

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

NOTICE OF A PUBLIC HEARING TO CONSIDER
APPROVAL OF OPEN SPACE LAND DESIGNATION
AND ASSESSED VALUE REDUCTION FOR PARCEL
NOS. 014731009004 AND 014731009006

RESOLUTION NO. 26-094

WHEREAS, the Lewis County Assessor received an application, Exhibit A, under RCW Chapter 84.34 and Chapter 3.50 Lewis County Code, the Lewis County Public Benefit Rating System Ordinance, for Open Space Land designation and tax reduction; and

WHEREAS, the Lewis County Planning Commission (PC) held a public hearing on February 24, 2026, during which the PC considered testimony and voted to approve transmittal of a recommendation, Exhibit B, to the Board of County Commissioners (BOCC) concerning designation and tax reductions on said application; and

WHEREAS, publication of notice and a hearing before the BOCC is required in order to take public testimony and formal action on the application for Open Space Land designation and tax reduction; and

WHEREAS, a hearing will take place in the Commissioners' Hearing Room at or after 10 a.m. April 7, 2026; and

WHEREAS, written testimony regarding the proposal may be submitted beginning at 10 a.m. March 24, 2026, by contacting Lewis County Assessor Ross Nielson via at ross.nielson@lewiscountywa.gov or by postal mail at Lewis County Assessor, c/o Ross Nielson 351 NW North St., Chehalis, WA 98532. Written testimony must be clearly marked "Open Space hearing" and must be received by 10 a.m. April 5, 2026.

NOW THEREFORE BE IT RESOLVED that the BOCC will hold a public hearing at or after 10 a.m. April 7, 2026, to consider approval of Open Space Land designation and assessed value reduction for parcel Nos. 014731009004 and 014731009006; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC Clerk of the Board is hereby instructed to proceed with all appropriate and necessary notifications, postings and publications as required by law.

DONE IN OPEN SESSION this 24th day of March, 2026.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Sean D. Swope
Sean D. Swope, Commissioner

LEWIS COUNTY PLANNING COMMISSION

Frank Corbin, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: March 6, 2026
Subject: **Transmittal to the BOCC** – Post properties enrollment in Open Space Taxation under RCW 84.34

Dear Commissioners:

The Planning Commission provides this report to the Board of County Commissioners (BOCC) regarding an application for reclassification under the Farm and Agricultural Conservation programs. The Public Benefit Rating System (PBRS) Committee met on January 21, 2026, at 1:00 PM to review and rate the application. This report transmits the Planning Commission recommendation in accordance with LCC 3.50 regarding the proposed reclassification of the subject properties from Farm and Agricultural land under RCW 84.34.020(2) to Farm and Agricultural Conservation land, as defined under RCW 84.34.020(8)(a).

Overview

Property owner Mary and Dale Post request reclassification of the following two parcels totaling approximately 10.38 acres. The site is located at 121 Schoolhouse RD, Toledo and is zoned RDD-5.

- Parcel Number: 014731009004; Section 27 Township 12N Range 01W Pt W2 W2 J Barton DLC S Tucker Rd Sections 26,27; approximately 5.04 acres.
- Parcel Number: 014731009006; Section 27 Township 12N Range 01W Pt W2 W2 J Barton DLC S Tucker Rd Sec 26/27; approximately 5.34 acres.

Findings of Fact

The subject property is designated Rural under the Lewis County Comprehensive Plan and is located outside of any and a significant distance from any designated Urban Growth Areas. The Rural Element of the Comprehensive Plan establishes policies to preserve rural character, maintain open landscapes, discourage low-density sprawl, and limit the premature conversion of rural lands to urban uses.

The Natural Resource and Land Use Elements encourage the retention of open space and the use of voluntary, incentive-based tools to achieve long-term conservation objectives.

Enrollment of the subject Rural-zoned property in Open Space Taxation furthers Comprehensive Plan policies to preserve rural character, discourage sprawl, retain open landscapes, and utilize voluntary incentive-based conservation tools consistent with long-term rural land use objectives. The requested reclassification is consistent with LCC 3.50.140 and furthers the goals and policies of the Lewis County Comprehensive Plan.

Recommendation

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners approve the subject properties enrollment in Open Space Taxation under RCW 84.34. The request is consistent with the Lewis County Comprehensive Plan applicable in accordance with LCC 3.50.

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

Submitted by  Date 3-9-26
Frank Corbin, Chair
Lewis County Planning Commission

**NOTICE OF PUBLIC HEARING BEFORE THE
LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS
AND INTENT TO ADOPT**

NOTICE IS HEREBY GIVEN that the **LEWIS COUNTY, WASHINGTON, BOARD OF COUNTY COMMISSIONERS** will hold a **public hearing** to receive public testimony on an application for the Open Space Land designation and assess tax reduction for Parcel Nos. 014731009004 & 01431009006.

The hearing will take place at or after 10 a.m. April 7, 2026, in the Commissioners' Hearing Room on the second floor of the Historic Courthouse at 351 NW North St. in Chehalis, Wash. Interested parties are encouraged to check the Commissioners' Business Meeting agenda for the Zoom log-in details. The agenda will be posted at least 24 hours in advance of the meeting on the [Lewis County Agendas & Calendar webpage](#).

The public hearing will consider an application submitted by property owners Dale and Mary Ellen Post to designate parcel Nos. 014731009004 and 01431009006 as Open Space Land. The total area assessed is 10.38 acres. The application was reviewed by the County Public Benefits Rating System Committee (PBRSC) on Jan. 21, 2026, and found to contribute to the retention and conservation of open space as defined in Lewis County Code 3.50. The PBRSC's recommendation was the subject of a duly noticed public hearing before the Planning Commission on Feb. 24, 2026.

During the hearing, individuals will be invited to speak and/or provide written statements regarding the proposal. All individuals wishing to speak are encouraged to attend. Written comments may be submitted beginning at 10 a.m. March 24, 2026, by contacting Lewis County Assessor Ross Nielson via at ross.nielson@lewiscountywa.gov or by postal mail at Lewis County Assessor, c/o Ross Nielson 351 NW North St., Chehalis, WA 98532. Written comment must be clearly marked "Open Space hearing" and must be received by 10 a.m. April 5, 2026.

Details about the proposal will be available online at the agenda link provided above. Please select the agenda for March 24 (Notice) or April 7 (Hearing) to see the details. The draft is subject to change before or at the hearing. If you wish to receive a paper copy of the proposal, contact Megan Sathre at megan.sathre@lewiscountywa.gov or 360-740-2677 and a copy will be mailed to you at no charge.

The meeting site is barrier free. People needing special assistance or accommodations should contact Rieva Lester at 360-740-1419 at least 72 hours in advance of the meeting.

BOCC AGENDA ITEM SUMMARY

Resolution: 26-094

BOCC Meeting Date: March 24, 2026

Suggested Wording for Agenda Item:

Agenda Type: Legal Notice

Notice of a public hearing to consider approval of Open Space Land designation and assessed value reduction for parcel Nos. 014731009004 and 014731009006

Contact: Ross Nielson

Phone:

Department: ASSR - Assessor

Description:

Notice of a public hearing to consider approval of Open Space Land designation and assessed value reduction for Parcel Numbers 014731009004 & 014731009006

Approvals:

User	Status
PA's Office	Approved
Ross Nielson	Approved

Publication Requirements:

Publications:

The Chronicle

Additional Copies:

Cover Letter To: