

## LEWIS COUNTY PLANNING COMMISSION

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Lorie Spogen, Chair

### LETTER OF TRANSMITTAL

**To:** Lewis County Board of County Commissioners

**From:** Lewis County Planning Commission

**Date:** September 14, 2022

**Subject:** **Transmittal to the BOCC – Amendments to Lewis County Comprehensive Plan Map and Zoning Map**

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#### SUMMARY

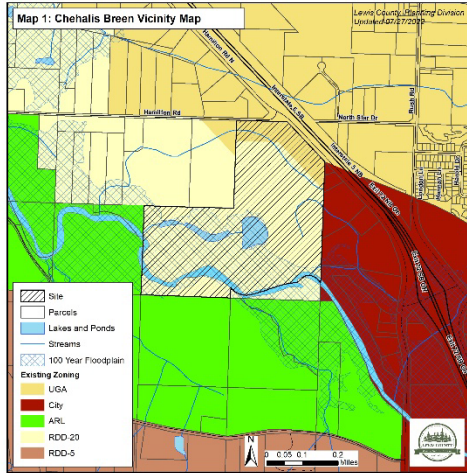
The purpose of this report is to transmit to the Lewis County Board of County Commissioners (BOCC) the recommendations of Planning Commission related to seven (7) proposed amendments to the Lewis County Comprehensive Plan map and zoning map. The amendments are submitted to the BOCC concurrently, as required by RCW 36.70A. The anticipated public hearing is tentatively set for November 8, 2022.

This transmittal includes a summary of each proposed amendment as well as the Planning Commission's recommendation and rationale for each. Attached to this transmittal are the staff reports, a list of supporting materials and findings of fact, for each of the proposals. The Comprehensive Plan map and zoning map amendment proposals are:

1. Chehalis Breen UGA Amendment
2. Chehalis Westlund-Enbody UGA Amendment
3. Centralia UGA Amendment
4. Mineral Lake YMCA Rezone
5. Good-Avapollo Mining Opt-in Rezone
6. De Goede Rezone
7. Adna Grocery Store Rezone

All of the proposed amendments are shown in Map 8 on page 4.

## 1. Chehalis Breen UGA Amendment



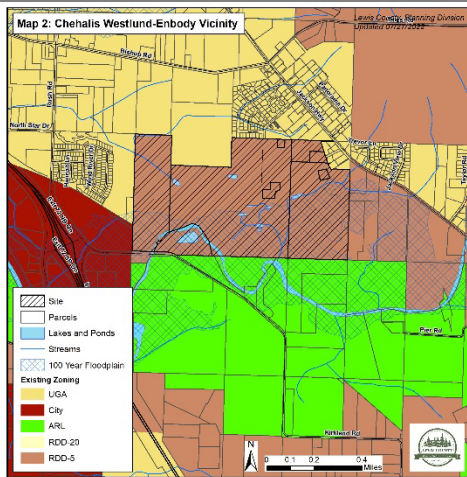
**Location:** Hamilton Road and Interstate 5

**Summary:** The City of Chehalis requests the UGA be expanded to include the 109.8 acres site shown in Map 1. The intended future land use of the site is mixed commercial and residential use, including multi-family residential. The site could accommodate 456 new residential dwelling units.

**Planning Commission Recommendation:** Approve – 2, Reject – 5

**Planning Commission Rationale:** The majority voted to reject due to potential impact on traffic at Interstate 5 Exit 72, significant existing flooding at and near the site and current agricultural uses. The dissenting vote to approve the request was based on the ability of future development permitting to address traffic and the environmental concerns, not designated resource land, and the placement of a conservation easement on the flood area.

