BEFORE THE BOARD OF COUNTY COMMISSIONERS LEWIS COUNTY, WASHINGTON

IN THE MATTER OF:

ORDINANCE NO. 1323

PUBLIC HEARING TO RATIFY ORDINANCE 1323 AMENDING THE LEWIS COUNTY COMPREHENSIVE PLAN AND ASSOCIATED DEVELOPMENT REGULATIONS.

NOW THEREFORE BE IT ORDAINED

DONE IN OPEN SESSION this 8th day of February, 2021.

APPROVED AS TO FORM: Jonathan Meyer, Prosecuting Attorney BOARD OF COUNTY COMMISSIONERS LEWIS COUNTY, WASHINGTON

Eric Eisenberg

By: Eric Eisenberg,

Chief Civil Deputy Prosecuting Attorney

Gary Stamper

Gary Stamper, Chair

ATTEST:

Lindsey R. Pollock, DVM

Madsey R. Pollock, DVM, Vice Chair

Pridsey R. Pollock, DVM, VICE Chai

Rieva Lester

Rieva Lester,

Clerk of the Lewis County Board of

County Commissioners

Sean D. Swope

Sean D. Swope, Commissioner

BOCC AGENDA ITEM SUMMARY

BOCC Meeting Date: Feb. 8, 2021

Suggested Wording for Agenda Item:

Agenda Type: Hearing - Ordinance

Public hearing to ratify Ordinance 1323 amending the Lewis County Comprehensive Plan and associated development regulations.

Contact: Pat Anderson

Phone: 3607402677

Department: CD - Community Development

Description:

A hearing to amend the 2020 Comprehensive Plan

Approvals:

Publication Requirements:

Publications: Status

PA's Office

User

Pending

Additional Copies:

Cover Letter To:

Lee Napier, Pat Anderson

COMPREHENSIVE PLAN HEARING POTENTIAL FORMS OF MOTION

The Comprehensive Plan update hearing today is a four-part hearing. As a result, the motion at the end of the hearing will likely be more complicated than for most BOCC hearings. Below are potential forms of motion if the BOCC wishes to approve the proposed update in whole or in part.

Option 1: [A Commissioner should use this option if he or she is prepared to discuss and vote on the entire proposal as a single unit.]

"I move to approve the four-part 2020 comprehensive plan update and associated development regulations as they were presented today: the Padula rezone, the Jorgensen Timber rezone, the reduction to the Mossyrock UGA, and the update to the Utilities and Capital Facilities Element, all as recommended by the Planning Commission and presented by staff."

Option 2: [A Commissioner should use this option if he or she would like to discuss and vote on the proposal in parts instead of as a single unit.]

"I move to discuss the four parts of this proposed comprehensive plan update separately. I further move to approve the portion of the 2020 comprehensive plan update relating to [state one of the four options below], as recommended by the Planning Commission and presented by staff."

- (a) "The site specific comprehensive plan update and rezone request from Stephen Padula"
- (b) "the site specific comprehensive plan update and rezone request from Jorgensen Timber LLC"
- (c) "the reduction to the Mossyrock Urban Growth Area"
- (d) "the update to the Utilities and Capital Facilities Element"

[After discussion and a motion on that part, move to approve a different part, and so on until all four have been considered.]

NOTICE OF PUBLIC HEARINGS 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 public hearings to adopt Ordinance 1323. The hearing will take place at or after 10 a.m. Feb 8, 2021, in the Commissioners' Hearing Room on the second floor of the Historic Courthouse in Chehalis, Washington. Interested parties are encouraged to check the Commissioners' Business Meeting agenda for the Zoom log-in details. The agenda will be posted at https://lewiscountywa.gov/offices/commissioners/agendas-calendar/ at least 24 hours in advance of the meeting.

The public hearing will consider Ordinance 1323, which includes four actions as described below:

- 1. The first action is to consider the following changes to the Lewis County Comprehensive Plan: Applicant is requesting a comprehensive plan change and site-specific rezone (RZ19-00002) to change the comprehensive plan designation for parcel 012708002005 from "Other Rural Lands" to "Agricultural Resource Lands" in the Land Use Element. In addition, the request will change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Agricultural Resource Land (ARL).
- 2. The second action is to consider the following changes to the Lewis County Comprehensive Plan: Applicant is requesting a comprehensive plan change and site-specific rezone (RZ19-0001) to change the comprehensive plan designation on parcels 014997000000 and 015001001000 from "Other Rural Lands" to "Mineral Resource Lands" in the Land Use Element. In addition, the request will change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Mineral Resource Land (MRL).
- 3. The third action is to consider the following changes to the Lewis County Comprehensive Plan: Review and update the Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan to include the updated 10 year capital facilities project list and current inventory list.
- 4. The fourth action is to consider the following changes to the Lewis County Comprehensive Plan: The City of Mossyrock is requesting a reduction to its urban growth area (UGA) by 60.24 acres. This will change the comprehensive plan designation from "Urban Growth Area" to "Other Rural Lands" in the Land Use Element. The reduction will change the zoning ordinance map to designate the property as Rural Development District, one residence per 5 acres (RDD-5). The city's request reflects it inability to provide urban services (sewer and water) due to capacity and topographical issues.

During the hearing, individuals will be invited to speak and/or provide written statements regarding the proposed changes. All individuals wishing to speak are encouraged to attend. Written comments may be submitted in advance of the hearing to:

Brianna Uy at Brianna.Uy@lewiscountywa.gov.

Details about the proposal are available at https://lewiscountywa.gov/departments/community-development/track-planning-projects/. Printed copies are available at the Lewis County Community Development Department at 2025 NE Kresky Ave., Chehalis WA. Due to COVID-19 and the physical closures of the Timberland Regional Libraries and Senior Centers, copies are not available at those locations. If you wish to receive a paper copy of the proposals, contact Community Development at 360.740.1146 and a copy will be mailed to you.

The meeting site is barrier free. People needing special assistance or accommodations should contact Rieva Lester at 360.740.1419 at the Community Development Department 72 hours in advance of the meeting.

ORDINANCE 1323

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LEWIS COUNTY, WASHINGTON

AN ORDINANCE OF THE COUNTY OF LEWIS AMENDING)	ORD 1323
THE LEWIS COUNTY COMPREHENSIVE PLAN AND)	
ASSOCIATED DEVELOPMENT REGULATIONS)	

WHEREAS, RCW 36.70A.040 requires Lewis County to plan under and in accordance with the Growth Management Act; and

WHEREAS, RCW 36.70A.130 requires that comprehensive plans be subject to continuing review and evaluation by each county at a frequency no more than once every year; and

WHEREAS, final legislative action on proposed comprehensive plan amendments may occur in the year subsequent to the docket year in which the amendments were considered, and be considered part of the prior year's docket under WAC 365-196-640(3)(a); and

WHEREAS, RCW 36.70A.130 requires comprehensive plan changes to be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained; and

WHEREAS, RCW 36.70A.040 requires adoption of development regulations consistent with comprehensive plans; and

WHEREAS, in the year 2020, Lewis County Planning Commission reviewed the following updates to the Lewis County Comprehensive Plan Land Use Element that included amendments to maps under Chapter 17.200 LCC, hereby known as:

- Stephen Padula Site Specific Rezone Request, File No: RZ19-0002 (Padula Rezone)
- Jorgensen Timber, LLC Site Specific Rezone Request, File No: RZ19-0001 (Jorgensen Rezone)
- Mossyrock Urban Growth Area (UGA) reduction;

WHEREAS, the Lewis County Planning Commission further reviewed an amendment to the Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan; and

WHEREAS, the Lewis County Planning Commission held workshops and open public hearings on the four proposals in accordance with LCC 17.12; and

WHEREAS, on November 13, 2020, the Lewis County Community Development Department sent notice of the proposed Lewis County Comprehensive Plan amendment to the Washington State Department of Commerce for their 60-day review, which ended on January 12, 2021; and

WHEREAS, on January 19, 2021, staff provided notice of a Public Hearing on the proposed Comprehensive Plan in the manner prescribed in LCC 17.12.050; and

WHEREAS, the Lewis County Board of County Commissioners, pursuant to LCC 17.12.050 considered the Planning Commission recommendation to amend the Land Use Element and Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan in a public hearing on February 8, 2021.

NOW THEREFORE BE IT RESOLVED that the Lewis County Board of County Commissioners do hereby adopt the two quasi-judicial decisions and two legislative decisions (four total) to the Land Use Element and the Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan that will subsequently amend the development regulations under LCC 17.200 to update the zoning map as follows:

SECTION 1. Attachment A to this ordinance includes the adopted revision to the Land Use Element. Attachment B to this ordinance includes the adopted revision to the Utilities and Capital Facilities Element. Attachment C to this ordinance is the adopted revision to the zoning maps.

SECTION 2. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain valid and continue in full force and effect, and in all circumstances, the most current version of the Comprehensive Plan and Development Regulations shall be given the fullest possible lawful effect.

DONE IN OPEN SESSION 8th DAY OF E	bruary, 2021.
APPROVED AS TO FORM: Jonathan Meyer, Prosecuting Attorney	BOARD OF COUNTY COMMISSIONERS LEWIS COUNTY, WASHINGTON
By: Eric Eisenberg, Deputy Pros. Attorney	Gary Stamper, Chair
ATTEST:	Lindsey R. Pollock, DVM, Vice Chair
Rieva Lester, Clerk of the Board	Sear Swope, Commissioner
SINCE 2	



LAND USE ELEMENT







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LAND USE

General Context

Lewis County is located in the southwest part of Washington State. The county touches eight other Washington counties: Grays Harbor, Thurston, and Pierce Counties to the north; Yakima County to the east; Skamania, Cowlitz, and Wahkiakum Counties to the south; and Pacific County to the west. The boundaries of the county are purely political creations except for a portion of the northern boundary that briefly parallels the Nisqually River and the eastern boundary which tracks along the crest of the Cascade Mountains.

Lewis County is the largest county in western Washington. The county covers 2,452 square miles and measures about 90 miles (east to west) by 25 miles (north to south). Topography of the area varies widely, from the broad, relatively flat and low-lying western section of the county to the Cascade Mountains to the east. Roughly three-fourths of the county is rugged, mountainous and forested. The remainder is characterized by low rolling hills interspersed with rivers and tributaries including the Cowlitz and Chehalis systems. The major population centers of Centralia, Chehalis, and Napavine, are located on the flood plains of the Chehalis River and its tributaries, including the Skookumchuck and Newaukum rivers.

Vicinity Map



Existing Land Use

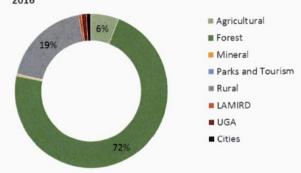
More than three-quarters of the land in Lewis County is designated for federal, state, and private resource uses. Of the land area, 72 percent is devoted to forest resource uses and 6 percent is devoted to agricultural land. Approximately one-third of Lewis County is designated as national forest.

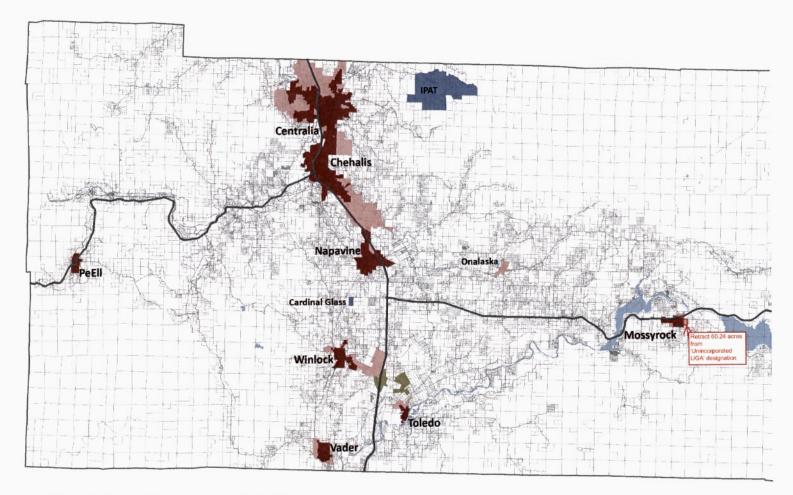
Only 2 percent of the land lies within urban areas, with 1 percent located in cities and 1 percent located in unincorporated Urban Growth Areas. Much of the urban land is committed to right-of-ways and public uses, or is constrained by critical areas.

A further 1 percent of the land is classified as a "Limited Areas of More Intensive Rural Development" (LAMIRDs), which includes small towns, crossroad commercial areas and employment clusters in unincorporated areas.

Rural land, not including LAMIRDs, encompasses 19 percent of the total land area.

