



City of Vader

317 8th Street
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Vader, WA 98593
360-295-3222
vadercity@centurylink.net

SPECIAL
PLANNING COMMITTEE MEETING
LOCATION: VADER CITY HALL
DATE: Thurs., May 2, 2019
TIME: 6:00 p.m.

AGENDA

Call to Order

Roll Call

Pledge of Allegiance

Agenda Approval: Planning Committee Meeting Agenda for 5/2/2019

Minutes Approval: Planning Committee Meeting minutes from 3/21/2019

Committee Business:

1. Review and discuss Economic Development chapter of the Comprehensive Plan update.
2. Discuss Shoreline Master Program.
3. Other planning topic discussions.

Adjournment

The City of Vader is an equal opportunity provider. If you have special needs, please contact us in advance of the meeting so we can make special arrangements. 360-295-3222 office

CITY OF VADER

PLANNING COMMITTEE MEETING

317 8th Street
VADER, WA 98593
(360) 295-3222

LOCATION: Vader City Hall
DATE: March 21st, 2019
TIME: 6:00 p.m.

PLANNING COMMITTEE MEETING MINUTES

Call to order: 6:09 p.m.

Roll Call: Deputy Clerk, Tammy Brendicke

In Attendance	Absent Excused	Absent Unexcused	Name/Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scott Gross, Chairman
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Teresa Holder, Chair Pro-tem
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ken Asher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Victoria Parsons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tom Carrothers

Pledge of Allegiance: Scott Gross

Agenda:

Action-----I move to approve the Planning Committee Meeting Agenda for 3/21/2019 as written.

Motion Submitted by: Victoria Parsons
2nd the motion: Teresa Holder
Vote: unanimous, 3-0/ Motion carried

Minutes:

Action-----I move to approve the minutes for the Planning Committee Meeting held on 1/17/2018 as written.

Motion Submitted by: Victoria Parsons
2nd the motion: Teresa Holder
Vote: unanimous, 3-0/ Motion carried

Committee Business:

1. The Committee discussed the need to select a Chairperson for the Committee for 2019.
Teresa Holder nominated Scott Gross and Victoria Parsons seconded the nomination. No other nominations were made. All three members present voted in support of Mr. Gross continuing to be the Chairman.
2. The Committee discussed with City Planner, Gary Cooper, comments regarding their review of the goals and policies. Various topics discussed include increasing zoning for Multi-family housing, expanding the UGA towards the freeway, annexing procedures.

Action-----I move to approve the Vader vision statements and goals from the December 2018 Comprehensive Plan draft with suggested additions.

Motion Submitted by: Victoria Parsons
2nd the motion: Teresa Holder
Vote: unanimous, 3-0/ Motion carried

Action-----I move to adjourn the meeting.

Motion Submitted by: Teresa Holder
2nd the motion: Victoria Parsons
Vote: unanimous, 3-0/ Motion carried

Meeting Adjourned:

7:16 p.m.

Approved by:

Committee Chairman

Attest:

City Clerk/Treasurer

IX. ECONOMIC DEVELOPMENT ELEMENT

A. City-wide Priority

The City continues to regard economic development as its number one priority. To ensure Vader's long-term prosperity depends on attracting businesses, providing job opportunities, and developing tourism.

Economic Strategies

Throughout the development of this Comprehensive Plan the Vader Planning Committee sought input from citizens and economic development specialists to provide guidance on the selection of goals and priorities and potential funding sources for economic development projects. For example, on October 2, 2018, the Planning Committee conducted a workshop with the Vader Community to solicit ideas from the community about (among other things) what they would like to see for Vader's economic future. Comments ranged from the very general, such as "bring in new businesses," to specific ideas, such as establishing a farmer's market. This input was used to develop updates to the City's Goals and Policies section of this chapter.

In addition, the Planning Committee met with a representative from the Lewis Economic Development Council to learn of potential grant opportunities and to hear of examples of economic development projects that the City might want to focus on in the development of its own goals and priorities.

