



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Lewis County Planning Comprehensive Plan Periodic Update

June 7, 2023



Agenda

1. Comprehensive Plans Period Update
2. 2045 Population Allocations
3. 2045 Housing Allocations

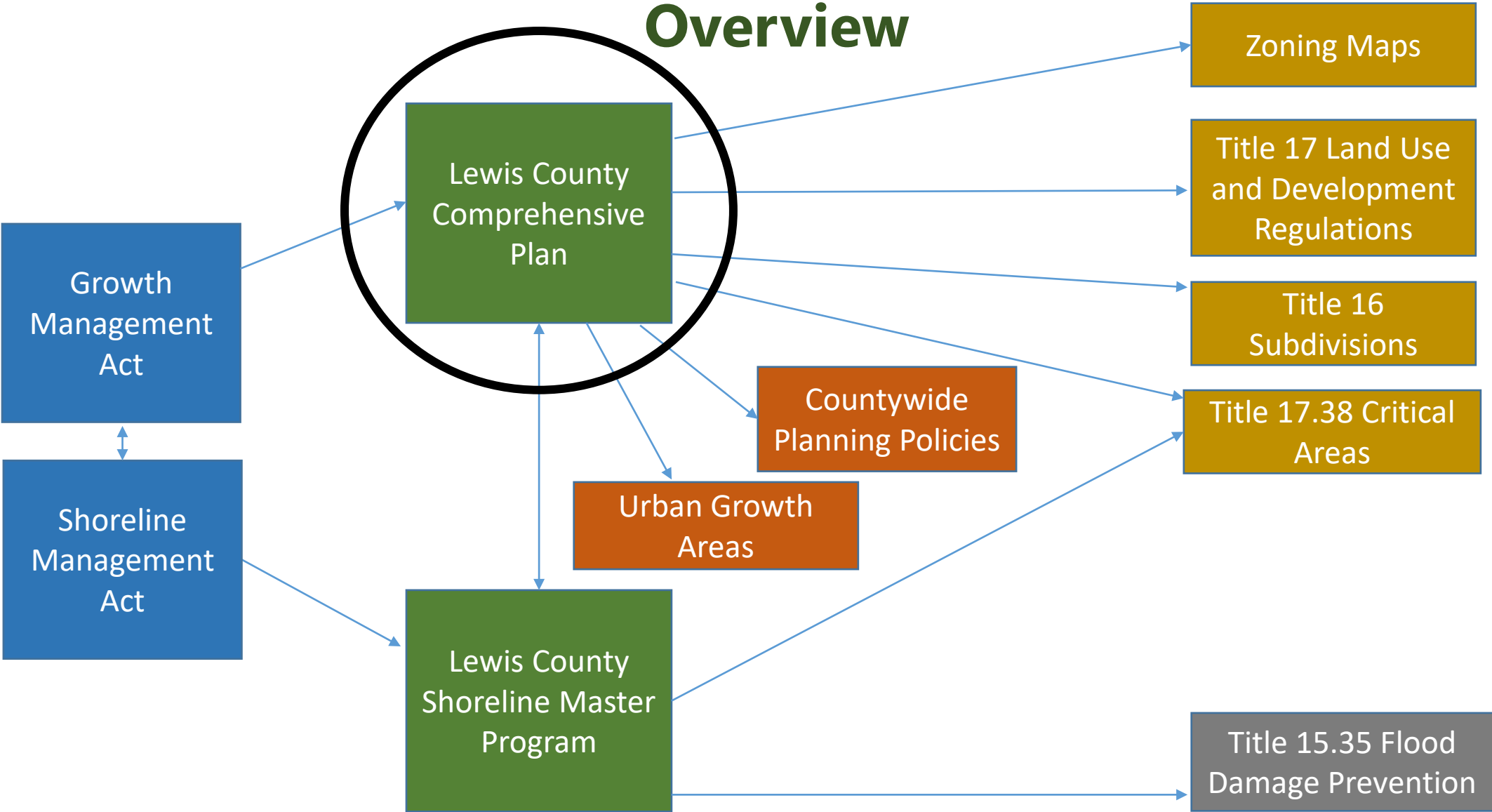


June 7, 2023

BOCC – Workshop

2

Overview



Periodic Update

- **Task 1 – Population and Housing Allocations**

- Task 2: Scoping
- Task 3: Existing Conditions, Including Capital Facilities
- Task 4: Public Engagement
- Task 5: Draft Comprehensive Plan Goals and Policies
- Task 6: Packwood Subarea Plan
- Task 7: Onalaska Subarea Plan Update
- Task 8: Urban Growth Areas
- Task 9: SEPA
- Task 10: Final Comprehensive Plan Goals and Policies

Then ... Tasks 11 – 14 zoning maps and development regulations



Population Allocations

- Office of Financial Management (OFM) 20-year forecast\
 - High, medium, low – medium is most likely
- County allocates to cities
- Coordinated through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



Planned Growth Committee

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



Population Allocations

Why is population allocation important?

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



Population Allocations

Methodology

- Each city proposed their own
- Most based on permits in the pipeline, plus growth trends
- Chehalis based on land capacity analysis
- Centralia based on Housing Action Plan

BOCC >>> Stay in the OFM range!



Population Allocation

Table 1: Lewis County 2045 Population Allocations

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total City	40,817	61,469	20,652	50.60%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	42,629	43,482	853	2.00%
Total Lewis County	83,446	104,951	21,505	25.77%



Population Allocations

Implications

- Hard to expand UGA
- Hard to obtain grants for infrastructure (e.g., sewer, water)

But ... in 5 years OFM gives new projections and we do this again



Housing Allocations

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



Housing Allocations

Table 7: Lewis County Method A Housing Need based on HAPT

		Permanent Housing Needs by % of Area Median Income							Emergency Housing
		0-30%							
Total 2045 Population = 104,951									
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Countywide Estimated 2020 Housing Supply	33,202	1,463	58	6,017	10,732	4,777	2,556	7,599	60
Method A 2045 Allocations	10,160	2,210	969	1,643	1,471	698	575	2,594	542
Method A, Sum of Allocation to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542



Housing Allocations

Table 2: Lewis County 2045 Housing Allocations

Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
Total	Sum of Allocations to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocations to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%



Housing Allocations

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	Estimated Housing Supply (2020)	2,120	140	0	140	1,527	500	140	271	22



Housing Allocations

- Larger cities near I-5 are better suited for lower income housing
 - Employment
 - Transit
 - Social services
- Smaller cities do not have infrastructure to support more multifamily housing
- Unincorporated rural areas can't have urban services
- Centralia's Housing Action Plan



Housing Allocations

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Housing Allocations

GUIDANCE!

What do we have to do?

1. Capacity through zoning
2. Remove regulatory barriers



Public Hearing

- May 25: Notice of Hearing, written testimony
- June 7: BOCC Workshop
- June 13: BOCC Public Hearing

Testimony to mindy.brooks@lewiscountywa.gov

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>





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