

CHAPTER 1: FRAMEWORK GOALS

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The Comprehensive Plan is a broad statement of community goals and policies that directs 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

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| 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. |

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| 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

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| 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

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| 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

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| Goal H 1 | To maintain and strengthen existing residential neighborhoods. |
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- 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 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 through out 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 home owners to connect to the City's sewer system.
- Goal U 5 To plan and develop water and sewer systems to compliment the land use plan.
- Goal U 6 To provide storm water 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 flood disaster.
- 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 is 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 is 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 a parks, recreation and open space system that is efficient to administer and maintain.

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