

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

Adopt Ordinance 1337 to amend the Lewis County Comprehensive Plan and Associated Zoning Map Designations))))	ORDINANCE 1337
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WHEREAS, RCW 36.70A.040 requires Lewis County to plan under and in accordance with the Growth Management Act; and

WHEREAS, RCW 36.70A.130 requires that comprehensive plans be subject to continuing review and evaluation by each county at a frequency no more than once every year; and

WHEREAS, RCW 36.70A.130 requires comprehensive plan changes to be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained; and

WHEREAS, RCW 36.70A.040 requires adoption of development regulations consistent with comprehensive plans; and

WHEREAS, in the year 2022, the Lewis County Planning Commission reviewed the proposed amendments to the Lewis County Comprehensive Plan map and associated zoning map designations as shown in Exhibit A; and

WHEREAS, staff provided notice for public hearings before the Lewis County Planning Commission on the proposed amendments in the manner prescribed in Chapter 17.05 and 17.12 LCC on June 9, 2022, July 7, 2022, August 4, 2022, and August 11, 2022; and

WHEREAS, the Lewis County Planning Commission held public hearings on the proposed amendment shown in Exhibit A on June 28, 2022, July 17, 2022, July 26, 2022, and August 23, 2022; and

WHEREAS, following the public hearings, the Planning Commission deliberated and determined that all but one of the proposed the amendments met the intent and requirements of the Growth Management Act, were consistent with the Lewis County Comprehensive Plan and Countywide Planning Policies, and were in accordance with the public interest. Planning Commission determined that the proposal to amend the City of Chehalis urban growth area for Assessor’s tax parcel number 017904002002, known as the Breen property, was not in the public interest; and

WHEREAS, on September 14, 2022 the Planning Commission signed a Letter of Transmittal recommending approval of six of the proposed amendments and recommending rejection of one of the proposed amendments, as shown in Exhibit A; and

WHEREAS, on October 18, 2022, the Lewis County Board of County Commissioners (BOCC) passed Resolution 22-### to hold a public hearing on Ordinance 1337 and directed the Clerk of the Board to provide notice of the hearing; and

WHEREAS, the BOCC held a duly noticed public hearing on the proposed amendments to the Lewis County Comprehensive Plan and associated zoning map designations on November 1, 2022, recessed the hearing and continued to November 8, 2022; and

WHEREAS, the BOCC finds Lewis County Planning Commission’s recommendation, Exhibit A, to approve six and reject one amendment to the Lewis County Comprehensive Plan map and associated zoning map designations, to be in the best interest of the public.

NOW THEREFORE BE IT RESOLVED the BOCC finds the proposed amendment to the City of Chehalis urban growth area for parcels listed below, known as the Westlund-Enbody property, meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 2; and

Name	Assessor’s Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Chehalis Westlund-Enbody	017873003000 017880001003 017880001001 017880001002 017846003006 017846001006 017846003002 017846001005 017874001000	Urban Growth Area	City – Urban Growth Area

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment to the City of Centralia urban growth area for parcels listed below meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 3; and

Name	Assessor’s Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Centralia	021586003005 021586003001 010592007000 010592006001 010592008003 021586004000 021586003006	Urban Growth Area	City – Urban Growth Area

	010592005000 010592004000 010592003000 010592002000 010592001000 021587001000 021589005000 021589004002 021589004001		
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NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment for parcels listed below, known as the Mineral Lake YMCA rezone, meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 4; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Mineral Lake YMCA	038931011001	Other Rural Land	Master Planned Resort (MPR)
	038931011002		
	038931011003		
	038931011004		
	038931011005		
	038931011035		
	038931011006		
	038931011036		
	038931011007		
	038931011037		
	038931011008		
	038931011038		
	038931011009		
	038931011039		
	038931011010		
	038931011011		
	038931011012		
	038931011013		
	038931011040		
038931011041			
038931011042			
038931011043			
038931011015			
038931011016			
038931011017			
038931011018			
038931011019			

	038931011020 038931011021 038931011022 038931011023 038931011024		
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NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment for parcels listed below, known as the Good-Avapollo Mining Opt-in rezone, meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 5; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Good-Avapollo Mining Opt-in	017873003000 017880001003 017880001001 017880001002 017846003006 017846001006 017846003002 017846001005 017874001000	Mineral Resource Land	Mineral Resource Land (MRL)

