025	2030	2035	2040
Low	75,455	72,964	72,964	72,964	72,964	72,964	72,964
Medium	75,455	77,621	80,385	82,924	85,165	87,092	88,967
High	75,455	86,431	92,016	97,358	102,378	107,059	111,684

*OFM/Forecasting May 2012

**APPENDIX D: LAND SUPPLY METHODOLOGY
REPORT**

Provided by

**JD WHITE COMPANY, A DIVISION OF BERGER-
ABRAM ENGINEERING, INC. IN 2007**

Updated by

CITY OF CENTRALIA IN 2018

CITY OF CENTRALIA LAND CAPACITY ANALYSIS

The land capacity analysis is centered on 20-year (2018-2040) population and employment forecasts. This response memorandum contains tables, assumptions, and information about how the land capacity analysis was developed. This forecast was first developed by J.D. White & Associates in 2007 and updated in 2018 by the City of Centralia using the same assumptions. The City has focused on the Urban Growth Area and Tables 1 and 2 are summary tables that identify the forecasted residential population and future commercial and industrial jobs.

Table 1. City of Centralia's UGA Population Forecast, May 2018

Residential Conclusions: *A projected population increase of 9,340 persons or 3,876 households for the entire City of Centralia designated Urban Growth Boundary (URB) area. Overall project residential density for new development will be approximately 5.10 dwelling units per acre (3,876 dwelling units / 759 available acres).*

Residential Land Yield Assumptions:

- 6,529.87 gross acres of residential land
- 759.00 available acres of residential land
- 2,732- 8,569 potential population increase
- 15.73 of the 76.71 acres of High Density Residential is currently vacant or to be rezoned 227-713 potentially new people
- 31.44 of the 153.36 acres of Medium-High Density Residential is currently vacant or to be rezoned 340-1,069 potentially new people
- 279.54 of the 1,363.62 acres of Medium Density Residential is currently vacant or to be rezoned 1,616.87 – 5,071 potentially new people
- 135 of the 1,553.10 acres of Low Density Residential is currently vacant or to be rezoned 393-1,232 potentially new people
- 85.48 of the 976.89 acres of Very Low Density Residential is currently vacant or to be rezoned 123-387 potentially new people
- 210.54 of the 2,406.19 acres of Rural Residential is currently vacant or to be rezoned 30-95 potentially new people

20-Year Population Forecast Land Use Assumptions

- Annual growth of approximately 2% resulting in Washington State Office of Financial Management 20-year population project of approximately 9,340 new residents (total 26,280) by 2040 (assuming 2017 population of 16,940).
- City Population will grow by an estimated 9,340 residents over the next 22 years, 2040 horizon.
- City units are expected to increase from 7,029 in 2017 to 10,905 in 2040 an increase of 3,876 units.
- Overall residential density target for new development;
 - High - 20 du/acre
 - Medium High - 15 du/acre

- Medium - 8 du/acre⁴
- Low - 4 du/acre⁴
- Very Low – min 2 du/acre
- Rural Res - Rural – min 5 acre parcels
- Rural and Very Low Density residential areas will typically develop without city water and sewer service, but city water service may be available with connection required based on city water availability
- All other residential areas are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability
- Undevelopable critical areas to include Federal Emergency Management Agency (FEMA 100 year floodplains, National Wetland Inventory (NWI) Wetlands and slopes of 30% and greater.
- All properties within the existing Urban Growth boundary, by interlocal agreement with Lewis County are under the jurisdiction of the City of Centralia and follow the City's Zoning when brought into the UGA.
- 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 zoned by the City.
- Residential Density - The inclusion of rural density (5 acre lots) residential areas within the unincorporated UGA is justified because much of that land is within environmentally critical areas or is committed so that further land division of would not be possible. Constraints in this area include steep slopes, wetlands, and floodplains while committed lands include those areas that could not be further subdivided based on proposed residential zoning.
- Please refer to the City of Centralia Comprehensive Plan related to housing densities in the land use, housing, and capital facilities elements for additional information.

