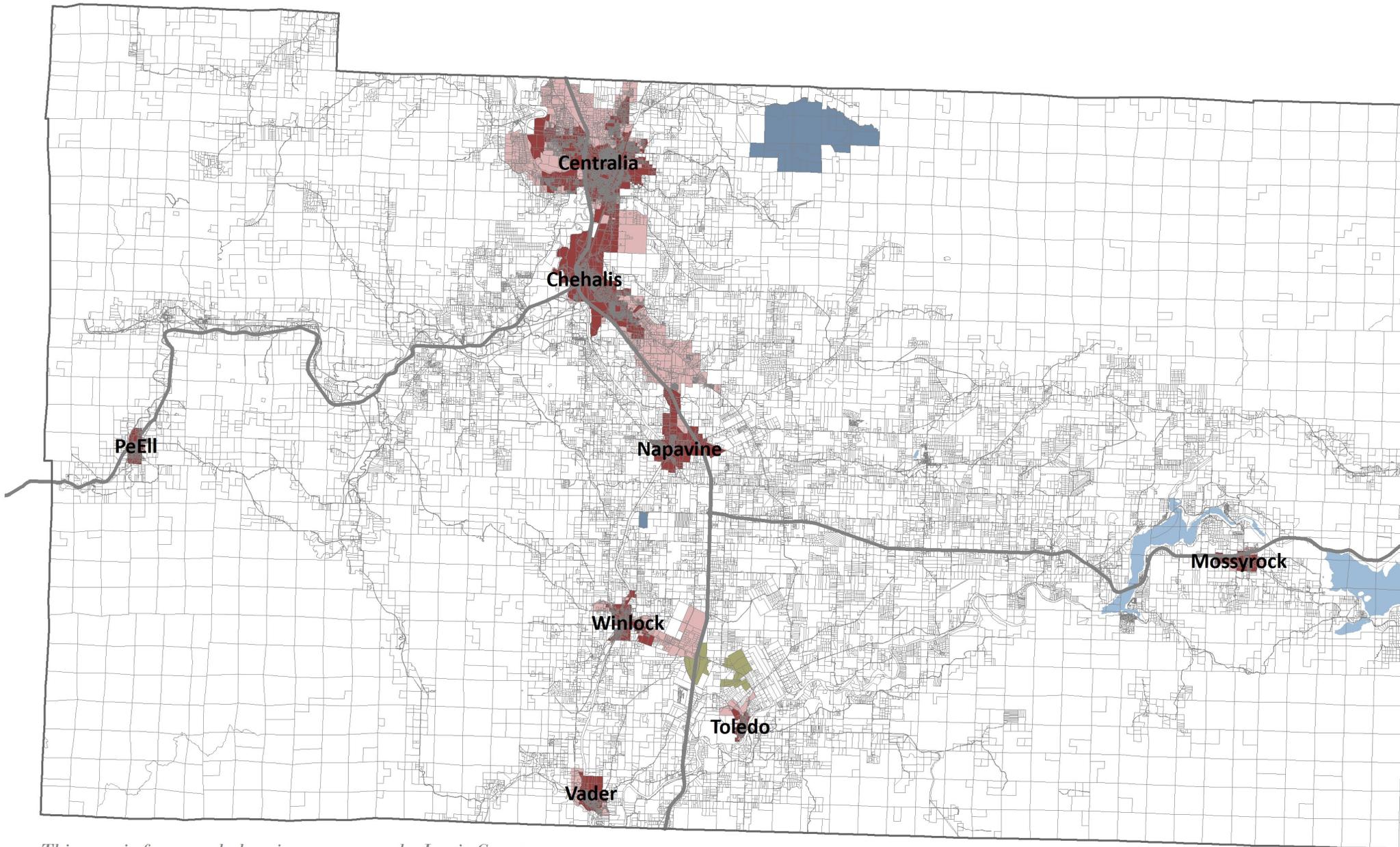




LAND USE ELEMENT—DRAFT

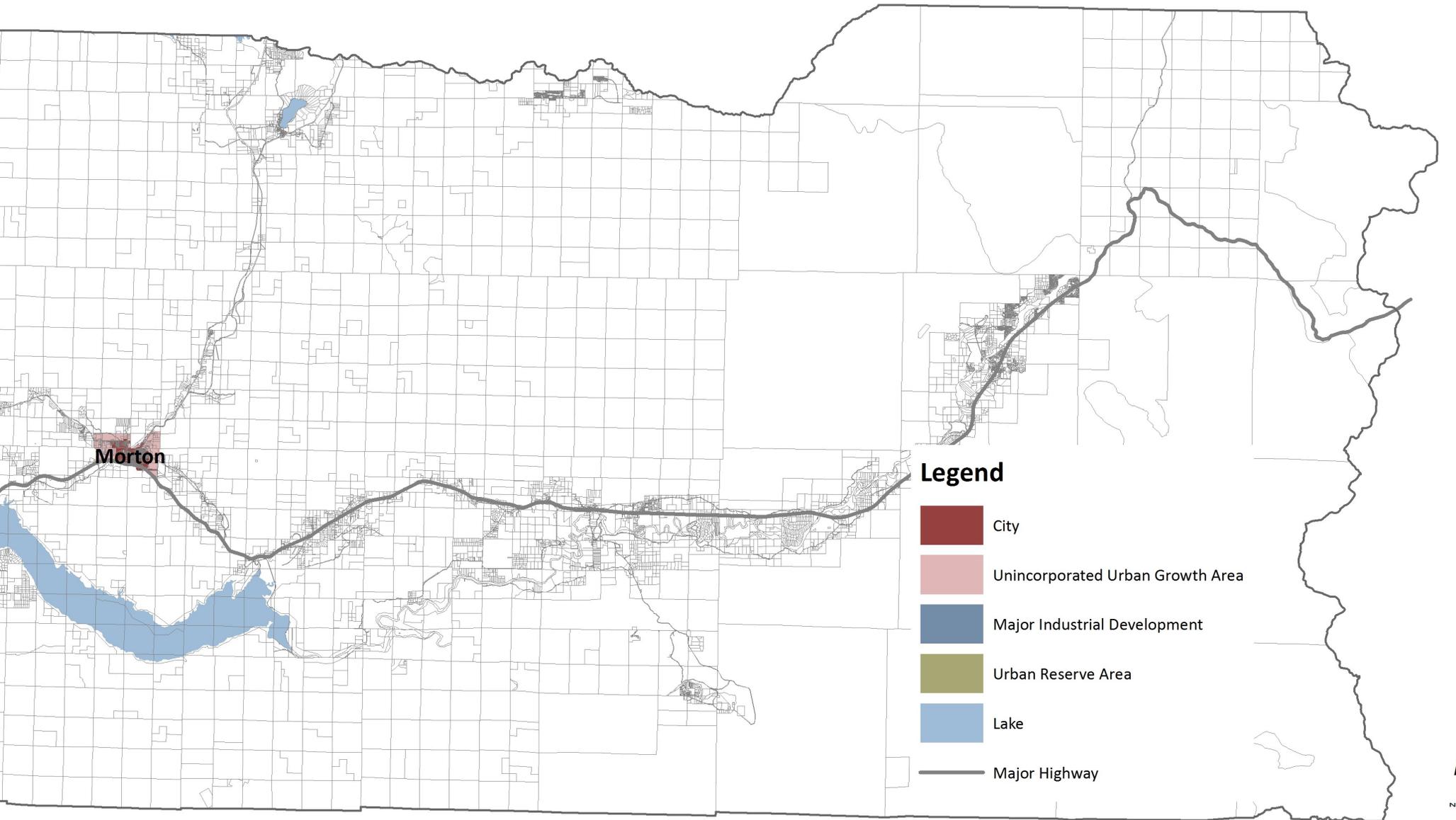




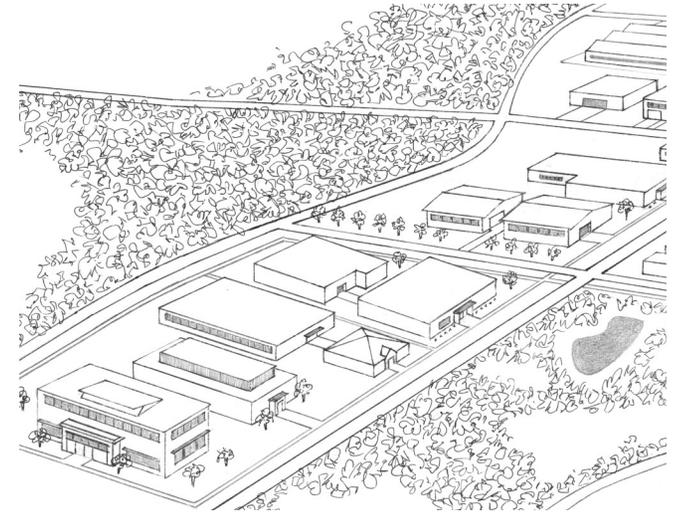
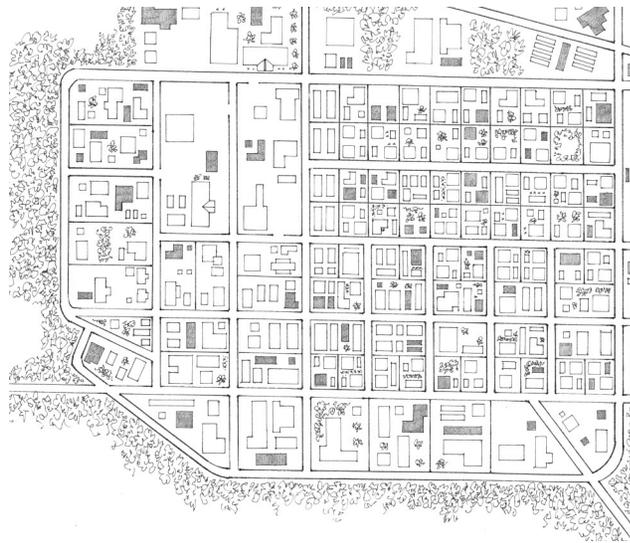
This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LEWIS COUNTY

Urban Lands



TYPES OF URBAN DEVELOPMENT IN LEWIS COUNTY



	Urban Growth Area	Major Industrial Development
Character of Development		
-Predominant Development Form	A variety of building types, sizes and scales. Buildings predominantly located close to each other	Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area
-Building Orientation	Traditional development oriented toward nearest street, and more recent development oriented in a number of ways	Structures oriented in a number of ways
-Building Scale	A mixture of scales including large commercial, residential and industrial buildings and smaller scale single family residences and shops	Predominantly large scale
Level of Urbanization (Low, Moderate, High)	Moderate to High	High High within the Major Industrial Development. Rural or Resource Land outside the Major Industrial Development
Level of Pedestrianism	Human scale in certain areas, such as historic downtowns, and surrounding residential areas. Auto-oriented elsewhere	Limited pedestrianism. Predominantly scaled to the automobile and large industry
Predominant Type of Water Service	Public Water	Community/public water system
Predominant Type of Wastewater Treatment	Centralized wastewater treatment	Centralized wastewater treatment
Growth Management Act Designation	City, Unincorporated UGA, Fully Contained Community	Major Industrial Developments (MID), MID —Master Planned Locations, MID—Master Planned Locations—Reclaimed Surface Coal Mine Sites
Predominant Comprehensive Plan Designation	City/UGA/Rural Land (for Fully-Contained Communities)	Urban Growth Area. Industrial Land Bank may also be used for Major Industrial Developments—Master Planned Locations
Examples in Lewis County	Incorporated cities and their Urban Growth Areas, as well as non-municipal unincorporated Urban Growth Areas	Industrial Park at TransAlta (IPAT) and Cardinal Glass

URBAN GOALS AND POLICIES

Please note: these draft goals and policies have been changed and reordered from the current policies in the Land Use Element of the Comprehensive Plan. Proposed additions to the language are underlined, and proposed deletions are struck-through.

All goals, objectives and policies that are proposed to be completely removed are shown towards the end of the document. The current numbering has been retained for each of the goals, objectives and policies shown.

URBAN GROWTH AREAS

LU GOAL _____ : Designate urban growth areas based on the standards of the Growth Management Act.

POLICY _____

Classify and size urban growth areas based on RCW 36.70A.110.

POLICY LU 1.1

Ensure that Ssufficient area ~~should be~~ included in the urban growth areas to accommodate the County's adopted 20-year population forecast, ~~to~~ allow for market choice and location preferences, and ~~to~~ provide for economic development opportunities.

~~Policy LU 1.2~~

~~Areas designated for urban growth including commercial, industrial, and residential uses and associated public facilities should be sized to support urban residential densities or non-residential intensities~~

POLICY _____

Confirm that the location and size of urban growth areas, and should match the capability of the affected community to provide urban levels of governmental services.

POLICY LU 1.3

~~Allowance should be made for~~ Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

~~Objective LU 2~~

Concentrated Development

LU GOAL : ~~Focus more intense~~ Focus development in Urban urban gGrowth aAreas.

POLICY LU 1.2

Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.

POLICY LU 2.1

~~Locate~~ Intensive development should be located wwhere adequate public services and facilities are present, or can be provided concurrently with development.

POLICY LU 2.3

~~Encourage~~ infill development and higher density zoning should be encouraged where services have already been provided and/or sufficient infrastructure capacity exists before there is expansion of existing urban growth areas.

Desired Forms of Development

LU GOAL : Promote desired forms of urban development.

