



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Ordinance 1337 Comprehensive Plan Map Amendments

Board of County Commissioners – Public Hearing

November 1, 2022



Hearing Schedule

- 10:00 a.m. – De Goede rezone, Adna Grocery Store rezone and Centralia UGA
- 11:00 a.m. – Mining Opt-in rezone

LUNCH

- 1:00 p.m. – YMCA rezone
- 3:00 p.m. – Chehalis Breen and Westlund-Enbody UGA
- 5:00 p.m. – *recess and continue*

No deliberation or final action today



BOCC is deciding ...

Is the use appropriate at the location?

A **use** is not a project

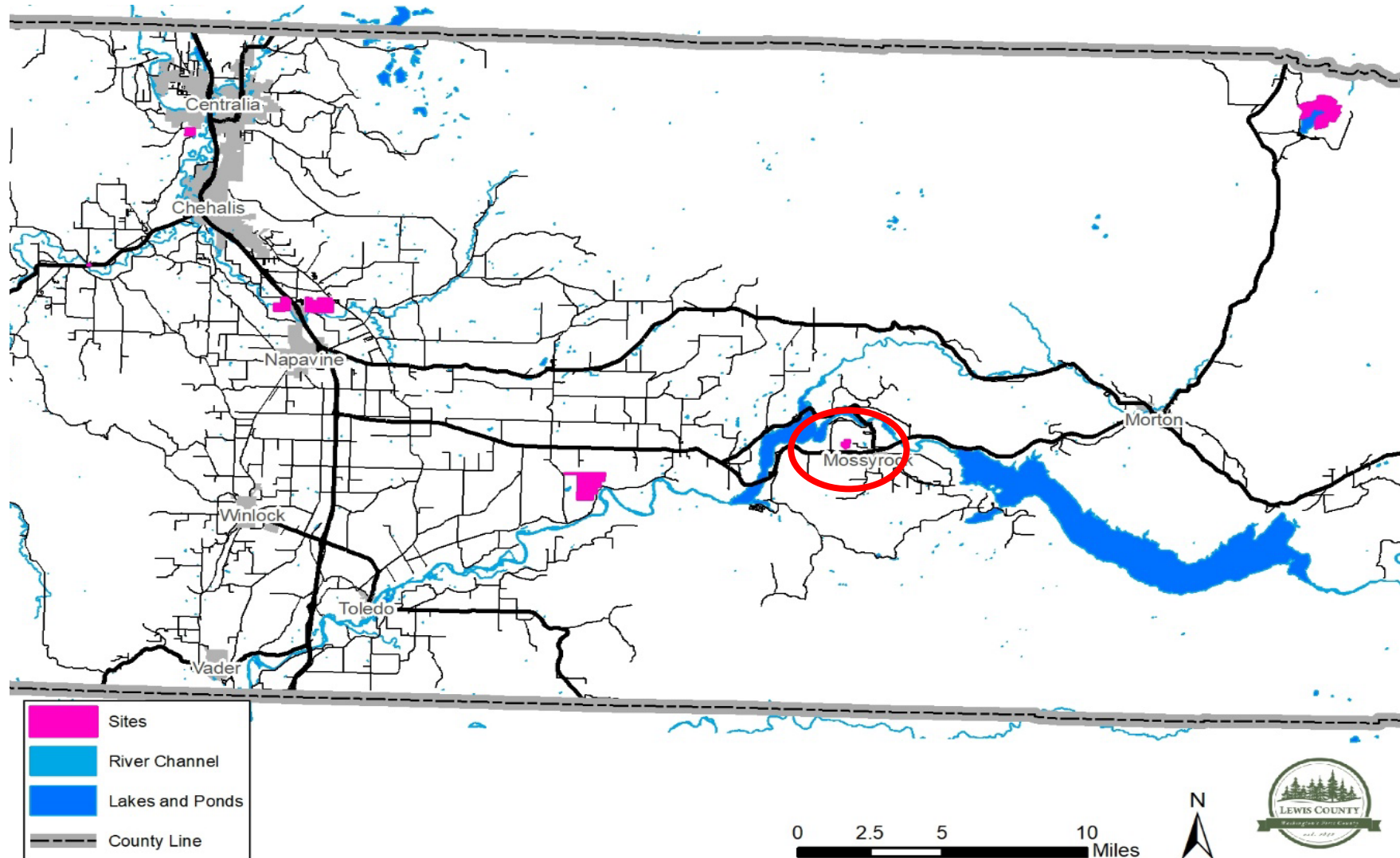
Use = multifamily residential

Project = 10 story apartment complex with on-site parking, storage units and pool

Use does not depend on who owns the site



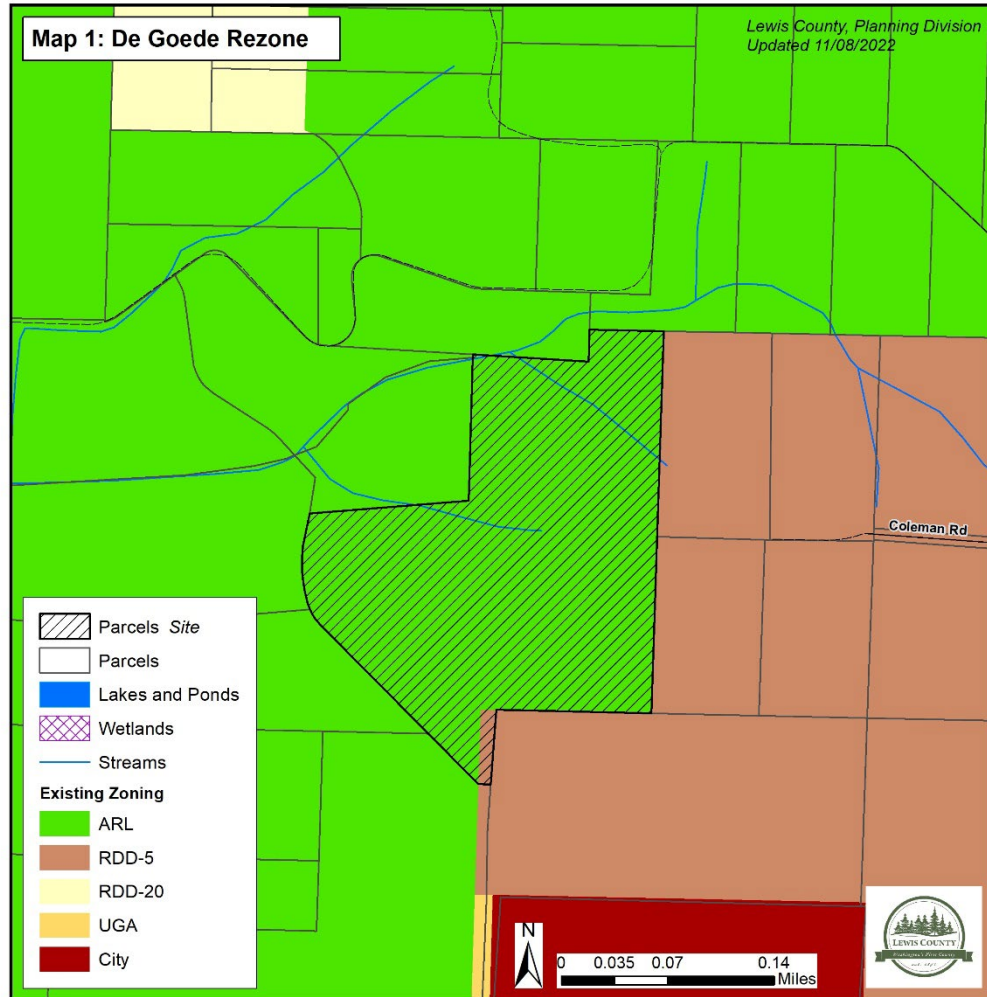
De Goede Rezone Proposal



November 1, 2022

Lewis County BOCC - Public Hearing

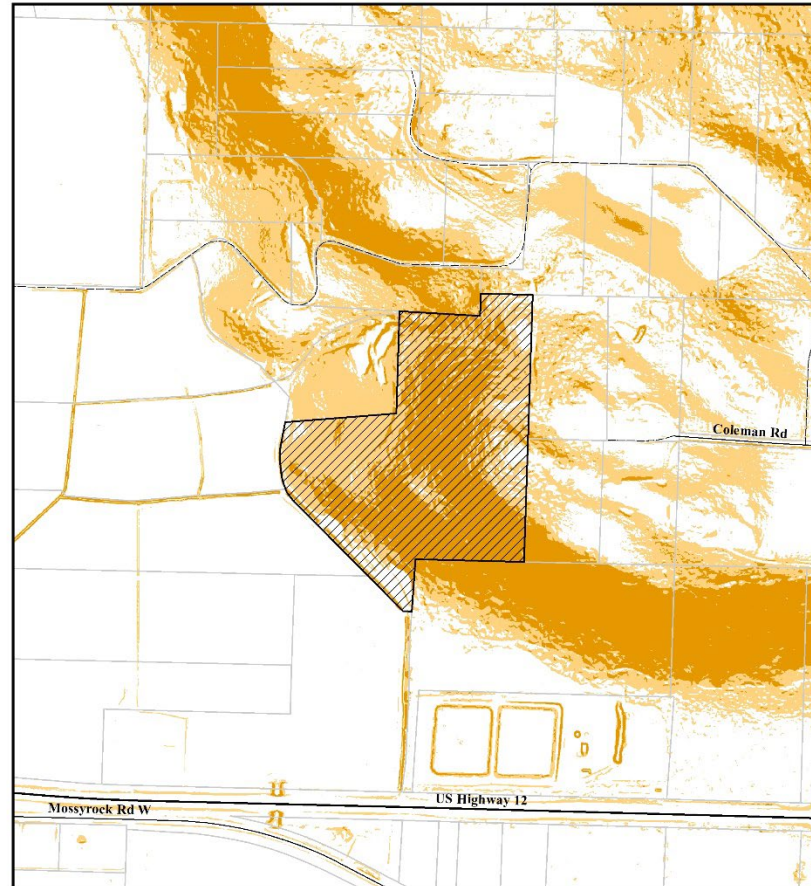
De Goede Rezone Proposal



- 27.5 acre site north of Highway 12 near Mossyrock
- Rezone Agricultural Resource Land (ARL) to Rural Development District 5 (RDD-5)
- Future use – unknown
 - RDD-5 allows single family residential – see LCC 17.42 Table 2 for a full list



