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# CITIZEN PARTICIPATION

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date</th>
<th>Location</th>
<th>Area/category</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Council/Planning Commission kickoff (Visioning) workshop meeting</td>
<td>8/11/05</td>
<td>118 West Maple Street (City Hall)</td>
<td>Comprehensive Plan</td>
</tr>
<tr>
<td>Planning Commission work session</td>
<td>10/13/05</td>
<td>118 West Maple Street (City Hall)</td>
<td>Comprehensive Plan</td>
</tr>
<tr>
<td>Open house (workshop)</td>
<td>5/22/06</td>
<td>Gathering Place, 2800 Cooks Hill Road</td>
<td>Land use, housing, economic development</td>
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<tr>
<td>Open house (workshop)</td>
<td>5/23/06</td>
<td>Centralia Community College, Locust Street &amp; Rock Street</td>
<td>Land use, housing, economic development</td>
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<tr>
<td>Open house (workshop)</td>
<td>5/25/06</td>
<td>Centralia Middle School, 901 Johnson Road</td>
<td>Land use, housing, economic development</td>
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<tr>
<td>Trolley Tour (workshop)</td>
<td>8/24/06</td>
<td>City wide</td>
<td>Land use, housing, economic development</td>
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<tr>
<td>Parks &amp; Recreation Committee work session</td>
<td>9/25/06</td>
<td>Parks &amp; Recreation building</td>
<td>Parks and Recreation element</td>
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<tr>
<td>Planning Commission work session</td>
<td>9/26/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Land use and update</td>
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<tr>
<td>Historic Preservation Committee meeting (kickoff)</td>
<td>10/9/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Historic Preservation element</td>
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<tr>
<td>Planning Commission work session</td>
<td>10/12/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Annexation element, land use categories</td>
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<tr>
<td>Lewis County Master Builders</td>
<td>10/18/06</td>
<td>Kit Carson Restaurant</td>
<td>Comprehensive Plan presentation</td>
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<tr>
<td>Open house (workshop)</td>
<td>10/18/06</td>
<td>Centralia Community College, Locust Street &amp; Rock Street</td>
<td>Parks and Recreation element</td>
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<tr>
<td>City Council update on Plan</td>
<td>10/21/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Overall plan and transportation</td>
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<tr>
<td>Planning Commission work session</td>
<td>10/26/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Land use designations, map, historic preservation</td>
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<tr>
<td>Planning Commission work session</td>
<td>11/9/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Land use designations, map, historic preservation, annexation, environmental</td>
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<tr>
<td>Parks &amp; Recreation Committee work session</td>
<td>11/20/06</td>
<td>Parks &amp; Recreation building</td>
<td>Parks and Recreation element</td>
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<tr>
<td>City Council work session</td>
<td>11/27/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Land use designations, map, historic preservation, annexation, environmental</td>
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<tr>
<td>Parks &amp; Recreation Committee work session</td>
<td>12/11/06</td>
<td>Parks &amp; Recreation building</td>
<td>Parks and Recreation element</td>
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<tr>
<td>Event</td>
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<tr>
<td>City Council work session</td>
<td>12/12/06</td>
<td>118 West Maple Street (City Hall)</td>
<td>Parks and Recreation element (copy of draft plan)</td>
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<td>Kiwanis Club</td>
<td>12/13/06</td>
<td>Elks Lodge</td>
<td>Comprehensive plan presentation</td>
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<tr>
<td>Planning Commission work session</td>
<td>3/8/07</td>
<td>118 West Maple Street (City Hall)</td>
<td>Comprehensive Plan map presentation</td>
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<td>3/8/07</td>
<td>118 West Maple Street (City Hall)</td>
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<td>Planning Commission</td>
<td>4/18/06</td>
<td>Kit Carson Restaurant</td>
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<tr>
<td>City Council work session</td>
<td>5/8/07</td>
<td>118 West Maple Street (City Hall)</td>
<td>Hand out draft copy of Comprehensive Plan</td>
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<td>Historic Preservation Committee</td>
<td>5/14/07</td>
<td>118 West Maple Street (City Hall)</td>
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<tr>
<td>City Council work session</td>
<td>6/12/07</td>
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<td>Comprehensive Plan presentation</td>
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<td>6/12/07</td>
<td>118 West Maple Street (City Hall)</td>
<td>Comprehensive Plan presentation</td>
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<tr>
<td>Planning Commission Public Hearing</td>
<td>6/18-8/17/07</td>
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<td>Comprehensive Plan (All Elements)</td>
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<td>Environmental Review</td>
<td>6/18-8/17/07</td>
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<td>9/25/07</td>
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<tr>
<td>City Council Public Hearing - Adoption</td>
<td>10/9/07</td>
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<td>Comprehensive Plan (All Elements)</td>
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Note: All meetings are open to the public