Existing Future Land Use Designations in Lewis County 2016

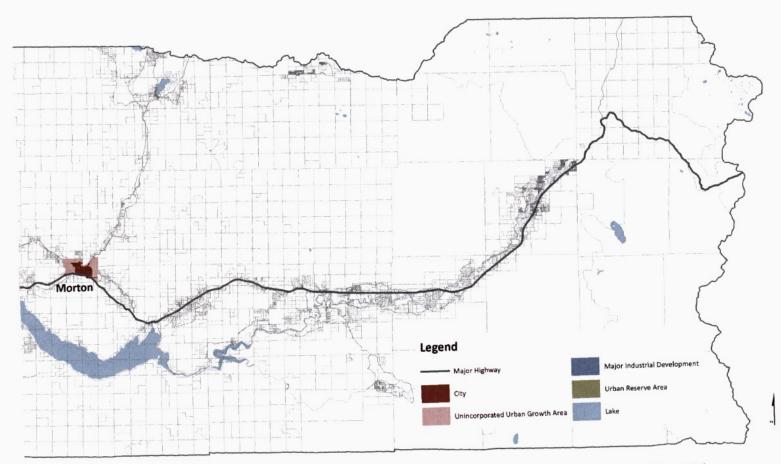




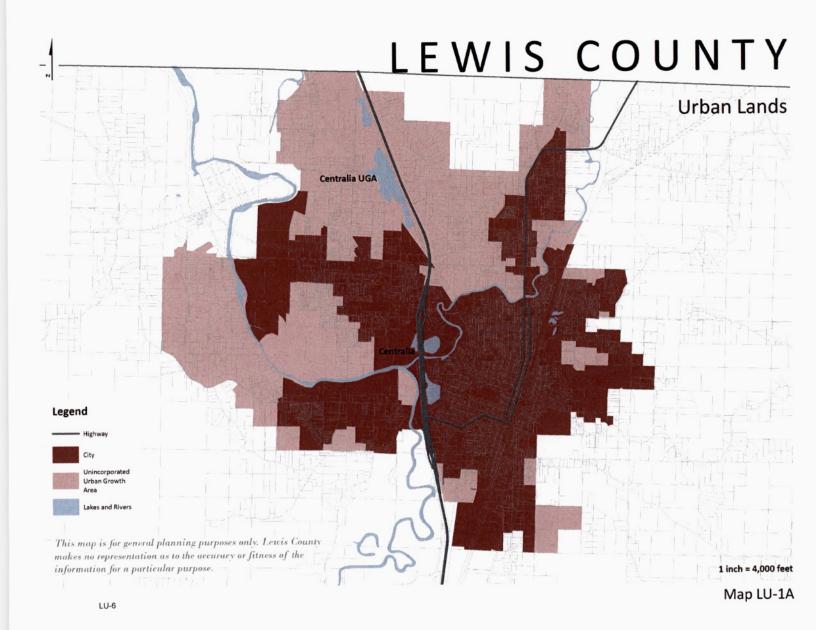
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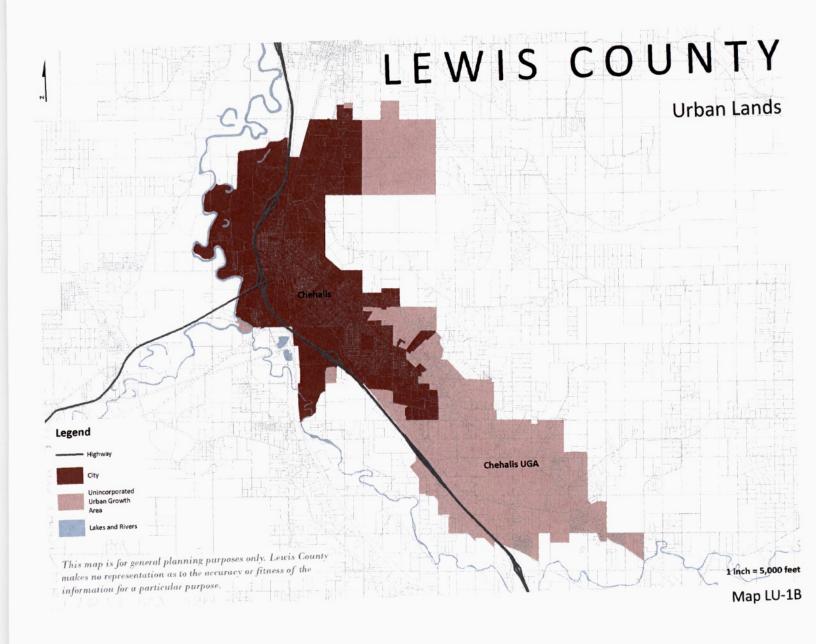
LEWIS COUNTY

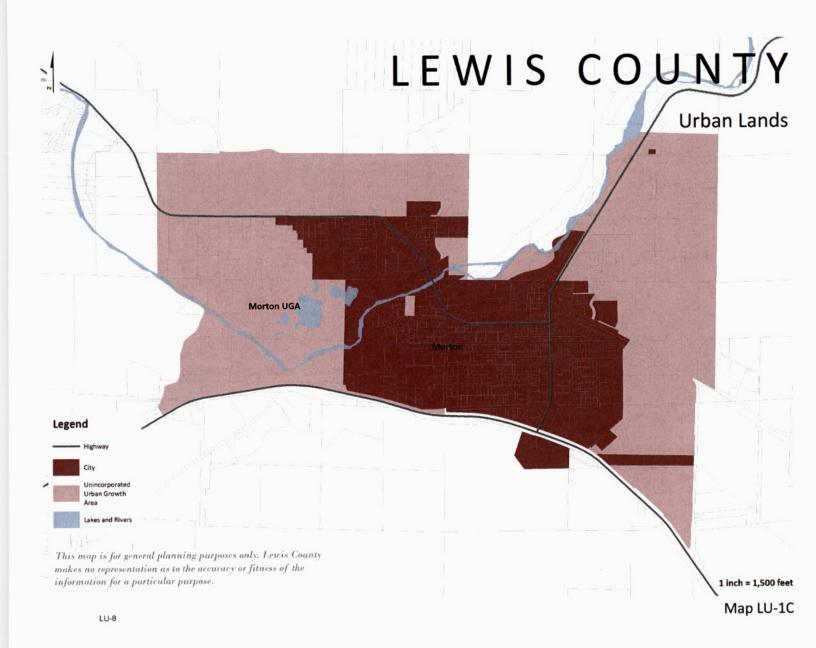
Urban Lands



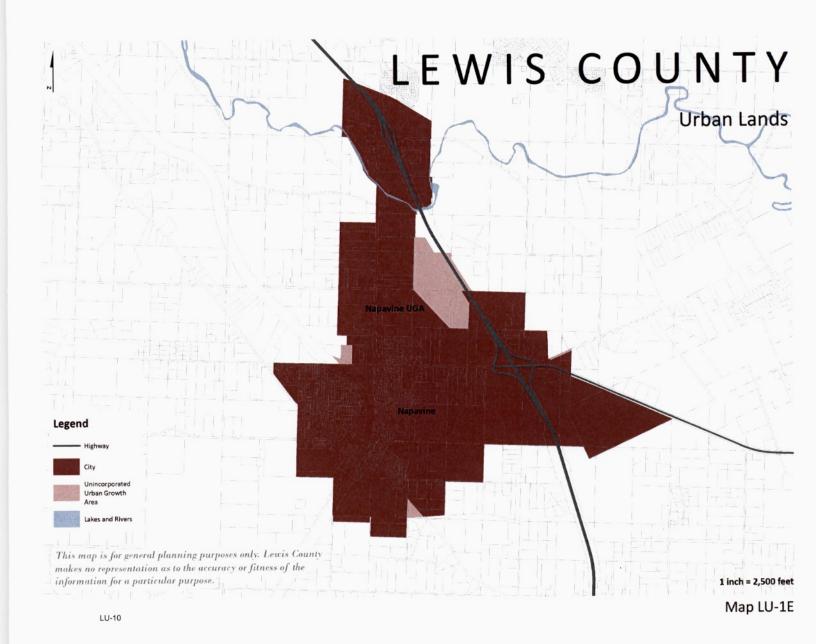
Map LU-1

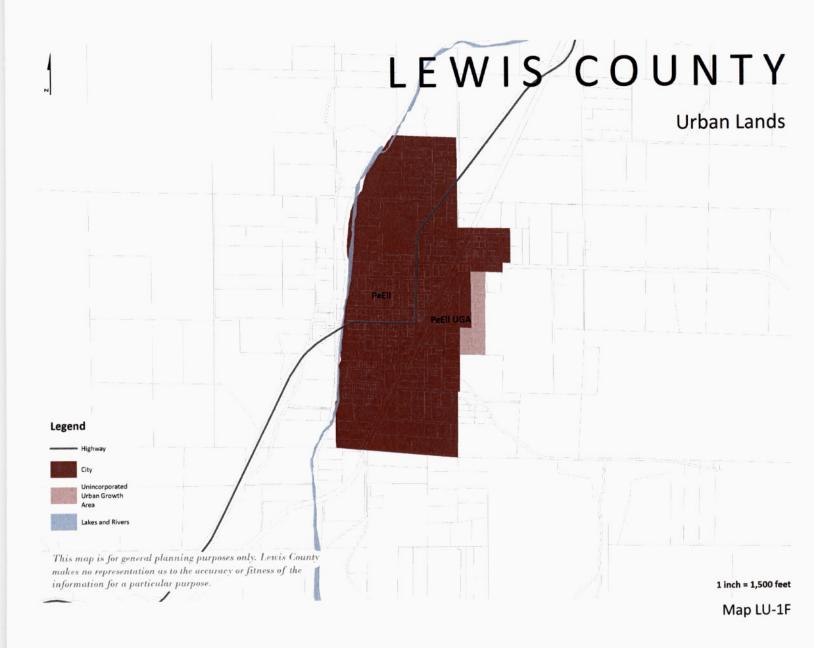


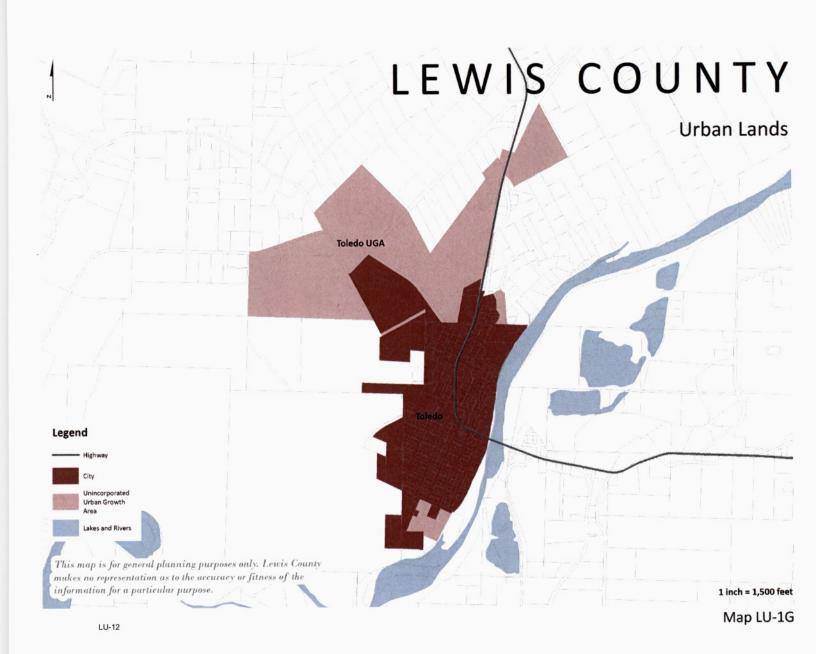


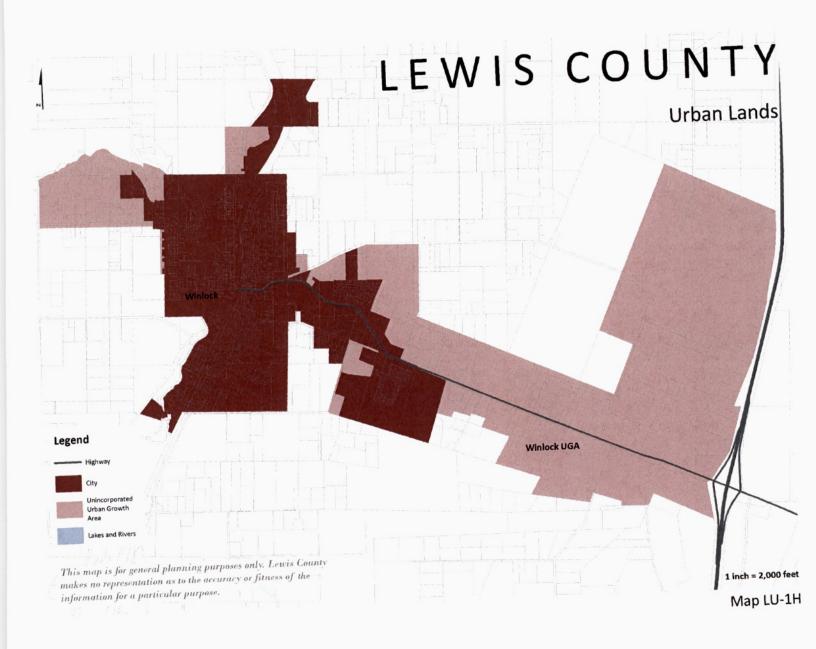


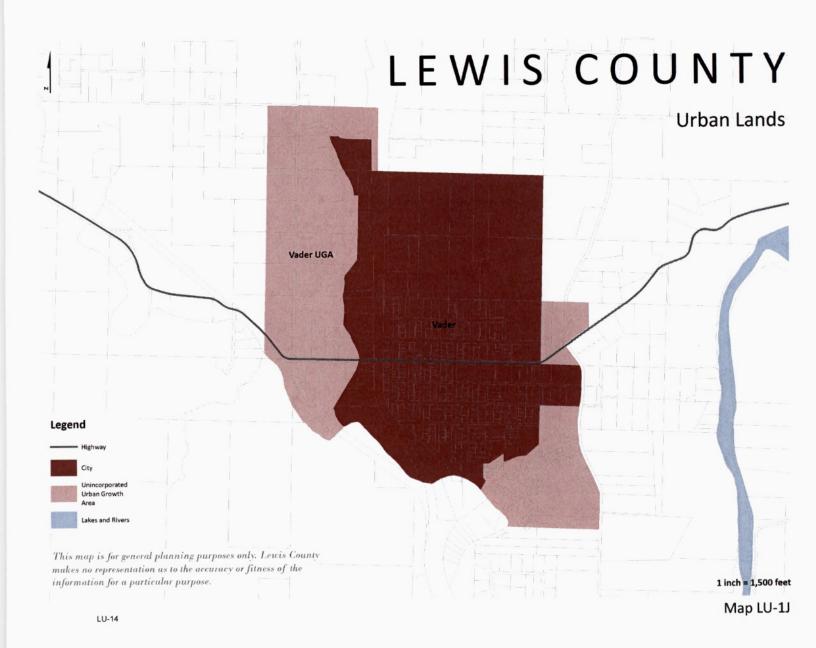
LEWIS COUNTY Urban Lands Mossyrock UGA Legend Unincorporated Urban Growth Lakes and Rivers This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose. 1 inch = 1,500 feet Map LU-1D

