

Locator Map	App No.	Request	2010 Staff Comments	2010 Planning Commission Comments and Analysis	2010 Recommendations
4	124	Class A Ag to RDD5	<p>Any zone change would constitute an island "spot zone" different from the surrounding area for the benefit of one property owner. More intense use does not fit the rural character or existing pattern of development.</p> <p>2002 application includes approximately 26-acres zoned Class A ag along SR 6. In 2007 it was rezoned ARL. Parcel is undeveloped, surrounded by large 20+ undeveloped parcels to the north and south zoned ARL in ag use. The city of Chehalis is approximately 1 mile east across the Chehalis River. There is a mix of parcels sizes and residential development nearby to the west. Underlying soils are prime, parcel is enrolled in open space ag. Entire parcel is in 100-year flood plain. Parcel still meets ARL criteria, conditions have not changed nor has any evidence been submitted that an ARL designation error was made. Any zone change would constitute an island "spot zone" different from the surrounding area for the benefit of one property owner.</p>	<p>Designated in 2008 as ARL as it met GMA and County criteria. No evidence that an error was made in designation nor that conditions have changed from that designation. Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.</p>	Retain ARL
4	171	ARL to RDD5	<p>2009 application requests to "opt-out" of ARL designation and rezone to RDD5. Included are two parcels, approximately 113-acres total. Prior to non-compliance and invalidity, these parcels were zoned Class A ag. Property is adjacent to and surrounded predominantly by large undeveloped, cultivated parcels zoned ARL. Both parcels are classified by large undeveloped, cultivated soils underlying approximately half of acreage west. The remaining, eastern portion is Salkum silty clay loam with 15 to 30% slope. The applicant claims this area is hilly and non-farmable. Applicant segregated into two parcels in 2009 to "separate farm ground from non-farm ground" asserting that the proposed rezone would create economic and housing opportunities that are consistent with the pattern of development to the east.</p> <p>Conditions do not appear to have changed from the ARL designation of this land. Conversion of resource land to rural land must meet several factors including development pressure from existing surrounding land use patterns. The area zoned RDD5 adjacent to this property is primarily larger, undeveloped lots with tree growing or farming activities. There is a small</p>	<p>The designation to ARL of the two parcels totaling 113.21 acres in 2008 is challenged because of slopes making the site unsuitable for farming and other agricultural practices. Critical areas exist including steep slopes and slide areas. The application of the ARL designation to that area with steep slopes was in error. The property is on the fringe of a larger block of ARL land. It is adjacent RDD 5 land on the southeast corner. Designation to RDD 10 would be a spot zone.</p>	Re-designate RDD 5

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5	132	Class B Ag & RDD5 to RDD5	<p>block along Highway 603 and Nix Rd subdivided into small, 1-acre lots with homes. The land meets ARL criteria and it does not appear that an ARL designation was made in error.</p> <p>2002 application comprised of a strangely configured parcel approximately 15.5 acres in size. In 2008, the larger portion that was zoned Class B did not meet ARL criteria so was rezoned RDD20. Staff will consider request to rezone a split zoned parcel, zoned RDD 20 and RDD 5 to RDD 5. Parcel is adjacent along western boundary to the Chehalis city limits east of I-5 at exit 76. Area is largely undeveloped. Is in the 100-year floodplain, and experiences major flood events from Newaukum River. There large lots with ag activity to the east, across the Newaukum River to the west there are smaller lots of 2, 5 & 6-acres with rural residential development. There is more intense rural residential subdivision development to the southeast. Much of this was built in the 1980's to early 1990's. There has been little development activity in the area since that period.</p> <p>The southern portion of property is primarily within shoreline environment and is all mapped by NWI as wetland. It is not served by municipal water, is in an aquifer recharge area, and is at a low elevation and very flat. Consideration of critical areas makes it unlikely that RDD5 density could be met.</p>	<p>2010 Planning Commission Comments and Analysis</p> <p>Significant Critical Area constraints, including flood plain. There is a mix of lot sizes in area. The property is adjacent to the City of Chehalis. It is consistent with County policy to minimize development in flood prone areas. Designation of RDD 5 could result in a development pattern that would impede the logical extension of urban services to this area once it was annexed. Designation to RDD 10 would be spot zoning.</p>	Retain RDD 20