De Goede Rezone Proposal

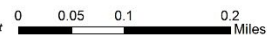


De Goede Rezone Proposal

- 15% - 35% Slopes
- +35% Slopes
- Site
- Parcels

Steep Slopes

Updated 07/15/2022
Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington South FIPS 4002
North American Datum 1983
North American Vertical Datum 1988 (Topography)



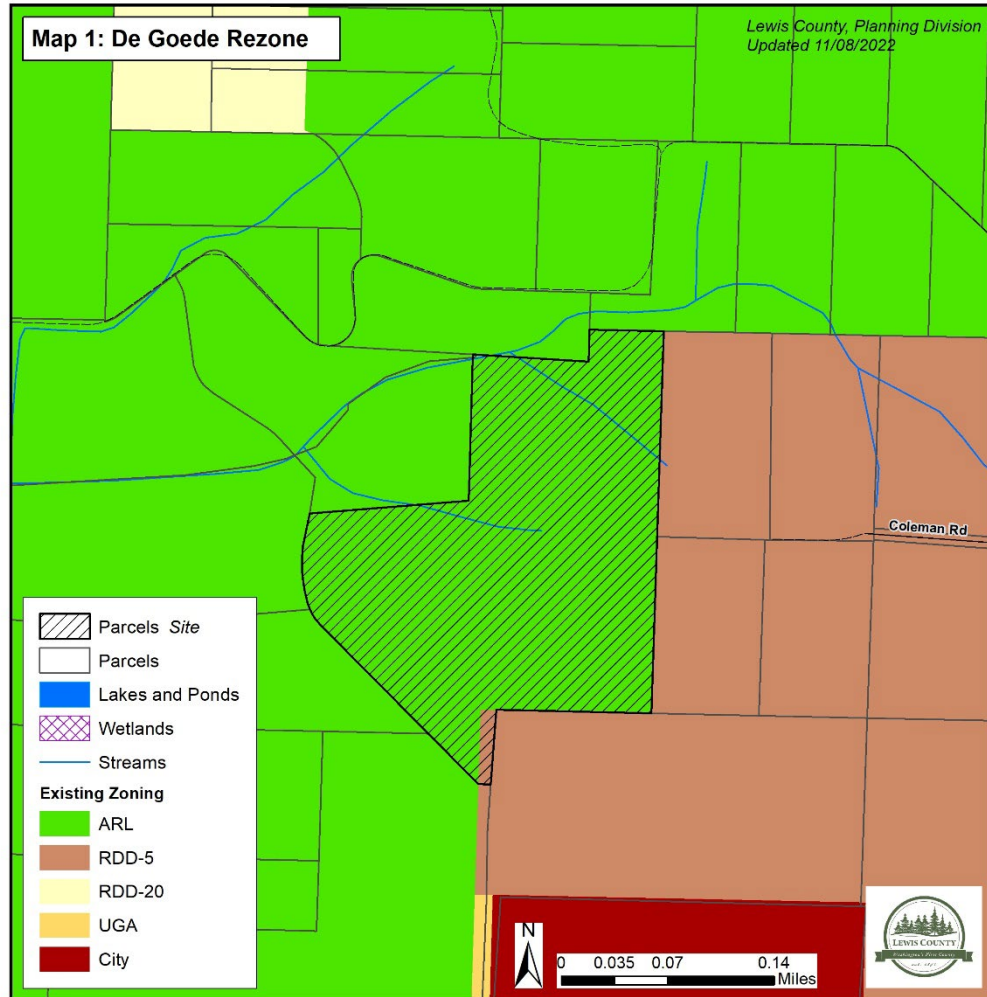
De Goede Rezone Proposal

Testimony

- None



De Goede Rezone Proposal



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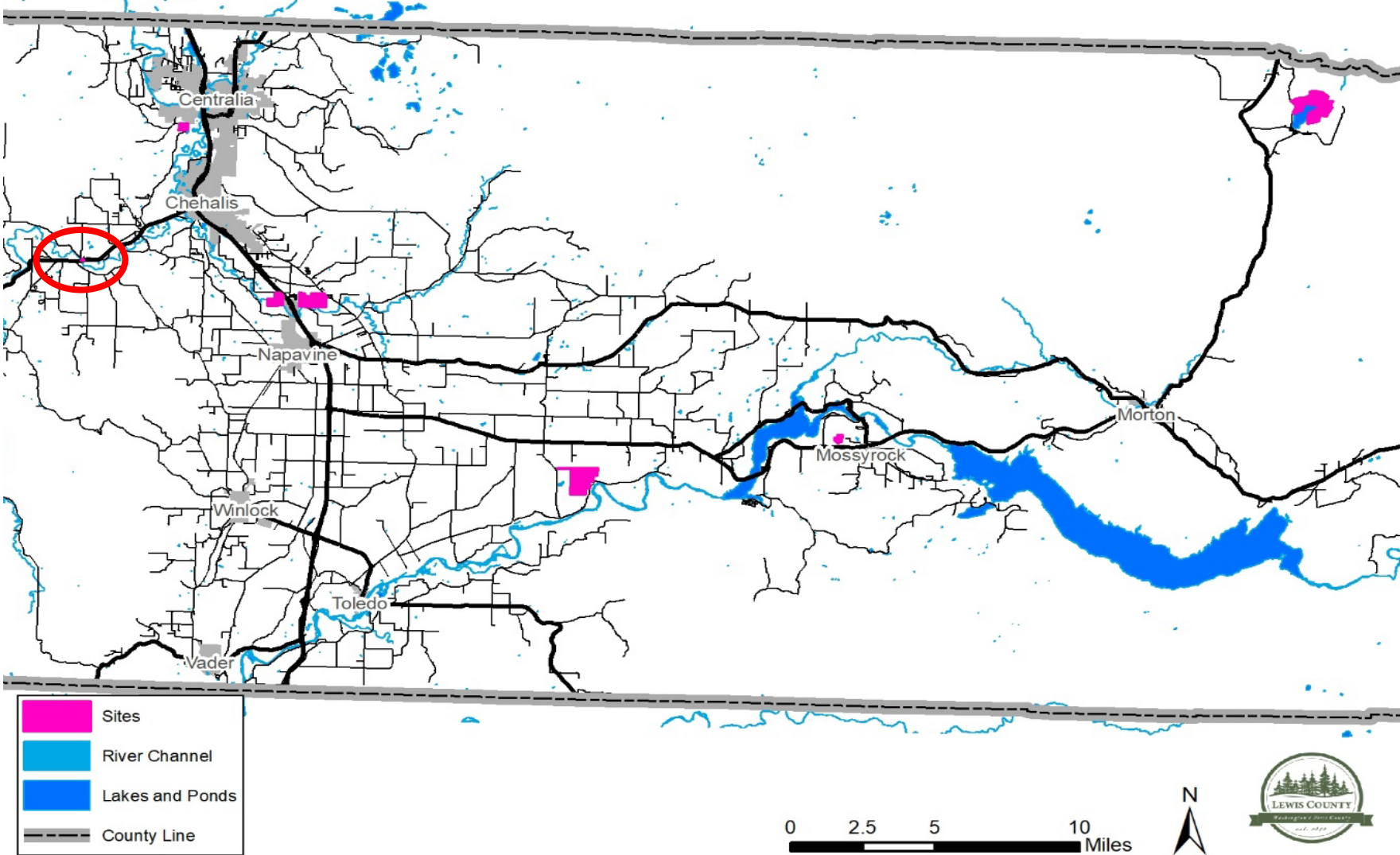
Public Testimony on De Goede Rezone



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Lewis County BOCC - Public Hearing

