

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: November 23, 2010

Subject: Transmittal to the BOCC: Findings and Conclusions Regarding the 2010 annual amendments to the Lewis County Comprehensive Plan and Lewis County Code

Dear Commissioners:

The Lewis County Planning Commission, during the months of September, October and November, held a public hearing and numerous workshops to review requests and formulate recommendations for amending certain elements of the Lewis County Comprehensive Plan and sections of Title 16 and Title 17 of the LCC.

As Chairman of the Planning Commission, I am transmitting herewith the recommendations of the Commission pertaining to the above topics. The subject of the Commission's focus has been:

COMPREHENSIVE PLAN AMENDMENTS

Land Use Element

Introduction

Urban Growth Areas Sub-Element & Rural Areas Sub-Element

Land Use Urban & Rural Sub-Element Glossary

Economic Development Element

Capital Facilities & Utilities Element

Economic Profile

Capital Facilities & Utilities Profile

DEVELOPMENT CODE AMENDMENTS

Chapter 16.15 Binding Site Plans

Chapter 17.20 Urban Growth Areas

Chapter 17.20A Industrial Land Bank Urban Growth Area

Chapter 17.20B Master Planned Major Industrial Reclaimed Surface Coal Mine Urban Growth Area

Chapter 17.20C Economic Development Urban Growth Area

Chapter 17.20D New Fully Contained Community Urban Growth Area

Chapter 17.20E Master Planned Resorts Urban Growth Area

The attached staff report and the following findings and conclusions are presented to the Board of County Commissioners for consideration:

General findings of fact:

- 1) The requested UGA amendment is consistent with RCW 36.70A and the adopted Lewis County Policies.
- 2) The amendments were reviewed by the Lewis County Planning Commission to determine consistency between planning policies, the GMA and development regulations, and to determine their overall impact.
- 3) The amendments were presented at a public forum, and public testimony was taken consistent with the state regulations and LCC 17.12.

Conclusions regarding the 2010 Comprehensive Plan Amendments:

The proposed amendments to the Comprehensive Plan

- 1) Clarify certain sections by rewording and rearranging to provide format consistency and logical sequencing;
- 2) Remove inconsistencies by correcting terminology, tense and other grammatical aspects of the text; and
- 3) Update the Plan by amending language to reflect changes in external circumstance that have occurred since the previous Plan amendment.

Conclusions regarding Development Code Amendments:

The proposed amendments to the Development Code:

- 1) Clarify the Code by reformatting Chapter 17.20 to distinguish the purpose, intent and specific code requirements of differing types of Urban Growth Areas.
- 2) Update the Code by adding Economic Development Urban Growth Areas and providing standards for review and approval thereof.

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



Submitted by Rachael Jennings, Chairman
Lewis County Planning Commission

11/23/10

Date