



Community Development

2025 NE Kresky Ave

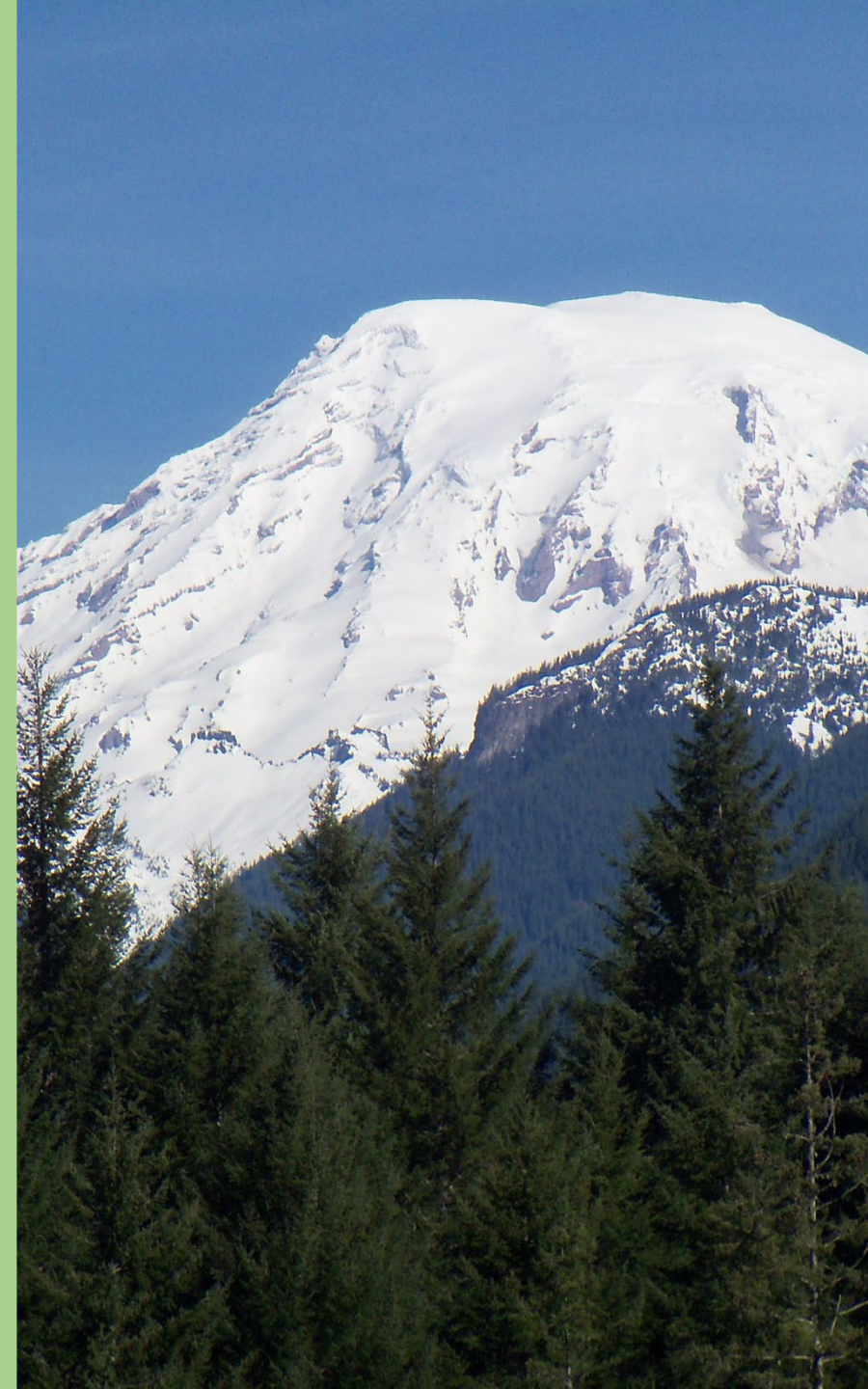
Chehalis, WA 98532

Phone: (360) 740-1146

Ordinance 1337 Comprehensive Plan Map Amendments

Board of County Commissioners – Wednesday Workshop

October 26, 2022



Staff Presentation Agenda

1. Process Overview

2. Decision Making

3. Summary of Proposals

1. Chehalis UGA expansions
2. Centralia UGA expansion
3. YMCA rezone
4. Mining Opt-in rezone
5. De Goede rezone
6. Adna Grocery Store rezone

4. Hearings Schedule



October 26, 2022

Lewis County Planning Commission - Workshop

2

Process Overview

- Requested by private property owners or a city
- Most are both a Comp Plan map amendment and a change to the zoning designation
- Quasi-judicial = all information during open public meetings



Process Overview

1. Proposal submitted to Community Development
2. Staff reviews for completeness
3. Notice of Application – rezones**
4. Planned Growth Committee – UGAs**
5. Non-project SEPA Determination**
6. Planning Commission**
7. Dept. of Commerce Review against GMA rules
8. BOCC – final decision**

** = public comment opportunity



Decision Making

BOCC is deciding ...

Is the use appropriate at the location?



Decision Making

Use is a category:

Single family residential

Multifamily residential

Commercial

Industrial

Agricultural

Forestry

Mining

Recreation



Decision Making

A **use** is not a project

Use = multifamily residential

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



Decision Making

Use Project
Anticipated effects vs actual impacts

Example

SFR will generate traffic vs traffic impact analysis

Likely to be adequately
addressed through
future permitting?

Project permitting
Impact analysis
Required mitigation



Decision Making

BOCC is deciding ...

Is the use appropriate at the location?



Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
 - Anticipated effect on population, employment distribution
 - Anticipated effect on schools, fire districts, etc.
 - Anticipated effect on ag, forest or mineral resource lands
4. Isn't spot zoning



Proposals

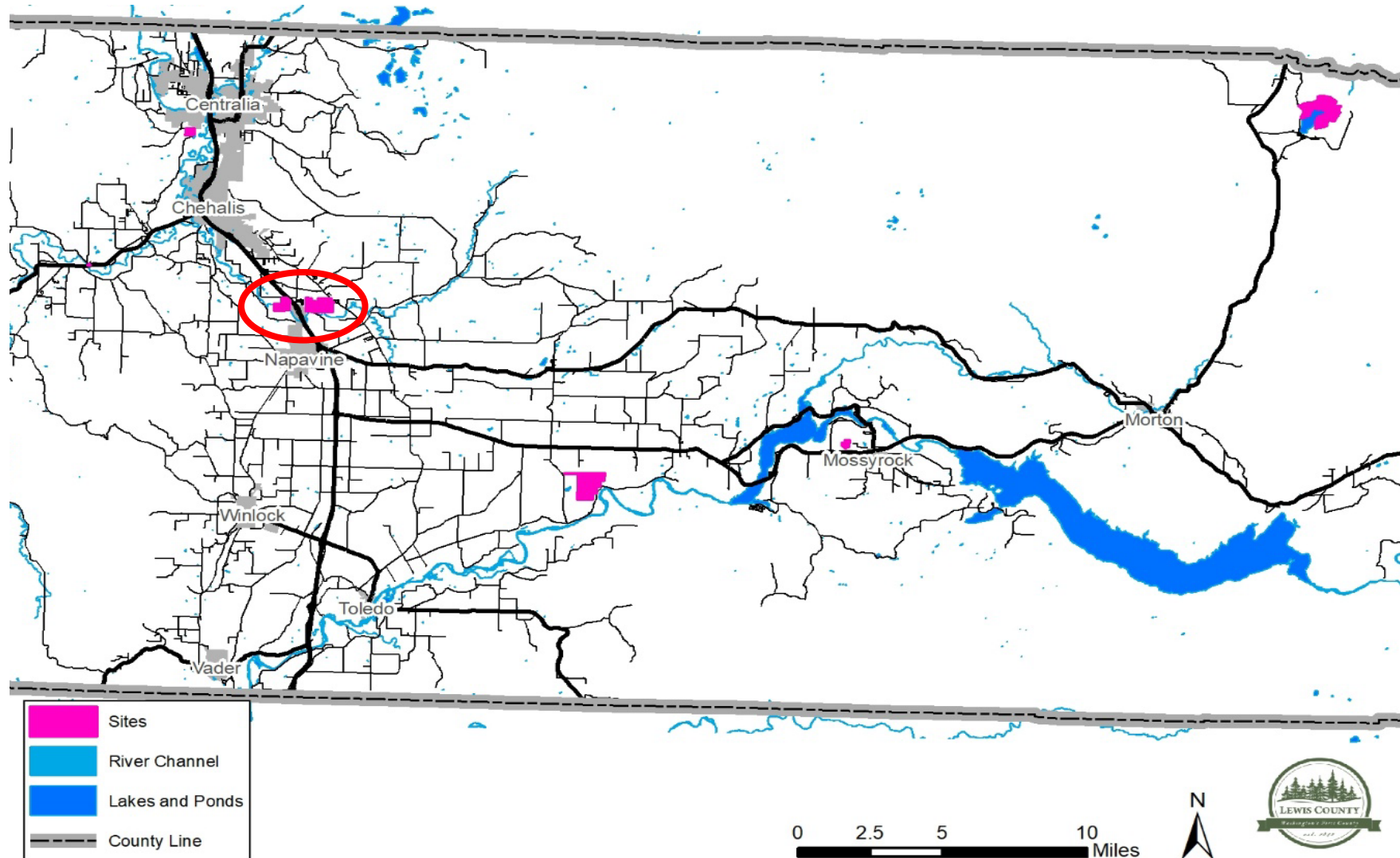
1. Chehalis UGA expansions
2. Centralia UGA expansion
3. YMCA rezone
4. Mining Opt-in rezone
5. De Goede rezone
6. Adna Grocery Store rezone

