

Commentary

ATTACHMENT C – LEWIS COUNTY CODE 17.130 AMENDMENTS

This amendment is to simplify the code. The list of SEPA exempt projects is much longer and has qualifications. Rather than duplicate the RCWs and WACs, the LCC should simply reference where to find the relevant information.

Pursuant to WAC 197-11-800 the following projects are exempt (this is not an exhaustive list):

1. Alteration of property lines as authorized by RCW 58.17.040(6).
2. Creation of lots larger than five acres in size pursuant to RCW 58.17.
3. Short plats or short subdivisions authorized by RCW 58.17.060.
4. The construction or location of single family home.
5. The construction or location of duplexes or ADUs.
6. The construction or location of up to four multifamily residential units.
7. The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots.
8. The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for 20 automobiles. This exemption includes parking lots for 20 or fewer automobiles not associated with a structure.
9. Any fill or excavation of 100 cubic yards throughout the total lifetime of the fill or excavation and any excavation, fill or grading necessary for an exempt project in (i), (ii), (iii), or (iv) of this subsection shall be exempt.
10. Any grading, excavating, filling, septic tank installation related to a building that is exempted by the WAC.
11. Additions or modifications to or replacement of any building or facility exempted by the WAC when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class.
12. Projects undertaken wholly or partly on lands covered by water (see WAC for additional requirements).
13. The construction or installation of commercial on-premise signs, and public signs and signals, including those for traffic control and wayfinding.

In addition, Lewis County has raised the threshold for some exemptions, pursuant to RCW 58.17. Those thresholds are included in the applicable LCC Chapters.

Code text to be removed is shown with a ~~strike through~~
and code text to be added is shown with an underline.

Chapter 17.130
ADEQUATE PUBLIC FACILITIES AND SERVICES

Sections:

- 17.130.010 Purpose.
- 17.130.020 Development standards.

17.130.010 Purpose.

Lewis County requires a determination of adequate facilities for all projects other than ~~development of a single-family residence on an existing lot of record, large lot simple segregation approved under LCC 16.12.500 et seq. where new development is not approved, home occupations, and projects exempt from threshold review pursuant to Chapter 43.21C RCW and 197-11-800 WAC.~~

17.130.020 Development standards.

[No Change]