

LEWIS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

2025 NE Kresky Avenue
1146 Chehalis, WA 98532-2626
(360) 740-1245

(360) 740-
FAX:

APPLICATION FOR AMENDMENT

- Rezone or Amendment to Zoning Regulations** **Fee: \$990.00***
- Comprehensive Plan Amendment**
- Resource land Opt-in Application (no fee)**

*more than 10 hours of staff review for rezone request will require an additional hourly fee @ \$55.00/hour. All other additional costs assessed at actual cost.

Applications Accepted September 1 through December 31

SUBMITTAL REQUIREMENTS:

- Completed application form
- Legal Description (for site specific amendments)
- Three site maps, no larger than 11" x 17", clearly labeled, and reproducible in black and white, showing the following features:
- a. property boundaries showing existing land use designation and zoning.
 - b. property boundaries showing the proposed land use designation and zoning.
 - c. all natural and built features (such as roads, streams, buildings, slopes, fences, etc.) as well as adjacent properties and their uses.
- Application Fee

For office use only
Permit Tech _____

PLEASE TYPE OR PRINT

1. Applicant (see page 5 if more than one applicant):

Name Industrial Park at TransAlta, a Washington Nonprofit Corporation

Address PO Box 916, Chehalis, WA 98532

Telephone Work (360) 748-0114

2. Contact Person (if other than the applicant):

Primary Contact

Name Bill Lotto, General Manager, IPAT

Address PO Box 916, Chehalis, WA 98532

Telephone Work (360) 748-0114

Secondary Contact

Name Andy Lane, Cairncross & Hempelmann, PS

Address 524 Second Avenue, Ste. 500, Seattle, WA 98104

Telephone Work (206) 254-4409

Email alane@cairncross.com

3. Assessors Tax Parcels:

AS TO TOWNSHIP 14 NORTH, RANGE 1 WEST, WILLAMETTE
MERIDIAN

Section 3: 020411002000

Section 4: 020422000000, 020421000000, 020425000000, 020426000000,
020420000000, 020427000000

Section 5: 020428004000, 020428003000, 020428002000, 020428000000

Section 6: Portion of 020445000000

AS TO TOWNSHIP 15 NORTH, RANGE 1 WEST, WILLAMETTE
MERIDIAN

Section 27: 023299000000, 023297002001, 023297006003, 023303003000
Section 28: 023307001000, 023314000000, 023311000000, 023310001000,
Portion of 023312000000
Section 29: Portion of 023325002000
Section 32: 023373000000
Section 33: 023387001000
Section 34: 023406001000, 023405000000, 023402000000, 023303004000
Section 35: 023420000000, 023419003000, 023418002002

4. **Location of property:**

Quarter Section _____, Sections 3, 4, 5, 6, Township 14 North, Range 1 West
Quarter Section _____, Sections 27, 28, 29, 32, 33, 34, 35, Township 15 North,
Range 1 West

Location (road name/city): Big Hanaford Road

Is the property within an Urban Growth Area? Yes _____ No X **If yes, which**
jurisdiction? _____

5. **Total acreage of the parcel(s):** approximately 4.400 acres

6. **Signatures:**

I/We the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

William J. H. G. M. / IPAT 12/29/09
Signature Date

Signature Date

PLEASE ANSWER THE FOLLOWING QUESTIONS, ATTACH AN ADDITIONAL SHEET IF NECESSARY

A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses:

The land use of the site is mining and supporting uses. Surrounding uses are energy production, forest resource uses, and rural residential uses.

B. Explain why the existing land use/zoning designation is not appropriate:

The applicant, TransAlta (the majority property owner), the County, and the Legislature support the development of industrial/commercial uses on this site to provide needed employment opportunities. This is the only site in the region that provides suitable large parcels for industrial/commercial uses. Current land use/zoning designation does not clearly permit these needed uses.

C. How have the conditions changed so that the proposed designation is more appropriate than the existing designation?

Surface coal mining operations have ceased.

D. Explain why additional land of the proposed designation is needed in Lewis County, and why it is needed at the location proposed:

Industrial/commercial development is needed to provide employment opportunities and an increased tax base for the County. This is the only site in the County (and region) that offers suitable large parcels for industrial/commercial users.

E. If the property is in the rural area (outside of an Urban Growth Area), demonstrate with appropriate data, how the rural density standards have been met:

Relevant analysis will be included in the EIS.

- F. Explain why the change is needed. What issue or problem is resolved by the proposed change?

Industrial/commercial development is needed to provide employment opportunities and an increased tax base for the County to replace the jobs and tax base lost when the coal mining operation ceased.

- G. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

The purpose of this proposal is to benefit the public as a whole, rather than the applicant non-profit entity. In particular, this proposal provides a focus on business that employs people with mid to high skill levels and pay well above average for new jobs in our community. Past studies have shown that average wages relative to the state have fallen consistently for over 30 years and now stand at only a bit above two-thirds the state average. In addition, there is significant need for additional jobs as our area has long-suffered with unemployment rates well above state and national levels. The most recent rate for November, 2009 was above 14%. Also, we have a growing problem with people living in Lewis County and commuting to work outside our area. This effectively reduces their net income, increases traffic congestion, and is a drag on local retailers as those who commute often buy a large part of their purchases in other communities. Finally, there is a need to reverse the very high drop-out rates within area schools. When as much as one-third of entering freshmen fail to graduate from high-school--- this creates a long-term situation in a community where individuals are far more likely to be dependent on the community for their survival. All these factors argue for this proposal and also put emphasis on the need for greater efforts to support/encourage increased skills training for area residents.

- H. Explain how the proposed rezone or amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020):

The proposed amendments satisfy specific substantive provisions of the GMA (i.e., RCW 36.70A.368), in addition to the GMA goals. Goals 5 (Economic development), 7 (Permits), 10 (Environment), 11 (Citizen participation and coordination), and 12 (Public facilities and services) are the goals of the Lewis County Comprehensive Plan most fulfilled by the proposed amendments. The proposal is intended to provide employment opportunities and tax revenue for the County (Goal 5). The proposal is intended to facilitate permitting of future industrial/commercial uses by establishing an industrial land bank under RCW 36.70A.368. The statute authorizing the amendments requires appropriate environmental review to protect the environment (Goal 10). The process created by the proposed amendments ensures open and continuous public participation in the approval of the industrial land bank as well as review of specific projects within the land bank (Goal 11). The proposed amendments ensure adequate planning for public facilities and services (Goal 12).

- I. Explain how the proposed rezone or amendment is consistent with the policies of the Lewis County Comprehensive Plan, including any policies of an applicable town or city (if the area is in the unincorporated area of an Urban Growth Area). Be sure to review all comprehensive plan chapters:

The proposed amendments are consistent with the Economic Development, Land Use, and Capital Facilities/Utilities Elements of the Comprehensive Plan. The proposal also includes amendments to each of these elements.

Economic Development Element:

The Economic Development Element begins with a recitation of Countywide Planning Policies. The proposed amendments are consistent with policies 5.0 (an amendment to this policy is proposed), 5.2, 5.3, 5.5, 5.6, and 5.9. Policy 5.0 as proposed to be amended encourages development consistent with RCW 36.70A.368. Policy 5.2 encourages a diversified economic base to minimize the vulnerability of the local economy to economic fluctuations. Increasing the number of industrial businesses in the County implements this policy.

Policies 5.3 and 5.5 encourage the designation of adequate land within UGAs to ensure future industrial and commercial needs are met. Creating an industrial land bank (which becomes a UGA on approval) of large building sites implements these policies. Specific development within the land bank may include value-added industries, consistent with policy 5.6. Policy 5.9 is also satisfied as the site is within the I-5 corridor and necessary infrastructure can be extended to the site.

The proposed amendments also further policy 1.2 by facilitating the timely processing of permits. The establishment of the Industrial Land Bank will make subsequent project permits easier to process. Policies 2.2, 2.3, 3.1, 3.3, 3.5, 3.7, 3.8, 6.7, and 6.8 are implemented by the County support in obtaining amendments to the GMA to allow the proposed amendments.

Land Use Element:

The proposed amendments are consistent with Land Use Objective LU-7: "Encourage industrial development of all types while mitigating negative impacts on surrounding areas." The future uses of the Industrial Land Bank will be mitigated to reduce negative impacts. Many, if not all potential future uses will have less negative impacts than previous surface coal mining activities. Objective LU-8 and its subsequent policies are also implemented by the proposed amendments, because the amendments increase the supply of industrial land in the County.

Capital Facilities and Utilities Element:

The proposed amendments are consistent with Utilities Goal 1, as they require the provision for needed infrastructure.

J. TEXT AMENDMENTS ONLY: Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Lewis County Board of Commissioners. If a text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed.

Chapter: _____ Page: _____ Section: _____

See attached proposed amendments for proposed text amendments.

ADDITIONAL APPLICANTS PAGE

Please have every party who wishes to join this application provide the following information and sign below. You may attach additional sheets if necessary.

Applicant:

Name _____
Address _____
Telephone Home(_____) _____ Work(_____) _____
Tax Parcel(s): _____

Applicant:

Name _____
Address _____
Telephone Home(_____) _____ Work(_____) _____
Tax Parcel(s): _____

Applicant:

Name _____
Address _____
Telephone Home(_____) _____ Work(_____) _____
Tax Parcel(s): _____

Applicant:

Name _____
Address _____
Telephone Home(_____) _____ Work(_____) _____
Tax Parcel(s): _____

Applicant:

Name _____
Address _____
Telephone Home(_____) _____ Work(_____) _____
Tax Parcel(s): _____

Signatures:

I/We the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

Signature	Date
Signature	Date