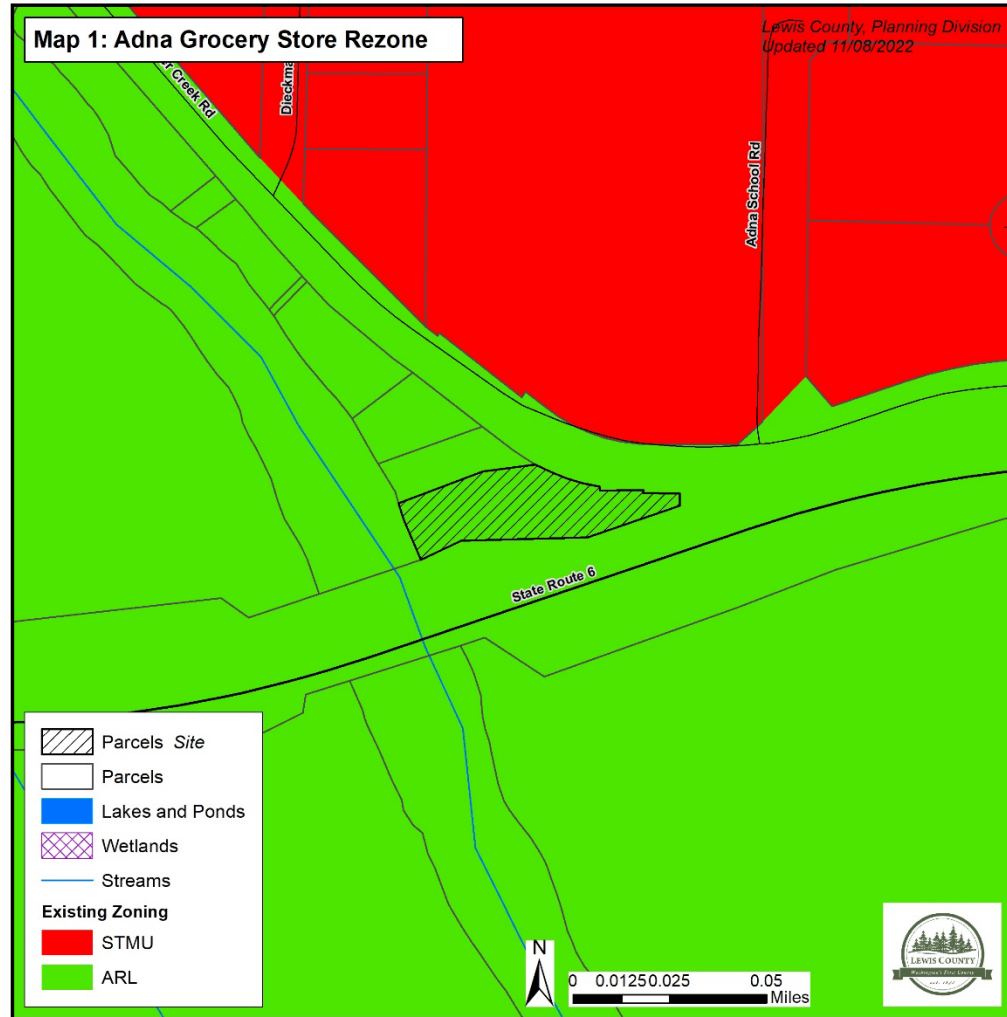
Adna Grocery Store Rezone



November 1, 2022

Lewis County BOCC - Public Hearing

Adna Grocery Store Rezone Proposal



- 0.74 acre site on Bunker Creek Rd in Adna
- Rezone Agricultural Resource Land (ARL) to Small Town Mixed Use (SMTU)
- Future use – add a restaurant
- 1995 Lewis County designated LAMIRDs
- SMTU is a LAMIRD
- LAMRID boundaries based on development patterns in 1995



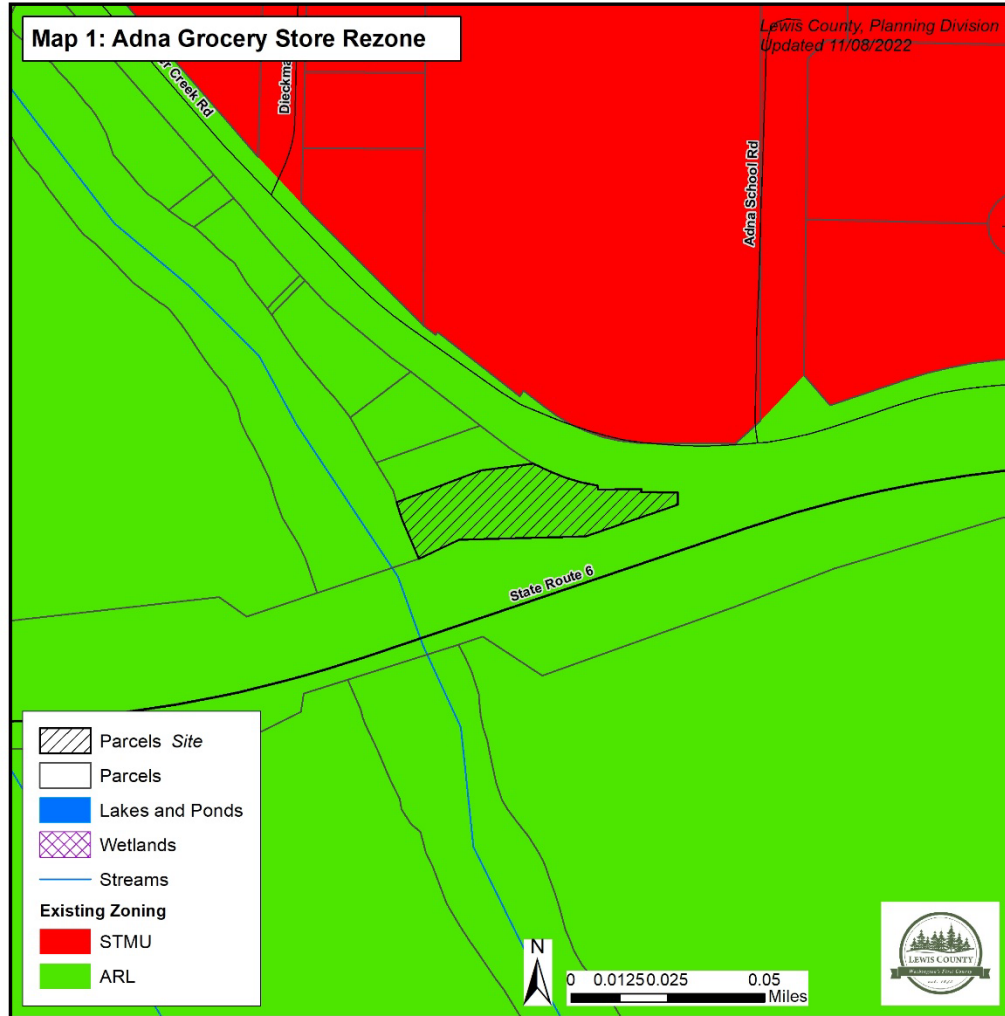
Adna Grocery Store Rezone Proposal

Testimony

- None



Adna Grocery Store Rezone Proposal



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Lewis County BOCC - Workshop

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Public Testimony on Anda Grocery Store Rezone

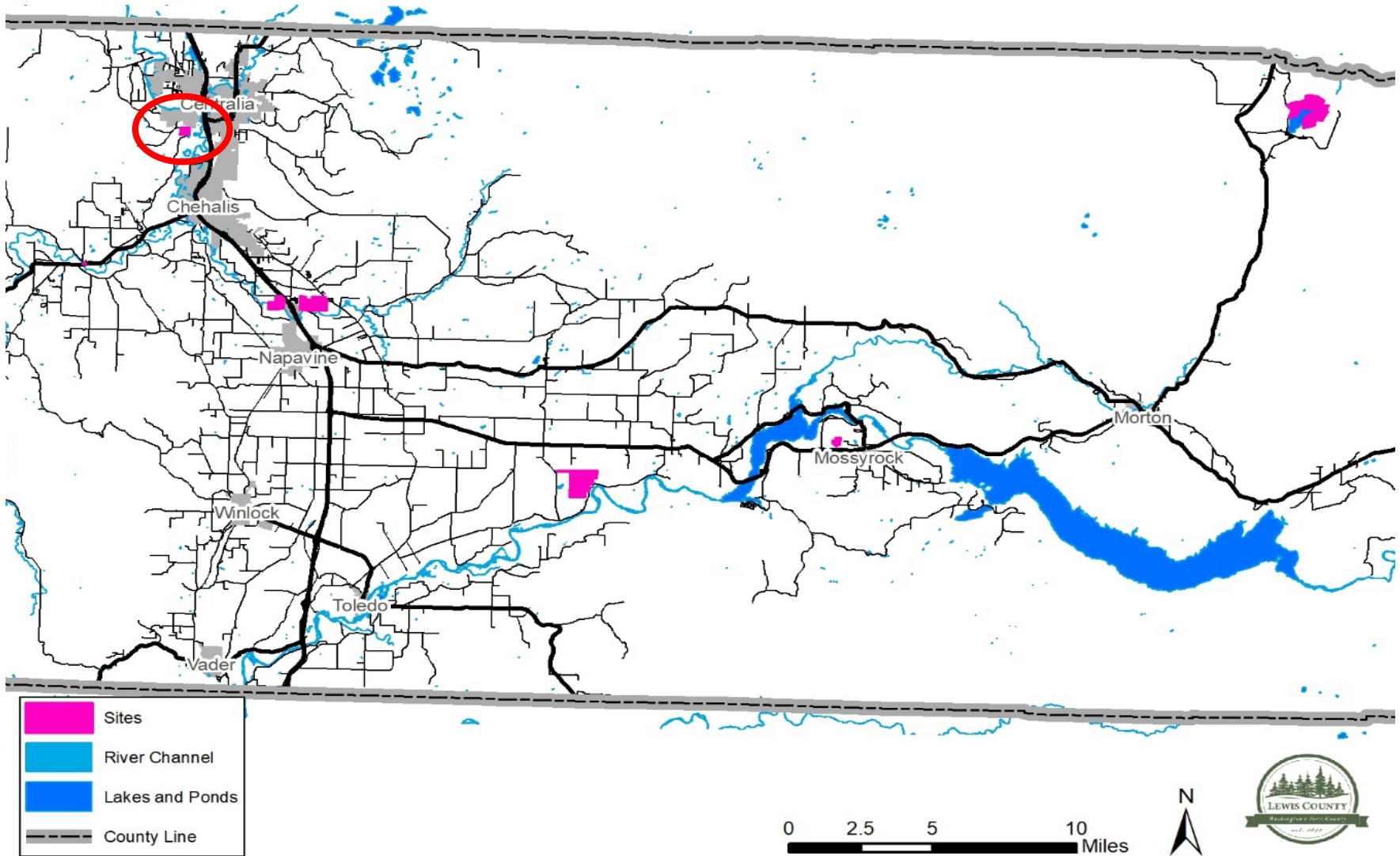


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Lewis County BOCC - Public Hearing