mindy.brooks@lewiscountywa.gov

360-740-2610



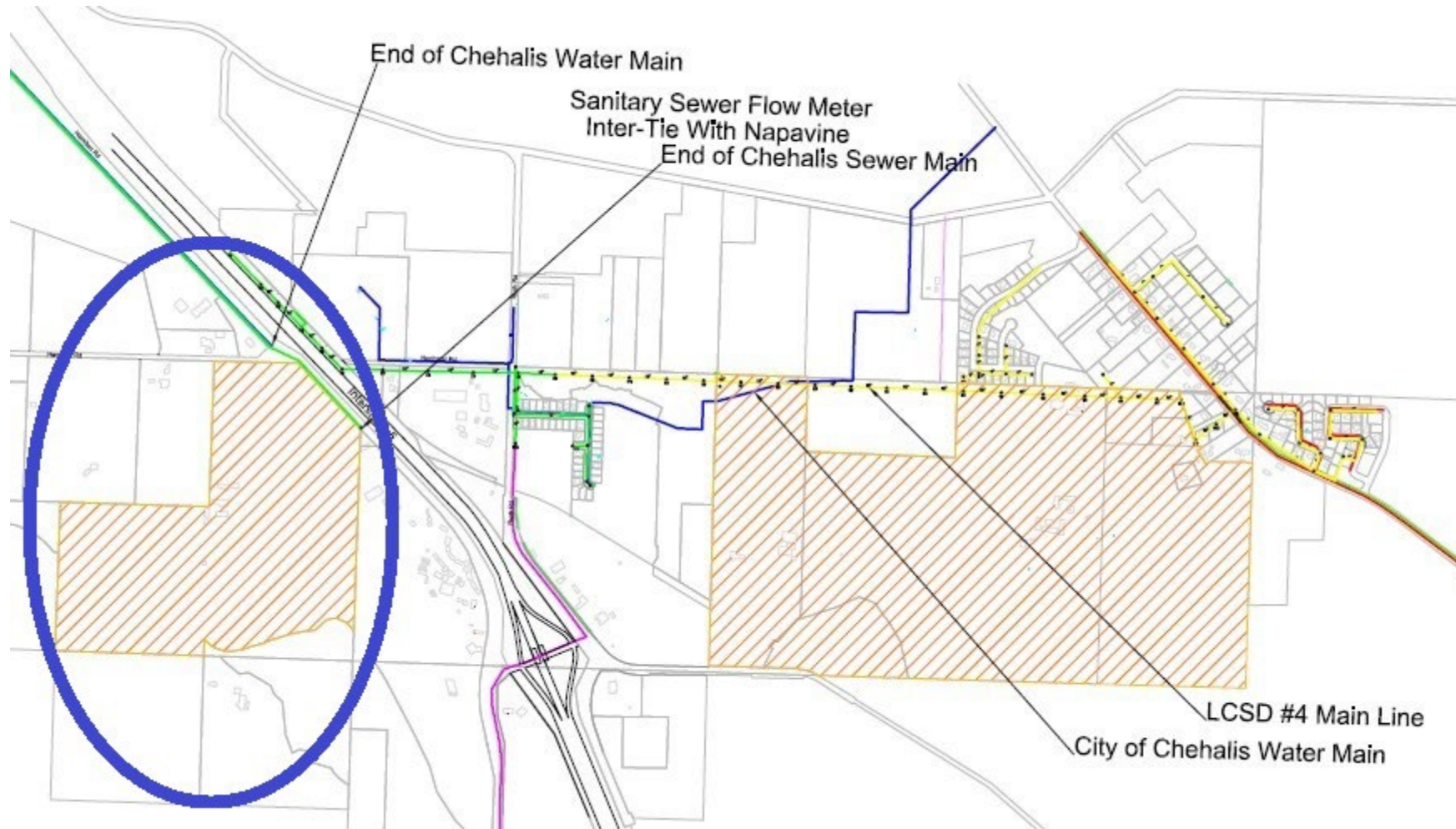
Chehalis UGA Expansions



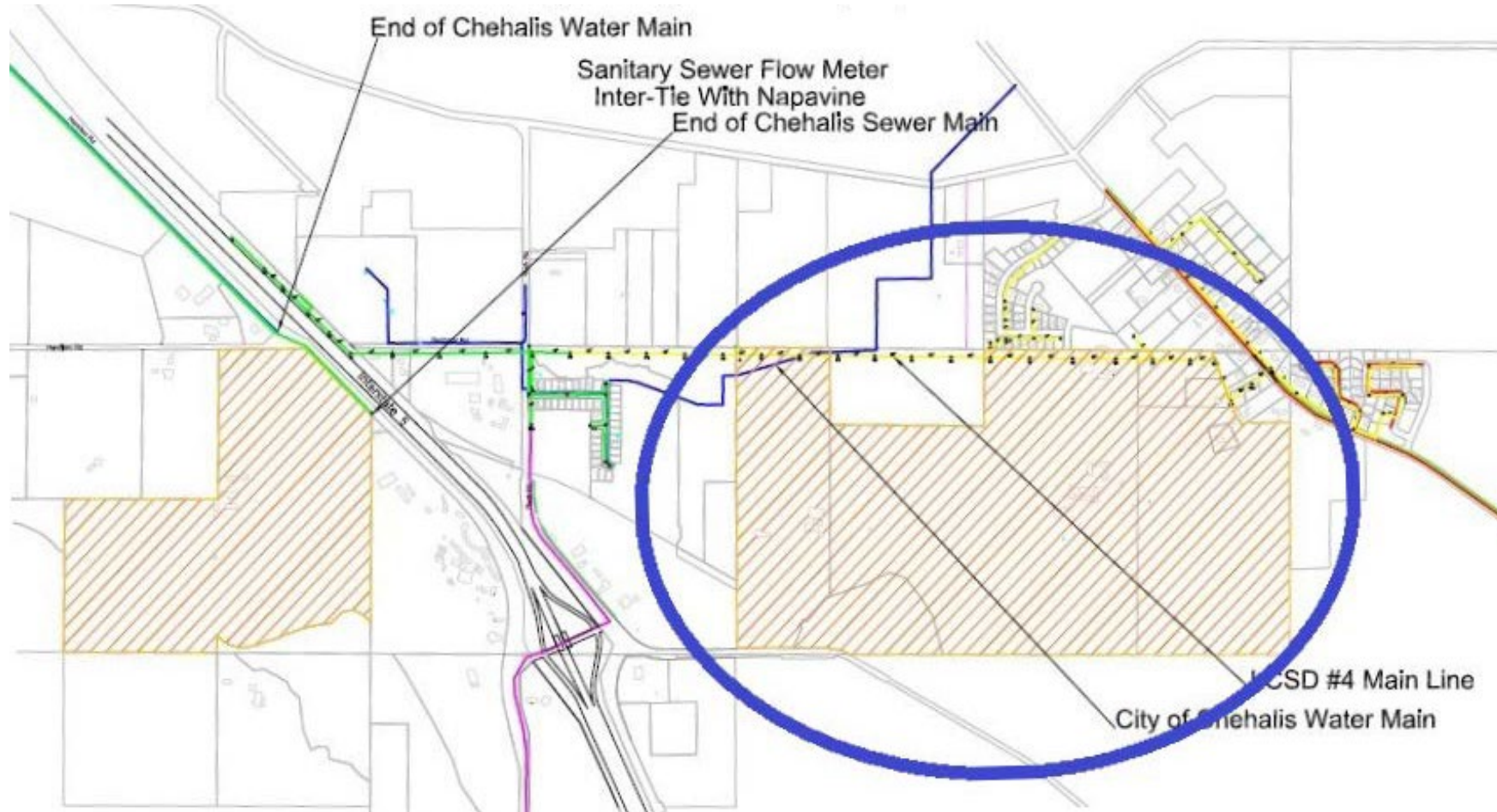
October 26, 2022

Lewis County Planning Commission - Public Hearing

Chehalis Breen UGA Proposal



Chehalis Westlund-Enbody UGA Proposal



Chehalis UGA Proposals

Need Assessment

2040 need = 7,711 dwelling units

Existing (city limits + UGA) = 1,195 dwelling units

Deficit = 6,516 units

Breen will provide 456 dwelling units

Westlund/Enbody will provide 1,224 new units



Chehalis UGA Proposals

Urban Services

Water – existing water draw is 1.37 MGD with 3.4 MGD remaining for growth

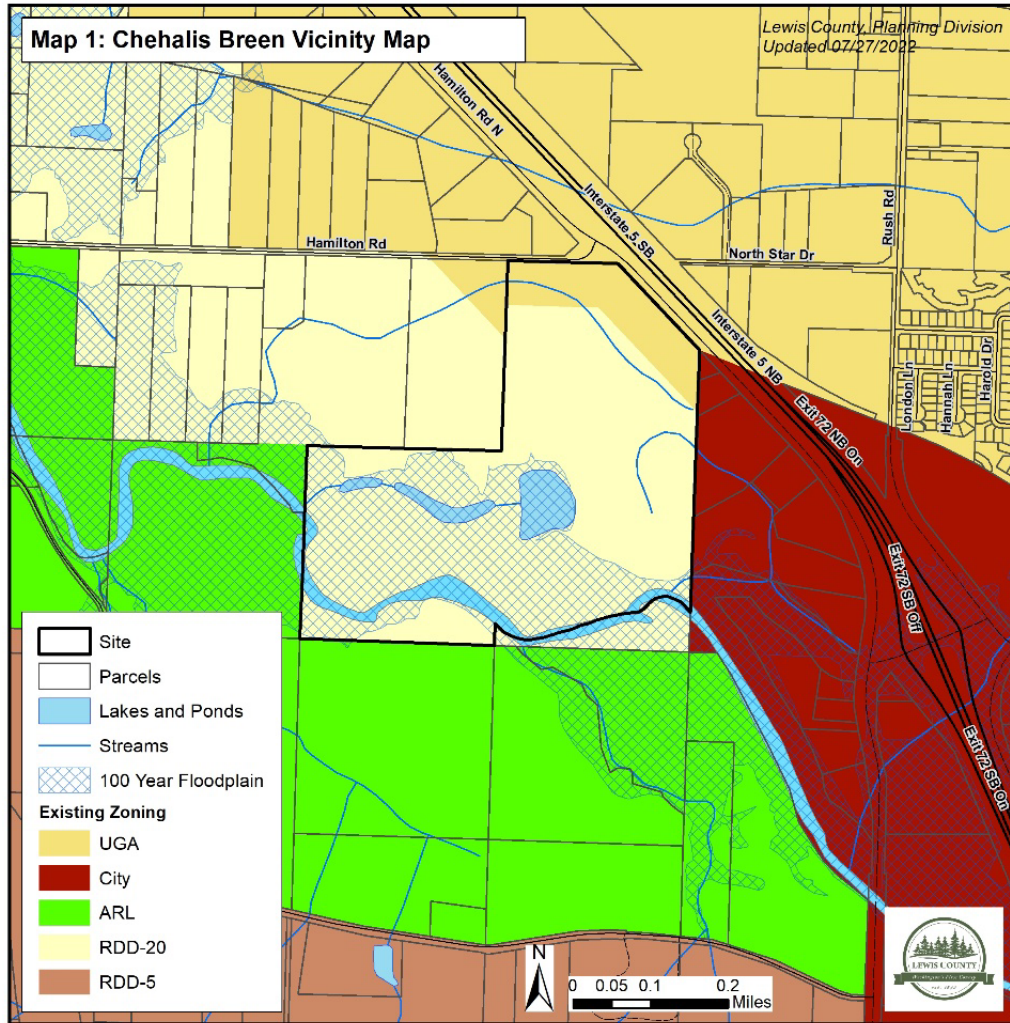
System upgrades needed and are included in Capital Improvement Plan and funding through General Fund, grants and developers

Sewer – served by LCWD4, upgrades needed and funding is in the current budget

Transportation – ILA County responsible for road repair until annexed, then City



Chehalis UGA Proposals



Floodplain

All floodplain must be placed in a Conservation Easement

No development allowed in floodplain

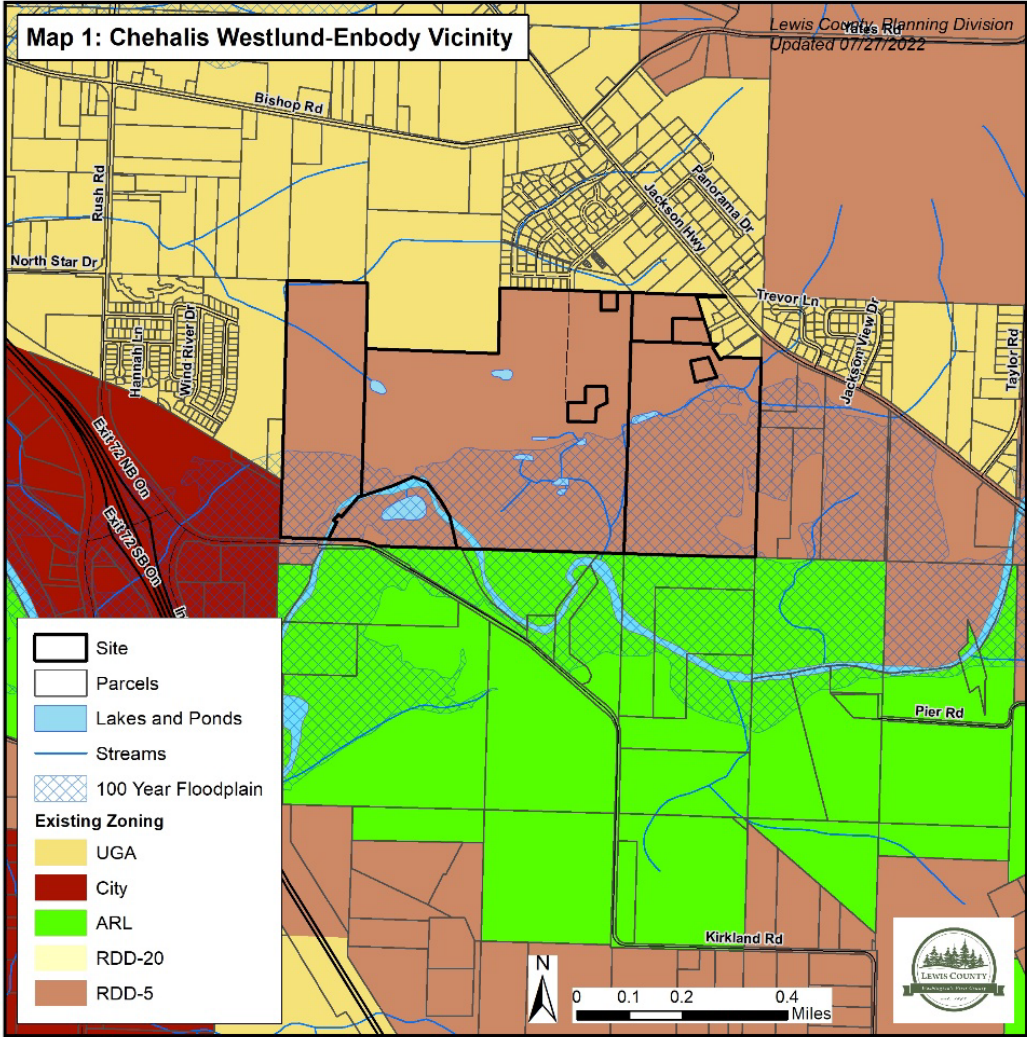
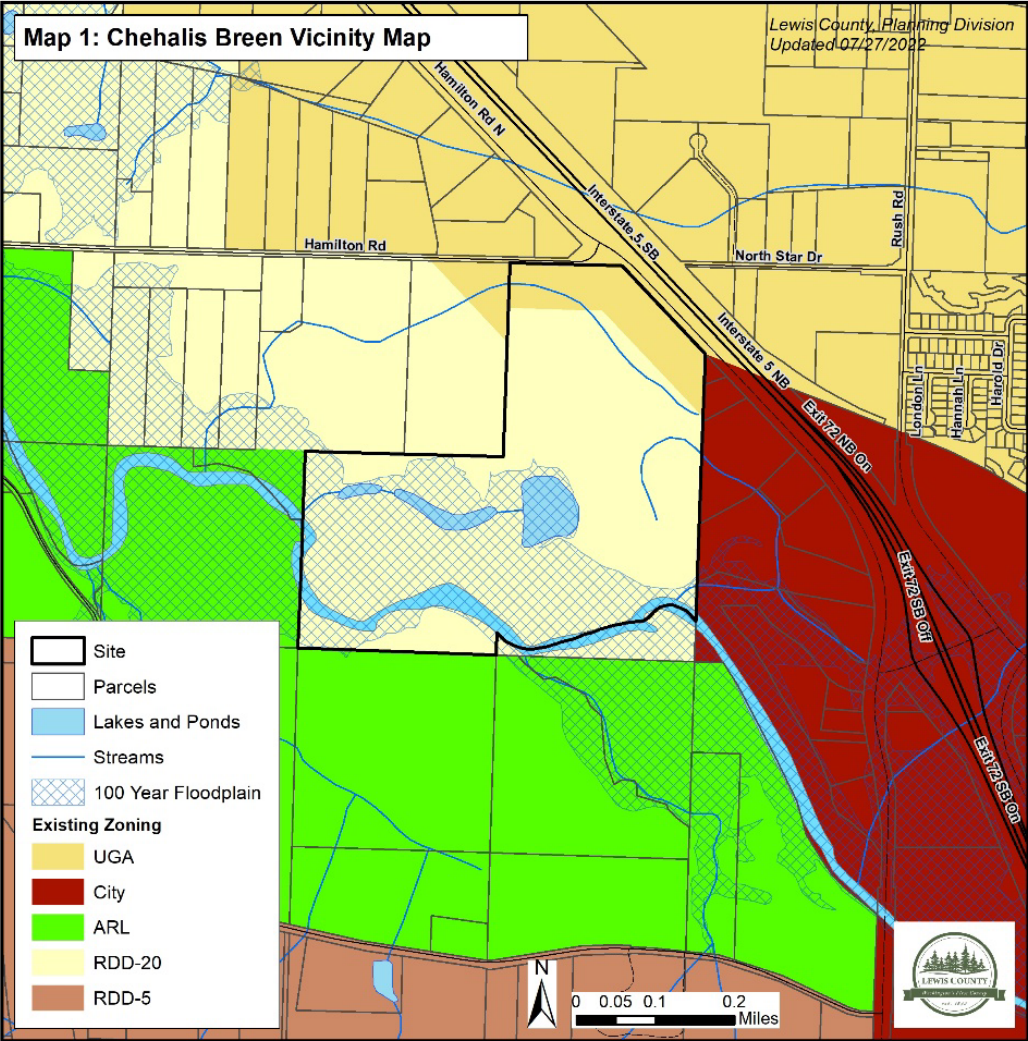
Chehalis UGA Proposals