Population Growth Trends

As has been noted in the Population and Land Use Element, while Vader's growth rate was around 18% between 1990 and 2000, that growth rate has slowed and even declined slightly in recent years. However, current projections do anticipate future growth, based in part on Countywide growth patterns as well as the City's imminent completion of a sewer upgrade and expansion.

Starting from the City's current population of 615, projections by the Lewis County Planned Growth Committee forecast a population for Vader and its Urban Growth Area of 885, by 2025. Recent projections from the work done for the City's Wastewater Treatment Plant Amendment (2015) project a 2% growth rate, yielding an estimated population of 1,017 by 2037.

Vader is currently planning for future economic growth by upgrading and expanding the capacity of the City's sewer system. With these improvements - expected to be completed within the next 2-3 years - it is anticipated that access to sewer will provide an incentive not only for expanded population (residential) growth, but also for commercial and industrial uses that rely on an available sewer connection.

Countywide Trends

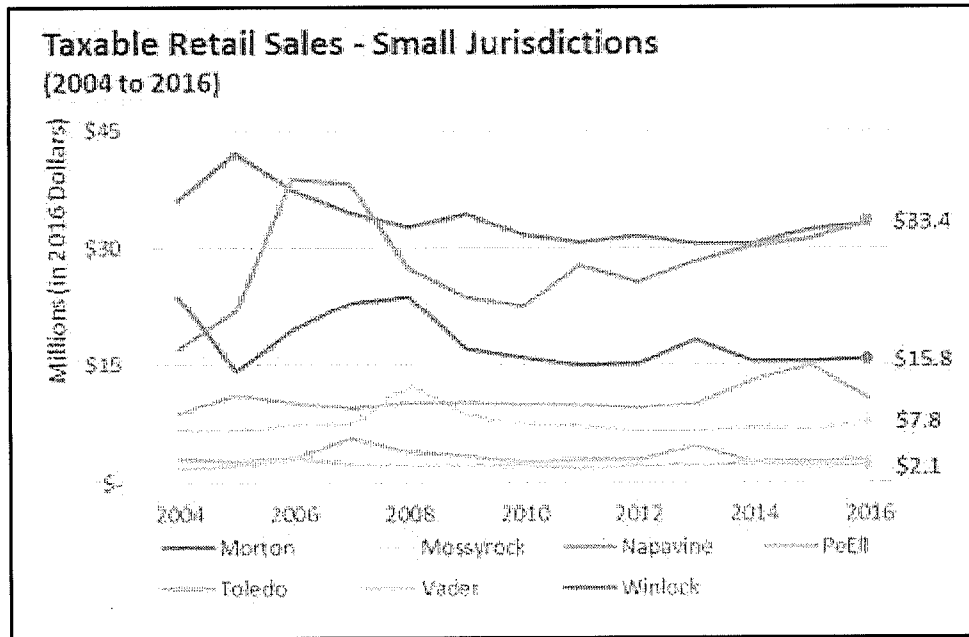
Lewis County’s population was estimated to be 76,890 in 2016, up from 56,025 in 1980 and 62,900 in 1993. Presently, roughly half of the population lives outside cities and Urban Growth Areas. Between 2000 and 2015 the County’s growth rate has been less than 1 percent (.07). With the exception of Napavine, which grew by 1.6 percent, cities within the County grew at a comparable rate to the County as a whole.

Current Economic Profile

The City of Vader does not currently have a variety of businesses to provide employment for its citizens or tax revenues that would enhance the City’s ability to provide basic services. As of 2019, there are only four businesses that conduct retail sales, a restaurant, a small market, a mini storage facility, and non-profit thrift store.