Objective LU 5 – Strong Urban Centers

~~Strengthen existing urban centers~~ the historic downtowns of communities in Lewis County and their surrounding residential areas.-

POLICY LU 5.1

Sustain ~~the existing historic~~ centers of Lewis County communities by focusing infrastructure expenditures to the areas.

POLICY LU 5.2

~~Encourage clustered or crossroads~~ infill development and traditional forms of city building within the centers (with structures oriented to the street, pedestrian-orientation, etc.), over rather than strip development patterns.

Objective LU 6 – Attractive Major Corridors

Maintain a visually attractive appearance along the Interstate 5 (I-5) and US 12 corridors.

POLICY LU 6.1

~~The County and these cities~~ Work with WSDOT and cities adjoining the I-5 and U.S. 12 corridors shall work with WSDOT to develop minimum landscape standards for interchanges and appropriate road segments.

POLICY LU 6.2

Require landscape screening for large commercial/industrial structures and outdoor storage areas should be screened with landscaping to provide a visual buffer along the highways corridors.

Objective _____ – Historic Preservation

Encourage the preservation of history in Lewis County.

POLICY LU 7.6

~~Preserve sites of historical significance should be preserved throughout Lewis County.~~

Commercial Land

LU GOAL : Ensure adequate commercial land is available to provide goods and services to citizens of Lewis County and the traveling public.

Objective - Adequate Supply of Commercial Land

Provide a sufficient amount of developable commercial land in the urban growth areas of Lewis County.

POLICY

Evaluate the extent of available commercial land as part of requests to amend urban growth areas. When necessary, encourage the consideration of a variety of options, beyond just the expansion of Urban Growth Areas, to increase the amount of commercial land.

Objective LU 7 – Well-Planned Commercial Development

Use the regulatory framework to guide commercial development and redevelopment to appropriate locations within incorporated and unincorporated urban growth areas.

POLICY LU 7.3

~~Encourage commercial development should be encouraged in areas where adequate facilities and services are available or can be provided concurrent with development.~~

POLICY LU 7.1

~~Site and design New commercial developments should be designed to facilitate access and circulation travel by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation (where available).~~

POLICY LU 7.2

Ensure the pattern and scale of commercial centers are suitable for their locations and the populations they served.

POLICY LU 7.4

Encourage minimal land use conflicts between commercial uses and other uses should be minimized through proper locationsiting and appropriate design (to the degree practicable).

POLICY LU 7.5

Minimize the potential adverse impacts of commercial development on nearby resource uses and critical areas. Proposed commercial developments should not adversely impact nearby resource uses or critical areas.

Industrial Land

LU GOAL: Expand and diversify Sustain Lewis County’s existing and traditional industrial economic base, and expand and diversify its competitive potential.

Objective LU 9 – Adequate Supply of Industrial Land

Assure an adequate supply of prime industrial sites are available to meet market demands for industrial development over the planning horizon.

POLICY LU 9.1

Locate sites designated for industrial use should be located in areas:

- ~~With~~ With appropriate access to arterial roadways;
- ~~With and~~ With existing or potential utility service; and
- ~~Where~~ Where major environmental constraints, such as unsuitable soils, floodplains ~~and or~~ and wetlands, ~~are minimal or able to be mitigated.~~ are minimal or able to be mitigated.

POLICY LU 9.2

Maintain an adequate supply of prime industrial land ~~within~~ designated urban growth areas in accordance with the countywide planning policies.

Objective LU 8 – Well Planned Industrial Development

Encourage job-producing economic development that is well-planned, ~~to create attractive, industrial areas and avoids~~ significant adverse impacts.

POLICY LU 8.1

~~Site planning and design of~~ Mitigate very-intensive industrial development ~~such as industry should be mitigated~~ through the use of ~~appropriate~~ landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

POLICY LU 8.2

~~The master planning of~~ Require new industrial areas ~~to~~ should include common site design ~~such features~~ such as open space, landscaping, integrated signage and traffic control, and ~~overall~~ coordinated property management and maintenance ~~through covenants or other property management techniques.~~

POLICY LU 8.3

Locate and design ~~N~~ new industrial sites ~~should be located and designed to minimize traffic impediments, and facilitate safe access and circulation and reduce traffic impediments.~~ New sites ~~And~~ should have appropriate access to the regional transportation network, ~~or direct access to a major arterial, provided that the development and mitigates any significant adverse impacts on the transportation systems of the surrounding areas.~~

URBAN RESERVE AREA OVERLAYS

LU GOAL: Designate Urban Reserve Areas overlays (URAs) at certain specified locations ~~identified in a subarea plan in order to avoid premature land segregation and the development of uses which that are potentially incompatible with,~~ or preclude later, urban development, and to

Objective LU _____ - FROM ABOVE GOAL

~~preserve~~ Preserve opportunities for the future siting of larger industrial, mixed use retail/commercial, or tourist-oriented uses, ~~or concentrations of uses through the use of Urban Reserve Area Overlays.~~

POLICY LU 3.2

Apply ~~The Urban Reserve Area overlay~~ Urban Reserve Area overlays ~~should be applied at sites well served by existing or planned transportation systems, or or adjacent to an uses that promote economic development~~ existing urban growth area.

POLICY LU 3.3

Classify ~~l~~ lands within ~~the~~ designated URA ~~Urban Reserve Area~~ overlays ~~may carry as~~ Rural or Resource ~~designations~~ lands that are

and shall be subject to minimum lot size requirements that will not preclude more intensive future urban development.

POLICY LU 3.4

Include Urban Reserve Areas within a designated urban growth areas. Prior to development being developed for economic development, URA lands shall be included within designated Urban Growth Areas. The designation or expansion of a UGA's to include URA an Urban Reserve Area lands may be initiated by cities or Lewis County, the county or a city. Such applications should have the support of the city impacted by the proposed UGA expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

POLICY LU 3.1

The URA overlay is intended to be applied and implemented through later development, only in those cases where ensuing development. Ensure that future developments within Urban Reserve Areas can provide employment opportunities that offering higher wages than prevail in the community and can be developed in an environmentally sensitive manner, and in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses.

POLICY LU 3.5

Support the Lewis County shall support expansions of designated UGAs to include URA Urban Reserve Areas lands only if the economic development envisioned as part of this plan can and will occur, and the following circumstances exist to ensure that economic development as intended can and will occur:

- Infrastructure, including, but not limited to, urban roads, public water, and public sewer are is available to serve the

Urban Reserve Area RA proposed for inclusion in the UGA, or will be made available concurrent with development of the area);

- Infrastructure requirements and costs are such that the for the Urban Reserve Area URA proposed for inclusion in the UGA can are able to be supported for the uses envisioned;
- Requirements and standards s necessary to implement the development goals of the subarea plan ensure appropriate economic development are established in place;
- Lands with the Urban Reserve Overlay which also have designated Priority Habitat areas shall include p Provisions for the avoidance or mitigation of impacts to impacts on wildlife habitats Priority Habitats or environmentally sensitive areas are included in the proposal.

MASTER PLANS

LU GOAL _____ : Process master plans to create new urban growth areas in a manner consistent with the standards in RCW 36.70A, and the provisions of the Lewis County Code.

POLICY _____

Review master plans in accordance with Table LU-1 and the Goals and Policies below.

POLICY _____

Utilize the relevant permit requirements in state law where an inconsistency exists between Table LU-1, the policies below, and RCW 36.70A.350, RCW 36.70A.365, RCW 36.70A.367, or RCW 36.70A.368.

TABLE LU-1: A Guide for Master Plans in Lewis County

	<u>Population Allocation Required?</u>	<u>Planning Commission Required?</u>	<u>Hearing Examiner Required?</u>
<u>Fully Contained Community (RCW 36.70A.350)</u>	<u>Yes</u>	<u>Yes – To put Master Plan components such as the UGA boundary, population allocation, and other relevant items in the Comprehensive Plan</u>	<u>Yes – To approve specific proposals within the larger Master Plan</u>
<u>Major Industrial Developments (RCW 36.70A.365)</u>	<u>No</u>	<u>No</u>	<u>Yes – To review the specific proposal. Must be consistent with the criteria in RCW 36.70A.365(2). Approval by the Hearings Examiner amends the Comprehensive Plan to establish the UGA boundary.</u>
<u>Major Industrial Development – Master Planned Locations (RCW 36.70A.367)</u>	<u>No</u>	<u>Yes – To establish an industrial land bank¹ and development regulations for the review and approval of specific major</u>	<u>Yes – To review specific major industrial developments within the industrial land bank.</u>

		<u>industrial developments.</u>	
<u>Major Industrial Development – Master Planned Locations (RCW 36.70A.368)</u>	<u>No</u>	<u>Yes – To put Master Plan components such as the UGA boundary and other relevant items in the Comprehensive Plan. Process completed for the Industrial Park at TransAlta (IPAT) in 2010.</u>	<u>Yes – To review specific major industrial activity. Must be consistent with RCW 36.70A.368(4).</u>

Fully Contained Communities

LU GOAL : Permit fully contained communities within Lewis County.

POLICY

Allow fully contained communities in Lewis County, so long as the requirements in 36.70A.350 are met.

POLICY

Require fully contained communities to reserve a portion of Lewis County’s twenty-year population projection as specified in RCW 36.70A.350(2). When necessary, require the applicant to request the reallocation of population from another urban growth area to

¹ Please note: no urban growth areas are required as part of this type of proposal; rather, Industrial Land Banks are required to be established within the Comprehensive Plan.

accommodate the proposed population for the fully contained community.

POLICY _____

Require proposed fully contained communities to establish an urban growth area within the Lewis County Comprehensive Plan, prior to a hearing before the Lewis County Hearings Examiner.

POLICY _____

Ensure that Lewis County does not establish a new fully contained community urban growth area more than once every five years (36.70A.350(2)).

Major Industrial Developments (RCW 36.70A.365)

LU GOAL _____ : Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

POLICY _____

Continue to monitor the need for industrial land and the availability of industrial sites within the Urban Growth Areas of Lewis County.
Encourage potential industrial applicants to use the information to help meet the required standard in RCW 36.70A.365(h).

POLICY _____

Process Major Industrial Developments (proposed under RCW 36.70A.365) as a public hearing before the hearings examiner.

POLICY _____

Require new major industrial developments (proposed under 36.70A.365) to meet all applicable criteria for the use, and the

relevant goals and policies for industrial development (listed as part of LU Goal _____).

POLICY _____

Consider the final approval of an application for a major industrial development as an adopted amendment to the Lewis County Comprehensive Plan (per RCW 36.70A.365(3)).

Major Industrial Developments – Master Planned Locations (RCW 36.70A.367)

LU GOAL _____ : Permit master planned major industrial developments within Lewis County.

POLICY _____

Manage the development of a major industrial development – master planned location as a two-step process: the designation of an industrial land bank area in the comprehensive plan; and the subsequent review of specific major industrial developments through a local master plan process (per RCW 36.70A.367).

POLICY _____

Continue to monitor the availability of industrial sites and the need for industrial land within Urban Growth Areas of Lewis County.

POLICY _____

Designate an industrial land bank within the Comprehensive Plan under the requirements in RCW 36.70A.367 when additional land for industrial development is found to be necessary.

POLICY _____

Process any application that would create a specific master plan within an industrial land bank as a hearing before the hearing examiner under the Lewis County Code.

**Major Industrial Developments –
Reclaimed Surface Mine – Industrial Park at TransAlta
(RCW 36.70A.368)**

LU GOAL _____ : Permit a master planned major industrial development at the TransAlta site, in accordance with the requirements of the Growth Management Act.

POLICY _____

Consider the boundary shown on the Urban Growth Area map as the extent of the UGA for the Industrial Park at TransAlta (IPAT).

POLICY _____

Do not allow urban growth in nonurban areas adjacent to IPAT.

POLICY _____

Process an application for a specific major industrial activity within the master planned location as a hearing before the Lewis County Hearings Examiner.

POLICY _____

Review all applications for specific major industrial activities in accordance with the criteria in RCW 36.70A.368(4), the goals and policies related to industrial development (in LU Goal _____), and the relevant standards in the Lewis County Code.

**COORDINATED AND CONCURRENT PUBLIC
INFRASTRUCTURE PROVISION**

LU GOAL _____ : Ensure coordinated and concurrent installation of public infrastructure (whenever necessary).

POLICY LU 4.1

Establish inter-local agreements or other mechanisms between the County and cities for to ensure better coordination in of land use planning and the provision of facilities. Consider methods such as development using common development standards, coordinated development-permit management, urban service boundary boundaries areas, and service area amendment management processes as methods to coordinate between the jurisdictions.

POLICY LU 4.2

Require that Ensure utility, capital facility, and transportation levels of service standards are appropriate to service new growth met before development is approved concurrent with development.

LU GOAL: Urban Growth is focused, compact, built at urban densities, and situated:

- 1) — As a first priority, within currently designated urban growth areas,
- 2) — As a subsequent priority, in areas adjacent to currently designated urban growth areas
- 3) — As a subsequent priority, in other areas as appropriate through subarea planning and analysis, such as out of floodways, critical areas, and habitat, agricultural, and resource areas.

Objective LU 1—

Define the areas currently characterized as urban or appropriate for urban growth.

Policy LU 2.2 —

Development should be located within areas that are already characterized by urban growth:

- that have existing public facilities and service capacities to serve such development; or
- that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public and/or private investment or initiative.