5	15	RDD10 to RDD5	<p>2002 application requests to rezone 4 parcels totaling approximately 30.48 acres in the vicinity of Crego Hill Rd. All but one of the parcels included are already approximately 5-acres in size and are developed. The remaining is about 19-acres, appears to be a tree farm, and is classified current use timber. The surrounding pattern of land use is large 40-acre plus lots that are undeveloped, planted with timber, and classified as open space timber. There are no critical areas evident; RDD5 zoning designation is adjacent to the south. However this area is 300 acres containing 3 large parcels that are in timber and are bordered along three sides by Forest Resource land. Rezoning these 4 parcels would create irregular, spot zones in and amongst the RDD 10.</p>	<p>Area characterized by large lots used and managed as resource lands. The 19 acre parcel was segregated into smaller lots in 1999 thereby reaching the desired density. Extending the RDD 5 to the 3 parcels that are now less than 5 acres would achieve little and result in spot zoning. Extending RDD 5 from the south on the 19 acre parcel would reflect the 5 acre divisions on the property and be consistent with the development pattern to the north and northeast.</p>	<p>Retain RDD 10 on the 3 parcels fronting Crego Hill Rd.</p> <p>Redesignate Parcel Number 19058-1-6 to RDD-5</p>

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6	112	RDD10 to RDD5	2002 application is to rezone an approximately 30-acre parcel from RDD10 to RDD5. Parcel was designated ARL in 2008 because it met the criteria with prime soils and capable of being farmed. This parcel was an active poultry farm. Underlying soils are prime over the entire site. Conditions have not changed from the ARL designation nor is there any evidence to suggest the designation was made in error.	a spot zone. The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. It appears to be cultivated. There is no evidence that the designation was in error or that conditions have changed.	Retain ARL 15447 15446 (field check)
6	81	RDD20 to RDD5	2002 application is to rezone approximately 210-acres (12 parcels) RDD20 to RDD5. Two of these parcels, totaling approximately 47-acres were designated ARL in 2008. Staff will consider this request under current zoning designations. The two ARL parcels contain prime soils, are enrolled in open space ag program, and farming activities are present. There is no evidence that the ARL designation was made in error, nor have conditions changed. The remaining parcels are currently zoned RDD20 with the average acreage being 17 acres. Two parcels fall below 10 acres. Critical areas include some wetland and slide. Seven of the parcels are developed in single family homes. Six of the larger parcels are enrolled in open space ag. Farming activities are evident on these parcels. Three parcels are split zoned RDD20 and RDD10 because they are bisected by a stream. There is a mixture of parcel sizes to the east of Russell Rd with some 5-acre subdivision tracts with single family homes and small farms. The City of Winlock is located approximately 1-mile east. Remaining surrounding development patterns include 5 to 10-acre parcels much of which is undeveloped.	Regarding 47 acres of ARL: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed. Regarding 160 +- acres in RDD 20: The area is not characterized by high intensity rural density lots. Critical areas constrain development. No apparent pressure for development in the near future as evidenced by the RDD 5 area to the east being used as ag and being retained in large lots. Designation of properties to RDD 5 would further the spread of high intensity development in a low intensity rural setting. An RDD 10 designation could result in parcelization of adequate size to protect critical areas, provide buffering between higher intensity rural development and ARL and resolve the split zoning of approximately 50 acres (3 parcels) on the south boundary of	Retain ARL 15447 15446 (field check) Re designate to RDD 10 the following parcels: 15505-1 15454-1 15454-2 15509 15508-1 15508-2 15508-3 15508-4 Not included in RDD 20: 15511 15512-2-1 15519