According to information published in Lewis County’s Comprehensive Plan, Vader currently ranks with Pe Ell at the bottom of the list for all small communities in Lewis County for sales tax revenues generated from businesses:

Taxable Retail Sales¹



Taxable retail sales includes transactions subject to the retail sales tax, including sales by retailers, the construction industry, manufacturing and other sectors. The above graph indicates that Vader’s taxable retail sales remained relatively flat between 2004 and 2016, coming in at about \$2.1 annually. The Washington Department of Revenue’s tally for 2017, however, shows an increase to a little over \$2.5 million. While this

¹ Lewis County 2017 Comprehensive Plan – Economic Development Chapter.

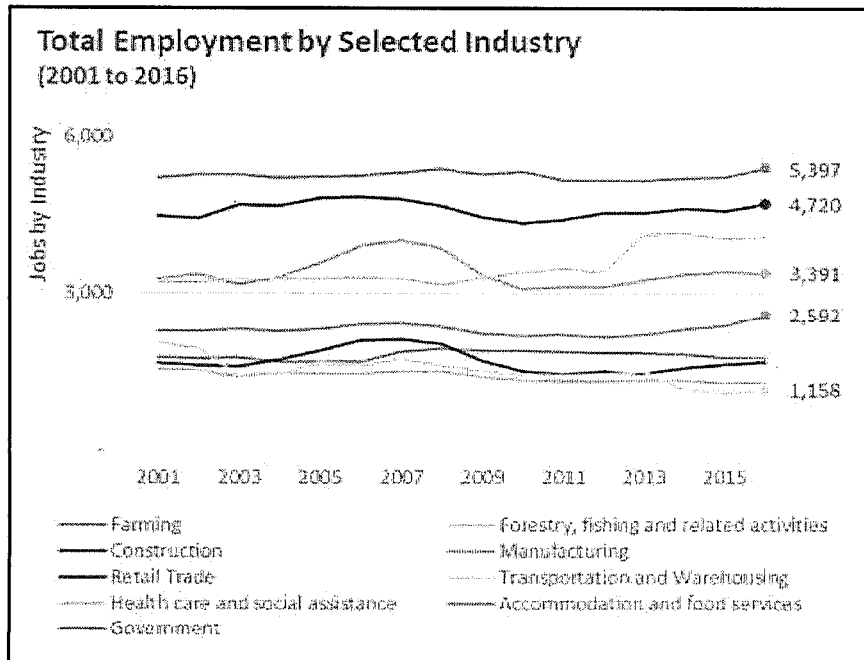
represents a welcome increase in local retail sales, the actual amount of sales tax revenue this represented for the City of Vader after deducting the state and county portions of the is distribution of revenues was only \$27,707.²

Although the cities of Napavine and Morton are better situated relative to their proximity to transportation routes that provide commercial activity from travelers and tourists, the per capita sales tax revenues for these cities is disproportionate relative to their population when compared to Vader. While Vader’s population is about 1/3 the size of Napavine (population 1,900) and ½ the size of Morton (population 1,200), Vader’s taxable retail sales are only around 7% of what each of these communities sees on an annual basis. According to the Washington State Department of Revenue, the City of Napavine collected \$386,481 in sales tax revenue in 2018. Vader’s long-term objective is to increase its annual taxable retail sales to a level that is more on par with surrounding communities by developing strategies that will attract more business. Not only will this result in more revenues to the City to conduct provide essential services, but it will provide employment opportunities to benefit current residents and to attract future residents.

Employment

The best current information on employment trends is found in the Lewis County Comprehensive Plan summary of employment by industry. Although this data includes industries that are typical of rural areas, there is useful information about the general industry profiles that can be applied to cities, including Vader:

Total Employment by Selected Industry³



² As compiled and published by the Washington State Department of Revenue.

³³ Lewis County Comprehensive Plan Economic Development Element.

Although government and farming are not particularly relevant to Vader's economic potential, several other classes of industry that have shown growth in the County as a whole also hold potential for Vader's future growth. Between 2001 and 2016, In the areas of healthcare and social assistance, Lewis County has seen an increase of 871 jobs, an increase of 239 jobs in retail, and an increase in food services of 334 jobs. There is no reason that Vader cannot also attract these types of industries.