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment for parcel listed below, known as the De Goede rezone, meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 6; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
De Goede	028519065005	Other Rural Land	Rural Development District 5 (RDD-5)

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment for parcel listed below, known as the Adna Grocery Store rezone, meet the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 7; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Adna Grocery Store	018752001000	Small Community	Small Town Mixed Use (STMU)

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC finds the proposed amendment to the City of Chehalis urban growth area for parcel 017904002002, known as the Breen property, is not in the public interest and hereby rejects the amendment to the Lewis County Comprehensive Plan and associated zoning designation, as shown in Exhibit A, Attachment 1; and

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Chehalis is required to place a conservation easement over the 100-year floodplain on all parcels added to the city's urban growth area associated with Westlund-Enbody UGA (Exhibit A, Attachment 2); and

NOW THEREFORE BE IT FURTHER RESOLVED that for parcels 038931011006, 038931011036, 038931011005, 038931011035, 038931011004, 038931011003, 38931011002, 038931011001, 038931011013, 038931011043, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, and 038931011020 (Lots 1-6, Lot 13 and Lots 15-20 of Record Survey recorded under Auditor File Number 3379875) of the MPR rezone associated with the Mineral Lake YMCA (Exhibit A, Attachment 4) the permitted uses specified in 17.20E.030(1) through 17.20E.030(9) LCC are limited to:

- a. Lodges, rental cabins, and appropriate support facilities for visitor-oriented accommodations, including caretaker accommodations;
- b. Recreational sport facilities and undeveloped recreational areas;
- c. Boat docks and marinas compatible with the Lewis County shoreline master program;
- d. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
- e. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county;
- f. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort; and
- g. Cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and craft centers, and interpretive centers.

All other uses permitted by 17.20E.030(1) through 17.20E.030(9) LCC are prohibited; and

NOW THEREFORE BE IT FURTHER RESOLVED that for parcels 038931011007, 038931011037, 038931011012, 038931011042, 038931011011, 038931011041, 038931011010, 038931011040, 038931011009, 038931011039, 038931011008, 038931011038, 038931011021, 038931011022, 038931011023 and 038931011024 (Lots 7-12 and Lots 21-24 of Record Survey recorded under Auditor File Number 3379875) of the MPR rezone associated with the Mineral Lake YMCA (Exhibit A, Attachment 4) the permitted uses specified in Lewis County Code 17.20E.030(1) through 17.20E.030(9) LCC are limited to:

- a. Recreational sport facilities and undeveloped recreational areas;
- b. Boat docks and marinas compatible with the Lewis County shoreline master program;
- c. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
- d. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county; and
- e. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort.

All other uses permitted by 17.20E.030(1) through 17.20E.030(9) LCC are prohibited; and

NOW THEREFORE BE IT FURTHER RESOLVED that if a Master Plan Resort development associated with the Mineral Lake YMCA, as described in Exhibit A, Attachment 4, is not approved through Master Plan Resort application and Binding Site Plan application within five (5) years of execution of this ordinance, the MPR overlay zone will expire and the zoning will revert to forest resource land of long-term significance (FRL) for all listed parcels. After the Binding Site Plan is approved, if the subsequent site development permit(s) schedules as described in the Binding Site Plan decision document are not met, or if the subsequent site development permits are not obtained within fifteen (15) years of execution of this ordinance, the MPR overlay zone will expire and the zoning will revert to FRL for all listed parcels. If either of the reverters in this paragraph occur, no uses will be permitted to start, persist, or exist in the affected zones unless consistent with FRL zoning (or its successor if renamed or amended in the future), as such zoning exists in the LCC at the time of reverter or when such use begins, whichever is later. If any use began and was consistent with the MPR overlay zone while it was in effect, but is inconsistent with the zoning change described in the preceding sentence, such use shall cease within six months. Nothing in this provision shall limit the BOCC's authority to extend schedules or amend the Lewis County Comprehensive Plan designation or zoning for the listed parcels subject to the MPR rezone.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

By: Civil Deputy Prosecuting Attorney

Lyndsey R. Pollock, DVM, Chair

ATTEST:

Sean Swope, Vice Chair

Rieva Lester, Clerk of the Board

F. Lee Grose, Commissioner