

2 Land Use

This element details existing and expected land usage within Winlock’s urban growth area (UGA) over the next 20 years.

The State Growth Management Act provided direction for cities and counties in developing their Comprehensive Plans by establishing specific goals for each element. The State Land Use goals were outlined in the previous section.

2.1 INTRODUCTION

Lewis County along with its cities developed County Wide Planning Policies in 1995 and updated them in 2017. In addition to reaffirming the land use goals set forth in the GMA, county wide planning policies in Lewis County established specific goals to:

- ❖ Ensure that adequate public utilities are available for future growth
- ❖ All jurisdictions shall adopt regulations to protect the quality of groundwater
- ❖ Water resources should be managed for multiple beneficial uses
- ❖ Development should occur on existing vacant land and in-fill properties before expanding into the UGA
- ❖ Annexations beyond adopted UGAs shall be discouraged

Population growth, employment opportunities, housing availability, and the availability of public utilities all impact the use of land in a community. By carefully evaluating where residential, public, commercial and industrial land uses should be located to best serve residents while protecting natural and critical areas and applying a realistic population projection, the Comprehensive Plan can be used to successfully direct future growth.

The Land Use Element outlines existing and future land use and the goals and policies the City of Winlock will use to achieve the community vision.

- ❖ Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- ❖ To preserve environmental quality.
- ❖ To ensure that property owners within the Winlock Urban Growth Area are afforded a reasonable economic use of their property.
- ❖ To encourage the active participation of the Winlock UGA citizens in the planning process.
- ❖ To maximize governmental efficiency and to minimize duplication of public efforts.
- ❖ To provide greater certainty in the development approval process, and to avoid unnecessary cost and delay.
- ❖ To ensure that there are abundant employment opportunities for existing and future Winlock residents.
- ❖ Retain and enhance the identity of existing commercial nodes
- ❖ Provide for the siting of essential public facilities.
- ❖ Provide for light industrial and business park development.

- ❖ Create a sense of community and civic pride among residents and business owners.
- ❖ Provide for residential neighborhood design guidelines.

2.2 GEOGRAPHY

Lewis County lies within the Puget Trough section of the Pacific Border physiographic province. The Puget Trough is a large valley that extends from Oregon due north across Washington and into British Columbia.

Winlock is located at the confluence of two creeks in a narrow valley. The Burlington Northern Pacific Railroad traverses the valley floor from north to south and divides the town into two sections. Portions of the town are undevelopable due to steep slopes. Most of the residential growth has been on the east side, upper portion of Winlock where the land is more level. On the north and south sides of town, the valley widens into broad plains. East of town to the I-5 freeway, the land is level with few topographical limitations on development. To the west, the land is more rolling, eventually becoming quite hilly.

2.2.1 Soils

The valley floor, adjacent to Olequa Creek, which includes much of Winlock's residential area, some industrial development, the railroad and the Central Business District, is comprised of Winston loam soil. This is very deep, well-drained soil. It is formed in mixed alluvium and volcanic ash overlying glacial outwash. Available water capacity is moderately high. The main limitation for home site development in this soil type is the hazard of ground water contamination. Community sewage treatment plants are necessary in these areas.

Primarily to the east and in a few areas to the west of town are soils known as Salkum silty clay loam. These soils are deep and well drained soils located on broad plain, high terraces, and glaciated hillsides and ridgetops. The main limitation for home site development are: steepness of slope and the moderately slow permeability. Septic tank absorption fields do not function properly because of the moderately slow permeability. Therefore, community sewage systems are commonly needed or properly engineered septic systems. The Salkum silty clay loam soils extend to the east of Winlock to just past the intersection of SR-505 and Cemetery Road.

Just past the Salkum silty clay loams on east of town and extending out to the freeway, are Prather silty clay loam soils. There are very deep, moderately well drained soil on broad till plains and terraces. The main limitations for home site development is perched water table and slow permeability. Septic tank absorption fields do not function properly because of wetness and slow permeability; therefore, community sewage systems or properly engineered septic systems are needed. Effluent from the absorption fields can contaminate ground water.

The soil composition on the west side of town is very similar to that on the east side, with most of the soils having limitations for septic systems.

Steep slopes are prevalent on approximately 39 acres within the City limits and 12 acres in the UGA.

2.2.2 Water

Olequa Creek and King Creek are the two main surface water sources in Winlock. The Olequa is a principal tributary of the Cowlitz River and travels southwest to Winlock then turns and heads directly south until it intersects with the Cowlitz River. King Creek flows into the Olequa from the northwest, its point of surface origin is about two miles from town.

The current source of supply is five underground wells that draw from the Logan Hill Formation. The Logan Hill Formation is a deposit of gravel and sand with minor amounts of silt and clay.

