

Planning Commission

Public Hearing



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

STAFF REPORT

Date: September 8, 2026
Staff: Natalie Kamieniecki, Senior Long-Range Planner
Attachments: A – Minor Code Amendments – Code and Commentary

SUMMARY

The proposed minor amendments are intended to improve the accuracy, clarity, consistency, and administration of the Lewis County Code. The amendments primarily address provisions identified through recent code updates, staff review, and implementation, including outdated language, incorrect references, and provisions that are no longer applicable. The proposed changes are targeted corrections and clarifications intended to maintain the County Code as an accurate, understandable, and up-to-date set of regulations and to improve the administration and application of existing requirements.

Pursuant to Lewis County Code (LCC) 17.12.110(2), the proposed minor code amendments are consistent with the Lewis County Comprehensive Plan. The amendments are limited in scope and are intended to clarify, update, and/or correct existing development regulations without altering the fundamental policy direction, land-use framework, or goals and policies established by the Comprehensive Plan. Based on the limited nature and purpose of the amendments, the proposed amendments satisfy the applicable consistency requirements.

RECOMMENDATION

Staff recommends that the Planning Commission transmit the proposed minor amendments to the Lewis County code as set forth in Attachment A – Code and Commentary to the Board of County Commissions for review and consideration.

PROPOSED CODE AMENDMENTS

Title 8 – Health and Safety

- Update to definition 8.40.040 "Local health officer" or "health officer"
- Updated terminology from "marijuana" to "cannabis"
- Installers, pumpers and maintenance providers require completion and passing of the Washington On-Site Sewage Associate (WOSSA) O&M Level 2 exam requirements.
- Updated to include correct reference to RCW 18.27.
- Added new section stating that LCPHSS will facilitate compliance through notices, reminders, and technical support.

- Updated reference from RCW 70A.90.060 to the correct RCW 70A.105.050.

Title 15 – Buildings and Construction

- Updated terminology from “marijuana” to “cannabis” and remove references to cannabis extraction activities.
- Corrects the citation from LCC 17.45.100 to LCC 15.45.100 to accurately reference the section governing exemptions from stormwater requirements.

Title 16 – Subdivisions

- Material for final plat maps and drawings allows for stable-base mylar polyester film or an equivalent material.
- Amends LCC 16.05.290 and 16.05.360 to remove the specific requirement for a property owners’ association to be responsible for private road maintenance. Allows broader legally recorded agreements, such as declarations or covenants, that bind all properties benefiting from the road and establish requirements for its maintenance, repair, and improvement.

Title 17 – Land Use and Development Regulations

- Minor updates to 17.17.120 (4) figure titles 1 and 2.
- Amends 17.17.250 to apply the standards for Master Planned Development to land divisions within Urban Growth Areas – Small Towns involving parcels 10 acres or larger, unless all resulting lots are also at least 10 acres.
- Strike 17.30.490 (3) as it is no longer applicable.
- Strike note that references 17.30.490 (3) as it is no longer applicable.
- Clarifies maximum occupancy standards for Short Term Rentals.
- Clarifies that equipment using backup alarms must employ the lowest practicable noise-emission technology.
- Amends LCC 17.142.210, Hours of Operation, to limit requests for extended operating hours due to a declared emergency or public works contract to less than six consecutive months within a single calendar year.
- Removes 17.30.660 as it no longer exists in the code.

NEXT STEPS

On September 22, 2026, after close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments as set forth in 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 recommend the amendments.

Suggested Motion: I move to submit a letter of transmittal to the Board of County Commissioners to recommend approval of minor amendments as set forth in Attachment A – Code and Commentary.

Please note, the Planning Commission may also move to recommend changes to the proposal set forth in Attachment A.