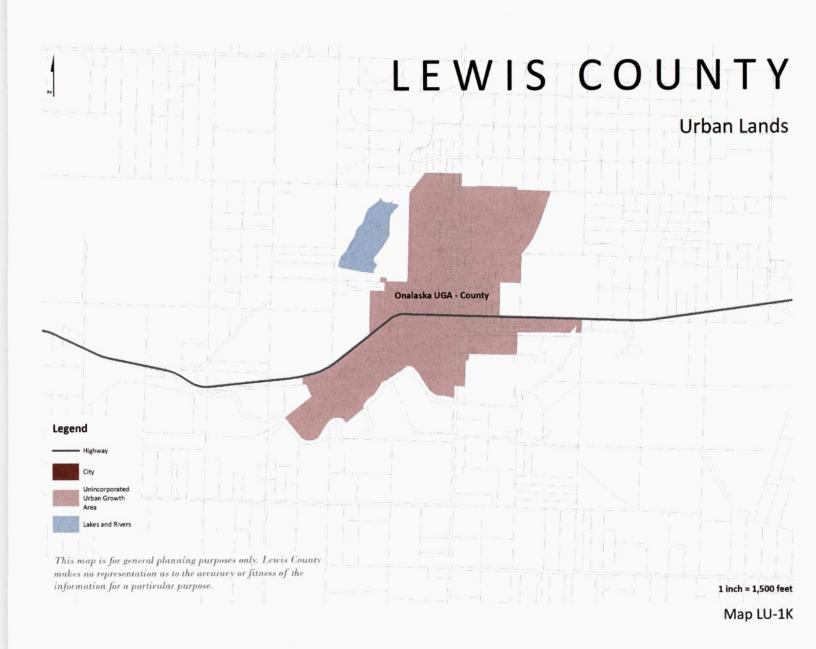












LEWIS COUNTY

Urban Lands

Cardinal Glass UGA - County

Legend

Highway

City

Unincorporat Urban Growti Area

Major Industr

This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

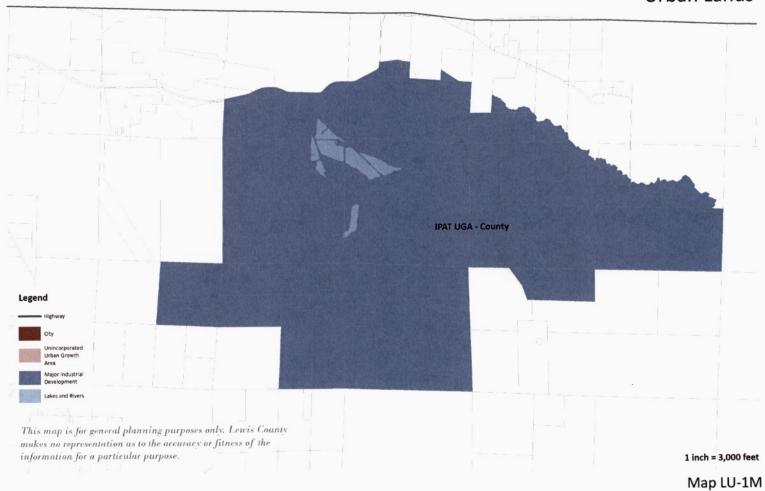
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LU-16

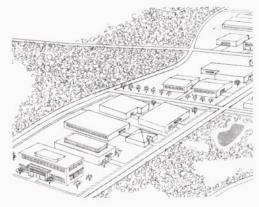
LEWIS COUNTY

Urban Lands



TYPES OF URBAN DEVELOPMENT IN LEWIS COUNTY





	70.01 (00.5)	
A STATE OF THE STA	Urban Growth Area	Major Industrial Development
Character of Development -Predominant Development Form	A variety of building types, sizes and scales. Buildings predominantly located close to each other	Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area
-Building Orientation	Traditional development oriented toward nearest street, and more recent development oriented in a number of ways	Structures oriented in a number of ways
-Building Scale	A mixture of scales including large commercial, residential and industrial buildings and smaller scale single family residences and	Predominantly large scale
Level of Urbanization (Low, Moderate, High)	shops Moderate to High	High High within the Major Industrial Development. Rural or Resource Land outside the Major Industrial Development
Level of Pedestrianism	Human scale in certain areas, such as historic downtowns, and surrounding residential areas. Auto-oriented elsewhere	Limited pedestrianism. Predominantly scaled to the automobile and large industry
Predominant Type of Water Service	Public water	Community/public water system
Predominant Type of Wastewater Treatment	Centralized wastewater treatment	Centralized wastewater treatment
Growth Management Act Designation	City or Unincorporated UGA	Major Industrial Developments (MID), MID —Master Planned Locations, MID—Master Planned Locations—Reclaimed Surface Coal Mine Sites
Predominant Comprehensive Plan Designation	City or Urban Growth Area	Urban Growth Area. Industrial Land Bank may also be used for Major Industrial Developments—Master Planned Locations
Examples in Lewis County	Incorporated cities and their Urban Growth Areas, as well as non -municipal unincorporated Urban Growth Areas	Industrial Park at TransAlta (IPAT) and Cardinal Glass

LU-18

Artwork provided by Pat Anderson

URBAN GOALS AND POLICIES

Goals and policies related to urban areas in Lewis County are shown below:

URBAN GROWTH AREAS

URBAN GOAL 1.0 | Designate urban growth areas based on the standards of the Growth Management Act.

POLICY URBAN 1.1

Classify and size urban growth areas based on RCW 36.70A.110.

POLICY URBAN 1.2

Ensure that sufficient area is included in urban growth areas to accommodate the county's adopted 20-year population forecast, to allow for market choice and location preferences, and to provide for economic development opportunities.

POLICY URBAN 1.3

Confirm that the location and size of urban growth areas match the capability of the affected community to serve the areas with urban levels of governmental services.

POLICY URBAN 1.4

Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

Concentrated Development

URBAN GOAL 2.0 | Focus development in urban growth areas.

POLICY URBAN 2.1

Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.

POLICY URBAN 2.2

Locate intensive development where adequate public services and facilities are present, or can be provided concurrently with development.

POLICY URBAN 2.3

Encourage infill development and higher density zoning where services have already been provided and/or sufficient infrastructure capacity exists.

Desired Forms of Development

URBAN GOAL 3.0 | Promote the following desired forms of urban development.

OBJECTIVE 3A - STRONG URBAN CENTERS

Strengthen the historic downtowns of communities in Lewis County and their surrounding residential areas.

POLICY URBAN 3A.1

Sustain the historic centers of Lewis County communities by focusing infrastructure expenditures to the areas.

POLICY URBAN 3A.2

Encourage infill development and traditional forms of city building within the urban centers (with structures facing the street, pedestrian-orientation, etc.), rather than strip development patterns.

OBJECTIVE 3B - ATTRACTIVE MAJOR CORRIDORS

Maintain a visually attractive appearance along the Interstate 5 (I-5) and US 12 corridors.

POLICY URBAN 3B.1

Work with WSDOT and cities adjoining the I-5 and US 12 corridors to develop minimum landscape standards for interchanges and appropriate road segments.

POLICY URBAN 3B.2

Require landscape screening for large commercial/industrial structures and outdoor storage areas to provide a visual buffer along the highways.

OBJECTIVE 3C - PRESERVED HISTORY

Encourage the preservation of history in Lewis County.

POLICY URBAN 3C.1

Preserve sites of historical significance within the urban areas of Lewis County.

OBJECTIVE 3D - HOME OCCUPATIONS

Permit home occupations.

POLICY URBAN 3D.1

Home-based businesses and industries should be allowed in residential areas.

Commercial Land

URBAN GOAL 4.0 | Ensure an adequate supply of well-planned commercial land is available to provide goods and services to citizens of Lewis County and the traveling public.

OBJECTIVE 4A - ADEQUATE SUPPLY OF COMMERCIAL LAND

Provide a sufficient amount of developable commercial land in the urban growth areas of Lewis County.

POLICY URBAN 4A.1

Evaluate the extent of available commercial land as part of requests to amend urban growth areas. When necessary, encourage the consideration of a variety of options, beyond just the expansion of urban growth areas, to increase the amount of commercial land.

OBJECTIVE 4B - WELL-PLANNED COMMERCIAL DEVELOPMENT

Guide commercial development and redevelopment to appropriate locations within incorporated and unincorporated urban growth areas.

POLICY URBAN 4B.1

Encourage commercial development in areas where adequate facilities and services are available or can be provided concurrent with development.

POLICY URBAN 4B.2

Site and design new commercial developments to facilitate travel by transit, car/vanpools, pedestrians, bicyclists, and other alternative modes of transportation (where available).

POLICY URBAN 4B.3

Ensure the pattern and scale of commercial centers are suitable for their locations and populations served.

POLICY URBAN 4B.4

Encourage minimal land use conflicts between commercial uses and other uses through proper siting and design (to the degree practicable).

POLICY URBAN 4B.5

Minimize the potential adverse impacts of commercial development on nearby resource uses and critical areas.

Industrial Land

URBAN GOAL 5.0 | Confirm that a sufficient amount of industrial land is available to support Lewis County's existing and traditional industrial economic base.

OBJECTIVE 5A - ADEQUATE SUPPLY OF INDUSTRIAL LAND

Assure an adequate supply of prime industrial sites are available to meet market demands for industrial development over the planning horizon.

POLICY URBAN 5A.1

Locate sites for industrial use in areas:

- · With appropriate access to arterial roadways;
- · With existing or potential utility service; and
- Where major environmental constraints, such as unsuitable soils, floodplains or wetlands, are minimal or able to be mitigated.

POLICY URBAN 5A.2

Ensure an adequate supply of prime industrial land is available in designated urban growth areas in accordance with the countywide planning policies.

OBJECTIVE 5B - WELL PLANNED INDUSTRIAL DEVELOPMENT

Encourage job-producing economic development that is wellplanned, attractive, and avoids significant adverse impacts.

POLICY URBAN 5B.1

Mitigate intensive industrial development through landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

POLICY URBAN 5B.2

Require new industrial areas to include common site design elements such as open space, landscaping, integrated signage and traffic control, and coordinated property management and maintenance.

URBAN RESERVE AREA OVERLAYS

URBAN GOAL 6.0 | Designate urban reserve area overlays in locations where future urban growth is likely. Use the approach to

avoid premature land segregation and the development of uses that are potentially incompatible with, or preclude later, urban development.

POLICY URBAN 6.1

Preserve opportunities for the future siting of large industrial, mixed use retail/commercial, or tourist-oriented uses, through the use of urban reserve area overlays.

POLICY URBAN 6.2

Apply urban reserve area overlays at sites well served by existing or planned transportation systems, or adjacent to an existing urban growth area.

POLICY URBAN 6.3

Classify lands within designated urban reserve area overlays as Rural or Resource lands that are subject to minimum lot size requirements that will not preclude more intensive future urban development.

POLICY URBAN 6.4

Include urban reserve areas within a designated urban growth area prior to development. The designation or expansion of an urban growth area to include an urban reserve area may be initiated by the county or a city. Such applications should have the support of the city impacted by the proposed expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

POLICY URBAN 6.5

Ensure that future developments within urban reserve areas provide employment opportunities that offer higher wages than

prevail in the community and can be developed in an environmentally sensitive manner.

POLICY URBAN 6.6

Support the expansion of designated urban growth areas to include urban reserve areas only if the economic development envisioned as part of this plan can and will occur, and the following circumstances exist:

- Infrastructure, including, but not limited to, urban roads, public water, and public sewer is available to serve the urban reserve area (or will be made available concurrent with the development of the area).
- Infrastructure requirements and costs for the urban reserve area are able to be supported for the uses envisioned.
- Requirements and standards to ensure appropriate economic development are in place.
- Provisions for the avoidance or mitigation of impacts to Priority Habitats or environmentally sensitive areas are included in the proposal.

MASTER PLANS

URBAN GOAL 7.0 | Process master plans to create new urban growth areas in a manner consistent with the standards in RCW 36.70A, and the provisions of the Lewis County Code.

POLICY URBAN 7.1

Review master plans in accordance with Table LU-1 and the goals and policies below.

POLICY URBAN 7.2

Utilize the relevant permit requirements in state law where an inconsistency exists between Table LU-1, the policies below, and RCW 36.70A.350, RCW 36.70A.365, RCW 36.70A.367, or RCW 36.70A.368.

TABLE LU-1: A Guide for Master Plans in Lewis County

	Population Allocation Required?	Planning Commission Required?	Hearing Examiner Required?
Major Industrial Developments (RCW 36.70A.365)	No.	No No	Yes – To review the specific proposal. Must be consistent with the criteria in RCW 36.70A.365(2). Approval by the Hearings Examiner amends the Comprehensive Plan to establish the UGA boundary.
Major Industrial Development – Master Planned Locations (RCW 36.70A.367)	No	Yes – To establish an industrial land bank ¹ and development regulations for the review and approval of specific major	Yes – To review specific major industrial developments within the industrial land bank.

 $^{^{\}rm 1}$ Please note: no urban growth areas are required as part of this type of proposal; rather, Industrial Land Banks are required to be established within the Comprehensive Plan.

		industrial developments.	
Major Industrial Development – Master Planned Locations (RCW 36.70A.368)	No	Yes – To put master plan components such as the UGA boundary and other relevant items in the Comprehensive Plan. Process completed for the Industrial Park at TransAlta (IPAT) in 2010.	Yes – To review specific major industrial activity. Must be consistent with RCW 36.70A.368(4).

Major Industrial Developments (RCW 36.70A.365)

URBAN GOAL 8.0 | Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

POLICY URBAN 8.1

Continue to monitor the need for industrial land and the availability of industrial sites within the urban growth areas of Lewis County. Encourage potential industrial applicants to use the monitoring information to help meet the required standard in RCW 36.70A.365(h).

POLICY URBAN 8.2

Process Major Industrial Developments (proposed under RCW 36.70A.365) as a public hearing before the Hearings Examiner.

POLICY URBAN 8.3

Require new major industrial developments (proposed under 36.70A.365) to meet all applicable criteria for the use, and the relevant goals and policies for industrial development (listed as part of Urban Goal 5.0).

POLICY URBAN 8.4

Consider the final approval of an application for a major industrial development as an adopted amendment to the Lewis County Comprehensive Plan (per RCW 36.70A.365(3)).

Major Industrial Developments – Master Planned Locations (RCW 36.70A.367)

URBAN GOAL 9.0 | Permit master planned major industrial developments within Lewis County.

POLICY URBAN 9.1

Manage the development of major industrial development – master planned locations as a two-step process: the designation of an industrial land bank area in the comprehensive plan; and the subsequent review of specific major industrial developments through a local master plan process (per RCW 36.70A.367).

POLICY URBAN 9.2

Continue to monitor the availability of industrial sites and the need for industrial land within urban growth areas of Lewis County.