Primary topics raised in testimony

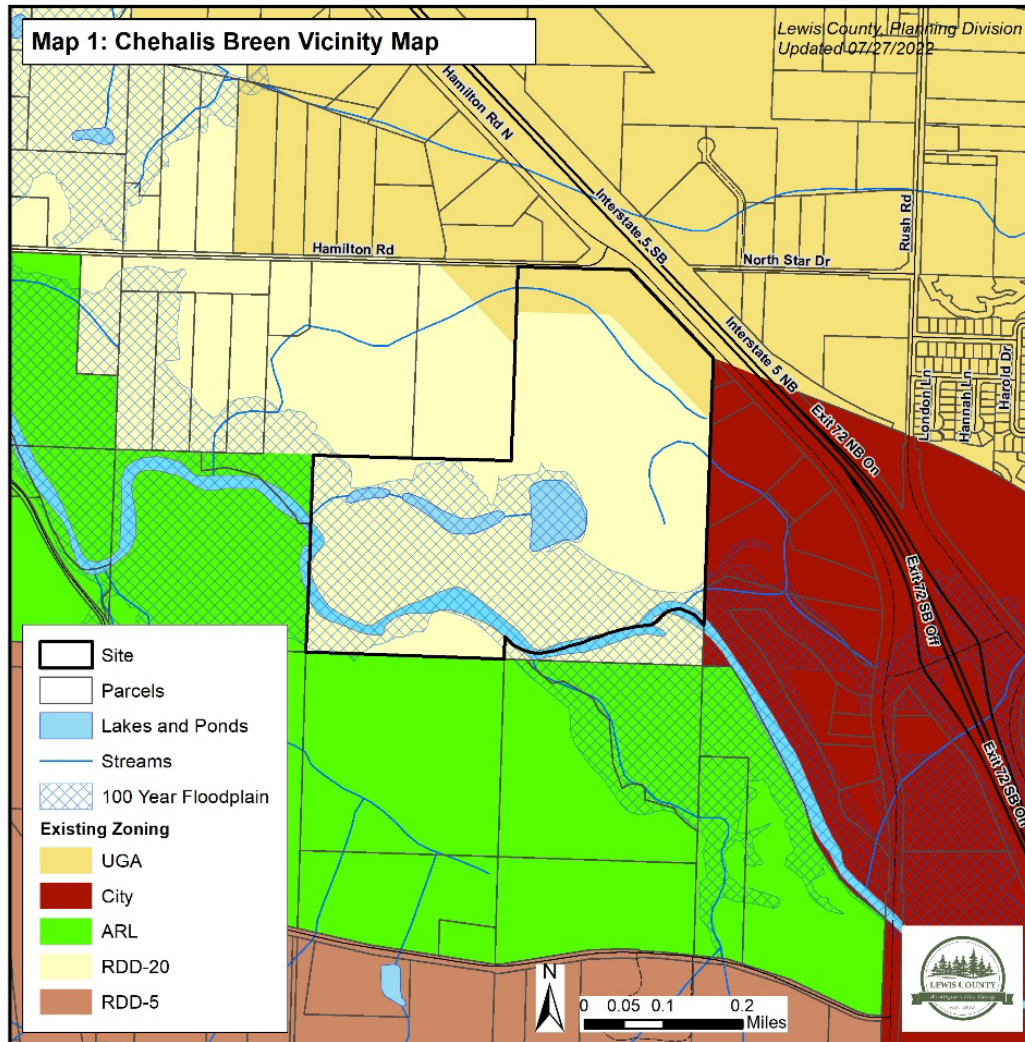
- Increased traffic
- Increased noise
- Increased flood risk
- Water and sewer impacts
- Stormwater management
- Pollution from herbicides, fertilizers and pesticides
- Impacts to wildlife



Chehalis UGA Proposals



Planning Commission Recommendation



Reject Chehalis Breen UGA (5, 2)

Majority no, the use (urban development) is not appropriate at this location:

1. Traffic – Only one entrance/exit road will exacerbate congestion on I5 at Exist 72.
2. Flooding – Recent flooding here makes it not an appropriate place for 465 new homes
3. Agricultural – Not ARL, but has been used for farming for many years

Minority yes, the use (urban development) is appropriate at this location:

1. Breen and Westlund-Enbody have similar issues with traffic and flooding, both can be mitigated through future permitting

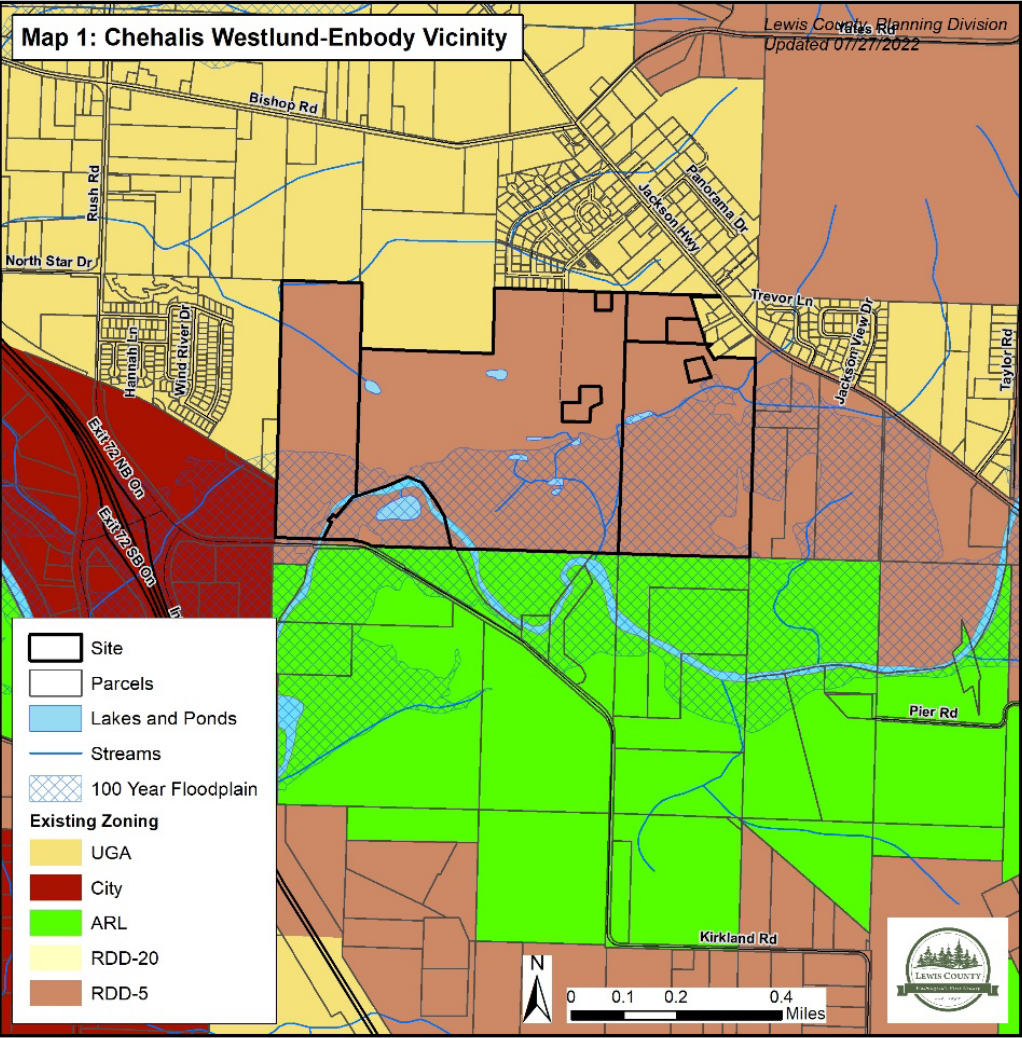


Planning Commission Recommendation

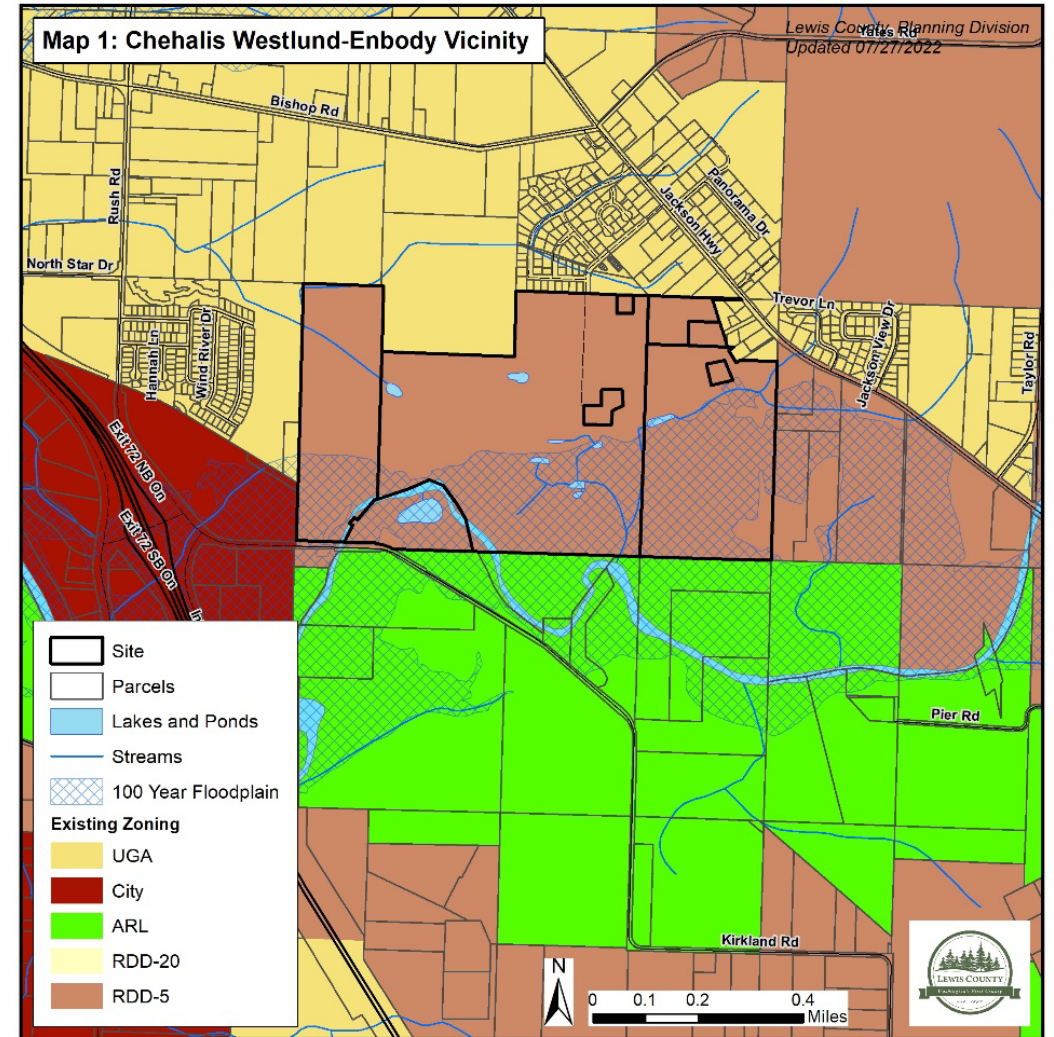
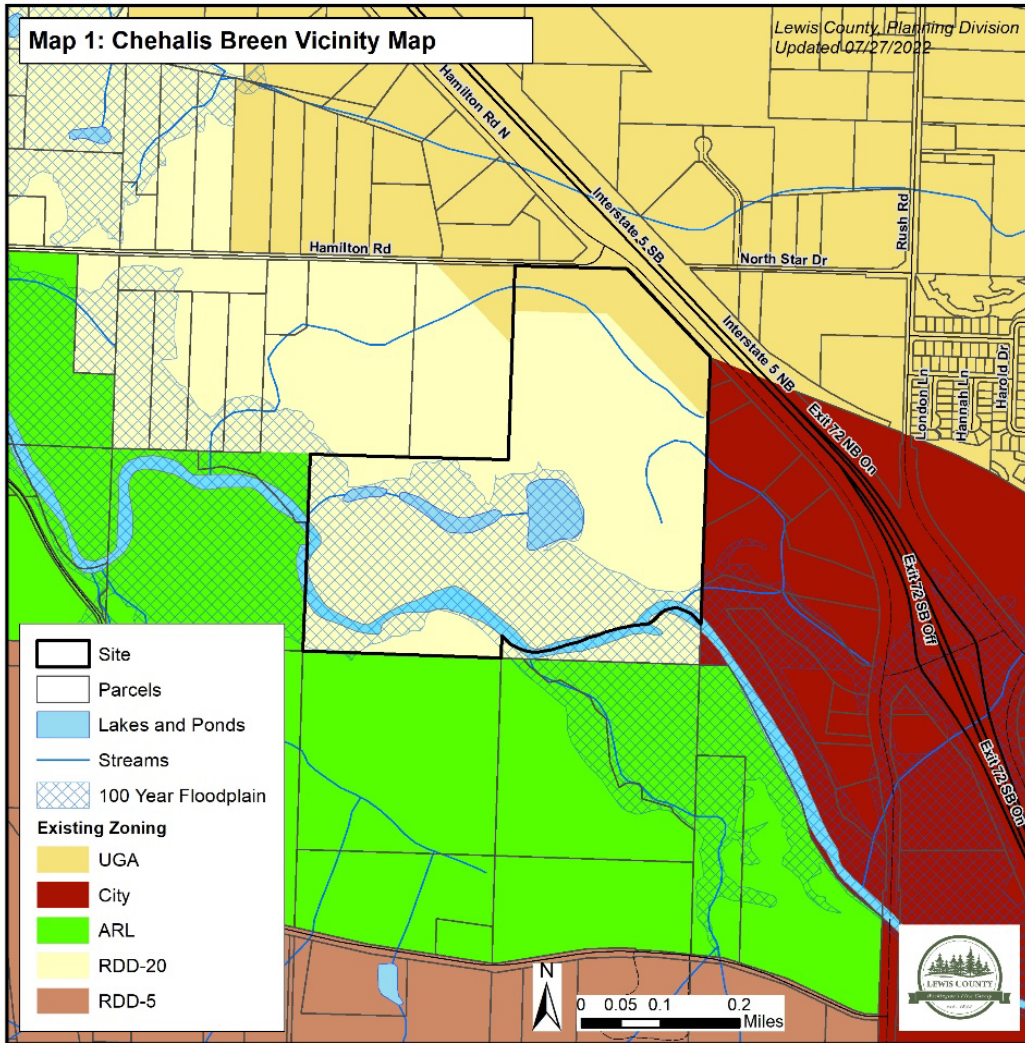
Approve Westlund-Enbody UGA (7, 0)

The use (urban development) is appropriate at this location:

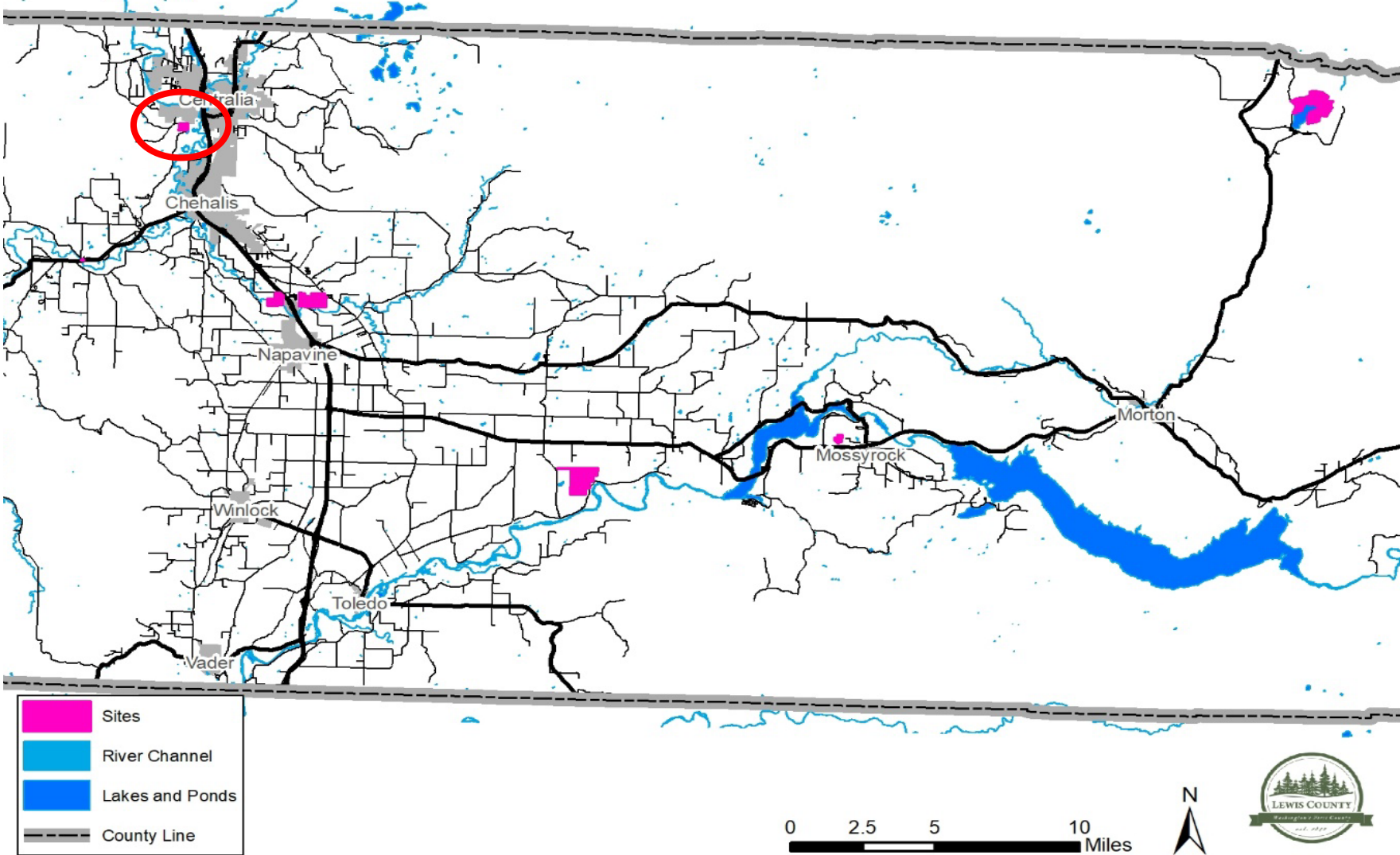
- 1. Traffic – On Jackson Highway and secondary routes available
- 2. Flooding – Size of site makes mitigating flooding easier than Breen
- 3. Public Interest – Better location than Breen for accommodating growth needs