Table 1. City of Centralia's UGA Population Forecast, May 2018

Land Use Densities	Comp Plan /Zoning	Gross Acres	Critical Areas Deductions ⁷	Committed Land ¹²	Net Acres	25% Market Factor ¹¹	Infra-structure	Available Land	House-holds	Pop: Low	Pop: Med	Pop: High
			-10%	-25%		-25%	25%			30%	60%	90%
High - 20 du/acre ⁴	HDR/R:20	76.71	(7.67)	(19.18)	49.86	(12.47)	12.47	49.86	997.23	721.00	1,441.99	2,162.99
Medium High - 15 du/acre ⁴	MHDR/R:15	153.36	(15.34)	(38.34)	99.68	(24.92)	24.92	99.68	1,495.26	448.58	2,162.15	3,243.22
Medium - 8 du/acre ⁴	MDR/R:8	1,363.62	(136.36)	(340.91)	886.35	(221.59)	221.59	886.35	7,090.82	2,127.25	10,253.33	15,380.00
Low - 4 du/acre ⁴	LDR/R:4	1,553.10	(155.31)	(388.28)	1,009.52	(252.38)	252.38	1,009.52	4,038.06	1,211.42	5,839.03	8,758.55
Very Low – min 2 du/acre ⁵	VLDR/R:2	976.89	(293.07)	(244.22)	439.60	(109.90)	131.88	461.58	923.16	276.95	1,334.89	2,002.34
Rural Residential – min 5 acre parcel ⁶	Rural Res./ R-5A	2,406.19	(721.86)	(601.55)	1,082.79	(270.70)	324.84	1,136.92	227.38	68.22	328.80	493.20
Commercial- Limited Business District	LBD	146.57	(14.66)	(12.85)	119.07	(29.77)	29.77	119.07	952.54	285.76	1,377.38	2,066.07
Commercial - Core Commercial	CBD/C-3	51.38	(5.14)	(36.64)	9.60	(2.40)	-	7.20	143.99	43.20	208.21	312.32
TOTALS		6,727.82			3,696			3,770	15,868.46	5,182.37	22,945.79	34,418.68

The following footnotes apply to the tables for both the incorporated and unincorporated areas:

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

Table 2. City of Centralia's UGA Job Forecast, May 2018

Commercial/Industrial Conclusions:

Overall Employment Sector Assumption

Based on the Comprehensive Plan projections for year 2040 employment projection for the city of Centralia are as follows

- 1471-3678 new industrial jobs
- 1285-2570 potentially new commercial jobs

Result: Total employment growth 2,756-6,248 new jobs
Job to population ratio = 1.5 jobs for every new resident ($9,340/6,248 = 1.5$)

Industrial Land Yield Assumption

- Assuming development at 2-5 jobs per acre
- 1,741.31 gross acres of light industrial land
- 205.33 of the 485.98 acres of light industrial either is currently vacant or to be rezoned
410-1,026 potentially new light industrial jobs
- 671.05 gross acres of heavy industrial land
- 283.52 of 671.05 acres of heavy industrial is either currently vacant or to be rezoned
567-1417 potentially new heavy industrial jobs
- 246.86 of 584.28 acres of Port Master Plan is either currently vacant or to be rezoned
493-1234 potentially new heavy industrial jobs

Result: **1471-3678** new industrial jobs could be created between 2018-2040

Commercial Land Yield Assumption

- Assuming development at 5-10 jobs per acre
- 608.42 gross acres of commercial land
- 257.06 of the 608.42 acres of commercial either is currently vacant or to be rezoned

Result: 1285-2570 potentially new commercial jobs could be created on currently available or land set to be rezoned

20-Year General Employment Forecast Land Use Assumptions

- Place emphasis on job creation to provide ample employment for Centralia residents as well as those residents from surrounding communities
- City Population will grow by an estimated 9,340 residents over the next 22 years, 2040 horizon.
- City units are expected to increase from 7,029 in 2017 to 10,905 in 2040 an increase of 3,876 units.
- New industrial jobs should be assumed at a rate of 2-5 jobs per net acre
- New commercial jobs should be assumed at a rate of 10 jobs per net acre
- Areas redesignated from residential comprehensive plan designations to commercial or industrial designations will be considered legal non-conforming uses that can be maintained but not expanded.
- It is assumed that approximately five jobs per acre would occur in industrial areas, consistent with the base assumptions used in the E.D. Hovee & Company Industrial Lands Analysis in 2005.
- It is assumed that approximately 10 jobs per acre would occur in commercial areas. It is important, however, to recognize that some of this commercial development will require redevelopment to occur. This job per acre ratio is consistent with other communities when factoring in that commercial jobs occur in retail, service and professional sectors.
- Job growth is an important component of the City’s Comprehensive Plan update process. Having an available land supply of industrial and commercial land is important for the City to continue to attract major employers and to reverse the traditionally higher unemployment rates in Lewis County. The City has been successful in recruiting employers and desires to continue this trend. In addition to job expansion throughout the UGA, continued job expansion at the Port of Centralia and within the downtown area are highly desired.

Table 2. City of Centralia’s UGA Job Forecast, May 2018

Land Use Designation	Comp Plan or Zoning	Gross Acres	Critical Areas Deductions	Committed Land	Net Acres	25% Market Factor	Infra-structure	Available Land	Jobs Low	Jobs Med.	Jobs High
Commercial	C	608.42	-10%	-25%		-25%	-10%		2	5	10
Com. - General Commercial	GC/C-1	251.11	-25.11	-62.78	163.22	-40.81	-16.32	106.09	212.19	530.47	1060.94
Com. - Highway Commercial	HC/C-2	92.89	-9.29	-23.22	60.38	-15.09	-6.04	39.25	78.49	196.23	392.46
Com. - Core Commercial	CBD/C-3	51.38	-5.14	-12.85	33.40	-8.35	0.00	25.05	50.10	125.24	250.48
Com. - Limited Business District	LBD	146.57	-14.66	-36.64	95.27	-23.82	-9.53	61.93	123.85	309.63	619.26
Com. - Gateway Commercial	GCD	66.46	-6.65	-16.62	43.20	-10.80	-4.32	28.08	56.16	140.40	280.79
Industrial	I	1,741.31	-174.13	-435.33	1131.85	-282.96	-113.19	735.70	1471.41	3678.52	7357.03
Industrial - Light Industrial	M-1 (Zoning)	485.98	-48.60	-121.50	315.89	-78.97	-31.59	205.33	410.65	1026.63	2053.27