## 2. Chehalis Westlund-Enbody UGA Amendment



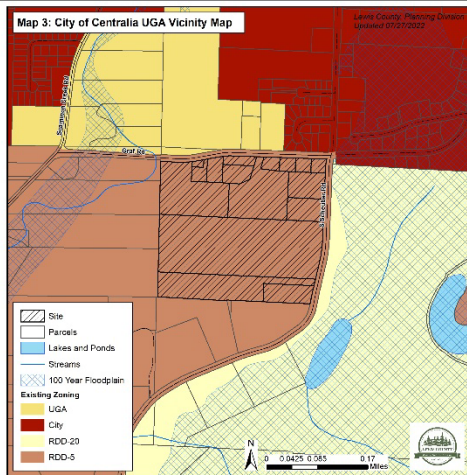
**Location:** Jackson Highway and Rush/Kirkland Road

**Summary:** The City of Chehalis requests the UGA be expanded to include the 247 acres site shown in Map 2. The intended future land use of the site is mixed commercial and residential use, including multi-family residential. The site could accommodate 1,224 new residential dwelling units.

**Planning Commission Recommendation:** Approve – 7, Reject – 0

**Planning Commission Rationale:** Although the Westlund-Enbody site is near the Breen site and could contribute to traffic congestion at Interstate 5 Exit 72, the Westlund-Enbody site is on Jackson Highway, providing a secondary route for potential traffic. Kirkland Road provides a third option. The size of the site is large enough to reasonably address flooding through a conservation easement.

## 3. Centralia UGA Amendment



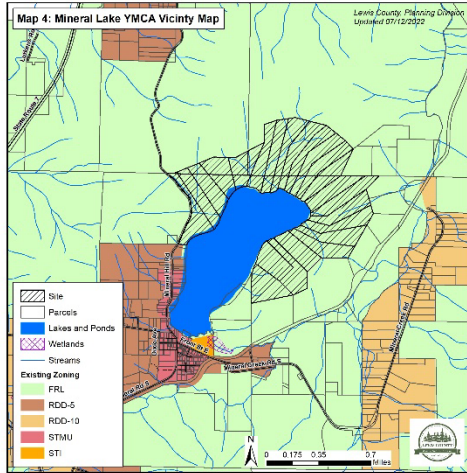
**Location:** Graf/Military Road and Scheuber Road South

**Summary:** The City of Centralia requests the UGA be expanded to include the 45.17 acres site shown in Map 3. The intended future land use of the site is low density residential with a zoning designation of R4 (4 units per acre). The site could accommodate 80 new residential dwelling units.

**Planning Commission Recommendation:** Approve – 7, Reject – 0

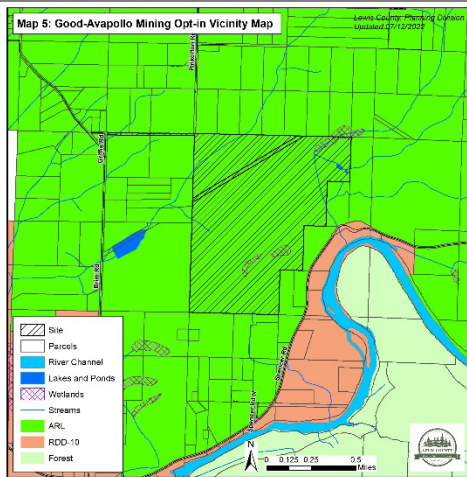
**Planning Commission Rationale:** There is no floodplain on the site and localized surface flooding can be addressed during future development permit processes.