Chehalis UGA Proposals



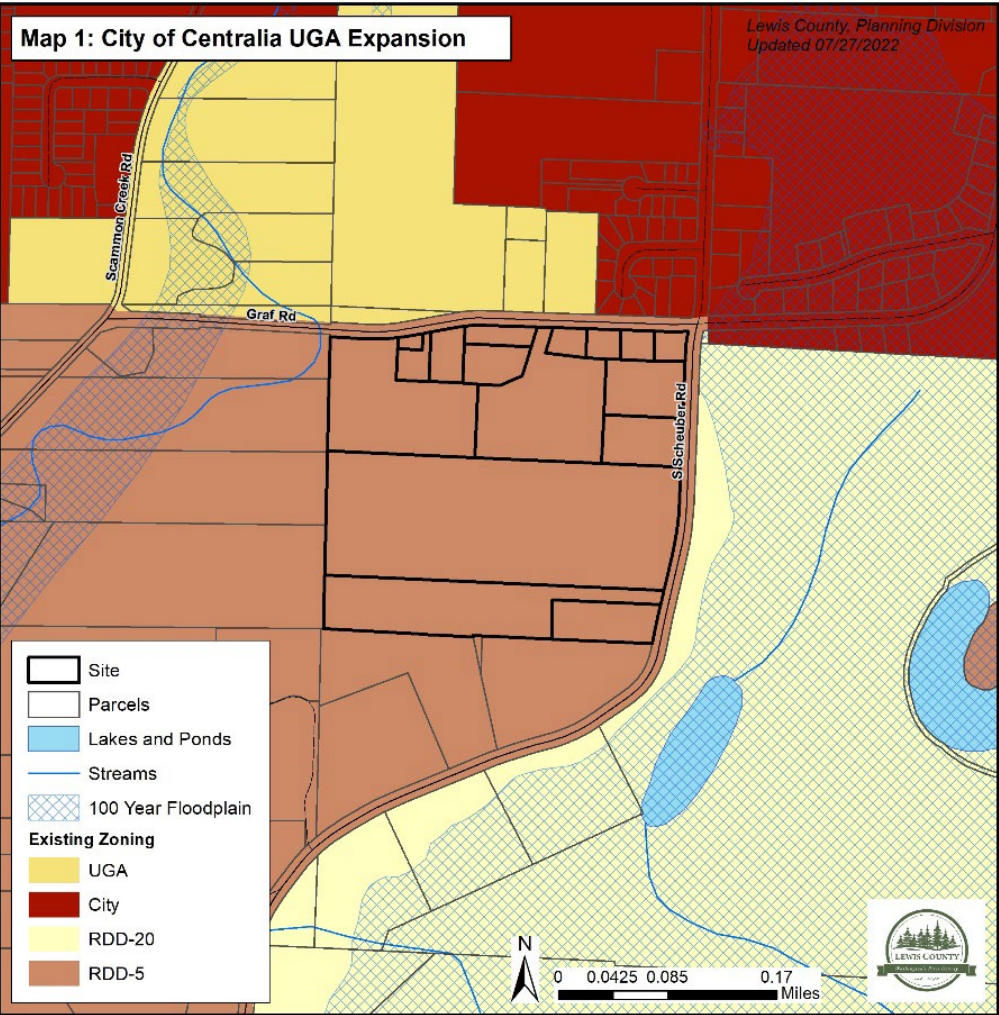
Centralia UGA Expansion



October 26, 2022

Lewis County Planning Commission - Public Hearing

Centralia UGA Proposal



Centralia UGA Proposal

Need Assessment

2040 need = 10,905 dwelling units

Existing (city limits + UGA) = 6,842 dwelling units

Deficit = 4,063 units

Site will provide 80 dwelling units



Centralia UGA Proposal

Urban Services

Water – existing system can support 14,382 dwelling units;
total 2040 need = 10,905 dwelling units

Sewer – existing can serve population 18,865-22,535; current
populations is 18,360

Transportation – ILA County responsible for road repair until
annexed, then City



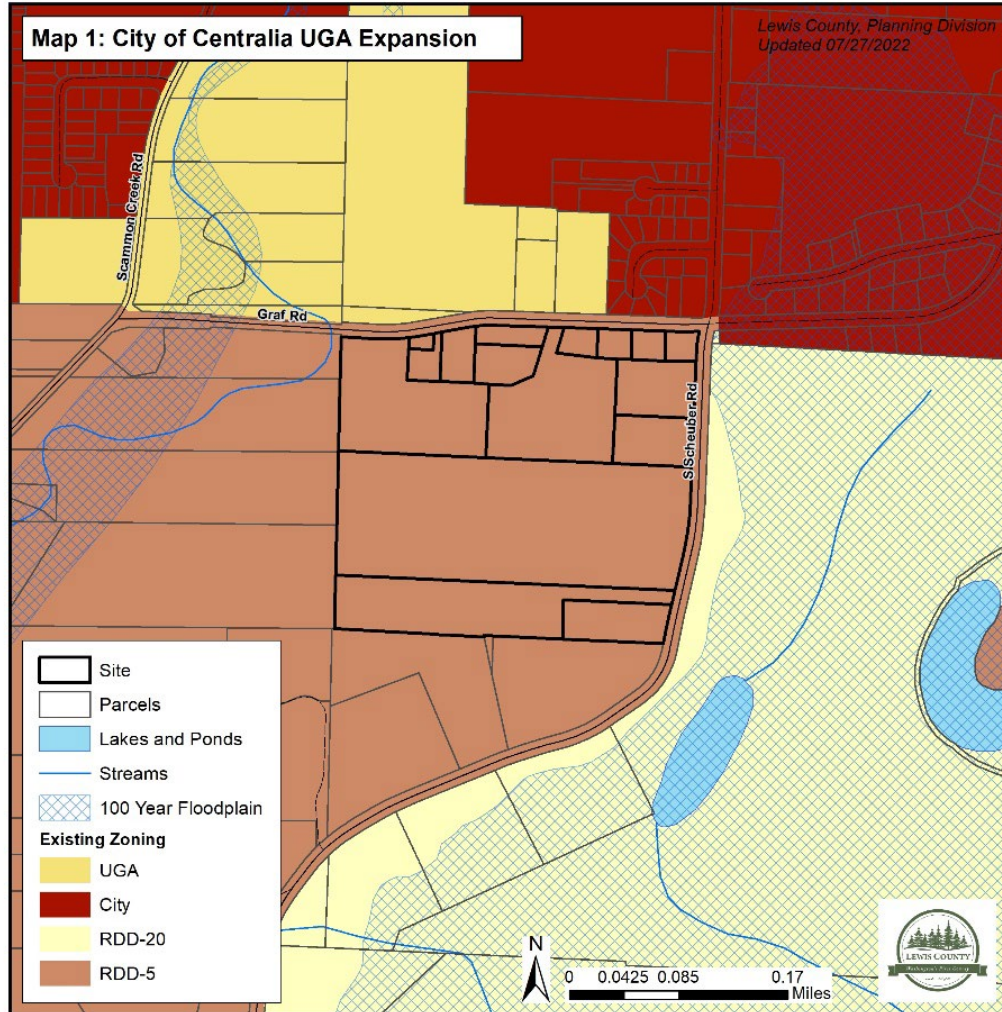
Centralia UGA Proposal

Primary topics raised in testimony

- Increased traffic
- Increased flood risk
- Runoff, erosion and landslide risk
- Water supply
- Impacts on wildlife



Planning Commission Recommendation

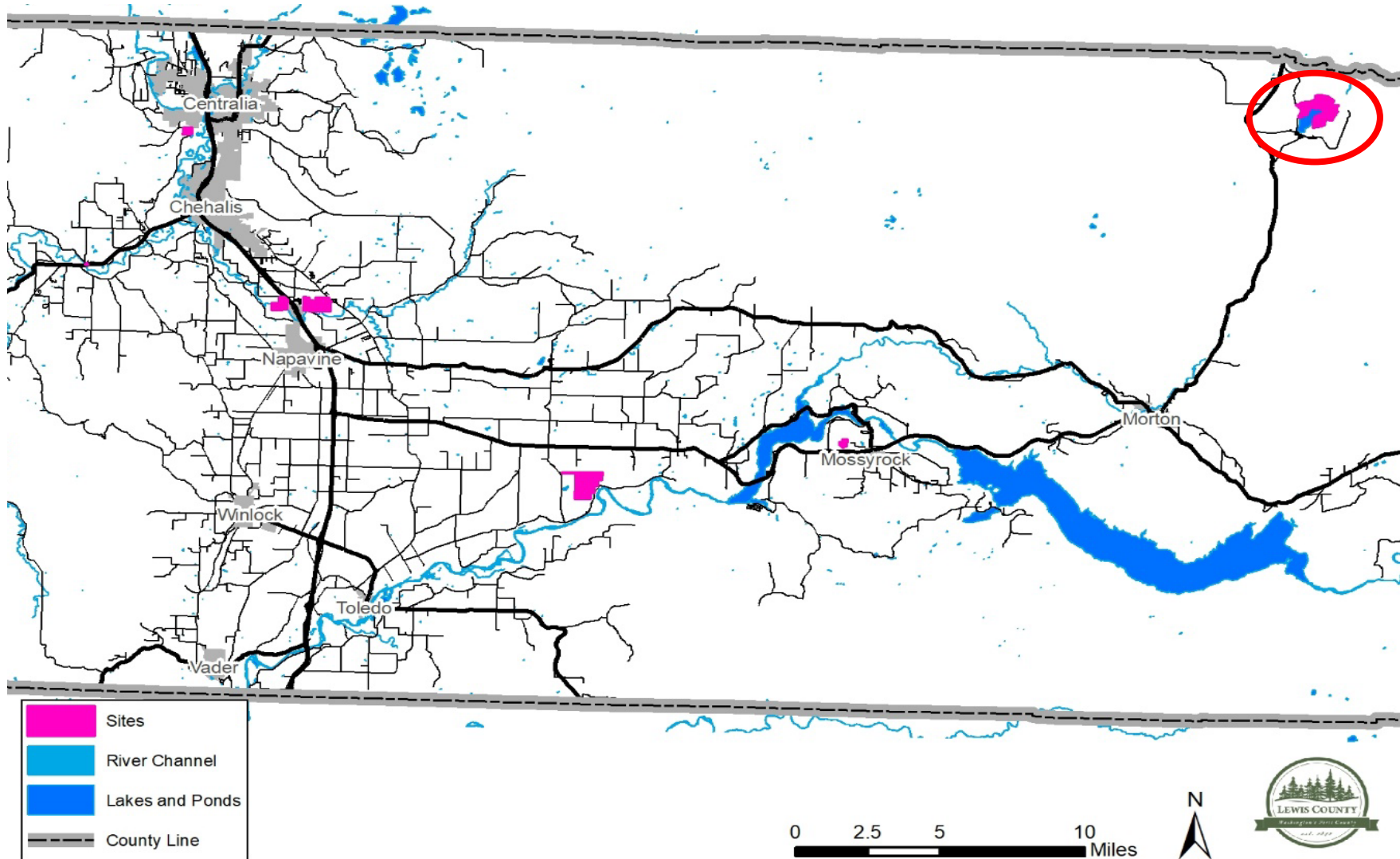


Approve Centralia UGA (7, 0)

The use (urban development) is appropriate at this site

1. Traffic – Plenty of options for addressing traffic
2. Flooding – No floodplain or other critical areas on the site
3. Stormwater – Important that future development pay for facilities and the burden not be placed on existing properties

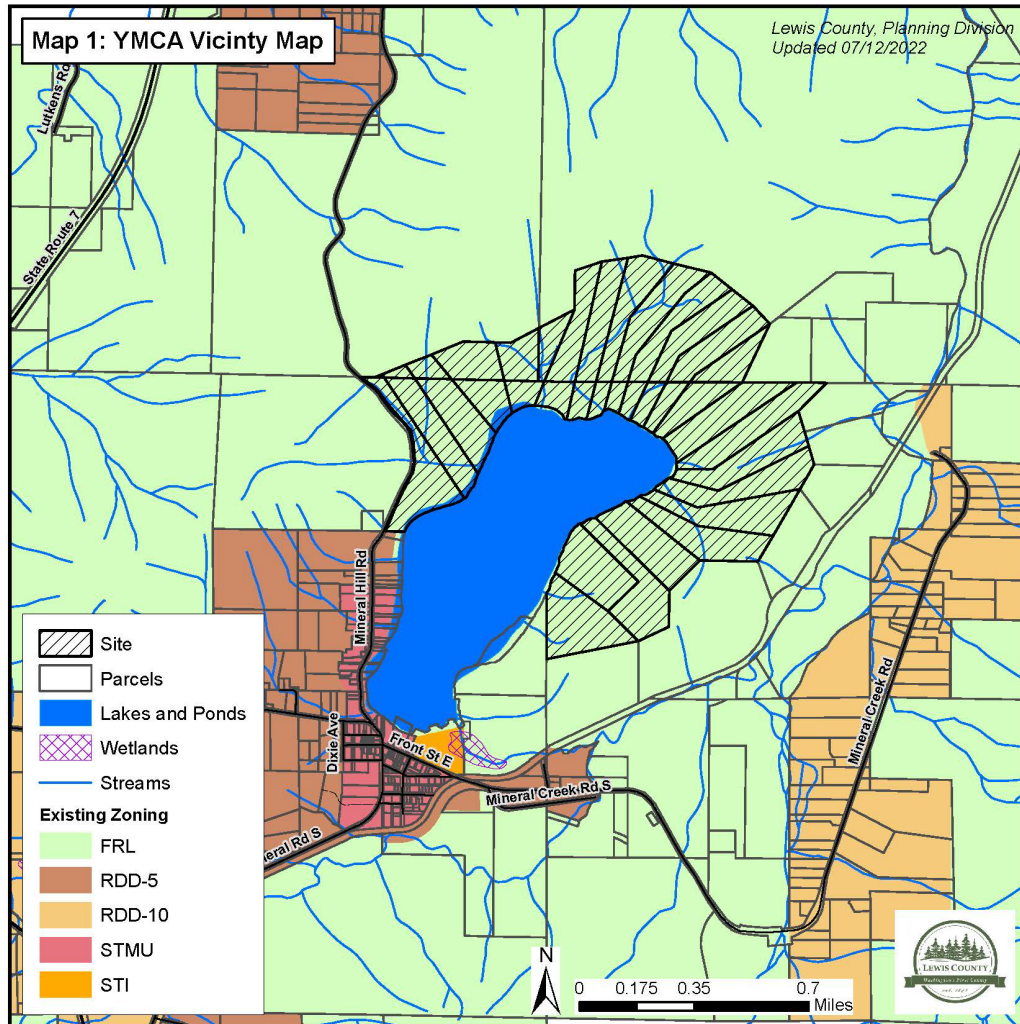
YMCA at Mineral Lake Rezone



October 26, 2022

Lewis County Planning Commission - 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