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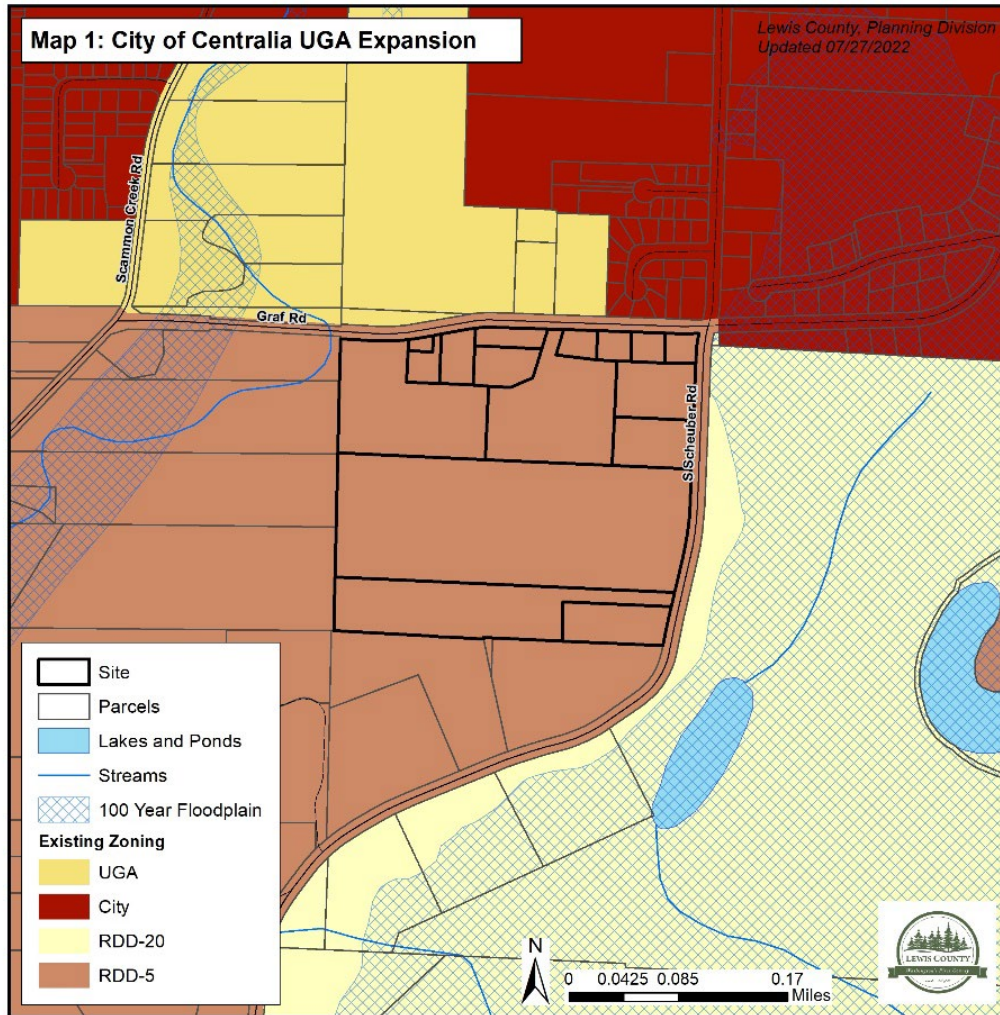
Centralia UGA Proposal



November 1, 2022

Lewis County BOCC - Public Hearing

Centralia UGA Proposal



- 45.17 acres, 16 parcels
- Bound on north by Graf/Military Road and east by Scheuber Road South
- Need to support 20-year population allocation of 10,905 dwelling units
- Future use is low density residential R4
- Site will provide 80 dwelling units

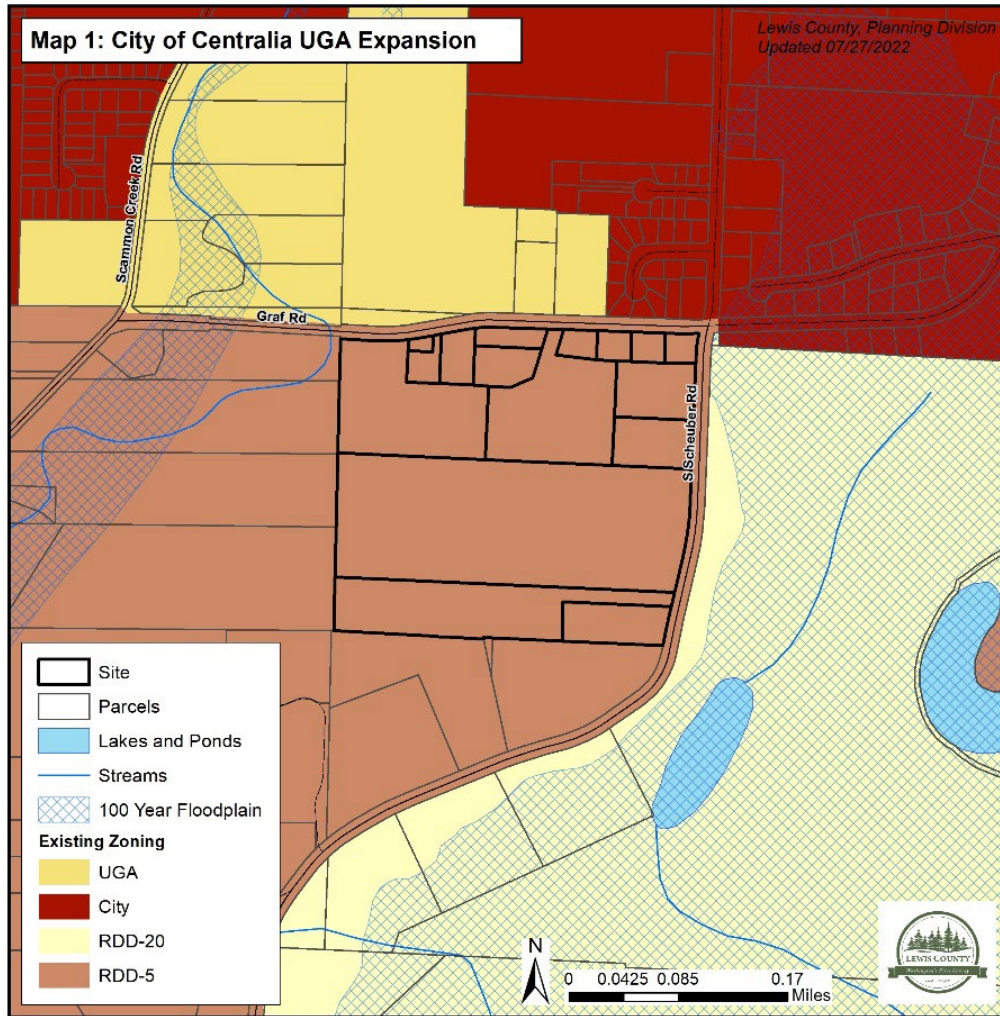
Centralia UGA Proposal

Testimony

- Petition signed by 54 people
- Adverse impacts to surrounding properties



Centralia UGA Proposal



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Public Testimony on Centralia UGA Proposal



November 1, 2022

Lewis County BOCC - Public Hearing

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Recess – 5 minutes

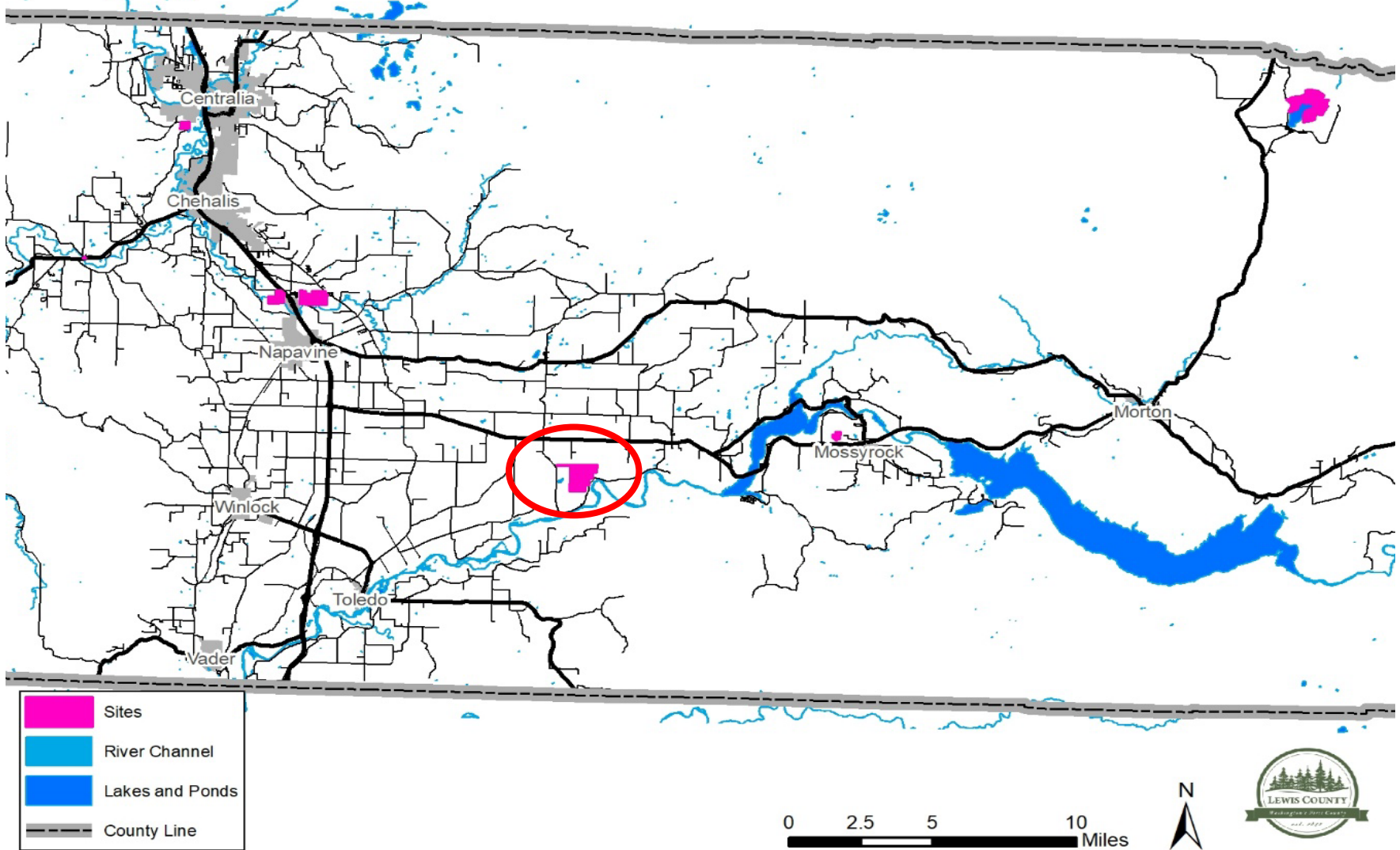


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Lewis County BOCC - Public Hearing