Industrial - Heavy Industrial	M-2 (Zoning)	671.05	-67.11	-167.76	436.18	-109.05	-43.62	283.52	567.04	1417.59	2835.19
Port Master Plan	PMP	584.28	-58.43	-146.07	379.78	-94.95	-37.98	246.86	493.72	1234.29	2468.58
Medical/Health Care	H-1 (Zoning)	86.82	-8.682	-21.705	56.43	-14.10825	-5.6433	36.68	73.36	183.41	366.81
TOTALS		2,436.55			1,583.76			1,029.44	2,058.88	5,147.21	10,294.42

The following footnotes apply to the tables for both the incorporated and unincorporated areas:

1. Land base accounts for all Commercial, Industrial, Medical areas within Urban Growth Boundary (UGB).
2. The Land Base Reduction Factors allow for the calculation of net available commercial/industrial/medical land for future development.
3. Annual growth of approximately 2% resulting in Washington State Office of Financial Management (OFM) 20-year population projection of approximately 9,340 additional residents for Centralia (total 26,280) by 2040 (based on June 2017 Office of Financial Management total population of 16,940).
4. These designations are assumed to have full urban services including public water and sewer service with connection requirements based on city water and sewer availability.
5. Streets will be paved, but curb, gutter, and sidewalk will usually not be in place. These areas include land that may have the presence of critical areas.
6. A 25% infrastructure deduction for roads and utilities is included for based on larger lot size and smaller road standards; CBD used a 0% based on existing ROW
7. Undevelopable critical areas to include Federal Emergency Management Agency (FEMA 100-year floodplains, National Wetland Inventory (NWI) wetlands and slopes of 30% and greater. (.10 used for LU Designations)
8. The City has an Interlocal agreement with the County for governmental jurisdiction.
9. Existing legal lots of record in the Urban Growth Area (UGA) will not be required to subdivide.
10. Based on recent platting patterns in the City, infill development is expected to continue into the future.
11. The 25% market factor accounts for properties that are eligible for further land division, but that may not be potentially divided based on property owner decisions to not further divide or develop property, even though eligible.
12. Committed land include existing lots that are not eligible to be further divided based on minimum lot requirements under zoning.

General Assumptions:

Environmental Sensitive Critical Areas

Areas within the unincorporated UGA have development limitations due to steep slopes, with 30% or greater slope, wetlands, 100-year floodplain constraints, or other geologic hazards. Development in these areas requires more land area and therefore these areas are proposed with lesser residential density. The City's Environmental Element goes into further details on environmentally sensitive lands.

It has been the experience of the City and the consultant that the National Wetland Inventory is an indicator of wetlands and that it often underestimates their extent and amount. The City will be monitoring development within critical areas on a case-by-case basis to determine what proportion of those lands is in fact buildable. Also, as of the date of this analysis, the City has not completed a critical areas ordinance (CAO), which may further restrict land development activities. Wetland filling is restricted by the US Army Corps of Engineers and any fill of over a half-acre requires an individual permit and an alternatives analysis that compares the site to others that do not require fill. As well, the Washington State Department of Ecology requires wetland mitigation for wetland impacts. Therefore, development in wetland areas is more costly and fill is limited by the Corps' permitting process.

Although development is permitted within 100-year flood fringe areas, raising site areas through fill placement will be limited and homes will be required to be elevated. This will likely result in increased construction cost and therefore be a limiting factor for some property owners.

Infrastructure

The infrastructure deduction for areas with densities of four or fewer dwelling units per acre has been reduced to 25% because less infrastructure is needed for lower density developments. Areas with five or more dwelling units per acre include a 30% deduction for infrastructure.

Interlocal Agreement

Centralia has an interlocal agreement with Lewis County that the City's UGA is subject to the City's zoning and other development regulations.

