



Date: October 28, 2022

To: Lewis County Board of County Commissioners

From: Mindy Brooks, Senior Long Range Planner, Community Development

RE: Corrections to Staff Presentation on October 26, 2022 regarding Ordinance 1337

Staff provided a presentation at the BOCC Director's Wednesday Workshop on October 26, 2022 regarding Ordinance 1337. Following the presentation, staff had additional conversations about some of the questions asked by the commissioners and received communications from some of the applicants. This memo is intended to correct some information provided during the presentation. At the hearing on November 1, 2022, staff will also address these corrections.

City of Chehalis – Breen UGA Expansion

In the staff presentation, during the statements on slide 13, staff said that the future intended zoning would be R4. However, in the Exhibit A, the staff report states that the future intended zoning could be both single family residential at a density of four units per acre and multifamily residential at a density of 12 units per acre. The staff report is correct and the presentation should have included both proposed residential densities. With a mix of both residential zoning densities could result in up to 456 new residential units, which was written on slide 15.

City of Chehalis – Breen & Westlund-Enbody UGA Expansions

Commissioner Pollock asked if the conservation easement that would be required to protect the floodplain could be based on the 2007 flood event instead of the regulatory 100-year floodplain. Staff's response was not entirely clear. Staff have confirmed that the requirements for UGA expansion not including floodplain, except under specific circumstances, is explicitly that the floodplain is the FEMA regulated 100-year floodplain adopted at the time of development. Because the 2007 event, as mapped in 2010, was not used to update the regulatory 100-year floodplain, it is not used as the basis of requiring a conservation easement to protect the floodplain as part of the proposed UGA expansion. For reference, please review RCW 36.70a.110(8)(c) and WAC 173-158-040 for the legal description of the regulatory floodplain.

In order to implement this Ordinance 1337 includes a condition of approval that has been updated to read "NOW THEREFORE BE IT FURTHER RESOLVED that prior to development (as defined Lewis County Code Chapter 17) the City of Chehalis is required to place a conservation easement over the 100-year floodplain on all parcels added to the city's urban growth area associated with Westlund-Enbody property, as shown in Exhibit A, Attachment 2; and ..."