POLICY URBAN 9.3

Designate an industrial land bank within the Comprehensive Plan under the requirements in RCW 36.70A.367 when additional land for industrial development is found to be necessary.

POLICY URBAN 9.4

Process any application that would create a specific master plan within an industrial land bank as a hearing before the hearing examiner under the Lewis County Code.

Major Industrial Developments – Reclaimed Surface Mine – Industrial Park at TransAlta (RCW 36.70A.368)

URBAN GOAL 10.0 | Permit a master planned major industrial development at the TransAlta site, in accordance with the requirements of the Growth Management Act.

POLICY URBAN 10.1

Consider the boundary shown on the urban growth area map as the extent of the urban growth area for the Industrial Park at TransAlta (IPAT).

POLICY URBAN 10.2

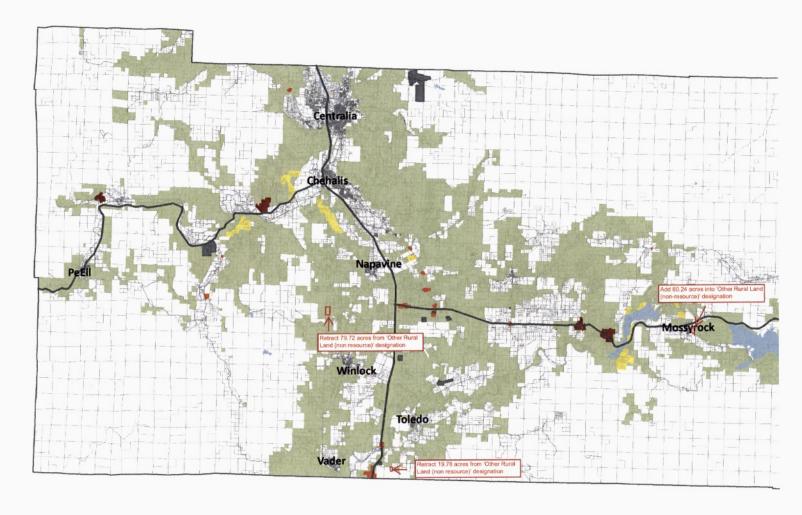
Do not allow urban growth in nonurban areas adjacent to IPAT.

POLICY URBAN 10.3

Process an application for a specific major industrial activity within a master planned location as a hearing before the Lewis County Hearings Examiner.

POLICY URBAN 10.4

Review all applications for specific major industrial activities in accordance with the criteria in RCW 36.70A.368(4), the goals and policies related to industrial development (in Urban Goal 5.0), and the relevant standards in the Lewis County Code.

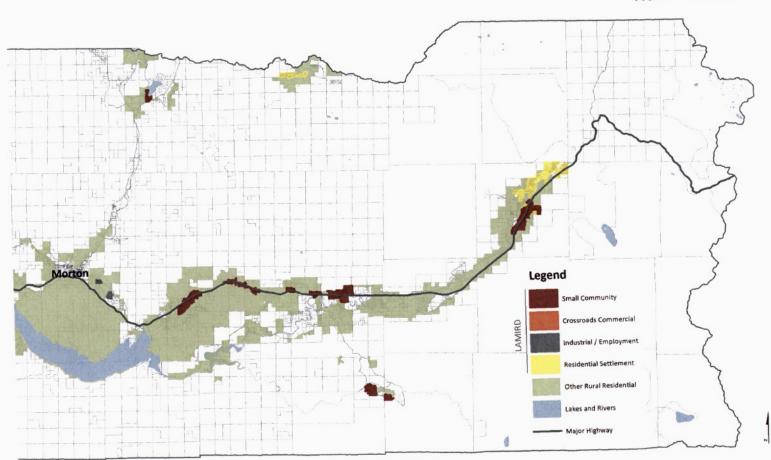


This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LU-26

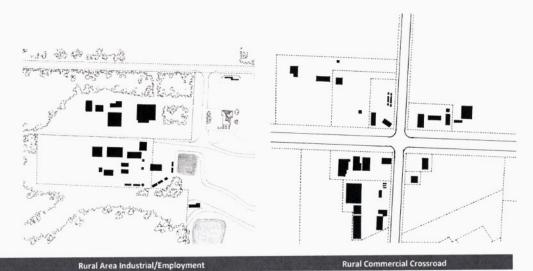
LEWIS COUNTY

Rural Lands



Map LU-2

TYPES OF RURAL AND RESOURCE LAND DEVELOPMENT " LEWIS COUNTY



Character of Development

-Predominant Development Form

-Building Orientation

-Building Scale

Level of Urbanization (Low, Moderate, High)

Level of Pedestrianism

Predominant Type of Water Service Predominant Type of Wastewater Treatment Growth Management Act Designation Predominant Comprehensive Plan Designation Examples in Lewis County

LU-28

Structures in an existing area of isolated cottage industries or new isolated small-scale businesses

Buildings oriented in a variety of ways

Predominantly small scale, though some larger structures may be present

Low/Moderate to Moderate

Primarily designed for the automobile

Private well or community/public water system Septic system or centralized wastewater treatment Type iii LAMIRD LAMIRD

Curtis Railyard, Ed Carlson Memorial Field, Jackson Highway and Smokey Valley Road Industrial Site, Morton Log Yard, PLS Log Yard, PSE Natural Gas Storage site, Ritchie Brothers

Rural Commercial Crossroad

Detached residential or commercial structures at the intersection of two roadways

Buildings predominantly oriented towards nearest major

Predominantly small scale, though some larger structures may

Low/Moderate to Moderate

Human scale at the crossroads, with automobile travel required to reach the area

Private well or community/public water system Septic system

Type i or Type iii LAMIRD

LAMIRD

Boistfort, Cinebar, Curtis, Dorn's Corner, Ethel, Forest, Galvin, Leonard Road and US 12, Mary's Corner, SR 6 and Hwy 603, Stinky Corner, I-5 and US 12, I-5 and SR 506, I-5 and Jackson Hwy



Small Town

otached lodging or commercial structures that

Master Planned Resort

Detached residential, commercial or industrial structures in an existing settlement. Some attached buildings are also present

Structures largely oriented towards the nearest street

Predominantly small scale, though some larger commercial, institutional or industrial buildings may be present

Moderate

Human scale in the settlement with a variety of daily needs available

Community/public water system
Septic system or centralized wastewater treatment
Type i or Type iii LAMIRD
LAMIRD

Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Packwood, Randle, Salkum, Silver Creek

Attached or detached lodging or commercial structures that serve recreational or tourist uses and rely on a rural location and setting

Small Rural Recreational Facility

Structures oriented in a variety of ways

Predominantly small scale, though some larger buildings such as lodges may be present

Low/Moderate to Moderate

Human scale within the facility

Private well or community/public water system
Septic system
Type ii LAMIRD
LAMIRD
Various

A self-contained and fully integrated resort constructed in a site of significant natural amenities with attached or detached residential, lodging or commercial uses

Structures oriented in a variety of ways

A mixture of large and small buildings

Moderate to High

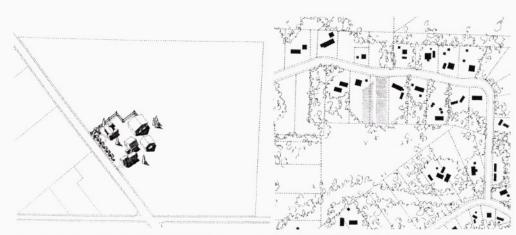
Human scale within the resort with trails/walkways to facilitate movement through the area

Community/public water system
Centralized wastewater treatment
Master Planned Resort

Resource/Rural Land (at present). Master Plan (future) None at present

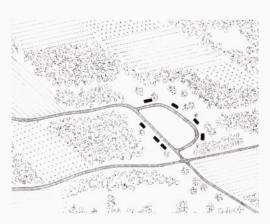
Artwork provided by Pat Anderson

TYPES OF RURAL AND RESOURCE LAND DEVELOPMENT IN LEWIS COUNTY

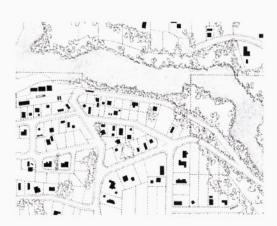


and a paint of the least of the last of th	Farm Cluster, Rural Compound	Rural Lot
Character of Development -Predominant Development Form	A cluster of detached residential and agricultural structures, surrounded by a large area (40+ acres) of farm or forest lands	Detached residential and agricultural structures on standard rural lots (typically 5, 10, and 20 acres in size)
-Building Orientation	Buildings grouped in a cluster, with a large amount of farm or forestland surrounding the structures	Buildings oriented in a variety of ways
-Building Scale	Predominantly small scale, though some agricultural structures are larger	Predominantly small scale, though some agricultural and accessory structures are larger
Level of Urbanization (Low, Moderate, High)	Low to Low/Moderate Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole	Low
Level of Pedestrianism	Human scale within the cluster, with automobile travel required for most trips outside the area	Human scale on the lot, with automobile travel required for most trips outside the area
Predominant Type of Water Service	Private well	Private well
Predominant Type of Wastewater Treatment	Septic system	Septic system
Growth Management Act Designation	Resource Land/Rural Land	Resource Land/Rural Land
Predominant Comprehensive Plan Designation	Resource Land/Rural Land	Resource Land/Rural Land
Examples in Lewis County	Various	Various

LU-30







Rural Residential Clusters

Detached residential structures clustered to preserve natural

Detached residential structures, on smaller lots set along a local street. A large swath of farm or forest land, or open space is

located nearby

Structures largely oriented towards the nearest street

Predominantly small scale, though some agricultural structures are larger

Low to Low/Moderate

Low/moderate when looking at the grouping of development along the street. Low when looking at the street and surrounding lands as a whole

Human scale along street, with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system

Resource Land/Rural Land

Resource Land/Rural Land

Various

Detached residential structures in a residential settlement

Structures largely oriented towards the nearest residential street

Predominantly small scale

Low to Low/Moderate

Human scale in the settlement with automobile travel required for most trips outside the area

Private well or community/public water system Septic system or centralized wastewater treatment

Type i LAMIRD

LAMIRD

Brockway, Curtis Hill, Harmony, High Valley Park, Mayfield Park, Lake Mayfield Estates, Mayfield Village, Mt. View Drive Addition, Newaukum Hill, Paradise Estates, Timberline Village, Valley Meadows areas Artwork provided by Pat Anderson

Predominantly small scale, though some larger structures may be present

Low to Low/Moderate

areas or resource lands

Structures oriented in a variety of ways

Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole

Human scale within the cluster, with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system

Resource Land/Rural Land

Resource Land/Rural Land None at present

RURAL GOALS AND POLICIES

Goals and policies related to rural areas in Lewis County are presented below:

RURAL CHARACTER

RURAL GOAL 1.0 | Maintain the rural character of Lewis County.

POLICY RURAL 1.1

Encourage rural development, outside of defined urban growth areas, in a pattern and density that:

- Compliments rural character.¹
- Supports the surrounding and prevailing land use pattern.
- · Minimizes impacts to resource lands and critical areas.
- 1 Rural character and components of rural character in Lewis County are defined in Appendix A of this plan. In preparing county regulations and

- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).
- Does not create demands for urban services for county taxpayers to support.

POLICY RURAL 1.2

Consider the Types of Rural Development shown in this section, and similar building forms, as development types that are consistent with the rural character of Lewis County.

POLICY RURAL 1.3

Consider the small unincorporated communities, and other Limited Areas of More Intensive Rural Development (LAMIRDs), as key elements of the rural character of Lewis County. Existing LAMIRDs

reviewing future development applications, the county will ensure that the standards meet these characteristics.

provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

POLICY RURAL 1.4

Continue to zone rural lands for a variety of densities and uses. Consider land capability, existing development characteristics, proximity to rural facilities, and other relevant factors in the zoning of land.

POLICY RURAL 1.5

Encourage rural clustering, both at smaller scales (such as farm clusters) and larger scales, as a means of balancing growth and the protection of natural resources.

RURAL ECONOMIC DEVELOPMENT

RURAL GOAL 2.0 | Provide a variety of options for residents to work in rural Lewis County.

POLICY RURAL 2.1

Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

POLICY RURAL 2.2

Consider home occupations and isolated cottage industries as essential components of the rural economy, and permit the uses in accordance with appropriate development standards.

RURAL SERVICES

RURAL GOAL 3.0 | Ensure that rural development is provided with appropriate rural services and facilities.²

POLICY RURAL 3.1

Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County. Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.

POLICY RURAL 3.2

Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.

POLICY RURAL 3.3

Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

² Rural services are defined in Appendix A of this Comprehensive Plan.

LAMIRDS

RURAL GOAL 4.0 | Promote the vitality of existing LAMIRDs in Lewis County.

POLICY RURAL 4.1

Consider the unincorporated small communities, rural crossroad commercial areas, rural areas of industrial development/ employment, and rural residential settlements (as presented in this chapter and mapped in Map LU-2) as LAMIRDs.

POLICY RURAL 4.2

Consider the boundaries shown on Map LU-2 as the "logical outer boundaries" for LAMIRDs required under 36.70A.070((5)(d)(iv).

POLICY RURAL 4.3

Ensure that future amendments to the boundaries or standards for LAMIRDs are consistent with the standards in 36.70A.070(5)(d).

Small Communities

RURAL GOAL 5.0 | Ensure that the small community designation promotes the vitality of the communities that have traditionally been the service centers and hubs of employment in the rural portions of Lewis County.

POLICY RURAL 5.1

View the existing small unincorporated communities as key social, cultural, service and employment centers for the surrounding rural lands, both historically and currently, and consider the communities as an essential component of Lewis County's rural character.

POLICY RURAL 5.2

View the existing small unincorporated communities as key population centers in Lewis County, and work to focus development in the areas at a size, scale and intensity that is compatible with the rural character and the historic development of the community.

POLICY RURAL 5.3

Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services, and offer employment opportunities to local residents.

POLICY RURAL 5.4

Allow a variety of uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the growth and the development is consistent with rural character.

Rural Crossroads

RURAL GOAL 6.0 | Promote the establishment of new businesses, the delivery of rural services, and the creation and retention of jobs within rural crossroad areas.

POLICY RURAL 6.1

Utilize the rural crossroad designation to promote job creation or economic development.