APPENDIX E: ENVIRONMENTAL REVIEW

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
2018 City of Centralia Comprehensive Plan Update.
2. Name of applicant: [\[help\]](#)
City of Centralia – Community Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

Emil Pierson, Director
P.O. Box 609
118 W Maple Street
Centralia, WA 98531
360-330-7662
epierson@cityofcentralia.com

4. Date checklist prepared: [\[help\]](#)

May 8, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Centralia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

SPRC review – May 2018
Planning Commission review – June 2018
City Council review – June 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Upon completion of the Comprehensive Plan update the City will implement the necessary revisions to the zoning code.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

With each Comprehensive Plan update in 2007, 2010, 2013 and 2015, SEPA's were processed and the necessary studies and analyses conducted. That previous information was used to guide the current update. A transportation study was conducted to update the Transportation Element and a land use analysis was conducted to update the Land Use Element.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) **Centralia City Council and Washington State Department of Commerce approval.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) **2018 City of Centralia Comprehensive Plan Update. The Comprehensive Plan is a 20-year visionary plan for the City of Centralia and the Urban Growth Area that is updated periodically for compliance with the Growth Management Act. The plan contains numerous elements all of which were updated with this current process. The most significant changes were made to the Transportation Element and**

Land Use Element which were updated pursuant to the results of extensive analysis and studies on each.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) **City limits of Centralia and the Urban Growth Area.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) **Not applicable.**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Not applicable.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) **Not applicable.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) **Not applicable.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) **Not applicable.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) **Not applicable.**

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) **Not applicable.**

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Not applicable.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) **Not applicable.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) **Not applicable.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Not applicable.
3. **Water** [\[help\]](#)
- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Not applicable.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) **Not applicable.**
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) **Not applicable.**
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Not applicable.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
Not applicable.
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
Not applicable.
- b. Ground Water:
- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Not applicable.
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
Not applicable.
- c. Water runoff (including stormwater):
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) **Not applicable.**

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Not applicable.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#) **Not applicable.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) **Not applicable.**

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#) **Not applicable.**

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Not applicable.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
Not applicable.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Not applicable.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
Not applicable.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#) **Not applicable.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Not applicable.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Not applicable.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) **Not applicable.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) **Not applicable.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#) **Not applicable.**

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) **Not applicable.**

Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) **Not applicable.**

Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#) **Not applicable.**

Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#) **Not applicable.**

1) Describe special emergency services that might be required. [\[help\]](#) **Not applicable.**

2) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#) **Not applicable.**

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) **Not applicable.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) **Not applicable.**

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
Not applicable.

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) **Not applicable.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) **Not applicable.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#) **Not applicable.**

c. Describe any structures on the site. [\[help\]](#) **Not applicable.**

d. Will any structures be demolished? If so, what? [\[help\]](#) **Not applicable.**

e. What is the current zoning classification of the site? [\[help\]](#) **Not applicable.**

f. What is the current comprehensive plan designation of the site? [\[help\]](#) **Not applicable.**

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) **Not applicable.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Not applicable.

j. Approximately how many people would the completed project displace? [\[help\]](#)
Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) **Not applicable.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#) **Not applicable.**

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) **Not applicable.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) **Not applicable.**
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) **Not applicable.**

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) **Not applicable.**
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Not applicable.
- a. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Not applicable.

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) **Not applicable.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Not applicable.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Not applicable.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Not applicable.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
Not applicable.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Not applicable.

13. **Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#) **Not applicable.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#) **Not applicable.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) **Not applicable.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#) **Not applicable.**

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) **Not applicable.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) **Not applicable.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) **Not applicable.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) **Not applicable.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) **Not applicable.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) **Not applicable.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

Not applicable.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Not applicable.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

Not applicable.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Not applicable.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ **Not applicable.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] **Not applicable.**

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Emil Pierson

Name of signee Emil Pierson

Position and Agency/Organization Community Development Director, City of Centralia

Date Submitted: May 22, 2018

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

A proposal to re-designate an area along Harrison Avenue from residential to industrial is proposed as part of this Comprehensive Plan Update. All development will be required to meet current development regulations for stormwater, performance standards, environmental, zoning, noise, etc. The area proposed for re-designation is immediately adjacent to an existing industrial zone on one side. An increase that does not meet all development standards is not anticipated.

Proposed measures to avoid or reduce such increases are: **Enforce all applicable codes that will ensure no adverse impacts to the environment or neighborhood.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Current development regulations will control vegetation removal and require setbacks to the ordinary high mark and habitat areas so no impact is anticipated.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Enforce all applicable codes and require appropriate environmental studies and reviews to ensure no adverse impact to the environment.

3. How would the proposal be likely to deplete energy or natural resources? **Not applicable.**

Proposed measures to protect or conserve energy and natural resources are:
Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **No adverse impact is anticipated as current development regulations provide protection measures for all environmentally sensitive areas and no re-designation of currently protected lands are proposed.**

Proposed measures to protect such resources or to avoid or reduce impacts are:
Enforce all applicable codes and require appropriate environmental studies and reviews to ensure no adverse impact to the environment.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable – zoning and Shoreline Master Plan requirements don't allow for uses that are inconsistent with regulations in place at the time of submittal.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Enforce all applicable regulations to ensure developments/uses are consistent with current development requirements.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The areas where additional commercial/industrial uses are proposed have been reviewed by our Public Works Engineer and no adverse impacts are anticipated.**

Proposed measures to reduce or respond to such demand(s) are: **Enforce all applicable codes that require impact studies and mitigation as needed.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **Not applicable, no conflicts anticipated.**

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APPENDIX F: PUBLIC PARTICIPATION

CENTRALIA 2017 COMPREHENSIVE PLAN and DEVELOPMENT REGULATION UPDATES PUBLIC PARTICIPATION PLAN

INTRODUCTION

Centralia is undertaking an update of the Comprehensive Plan (Update) as required by the Washington State Growth Management Act (GMA). The GMA requires local governments to create and broadly disseminate a Public Participation Plan (PPP or Plan). This Plan creates a schedule for the 2017 Comprehensive Plan Update. It also describes how the City of Centralia (City) will meet the requirements for early and continuous public participation during the Update.

Citizen participation is a valuable part of any amendment process. Comments and ideas are used throughout to help shape the changes to the Comprehensive Plan and Development Regulations to match the goals of the residents. During the 2017 update, the City of Centralia will use the following tools to encourage and support the public interest.

1. Goals for Public Participation

- Provide objective information to assist the public in understanding issues and solutions.
- Provide opportunities for the public to contribute their ideas and provide feedback on key issues through all of the Update.
- Improve the involvement of traditionally under-represented audiences, and make the overall process inclusive to all who would like to participate.
- Make the Update accessible, relevant, and engaging to diverse participants with differing levels of interest by using a variety of media, plain language and easy to understand materials.
- Generate general awareness, understanding, and support for the Comprehensive Plan Update.

2. Schedule

The GMA requires that the City complete a review of its Comprehensive Plan by June 2017. The City has revised its Comprehensive Plan a number of times since its last “GMA required” update in 2007 these updates include:

- Ordinance No. 2373 - November 22, 2016
- Ordinance No. 2352 - July 28, 2015
- Ordinance No. 2315 – October 8, 2013
- Ordinance No. 2247 – May 25, 2010
- Ordinance No. 2196 – October 9, 2007

The City initially launched the 2017 Comprehensive Plan Update in the fall of 2016. City staff is conducting research and noting areas within the Plan that will need to be updated. Public meetings started in December 2016 with the Planning Commission.

Project Schedule

Administrative work, Scope of Work, Analysis of current conditions, etc.	Fall 2016
Project Framing and Visioning, Public Comments	Fall 2016 - Winter 2017
Comprehensive Plan Element(s) Review and Revision	Winter 2016 - Fall 2017
Environmental Review	Fall 2017
Final Approval	Fall 2017 – Winter 2018

3. Planning Commissioner's Role in Update

The Centralia Planning Commission is comprised of 7 volunteer members appointed by the Mayor and Council. The Commissioners provide independent and objective advice to the City Council and City departments on broad planning goals, policies and plans for the development of the City. The Commission focuses on issues that shape Centralia including land use, transportation, housing and environmental policy.

The Planning Commission will be involved throughout the Update process and will provide input, advice, and comments to the City:

- Potential changes to the Comprehensive Plan
- Development or changes to the Goals and Policies
- Review of the Draft Plan (before release for public comment)
- Convene Public meetings throughout the Update
- Conduct Public Hearing(s) on the Draft Plan
- Provide a recommendation to the City Council on the Draft 2017 Comprehensive Plan Update

The Planning Commission meetings are held on the second Thursday of each month at City Hall, 118 West Maple Street, in the City Hall Council Chambers, starting at 6:00 p.m. All meetings are open to the public and provide a formal opportunity for citizen review and recommendations and comments directed towards the Planning Commission.

Workshops

The Planning Commission will conduct at least eight (8) public workshops (Winter 2016, Spring/Summer/Winter 2017) to gather, review, and analyze data, discuss the Goals and Policies and review the draft documents.

Joint Planning Commission and Elected Officials Review Meeting – Spring/Summer 2017

A work session will be held jointly between the City of Centralia Planning Commission (YPC), City Council, and the Community Development Department to review preliminary evaluation findings.

GMA Compliance Evaluation

The Planning Commission will work with the Department of Community Development, and interested parties, to review the Comprehensive Plan and Development Regulations for GMA compliance. The evaluation process will identify needed update areas to comply with the GMA and may identify other recommended "areas of update" to address local or regional needs. During this process, specific proposed amendments to the comprehensive land use and zoning map will be considered and the results of the evaluation will be compiled. GMA compliance evaluation will be provided at the scheduled public hearings planned for Fall 2017.

Open Houses

The Community Development Department will hold Comprehensive Plan Open Houses in the Summer/Fall 2017. These open houses will be scheduled at times that are more likely to be accessible to the majority of citizens and stakeholders (i.e. weekday evenings). The open houses will feature a presentation covering four basic subject areas:

- GMA requirements for review and update of comprehensive plans and development regulations.
- Centralia growth trends, forecasts, and accommodations.

- Reviewing various elements of the Comprehensive Plan.
- Review Land Use, Environmental, and other maps that guide growth and development.

The community open houses will also feature information covering various Plan elements and planning areas (e.g. land use, transportation, etc.) These meetings will be staffed to answer questions and gather public input.

Public Hearing(s)

The Planning Commission will hold at least one public hearing (Fall 2017) to gather and consider public input on the Update, any proposed amendment applications, and any other proposed specific amendments. The Planning Commission will forward their final recommendations and findings to the City Council for further action.

4. Methods and Tools

The objective of this Plan is to describe how the City will engage the public during the course of the Update. Public participation methods and tools may vary by where the City is in the Update process. This Plan may continue to be reviewed and refined throughout the process if needed. While traditional public participation methods (ex. meetings, workshops, presentations, etc.) will still play an important role in engaging the public, the City of Centralia will look for alternative tools to make it easier for residents and other interested individuals to participate.

The following websites and social media will be used to share information throughout the Update process.

- Website: cityofcentralia.com/comprehensiveplanupdate
- Facebook www.facebook.com/CityofCentraliaWA

Some or all of the following methods will be used in one or more phases to achieve broad and continuous public participation.

- Broad dissemination of background data, growth alternatives, land use proposals, and alternatives.
- Documents such as the Public Participation Plan, Draft Plan, SEPA, and other project materials will be posted on the project website and made available at the Centralia Timberland Regional Library.
- The City will send information to the Planning Commission, Lewis County and other agencies as appropriate. The City will also work with community-based organizations to extend outreach and expand participation.

Opportunities for written comments:

- Online public feedback tools (Email, project website, and social media).
- Comment forms at public meetings.
- Mail
- FAX

Opportunities for formal public comment at key points of the planning process will be provided at public hearings before the Planning Commission and the City Council. The project schedule shows when public hearings are anticipated to be held. Additional information on planning public hearings can be found in

the location newspaper, the City website, etc., and as described in this Public Participation Plan. To ensure consideration, written comments must be received by the City of Centralia prior to the close of the public hearing.

All written comments submitted by mail or fax should be sent to:
Centralia Community Development Department
c/o 2017 Comprehensive Plan Update
P.O. Box 609
Centralia, WA 98531-0609

Public meetings after effective notice:

- General notice of the time and place of the public meetings will be provided through standard notice procedures
- Traditional mailings may also be considered.

Opportunities for open discussion:

- Comprehensive Plan discussions at Planning Commission meetings (all meetings open to the public).
- Online dialogue and interactive activities (via social media or project website).
- Presentations to promote discussion at neighborhood or other citizen groups meetings.
- Public meetings, open houses, and presentations.
- Workshops with community or stakeholder groups.

Communication programs and information services:

- Website, Facebook.
- Project materials available at key community events.
- Project materials distributed at Community Development Department.
- Links on the project website and Facebook to reports, research and other data.
- Press briefings for reporters and press releases distributed to local media outlets

Consideration of and response to public comments:

- The City will consider public comments throughout the Update and respond.

5. Stakeholders

State law requires the City to invite citizens and stakeholders to participate in the Comprehensive Plan update process. Public participation is also very important to the City as an effective tool to balance competing interests and needs that are inherent in the land use decision-making processes. It is important that information is made available so any interested person can understand the materials and participate.

A variety of groups, agencies, and individuals may have an interest in the Plan Update. These stakeholders can be categorized as follows:

- Other Governmental Agencies
 - Adjacent jurisdictions: City of Chehalis, City of Rochester, Lewis County

- State Agencies: Washington State Dept. of Commerce, Washington State Dept. of Ecology, Washington State Dept. of Transportation, and Washington Department of Fish and Wildlife, WA State Department of Archaeology & Historic Preservation.
 - Regional organizations: COG, Twin Transit
 - Tribal government: Chehalis Tribe, Cowlitz Tribe
- Quasi-governmental Groups
 - Centralia School Districts
 - Centralia College
- Residents and Property Owners
 - Neighborhood Associations (Stillwaters, etc.)
- Business Groups and Associations
 - Business organizations: Chamber of Commerce, Historic Preservation Commission, Centralia Downtown Association, Port of Centralia.
 - Trade organizations: Lewis County and Olympia Home Builders Association, Association of Realtors. Etc.
- Environmental Organizations and Conservation Groups
 - Local groups
 - Regional Groups (Black Hills Audubon, Chehalis River Council)
 - Local Chapters of National groups

Stakeholders who express interest in participating will continue to receive notices and informational mailings from the City. Joining the interested parties list, by providing contact information to receive updates about the project by email or post, will be the best way for an individual to consistently receive notices and messages about the process.