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7	160	RDD10 to MRL	<p>2007 application includes approximately 76-acres and requests a zoning change from RDD10 to Mineral Resource Land (MRL). In 2008, the ARL compliance work found this land met the criteria and it was designated ARL. Staff will review this application under the current ARL zone. Even though the applicant built a strong case for the requested MRL designation, there is no evidence that an ARL designation was made in error and conditions have not changed.</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed. Applicants have applied to "opt in" to MRL and have demonstrated that the land meets the criteria. LCC 17.30.350(1) states in part "Lewis County shall approve applications for designation of mineral resource land if following criteria are met"</p>	Re-designate to MRL
8	7	RDD10 to RDD5	<p>2002 application to rezone 40-acre parcel from RDD10 to RDD5. The parcel is traversed by a county road and has large parcels (70 to 127-acres) to the north and south with forest and medium density residential development to the east and west. Residential lots to the east and west average 5-acres in size. A 14-acre tract immediately to the west is undeveloped due to mapped slope and slide hazards. There is evidence of forest activity on most of the property and it is classified as forest use by the assessor. There is a mapped slide area encompassing about 2 1/2 acres in the southwest corner. Surrounding zoning includes RDD10 to the east, west, south, and RDD20 to the north. The Centraalia city limits are within 3 miles to the west. Rezoning would create an island or "spot zone" that is different from surrounding properties to the benefit of one property owner and potentially impact surrounding timber uses to the north and south.</p>	<p>The area is characterized as medium intensity rural development. It includes land in the forest resource use category. Critical areas constrain development. There is no RDD 5 adjacent to the subject property. The closest more intensive designation is the City of Centraalia approximately 1/2 mile to the southwest. Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.</p>	Retain RDD 10
8	2	RDD10 to RDD5	<p>2002 application to change approximately 476 acres which includes 27 parcels within 1 to 2 miles of the Centraalia city boundaries. The parcels range in size from 83 to 2 1/2 acres with the majority under 20 acres. (6 of them are less than 5 acres and 7 of them are between 5 and 20 acres). There is RDD5 zoning immediately west (and adjacent to some) of the subject</p>	<p>The subject land and surrounding area is characterized by high intensity rural development uses and parcelization. There are limited critical area constraints. The extension of RDD 5 into the RDD 10 is a</p>	Re-designate to RDD 5

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			<p>parcels. There are limited critical areas which include scattered mapped slide areas, hydric soils, and wetlands. The subject area (all 476-acres) is part of a larger area already characterized by a mix of parcels similar to the subject applicants. This larger area consists of approximately 90 parcels on 725-acres with single family homes. There are 2 larger forested parcels to the north and much of this area appears to be predominately used to grow trees. Uses to the east, across Grimes Rd. include a mix of residential but mostly undeveloped acreage on 5 to 10-acre tracts. Uses to the south consist of larger undeveloped properties in timber and forest use.</p>	<p>logical transition of intensity of the city to the west to the more rural development to the east. Designation to RDD 5 is consistent with the character of uses and parcelization found on the subject properties and surrounding area. The county may include additional properties to form a uniform boundary of the use designation. (Many property owners expressed a desire to not be considered for more intensive uses. Current notification requirements mandate that extensive information be published if land is subject to legislative action. The public interest would best be served by only designating those properties with active applications, and processing others on an ad-hoc basis as the owners request a more intensive use designation for their property.</p>	Retain ARL