#### 4. Mineral Lake YMCA Rezone



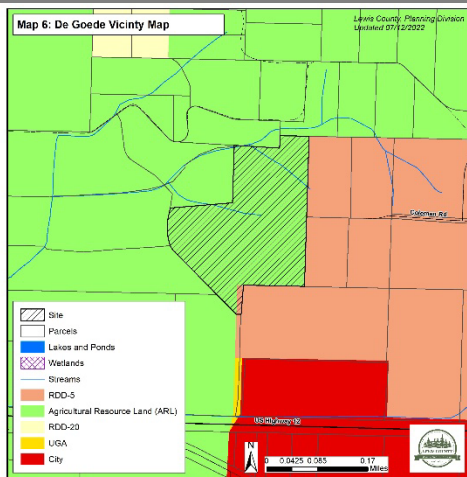
**Location:** Mineral Lake, Mineral Hill Road  
**Summary:** The YMCA of Greater Seattle has requested to establish a Master Planned Resort (MPR) overlay zone designation on approximately 500 acres. The intended use of the land is to establish a youth and family over-night camping facility for 400 campers and 100 staff. There is a Development Agreement with this proposal (see Attachment 4). **Planning Commission Recommendation:** Approve – 7, Reject – 0 **Planning Commission Rationale:** A youth camp is the highest and best use for the site. Project-specific impacts including traffic, emergency services, water and septic, environmental impacts and cultural resources will be addressed through future project permit processes.

#### 5. Good-Avapollo Mining Opt-In Rezone



**Location:** Brim Road and Spencer Road  
**Summary:** The Good and Avapollo Land Corporation requested to rezone 443.5 acres from Agricultural Resource Land (ARL) to Mineral Resource Land (MRL). The intended use of the land if rezoned to MRL is to develop surface mining of gravel, sand, and cobbles.  
**Planning Commission Recommendation:** Approve – 7, Reject – 0  
**Planning Commission Rationale:** The site has the ability to produce useable gravel, sand and cobbles with an estimated commercial value of \$260M. Off-site impacts are minimized due to the location and the relatively large size of adjacent lots (>10 acres). Project-specific impacts will be addressed through future local and state permitting processes.

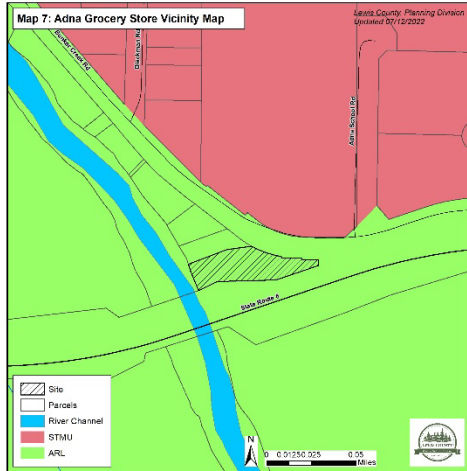
#### 6. De Goede Rezone



**Location:** Mossyrock, north of Highway 12  
**Summary:** De Goede Bulb Farm has requested to amend the Comprehensive Plan classification from Resource Land to Other Rural Land (non-resource) and to rezone the parcel from Agricultural Resource Land (ARL) to Rural Development District 5 (RDD-5). The request is being made because the parcel is not suitable for agricultural uses due to steepness.  
**Planning Commission Recommendation:** Approve – 7, Reject – 0  
**Planning Commission Rationale:** The site is not suitable for agricultural uses; therefore, the ARL designation is in error. This amendment corrects that error. Project-specific impacts to local roads and access for fire equipment will be addressed through future project permit processes.