YMCA Non-project SEPA Determination

1. Use Restrictions to only those related to a youth camp:
 - Lodges, rental cabins and support facilities, including caretaker accommodations
 - Recreational sport facilities and recreational areas
 - Boat docks and marinas
 - Public facilities and services
2. Prohibited uses:
 - Hotels, motels, residential dwellings, rental homes/condos, convention facilities, golf course, clubhouse, spa or commercial restaurants and shops



YMCA Non-project SEPA Determination

3. Sunset provisions:
 - Project-level MPR application and Binding Site Plan in 5 years
 - Subsequent site development permits in 15 years
 - If not, then MPR reverts to FRL



YMCA Rezone Proposal

Primary topics raised in testimony

Support

- Educational benefits to youth
- Economic benefits to community
- Enhanced recreation for community
- Unique location
- Protects open space
- Ensures no individual residential development on site

Against

- Increased traffic on local roads
- Impacts to wildlife
- Lack of sufficient fire and emergency services
- Insufficient sewer and water infrastructure
- Increased noise and pollution
- Increased people in a natural area

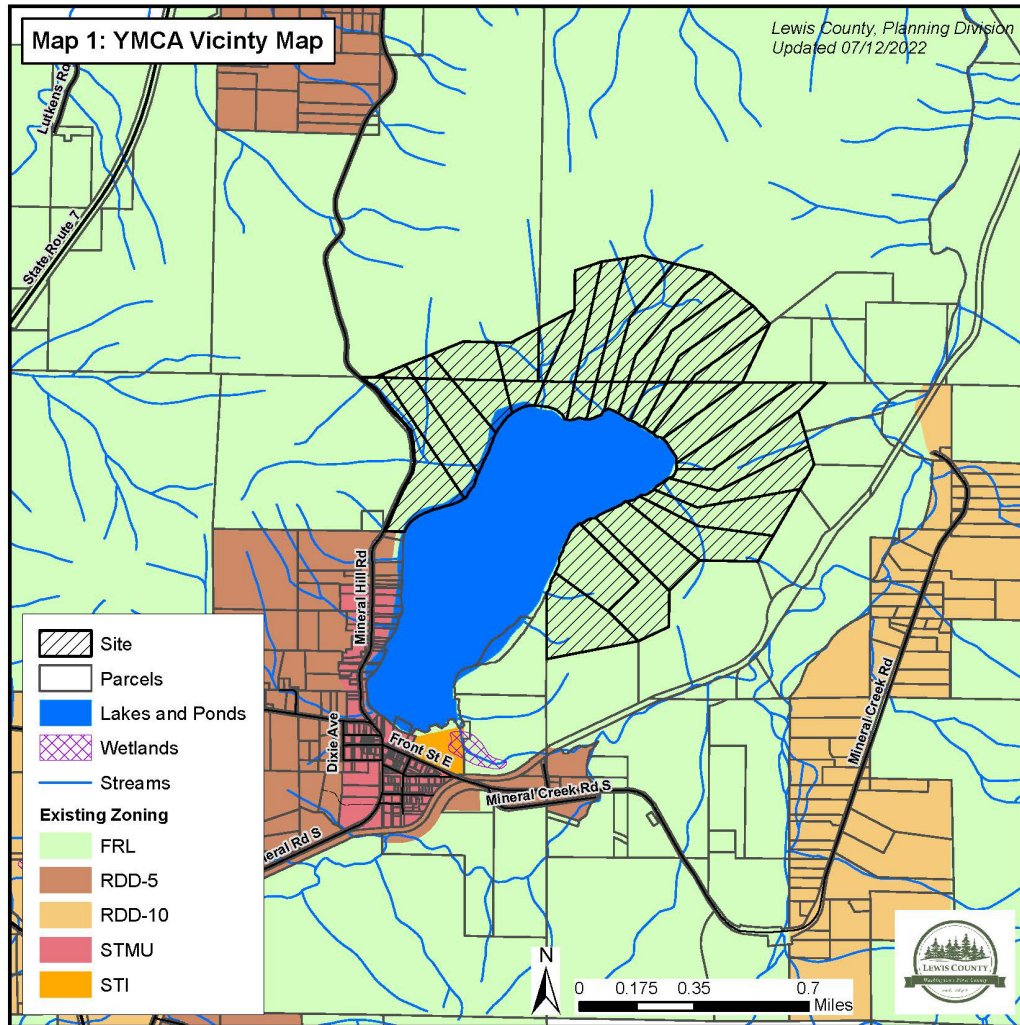


Planning Commission Recommendation

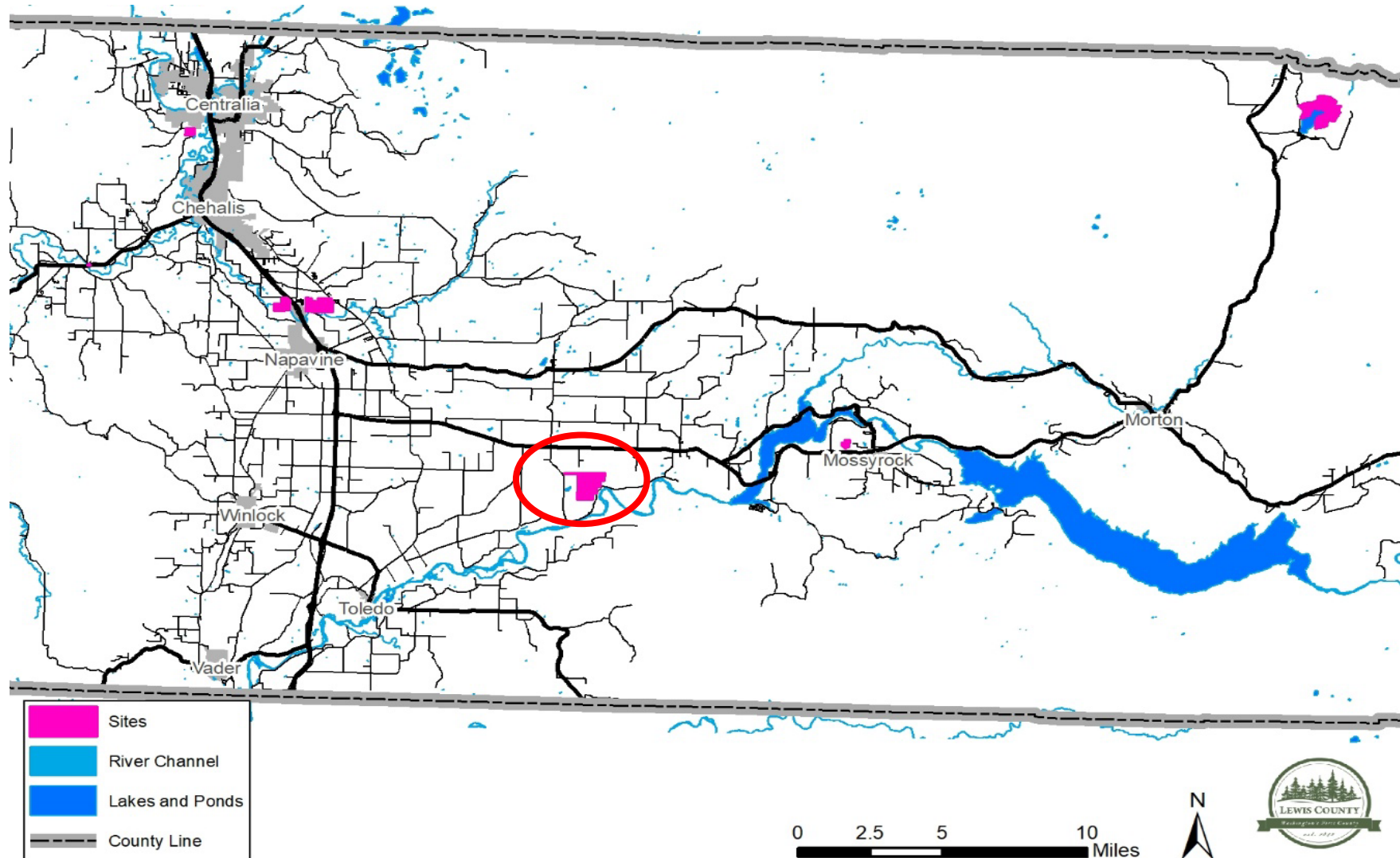
Approve YMCA Rezone (7, 0)

The use (limited use resort) is appropriate at this site

1. Highest and best use – youth camp is the best use for this site
2. Future impacts – Make sure impacts are thoroughly evaluated and mitigated
3. Tax burden – Cost of infrastructure improvements or service upgrades should be paid for by YMCA or the County, the burden should not be placed on the community of Mineral



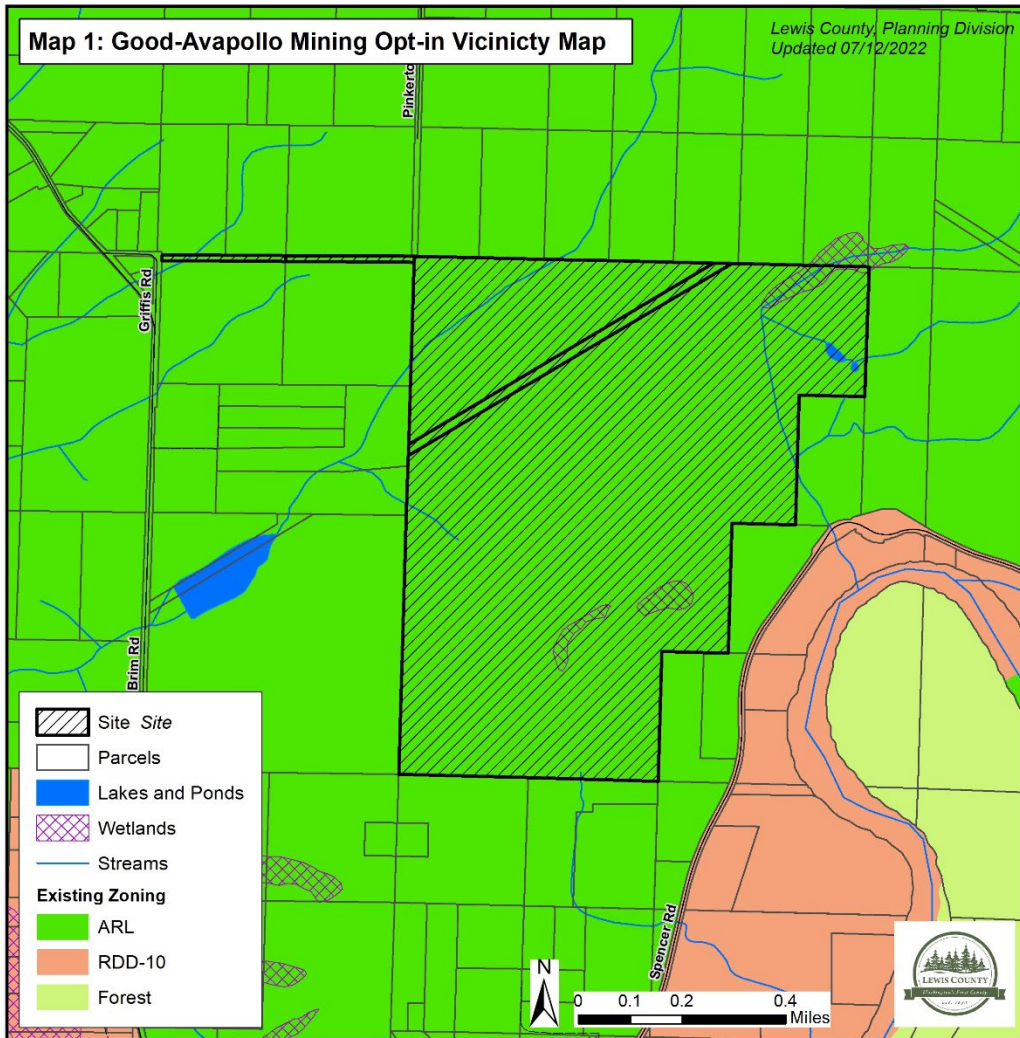
Mining Opt-In Rezone



October 26, 2022

Lewis County Planning Commission - 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



