

Lewis County, Washington
DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report on Application for Open Space Reclassification
Under the Provisions of Lewis County Code 17.140.090

Applicant Name: Helsum, LLC

TAX PARCEL: 023826002002

Total Acres: 33.40

Current Land Use Zoning (LCC 17): ARL

Furtherance of the Objectives of Chapter 17.30 LCC Resource Lands:

"The purpose of this chapter is to identify and conserve long-term commercially significant forest, agricultural and mineral resource lands designated pursuant to this chapter as required by the Growth Management Act of 1990...to conserve resource lands and protect human health and safety."

1. FEMA Flood Zone: A(100yr) & C (Panel # 530102-0040B)
2. Population Zone: NW X, SW , Mid-County , Gateway
3. Soil Type:

	SCS#:	SCS Name:	Hydric		Class:
			Yes	No	
a.	172	Reed Silty Clay Loam	✓		II (moderate)
b.	27	Buckpeak silt loam		✓	III (slight)
c.					
d.					

4. Mapped NWI wetlands: Yes X No & Hydric Soils.
5. Water Type: None S Fa Fb Np Ns or if zoned ARL, None (1) 2 3 4 5 (Lincoln Cr.)
6. Shoreline Jurisdiction? No Yes X Environment Rural
7. Sensitive Wildlife Habitat? No X Yes Type
8. Geological Hazards? Slopes > 30%: Yes No X; Slide Area: Yes No X
9. Proximity of Resource Lands:

- a. Forestry Resource Lands within 500 feet? Yes No X
- b. Mineral Resource Lands within 1320 feet? Yes No X
- c. Agricultural Resource Lands within 1320 feet? Yes X No

10. Would approval of this application further the objectives of LCC 17.30 Resource Lands? Yes

Consistency with the Lewis County Comprehensive Plan:

Natural Environment Sub Element, Page 4-61

GMA Requirements (9) *Open space and Recreation—Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and discourage incompatible land uses.*

Open Space Goals: *The County recognizes the importance of open space corridors linking regions of the county and providing physical and visual relief to the built environment. In Lewis County the character of rural Lewis County is derived from its association with large acreage of lands in both the eastern and western portions of the county which are either park, wilderness or resource lands. Connecting these large blocks of land are corridors which flow to and through both the rural and urban areas, defining and separating the developed lands, defining the cities, and providing access and habitat for wildlife. The corridors follow the stream and river valleys and are comprised of steep slopes, agricultural resource land and flood hazard areas. Unlike park and recreation areas, open space lands may be either public or private ownership and are often to generally available to public access.*

Relevant Natural Environment Policies:

NE 4.2 *Encourage the preservation of natural buffers along the County's rivers, lakes and streams.*

NE 4.3 *Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.*

Would approval of this application be consistent with the Lewis County Comprehensive Plan?

Yes

Recommended conditions to assure conformity with any applicable zoning, the comprehensive plan, the neighborhood, and other applicable regulations: _____