POLICY RURAL 6.2

Establish criteria for rural crossroad areas along the interstate to discourage new commercial/industrial development beyond the areas presently impacted by interchange-oriented development.

POLICY RURAL 6.3

Discourage the development of residential units within rural crossroad areas, particularly when the crossroads are located along the interstate or are not currently characterized by housing development.

POLICY RURAL 6.4

Require future development within rural crossroad areas to occur in a manner that is consistent with rural character.

POLICY RURAL 6.5

Discourage the establishment of new resource-related land uses in rural crossroad areas located along the interstate.

Rural Industrial/Employment Lands

RURAL GOAL 7.0 | Establish rural industrial/employment lands as settings to promote rural job growth.

POLICY RURAL 7.1

Allow industries such as warehousing, manufacturing and distribution outside of urban growth areas (when appropriate).

POLICY RURAL 7.2

Consider the areas mapped in Map LU-2 to be the existing locations of designated rural industrial/employment land.

POLICY RURAL 7.3

Permit additional areas of rural industrial development in isolated rural locations when consistent with the rural character in Lewis County, the standards within the Lewis County Code, and the provisions for a Type iii LAMIRD in RCW 36.70A.070(5)(d)(iii).

POLICY RURAL 7.4

Locate new rural industries or employment lands near accessible transportation corridors such as federal and state highways or railroads whenever feasible.

Rural Residential Settlements

RURAL GOAL 8.0 | Allow the buildout of existing rural residential settlements in Lewis County.

POLICY RURAL 8.1

Consider the locations in Map LU-2 as the existing areas of rural residential settlement. These settlements have been classified in accordance with 36.70.070(5)(d)(i), and typically consist of:

- Rural residential areas that have existing densities greater than one unit per five acres;
- · Platted areas where lots have already been developed; or
- Limited infill areas where water and wastewater disposal provide for lots that are smaller than typical rural development.

POLICY RURAL 8.2

Permit the continued development of existing rural residential settlements at a size, scale and intensity similar to current development.

RURAL DEVELOPMENT DISTRICT

RUAL GOAL 9.0 | Encourage development that is consistent with rural character in the rural development districts.

POLICY RURAL 9.1

Promote a variety of uses and densities within the rural development district designation, so long as the uses are consistent

with the size, scale, and intensity of uses found within rural Lewis County.

POLICY RURAL 9.2

Allow a wide range of rural economic activities within the rural development district so long as the uses do not infringe upon the rights of neighboring property owners or cause environmental degradation. Permittable activities may include home occupations, isolated cottage industries, or resource-related activities, among other appropriate uses.

POLICY RURAL 9.3

Encourage farming and forestry uses within the rural development district.

POLICY RURAL 9.4

Periodically review the regulations for home-based businesses and cottage industries to ensure compatibility between the uses and neighboring activities.

POLICY RURAL 9.5

Permit unique, regional commercial/industrial uses to locate along major transportation corridors within the rural development district, when urban services are not required for the operation of the facility. Ensure that the uses are sited and designed to maintain the rural character of the surrounding area.

POLICY RURAL 9.6

Encourage clustered development to protect rural character, promote the efficient and cost-effective use of land, and maintain

³ According to the Eastern Washington Growth Management Hearings Board: "'Natural amenities' brings to mind ocean beaches, natural lakes,

the open appearance of rural settings. Consider the allowance of density bonuses in certain instances to encourage the protection of particular natural areas or features.

RECREATION AND TOURISM IN RURAL AREAS

RURAL GOAL 10.0 | Permit master planned resorts, or selfcontained and fully integrated planned unit developments in settings of significant natural amenities, within Lewis County.

POLICY RURAL 10.1

Verify that all proposed master planned resorts meet the requirements in 36.70A.360.

POLICY RURAL 10.2

Require master planned resorts to be at least 40 acres in size.

POLICY RURAL 10.3

Preclude new urban or suburban land uses in the vicinity of the master planned resorts, except in those areas otherwise designated for urban development.

POLICY RURAL 10.4

Consider the requirement for significant natural amenities as a requirement that applies to amenities that exist on or off the individual project site. Significant natural amenities may include a variety of natural lands, including but not limited to mountains, lakes or rivers, or views of, or access to, those natural features.³

rivers, mountains, deserts and wetlands. These are features formed through nature's actions. Even though farmland can be attractive and

POLICY RURAL 10.5

Require an open space system/trail network as part of all proposed master planned resorts.

POLICY RURAL 10.6

Permit residential and commercial uses within master planned resorts, so long as the primary use of the property is for short-term visitor accommodation.

POLICY RURAL 10.7

Do not require proposed master planned resorts to establish an urban growth area boundary or be allocated a population projection.

RURAL GOAL 11.0 | Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

POLICY RURAL 11.1

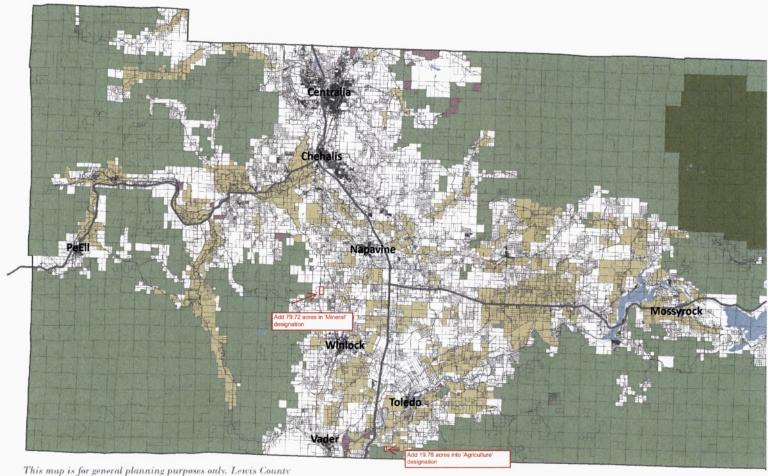
Limit the size of public services and facilities that serve the small-scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

POLICY RURAL 11.2

Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Discourage all other residential structures as part of the use.

interesting, few would consider this landscape as a 'significant natural amenity'. Neither can a twelve-acre man-made lake be considered anything but a 'developed outdoor recreational facility'. Just by definition

of 'natural', it is not a 'natural amenity,' no more than a golf course or water park." Friends of Agriculture vs. Grant County

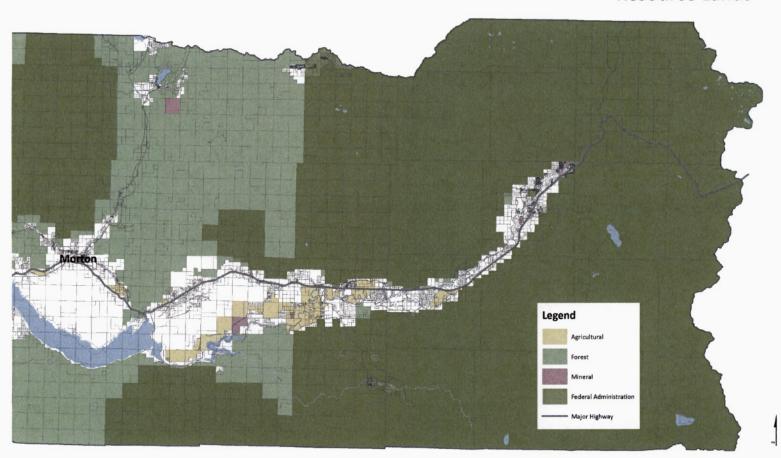


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LEWIS COUNTY

Resource Lands



Map LU-3

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RESOURCE LAND GOALS AND POLICIES

Resource land goals and policies in Lewis County are shown below:

NATURAL RESOURCES AND COUNTY CHARACTER

NR GOAL 1.0 | Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the character of Lewis County.

POLICY NR 1.1

View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

POLICY NR 1.2

Strive to promote the economic viability of natural resource industries.

POLICY NR 1.3

Encourage resource uses, particularly agricultural and timber uses, in all rural areas.

POLICY NR 1.4

Ensure that the Lewis County Resource Lands Ordinance is consistent with the provisions of this plan.

DESIGNATION OF RESOURCE LANDS

NR GOAL 2.0 | Designate lands that are suitable for long-term natural resource use as resource land.

OBJECTIVE 2A - RETAIN AGRICULTURAL RESOURCE LANDS

Promote the long-term economic viability of agricultural resource lands.

POLICY NR 2A.1

Designate agricultural lands of long-term commercial significance as follows:

- 1. Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.
- 2. Identify lands that are classified as having prime farmland soils that occupy a significant portion of the parcel. Prime farmland soils include soils classified by National Resource Conservation Service (NRCS) as "prime farmland," "prime farmland if drained," "prime farmland if drained and either protected from flooding or not frequently flooded during the growing season," and "prime farmland if irrigated." Lands with soils that are classified by NRCS as "prime farmland if drained" or "prime farmland if irrigated" are presumed to be drained or irrigated in the absence of evidence to the contrary.
- 3. Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations.
- 4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- The availability of public facilities.
- · Tax status.
- The availability of public services.
- · Relationship or proximity to urban areas.
- Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture).
- Land use settlement patterns and their compatibility with agricultural practices.
- Intensity of nearby land uses.
- History of land development permits issued nearby.
- · Land values under alternative uses.
- · Proximity of markets.

POLICY NR 2A.2

Encourage the continuation of non-soil dependent agricultural activities through development regulations and, where appropriate, the designation of the land as agricultural land of long-term commercial significance.

POLICY NR 2A.3

Allow uses that are complementary with agricultural production on agricultural resource lands.

POLICY NR 2A.4

Where possible, establish provisions to allow landowners the opportunity to redesignate portions of their property that contain poor soils or are otherwise not suitable for agricultural purposes.

POLICY NR 2A.5

Continue to allow landowners the opportunity to request zoning changes to agricultural resource lands that have been designated in error or based on incorrect information.

OBJECTIVE 2B - PROMOTE LONG-TERM FORESTRY ON RESOURCE LANDS

Continue to designate large blocks of forest resource land in Lewis County.

POLICY NR 2B.1

Utilize the following factors to classify forest resource land:

A. Forestlands of Long Term Commercial Significance: Designate forests with a predominance of forest land grade 2 and forest land grade 3 (see Table LU-2), and a minimum block size of 5,000 contiguous acres as forest lands of long-term commercial significance. Additionally, include all federally owned lands that are managed for their forest resources in the designation.

Species	Growth Potential*	Land Grade**		
Douglas Fir	136 feet and over	1		
	118-135 feet	2		
	99-117 feet	3		
	84-98 feet	4		
	Under 84 feet	5		
Western Hemlock	136 feet and over	1		
	116-135 feet	2		
	98-115 feet	3		
	83-97 feet	4		
	68-82 feet	5		

¹ As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the "Rock Aggregate Resource Inventory Map of Lewis County, Washington" by Daniel Eungard dated July

	Under 68 feet	6
Red Alder	117 feet and over	6
	Under 117 feet	7

^{*}On a fifty year basis

B. Forestlands of Local Importance: Designate forestlands with the general attributes of Forestlands of Long Term Commercial Significance, but with less than the required minimum of 5,000 contiguous acres, as Forestlands of Local Importance. Forestlands of Local Importance may only be designated by an "Opt-In" process and must generally be a minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in the designation for a minimum of 10 years.

OBJECTIVE 2C - DESIGNATE MINERAL RESOURCE LANDS

Classify mineral resource lands in accordance with the standards of the Growth Management Act.

POLICY NR 2C.1

Designate currently permitted surface mining operations as Mineral Resource Lands of Long-Term Commercial Significance. ¹

POLICY NR 2C.2

Allow the designation of new mineral resource lands as part of a land use application process.

2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, "Lewis County has a maximum of 45 years (until 2060) of accessible aggregate." Given this finding, no change to the existing mineral resource classification was considered necessary.

^{**}Land Grade 1 = highest; Land Grade 7 = lowest

POLICY NR 2C.3

Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations when necessary.

RIGHTS OF RESOURCE LANDOWNERS

NR GOAL 3.0 | Ensure that county policies support property owners that seek to utilize natural resource lands.

POLICY NR 3.1

Continue to protect the interests of landowners who want to utilize the natural resources on their property.

POLICY NR 3.2

Ensure land use activities within or adjacent to natural resource lands are sited and designed to minimize conflicts with the management of the resources and/or other activities on the land.

POLICY NR 3.3

Ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands.

POLICY NR 3.4

Minimize the possibility that resource management activities, performed in accordance with county, state, and federal laws, are subject to legal action as public nuisances.

ECONOMIC IMPACTS OF DESIGNATION

NR GOAL 4.0 | Strive to minimize the economic impacts of resource land designation for landowners.

POLICY NR 4.1

Encourage forest and agricultural resource lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).

POLICY NR 4.2

Discourage the establishment or expansion of special purpose taxing districts and local improvement districts on lands designated for natural resource use.

POLICY NR 4.3

Allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use or occur in a manner inconsistent with rural character.

ENVIRONMENTAL IMPACTS

NR GOAL 5.0 | Ensure resource activities protect the environment.

POLICY NR 5.1

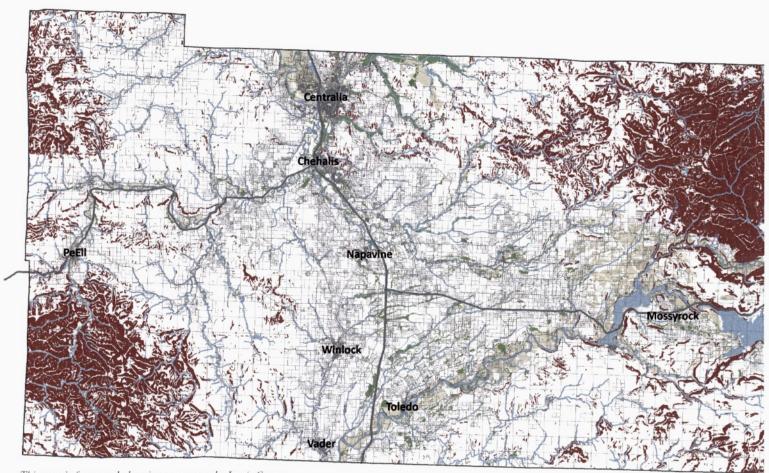
Work to ensure that agriculture (including ranching), forestry and mineral resource activities are conducted in a manner that minimizes their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

POLICY NR 5.2

Cooperate with appropriate agencies to confirm that mineral extraction sites are restored in a manner consistent with Washington State and Lewis County laws and regulations.

POLICY NR 5.3

Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.

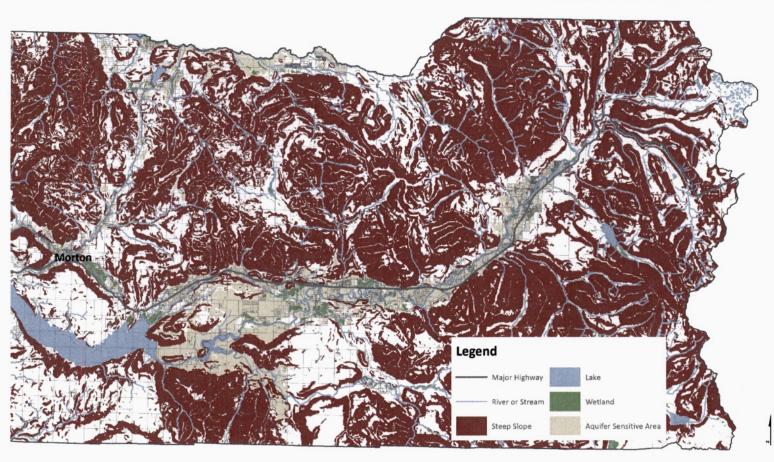


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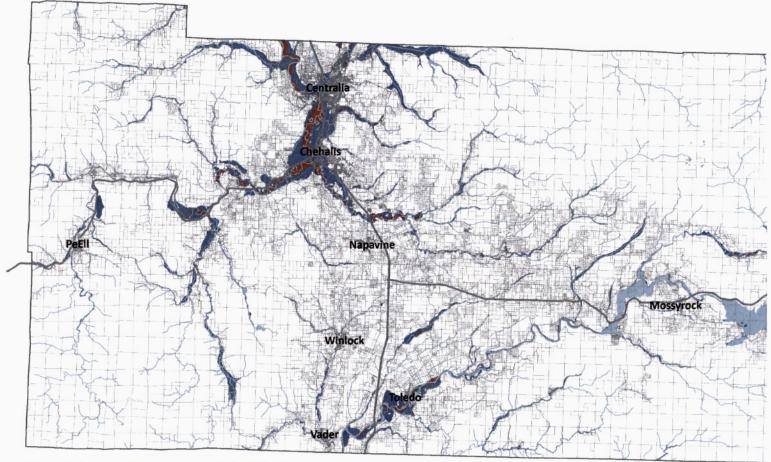
LU-46

LEWIS COUNTY

Critical Area Locations



Map LU-4

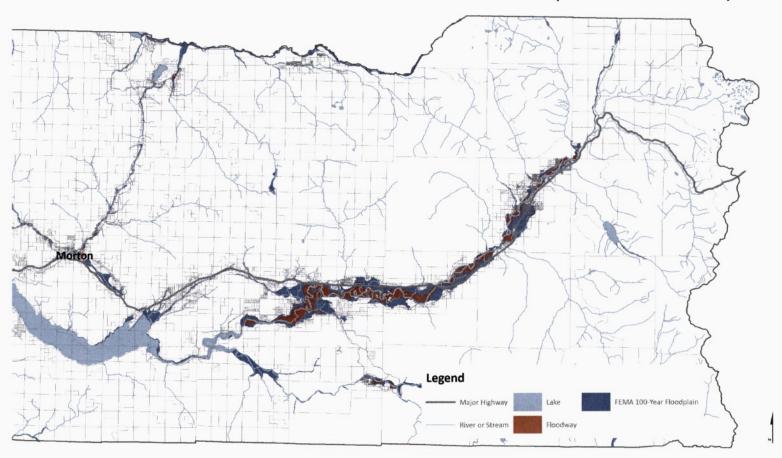


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LU-48

LEWIS COUNTY

Floodplains and Floodways



Map LU-5

NATURAL ENVIRONMENT GOALS AND POLICIES

Environmental goals and policies in Lewis County are shown below:

PRESERVE NATURAL AND SCENIC BEAUTY

NE GOAL 1.0 | Preserve the natural and scenic beauty of Lewis County, and minimize the impact of development on the county's environmental resources.

POLICY NE 1.1

Encourage development to occur in areas with few environmental hazards to minimize the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

POLICY NE 1.

Locate new development in areas that have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, and flood prone lands).

POLICY NE 1.3

Preserve hazardous areas (that are subject to geologic and/or flood hazards) as open space wherever possible.

POLICY NE 1.4

Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

AIR QUALITY

NE GOAL 2.0 | Improve the air quality in Lewis County.

POLICY NE 2.1

Require activities that produce air pollutants and odors to comply with adopted air quality standards.

POLICY NE 2.2

Encourage the use of alternative, cleaner burning fuels and other sources of energy.

POLICY NE 2.3

Establish educational programs that address the impacts of wood burning on Lewis County's air.

WATER QUALITY

NE GOAL 3.0 \mid Preserve and enhance the quality of water in Lewis County.

POLICY NE 3.1

Encourage development on septic systems to occur in areas with few soil limitations for drainfields to help prevent the contamination of groundwater supplies.

POLICY NE 3.2

Nurture the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients (as a result of septic systems).

POLICY NE 3.3

Encourage developments that are located near surface waters to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

POLICY NE 3.4

Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

CRITICAL AREAS

LU GOAL 4.0 | Maintain the quality of the county's environmentally sensitive critical areas.

POLICY NE 4.1

Ensure revisions to Lewis County's critical area standards are consistent with Best Available Science and evaluated in accordance with WAC 365-195-915.

OBJECTIVE 4A - SAFETY IN RELATION TO GEOLOGICALLY HAZARDOUS AREAS

Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

POLICY NE 4A.1

Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

- Prohibiting, discouraging, and/or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.
- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.

- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.
- Replanting disturbed hillsides.

OBJECTIVE 4B - PRESERVED WETLAND FUNCTIONS AND VALUES

Seek to retain the function and values of wetlands in Lewis County.

POLICY NE 4B.1

Work to make standards for wetland protection easy to understand, and consistent with Best Available Science.

POLICY NE 4B.2

Continue to revise wetland maps as new information becomes available.

POLICY NE 4B.3

Consult available wetland maps to determine if a proposed development will potentially impact a wetland. Where a wetland impact may occur, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

POLICY NE 4B.4

Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

POLICY NE 4B.5

Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

OBJECTIVE 4C - PROTECTED GROUNDWATER SOURCES

Protect aquifer recharge areas to help ensure a long term, high quality supply of water for Lewis County residents.

POLICY NE 4C.1

Consider the water quality goals and policies (listed above) as key components of the management of aquifer recharge areas.

POLICY NE 4C.2

Encourage the infiltration of water into the soil near where it falls to help replenish groundwater supplies.

POLICY NE 4C.3

Continue to apply standards and policies that limit unneeded impervious surfaces, especially in areas of critical aquifer recharge.

OBJECTIVE 4D -PEOPLE AND PROPERTY PROTECTED FROM FLOOD HAZARDS

Protect life and property from flood hazards.

POLICY NE 4D.1

Support efforts to implement the Chehalis Basin Strategy to limit impacts associated with Chehalis River flooding, as well as other local flood hazard reduction projects.

POLICY NE 4D.2

Prioritize land uses such as forestry, agriculture, public recreation, and water dependent uses in areas subject to flooding.

POLICY NE 4D.3

Discourage and/or mitigate residential development within the 100-year floodplain.

POLICY NE 4D.4

Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not within a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

POLICY NE 4D.5

Utilize Lewis County flood standards to encourage developments to avoid damage from floods and include compensating design features.

OBJECTIVE 4E - RETAINED FLOOD STORAGE CAPACITY

Retain the flood storage and transmission capacity of rivers and streams.

POLICY NE 4E.1

Prohibit fill in wetlands and discourage fill elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be retained.

POLICY NE 4E.2

Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.35 and 17.35A.

OBJECTIVE 4F: NURTURED FISH AND WILDLIFE HABITAT AREAS

Protect and enhance critical resources and habitats.

POLICY NE 4F.1

Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

POLICY NE 4F.2

Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- · Monitoring of ongoing research about the species.
- Encouragement of landowners to explore potential site design options to protect the species or habitat.
- Establishment of new regulations (if necessary).

POLICY NE 4F.3

Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks (see Table LU-3).

Table LU-3

NATURAL		СН	co	DE	NI
POPULATION SOURCE		CII	CO	DL	141
Population Name	Species				
Lower Cowlitz Fall (Tule) Chinook	Chinook		T		
Salmon Creek Fall (Tule) Chinook	Chinook		Т		
Upper Cowlitz Fall (Tule) Chinook	Chinook		Т		
Upper Cowlitz and Cispus Spring Chinook	Chinook		Т		
Cowlitz Fall Chum	Chum		Т		
Cowlitz Summer Chum	Chum		Т		
Salmon Creek Fall Chum	Chum		Т		
Lower Cowlitz Coho	Coho		Т		
Tilton Coho	Coho		Т		
Upper Cowlitz and Cispus Coho	Coho		Т		
Lower Cowlitz Winter Steelhead	Steelhead		Т		
North Fork Toutle Winter Steelhead	Steelhead		Т		
Tilton Winter Steelhead	Steelhead		Т		
Upper Cowlitz and Cispus Winter Steelhead	Steelhead		Т		
Chehalis Fall Chinook	Chinook	NW			
Chehalis Summer Steelhead	Steelhead	NW			
Deschutes Coho	Coho			NW	
Cowlitz Coastal Cutthroat	Cutthroat		NW		

NATURAL POPULATION SOURCE		СН	со	DE	NI
Nisqually Coastal Cutthroat	Cutthroat				NW
Toutle Coastal Cutthroat	Cutthroat		NW		
Skookumchuck/Newaukum Winter Steelhead	Steelhead	NW			

CH = Chehalis River and tributaries

CO - Cowlitz River and tributaries

DE – Deschutes River and tributaries

NI = Nisqually River and tributaries

T – Threatened Species (according to Federal Government)

NW – Not Warranted for Protection (at this Time)

Please note: this data is from

https://fortress.wa.gov/dfw/score/score/maps/map_counties.jsp as of August 1, 2016. Please check that site for the latest information.

POLICY NE 4F.4

Utilize projects from the Lewis County Shoreline Restoration Plan, the Chehalis Basin Strategy Aquatic Species Restoration Plan, studies from the lead entities for salmon recovery, and other applicable reports to promote the restoration of anadromous fish habitat within Lewis County.

SHORELINE MANAGEMENT

NE GOAL 5.0 | Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

POLICY NE 5.1

Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

STORMWATER MANAGEMENT

NE GOAL 6.0 | Strive to ensure that stormwater runoff does not contribute to larger flooding issues, or pollute ground or surface waters.

POLICY NE 6.1

Work to ensure that existing and new development:

- · Maximizes on-site infiltration.
- Avoids altering natural drainage systems.
- · Does not increase peak stormwater runoff.
- · Minimizes increases in the overall quantity of runoff.

POLICY NE 6.2

Verify that increased stormwater runoff from new development will not adversely impact other properties.

POLICY NE 6.3

Ensure that land use activities and septic tank discharges do not pollute stormwater runoff that degrades surface or groundwater.

POLICY NE 6.4

Promote educational outreach about stormwater management. Focus on strategies that address:

- Potential water quality impacts (including increased sediments, nutrients, oils and grease, pathogens, and trash).
- Potential water quantity impacts (including increased runoff, reduced infiltration, decreased groundwater recharge, and alterations to stream geomorphology).

OPEN SPACE PRESERVATION

NE GOAL 7.0 | Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife, and the quality of life of county residents.

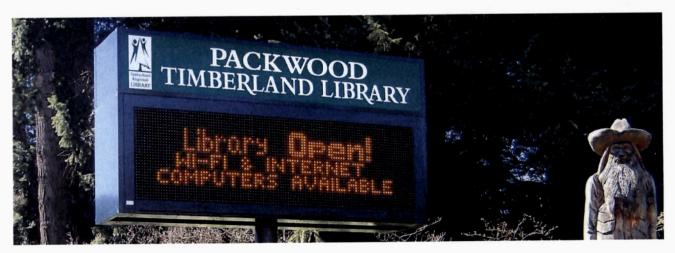
POLICY NE 7.1

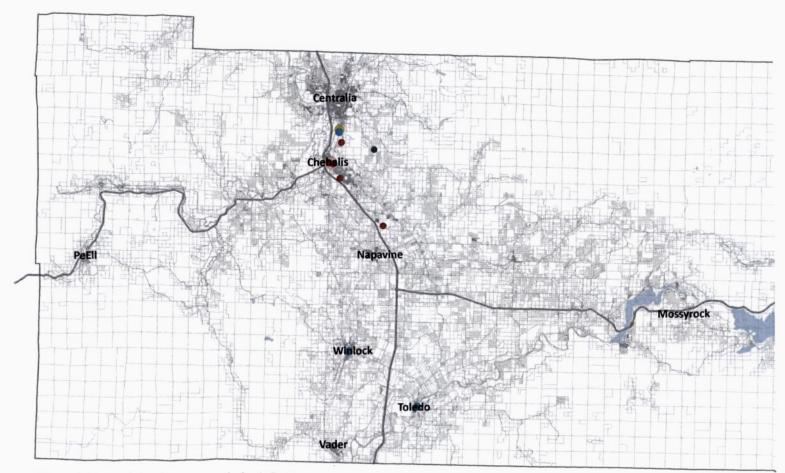
Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed functions.