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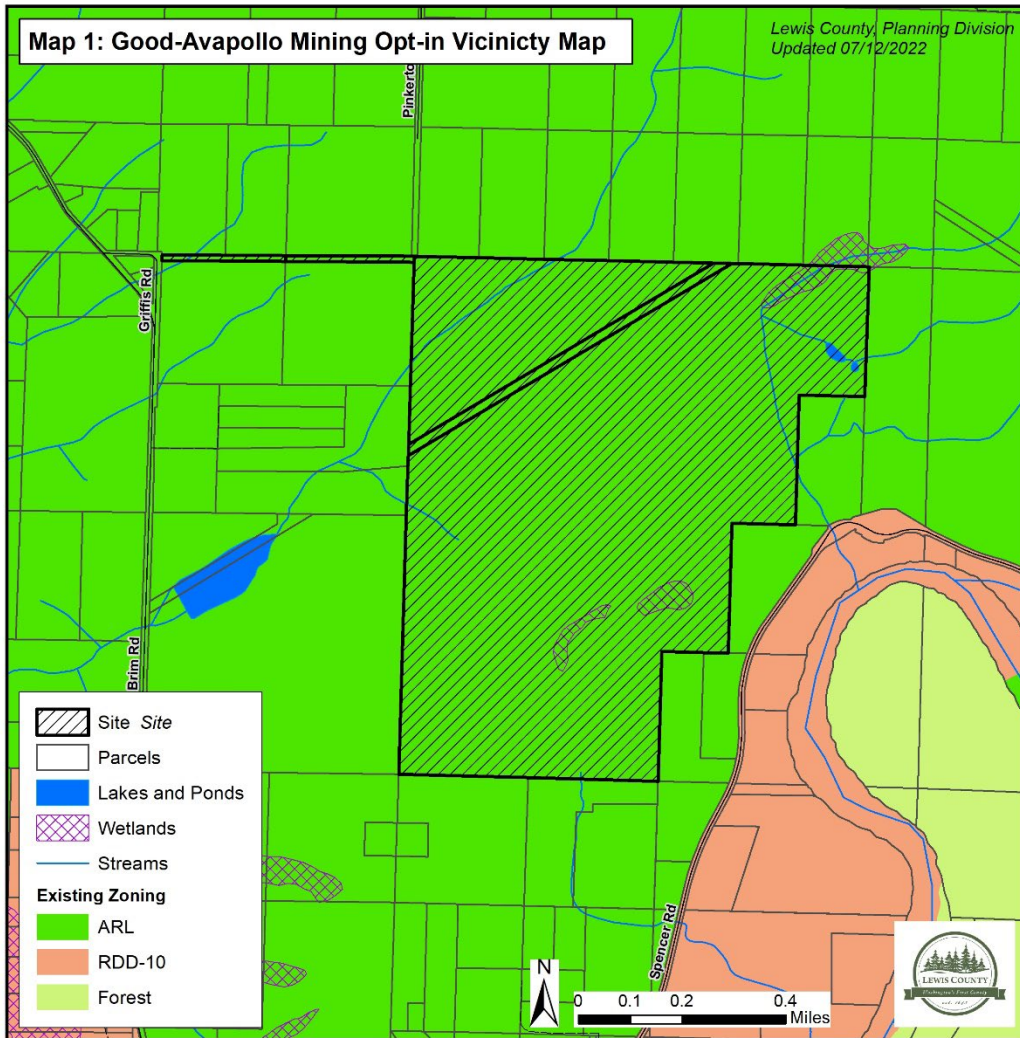
Mining Opt-In Rezone



November 1, 2022

Lewis County BOCC - Public Hearing

Mining Opt-in Rezone



- 443.5 acre site on Brim Road between Ethel and Salkum
- Rezone Agricultural (ARL) to Mineral Resource Land (MRL)
- Future use - mineral extraction



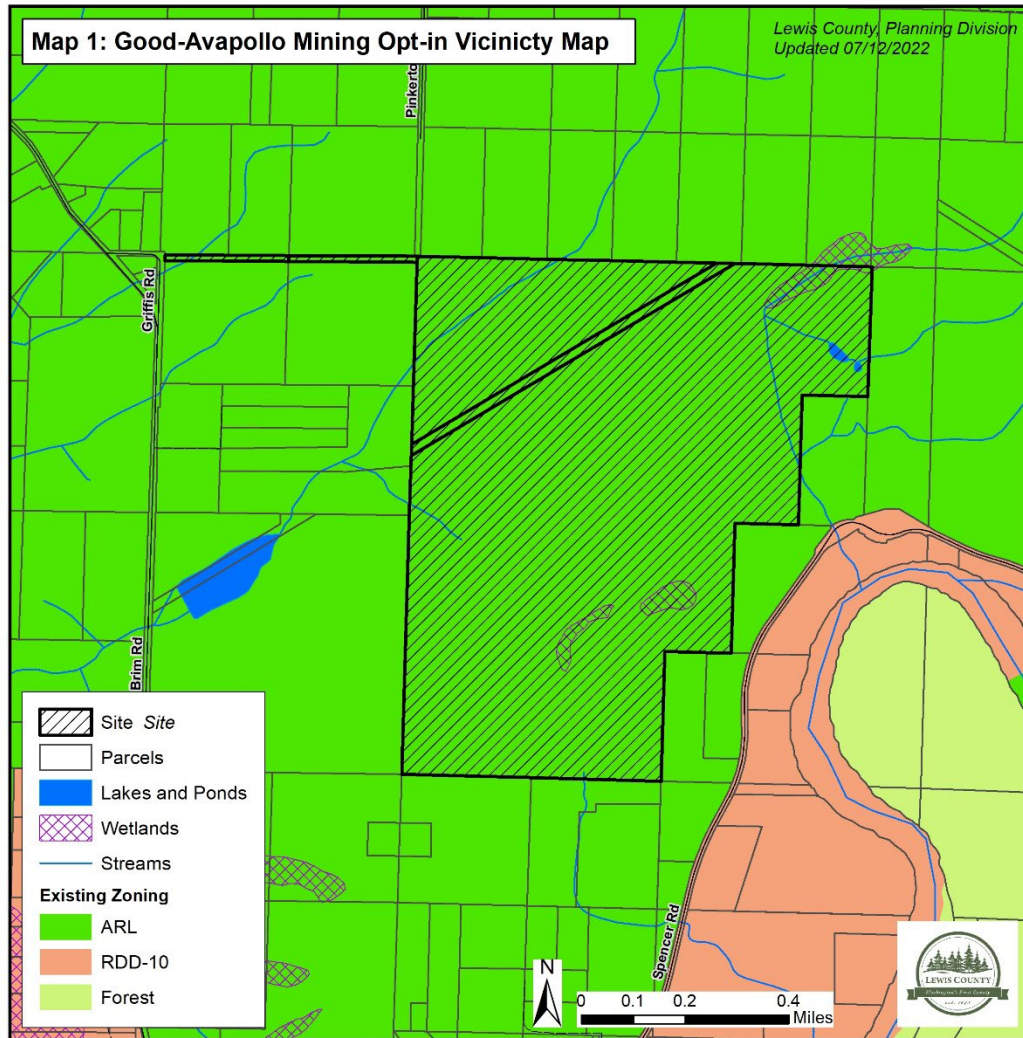
Mining Opt-In Proposal

Testimony

- Negative impact on ground water, wetlands and air quality



Mining Opt-in Rezone



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Public Testimony on Mining Opt-in Rezone Proposal



November 1, 2022

Lewis County BOCC - Public Hearing

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Recess – Lunch

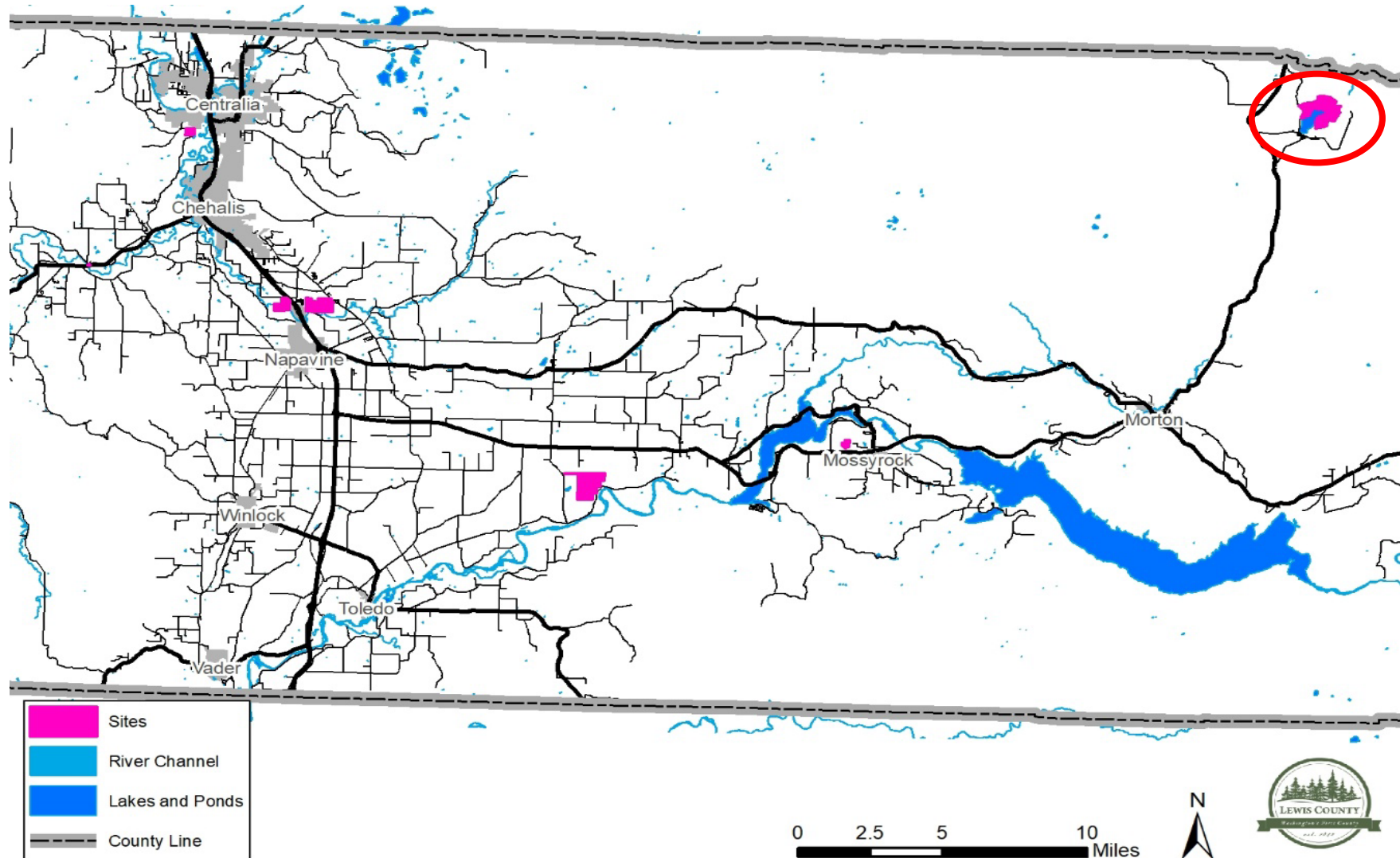


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Lewis County BOCC - Public Hearing

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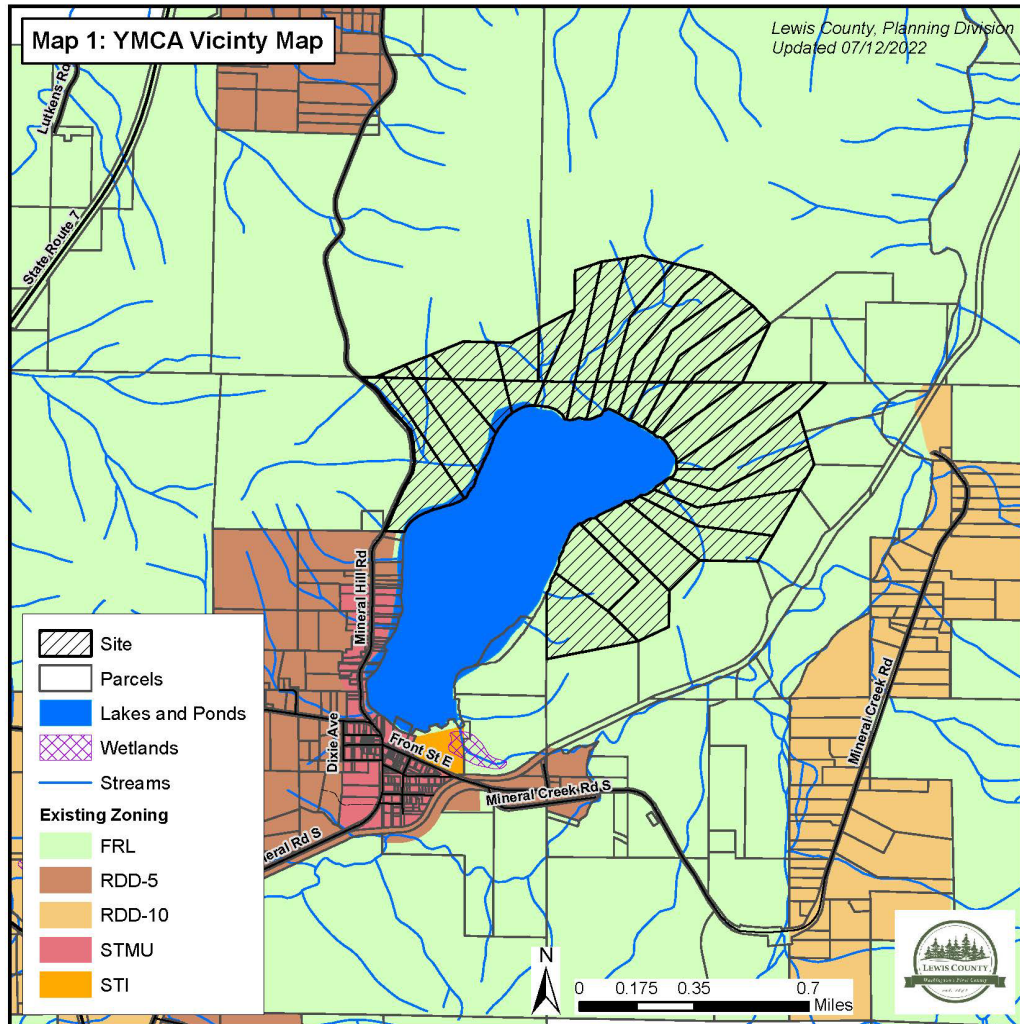
Mineral Lake YMCA Rezone



November 1, 2022

Lewis County BOCC - Public Hearing

Mineral Lake YMCA Rezone



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Overnight youth camp - 400 campers, 100 staff, cabins, tent sites, trails and dock
- SEPA determination required restricted uses and sunset provision



YMCA Rezone Proposal

Testimony

Support

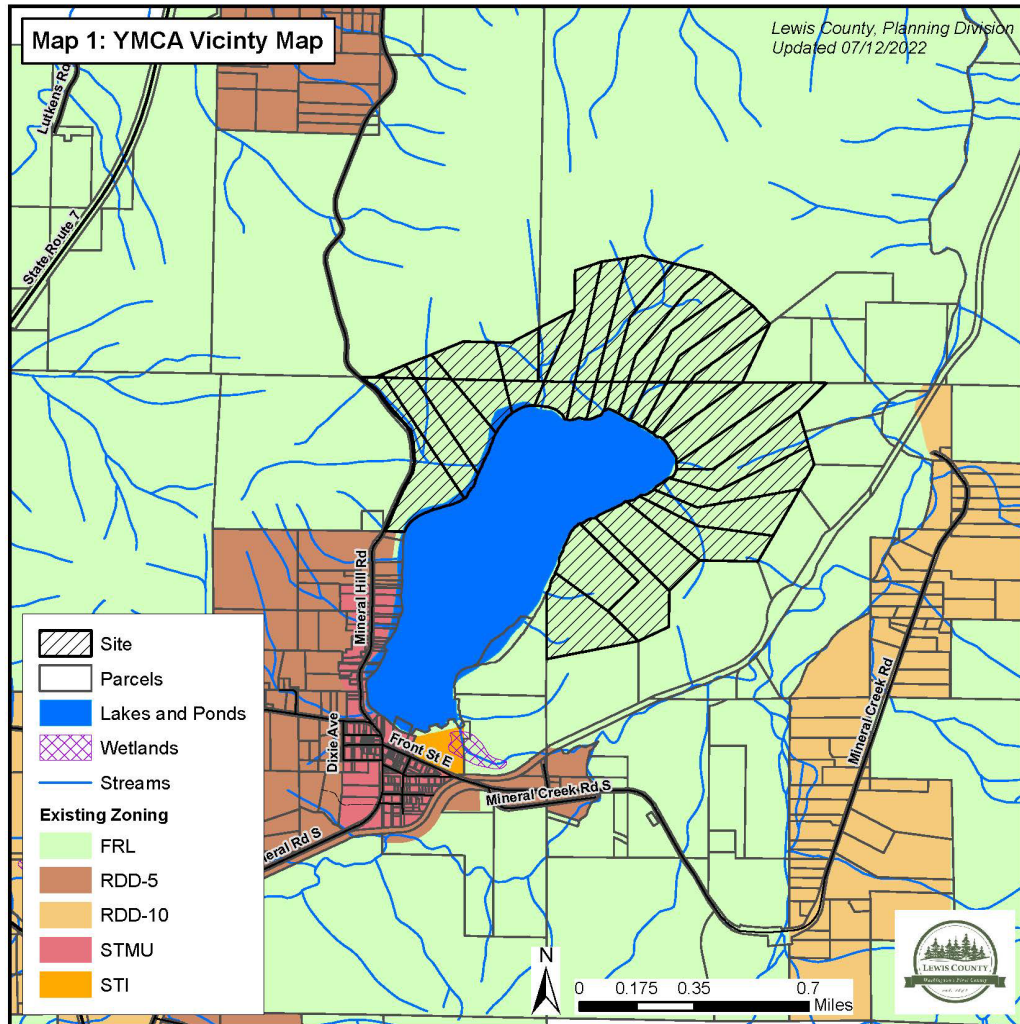
- Youth access to the outdoors
- Cultural and historic education
- Environmental education
- Economic benefits to community
- Enhanced recreation for community

Opposition

- Increased traffic on local roads
- Lack of sufficient fire and emergency services
- Insufficient sewer and water infrastructure
- Increased noise and pollution
- Negative impact on wildlife



Mineral Lake YMCA Rezone



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Overnight youth camp - 400 campers, 100 staff, cabins, tent sites, trails and dock
- SEPA determination required restricted uses and sunset provision

Public Testimony on YMCA Rezone Proposal



November 1, 2022

Lewis County BOCC - Public Hearing

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Recess – 5 minutes

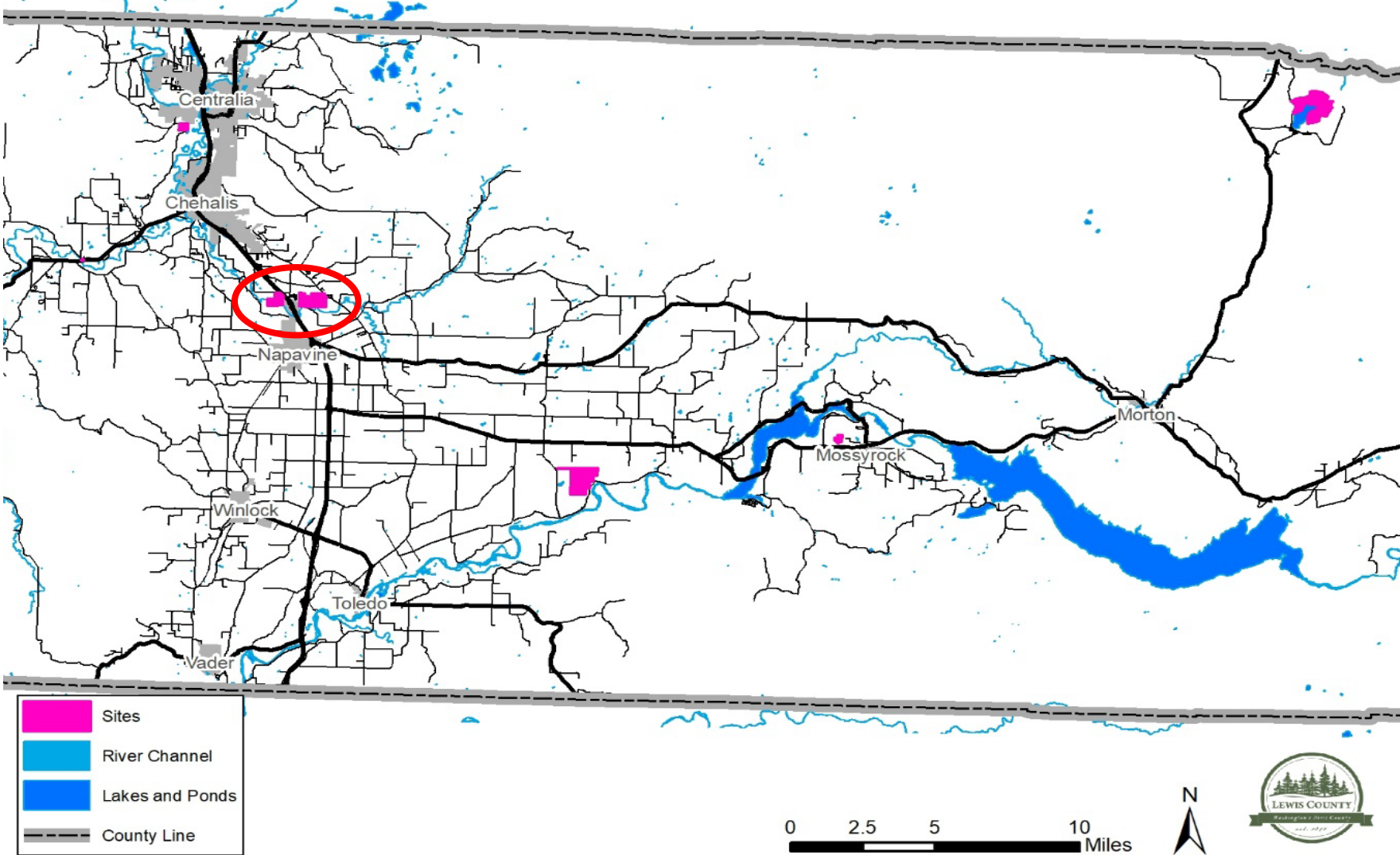


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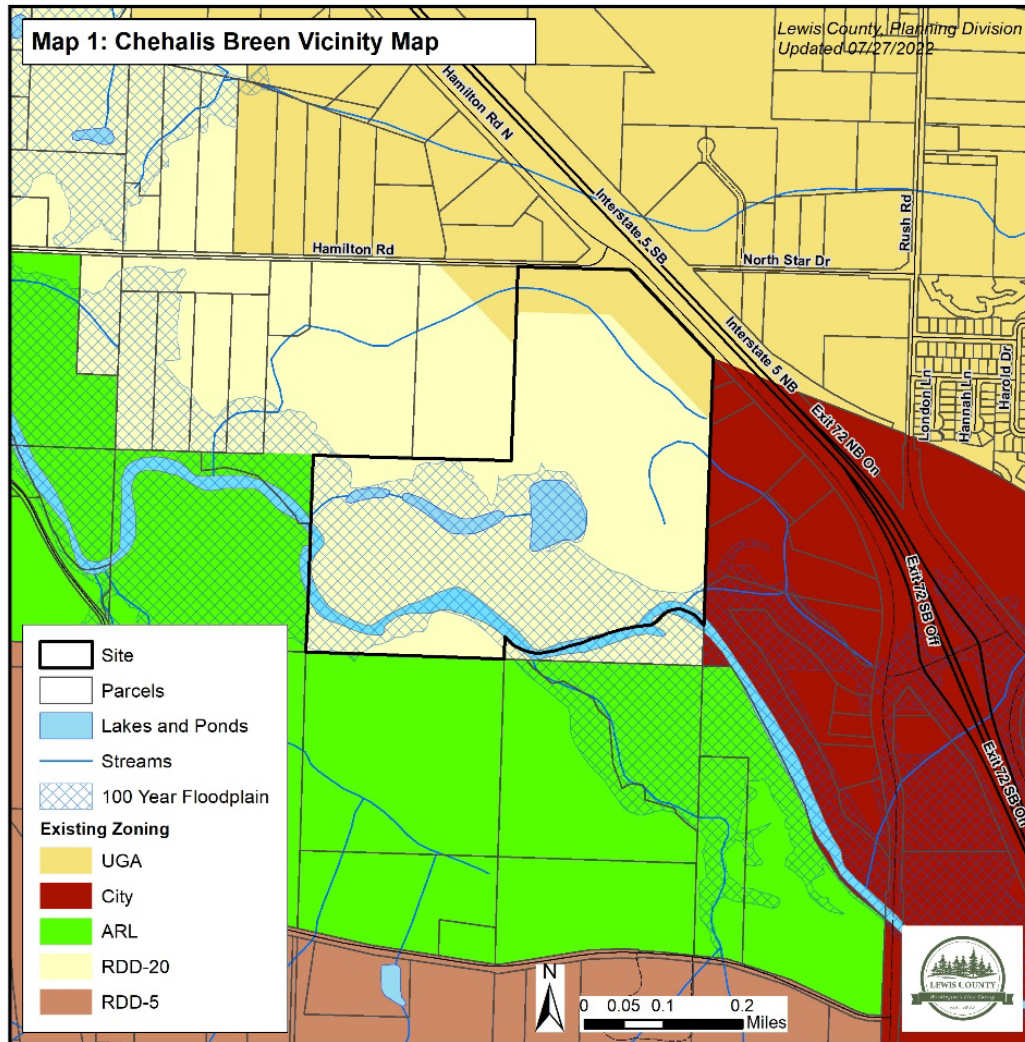
Lewis County BOCC - Public Hearing

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Chehalis UGA Proposals



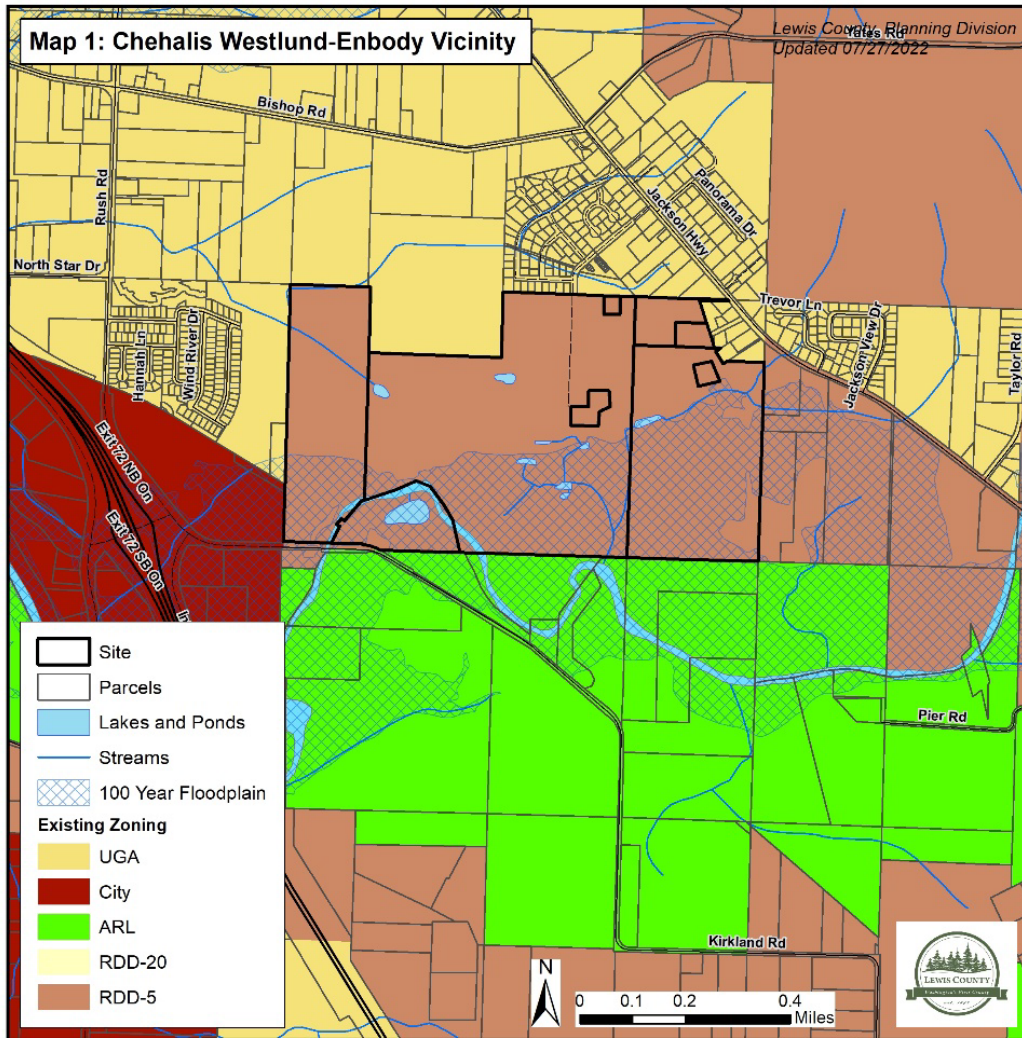
Chehalis UGA Proposals



Breen:

- 109.8 acres, 1 parcel
- Bound on north by Hamilton Road and east by Interstate 5
- Need to support 20-year population allocation of 7,711 dwelling units
- Future use is low density residential R4 and multifamily residential R12
- Site will provide 456 dwelling units
- Floodplain must be placed in a conservation easement

Chehalis UGA Proposals



Westlund-Enbody:

- 247 acres, 8 parcels
- Bound on east by Jackson Highway and south by Rush/Kirkland Road
- Need to support 20-year population allocation of 7,711 dwelling units
- Future use is mixed use commercial and residential, including multifamily
- Site will provide 1,224 dwelling units
- Floodplain must be placed in a conservation easement

Chehalis UGA Proposals

Testimony

Support

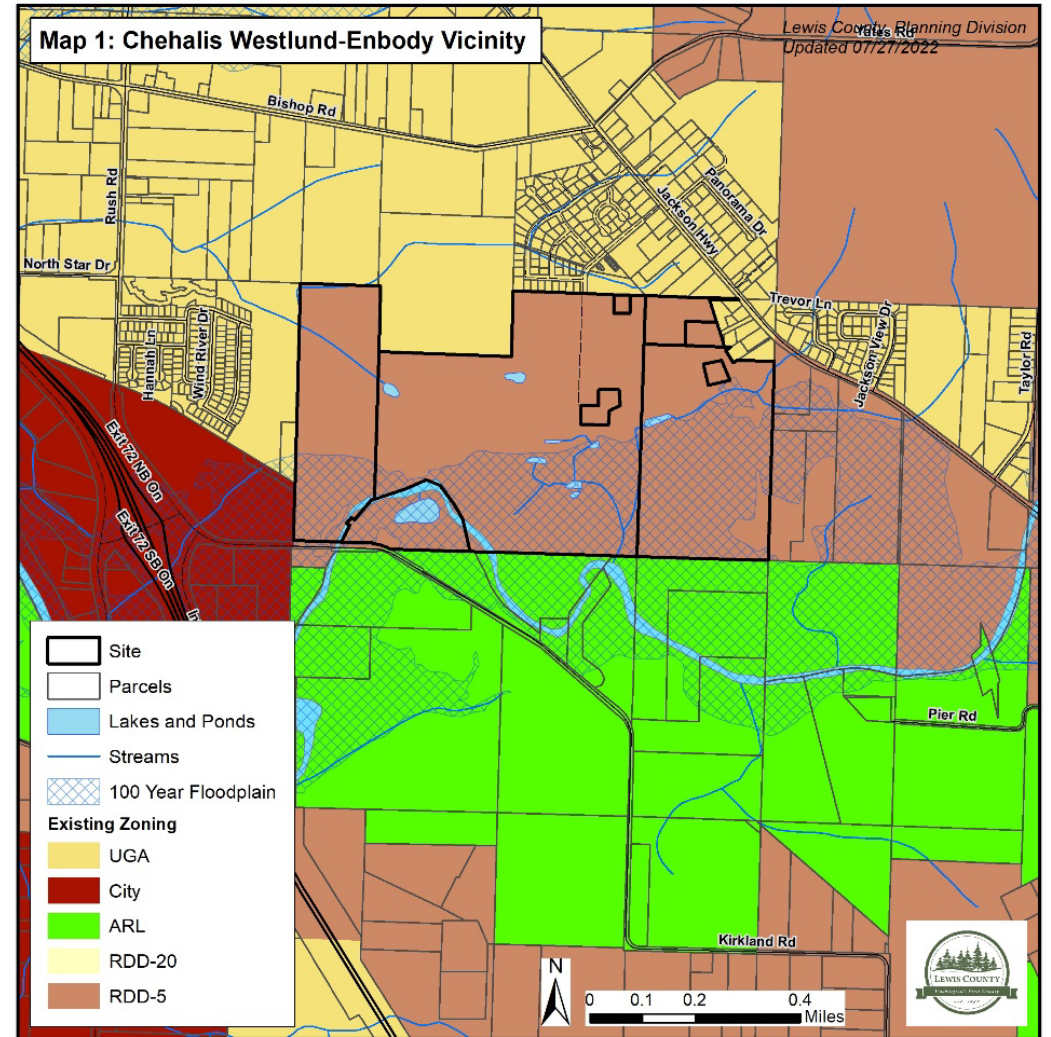
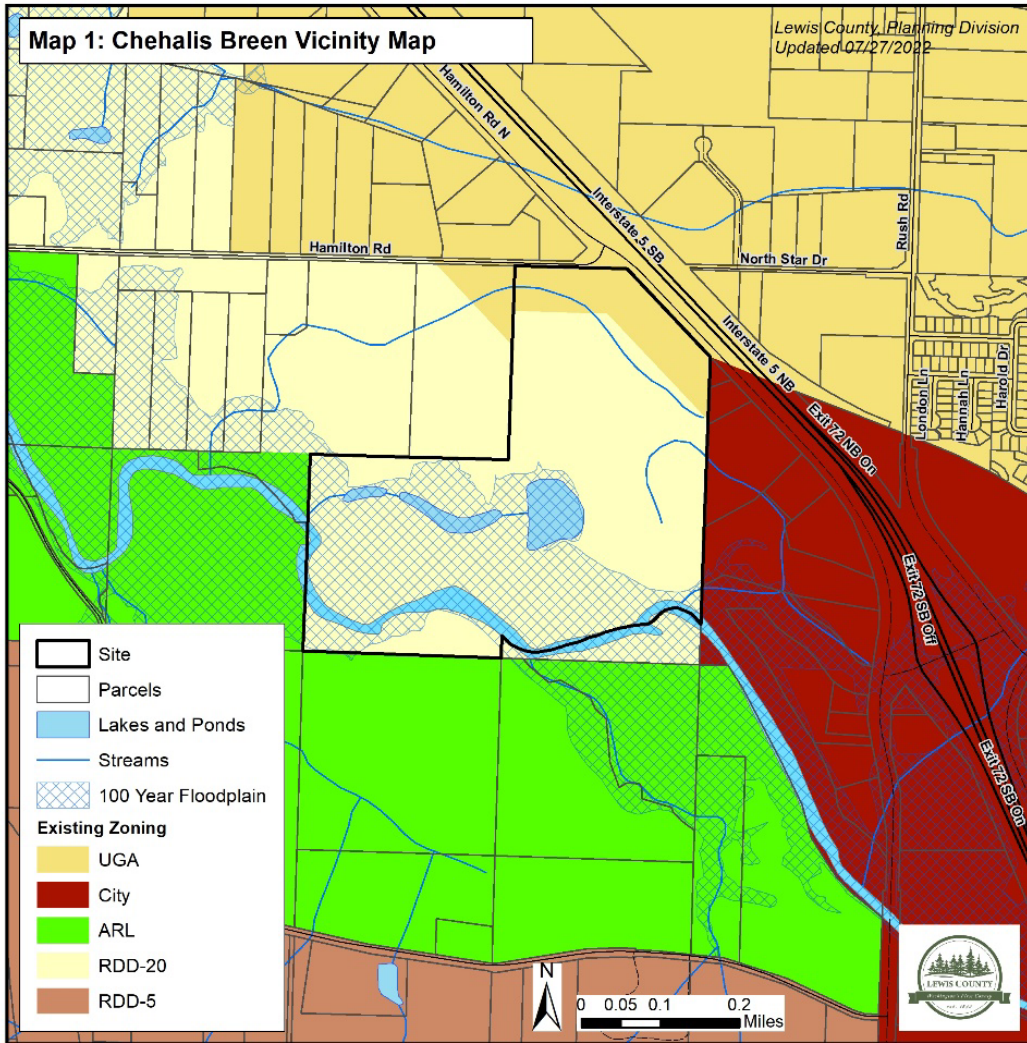
- Need for more housing
- Economic development and jobs
- Floodplain protection
- Labree Road offers a second route for traffic

Opposition

- Increased traffic on local roads
- Negative impact on river and flooding
- Loss of a local farm
- Insufficient fire and emergency service capacity
- Negative impact on wildlife
- Negative impacts on water quality



Chehalis UGA Proposals



Public Testimony on Chehalis UGA Proposal



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Lewis County BOCC - Public Hearing

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Recess and continue hearing



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Lewis County BOCC - Public Hearing

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