## 7. Adna Grocery Store Rezone

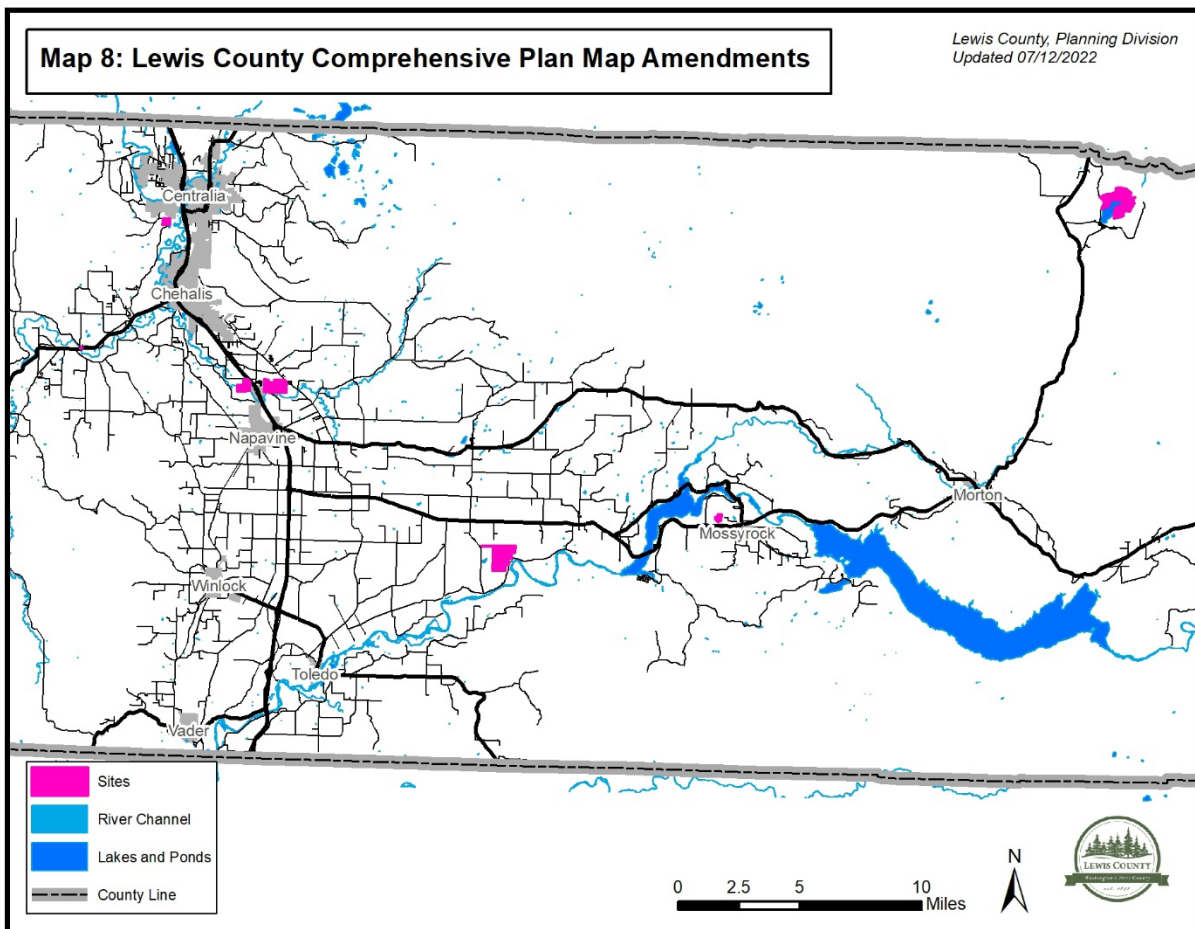


**Location:** Bunker Creek Road

**Summary:** The Smiths requested to amend the Comprehensive Plan classification from Resource Land to Small Community (non-resource) and to rezone the site from Agricultural Resource Land (ARL) to Small Town Mixed Use (STMU). The existing use is a grocery store and gas station. Future intended uses will remain the same but would be conforming with the zone change.

**Planning Commission Recommendation:** Approve – 7, Reject – 0

**Planning Commission Rationale:** It was an error that the Adna Grocery Store, which has existed since before Lewis County was required to plan under GMA, was excluded from the Type I LAMIRD. This amendment corrects that error.



Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

**Attachments:** *(attachments are available in Exhibit A to the Ordinance 1337 in Packetwriter)*

1. Chehalis Breen UGA Amendment
2. Chehalis Westlund-Enbody UGA Amendment
3. Centralia UGA Amendment
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Submitted by  Date 9-15-22  
Lorie Spogen, Chair  
Lewis County Planning Commission

Submitted by  Date 9/15/22  
Bob Russell, Vice Chair  
Lewis County Planning Commission