UTILITIES AND CAPITAL FACILITIES



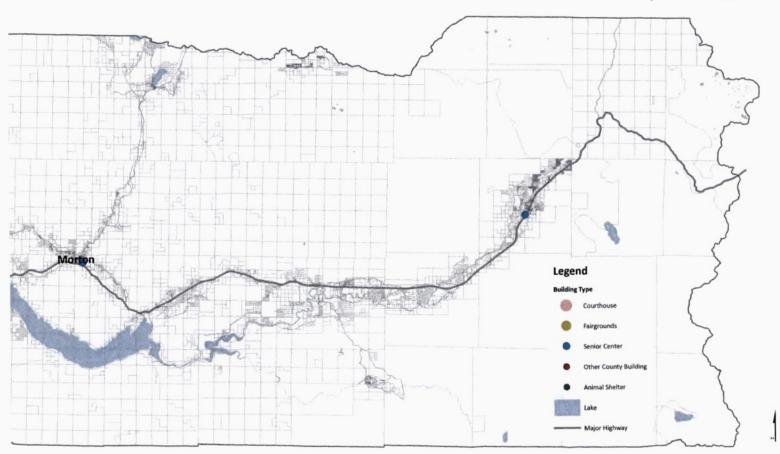




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LEWIS COUNTY

County Buildings



CF-2 Map CF-1

CAPITAL FACILITIES INVENTORY

County Building and Facilities

The government of Lewis County operates a number of facilities. General government buildings are primarily located in downtown Chehalis, while specialized services such as Senior Centers are spread more throughout the county. Each of the facilities operated by the county are listed in Table CF-1, and shown on Map CF-1.

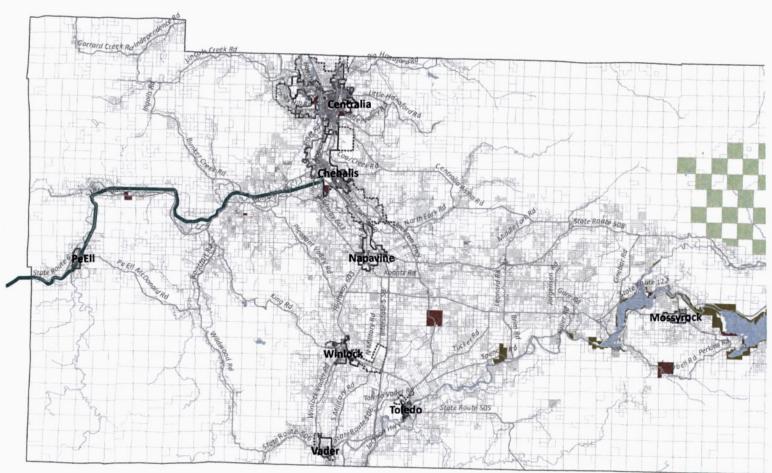
Table CF-1: General Government Buildings

Building Name	Location (Address)	Location (Community)	Ownership	Built	Value (\$)	Square Feet
GENERAL GOVERNMENT						
Courthouse	351 N North Street	Chehalis	00	1927	\$15,520,000	58,960
Health Service Building	360 N North Street	Chehalis	00	1953	\$2,221,875	17,775
Law and Justice Center	345 W. Main Street	Chehalis	00	1978, 1995	\$14,073,600	67,054
Jail	28 SW Chehalis Avenue	Chehalis	00	1986	\$17,776,200	66,964
"Rainier" Bldgs	121,185 NW Chehalis AVE	Chehalis	00		\$1,500,000	15,000
Juvenile Justice Center	1255 SW Pacific Avenue	Chehalis	LH	1979	\$2,395,200	15,476
Coroner and Evidence	585 Center	Chehalis	00	1950	\$2,846,900	19,397
Motor Pool	476 W. Main Street	Chehalis	00	1956	\$1,179,900	19,100
Training Facility (old WSECU)	156 NW Chehalis Avenue	Chehalis	00	1939	\$150,000	2,316
Royal Bakery-Star Tavern Building	242 NW Chehalis Avenue	Chehalis	00	1910	\$255,000	3,920
Facilities Building	571 NW Prindle Street	Chehalis	00	1950	\$750,700	14,000
Public Services Building	2025 NE Kresky Avenue	Chehalis	00	1987	\$1,388,700	12,650
Engineering/Design	2015 NE Kresky Avenue	Chehalis	LH			2,608
Sheriff's Substation	12990 US Highway 12	Packwood	LH			1,232
SENIOR CENTERS						
Twin Cities Senior Center and Storage	2545 N. National Avenue	Chehalis	<u>or-00</u>	1977, 1983	\$902,279	9,560
Morton Senior Center	103 Westlake Avenue	Morton	<u>OL</u> OO	1977	\$315,000	4,200

Building Name	Location (Address)	Location (Community)	Ownership	Built	Value (\$)	Square Feet
Olegua Senior Center	119 SW Kerron Avenue	Winlock	<u>OL-00</u>	1987	\$377,700	5,036
Packwood Senior Center and Storage Building	12931 US Highway 12	Packwood	<u>OL-00</u>	1983	\$280,800	3,888
Toledo Senior Center	150 Coal Street	Toledo	<u>OL</u> OO	1981	\$290,400	3,872
PARK BUILDINGS						
Onalaska Parks Shop (SAR)	951 Hwy 508	Onalaska	00	1968	\$162,000	4,320
South County Park Kitchen, Restroom and Storage	212 Ray Road	Toledo	00	1995	\$174,000	3,120
Schaefer Park Kitchen and Restroom	SR 507 North of Centralia	Centralia	00	1976	\$90,000	1,800
Rose Park Picnic Shelter	Penning Road 2 miles north of Adna	Adna	00	1975	\$24,000	480
Back Memorial Park	146 Dieckman Road	Adna	00	1983	\$48,825	1,302
OTHER						
Animal Shelter	560 Centralia Alpha Road	Chehalis	00	1980	\$274,400	2,688
Claquato Church	Water Street	Chehalis	OL	1857	\$107,000	600
Lewis County Historical Museum	599 NW Front Street	Chehalis	LH	1912	\$1,094,000	8,752
Southwest Washington Fairgrounds	2555 N. National Avenue		See	Appendix E		_
St. Urban Church	Military Road	Winlock	<u>LH</u> OL	1884	\$183,200	1,803
WSU Extension PA Family Support- Services	17 SW Cascade Avenue	Chehalis	00	1954	\$135,750	2,172
Sheriff Storage	187 Kirkland Road	Chehalis	00	1967	\$237,975	6,346
Brick House (Water Conservancy) Legal Aid	19 SW Cascade	Chehalis	OL	N/A	\$130,000	1,800

Notes: Information about square footage and year built is primarily from assessor data.

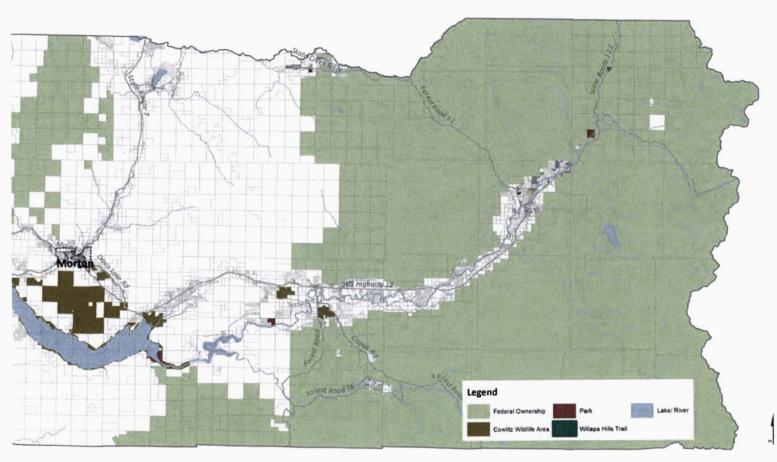
OO – Owned by County and Occupied, OL – Owned by County and Leased, LH – Not Owned by County and Leased



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LEWIS COUNTY

Parks and Trails



CF-6

Map CF-2

Park and Recreation Facilities

Lewis County contains several parks and recreation facilities (see Map CF-2). These facilities include parks operated by the federal government, Washington State Parks, Washington Department of Fish and Wildlife, Tacoma Power, Lewis County Public Utility District #1 (PUD), the incorporated cities of the county, and a variety of other agencies.

Lewis County owns and operates four parks. At this time, the county does not coordinate with other agencies, beyond the general review of permits, on their plans for parks and open space.

Table CF-2: County-Owned and Operated Park and Recreation Facilities

County Parks	Acreage	Location	Facilities
Back Memorial Park	5.0	Dieckman Road in Adna (Just south of the intersection with the Willapa Hills Trail)	Track, ball fields, playground, and picnic area
Rose Park	20.9	Penning Road (South of SR 6)	Covered picnic/kitchen area, picnic area, playground, volleybal area, horseshoe pit, trail with exercise stations
Schaefer Park	19.0	SR 507 and Big Hanaford Road	River swimming, fishing, group use, playground, picnic area
South Lewis County Regional Park	18.5	Ray Road (South of SR 505, just south of Toledo)	Swimming, fishing, boating, playground and picnic area

Solid Waste Management Facilities

Lewis County provides municipal and household solid waste disposal for area residents.

The County's Solid Waste Services operates two transfer stations (one in Centralia and the other just east of the City of Morton).

Businesses and residential customers may haul their solid waste or

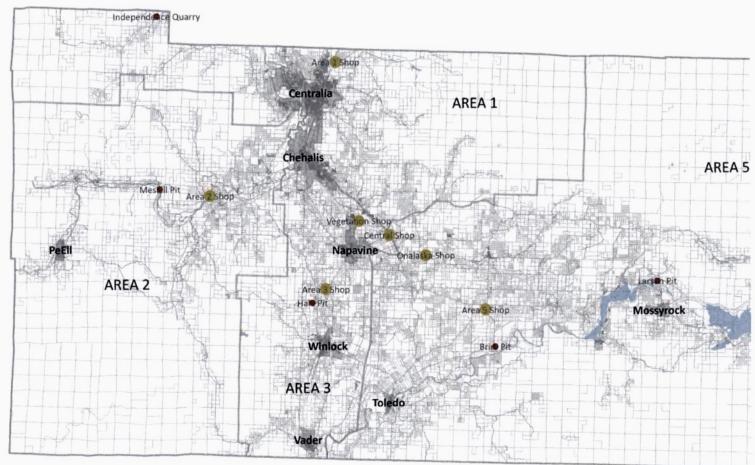
recycling to one of the transfer stations, or have their trash collected by private companies as part of a curbside pickup program.

Trash collected in Lewis County is ultimately disposed in Wasco County Landfill in Wasco County, Oregon.

Table CF-3: Solid Waste Facilities in Lewis County

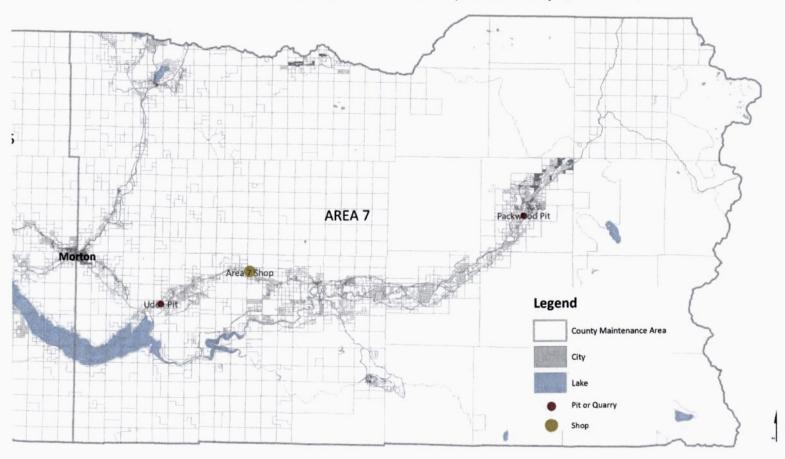
Solid Waste Transfer Stations	Address	Section- Township-Range	Site Area (Acres)	Building Size (Square Feet)	Value
Centralia	1411 S Tower Ave, Centralia	17-14-2W	88.50	15,900	\$3,928,700
Morton	6745 US Hwy 12, Morton	13-12-4E	6.98	11,200	\$379,800

Solid Waste Drop Boxes (Abandoned)	Address	Section- Township-Range	Site Area (Acres)	Building Size (Square Feet)	Value
Mineral	Mineral Creek Rd, Mineral	10-14-5E	0.42		\$9,000
Onalaska	2nd Street, Onalaska	30-13-1E	3.09	-	\$55,000
Randle	Randle Drop Box Rd, Randle	13-12-6E	4.00	-	\$35,000
Winlock	Winlock Vader Rd, Winlock	8-11-2W	8.47	-	\$55,000



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Maintenance Areas, Road Shops, and Pits or Quarries



CF-10

Map CF-3

Transportation Facilities

Lewis County contains a variety of facilities that are utilized to maintain existing county transportation infrastructure. These facilities include shop buildings, sand sheds, and pits and quarries, which help to provide materials for area roads. A complete list of

these facilities is provided below. The location of the majority of these facilities is shown in Map CF-3.