10	47	RDD10 to RDD5	<p>This 2002 application contains two discrete areas for review. First, there is a northern section to the northwest of the intersection at SR 508 and Van Hoeson Rd. The application consisted of approximately 49-acres and six parcels in this section. All but one of them is under different ownership at this time. Therefore, only one of the original signatures on the request is valid for the initiation of a rezoning request. Also, this northern area met ARL criteria and was so designated in 2007. Staff will review the one remaining 17-acre parcel as the subject in this northern area under the current ARL zoning. This parcel contains prime soils, appears to be in active ag use and is part of a larger ARL block. There has been no evidence submitted that the ARL designation was made in error or that conditions have changed.</p>	<p>Regarding 17 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error nor have the conditions changed. Re-designating to RDD 5 would create a spot zone benefiting a single owner to the detriment of surrounding property owners. Regarding 30 acres: The land is currently at the requested designation of RDD 5.</p>	Retain RDD 5

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9	166	ARL to RDD-5	<p>interrupt the current pattern of ag use within the greater 900 acre block by allowing a rural residential 1 in 5 development pattern to emerge.</p> <p>2009 application requests reconsideration of 2008 ARL designation and rezone to RDD-5 on a 40-acre tract located on the southeast corner of the Jackson Highway and State Route 508 intersection near the Newarkum River. Zoning prior to ARL designation was RDD 10. The property met the ARL criteria in that it is a large parcel being actively farmed, has soils classified as prime farmland if drained, and is classified by the assessor as "agricultural not cultivated". The parcel is part of a larger block of approximately 420-acres of agricultural land.</p> <p>The property owner has submitted a declaration that the property is not drained and therefore should not be included in ARL designation by virtue of soil type.</p> <p>The surrounding uses and designation includes crossroad commercial to the north across State Route 508, agricultural land to the east, rural residential on 5-10 acre parcels zoned RDD-10 to the south, and RDD-5 zoning across Jackson Highway to the west. With the exception of a large tract of agricultural use immediately east and adjacent to this property, the character of surrounding uses is a mix of rural development that includes residential, small commercial, and outside storage areas.</p> <p>Critical areas include small area of mapped wetland and entire parcel contains hydric soils.</p> <p>This request would create a single parcel of RDD-5 zoned land east of and separated by the Jackson Highway. The parcel meets ARL criteria and surrounding conditions have not changed from ARL designation. A rezone to RDD-5 could create a development pattern that would not provide adequate buffering between rural residential and adjacent agricultural uses.</p>	<p>2010 Planning Commission Comments and Analysis</p> <p>Property was designated ARL in 2008 as it was farmed, had prime soils (if drained), was managed and taxed as a agricultural not cultivated use, and part of a larger 400 acre+ block of ag ARL.</p> <p>Property is situated on the western outer edge of the 400 acre block.</p> <p>The surrounding non ag uses and development patterns are a mix of moderate intensity rural residential development, small commercial and outside storage areas.</p> <p>An intersection of two major roads, State Rt. 508 and the Jackson Highway, is adjacent to property.</p> <p>Critical areas constrain development.</p> <p>Applicant submitted declaration that property is not drained and therefore not appropriately designated ARL. It is confirmed from maps that the major part of this property has soils that are prime only if drained.</p> <p>Designation to RDD 10 would be consistent with RDD 10 zoning adjacent to the south. It would provide adequate protection of critical areas and ARL to the east.</p> <p>Removal of this 40 acre block from ARL designation would reduce total inventory of land in Ag resource and may reduce active agricultural producing land from ag industry, but would not significantly jeopardize ag in the remaining larger block.</p>	Re-designate to RDD 10