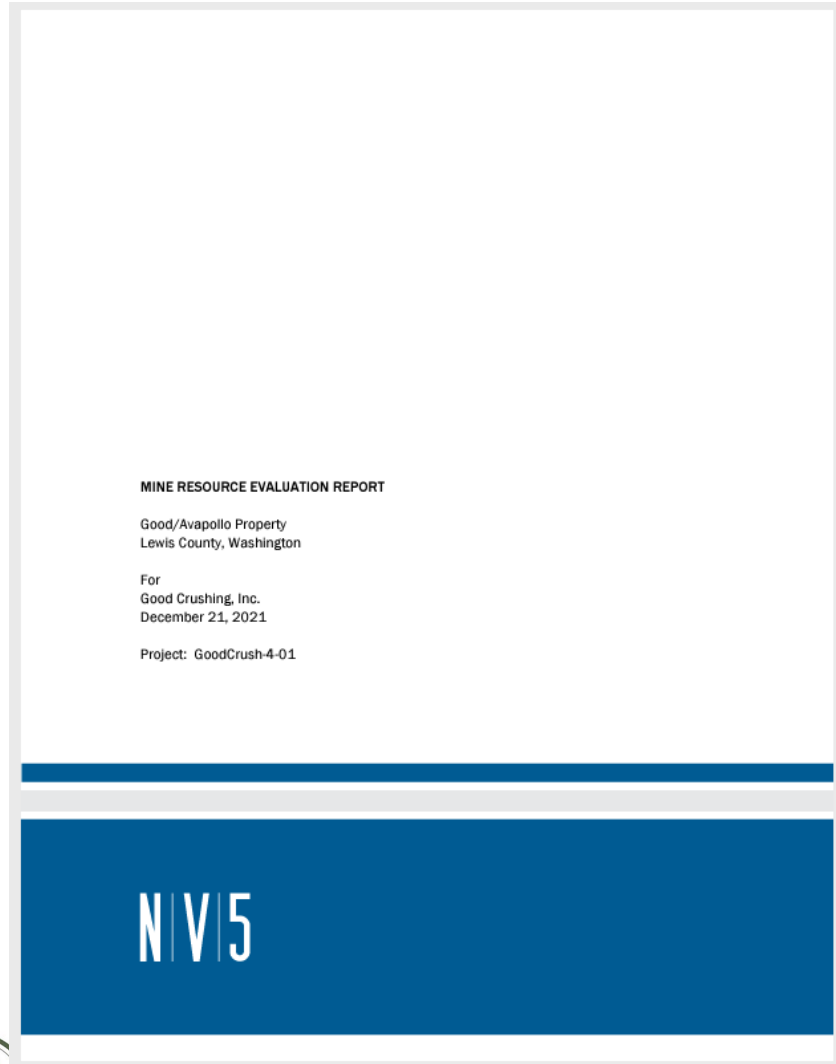
Mining Opt-In Decision Making

LCC 17.30.720 Approval Criteria:

1. Existing mining operation (*not applicable*)
2. Areas containing mineral deposits of significance
 - Geologist demonstrates likelihood of mineral deposits
 - Probable commercial value for foreseeable future
 - 50% of abutting sites larger than 2.5 acres
 - Outside UGA
3. Mines of local importance (*not applicable*)



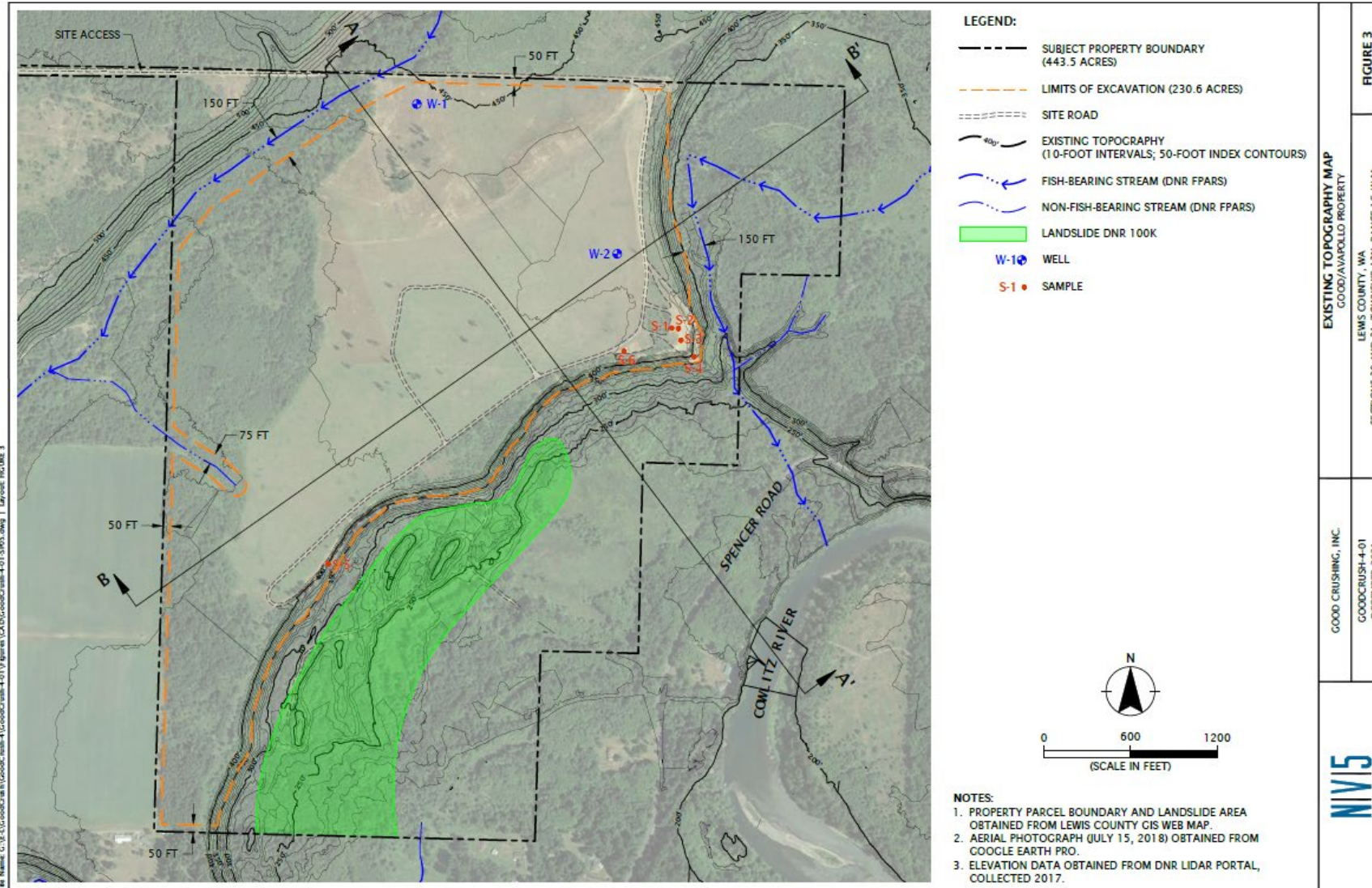
Mine Resource Evaluation Report



by Erick Staley, LG, LEG, Principal Engineering Geologist



Likelihood of Mineral Deposits

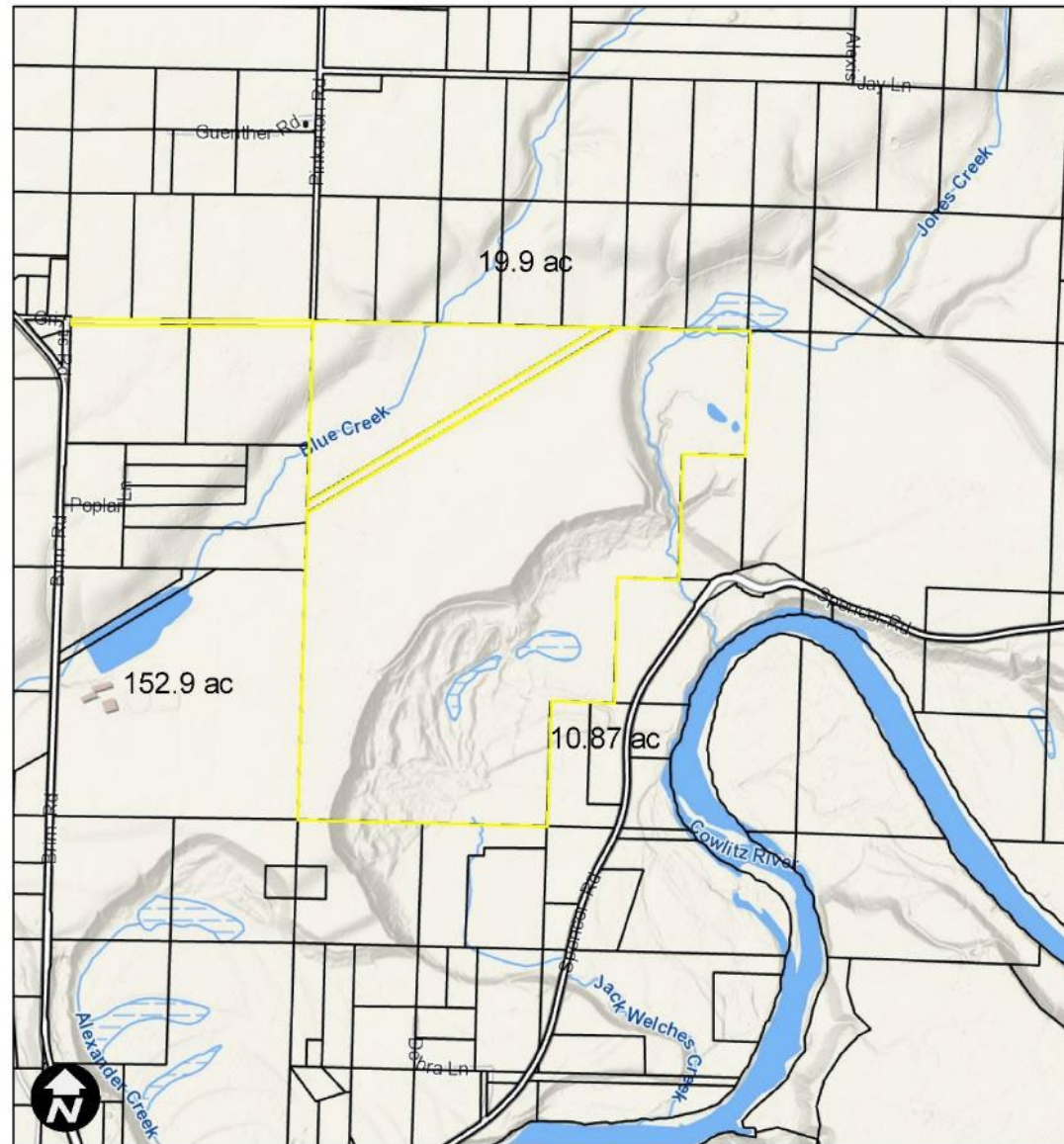


Commercial Value

- Estimated value of mineable resources is \$267,570,470
- Probable extraction value for the foreseeable future



Size of Abutting Sites



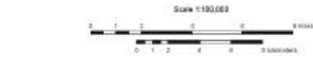
October 26, 2022

6/27/2022, 2:06:04 PM

1:18,056

Planning Commission - Workshop

Demonstrated Need



Legend symbols and notes:
 - National Forest boundary
 - National Park boundary
 - State Route boundary
 - County boundary
 - City boundary
 - Township boundary
 - Section boundary



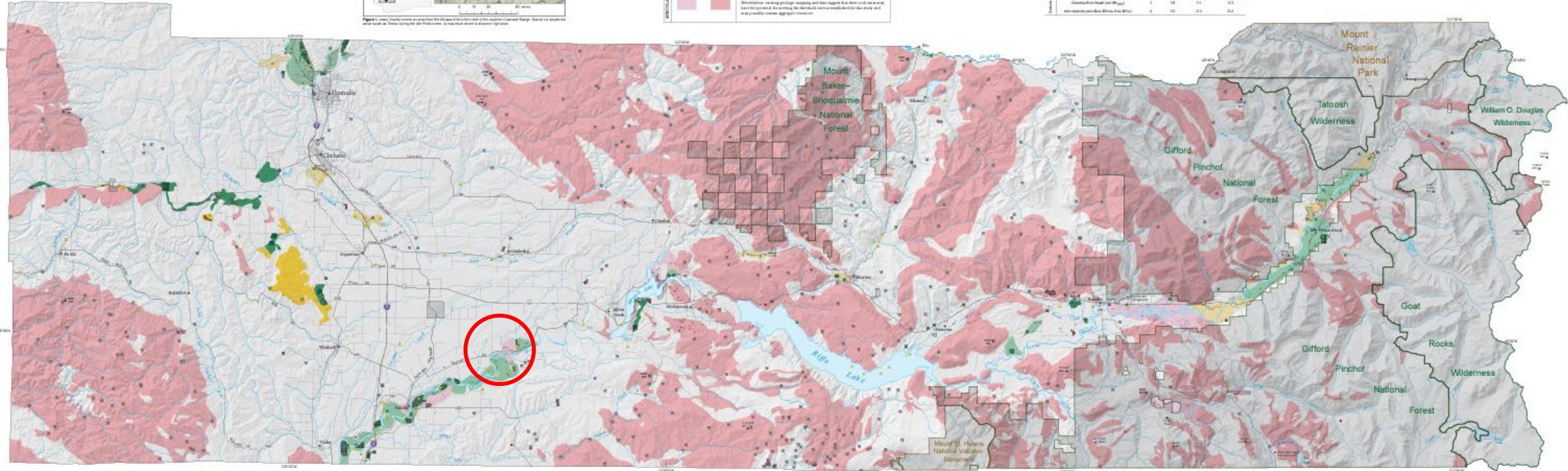
Figure 1. Lewis County is an area from the Willapa River to the east of the southern Cascade Range. Shaded in yellow and red to show the fire danger zones. The location of the county is shown in the inset map.

| Color | Designation | Description |
|--------|------------------|---|
| Green | Highly Sensitive | Subsided resources are present in the landscape for which specific geologic, hydrologic, forest, riparian, and fishery resources provide critical resources of the landscape. High quality subsided resources are visible in the landscape, especially in riparian, and fish resources. Subsidies are also visible in the landscape, especially in riparian, and fish resources. Subsidies are also visible in the landscape, especially in riparian, and fish resources. |
| Yellow | Intermediate | High quality resources are present in the landscape for which specific geologic, hydrologic, forest, riparian, and fishery resources provide critical resources of the landscape. High quality subsided resources are visible in the landscape, especially in riparian, and fish resources. Subsidies are also visible in the landscape, especially in riparian, and fish resources. |
| Red | Low Sensitive | Low quality resources are present in the landscape for which specific geologic, hydrologic, forest, riparian, and fishery resources provide critical resources of the landscape. Low quality subsided resources are visible in the landscape, especially in riparian, and fish resources. Subsidies are also visible in the landscape, especially in riparian, and fish resources. |

Table 1. Number of acres, total area, and percentage of total area for each resource type in Lewis County. Totals are calculated by summing the number of acres for each resource type by the average density of land ownership (30 acres per acre) in the county.

| Resource Type | Number of Acres | Total Area | Percentage of Total Area |
|------------------|-----------------|------------|--------------------------|
| Highly Sensitive | 1,121 | 1,121 | 0.17 |
| Intermediate | 1,121 | 1,121 | 0.17 |
| Low Sensitive | 1,121 | 1,121 | 0.17 |

Disclaimer: The data presented in this report were derived from a review of available data, including aerial photography, topographic maps, and other data. The data were collected for a specific purpose and are not intended to be used for any other purpose. The data are provided as a reference only and should not be used for any other purpose. The data are provided as a reference only and should not be used for any other purpose.