Policy LU 2.4 —

Non-municipal economic development UGAs will be established through a subarea planning process in which:

- The subarea plan has identified locations suited to major industrial, mixed-use retail/commercial, or regional tourist-oriented uses due to proximity to transportation or resource assets, parcel sizes, and land suitability for intensive development.
- A programmatic environmental review of the subarea plan has been completed.
- An economic/market analysis has concluded that the 20-year supply of developable urban land in the county is inadequate to meet future demand.
- The review and approval of specific economic development sector plan proposals ensures that urban growth will not occur in adjacent rural and resource lands; development is consistent with the county's critical area regulations; environmental impacts are avoided or mitigated; infrastructure requirements are identified and provided concurrent with development. Such infrastructure, however, may be phased with development and provision for addressing environmental protection is made.
- Preservation of critical areas and resource lands has been assured through conservation measures tailored to the nature and extent of the project.

Objective LU 3a:

Identify areas for future urban growth through the subarea planning process.

LU GOAL: Ensure that urban growth is coordinated to make land development and related public infrastructure investment concurrent.

~~LU GOAL: Ensure that the supply of goods and services necessary to support urban densities and intensities is available to both the citizens of Lewis County and the traveling public. Policy LU 9.3 —~~

~~Allow for the designation of Major Industrial Developments/Major Industrial Developments — Master Planned Locations at certain specified locations outside of designated Urban Growth Areas pursuant with RCW 36.70A.365, RCW 36.70A.367, and RCW 36.70A.368.~~

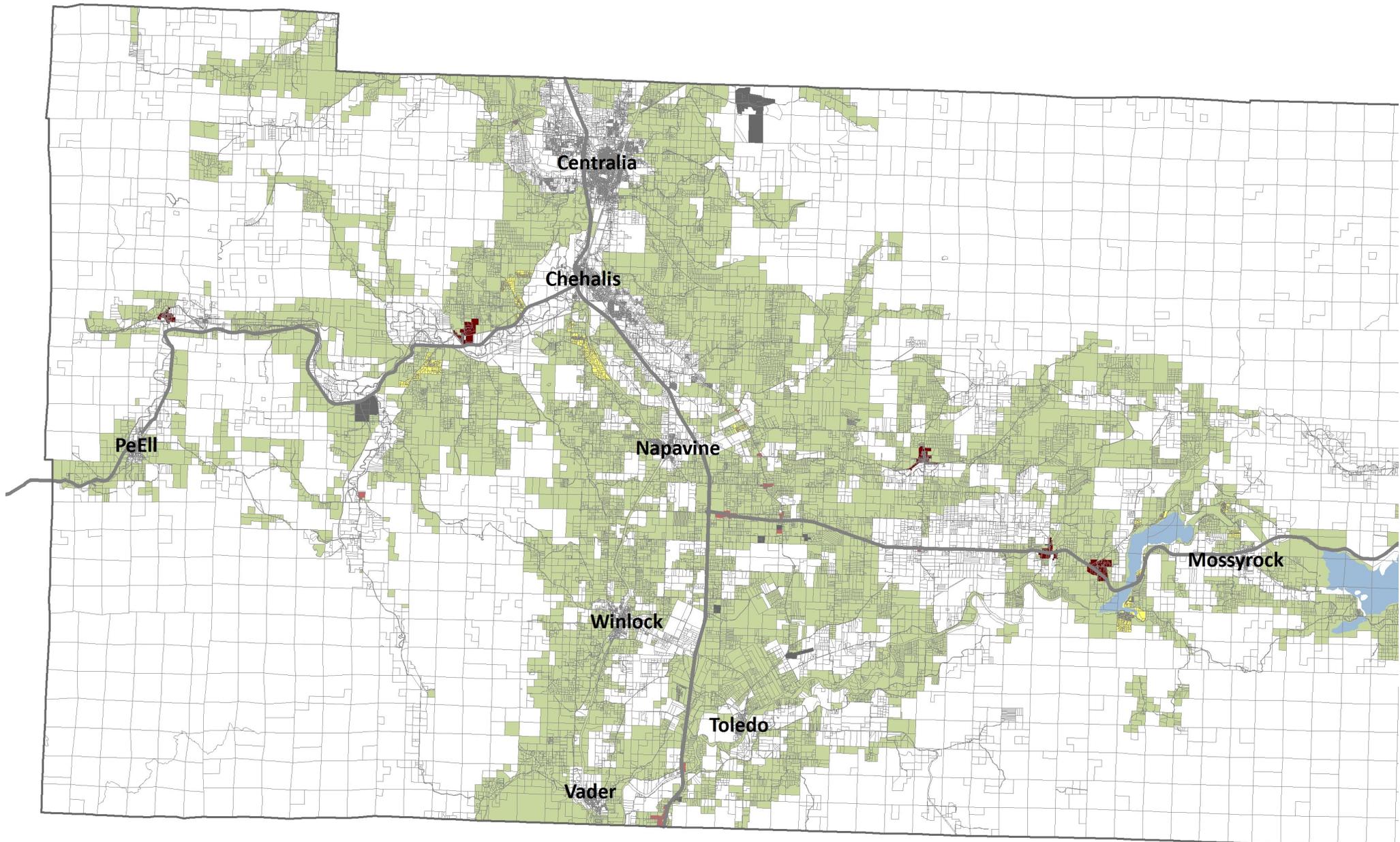
~~Policy LU 9.4 —~~

~~A major industrial development — master planned location designated pursuant to RCW 36.70A.368 must satisfy the following criteria:~~

- ~~● Must be located on lands formerly used or designated for surface coal mining and supporting uses; that consist of an aggregation of land of one thousand (1,000) or more acres, which is not required to be contiguous; and that are suitable for manufacturing, industrial, or commercial businesses.~~
- ~~● New infrastructure is provided for; and~~
- ~~● Environmental review of a proposed designation of a master planned location must be at the programmatic level, as long as the environmental review of a proposed designation that is being reviewed concurrent with a proposed major industrial activity at the project level.~~

Policy LU 8.4

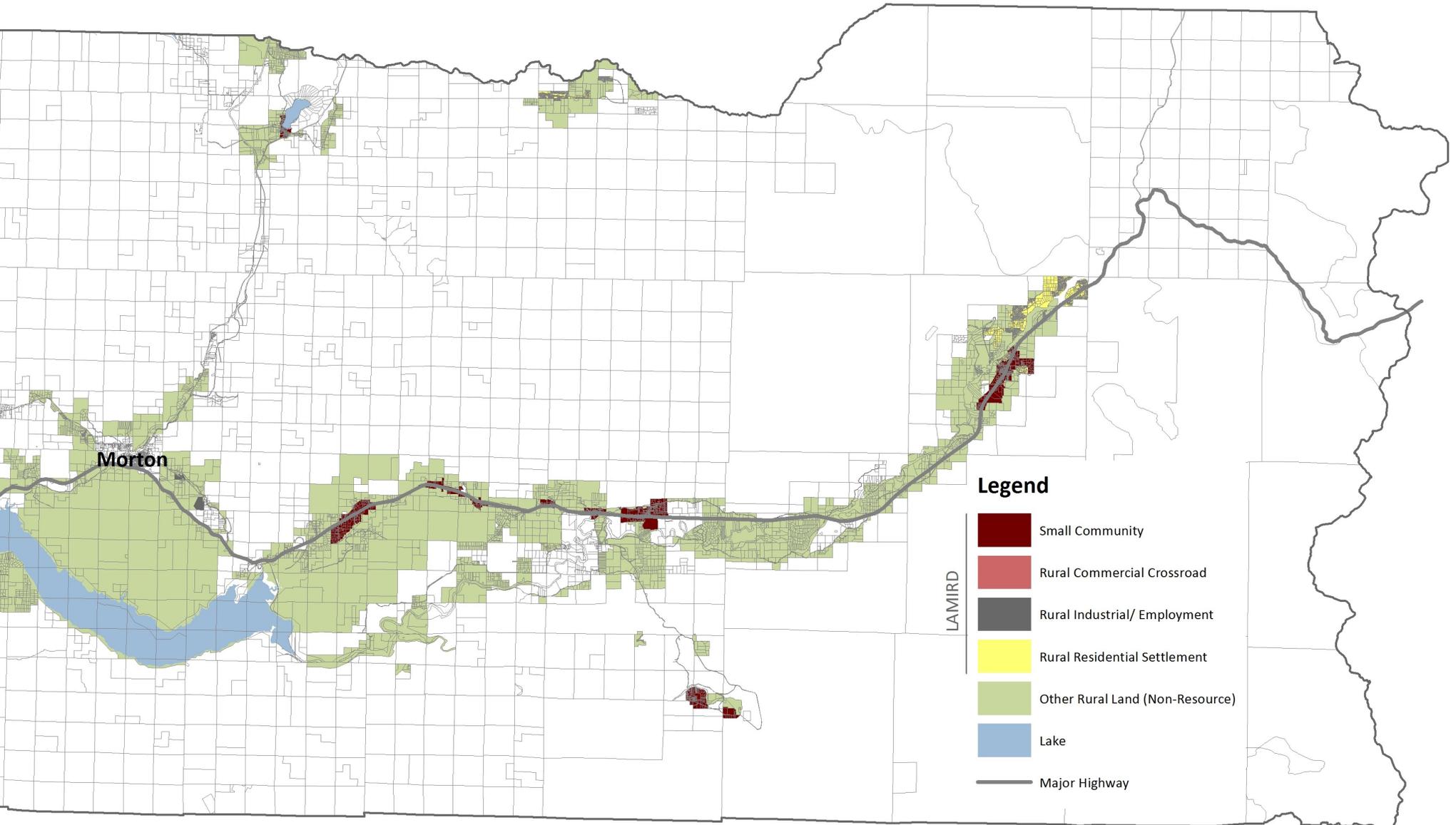
Home-based businesses and industries should be allowed in residential areas.



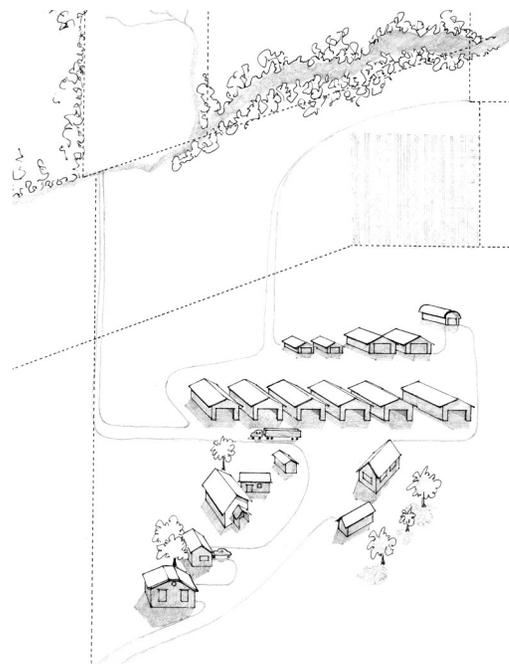
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LEWIS COUNTY

Rural Lands



TYPES OF RURAL DEVELOPMENT IN LEWIS COUNTY



Farm Cluster, Rural Compound



Rural Residential Street

Character of Development

- Predominant Development Form
- Building Orientation
- Building Scale

A cluster of detached residential and agricultural structures, surrounded by a large area (40 + acres) of farm or forest lands

Buildings grouped in a cluster, with a large amount of farm or forestland surrounding the structures

Predominantly small scale, though some agricultural structures are larger

Level of Urbanization

(Low, Moderate, High)

Low to Low/Moderate

Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole

Level of Pedestrianism

Human scale within the cluster, with automobile travel required for most trips outside the area

Predominant Type of Water Service

Private well

Predominant Type of Wastewater Treatment

Septic system

Growth Management Act Designation

Resource Land/Rural Land

Predominant Comprehensive Plan Designation

Resource Land/Rural Land

Examples in Lewis County

Various

Detached residential structures, on smaller lots set along a local street. A large swath of farm or forest land, or open space is

Structures largely oriented towards the nearest street

Predominantly small scale, though some agricultural structures are larger

Low to Low/Moderate

Low/moderate when looking at the grouping of development along the street. Low when looking at the street and surrounding lands as a whole

Human scale along street, with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system

Resource Land/Rural Land

Resource Land/Rural Land

Various



Rural Lot

Detached residential and agricultural structures on standard rural lots (i.e. 5, 10, and 20 acres in size)

Buildings oriented in a variety of ways

Predominantly small scale, though some agricultural and accessory structures are larger

Low

Human scale on the lot, with automobile travel required for most trips outside the area

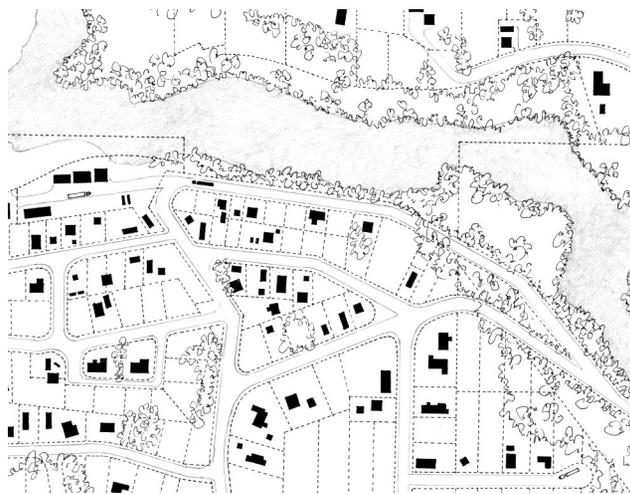
Private well

Septic system

Resource Land/Rural Land

Resource Land/Rural Land

Various



Rural Residential Settlement

Detached residential structures in an existing residential settlement. Lands are currently platted or developed