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9	167	Relief from ARL	<p>2009 application requests reconsideration of 2008 ARL designation for two parcels totaling 2.19 acres under one ownership. Prior to ARL designation, both parcels were zoned RDD-10. The subject parcels are located northeast and adjacent to the 40-acre parcel rezoned in application 166 discussed above.</p> <p>This property consists of a strip of less than 200 feet running between Olson Rd. (southwest) and the Newaukum River (northeast), and south of State Route 508. The property is treed with a residence on one of the parcels.</p> <p>Significant critical areas include wetlands, hydric soils, frequently flooded areas, shoreline jurisdiction, and sensitive aquifer recharge area. Surrounding uses to the northeast across the Newaukum River includes a 2.25 acre tract designated RDD 10 with residence, to the southeast is a 76 acre tract designated as ARL with a current use ag classification, to the southwest is a 40 acre tract with ag use designated as ARL (subject of application #166).</p> <p>The existing parcelization of the 2.19 acres is the minimum permitted under the environmental health and safety regulations for rural residential use.</p> <p>Reconsideration of the ARL designation and rezoning to original RDD-10, given the existing current conditions, would constitute a "spot zone". However, if consideration were to be given to change the zoning designation of application #166, then the same consideration should be given to this subject property.</p>	See analysis above.	Re-designate to RDD 10

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			<p>ARL and in ag use.</p> <p>Property to the west is zoned RDD-10 and has been divided in 1 and 2 acre lots with 2 of the 6 lots developed with single family units. A block of 70+ acres of RDD-5 lies to the southwest of the subject property. There does appear to be a significant number of 5 to 10-acre parcels all around the subject parcel the majority of which appear to be farmed and are not developed.</p> <p>It does not appear that the ARL designation was made in error and zoning the parcel RDD-10 would result in a "spot zone".</p>		
10	53	RDD-10 to RDD-5	<p>2002 application involves approximately 660-acres, eleven parcels, and three property owners requesting to change RDD-10 to RDD-5. Parcels sizes range from 35 to 140-acres.</p> <p>The southern-most segment of 5 parcels totaling 260 acres is used for timber and ag. Existing critical areas include hydric soils and slopes greater than 30%. This area is adjacent to parcelization of land consisting of 10+ acre lots to the east, and 5- to 10- acre lots to the south and west. Few of these lots are developed. The parcel abutting the applicant to the north is a 160-acre parcel in timber and ag use. The nearest RDD-5 is approximately 1/4 mile to the southeast. Designation of this southern segment to RDD-5 would be a spot zone.</p>	<p>Property and surroundings characterized as low intensity rural development and uses. Predominately large lots. Significant critical area constraints. Little development pressure as evidenced by undeveloped lots. Not adjacent to higher intensity zone, except for the northwest corner. Parcels are in resource tax program RDD 5 is not consistent with character of the surrounding area pattern and uses.</p>	Retain RDD 10
10	39	RDD-10 to RDD-5	<p>The northern segment consists of 6 parcels of approximately 400 acres. Existing critical areas include hydric soils, wetlands, and slopes in excess of 30%. ARL land abuts this area on the north and east side. RDD-10 abuts the property on the south and west. Parcelization in the RDD 10 designation consists of 9- and 10 + acre lots, most of which are undeveloped. A 60-acre RV development is situated in the northeast corner of this area but it is not part of the application.</p> <p>2002 application includes approximately 66-acres and 5 parcels ranging in size from 8 to 19+ acres fronting the west side of Burnt Ridge Rd. All subject property is under single ownership.</p> <p>Use on the properties include one residence and some pasture. The assessor</p>	<p>Land surrounding area can be categorized as high intensity rural development with small lots with rural residential uses. No Critical Area constraints.</p>	Re-designate as RDD 5

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10	32	RDD-10 to RDD-5	<p>southwest. Rezoning these two parcels would create two "spot zones" in the midst of RDD-10 designation.</p> <p>2002 application is to change the existing RDD-10 to RDD-5 for a single property of 24-acre located on State Route 508 near the Tyron Rd. State Route intersection.</p> <p>Use on this parcel is timber production and a single residence. It is classified as forest land by Assessor.</p> <p>A critical area on site and on surrounding area includes shorelines, frequently flooded areas, wetlands, and sensitive aquifer recharge areas.</p> <p>The nearest RDD-5 zone is about 1 ½ miles southwest along State Route 508. Properties nearby, fronting SR 508 and immediately north of this parcel, are subdivided into 5 to 7-acre parcels by record of survey in the early and mid 1990s.</p> <p>Designating this parcel RDD-5 would constitute a "spot zone" and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	<p>Not characterized by higher intensity rural development or uses.</p> <p>Critical areas constrain development.</p> <p>Not adjacent to RDD 5.</p> <p>Nearst higher intensity zone is 1 ½ mile away.</p> <p>Designating this parcel RDD-5 would constitute a "spot zone" and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	Retain RDD 10