Not Spot Zoning

- RCW and WAC allow for this type of spot zoning
- Remains a resource use
- Required reclamation after mining is over



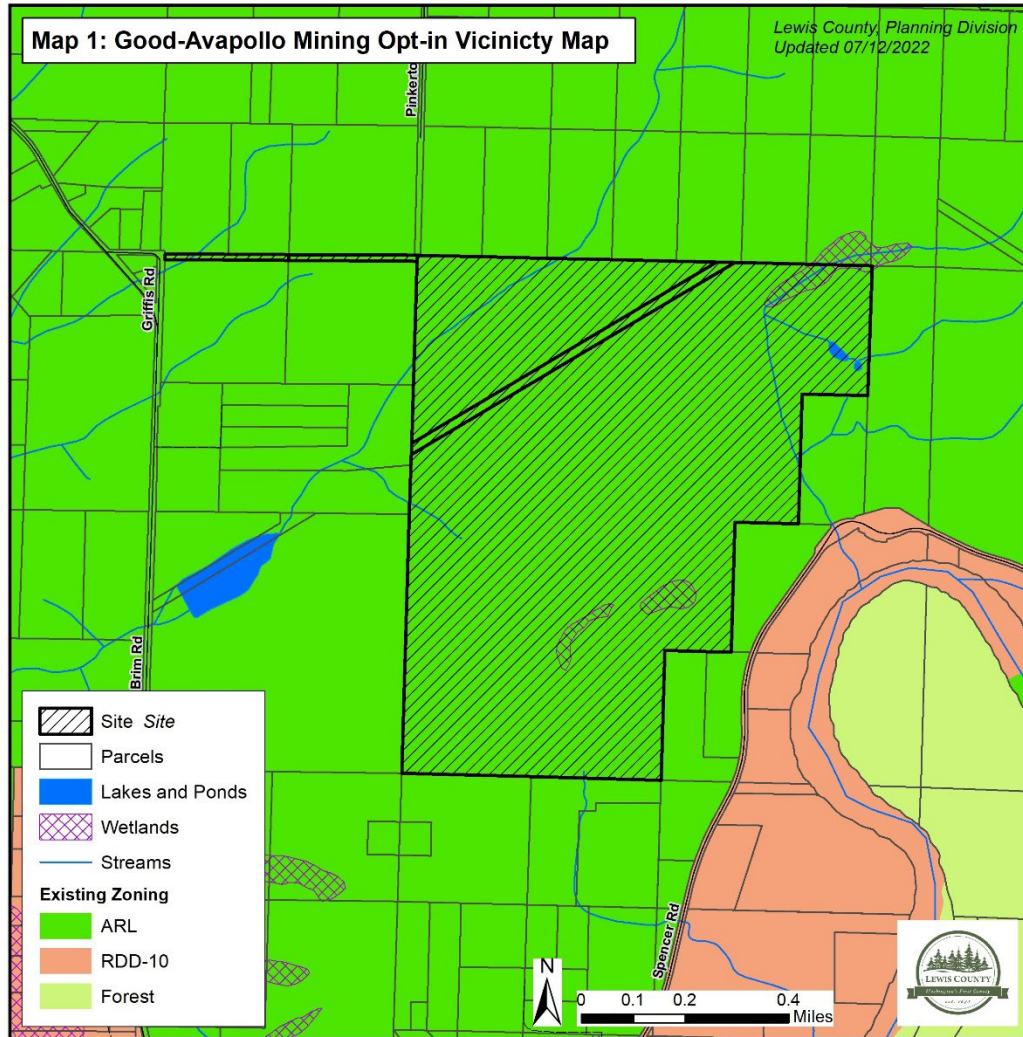
Mining Opt-In Proposal

Primary topics raised in testimony

- Negative impact on property values
- Truck traffic on local roads
- Impacts to water quality in streams
- Aquifer contamination
- Impacts on fish and wildlife habitat
- Visual impacts
- Noise
- Air pollution



Planning Commission Recommendation

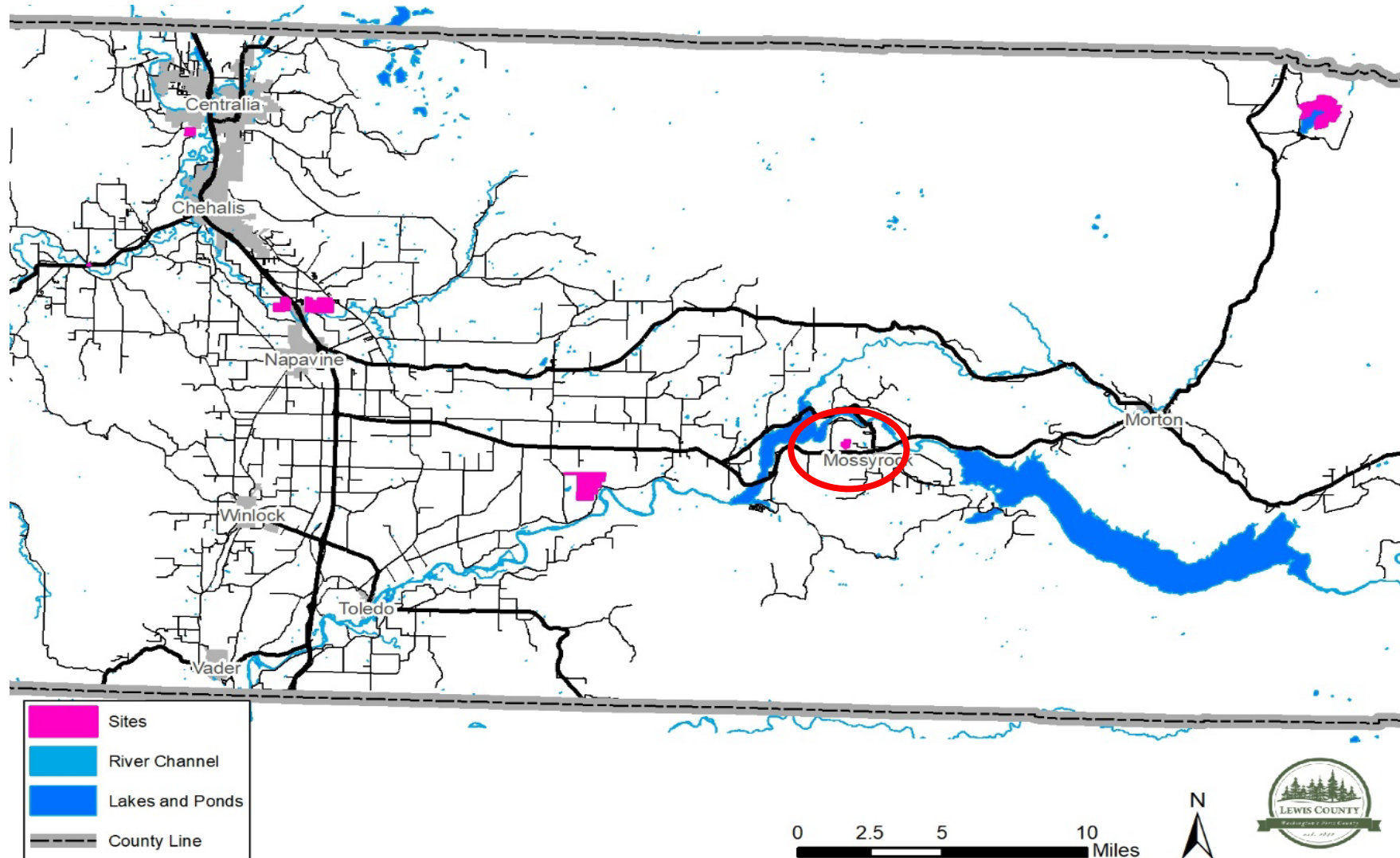


Approve Mining Opt-in Rezone (7, 0)

The use (surface mine) is appropriate at this site

1. Location – No one wants mining next to their property, but property owners have the right to opt-in to mining when there are deposits. The site is far from large populations and all surrounding sites are relatively large
2. Critical areas – Local, state and federal requirements can be addressed during project permitting
3. Cultural resources – It is important to work with the Cowlitz Tribe during project permitting

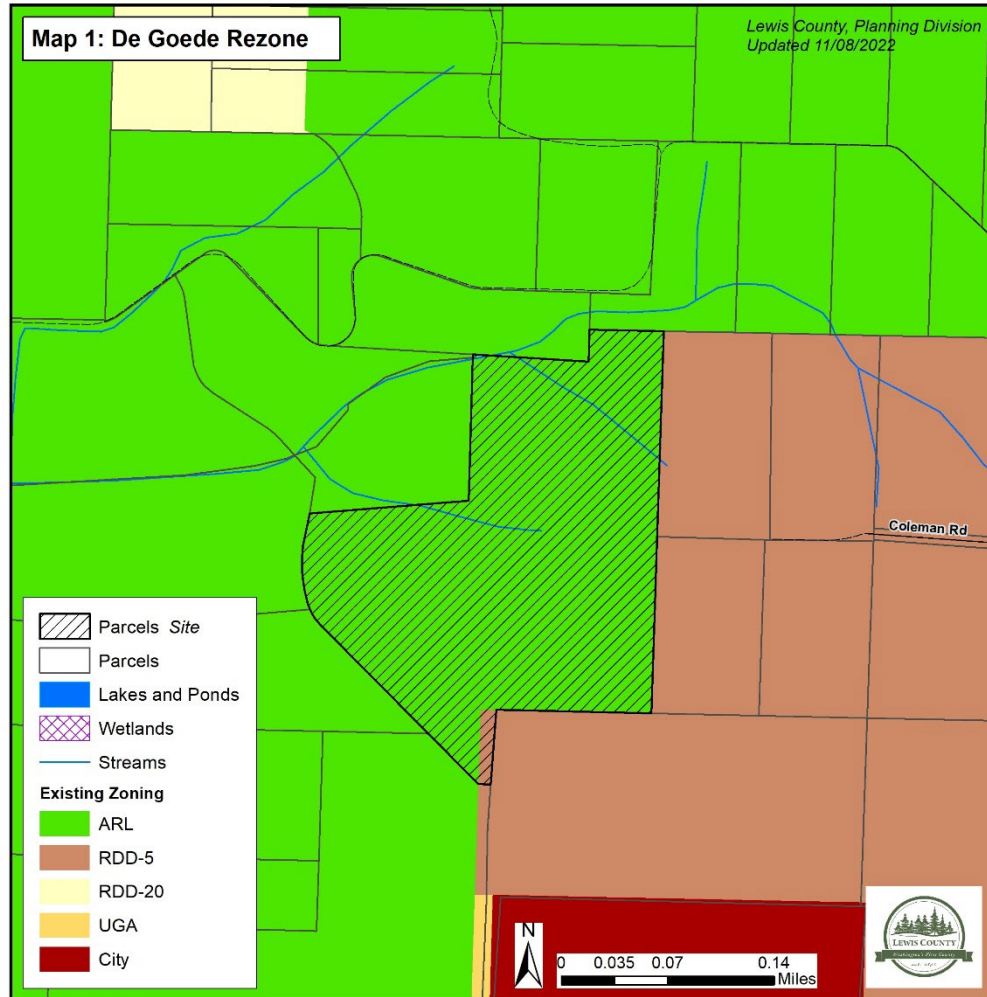
De Goede Rezone



October 26, 2022

Lewis County Planning Commission - Public Hearing

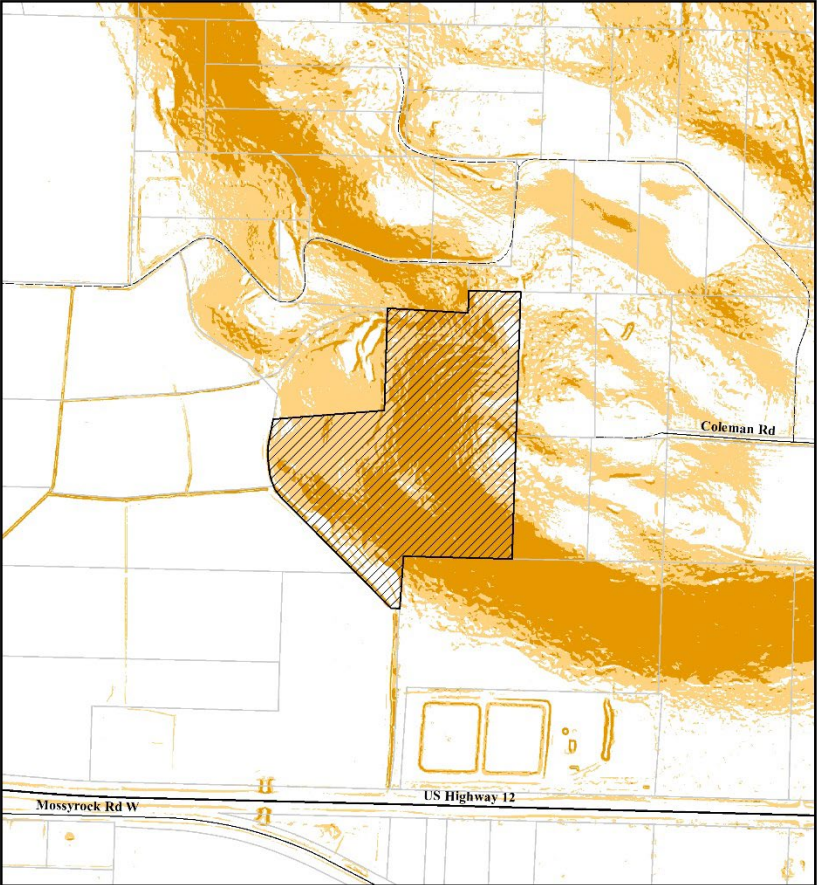
De Goede Rezone



- 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 – Steep Slopes




De Goede Rezone Proposal

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

Steep Slopes

Updated 07/15/2022
 Planning Division, Community Development

0 0.05 0.1 0.2 Miles



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)



Conforms to Growth Management act

WAC 365-190-050(3): The land has long-term commercial significance for agriculture.

Staff findings: Due to its steepness the parcel does not have long-term commercial significance for agriculture. There are no adequate roads that access the parcel; it is accessed by a private dirt road.



Conforms to Countywide Planning Policies

Lewis County Comprehensive Plan

Land Use Policy 2A.4: Allows landowners to predesignated portions of their property that contain poor soil or otherwise not suitable for agricultural purposes.

Land Use Policy 2A.5: Allows landowners to request a zoning change to agricultural resource lands that have been designated in error.

Staff findings: The steep hillside was designated in error and is not suitable for agricultural purposes.