The City will utilize a variety of methods to inform the public about upcoming public meetings, availability of relevant documents and reports related to the Update process, including, but not limited to:

- Internet: the City will establish a website for the project where interested parties may go to for status updates, reports, meeting notices and agendas, and other project information. The website will also include links to the City's Comprehensive Plan and Development Regulations.
- Mailing List: the City will maintain a list of interested parties to receive notices of scheduled public meetings. Notice will be provided either by mail or email. Individuals and organizations interested in being on the mailing list should contact the Community Development Department.
- News Releases: the City will issue news releases announcing public meetings, hearings, and comment periods to local media.
- Hearings-Decisions: Public notice of all public hearings and any decisions regarding the review and update of the Comprehensive Plan and development regulations will be published under "Legals" in the Chronicle Newspaper classified section. Public notification of all hearings will be provided at least 10 days before the date of the hearing. The notices shall include the date, time, location, and purpose of the hearing. The City may also include other public notices in addition to this legal notification.
- Public notification on the adoption of the Comprehensive Plan, or other specific development regulations will follow the provisions of the CMC Title 20 and RCW 36.70A.

6. Approval and Implementation

This Plan will be utilized during the 2017 City of Centralia Comprehensive Plan update and adoption process which will ramp up during Fall 2017 through Plan adoption in 2017-2018.

The City Council will hold at least one public hearing (Fall/Winter 2017) on the results of the Update review and analysis. The public hearing(s) will also address any proposed revisions to the Comprehensive Plan or Development Regulations, including any proposed amendment applications.

The City of Centralia will publish a notice of the adopted GMA Compliance document, and any adoption of updates to the City's comprehensive plan or development regulations. The date the notice is published will initiate a 60-day appeal period pursuant to RCW 36.70A.290(2) on the scope of the City's GMA compliance review and analysis, and adoption of any specific amendments.

Growth Management Act (GMA) and State Environmental Policy Act (SEPA) Integration

Throughout the Comprehensive Plan Update, the City will be considering the effects of the changes and consider this during the SEPA review. All public meetings, workshops and outreach opportunities, as well as, any documents produced for this project will be opportunities for public comment on the environmental aspects of this project. The integration of SEPA and GMA will result in improved planning and project decisions from an environmental perspective. Just as GMA goals cannot be addressed without consideration of environmental factors, the goals of SEPA are benefited by the examination of the "big picture" and identification of mitigation to address cumulative impacts of development that occurs during GMA planning. All comments and public input received during the Public Participation portion of the Update program will be included in the Integrated SEPA/GMA document pursuant to WAC 197-11.

CONCLUSION

This Public Participation Plan may be updated as conditions change or additional resources to support outreach become available. To provide feedback on the Plan, please contact the following City of Centralia Staff:

Emil Pierson
Community Development Director
(360) 330-7662
epierson@cityofcentralia.com

Hillary Hoke
City Planner
(360) 330-7662
hhoke@cityofcentralia.com

CITIZEN PARTICIPATION

Meeting	Date	Location	Area/category
City Council – 2 nd Reading of Ordinance - Adoption	August 28, 2018	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
City Council – 1 st reading of Ordinance	August 14, 2018	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
Environmental Review (SEPA)	May 2018		Comprehensive Plan (All Elements)
Planning Commission Public Hearing	June 14, 2018	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
DEPARTMENT OF COMMERCE REVIEW TIMEFRAME	May XX, 2018	60 day review timeframe May-July 2018	Comprehensive Plan (All Elements)
Public Workshop on Comp Plan with Planning Commission	May 10, 2018	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
Public Workshop on Comp Plan with Planning Commission	March 8, 2018	118 West Maple Street (City Hall)	Utilities, Concurrency
Public Workshop on Comp Plan with Planning Commission	February 8, 2018	118 West Maple Street (City Hall)	Introduction, Environmental, Housing, Economic Dev, Historic Preservation
Public Workshop on Comp Plan with Planning Commission	November 9, 2017	118 West Maple Street (City Hall)	Introduction, Environmental, Housing, Economic Dev, Historic Preservation
Open House on Comp Plan	August 10, 2017	118 West Maple Street (City Hall)	Land Use Map, Densities, Transportation Plan, Goals and Policies, all other sections
Open House/Public Workshop on Comp Plan with CC & PC	July 11, 2017	118 West Maple Street (City Hall)	Land Use Map, Densities, Transportation Plan, Goals and Policies
Public Workshop on Comp Plan with Planning Commission	May 11, 2017	118 West Maple Street (City Hall)	Transportation Element (Plan) – Goals and Policies
Public Workshop on Comp Plan with Planning Commission	April 13, 2017	118 West Maple Street (City Hall)	Land Use Map, Densities
Public Workshop on Comp Plan with Planning Commission	March 9, 2017	118 West Maple Street (City Hall)	Land Use Map, Densities, Goals and Policies
Public Workshop on Comp Plan with Planning Commission	February 9, 2017	118 West Maple Street (City Hall)	Goals and Policies (all sections)