9	163	RDD20 to Commercial	<p>2001 application requests to change a 15-acre and a contiguous 40-acre parcel from RDD20 to a commercial designation. The 15-acre parcel fronts the south side of Highway 12 and the applicant indicates an interest in developing this land into some type of commercial use.</p> <p>Current use on both parcels is timber. The southern 40-acre tract is classified as forest land by assessor. Uses and development patterns to the east include 3 small parcels fronting US Highway 12. One of these parcels contains a residence and out buildings. A 40-acre tract owned by Puget Sound Energy is the site for gas storage wells. The adjacent property on the east is RDD 10. Uses to the south include several 5-acre residential lots created in the mid 1990s. The development pattern west of the applicant's includes a number</p>	<p>Property and surrounding area can be characterized as moderately intensive due to the predominate size of lots to the east and west and south.</p> <p>Introduction of commercial designation is not consistent with the Lewis County Comp Plan and GMA for maintaining a rural character.</p> <p>Critical Areas constrain development.</p> <p>A more intensive zone would allow uses that are not now allowed in the RDD 20 thereby providing additional flexibility to the property owner without jeopardizing the rural</p>	Re-designate to RDD 10

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		<p>2010 Staff Comments</p> <p>shoreline environment.</p> <p>Neither parcel is developed. Surrounding uses are predominantly ag and timber with RDD20 zone. To the north is an undeveloped 8-lot 5 acre subdivision created by record of survey. The southeast corner of subject parcel for #59 touches an RDD5 area. There are many small parcels that appear to be built out.</p> <p>These parcels are included in the South County subarea planning area. They are located in between two proposed UGAs in the draft Subarea Plan. These study areas are referred to as the "SR505" and SR505-Jackson Hwy" proposed UGAs. Consideration and recommendation for these parcels must be consistent with the proposed Subarea Plan.</p>	<p>The uses on these properties may be a critical component to the land use pattern that will evolve from the South County Subarea Plan. Keeping the options as flexible as possible in the phase of the planning process is important.</p> <p>There is no higher intensity designation currently adjacent except for the southeast corner.</p> <p>Designating this parcel RDD-5 would constitute a "spot zone" and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	
11	<p>106 64 107 108 110</p> <p>RDD10, RDD20, and Ag to RDD5</p>	<p>These 5 applications include multiple parcels totaling approximately 700 acres under single ownership in the vicinity of SR505, Jackson Highway, and Sareault Rd. All of them are within the South County subarea planning area.</p> <p>July 20, 2010, on behalf of the applicant, Cairncross & Hemplemann, P.S. submitted a letter regarding these applications. Because the subject parcels are included in the South County Subarea Plan analyses, the property owner wishes to pursue this request consistent with the proposed Subarea Plan. Therefore, the applicants have requested to revise their original requests.</p> <p>Applications 64 and most of 107 are located within the proposed SR505-Jackson Hwy UGA that is part of the draft South County Subarea Plan. Three parcels in #107 (10841, 10842, and 10843) totaling about 13.68 acres are outside of the proposed UGA boundary. All parcels in application #106 are outside of the proposed UGA boundary.</p> <p>The applicants request removal of #106 from rezone consideration and to leave the existing RDD20 zone. They also ask that the four parcels in #64 and</p>	<p>Regarding parcels 11367 & 11338-2: Properties are adjacent to RDD 5 designation Access off Sareault Rd is adequate to serve density.</p> <p>Area along Sareault Rd can be characterized as high intensity rural development. Some critical area constraints. Extension of RDD 5 is a logical extension of the higher intensity and consistent with the surrounding character.</p>	<p>Re-designate 2 parcels to RDD 5</p>