De Goede Rezone Proposal

Comments on SEPA Determination

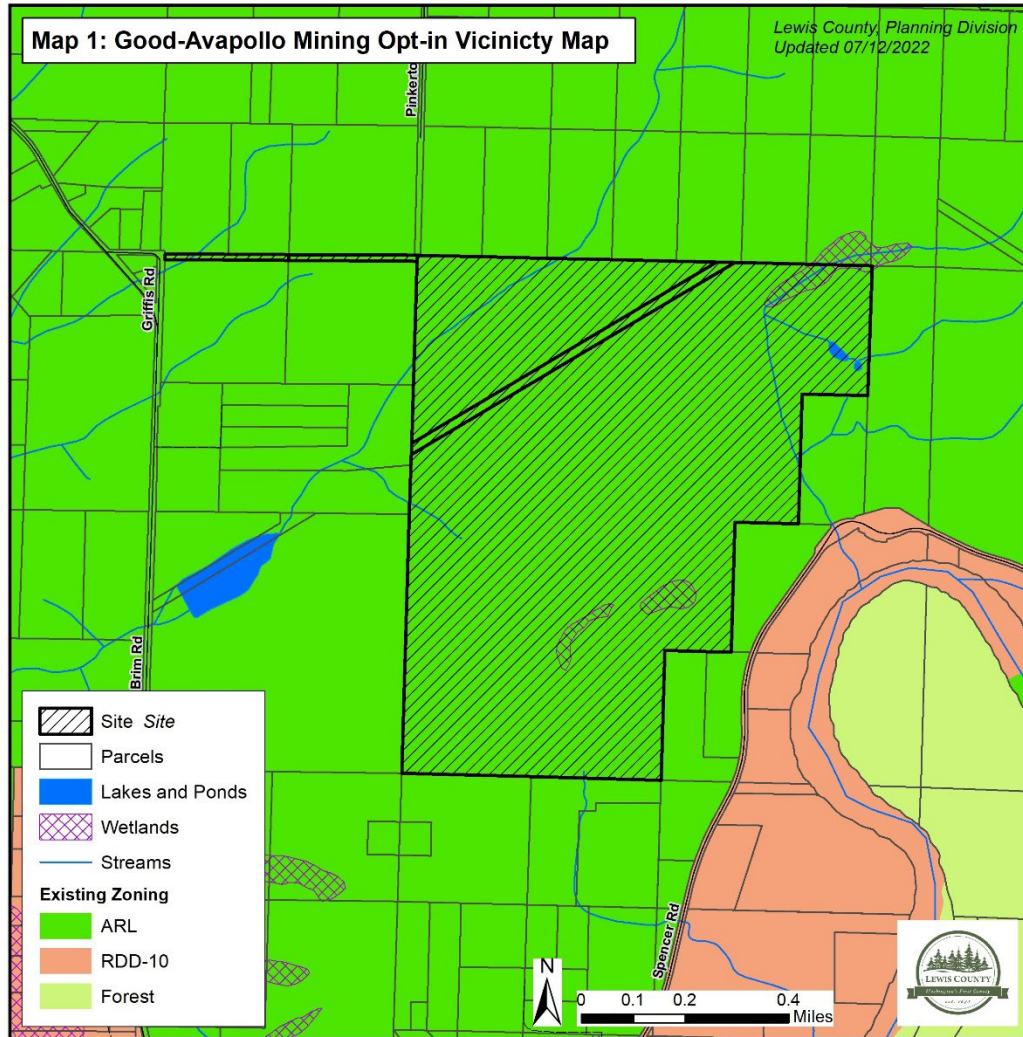
- No new road entry on Highway 12

Primary topics raised in testimony

- None



Planning Commission Recommendation

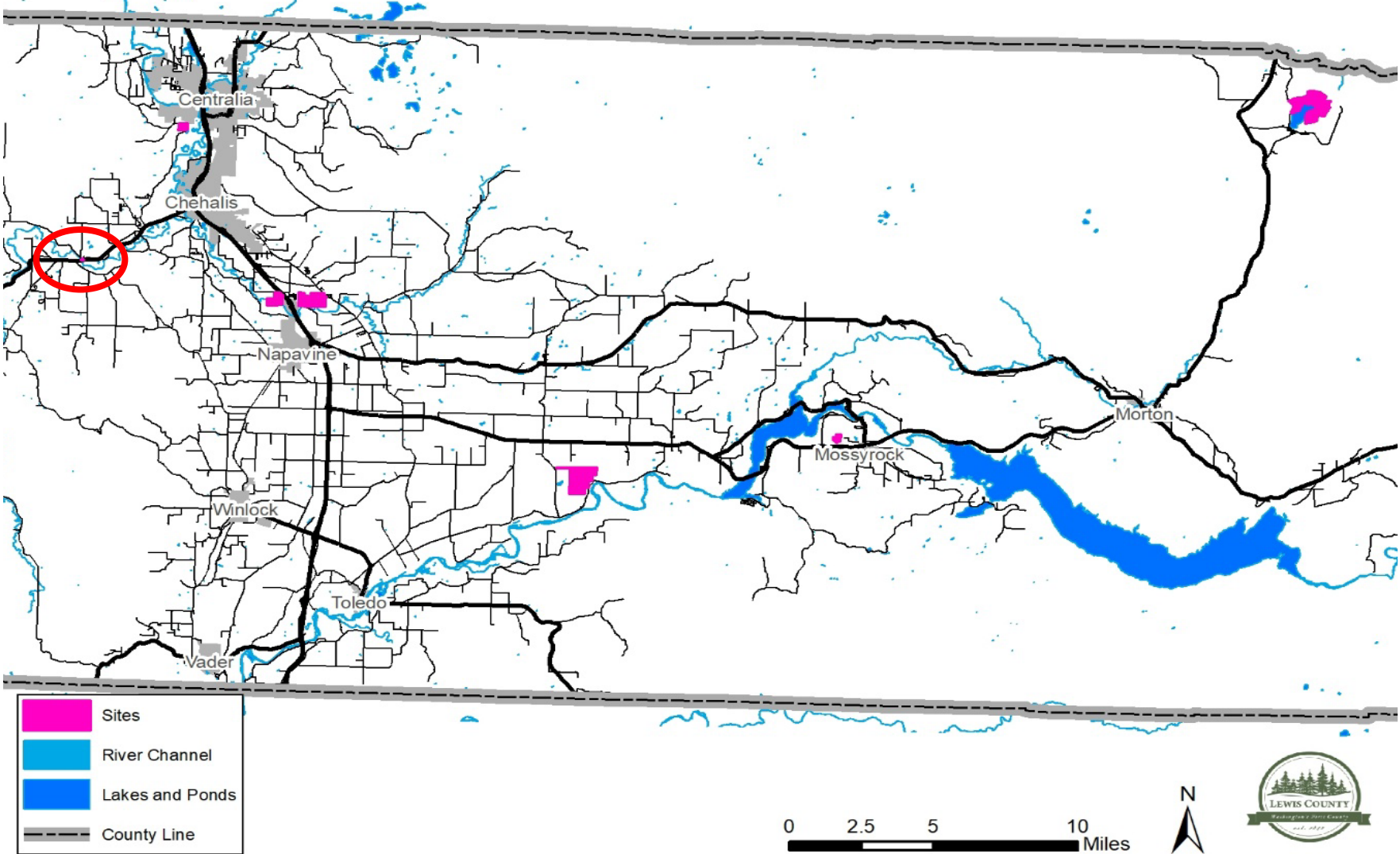


Approve De Goede Rezone (7, 0)

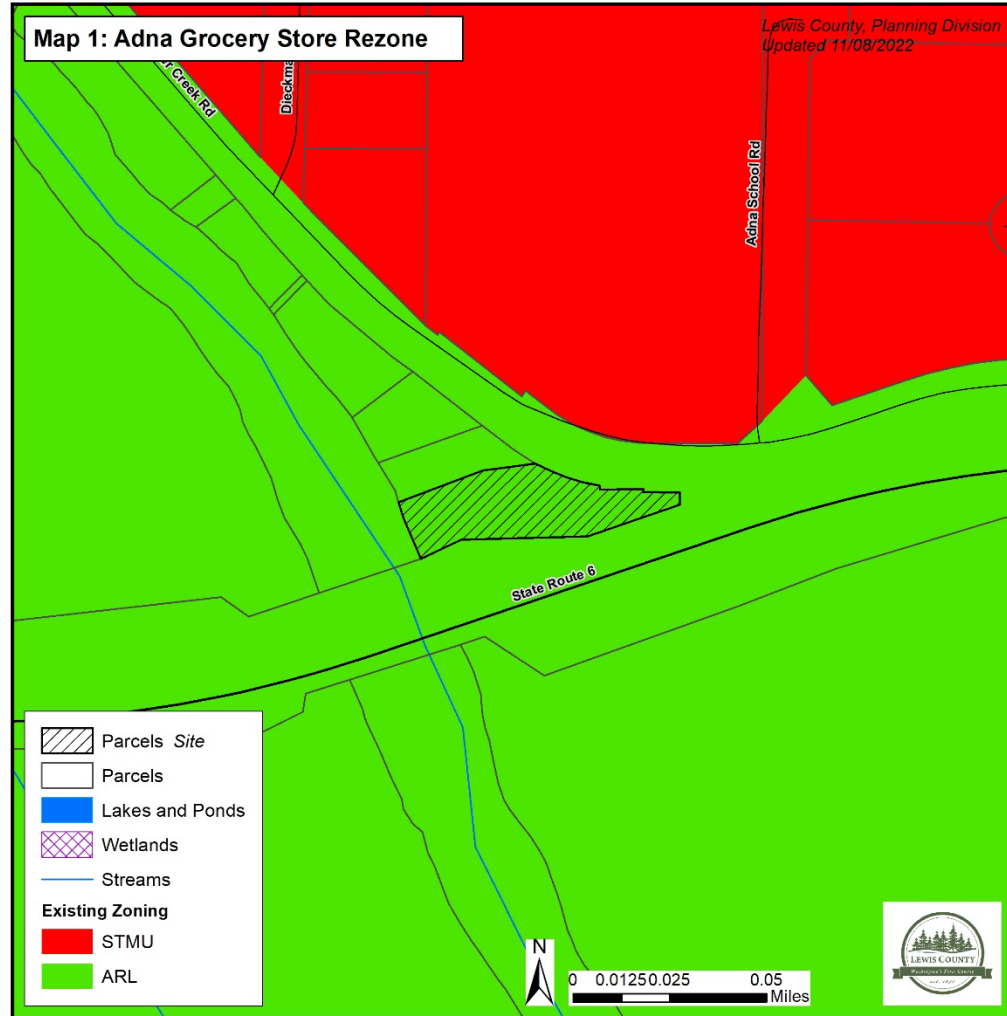
The use (rural residential) is appropriate at this site

1. Correcting and error – The site is too steep for agricultural uses
2. Highest and best use – Rural residential development on 5 acre lots is the best use for the hillside

Adna Grocery Store Rezone



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



Conforms to Growth Management Act

WAC 365-196-245(6)

- (B) When establishing a Type I LAMIRD, counties must establish a **logical outer boundary**. The purpose of the logical outer boundary is to minimize and contain the areas of more intensive rural development to the existing areas. Uses, densities or intensities not normally allowed in a rural area may be allowed inside the logical outer boundary **consistent with the existing character** of the LAMIRD. Appropriate and necessary levels of public facilities and services not otherwise provided in rural areas may be provided inside the logical outer boundary.
- (C) The logical outer boundary must be delineated primarily by the **built environment as it existed on the date the county** became subject to the planning requirements of the act



Conforms to Growth Management Act



- Adna Grocery existed before 1995
- Rezone to correct the error



October 26, 2022

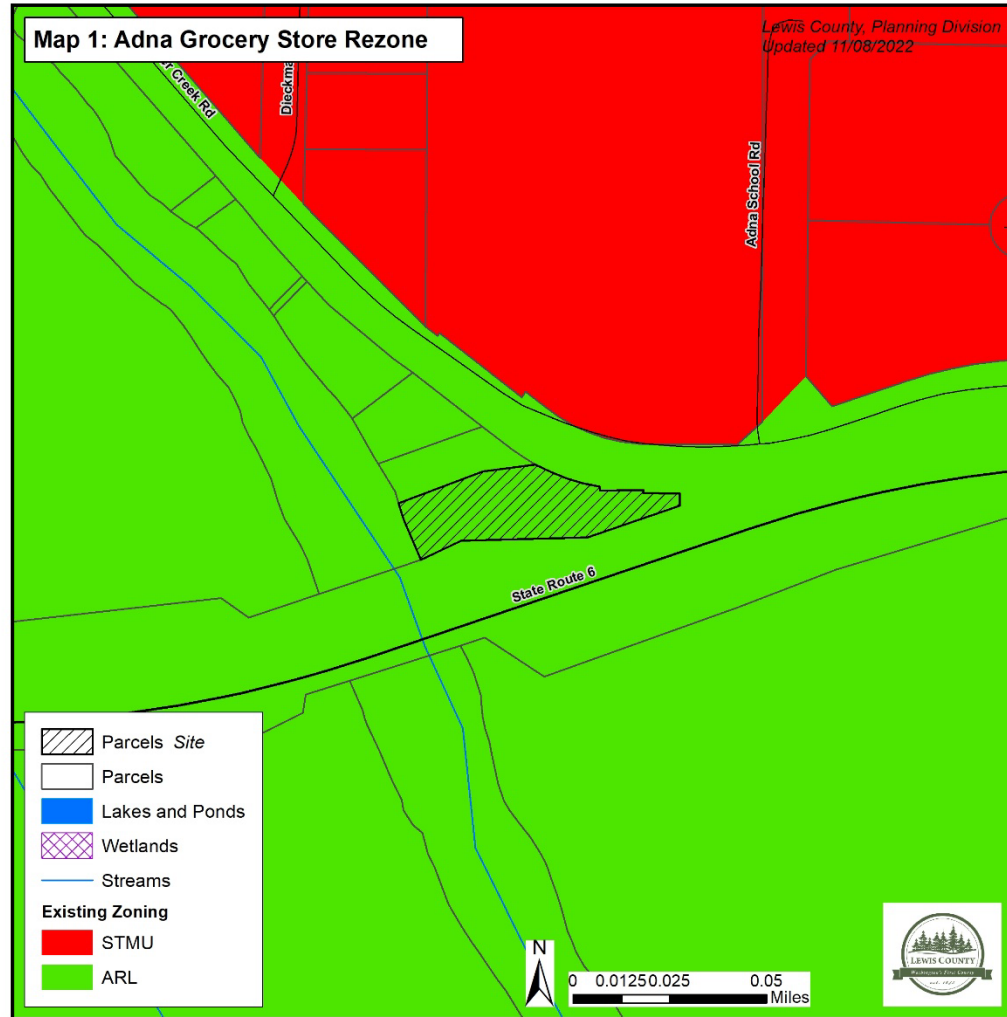
Adna Grocery Store Rezone Proposal

Primary topics raised in testimony

- None



Planning Commission Recommendation



Approve Adna Grocery Rezone (7, 0)

The use (small town mixed use) is appropriate at this site

1. Correcting an error – the site should have been included in the STMU in 1995



Questions about Proposals

1. Chehalis UGA expansions
2. Centralia UGA expansion
3. YMCA rezone
4. Mining Opt-in rezone
5. De Goede rezone
6. Adna Grocery Store rezone



Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
 - Anticipated effect on population, employment distribution
 - Anticipated effect on schools, fire districts, etc.
 - Anticipated effect on ag, forest or mineral resource lands
4. Isn't spot zoning



Hearing Schedule

- Record open **now** for written testimony
 - Send to mindy.brooks@lewiscountywa.gov
- Public Hearing November 1, 2022 @ 10:00am
 - No deliberation or decision on November 1
- Close oral testimony on November 1
 - *If needed, continue to November 2 for additional testimony*
- Keep written record open to November 4 at 4:00pm
- Continue hearing to November 8
 - No oral testimony on November 8
 - Deliberate and make a final decision



Hearing Schedule

November 1, 2022 anticipated 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*



Written testimony

Mindy Brooks, Senior Long Range Planner
mindy.brooks@lewiscountywa.gov

Or

2025 NE Kresky Ave
Chehalis, WA 98532

Questions: 360-740-2610





**This Slide Intentionally
Left Blank**