2.2.3 Wetlands

Wetlands are land that are inundated or saturated by surface or ground water and provides many ecological, economic and social benefits. Wetlands provide habitats for fish, wildlife and plants; as well as erosion control, flood control, groundwater recharge, recreation, research, education, and water filtration and purification. Under normal conditions, wetlands support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Winlock wetland areas have been identified and mapped as shown on Winlock Wetlands Map in the back. As new developments are proposed, other wetlands may be identified. Wetlands within the Winlock city limits and UGA are designated as Critical Areas and proposed development is guided by the City's Critical Areas Ordinance as well as state and federal statutes.

2.2.4 Vegetation and Wildlife

The Washington Department of Fish and Wildlife did a South Lewis County Habitat Analysis Report in 2009 that included Winlock. Over 280 species of birds, mammals, reptiles and amphibians exist in Lewis County, so it is essential to consider the needs of wildlife during land use planning in order to conserve natural habitats. Among them are deer, elk, short eared owl, hermit warblers, woodpeckers, bobcats, northern red-legged frog and common garter snakes.

Olequa Creek drains into the Cowlitz River and supports several fish species habitats. Fish are dependent upon the riparian vegetation for food and shelter. Washington Department of Fish and Wildlife has identified steelhead, salmon and other fish as natural wildlife supported by the ecosystem of Olequa Creek.

2.3 LAND USE

Winlock is mostly a residential community, with residential zoning upon nearly two-thirds of land within the City. Winlock's urban growth area includes 1370 acres and nearly half of it is zoned commercial or industrial while only one-third is residential. Over the last 20 years, development has begun to spread into the UGA. The city should consistently evaluate for future annexations to expand the city limits and prevent urban sprawl.

Adaptive reuse can be a key factor in preventing urban sprawl and conserving land. Adaptive reuse is the process of reusing old buildings and sites for purposes other than which it was built or designation for.

2.3.1 Residential

Residential uses of land occupy 47 percent of all land uses within Winlock. There are 1,023 acres of residentially zoned lands, of which 394 acres are not developed. 72 percent of that undeveloped acreage is within the UGA. (refer to maps 1.6 & 1.7)

Winlock currently uses three categories of residential zoning:

- ❖ Medium Density Residential: minimum eight units per net acre, maximum 16 units per net acre; includes single family and multifamily dwellings as well as manufactured homes
- ❖ Low Density Residential: includes single family units, duplexes on corner lots, manufactured homes and accessory buildings
 - LDR 6: minimum parcel size is 5,000 square feet and maximum 7,500 square feet
 - LDR 10: minimum parcel size is 8,500 square feet and maximum is 15,000 square feet
- ❖ Mixed Use: residential uses are permitted so long as the minimum required densities and all density and development standards of the Winlock Development Code are met.

2.3.2 Commercial

Winlock's downtown commercial area serves the needs of businesses and residents in a broad area surrounding the City of Winlock. Commercial uses consist of retail and wholesale trades, professional businesses, restaurants, service outlets and repair facilities.

Lewis County records show 184 acres of commercially zoned land within the UGA, of which 107 are vacant. However, there are several vacant buildings in the downtown core that could accommodate commercial uses with rehabilitation and adaptive reuse.

2.3.3 Industrial

Winlock’s primary industrial employers include Shakertown (manufacturer of wood products) is located on Kerron Avenue along the railroad tracks, Corsicana Bedding (mattress manufacturer) is located on State Route 505 within the city limits, and Alaska Camper (Manufacturer of hard side campers that raises and lowers) is located on Kerron Avenue.

The Winlock UGA has 566 acres near the I-5 interchange. Approximately 497 acres are not developed. However, Benaroya Corporation owns 331 acres that will become the Winlock Commercial and Industrial Park.

These employment centers border residential properties and both industrial and residential uses have long established histories in the city. Residents and industry representatives in this area expressed their desire to maintain the current mix of light industry and single-family residential uses, provided that future industrial growth conform to more modern light industrial zoning.

<u>ZONING</u>	<u>CITY (acres)</u>	<u>URBAN GROWTH AREA (acres)</u>
Residential 6	235.14	20.67
Residential 10	22.33	456.50
Mixed Use	112.91	161.28
Commercial	77.17	106.58
Light Industrial	41.34	565.53
Public Facilities	55.97	45.69

2.3.4 Historic and Archaeological Resources

Winlock has several buildings that are eligible for listing on the National Register of Historic Places. In addition, since many of the homes in Winlock were built in 1939 or earlier there could be more buildings of historic significance in Winlock. The City adopted a Historic Preservation Ordinance allowing the Historic Preservation Committee to identify buildings and sites of historic significance.

2.3.5 Parks and Open Space

Winlock is home to the World’s Largest Egg, according to Ripley’s Believe it or Not. “The Egg” is on display in Vern Zander Memorial Park located between City Hall and the Community Building. This park is a fenced grass area with benches and landscaping.

The Winlock Community Building is located just west of the downtown core on Kerron Street and was built in the 1930s by Works Progress Administration crews. It includes meeting rooms, a kitchen and an auditorium and is used year-round by a variety of groups and organizations.