Structures largely oriented towards the nearest residential street

Predominantly small scale

Low to Low/Moderate

Human scale in the settlement with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system or centralized wastewater treatment

Type i LAMIRD

LAMIRD

Brockway, Curtis Hill, Harmony, High Valley Park, Mayfield Park, Lake Mayfield Estates, Mayfield Village, Mt. View Drive Addition, Newaukum Hill, Paradise Estates, Timberline Village, Valley Meadows areas



Rural Area Industrial/Employment

Structures in an existing area of isolated cottage industries or new isolated small-scale businesses

Structures oriented in a variety of ways

Predominantly small scale, though some larger structures may be present

Low/Moderate to Moderate

Primarily designed for the automobile

Private well or community/public water system

Septic system

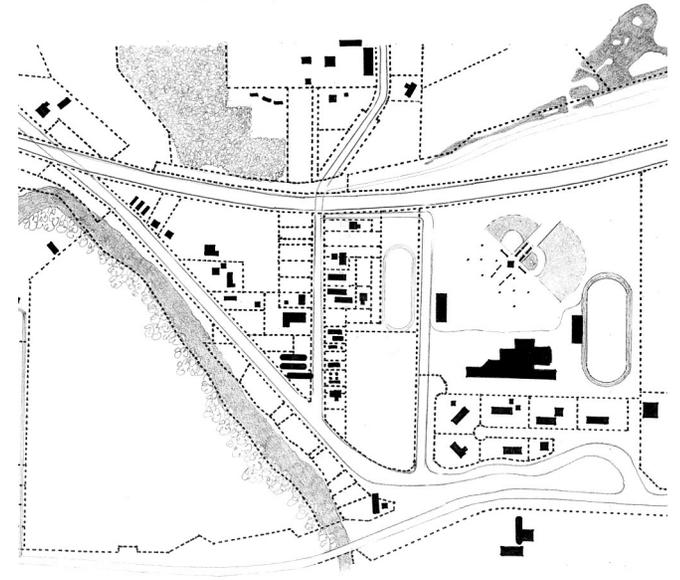
Type iii LAMIRD

LAMIRD

Curtis Railyard, Ed Carlson Memorial Field, Jackson Highway and Smokey Valley Road Industrial Site, Morton Log Yard, PLS Log Yard, PSE Natural Gas Storage site, Ritchie Brothers, others

Artwork provided by Pat Anderson

TYPES OF RURAL DEVELOPMENT IN LEWIS COUNTY



Rural Commercial Crossroad

Small Town

Character of Development

-Predominant Development Form

Detached residential or commercial structures at the intersection of two roadways

Detached residential, commercial or industrial structures in an existing settlement. Some attached buildings are also present.

-Building Orientation

Structures predominantly oriented towards nearest major

Structures largely oriented towards the nearest street

-Building Scale

Predominantly small scale, though some larger structures may be present

Predominantly small scale, though some larger commercial, institutional or industrial buildings may be present

Level of Urbanization

(Low, Moderate, High)

Low/Moderate to Moderate

Moderate

Level of Pedestrianism

Human scale at the crossroads, with automobile travel required to reach the area

Human scale in the settlement with a variety of daily needs available

Predominant Type of Water Service

Private well or community/public water system

Community/public water system

Predominant Type of Wastewater Treatment

Septic system

Septic system or centralized wastewater treatment

Growth Management Act Designation

Type i or Type iii LAMIRD

Type i or Type iii LAMIRD

Predominant Comprehensive Plan Designation

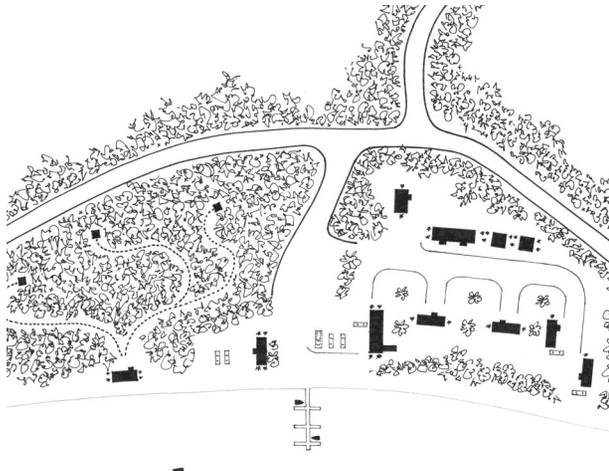
LAMIRD

LAMIRD

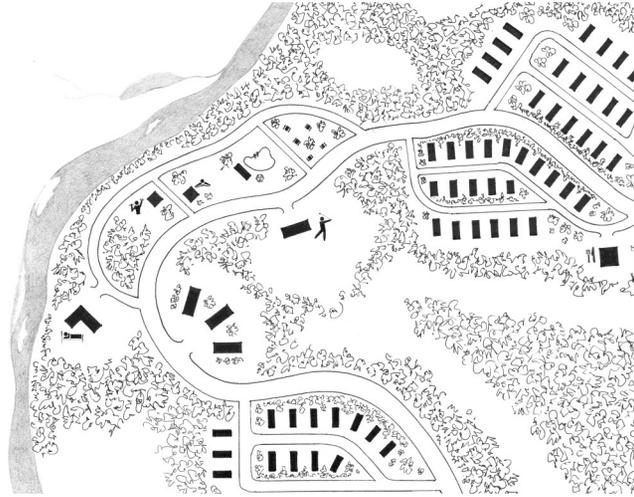
Examples in Lewis County

Boistfort, Cinebar, Curtis, Dorn's Corner, Ethel, Forest, Galvin, Leonard Road and US 12, Mary's Corner, SR 6 and Hwy 603, Stinky Corner, I-5 and US 12, I-5 and SR 506, I-5 and Jackson Hwy

Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Packwood, Randle, Salkum, Silver Creek



Small Rural Recreational Facility



Master Planned Resort

Attached or detached lodging or commercial structures that serve recreational or tourist uses and rely on a rural location and setting
Structures oriented in a variety of ways

Predominantly small-scale, though some larger buildings such as lodges may be present

Low/Moderate to Moderate

Human scale within the facility

Private well or community/public water system

Septic system

Type ii LAMIRD

LAMIRD

None at Present

A self-contained and fully integrated resort constructed in a site of significant natural amenities with attached or detached residential, lodging or commercial uses
Structures oriented in a variety of ways

A mixture of large and small buildings

Moderate to High

Human scale within the resort with trails/walkways to facilitate movement through the area

Community/public water system

Centralized wastewater treatment

Master Planned Resort

Rural (at present). Master Planned Resort (when established)

None at Present

RURAL GOALS AND POLICIES

Please note: these draft goals and policies have been changed and reordered from the current policies in the Rural Element of the Comprehensive Plan. Proposed additions to the language are underlined, and proposed deletions are struck-through.

All goals, objectives and policies that are proposed to be completely removed are shown towards the end of the section. The current numbering has been retained for each of the goals, objectives and policies shown.

RURAL CHARACTER

R GOAL 1 – Maintain the rural character of Lewis County.

¹ Rural character, and components of rural character are defined in 36.70A.030(15). In preparing county regulations and reviewing future

POLICY R 1.1

Encourage rural development, outside of defined urban growth areas, ~~should be encouraged~~ in a pattern and density that:

- Compliments rural character.¹
- Supports the surrounding and prevailing land use pattern.
- Minimizes impacts to resource lands and critical areas
- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of natural and natural resource areas). ~~and that.~~
- Does not create ~~urban~~ demands for urban services for the County taxpayers to support.

development applications, the County will ensure that the standards meet these characteristics.

POLICY _____

Consider the Types of Rural Development shown in this section, and similar forms of development, as development types that are consistent with the rural character of Lewis County.

POLICY _____

Consider the small unincorporated communities, and other Limited Areas of More Intense Rural Development (LAMIRDs), as key elements that contribute to the rural character of Lewis County. Existing LAMIRDs provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

POLICY R 2.8

Establish Continue to zone rural lands for a variety of densities and uses in rural Lewis County. Consider based land capability, self-designation, existing development characteristics, and proximity to rural facilities, and the following considerations other relevant factors in the zoning of land.

- ~~Critical areas and constraints on water and septic infrastructure.~~
- ~~Self-designation or intent to retain land in larger tracts, i.e. land which is by the owner's action included in forest open space tax designations, agriculture open space tax designation, or open space open space tax designation; under state laws, 20-acre parcels and larger are the predominant pattern for such tax designated lands.~~
- ~~Development patterns based on:
 - ~~Parcel size and availability of rural facilities and services.~~~~

~~— Population density and the cost and efficiency of providing public services.~~

~~— Assessed value and pressure for infill.~~

~~— Likelihood of conflict or change due to development patterns or conflicts, including protection of resource uses and the ability of cities to manage long-term growth boundaries.~~

- ~~Future land use maps, which should delineate designations in larger blocks reflecting logical boundaries rather than individual parcels.~~
- ~~Land use plans which minimize isolated islands.~~

POLICY R 2.3

Development regulations should Encourage rural clustering, both at smaller scales (such as farm clusters) and larger scales, as a means of balancing growth and the protection of protecting natural resources.

RURAL ECONOMIC DEVELOPMENT

GOAL – Provide a variety of options for residents to work in rural Lewis County.

POLICY R 2.4

While focusing growth to urban areas, county development regulations should provide for the opportunity to encourage Promote the development of a vital rural economy in Lewis County with jobs in resource-based employment in agriculture, mining, timber production, and home occupations, small businesses, and a

~~variety of other industries critical to sustaining the in rural Lewis County economy.~~

POLICY R 2.1

~~Consider home occupations or home-based isolated cottage industries are as an essential component of the County rural economy, and will be permitted permit the uses in all areas.~~

RURAL SERVICES

R GOAL – Rural Services – Ensure that rural development is provided with appropriate rural services and facilities.²

POLICY R 1.5

~~Ensure that rural public facilities and services are provided in the rural areas of Lewis County will be provided to support existing and new development at levels that are consistent with the preservation of rural character and in the historical and typical manner at that are historically and typically delivered at a level of service usually that is found in rural Lewis County. Use development regulations to will ensure that adequate water, septic, wastewater and other services are consistent with established standards.~~

POLICY R 4.7

~~Coordinate the review of rural development in Rural Development Districts will be approved in coordination with the rural water systems, fire districts, and school districts to update their current plans, to identify areas of existing capacity and needed upgrades to accommodate reuse of previously used properties. The purpose of this coordinated planning is to assure that new uses will have~~

~~adequate facilities in place concurrent with development prior to locating or will be are able to develop adequate mitigation agreements where when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services which that must be available or provided to meet concurrency requirements.~~

POLICY R 2.2

~~Ensure that the configuration of lots within developments minimum lot sizes will allows feasible individual wells and septic systems on each parcel, without negatively affecting the nearby properties' wells and septic systems of nearby properties depending on water availability and soil suitability for septic systems in each area.~~

LAMIRDS

GOAL Promote the vitality of existing Limited Areas of Rural Development (LAMIRDS) in Lewis County.

POLICY _____

Consider the unincorporated small communities, rural crossroad commercial areas, rural areas of industrial development/ employment, and rural residential settlements (as presented in this chapter and mapped in Map LU-2) as Limited Areas of More Intense Rural Development (LAMIRDS).

POLICY _____

Consider the boundaries shown on Map LU-2 as the “logical outer boundaries” for LAMIRDS required under 36.70A.070((5)(d)(iv).

² Rural services are defined in RCW 36.70A.030(16) of the Growth Management Act.

POLICY _____

Ensure that future amendments to the boundaries or standards for the LAMIRDs are consistent with the standards in 36.70A.070(5)(d).

Small Communities

GOAL _____ – Ensure that the small community designation the Small Town Designation promotes the vitality of the preserves communities that ~~which~~ have traditionally been the service centers of service and hubs of employment in the rural portions of Lewis County. outside UGAs, providing locations for the more intense uses in rural areas.

POLICY _____

View the existing small unincorporated communities in Lewis County as key social, cultural, service and employment centers for the surrounding rural lands, both historically and currently, and consider the communities as an essential component of the rural character.

POLICY _____

View the existing small unincorporated communities as key population centers in Lewis County, and work to focus development in the areas at a size, scale and intensity that is compatible with the rural character and the historic development of the community.

POLICY _____

Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services, and offer employment opportunities to local residents.

POLICY 3.6

~~Uses within small towns may be~~ Allow a variety of uses commercial, residential or industrial uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the growth development at rural levels of intensity and services as provided in RCW 36.70A.030(16). Urban development is prohibited and the development is consistent with rural character.

Rural Crossroads

GOAL _____ – Promote the establishment of new businesses, the delivery of rural services, and the creation and retention of jobs within rural crossroad areas.

POLICY _____

Utilize the rural crossroad designation to promote job creation or economic development.

POLICY R 3.13

~~Regulations should identify~~ Establish criteria for siting development in rural crossroads areas along the interstate ~~within Freeway Commercial areas and for assuring~~ to assure that new development will not extend beyond the areas presently impacted or affected by the interchange, or interchange-oriented development.

POLICY _____

Require future development within rural crossroad areas to occur in a manner that is consistent with rural character.