Other governmental reviews: City of Chehalis, Port of Centralia, other governmental agencies through the SEPA process
What is a Comprehensive Plan and why is Centralia updating its Comprehensive Plan?

Washington’s Growth Management Act requires all cities and counties to plan for future growth by creating a comprehensive plan that sets out how the community will grow and develop over a 20-year planning period. The law also requires that this plan be reviewed and updated regularly in order to make sure our children and grandchildren will have places to live, work, shop, and play.

How does this affect me?

The update of the City of Centralia’s Comprehensive Plan might mean changes in how land is to be developed. More houses or apartments per acre might be built, or new commercial and industrial development might be constructed. The changes could affect people who own or live near these types of lands.

What has happened so far?

As a first step in updating the plan, last spring, the Lewis County Board of County Commissioners expanded the City’s urban growth area by an additional approximately 3,000 acres. Through the Comprehensive Plan update and with significant input from the community, this additional land will be redesignated for urban development, similar to land within the current City limits.

Once the City knew which areas would be included in the urban growth area, City Council and Planning Commission conducted a joint public work session to review the current plan and discuss how the City might develop in the future.

Following the work session, the Planning Commission worked with staff to develop guiding values for the update. These values were used to develop draft revisions to the Comprehensive Plan goals and policies and the land use designations. Guiding values include:

- Increase employment opportunities throughout the City by designating more land for industrial and commercial uses
- Preserve and enhance existing neighborhoods and housing
- Provide for a wider range of housing options (e.g., high-end multi-family housing, single-family homes on moderate to large lots [7,000 square feet to 1 acre]).
What is the process for updating the plan?

| Spring 2005 | Lewis County Board of County Commissioners expanded Centralia urban growth boundary by approximately 3,000 acres |
| Summer 2005 | City Council and Planning Commission Work Session  
• Reviewed current plan and discussed how city might grow over next 20 years |
• Directed revisions to Comprehensive Plan land use designations and land use, housing and economic development goals and policies for review by City Council and the community |
| May 2006 | City Council Work Session  
• Review and comment on land being considered for re-zoning and draft land use, housing, and economic development goals and policies |
| May 2006 | Public Open House  
• Review and comment on land being considered for re-zoning, draft land use, housing, and economic development goals and policies, and the order and timing of annexation of land into the City of Centralia |
| Summer 2006 | City Council Work Session  
• Review public comments; and possible revisions to DRAFT Comprehensive Plan land use map and goals and policies |
| Summer 2006 | Public Open House  
• Review REVISED DRAFT Comprehensive Plan land use map |
| Fall 2006 | City Council Work Session  
• Review community feedback on REVISED DRAFT Comprehensive Plan text and maps and create PREFERRED DRAFT |
| Fall/Winter 2006 | Planning Commission  
• Public hearing on updated Comprehensive Plan text and maps |
| Fall/Winter 2006 | City Council  
• Public hearing on updated Comprehensive Plan text and maps |

When will the Comprehensive Plan update be completed?
The updated Comprehensive Plan is expected to be completed by the end of 2006.

Who do I contact for more information or to give my input?
Staff is available to give a presentation to your group or answer your questions. Please contact:  
Linda Whitcher, Senior Planner  
(360) 330-7684 or lwhitcher@cityofcentralia.com.
What is a Comprehensive Plan and why is Centralia updating its Comprehensive Plan?

Washington’s Growth Management Act requires all cities and counties to plan for future growth by creating a comprehensive plan that sets out how the community will grow and develop over a 20-year planning period.