Winolequa Park comprises 27.72 acres and is Winlock's only large recreation park. It is located on Rhoades Road with the Olequa Creek running through it. The park has two baseball diamonds, spectator benches, barbeque stands, playground equipment, picnic tables and a covered picnic area and restrooms.

The Open Space Taxation Act allows property owners to have their open space, timberlands, farm, and agricultural land valued at their current use rather than their highest and best use. This helps to protect, maintain and conserve adequate open space lands for the production of food fiber, and forest crops and to assure the use and enjoyment of natural resources and scenic beauty for our social and economic well-being.

2.4 PUBLIC FACILITIES

2.4.1 Emergency Services

Valley View Health Center has a Winlock location and offers a wide scope of services such as: primary medical, pediatric, dental, behavioral health, and a low-cost pharmacy. Providence Centralia Hospital is the community hospital that provides emergency services. Emergency transport services are provided by Lewis County Fire District No. 15.

2.4.2 Police and Fire Protection

The City of Winlock reinstated its Police Department in 2018 and currently employs a full time Police Chief and one full time officer. The city is part of Fire District No. 15, which provides fire protections services. Winlock has adequate water and hydrants within the city limits to ensure fire safety.

2.4.3 Public Schools

Winlock Miller Elementary School serves Pre-School through fifth grade and has an enrollment of three hundred and twenty-seven (327) students. Winlock Middle Schools serves sixth through eighth grades with an enrollment of One hundred and sixty-seven (167) students, and Winlock High Schools serves ninth through twelfth grade with one hundred and seventy-four (174) students enrolled. Winlock has the Winolequa Alternative School that serves ninth through twelfth grade, which serves thirty (30) students.

2.4.4 Library

The Winlock Timberland Library is in the downtown core of the city across the street from City Hall and next door to the Historical Museum. The library plays a vital role to the community by providing public computers, access to free wireless internet and numerous programs and events for adults and children along with general library services.

2.4.5 Museum

The Winlock Historical Museum is located at 400 NE First Street across from Winlock City Hall. The historical building was built in 1915 to house the Winlock Fire Hall and City Hall. The upper floor of the building was the city clerk's office, court room, council chambers and library. The lower floor was the fire hall and jail. The building became the Winlock Historical Museum in 1992 and houses much of the history of the city.



2.4.6 Transportation

Element 6 will outline the details of the transportation for the City of Winlock.

2.5 FUTURE LAND USE NEEDS

2.5.1 Community Vision

Winlock is a community proud of its heritage and historical downtown, with a commitment to sustainable ideas, a stable job market, family housing, an abundance of parks, superior schools, and amenities with up to date city services, while maintaining an inviting small-town atmosphere.

2.5.2 Filling Industrial Needs

The City is extending water and sewer infrastructure between the current city limits and the industrial and commercial areas abutting the I-5 corridor. While this is intended to serve several purposes, it should also serve as a re-employment catalyst to boost the labor force participation rate within the community.

The City of Winlock designated industrial lands at the Winlock I-5 Interchange at exit 63 and State Route 505 to serve as a future industrial park. There are approximately 330 acres designated as the Winlock Commercial and Industrial Park and owned by Benaroya Company with plans for future industrial build out.

2.5.3 Population and Demographics

It is essential to analyze population and demographic trends in order to gain an understanding of the community and anticipate future needs. This analysis is required by state law and is used as a guide to size a jurisdiction's UGA. Population projections for the next 20 years are obtained using the Washington State Office of Financial Management projections for the total county area (required pursuant to the State Growth Management Act) as its base, along with U.S. Census Bureau and local area data.

Population growth for Winlock has been minimal over the past 20 years. According to the US Census Bureau the Winlock population in 1990 was 1,027 and accounted for 1.73 % of the Lewis County population. The population increased to 1,135 by 2000 and accounted for 1.65% of Lewis County. The 2010 Census shows a population of 1,339 for 1.77% of Lewis County. Since the 2010 Census, Winlock's population has remained constant with minimal increase or decline. The average population for the city over the past eight years has been 1,338.

2.5.4 Housing

The housing statistics for Winlock have remained relatively steady over time. A majority of the City's population are home owners versus renters. The Housing Element of the Comprehensive Plan will go into greater details on overall statistics for planning.

**TABLE W
HOUSING TENURE
2000 & 2010**

	2000		2010		Net Change	
Owner-Occupied	278	61%	305	57%	27	
Renter-Occupied	135	30%	170	31.8%	35	
Seasonal	0	0%	2	.4%	2	
Vacant	42	9%	58	10.8%	16	
TOTAL	455		535		80	

Source: 2000 & 2010 United State Census

2.6 Future Land Use

The 2018 Winlock Comprehensive Plan designates industrial lands near the Winlock I-5 Interchange at exit 63 and State Route 505. The area west of I-5 is relatively free of environmental constraints. The Winlock Interchange area has seen repeated interest by commercial and industrial developers.

The primary purpose of this comprehensive plan update is to promote commercial and industrial growth. The City plans to strategically promote the industrial development, which will increase the local employment rate as well as the housing needs of the community.