



**Washington State  
Department of Transportation**  
Paula J. Hammond, P.E.  
Secretary of Transportation

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November 10, 2011

Lewis County Planning Commission  
c/o Jerry Basler  
2025 NE Kresky Avenue  
Chehalis, WA 98532



Re: South Lewis County Subarea Plan

Dear Mr. Basler:

We appreciate for the opportunity to review the South Lewis County Subarea Plan. The Washington State Department of Transportation (WSDOT) has reviewed this material, and would like to offer the following comments:

It is our understanding that the overall subarea plan remains under development, and the only items currently being brought forward for approval are the policies listed on Pages 1.4 to 1.6 of the plan, and the placement of an Urban Reserve Overlay District over the areas identified as SR 505 (at the I-5 interchange) and SR 505 – Jackson Highway. The overlay district is intended to allow for continued rural development at no less than 20-acre lot minimums, while discouraging land use patterns that could preclude an efficient transition to urban development.

WSDOT has no comments at this time. However, we respectfully request the opportunity to provide input as this planning process continues. This is particularly important as both of the areas identified for urban development are adjacent to state highways. WSDOT may request traffic studies or other data to identify the impact of any future development permitted by urban zoning to the state highways in the area, and respond appropriately.

WSDOT Aviation Division also has concern regarding the area identified as SR 505 – Jackson Highway. This property may fall within the airport influence area for the Toledo-Winlock – Ed Carlson Memorial Airport. Aviation compatible land uses generally include commercial, light industrial and agricultural. Residential development in this area may be inconsistent with WSDOT's *Airports and Compatible Land Use Guidebook*, January, 2011. The guidebook provides best management practices for airport land use compatibility planning. The guidebook and a short promotional video are available at:

<http://www.wsdot.wa.gov/aviation/Planning/ACLUguide.htm>

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Thank you for the opportunity to comment on the above referenced South Lewis County Subarea Plan. Should you have need of additional information, please contact Ken Burgstahler, Southwest Region Planning Office, at (360) 905-2052.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Zimmerman', with a long horizontal flourish extending to the right.

Sharon Zimmerman, PE  
SW Region Planning Manager

SEZ: kb