POLICY _____

Discourage the development of residential units within rural crossroad areas, particularly when the crossroads are located along

the interstate or are not currently characterized by housing development.

POLICY R 3.14

~~None of the designated~~ Discourage the establishment of new resource related land uses in rural crossroad areas located along the interstate ~~Freeway Commercial areas are intended for resource use.~~

Rural Industrial/Employment Lands

GOAL _____ – Establish rural industrial/employment lands as settings to promote rural job growth.

POLICY _____

Objective R 5a Allow industries such as warehousing, manufacturing and distribution ~~in areas beyond~~ outside of urban growth areas (when appropriate).

POLICY _____

Consider the areas mapped in Map LU-2 to be the existing locations of designated rural industrial/ employment lands.

POLICY _____

Permit additional areas of rural industrial development in isolated rural locations when consistent with the rural character in Lewis County, the standards within the Lewis County Code, and the provisions for a Type iii LAMIRD in RCW 36.70A.070(5)(d)(iii).

POLICY R 5.1

Locate new rural ~~New industries or employment lands should locate~~ in rural areas proximate to near accessible transportation corridors such as federal and state highways or railroads whenever feasible.

Rural Residential Settlements

GOAL _____ – Allow the buildout of existing rural residential settlements in Lewis County.

POLICY _____

Consider the locations in Map LU-2 as existing areas of rural residential settlement. These areas have been classified in accordance with 36.70.070(5)(d)(i), and typically consist of:

- Rural residential areas which have existing densities of greater than one unit per five acres,
- Platted areas where lots have already been developed, or
- Limited infill areas where water and ~~capability of~~ wastewater disposal provide for lots that are smaller than typical rural development.

POLICY _____

Permit the continued development of existing rural residential settlements at a size, scale and intensity similar to current development.

RURAL DEVELOPMENT DISTRICT

GOAL _____ – Encourage development in the rural development districts in a manner that is consistent with rural character.

POLICY R 4.1

Promote ~~Within Rural Development District designations, new rural area development, should be limited to residential development at a variety of uses and densities from one unit per five acres to one unit per 20 acres, and a variety of uses~~ within the rural development district designation, so long as the uses are consistent

with the size, scale, ~~including and intensity, and frequency of uses~~ appropriate to found within rural Lewis County. the rural setting.

POLICY _____

R GOAL 2 - General Rural Lifestyle ~~Promote~~ Allow a wide range of rural economic activities within the rural development district so long as the uses do not infringe upon the rights of neighboring property owners or cause environmental degradation. Activities could include home occupations, isolated cottage industries, or resource-related activities, among other appropriate uses. that do not infringe upon the rights of neighboring property owners or cause environmental degradation.

POLICY _____

Objective R 2b ~~Encourage, productive farming and forestry practices-activities within the rural development district which support the economic rural quality of life.~~

POLICY R 4.4

~~Rural Development Districts should provide for home-based occupations and small industries in rural areas. Development regulations will identify limitations on Periodically review the regulations for sizes and uses home-based businesses and cottage industries, to to assure that the uses ensure compatibility between the use and neighboring activities. consistent with historic patterns, and emerging trends and compatible with neighboring uses.~~

POLICY R 4.8

~~Permit Rural Development Districts provide for the location of unique, regional commercial/industrial uses to locate along major transportation corridors within the rural development district where urban services are not required for the operation of the~~

~~facility. Such uses shall be~~ Ensure that the uses are sited and designed and sited so as to maintain the rural character of the surrounding area.

POLICY R 4.2

~~Encourage cluster development, consistent with rural size and scale, including intensity, may be encouraged to further protect rural character, to promote the efficient and cost-effective use of land use, and to maintain the open appearance of rural settings lands, even where rural development is occurring. Consider the allowance of density bonuses in certain instances in connection with cluster development may be used where an incentive is warranted to encourage the protection of particular natural areas or features or areas of importance, consistent with overall rural area guidelines.~~

RECREATION AND TOURISM IN RURAL AREAS

Goal ____ : Permit master planned resorts, or self-contained and fully integrated planned unit developments in settings of significant natural amenities, within Lewis County.

POLICY ____

Verify that all proposed master planned resorts meet the requirements in 36.70A.360.

POLICY ____

Require master planned resorts to be at least 40 acres in size.

POLICY ____

Preclude new urban or suburban land uses in the vicinity of the master planned resorts, except in those areas otherwise designated for urban development.

POLICY ____

Consider the requirement for significant natural amenities as a requirement that applies to amenities that can either exist on or off the individual project site. Significant natural amenities may include a variety of natural lands, including but not limited to mountains, lakes or rivers, or views of, or access to, those natural features.³

POLICY ____

Require an open space system/trail network as part of all proposed master planned resorts.

POLICY ____

Permit residential and commercial uses within Master Planned Resorts, so long as the primary use of the property is for short-term visitor accommodation.

POLICY ____

Do not require proposed Master Planned Resorts to establish an Urban Growth Area boundary or be allocated a population projection.

Goal ____ : Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

Policy ____

Limit the size of public services and facilities that serve the small-scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

Policy ____

Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Do not allow any other residential structures as part of the small-scale recreational or tourist use.

³ According to the Eastern Washington Growth Management Hearings Board: "'Natural amenities' brings to mind ocean beaches, natural lakes, rivers, mountains, deserts and wetlands. These are features formed through nature's actions. Even though farmland can be attractive and interesting, few would consider this landscape as a 'significant natural

amenity'. Neither can a twelve-acre man-made lake be considered anything but a 'developed outdoor recreational facility'. Just by definition of 'natural', it is not a 'natural amenity,' no more than a golf course or water park." *Friends of Agriculture vs. Grant County*

Please note: As proposed within the draft, the following language would be removed.

~~Objective R 1a—Ensure that growth in the County is focused so that the remainder of the County can remain predominantly rural.~~

~~Policy R 1.2—Rural development should be encouraged to occur at a density of not more than one dwelling unit per 5 acres.~~

~~Policy R 1.3—Densities must remain sufficiently low so as to avoid conflicts between new residential development and county residents that have allowable home-based occupations and industries.~~

~~Policy R 1.4—Rural area residents should expect the level of public services, such as water systems, emergency services, and road improvements will be limited as distance increases from the urban areas.~~

~~Policy R 1.6—Transportation facilities should be developed in accordance with the Transportation Element’s level of service standards.~~

~~R GOAL 2—General Rural Lifestyle—Promote a wide range of rural activities that do not infringe upon the rights of neighboring property owners or cause environmental degradation.~~

~~Objective R 2a—Sustain an independent and private rural lifestyle.~~

~~Objective R 2b—Encourage, productive farming practices which support the economic rural quality of life.~~

~~Objective R 2c—Protect critical areas, and surface water and ground water resources. CRITICAL AREAS~~

~~Policy R 2.5—Intensive rural development must not occur within floodways identified in Lewis County Code Chapter 15.35 or within critical areas unless mitigation per the provisions of Lewis County Code Chapter 17.35 is assured.~~

~~Policy R 2.6—Development permits must be based on the County’s adopted critical area regulations, shoreline regulations, wellhead protection regulations, the Clean Water Act, and Chapter 90.48 protections for both ground and surface water.~~

~~Objective R 2d—Protect against conflicts with the use of agricultural, forest and mineral resource lands.~~

~~Policy R 2.7—In order to prevent incompatible or inappropriate conflict with resource lands, regulations should limit new development outside UGAs and LAMIRDs using the following tools: best management practices, provisions to accept dust and noise associated with resource activity, and other regulations which prevent rural area development from interfering with resource based activities in or near resource lands.~~

~~R GOAL 3—LAMIRDs—Support industrial and commercial development in small towns consistent with the size and intensity of previously existing uses to replace lost historic economic opportunity.~~

~~Objective R 3a—Preserve historic patterns of rural population distribution and sustain a strong economic base.~~

~~Objective R 3b—Allow additional areas of more intense activity where the area is already developed or directly associated with such lands, limited public facilities already exist, intrusion of more intense activities into undeveloped areas can be avoided, and ground and surface water quality resource lands and activities can be protected.~~

Policy R 3.1 — LAMIRDs limit more intense rural area development to areas in which development has already occurred; areas predominantly characterized by human, non-resource activity; areas which are not critical area habitat for fish or wildlife, or resource activity; and areas and uses are confined within logical outer boundaries.

Policy R 3.2 — The County recognizes several LAMIRD land use designations under the criteria and guidelines of RCW 36.70A.070(5): Small Towns, Crossroads Commercial Areas, Freeway Commercial Areas, Shoreline Areas, and areas of existing intense development (Rural Residential Centers).

Policy R 3.3 — LAMIRDs are confined to areas where human activity predominates over habitat or resource activities within logical outer boundaries. Logical outer boundaries are defined by development existing as of July 1, 1993, but may include undeveloped lands so long as the area is predominantly defined by the built environment and may include considerations of

- “Natural neighborhoods and communities;”
- Physical boundaries, including roads, land forms, or bodies of water;
- The prevention of abnormally irregular boundaries; and
- The ability to provide public facilities and services that do not permit low density sprawl.

Objective R 3c

— The Small Town Designation preserves areas which have traditionally been centers of service and hubs of employment

outside UGAs, providing locations for the more intense uses in rural areas.

Policy R 3.4 — Small Towns designated in unincorporated Lewis County include: Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Onalaska, Packwood, Randle (A, B & C), Salkum, and Silvercreek.

Policy R 3.5 — New development within small towns should be compatible with historic development character and may have small allowances to create regular boundaries and efficient service areas, consistent with logical outer boundaries identified as provided in RCW 36.70A.070(5)(d)(iv).

Policy R 3.6 — Uses within small towns may be commercial, residential, or industrial, so long as the infrastructure within the community has the capability to handle the demands of the development at rural levels of intensity and services as provided in RCW 36.70A.030(16). Urban development is prohibited.

Policy R 3.7 — Category I and Category II Small Towns are designated as:

Category I Small Towns

- Include Packwood, Randle at Kehoe Road, Mineral, and Onalaska are or were centers of mill activity and have land available for industrial redevelopment.
- May have separate residential and mixed use zones
- Shall provide a specific industrial zone to promote rural industrial development or redevelopment consistent with the limits of public facilities at rural levels of service.

Category II Small Towns

- Include Adna, Cispus, Doty, Glenoma, Kiona, Randle at Leroy Road, Randle at SR 131, Salkum, and Silvercreek.
- Provide a central focal point for an area in the County,
- May include commercial, personal, and professional services, community centers, schools, and fire and other public services.
- Have existing facilities and services, but typically not the infrastructure to support larger industrial uses found in the Category I small towns.
- Typically exhibit a mixed use pattern.

Objective R 3d—The Crossroads Commercial Designation serves the retail and commercial needs of local residents and the traveling public by providing residential, commercial, and industrial opportunities important to Lewis County and its economy.

Policy R 3.8—The County has eleven (11) Crossroads Commercial areas: Boistfort, Cinebar, Curtis, Dorn’s Corner, Ethel, Forest, Galvin, Intersection of Leonard Rd. & US Hwy 12, Intersection of Hwy 6 and Hwy 603, Mary’s Corner, and Stinky Corner.

Policy R 3.9—Crossroads Commercial areas are found at major intersections where local commercial service needs are met.

Policy R 3.10—New uses within the Crossroads Commercial areas may include commercial, residential, and industrial, but residential will be limited to the area of current development.

Policy R 3.11—Crossroads Commercial areas must meet the criteria of RCW 36.70A.070(5) and shall include areas directly affected by existing development.

Objective R 3e—The Freeway Commercial Designation shall serve the needs of the neighboring community and the traveling public by providing retail, commercial, and industrial uses along I-5 at a greater size and intensity than within Crossroad Commercial designated areas.

Policy R 3.12—Existing designated Freeway Commercial areas include

- I-5 & U.S. Highway 12
- I-5 & State Route 506
- I-5 & Jackson Highway South

Policy R 3.13—Regulations should identify criteria for siting development within Freeway Commercial areas and for assuring that new development will not extend beyond the areas presently impacted or affected by the interchange, or interchange-oriented development.

Policy R 3.14—None of the designated Freeway Commercial areas are intended for resource use.

Policy R 3.15—New Freeway Commercial areas should meet the criteria of RCW 36.70A.070(5)(d)(i)(ii)(iii) concerning the location of existing development and the affect of existing development and services.

Objective R 3f—The Rural Residential Centers & Shoreline Residential Designation maintains rural residential areas which are already in existence, which are already platted, or which are near shorelines.

Policy R 3.16—Rural Residential Centers include:

- Rural residential areas which have existing densities of greater than one unit per five acres, or
- Platted areas where lots have been developed, or
- Limited infill areas where water and capability of waste disposal provide for lots, ranging from two units per acre to one unit per one acre, consistent with the prevailing patterns of development.

Policy R 3.17 — Rural Residential Centers & Shoreline Residential areas will have logical outer boundaries which conform to the requirement of RCW 36.70A.070(5)(d).

Policy R 3.18 — Rural Residential Centers and Shoreline Residential areas include the following:

- Brockway
- Curtis Hill
- Harmony
- High Valley Park
- Mayfield Park Area
- Lake Mayfield Estates Area
- Mayfield Village
- Mt. View Drive Addition Area
- Newaukum Hill
- Paradise Estates
- Timberline Village

- Valley Meadows

R-GOAL 4 — Ensure a variety of rural residential densities designed to protect the rural character of Lewis County.

Objective R 4a — The Rural Development District (RDD) designations, intended to be predominately residential but which allow non-residential uses at a scale consistent with rural character, ensure a variety of residential densities based on use of existing facilities and developed area.

Policy R 4.3 — Lots of record, less than five acres are considered legal lots for development purposes in all rural zones if they meet the requirements of the County regulations for “lots of record.” LCC 16.02.050.

Policy R 4.5 — Rural Development Districts should for small businesses and industries to locate on or near old mill sites or other lands formerly used for resource related activities, particularly where infrastructure is already in place and such reuse will stimulate local economy and prevent spread of growth into new undeveloped areas.

Policy R 4.6 — Rural Development Districts should provide for commercial uses serving rural areas to locate near existing small towns or crossroads commercial areas, and provide the core support for tourist and rural recreational activities. Limited tourist, rural industrial, and traditional rural uses shall be provided for in rural areas with limits on size and location consistent with “rural character.” RCW 36.70A.030(14).

Policy R 4.9 — Rural Development Districts provide for the use of rural area lands not designated for agricultural and timber uses and suitable for rural area development to support rural recreational activities. Such activity both aids the local economy and provides

significant opportunities for the citizens of the County and the state to enjoy the physical beauty of Lewis County.

Policy R 4.10 — RDD-5

The Rural Development District 5 designation allows one rural residential unit per five acres. The residential unit 1-5 zone permits residential uses and a variety of other uses, including home occupations, isolated small businesses, and additional uses commonly found in rural areas. Some activities shall be limited due to the projected intensity of development or proximity to more developed areas. Size and scale, including intensity, limits shall be in concert with historic practices.

Policy R 4.11 — RDD-10

The Rural Development District 10 designation allows one rural residential unit per ten acres. The district permits a limited degree of rural area development at truly rural levels of intensity. Uses in the R-1-10 zone include residential, home occupations, and isolated small businesses. Permitted activities shall be consistent with the historic practices and intensities and suited to meet the needs of those who choose to live and work in rural areas, and shall be compatible with overall rural character. Residents shall recognize the limitations on the availability of limited rural area services.

Policy R 4.12 — RDD-20

The Rural Development District 1-20 designation allows one rural unit per 20 acres. Uses in the R-1-20 zone may be limited in size and scale, including intensity, in many areas. Some uses, including those which benefit from the remote or less developed lands, e.g. camps, recreation uses, and rifle ranges, should be located within this designation precisely due to the lack of other development. Development regulations shall provide adequate facilities, critical

area protection, and protection of resource lands and resource uses within this designation.

~~R GOAL 5 INDUSTRIAL~~ Encourage industrial uses in the rural area that are primarily dependent on the natural resources there.

~~Objective R 5a~~ Allow industries such as warehousing, manufacturing and distribution in areas beyond urban growth areas where appropriate.

~~Policy R 5.2~~

~~Ensure that new industrial uses are or can be served with appropriate rural services, such as community wells and septic systems.~~

~~Policy R 5.3~~ Rural area industrial and resource uses are encouraged.

~~Policy R 5.4~~ New mineral resource use must be located where significant adverse impacts to residential uses can be avoided.

~~R GOAL 6 TOURIST SERVICE AREA~~ Encourage stand alone tourist destination resorts and tourist recreation services in rural Lewis County.

~~Policy~~

~~Objective R 6a~~

~~Allow tourist destination resorts and recreation services in rural Lewis County where adequate public facilities can be provided and where significant adverse environmental impacts can be avoided.~~

~~Policy R 6.1~~

When considering the approval of a development project within the Tourist Service Area designation, Lewis County development regulations should identify specific size, character, and siting criteria to direct the permitting process.

Policy R 6.2 — Three areas on Riffe Lake have been designated for park and recreation use based on hydropower licensing.

~~R GOAL 7- MASTER PLANNED RESORTS—~~

~~Provide for the siting of Master Planned Resorts, consistent with the requirements of the Growth Management Act, in locations that are appropriate from both an economic and environmental perspective.~~

~~Policy R 7.1 —~~

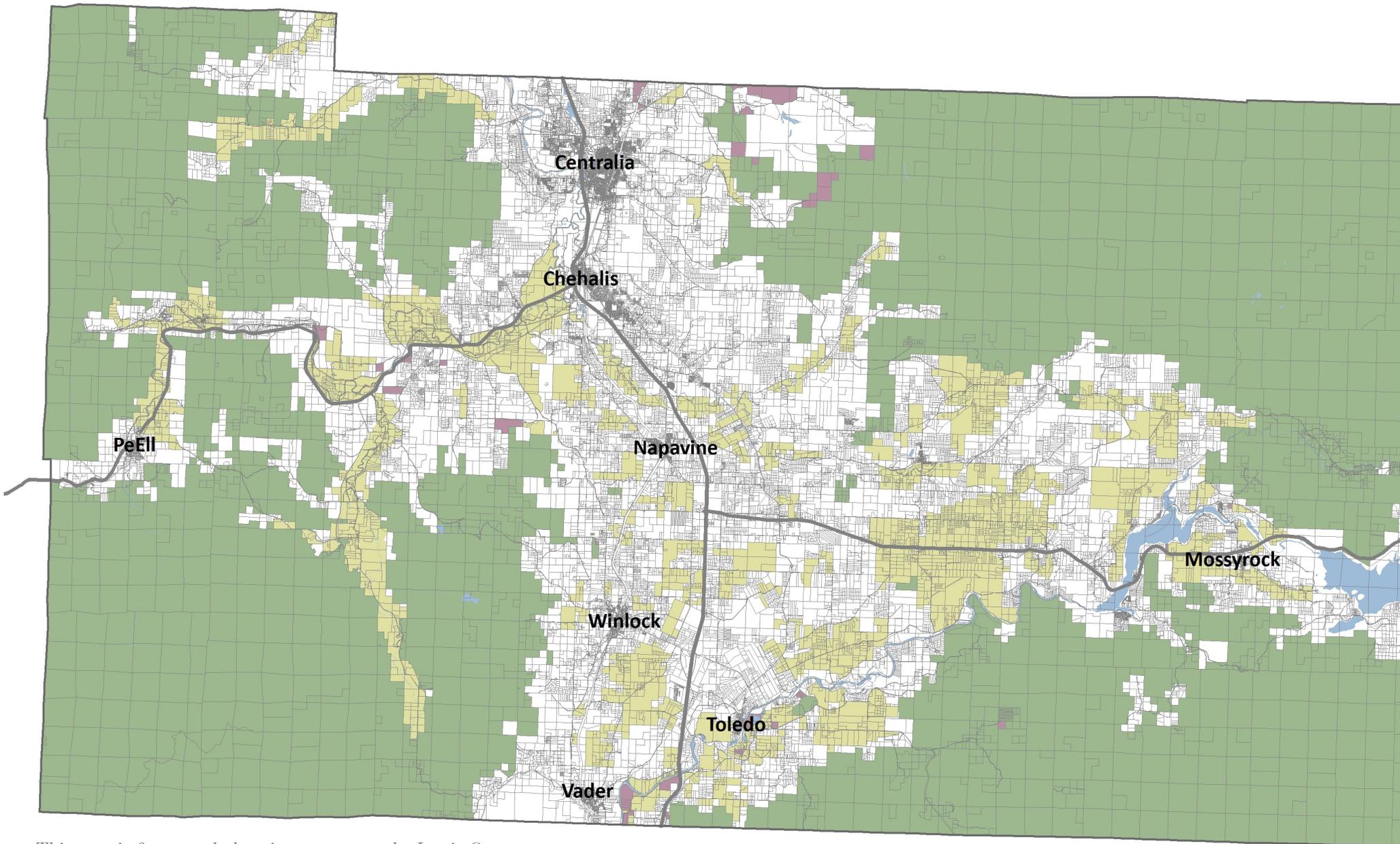
~~Master planned resorts are self-contained and fully integrated planned unit developments, in settings of significant natural amenities, providing short term visitor accommodations including a range of indoor or outdoor recreational facilities and visitor services.~~

~~Policy R 7.2 —~~

~~Master planned resorts are larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Tourist Service Area designation.~~

~~Policy R 7.3 — Designation of Master Planned Resorts requires amending the Comprehensive Plan and Zoning Maps, prior to, or concurrent with an application for master plan review. The comprehensive plan amendment process should evaluate all the probable significant adverse environmental impacts from the entire proposal, even if the proposal is to be developed in phases, and~~

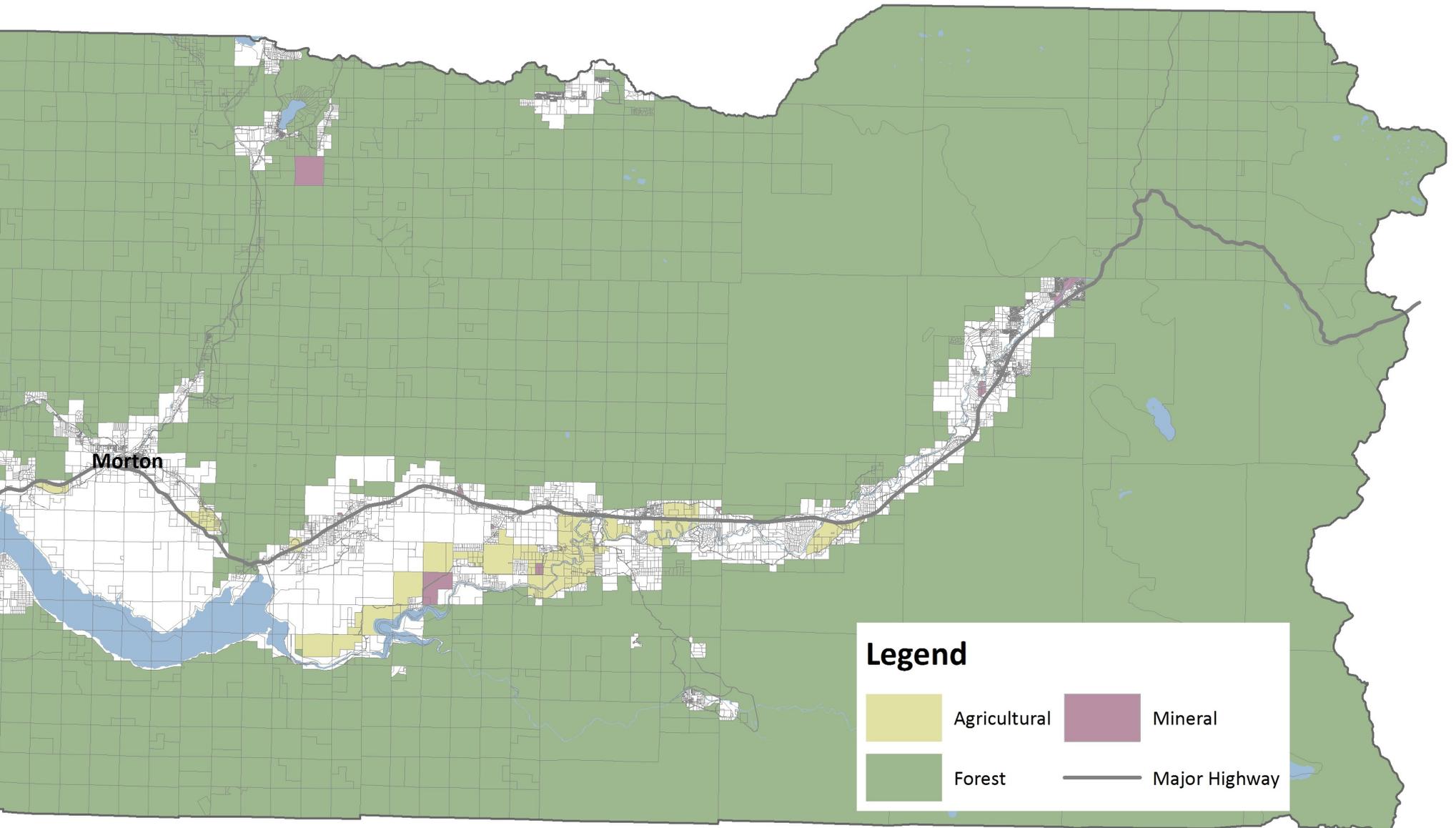
~~these impacts shall be considered in determining whether any particular location is suitable for a Master Planned Resort.~~



This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LEWIS COUNTY

Resource Lands



RESOURCE LAND GOALS AND POLICIES

Please note: these goals and policies as written would not alter the designation schemes for resource lands. Staff feels that the update of the Comprehensive Plan already contains a variety of pressing issues, and does not believe that there is adequate time or resources available to conduct a detailed review of the resource land designations (at this time).

The draft goals and policies have been changed and reordered from the current policies in the Land Use Element of the Comprehensive Plan. Proposed additions to the language are underlined, and proposed deletions are struck-through.

All goals, objectives and policies that are proposed to be completely removed are shown towards the end of the document. The current

numbering has been retained for each of the goals, objectives and policies shown.

NATURAL RESOURCES AND COUNTY CHARACTER

NR GOAL 1: Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the rural character of Lewis County. ~~lands and their ancillary uses~~

POLICY

View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

POLICY _____

Strive to promote the economic viability of natural resource industries.

POLICY NR 1.4

Encourage resource uses, particularly agricultural and timber uses, and accessory uses, are encouraged in all rural areas.

~~OBJECTIVE NR 1:—~~

~~Identify and conserve resource lands supporting agriculture, forest, and mineral extractive industries.~~

POLICY NR 1.1

Ensure that the Lewis County Resource Lands Ordinance will be revised to be is consistent with the provisions of this plan.

