

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

**AN ORDINANCE OF THE COUNTY OF)
LEWIS ADOPTING AMENDMENTS TO)
TITLE 17 OF THE LEWIS COUNTY CODE) **ORDINANCE NO. 1219****

WHEREAS, the Board of County Commissioners received recommendations from the Planning Commission concerning amendments to the Lewis County development regulations; and

WHEREAS, the Lewis County Planning Commission and Board of County Commissioners have held public hearings and work sessions; and

WHEREAS, the Board of County Commissioners has reviewed the recommendations of the Planning Commission and the environmental determinations made, including the Environmental Impact Statement prepared for the Industrial Park at TransAlta, together with such recommendations; and

WHEREAS, the Board of County Commissioners has considered the entire record before them, concurrently, and all testimony presented at the public hearing, weighing the impacts of all proposals and testimony together; NOW THEREFORE

BE IT ORDAINED by the Board of Lewis County Commissioners that:

1. Lewis County adopts the additions and changes to Chapter. 17.20 LCC as shown in the attached Exhibit A.
2. Lewis County adopts the additions and changes to Chapter 17.200.020(1) of the Lewis County Code Zoning Maps and all other maps as may be necessary to reflect the rezone changes approved for various parcels of land as shown in the attached Exhibit B.
3. Lewis County adopts the additions and changes to Chapter 17.200.020(1) and (9) of the Lewis County Code Zoning Maps and for all other maps as may be necessary to reflect the changes as shown for the City of Toledo Urban Growth Area as shown in the attached Exhibit C.
4. Lewis County adopts the additions and changes to Lewis County Code Chapter 17.200.020(1) Official Lewis County Zoning Map, and addition of a new map (13) Industrial Park at TransAlta, including any changes for all other maps as may be necessary to reflect the designation of the Industrial Park at TransAlta as an urban growth area, consistent with RCW 36.70A.368, as shown in the attached Exhibit D.

5. Lewis County adopts the findings and additions and changes to Lewis County Code Chapter 17.200.020(1) Official Lewis County Zoning Map, to reflect the rezone changes approved for Forecastle Timber, to rezone 830 acres from Forest Resource Land of Long-term Commercial Significance to Forest Resource Land of Local Importance, consistent with Chapter 17.30 Lewis County Code, as shown in attached Exhibit E. As a condition of the rezone to Forest Land of Local Importance, Forecastle shall (1) record a covenant preserving the remaining 1250 acres of forest resource lands as a forest reserve tract and prohibiting any residential uses on these lands, (2) record against the rezoned properties conditions, covenants and restrictions (CC&Rs) that would identify a small residential use area on each 20-acre lot but otherwise limit non-forestry/non-resource use of the property consistent with or better than Mineral community building standards, and (3) requiring a Forest Management Plan for the remaining 1250 acres that is consistent with state law and that is jointly approved by the Board of County Commissioners and the applicant. Such rezone shall take effect only upon satisfaction of conditions (1) through (3) stated herein.

6. Lewis County adopts the findings of the Planning Commission in its Transmittal, dated October 26, 2010, included hereto as Attachment A, as their own, as an expression of important principles in the state mandated GMA program.

7. Lewis County adopts the SEPA DNS arising from comprehensive plan and development regulations amendments proceedings, included hereto as Attachment B, dated November 3, 2010.

8. Lewis County adopts the Environmental Impact Statement prepared in conjunction with the Industrial Park at TransAlta, included hereto as Attachment C, dated November 24, 2010.

9. This Ordinance amends, repeals or supersedes only the referenced provisions of Title 17, the remainder of which shall remain in full force and effect.

10. If any portion of the materials adopted herein is found invalid by a Board or Court of competent jurisdiction, the remainder of the provisions shall remain in full force and effect. Further, if such invalidated portion repeals an existing rule or regulation, the replaced rule or regulations shall be reinstated until modified or replaced by the County Commissioners.

11. These amendments are in the public interest and shall take effect December 31, 2010 after adoption by the Board.

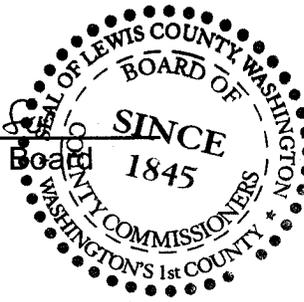
PASSED IN REGULAR SESSION THIS 27th day of December, 2010, following a public hearing and workshop, pursuant to Notice published on the 15th day of December, 2010 in both *The Chronicle* and the *East County Journal*.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

Carobee Hallam

Karri Muir, Clerk of the Board



[Signature]
Chairman

APPROVED AS TO FORM:
Michael Golden, Prosecuting Attorney

[Signature]
Member

[Signature]
By: Deputy Prosecuting Attorney

[Signature]
Member