

Planning Commission Workshop



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

STAFF REPORT

UGA Boundary Clean-Up

Date: May 12, 2026

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Attachment: Attachment A – Maps

BACKGROUND

Lewis County is undertaking a technical clean-up of its UGA boundaries to improve mapping accuracy; ensure consistency with adopted Comprehensive Plan policies, zoning maps, and parcel data; and correct boundary irregularities that have developed over time. Existing issues include instances where UGA boundaries split individual parcels, resulting in portions of a parcel being located both inside and outside the UGA. Additional inconsistencies include misalignments with parcel boundaries, rights-of-way, annexation records, and GIS mapping layers.

Correcting these technical issues will provide long-term administrative benefits, including streamlining future annexation processes. All proposed revisions are de minimis, maintain the intent of the adopted UGA boundaries, and comply with the requirements of the Growth Management Act and applicable city Comprehensive Plans.

PLANNING COMMISSION ROLE

The Planning Commission serves as an advisory body in the review of the Urban Growth Area (UGA) Boundary Clean-Up project. This workshop is intended to introduce the project, provide an opportunity for review and discussion, and address questions prior to scheduling a public hearing. Additional workshops may be scheduled if necessary. A formally noticed public hearing will be held to receive oral and written testimony. Following the public hearing, the Planning Commission will provide a recommendation to the Board of County Commissioners.

ENGAGEMENT

To support a comprehensive and transparent evaluation of the UGA boundary adjustments, staff began by presenting the Draft Scope of Work to both the Planned Growth Committee (PGC) and the Planning Commission. Public outreach has included mailed notices to potentially affected property owners and the creation of a project webpage to provide ongoing updates, explanatory materials, and staff reports. An open house was held on Thursday, April 23, in the Community Development Hearing Room, in a drop-in format. This event provided an opportunity for the public to review the proposed adjustments, ask questions, and offer input directly to staff.

Additional opportunities for public participation will be available as the project progresses, including formal written comment through the SEPA process and oral and written testimony during the public hearing process before the Planning Commission and the Board of County Commissioners.

MAPS

The proposed Urban Growth Area (UGA) technical clean-up and boundary corrections are illustrated in the attached exhibits. These maps depict existing conditions and proposed adjustments, including parcel-level corrections, removal of split designations, and alignment of UGA boundaries with parcel boundaries, city annexation plans, and right-of-way features. The exhibits are intended to provide a visual representation of the proposed changes for Planning Commission review and discussion.

NEXT STEPS

The Planning Commission may decide to move the amendments to a public hearing to be held June 9.. If the Planning Commission agrees to move to a public hearing, the notice of hearing will be published on May 26 and the public may begin providing written testimony at that time.