DESIGNATION OF RESOURCE LANDS

GOAL _____ : Designate lands that are suitable for long-term natural resource use as resource land.

Agricultural Resource Lands

POLICY NR 1.3

Designate agricultural lands of long-term commercial significance as follows:

1. Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.
2. Identify lands that are classified as having prime farmland soils as ~~determined by the National Resource Conservation Service (NRCS)~~ that occupy a significant portion ~~partition~~ of the parcel. Prime

farmland soils include soils classified by National Resource Conservation Service (NRCS) as “prime farmland,” ~~P~~ “prime farmland if drained,” “prime farmland if drained and either protected from flooding or not frequently flooded during the growing season,” and “prime farmland if irrigated.” ~~(NRCS maintains a list of soil mapping units that meet the criteria for prime farmland. 7CFR 657.4).~~ ~~3.~~ Lands with soils that are classified by NRCS as “prime farmland if drained” or “prime farmland if irrigated” are presumed to be drained or irrigated in the absence of evidence to the contrary;_

4. 3. Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations;_

~~5.~~ 4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- (a) The availability of public facilities;
- (b) Tax status;
- (c) The availability of public services;
- (d) Relationship or proximity to urban areas;
- (e) Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture);
- (f) Land use settlement patterns and their compatibility with agricultural practices;
- (g) Intensity of nearby land uses;

- (h) History of land development permits issued nearby;
- (i) Land values under alternative uses; and
- (j) Proximity of markets.

POLICY NR 1.5

~~Conservation of lands based on soil characteristics does not maintain and enhance non-soil dependent agricultural activities, such as poultry production. Encourage the continuation of non-soil dependent agricultural activities should be maintained and enhanced through development regulations and, where appropriate, the designation of the land as designate as agricultural lands of long-term commercial significance.~~

POLICY NR 1.6

~~Where possible, make establish provisions to allow some parcels may contain both prime soils and soils that are poor or otherwise not suitable for agricultural purposes. Provisions should be made to allow landowners the opportunity to redesignate that portion of the parcel portions of their property that containing poor soils that are poor or are otherwise not unsuitable for agricultural purposes.~~

POLICY NR 1.7

~~Continue to allow landowners the opportunity to request zoning changes to Agricultural Resource Lands that have been designated in error or based on incorrect information. The County recognizes that the USDA soils maps may contain mapping errors. Provisions should be made to allow landowners to request redesignation of such lands from agricultural resource lands to a more appropriate land use designation. Such provisions should require that the landowner demonstrate that the USDA soils map is in error for the landowner's parcel.~~

Forest Resource Lands

POLICY

~~Utilize the following factors to classify forest resource land: The predominant tree species growing in Lewis County is Douglas Fir. Most of Lewis County is composed of land grade 2 and land grade 3. See Table 4.3 for Washington State private forest land grades.~~

Table 4.3 – Washington State Private Forest Land Grades

Species	Growth Potential*	Land Grade**
Douglas Fir	136 feet and over	1
	118-135 feet	2
	99-117 feet	3
	84-98 feet	4
	Under 84 feet	5
Western Hemlock	136 feet and over	1
	116-135 feet	2
	98-115 feet	3
	83-97 feet	4
	68-82 feet	5
Red Alder	Under 68 feet	6
	117 feet and over	6
	Under 117 feet	7

*On a fifty year basis

**Land Grade 1 – highest; Land Grade 7 – lowest

Forestlands are classified as follows:

A. Forestlands of Long Term Commercial Significance: Designate forests with a predominance of forest land grade 2 and forest land

grade 3 (see Table 4.3), with and a minimum block size of 5,000 contiguous acres shall be required for designation as forest lands of long-term commercial significance. In addition, All federally owned lands that are managed for their forest resources are included in the designation.

<u>Species</u>	<u>Growth Potential*</u>	<u>Land Grade**</u>
<u>Douglas Fir</u>	<u>136 feet and over</u>	<u>1</u>
	<u>118-135 feet</u>	<u>2</u>
	<u>99-117 feet</u>	<u>3</u>
	<u>84-98 feet</u>	<u>4</u>
	<u>Under 84 feet</u>	<u>5</u>
<u>Western Hemlock</u>	<u>136 feet and over</u>	<u>1</u>
	<u>116-135 feet</u>	<u>2</u>
	<u>98-115 feet</u>	<u>3</u>
	<u>83-97 feet</u>	<u>4</u>
	<u>68-82 feet</u>	<u>5</u>
<u>Red Alder</u>	<u>Under 68 feet</u>	<u>6</u>
	<u>117 feet and over</u>	<u>6</u>
	<u>Under 117 feet</u>	<u>7</u>

*On a fifty year basis

**Land Grade 1 = highest; Land Grade 7 = lowest

¹ As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the “Rock Aggregate Resource Inventory Map of Lewis County, Washington” by Daniel Eungard dated July

B. Forestlands of Local Importance: ~~Are Permit~~ forestlands with the general attributes of Forestlands of Long Term Commercial Significance, ~~except that they are but with less smaller~~ than the required minimum of 5,000 contiguous acres, to be designated as Forestlands of Local Importance. Forestlands of Local Importance ~~are may only be~~ designated by an “Opt-In” process and must generally be a minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in ~~that the~~ designation for a minimum of 10 years.

Mineral Resource Lands

POLICY ____

~~Designate Only those~~ existing permitted surface mining operations ~~are designated~~ as Mineral Resource Lands of Long-Term Commercial Significance ~~by the Interim Natural Resources Ordinance.~~¹

POLICY ____

Allow ~~However,~~ the designation of new ~~other~~ mineral resource lands ~~may be designated subject to as part of a land use redesignation~~ application process.

POLICY ____

Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations whenever necessary.

2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, “Lewis County has a maximum of 45 years (until 2060) of accessible aggregate.” Given this finding, no change to the existing mineral resource classification was considered necessary.

RIGHTS OF RESOURCE LANDOWNERS

GOAL : Ensure that County policies support property owners that seek to utilize natural resource lands.

POLICY NR 1.2

~~Continue to~~ The County should protect the interests of landowners who want who wish to continue the utilize the natural resources on their property. ~~practice of management of natural resources.~~

POLICY NR 1.12

~~Ensure~~ land use activities within or adjacent to Natural Resource Land and natural resource lands are should be sited and designed to minimize conflicts with the management of the resources management and/or other activities on the natural resource land.

POLICY NR 1.20

~~Ensure that~~ It is the responsibility of any new incompatible land uses to are appropriately buffered itself from any existing agricultural, forestry, agricultural, or mineral resource lands.

POLICY NR 1.13

~~Minimize the possibility that~~ resource management activities, performed in accordance with county, state, and federal laws, should not be are subject to legal action as public nuisances.

POLICY NR 1.19

~~The County shall consider adopting “right to farm”, “right to forestry”, and “right to mine” ordinances to protect these land uses from nuisance lawsuits brought about by changing land use patterns.~~

ECONOMIC IMPACTS OF DESIGNATION

GOAL : Work to minimize the economic impacts on landowners associated with having their property designated as resource land.

POLICY NR 1.9

~~The County supports and encourages~~ Encourage ~~the maintenance of forest and agricultural resource lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).~~

POLICY NR 1.10

~~The County discourages~~ Discourage ~~the establishment or expansion of special purpose taxing districts and local improvement districts in lands designated for natural resource Land use.~~

POLICY

Work to allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use and are consistent with rural character.

ENVIRONMENTAL IMPACTS

GOAL 4: Ensure resource activities are conducted in a manner that ensures the protection of the environment.

POLICY NR 1.17

Work to ensure that ~~agriculture (including ranching), forestry and mineral resource-related activities should be are~~ conducted in a manner that will minimize their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

POLICY _____

Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.

POLICY NR 1.18

Cooperate with appropriate agencies to confirm that mineral extraction sites should be are restored in a fashion consistent with Washington State and Lewis County laws and regulations.

~~POLICY NR 1.8~~

~~The County encourages the multiple use of forestland. Multiple use management acknowledges the primary use and provides for other compatible uses. These uses may include air and water quality, fauna, flora and their habitats, viewsheds, watersheds and dispersed recreation.~~

~~POLICY NR1.11—~~

~~The County endorses the concept of cooperative resource management as developed in the Washington State Timber, Fish, and Wildlife agreement, which is an agreement among industrial timber landowners, environmental groups, state resource agencies, Indian tribes, and counties for managing the state's public and private timberlands and public resources.~~

~~POLICY NR1.14~~

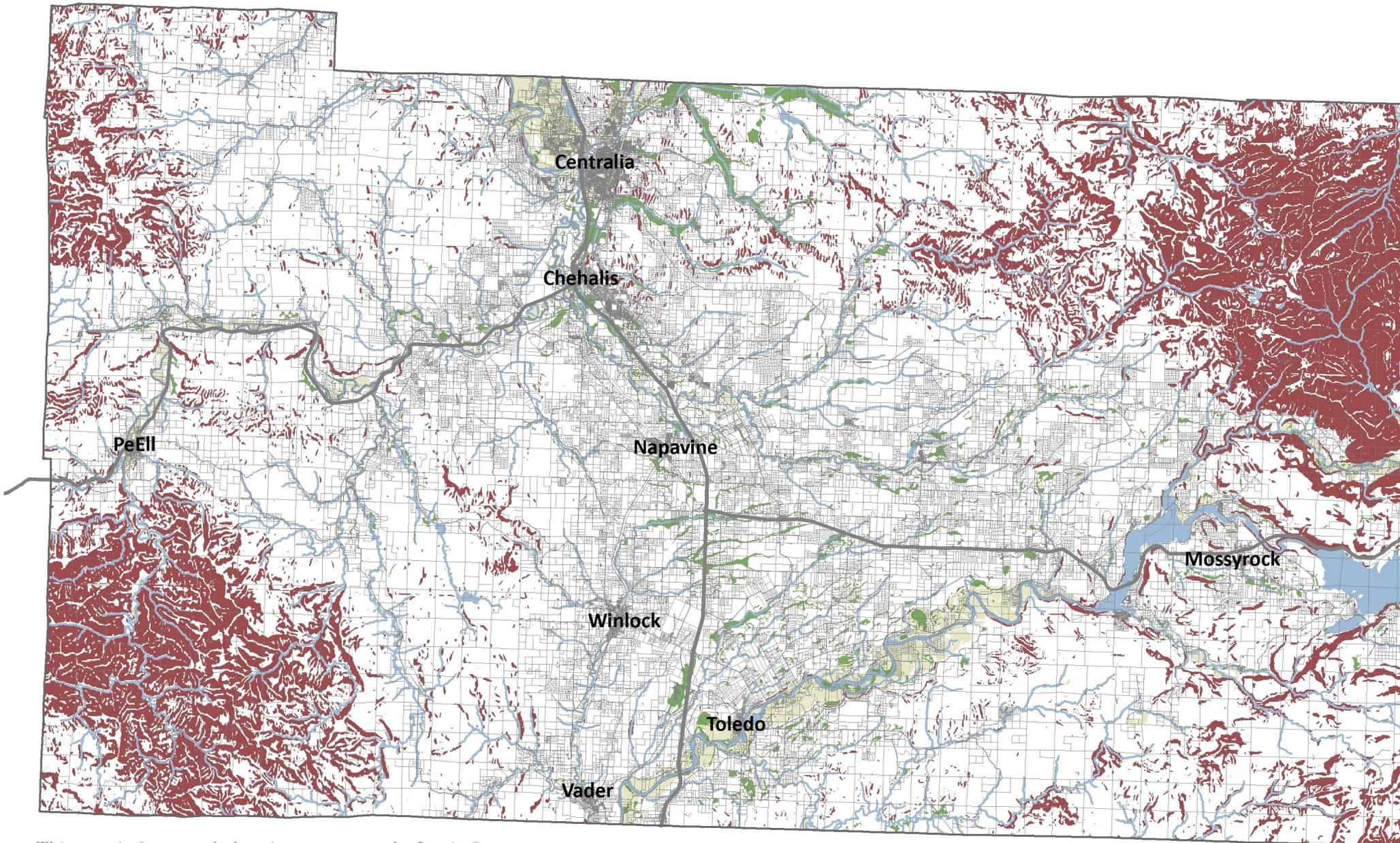
~~The maximum residential density on commercially significant agricultural resource lands is one unit per 20 acres.~~

~~POLICY NR1.15~~

~~The maximum residential density on primary forest resource lands is one unit per 80 acres.~~

~~POLICY NR 1.16~~

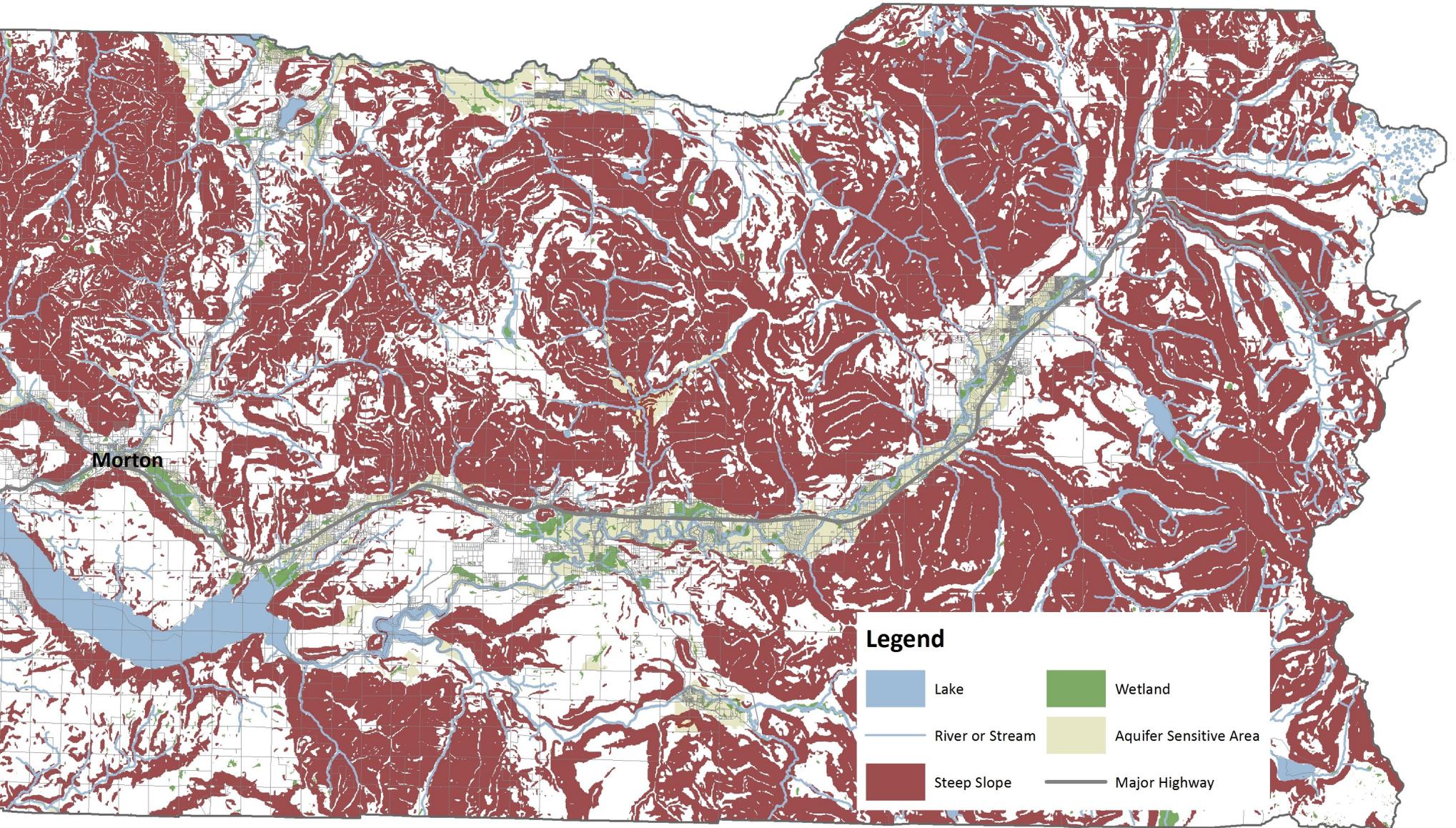
~~The maximum residential density on designated mineral resource lands is one unit per 10 acres.~~



This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LEWIS COUNTY

Critical Area Locations



ENVIRONMENTAL GOALS AND POLICIES

PRESERVE NATURAL AND SCENIC BEAUTY

LUNE GOAL: —Preserve the natural and scenic beauty of Lewis County, and minimize the impact of development on the County's environmental resources.

POLICY ____ (FROM OBJECTIVE NE 1)

Encourage development to occur in areas with few environmental hazards ~~in order to minimize both the loss of~~ impacts to natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

POLICY NE 1.4

Locate New development ~~should be located in areas which that~~ have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, flood prone areas).

POLICY NE 4.2

Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

POLICY NE 4.1

Preserve hazardous areas (subject to geologic and /or flood hazards) as open space wherever possible.

AIR QUALITY

LU Goal ____ (From Objective NE 2): Improve ~~the level of~~ air quality in Lewis County.

POLICY NE 2.1

~~Encourage~~ Require activities that produce air pollutants and odors to comply with adopted air quality standards for the county.

POLICY NE 2.2

Encourage the use of alternative cleaner burning fuels and other sources of energy.

POLICY NE 2.3

Establish educational programs ~~concerning~~ that address the impacts of wood burning on Lewis County's ~~the air quality of Lewis County~~ and the need to limit use during periods of temperature inversions.

WATER QUALITY

LU Goal ____ (From Objective NE 3): Enhance ~~improve and maintain the quality and quantity of water~~ in Lewis County.

POLICY NE 3.3

Encourage ~~D~~ developments near surface waters ~~should be encouraged~~ to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

POLICY NE 3.5

Encourage development to occur in areas with few soil limitations for septic tank filter fields to help prevent the contamination of groundwater supplies.

~~POLICY NE 3.6~~

~~Promote Best Management Practices for avoiding potential groundwater pollution sources including on-site wastewater treatment by providing for proof of non-impact by real-estate developers.~~

Policy

Encourage the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients that are the result of septic systems.

POLICY NE 3.2

Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

CRITICAL AREAS

LU Goal ____ (from Objective NE 4): Maintain the quality of the county's environmentally sensitive critical areas.

POLICY

Ensure revisions to Lewis County's critical area standards are consistent with Best Available Science and evaluated in accordance with WAC 365-195-915.

Steep Slopes

OBJECTIVE

Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

POLICY _____

Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

- Prohibiting, discouraging, or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.
- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.
- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and the construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.
- Replanting disturbed hillsides.

Wetlands

OBJECTIVE _____

Seek to retain the function and values of wetlands in Lewis County.

POLICY _____

Work to make standards for wetland protection easy to understand, and consistent with best available science for the protection of the critical area.

POLICY _____

Continue to revise wetland maps as new information becomes available.

POLICY _____

Consult available wetland maps to determine if proposed developments may impact a wetland. Where a wetland may be impacted, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

POLICY _____

Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

POLICY _____

Promote the clustering of homes away from wetlands whenever new developments are proposed. Utilize flexible approaches with regard to allowed densities to permit maximum flexibility in the design of the proposed developments.

Aquifer Recharge Areas

OBJECTIVE _____ (FROM POLICY NE 3.4)

Protect ~~the~~ aquifer recharge areas to help ensure a long term, high quality supply of water for Lewis County residents.

POLICY _____

Encourage the infiltration of water into the soil near where it falls to help replenish area aquifers.

POLICY _____

Continue to apply standards and policies that limit unnecessary impervious surfaces, especially in critical aquifer recharge areas.

POLICY _____

Consider the water quality goals and policies (listed above) as key components of the management of aquifer recharge areas.

Flood Hazards

OBJECTIVE NE 5

~~Protect life and property should be protected from flood hazards, and the flood storage and transmission capacity of rivers and streams should be retained.~~

POLICY NE 5.1

To minimize the hazards to life and property, prioritize land uses such as~~The county should give priority to such land uses as forestry, agriculture, public recreation, or water dependent uses in areas subject to flooding to minimize the hazards to life and property. Other developments in the flood plain should be of low priority and constructed to avoid damage from floods, including compensating design features.~~

POLICY NE 5.2 :

Other developments in the flood plain should be of low priority and constructed to avoid damage from floods, including compensating design features.

POLICY NE 1.5

~~Discourage and/or mitigate Residential development should be discouraged and/or mitigated within the 100-year flood-plain and prohibited in the floodway or that area which includes the center of the channel of a creek, stream or river and that area which carries the majority of water during a flood.~~

POLICY

Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not in a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

OBJECTIVE

Retain the flood storage and transmission capacity of rivers and streams.

POLICY NE 5.2

~~The county should maintain the storage and transmission capacity of floodplains by prohibiting filling of fill in wetlands and discouraging filling elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be protected.~~

POLICY NE 5.3

~~The county should prohibit encroachment in floodways except for the purpose of stabilizing channels against erosion in order to protect agricultural lands, public roads and bridges, existing public or private structures to achieve habitat enhancement.~~

Prohibit wells for potable water supply, substantial improvements, landfill and new construction in floodways. Only allow other development in floodways if a registered professional Washington State engineer or architect provides written certification (through a hydrologic and hydraulic analysis performed in accordance with standard engineering practice) that demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.

Fish and Wildlife Habitat Areas

OBJECTIVE

Protect and enhance critical resources and habitats.

POLICY

Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

POLICY

Ensure preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- Monitoring ongoing research about the species.
- Encouraging landowners to explore potential site design options to protect the species or habitat.
- Establishing new regulations (if necessary).

POLICY NE

Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks (see Table).

Table

<u>NATURAL POPULATION SOURCE</u>		<u>CH</u>	<u>CO</u>	<u>DE</u>	<u>NI</u>
<u>Population Name</u>	<u>Species</u>				
<u>Lower Cowlitz Fall (Tule) Chinook</u>	<u>Chinook</u>		I		

<u>Salmon Creek Fall (Tule) Chinook</u>	<u>Chinook</u>		I		
<u>Upper Cowlitz Fall (Tule) Chinook</u>	<u>Chinook</u>		I		
<u>Upper Cowlitz and Cispus Spring Chinook</u>	<u>Chinook</u>		I		
<u>Cowlitz Fall Chum</u>	<u>Chum</u>		I		
<u>Cowlitz Summer Chum</u>	<u>Chum</u>		I		
<u>Salmon Creek Fall Chum</u>	<u>Chum</u>		I		
<u>Lower Cowlitz Coho</u>	<u>Coho</u>		I		
<u>Tilton Coho</u>	<u>Coho</u>		I		
<u>Upper Cowlitz and Cispus Coho</u>	<u>Coho</u>		I		
<u>Lower Cowlitz Winter Steelhead</u>	<u>Steelhead</u>		I		
<u>North Fork Toutle Winter Steelhead</u>	<u>Steelhead</u>		I		
<u>Tilton Winter Steelhead</u>	<u>Steelhead</u>		I		
<u>Upper Cowlitz and Cispus Winter Steelhead</u>	<u>Steelhead</u>		I		
<u>Chehalis Fall Chinook</u>	<u>Chinook</u>	<u>NW</u>			
<u>Chehalis Summer Steelhead</u>	<u>Steelhead</u>	<u>NW</u>			
<u>Deschutes Coho</u>	<u>Coho</u>			<u>NW</u>	
<u>Cowlitz Coastal Cutthroat</u>	<u>Cutthroat</u>		<u>NW</u>		
<u>Nisqually Coastal Cutthroat</u>	<u>Cutthroat</u>				<u>NW</u>
<u>Toutle Coastal Cutthroat</u>	<u>Cutthroat</u>		<u>NW</u>		
<u>Skookumchuck/Newaukum Winter Steelhead</u>	<u>Steelhead</u>	<u>NW</u>			

CH = Chehalis River and tributaries
CO – Cowlitz River and tributaries
DE – Deschutes River and tributaries

NI = Nisqually River and tributaries
T – Threatened Species (according to Federal Government)
NW – Not Warranted for Protection (at this Time)

Please note: this data is from
https://fortress.wa.gov/dfw/score/score/maps/map_counties.jsp as of August 1, 2016. Please check that site for the latest information.

POLICY NE

Utilize projects from the Lewis County Shoreline Restoration Plan and Lead Entities for Salmon Recovery to promote the restoration of anadromous fish habitat within Lewis County.

SHORELINE MANAGEMENT

LU GOAL – Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

POLICY NE

Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

STORMWATER MANAGEMENT

LU GOAL – Strive to ensure that stormwater runoff does not contribute to larger flooding issues, or pollute ground or surface waters.

OBJECTIVE NE 6

Stormwater management should be maintained as a major long-term utility service responsibility of local government.

POLICY 6.2

Work to ensure that ~~Existing and new development; should~~

- Maximizes on-site infiltration.
- Avoids altering natural drainage systems.
- ~~m~~Minimizes increases in the quantity of total runoff quantity.
- Does not increase peak stormwater runoff.
- ~~maximizes on-site infiltration, should not increase peak stormwater runoff, and should avoid altering natural drainage systems to prevent flooding and water quality degradation.~~

POLICY NE 1.6

Verify that ~~i~~increased storm-water runoff from new development will not adversely impact other properties.

POLICY 6.1

Ensure that ~~l~~and use activities and septic tank effluent ~~should do~~ not result in polluted stormwater runoff that ~~results in degraded~~ surface or ground-water.

OPEN SPACE PRESERVATION

LU GOAL (From Policy 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.

POLICY NE 4.4

Promote responsible, ~~Promote~~ multiple-uses on open space lands that balance of the land that minimize impacts to outdoor

recreation, the preservation of fish and wildlife habitats, and protection of watershed functions.

POLICY NE 4.5

Encourage Rrecreationalists shall be encouraged to safeguard plant and animal habitat, and- pack out their trashThey shall be encouraged to pack out their trash and leave the area as clean as they find it.

~~Policy NE 1.1 — The 1998 Lewis County Critical Areas Ordinance (Ordinance No. 1150) is included as an appendix to this plan.~~

~~Policy NE 1.2 — The 1998 Lewis County Shoreline Master Program is included as an appendix to this plan.~~

~~Policy NE 1.3 — The 1992 Lewis County Solid Waste Management Plan is included as an appendix to this plan.~~

~~Policy NE 1.7 — Lewis County should be granted drainage easements for all major drainage ways.~~

~~Policy NE 3.1 —~~

~~Encourage water management for improved water conservation, storage, and delivery of potable water in Lewis County, as well as for improved flood control.~~