The law also requires that this plan be reviewed and updated regularly in order to make sure our children and grandchildren will have places to live, work, shop, and play.
Where are we in the process?

The City is working towards determining what will be necessary to accommodate forecasted residential and employment growth.

Community members are being asked for their opinions about alternative ways to use land to accommodate more residents and more jobs.
Meeting Purpose

• Introduce the Comprehensive Plan update, process and schedule

• Get feedback from the community on the DRAFT map. In particular:
  • Location of employment
  • Location and amount (density) of residential development
  • Timing of annexation of new areas from the County to the City

• Get feedback on the DRAFT land use, housing, and economic goals and policies

• Encourage ongoing participation in the process
Key Goal and Policy Revisions Under Consideration

The land use maps are developed based upon direction provided by the Comprehensive Plan goals and policies. Some of the key land use, housing and economic development goals and policy revisions under consideration by the City include:

• Increase employment opportunities throughout the City by designating more land for industrial and commercial uses
• Preserve and enhance existing neighborhoods and housing
• Provide for a wider range of housing options (e.g., high-end multi-family housing, single-family homes on moderate to large lots [7,000 square feet to 1 acre]).
Tentative Process and Schedule as of May 2006

Public Open House
Review land use maps and text

City Council Work Session
Review community feedback and create REVISED DRAFT text and maps

Public Open House
Review REVISED DRAFT Comprehensive Plan land use map

City Council Work Session
Review public comments; and create PREFERRED land use map and text

Planning Commission Hearing
On text and maps

City Council Hearing
On text and maps
Ways to give feedback and stay involved

We thank you for coming to tonight’s open house and invite you to stay involved throughout the rest of the process. There are many ways to participate, you can:

• Fill out and submit a comment form tonight
• Attend and give feedback at future public meetings
• Invite City staff to give a presentation to your group
• Call or e-mail City staff with questions or comments (see Fact Sheet for contact information)
Optional:

Name: 

Address: 

Street/PO Box  City/State  Zip

Phone:  E-mail: 

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This is the first open house where you will have the opportunity to learn about the project, meet with members of the project team, and provide feedback. Written comments can be submitted on this form, mailed, or e-mailed to the project contact listed at the end of this form.

1. The City of Centralia is working to make sure there are employment opportunities within the City. This may mean rezoning certain lands from residential to commercial or industrial uses. Please review the DRAFT Comprehensive Plan map and answer the following.

1a. The amount of land designated for industrial employment uses (colored blue on map) is (circle one):

- Completely inadequate
- Somewhat inadequate
- About right
- Too much
- Way too much
- Don’t know/no opinion

1b. The amount of land designated for commercial employment uses (colored red on map) is (circle one):

- Completely inadequate
- Somewhat inadequate
- About right
- Too much
- Way too much
- Don’t know/no opinion

1c. Please tell us your thoughts on the proposed location of commercial and industrial lands. Is it in the right locations? What changes would you suggest to the proposed location of commercial and industrial lands?
2. The City wants to ensure that there are a range of housing options available to serve all segments of the community. This means offering a variety of lot sizes and housing types. Please review the DRAFT Comprehensive Plan map and answer the following:

2a. The amount of land designated for low-density residential development (1-7 units per acre or a maximum of 1 dwelling unit per 6,000 square foot lot on average) (colored light yellow on map) is (circle one):
- Completely inadequate
- Somewhat inadequate
- About right
- Too much
- Way too much
- Don’t know/no opinion

2b. The amount of land designated for high-density residential development (8-20 units per acre or a maximum of 1 dwelling unit per 2,200 square foot lot on average) (colored bright yellow on map) is (circle one):
- Completely inadequate
- Somewhat inadequate
- About right
- Too much
- Way too much
- Don’t know/no opinion

2c. Please tell us your thoughts on the proposed locations and types of residential development. What changes would you suggest to the proposed locations of low and high density residential development?

3. Last spring, the City’s urban growth area was expanded by approximately 3,000 acres with the understanding that this area would someday become a part of the City of Centralia. What is your opinion about the order and timing of annexation of these areas into the City?

Other Comments: