

Planning Commission

Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

DRAFT AMENDMENTS TO LCC 1.30

DATE: April 24, 2026
To: Planning Commission
From: Natalie Kamieniecki, Senior Long-Range Planner
Attachments: A – LEWIS COUNTY CODE 1.30 DEVELOPMENT AGREEMENTS
Re: **Development Agreement Code**

SUMMARY

The County is proposing the adoption of Development Agreement (DA) code to establish a clear local framework for the use and administration of DAs. While the County may currently enter into DAs pursuant to the authority provided under the RCWs, adoption of a local DA code will provide clarity, consistency, and procedural guidance for applicants, staff, and decision-makers.

The proposed code allows for DA's only within the Urban Growth Areas (UGA's) of the county. An additional provision (i) is included to the proposed amendments to address off-site improvements that may be associated with development within the UGA. These improvements may be permitted as part of the Development Agreement.

The DA code proposed in Attachment A narrows the topics for negotiations to:

- (a) Development density, intensity or building lot coverage.
- (b) Design standards including, but not limited to, height, setbacks, parking, roads, drainage, or landscaping.
- (c) Mitigation measures including, but not limited to, transportation and environmental, except as required by state or federal laws.
- (d) Creation or preservation of public open space.
- (e) Development phasing, including provision of utilities.
- (f) Amount and timing of fees, or dedications, except as required by state laws.
- (g) Review procedures or standards for implementing terms of the agreement.
- (h) Terms or timing of annexation.
- (i) Development agreements authorized within designated Urban Growth Areas (UGAs) may include provisions addressing off-site improvements or mitigation measures

located outside UGA boundaries, where such improvements or mitigation are reasonably necessary to serve or mitigate impacts of the subject development. Consideration of such off-site improvements shall be limited to those directly related to the development.

BACKGROUND

A workshop was held with the Lewis County Planning Commission on March 24, 2026. Staff presented the topic and recommendations. Commissioners asked questions of staff. No amendments to the proposed code were expressed by the commissioners.

Following the staff presentation, Planning Commission agreed to move the [ITEM] to a public hearing on April 24, 2026. The public hearing was duly noticed on April 14, 2026 in the Chronicle.

NEXT STEPS

On April 24, 2026, after close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments to the Board of County Commission. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting to adopt the amendments.

RECOMMENDATION

Staff recommends that the Planning Commission transmit the proposed amendments to LCC 1.30 to the Board of County Commissions for review and consideration.

NEXT STEPS

On April 24, 2026, after close of the public hearing, the Planning Commission may deliberate and vote to send a letter of transmittal regarding the proposed amendments, Attachment A, to the Board of County Commissioners. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting to adopt the amendments.

Suggested Motion: I move to submit a letter of transmittal to the Board of County Commissioners to recommend approval of amendments to LCC 1.30

The Board of County Commissioners is tentatively scheduled to hold a workshop on May 26, 2026 and a public Hearing on June 9, 2026.