Public Workshop on Comp Plan with Planning Commission	January 12, 2017	118 West Maple Street (City Hall)	Land use designations & map, Environmental
Public Workshop on Comp Plan with Planning Commission	December 18, 2016	118 West Maple Street (City Hall)	Overall Comprehensive Plan, Lewis County – CWPP, Parks Plan Adopted 2014
Beginning of 2017/2018 Update			
2010-2016 Comprehensive Plan Amendments			
2016 Comprehensive Plan Amendment Ord XXXX			
City Council 2 nd Reading of Ord.	November 22, 2016	118 West Maple Street (City Hall)	Amendments to the Comprehensive Plan Text and Map Amendments
PC Public Hearing	October 13, 2016		
2015 Comprehensive Plan Amendment Ord 2352			
City Council 2 nd Reading of Ord.	July 28, 2015	118 West Maple Street (City Hall)	Amendments to the Comprehensive Plan Map Amendments
PC Public Hearing	May 14, 2015		
2013 Comprehensive Plan Amendment Ord. 2315			
City Council 2 nd Reading of Ord.	Oct. 8, 2013	118 West Maple Street (City Hall)	Amendments to the Comprehensive Plan Map Amendments
PC Public Hearing	Sept. 24, 2013		
2010 Comprehensive Plan Amendment Ord. 2196			
City Council 2 nd Reading of Ord.	May 25, 2010	118 West Maple Street (City Hall)	Amendments to the Comprehensive Plan Text and Map Amendments
PC Public Hearing	April 22, 2010		
2007 Comprehensive Plan Update			
City Council/Planning Commission kickoff (Visioning) workshop meeting	8/11/05	118 West Maple Street (City Hall)	Comprehensive Plan
Planning Commission work session	10/13/05	118 West Maple Street (City Hall)	Comprehensive Plan
Open house (workshop)	5/22/06	Gathering Place, 2800 Cooks Hill Road	Land use, housing, economic development
Open house (workshop)	5/23/06	Centralia Community College,	Land use, housing, economic development

		Locust Street & Rock Street	
Open house (workshop)	5/25/06	Centralia Middle School, 901 Johnson Road	Land use, housing, economic development
Trolley Tour (workshop)	8/24/06	City wide	Land use, housing, economic development
Parks & Recreation Committee work session	9/25/06	Parks & Recreation building	Parks and Recreation element
Planning Commission work session	9/26/06	118 West Maple Street (City Hall)	Land use and update
Historic Preservation Committee meeting (kickoff)	10/9/06	118 West Maple Street (City Hall)	Historic Preservation element
Planning Commission work session	10/12/06	118 West Maple Street (City Hall)	Annexation element, land use categories
Lewis County Master Builders	10/18/06	Kit Carson Restaurant	Comprehensive Plan presentation
Open house (workshop)	10/18/06	Centralia Community College, Locust Street & Rock Street	Parks and Recreation element
City Council update on Plan	10/21/06	118 West Maple Street (City Hall)	Overall plan and transportation
Planning Commission work session	10/26/06	118 West Maple Street (City Hall)	Land use designations, map, historic preservation
Planning Commission work session	11/9/06	118 West Maple Street (City Hall)	Land use designations, map, historic preservation, annexation, environmental
Parks & Recreation Committee work session	11/20/06	Parks & Recreation building	Parks and Recreation element
City Council work session	11/27/06	118 West Maple Street (City Hall)	Land use designations, map, historic preservation, annexation, environmental
Parks & Recreation Committee work session	12/11/06	Parks & Recreation building	Parks and Recreation element
City Council work session	12/12/06	118 West Maple Street (City Hall)	Parks and Recreation element (copy of draft plan)
Kiwanis Club	12/13/06	Elks Lodge	Comprehensive plan presentation
Planning Commission work session	3/8/07	118 West Maple Street (City Hall)	Comprehensive Plan map presentation
Lewis County Master Builders	4/18/06	Kit Carson Restaurant	Comprehensive Plan presentation
City Council work session	5/8/07	118 West Maple Street (City Hall)	Hand out draft copy of Comprehensive Plan

Planning Commission	5/10/07	118 West Maple Street (City Hall)	Hand out draft copy of Comprehensive Plan
Historic Preservation Committee	5/14/07	118 West Maple Street (City Hall)	Comprehensive Plan presentation
City Council work session	5/22/07	118 West Maple Street (City Hall)	Reviewed Comprehensive Plan
Planning Commission	5/24/07	118 West Maple Street (City Hall)	Reviewed Comprehensive Plan
City Council work session	6/12/07	118 West Maple Street (City Hall)	Reviewed Comprehensive Plan
CTED (D.O.C.) REVIEW TIMEFRAME	6/18-8/17/07		
Lewis County Review	6/18-8/17/07		
Environmental Review	6/18-8/17/07		
Planning Commission Public Hearing	8/23/07	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
Planning Commission Public Hearing	9/13/07	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
City Council Public Hearing	9/25/07	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)
City Council Public Hearing - Adoption	10/9/07	118 West Maple Street (City Hall)	Comprehensive Plan (All Elements)

Other governmental reviews: Lewis County, the City of Chehalis, Port of Centralia, and other governmental agencies through the SEPA process

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