In its deliberations and interactions with the public, the Planning Committee has sought out ideas for expanding the number and variety of businesses in the community. Ideas ranging from developing a farmer's market, cottage industries, and a local co-op have been incorporated into this Comprehensive Plan. In addition, community amenities have been incorporated that, by making Vader more attractive as a community, can also make it more attractive for businesses to locate here. Included among these amenities are ideas such as a community garden, and adult education center and a community library. Finally, the Planning Committee has made it a policy in this Plan to work to develop business-friendly policies to attract commercial activity.

Opportunities

Several discussions surrounded the identification of opportunities that are available to the city. Vision statements focus upon self-reliance and the improvement of the city's quality of life. Those who attended public meeting found many opportunities that may be useful as the city works with its facilities, with other local and state agencies and with the community at large to meet its desired goals. The identified opportunities were not ranked or placed in priority and are shown below.

Location

The city is centrally located. Within ten to fifteen minutes there is access to regional shopping areas such as Longview/Kelso area and the Centralia/Chehalis area. The metropolitan areas of Portland, Oregon and Vancouver, Washington are an hour away to the south. The Olympia area is only about an hour away to the north.

Natural resources

- The area is surrounded by forestry activities.
- There are abundant fishing and housing resources.
- The area has natural scenic beauty.
- The Cowlitz River provides water, fish and wildlife resources.
- Olequa Creek provides, scenic, recreational, fish and wildlife resources.
- The City contains vacant land for development.
- There is a natural clay once used for fire brick.

Man-made Resources

- Vader has existing excellent water quality.
- Vader has existing sewer treatment capability and excess capacity.
- It is on the Seattle to Portland main rail line with a well used siding.
- City has a qualified police and city administrative staff.

- There are housing resources in the city.

Historic Resources

- Former Vader city jail building (needs restoration)
- Ben Olson house (first electricity in city)
- Several older homes of Victorian era
- Vader was listed an official "Ghost Town" as of 1995- but is no longer
- Fire department bell at city hall
- 1948 Fire truck (not currently in use)

B. Economic Development Goals and Policies

Statewide Goals

As part of the city planning process the City Planning Committee reviewed all thirteen of the State Goals. Each time a portion of the city planning program was determined to accomplish an applicable goal the state goal is identified along with the implementing City Goals and Policies. The following goal is considered accomplished by this portion of the city planning process.

Statewide Goals # 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, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

In its regularly scheduled meetings the Planning Committee compared the above statewide goal with concerns identified from public meetings, city vision statements and suggested goals and policies. After considering information on the city's growth, housing needs, urban growth areas public facility capacities and other concerns. The Planning Committee determined that the State Goal may be implemented by the following City Goals and Policies.

City of Vader Economic Development Goals

Goal ED-1: To preserve the city's role as an historic gateway to the forest.

Goal ED-2: To be more self reliant and self-supporting by improving its community economic base and facilities for commerce and transportation.

Policy ED-2.1 The city shall identify criteria for industrial and commercial development and designate sites for use consistent with its comprehensive plan and economic development strategy.

Policy ED-2.2 The city shall consider regional forestry and tourism related to forestry and natural resources primary targets for its economic development strategy.

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Policy ED-2.3 The City of Vader shall work with the Lewis County Economic Development Council to develop a south Lewis County development strategy.

Policy ED-2.4 Facilitate the overall quality of life and economic opportunities for its residents, the City will pursue improvements such as a Community Garden, and Adult Education Center and a Community Library.

Policy ED-2.5 The City will work to develop business-friendly policies to attract commercial activity and increase revenues to the City through increased property and sales tax income.

Policy ED-2.6 The City will work toward creating a Farmer's Market, Cottage Industry businesses and a community Co-Op.