

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

AN ORDINANCE OF LEWIS COUNTY, WASHINGTON)
AMENDING PORTIONS OF TITLE 17 LEWIS COUNTY)
CODE, ADDING A NEW CHAPTER 17.20F "URBAN) ORDINANCE NO. 1228
RESERVE OVERLAY DISTRICT" AND ADDING TWO)
URBAN RESERVE OVERLAY DISTRICTS TO THE)
OFFICIAL ZONING MAP)

WHEREAS, Lewis County is authorized to adopt amendments to the Lewis County Comprehensive Plan and development regulations to implement those amendments on an annual basis pursuant to Chapter 36.70A RCW; and

WHEREAS, the Board of County Commissioners has received recommendations from the Planning Commission concerning proposed amendments to Title 17 Lewis County Code, which amendments add a new Chapter 17.20F authorizing creation of urban reserve overlay districts and which amendments also amend the Official Zoning Map by adding two urban reserve overlay districts in the south county area; and

WHEREAS, the Lewis County Planning Commission and the Board of County Commissioners have held public meetings and hearings as required under state law and consistent with the public participation program of Lewis County, to take public testimony and consider the matter; and

WHEREAS, the Board of County Commissioners have reviewed the recommendations of the Planning Commission and County staff and find that the proposed amendments are in the best interest of the public; NOW THEREFORE

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

1. Lewis County adopts the following, adding a new Chapter 17.20F Urban Reserve Overlay District to Title 17 Lewis County Code:

**Chapter 17.20F
URBAN RESERVE OVERLAY DISTRICT**

Sections:

- 17.20F.010 Purpose**
- 17.20F.020 Uses Permitted**
- 17.20F.030 Lot Requirements**
- 17.20F.040 Height Requirements**
- 17.20F.050 Other Provisions**

17.20F.010 Purpose:

This overlay district is intended to allow for continued rural development at no less than 20 acre minimums, while discouraging land use patterns that could preclude efficient transition to urban development. This chapter is intended to be used for areas identified as future Economic Urban Growth Areas.

17.20F.020 Uses Permitted:

Uses shall be allowed in accordance with Chapters 17.30, 17.42 & 17.100. However, Section 17.100.015(1) shall not apply; Section 17.10.061 shall not apply; nor shall any section of Title 16 (Subdivisions) apply.

17.20F.030 Lot Requirements:

Lot requirements shall be in accordance with Chapters 17.30, 17.42 & 17.100.

17.20F.040 Height regulations:

Height regulations shall be in accordance with Chapter 17.145.

17.20F.050 Other Provisions:

For other provisions see Chapters 17.100, 17.145 & 17.150 & 17.155.

2. Lewis County amends Chapter 17.200.020(1) Official Lewis County Zoning Map, to include two Urban Overlay Districts in the south county area as shown on "Attachment A" to this Ordinance 1228, which is attached hereto and is incorporated herein by reference;

3. Lewis County adopts the record of the Planning Commission, which is attached hereto as "Exhibit A" and is incorporated herein by reference; and

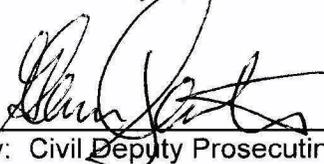
This Ordinance amends only the referenced provisions of Title 17 Lewis County Code by adding a new Chapter 17.20F and amending the Official Zoning Map. All other provisions of the Lewis County Code remain in full force and effect.

If any action taken herein is found to be invalid by a Board or Court of competent jurisdiction, the remainder of the actions taken shall continue in full force and effect. Further, if such invalidated action repeals an existing rule or regulation, the replaced rule(s) or regulation(s) shall be reinstated until modified or replaced by the County Commissioners.

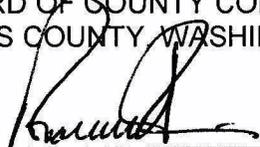
The provisions of this Ordinance are in the public interest and this Ordinance shall take effect immediately upon adoption by the Board.

PASSED IN REGULAR SESSION THIS 12th day of December, 2011, after a public hearing was held December 5th, 2011 pursuant to Notice published in the *East County Journal* on November 23rd, 2011.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Atty.

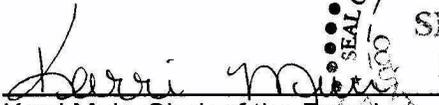

By: Civil Deputy Prosecuting Atty.

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY WASHINGTON


Chairman


Member

ATTEST:


Karri Muir, Clerk of the Board




Member