

## LETTER OF TRANSMITTAL

**To:** Lewis County Board of County Commissioners  
**From:** Lewis County Planning Commission  
**Date:** October 24, 2017  
**Subject:** Transmittal to the BOCC: Findings and Conclusions regarding Revisions to the Lewis County Standards for Clustered Subdivisions, Duplexes and Accessory Dwelling Units

### Dear Commissioners:

The purpose of this report is to transmit draft Lewis County Code revisions to the standards for clustered subdivisions, duplexes and accessory dwelling units to the Board of County Commissioners (BOCC) for review.

### General findings of fact:

1. The Growth Management Act seeks to “encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of the housing stock” (as one of its 13 goals) (see RCW 36.70A.020(4)).
2. Under the Growth Management Act, the allowance of a variety of housing types within Urban Growth Areas is relatively straightforward, but the provision of alternative housing types in rural areas is more complicated.
3. The Growth Management Act allows counties to permit a variety of residential densities and housing types in rural areas and resource lands, so long as:
  - In designated rural lands – the units are consistent with rural character of the land (RCW 36.70A.070(5)).
  - In designated resource lands – the housing preserves the long-term viability of the resource use. For agricultural resource lands, uses other than agriculture are specifically required to “be designed to conserve agricultural lands and encourage the agricultural economy...” (RCW 36.70A.177(1))
4. To better address the Growth Management Act’s goal of a range of housing densities, types, and prices, the Lewis County Planning Commission considered a variety of methods to promote alternative housing options. Among the options considered included additional allowance of accessory dwelling units and increased encouragement of clustered housing developments.

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5. The Planning Commission held workshops on draft code changes to the clustered subdivision, duplex and accessory dwelling unit standards at their meetings of August 8, September 26, and October 10, 2017.
6. At the Planning Commission meeting of September 26, 2017, the Commission directed staff to provide notice for a Public Hearing on the draft code changes to be held on October 24, 2017.
7. Staff provided notice about the Public Hearing to be held on October 24, 2017 in the manner prescribed in LCC 17.12.050. Staff also conducted targeted outreach to certain potentially affected parties.
8. Staff additionally sent a 60-day Notice of Intent to Adopt Amendment to the Washington State Department of Commerce for the draft changes on September 27, 2017.
9. On October 24, 2017, the Lewis County Planning Commission held a public hearing on the proposed clustered subdivision, duplexes and accessory dwelling unit standards.
10. Following the public hearing, the Planning Commission deliberated the measures and determined that the proposed amendments to the Lewis County Code reflected the needs of area residents, preserved rural character and the viability of lands of long-term commercial significance, and were in accordance with the public interest.

### Conclusions

Based on the above findings and conclusions, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed changes to the Lewis County Code standards related to clustered subdivisions, duplexes and accessory dwelling units.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the document to the Lewis County Board of County Commissioners.

Submitted by Bob Whannell Date 10-24-2017  
Bob Whannell, Chair  
Lewis County Planning Commission