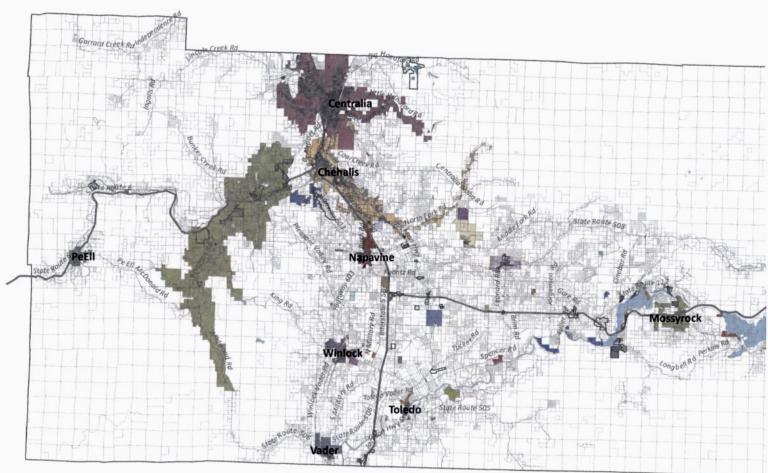
Table CF-4: Public Works/Transportation Facilities

Road Shops	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value
Area 1 Shop	148 Big Hanaford Rd	Centralia	28-15-2W	19.38	9,916	\$365,200
Area 2 Shop	307 Spooner Rd	Chehalis	7-13-3W	53.80	10,231	\$399,500
Area 3 Shop	111 Pleasant Valley Rd	Evaline	9-12-2W	10.80	11,932	\$224,100
Area 5 Shop	162 Brim Rd	Onalaska	18-12-1E	11.48	20,876	\$584,100
Area 7 Shop	8911 US Highway 12	Randle	10-12-6E	24.51	13,612	\$1,500,000
Central Shop	109 Forest Napavine Rd	Chehalis	19-13-1W	19.60	42,888	\$810,600
Onalaska Shop	951 SR 508	Onalaska	28-13-1W	1.30	5,680	\$173,900
Vegetation Shop	187 Kirkland Rd	Chehalis	14-13-2W	13.38	8,670	\$354,200

Pits and Quarries	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value
Brim Pit	Brim Rd	Onalaska	29-12-1E	15.55	-	\$142,000
Hale Pit	Hale Rd	Winlock	17-12-2W	12.85	-	\$105,400
Independence Quarry	Independence Rd	Rochester	15-15-4W	2.50	-	\$41,400
Larson Pit	Larson Rd	Mossyrock	1-12-2E	15.88	-	\$155,900
Meskill Pit	Meskill Rd	Chehalis	10-13-4W	138.28	-	\$205,400
Packwood Pit (leased to PDA)	112 Norman Way	Packwood	21-13-9E	16.68	-	\$993,400
Uden Pit	180 Uden Rd E		22-12-5E	1.99	-	\$25,900

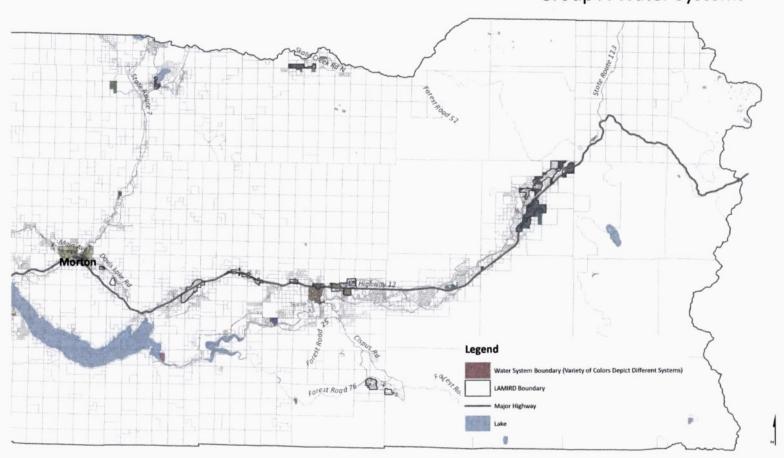
Stock Pile Sites	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value	
Mineral	Mineral Creek Rd	Mineral	10-14-5E	3.30	-	\$33,900	
		Lesation	Section-	Sito Arga	Building Size		

Sand Sheds	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value
Animal Shelter	560 Centralia Alpha Rd	Centralia	27-14-2W	14.49	1,224	\$178,400
Toledo	Collins Rd	Toledo	16-11-1W	27.15	1,920	\$125,000



This map is based on Water System Plans and the known parcels that are served by Group A Water Systems. Discrepancies may exist between the location of a Water Service Area within the Water System Plans and the parcels shown on the map. The map is for general planning purposes only. Lewis County makes no representation us to the accuracy or fitness of the information for a particular purpose.

Group A Water Systems



CF-14

Map CF-4

Water Systems

Lewis County is served by several public and private water utilities (see Map CF-4). Of these utilities, Group A water systems are the largest and:

- · Have 15 or more service connections, or
- Serve 25 or more people 60 or more days per year.

These Group A water systems are required to prepare a Water System or Small Water System Management Plan to assist in the future planning for their facilities.

Lewis County only directly provides water service to the City of Vader (as a result of a Superior Court decision in 2010), but does review the water plans of each of the Group A systems to ensure consistency with the County's Comprehensive Plan and Countywide Planning Policies.

Table CF-5: Major Water Systems in Lewis County

Due to the volume and complexity of information contained within these various plans, an inventory of existing facilities, necessary improvements, and financing information is not repeated within this Utilities and Capital Facilities Element. Instead a list of basic information about the major water systems is provided in Table CF-

Copies of the Water System Plans for Group A systems are kept on file with the Lewis County Community Development Department and considered a key component of the background data that has been reviewed in the development of this Comprehensive Plan.

System	Genera	I Information	ormation Population		Connections		Source Characteristics	Water Use Efficiency (WUE)			
Plan Date Gove	Governance	Residential	Non- Residential	Existing	Approved	Water Source (Permanent and Seasonal Sources)	Last WUE Report (Year)	Total Water Produced	Last DSL ¹		
Boistfort Valley Water	2011	Private	2,289	100	850	1,210	Little Mill Creek, Chehalis River, groundwater well	2014	90,866,306	16.8%	
LCWD #1 – Randle	2011	Special District	192	982	109	147	Groundwater wells	2012	37,728,099	29.7%	
LCWD#2 - Onalaska	2017	Special District	600	1,383	220 ²	435 ²	Groundwater wells	2011	12,064,382	9.1%	

System	Genera	I Information	Popu	lation	Conn	ections	Source Characteristics	Water Use Efficiency (WUE)			
Plan Date Governance		Residential	Non- Residential	Existing	Approved	Water Source (Permanent and Seasonal Sources)	Last WUE Report (Year)	Total Water Produced	Last DSL ¹		
LCWD#3 - Packwood	2011	Special District	380	240	314	486	Groundwater wells	2012	27,974,669	41.4%	
LCWD#5 - Birchfield	2005	Special District	35	1	17	100	Groundwater wells	2014	6,192,961	76.5%	
LCWD#6 - Lake Mayfield Village	2006	Special District	350	87	262	270	Groundwater wells	2014	6,328,375	6.0%	
Centralia	2013	City/Town	15,751	9,616	7,959	NA ³	Groundwater wells	2014	751,000,000	9.6%	
Chehalis	2011	City/Town	7,185	4,226	3,838	NA ³	North Fork Newaukum River, Chehalis River	2014	681,491,000	7.1%	
Morton	2009	City/Town	1,140	1,000	630	NA ³	Connelly Creek	2014	112,406,700	53.0%	
Mossyrock	2007	City/Town	1,320	233	573	645	Groundwater wells	2014	32,509,755	12.9%	
Napavine	2016	City/Town	1,900	872	710	NA ³	Groundwater wells	2014	42,197,588	6.2%	
Pe Ell	2016	City/Town	NA	NA	370	1,004	Lester Creek	2015	61,574,469	5.0%	
Toledo	2009	City/Town	725	1,033	364	420	Groundwater wells	2014	24,384,224	8.7%	
Vader	2010	County	920	65	365	675	Cowlitz River	2014	26,418,900	19.2%	
Winlock	2007	City/Town	1,400	1,067	631	NA ³	Groundwater wells	2014	132,763,000	35.1%	

Notes:

¹ DSL is Distribution System Leakage, the proportion of unaccounted for water produced by a water system.
² Based on the draft Water System Plan by Gray and Osborne dated March 2017.
³ No maximum level was articulated for the community as part of the last Water System Plan.

Table CF-6: Additional Detail about Water Systems that Serve Unincorporated LAMIRDs and UGAs

	Maximum Instantaneous Flow Rate (gpm)	Maximum Annual Volume (Qa)	Next Limiting Factor	Locations
Boistfort Valley Water	1289	722	Source Production Capacity	Curtis Hill, Curtis Hill Rail Yard, Adna, Brockway, LAMIRDs, Rural Lands
LCWD #1 - Randle	600	230	Water Rights	Randle area (Including the LAMIRDs at SR 131 and Kehoe Road)
LCWD#2 - Onalaska	222 (135) ¹	160 (156) ¹	Source Production Capacity ²	Onalaska UGA and Rural Lands
LCWD#3 - Packwood	680	560	Storage	Packwood LAMIRD
LCWD#5 - Birchfield	159	50	Water Rights	Birchfield Development
LCWD#6 - Lake Mayfield Village	270	86.22	Water Rights (Application applied for 39.5 AFY and 150 gpm in 2000)	Mayfield Village LAMIRD

¹ Totals are shown at left. Active totals are shown in parenthesis.
² Based on the draft 2017 Water System Plan completed by Gray and Osborne.

Wastewater Systems

Lewis County reviews the sewer plans of jurisdictions and districts within the county. Review of these plans considers the growth forecasts used to project future wastewater flows and the management of areas that are outside incorporated communities and their urban growth areas. The sewer plans are specifically reviewed to ensure that: the district's planning area boundaries are consistent with UGA boundaries and to make sure that urban areas are adequately planned for future service.

Beyond the wastewater treatment facilities located in incorporated jurisdictions, six water/sewer districts operate in Lewis County.

Lewis County Water/Sewer District 1 - Randle

District 1 serves the Randle area. At present, the district does not have any facilities to treat wastewater.

Lewis County Water/Sewer District 2 - Onalaska

District 2 serves the Onalaska area. The district operates a wastewater treatment facility with an annual average capacity of 107,000 gallons per day (gpd). The system is detailed further in the subarea plan for Onalaska.

Lewis County Water/Sewer District 3 - Packwood

District 3 serves the Packwood community. The district adopted a Wastewater Facility Plan in 2013, and is in the process of developing a sewer treatment system.

Lewis County Water/Sewer District 4 - Chehalis

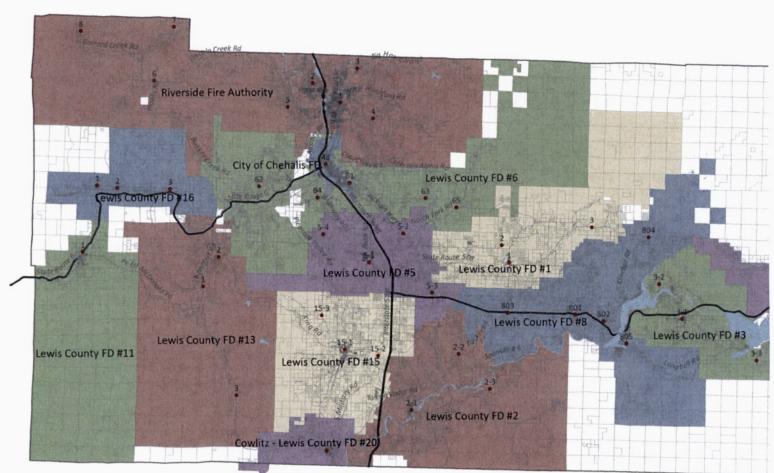
District 4 serves the south Chehalis area. Wastewater from the system is treated at the Chehalis Regional Water Reclamation Facility.

Lewis County Water/Sewer District 5 - North Onalaska

District 5 serves the Birchfield area. Wastewater from the system is proposed to be treated by Water/Sewer District 2.

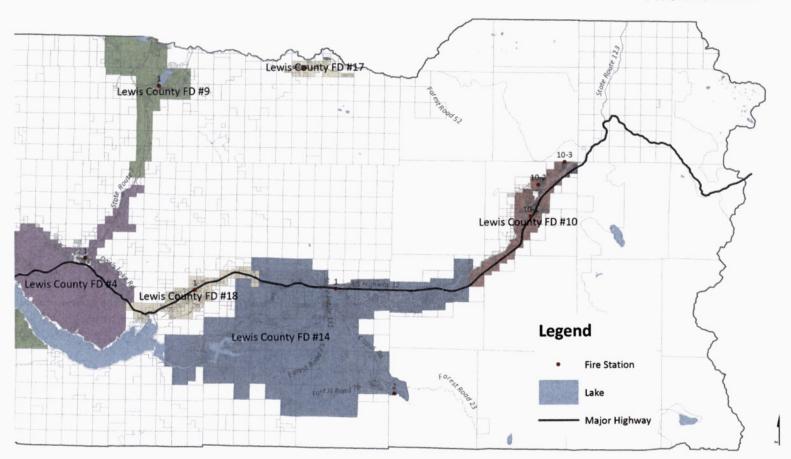
Lewis County Water/Sewer District 6 - Lake Mayfield

District 6 serves the Lake Mayfield Resort and the Mayfield Village LAMIRD. Wastewater from the area is treated at a small treatment plant along the shoreline of Mayfield Lake.

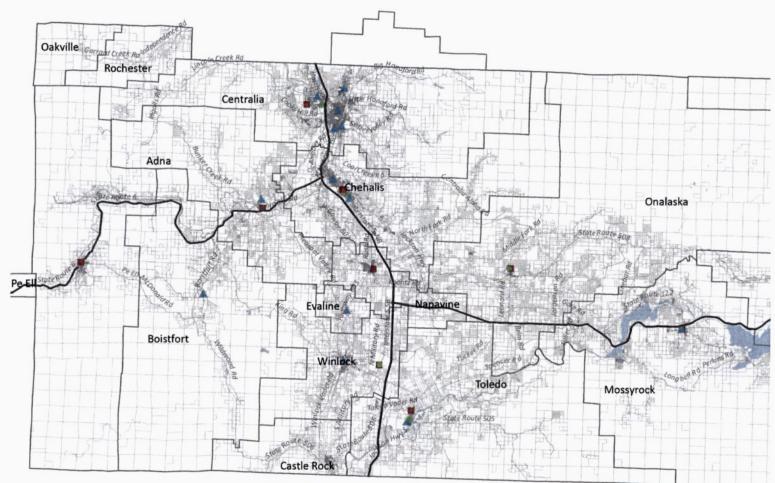


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Fire Districts

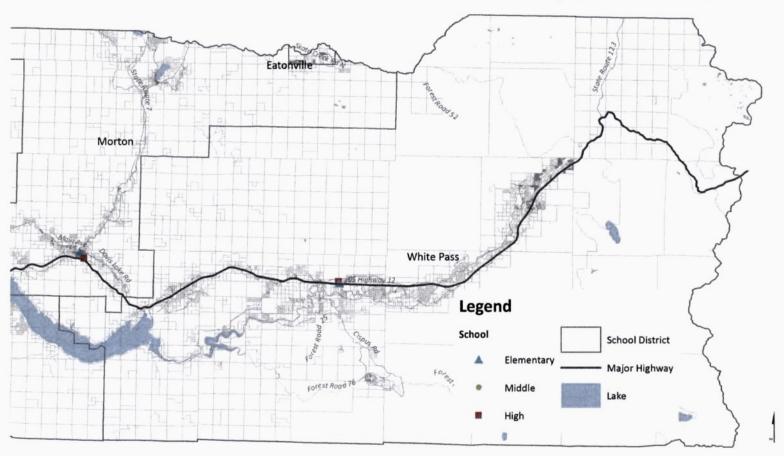


CF-20 Map CF-5

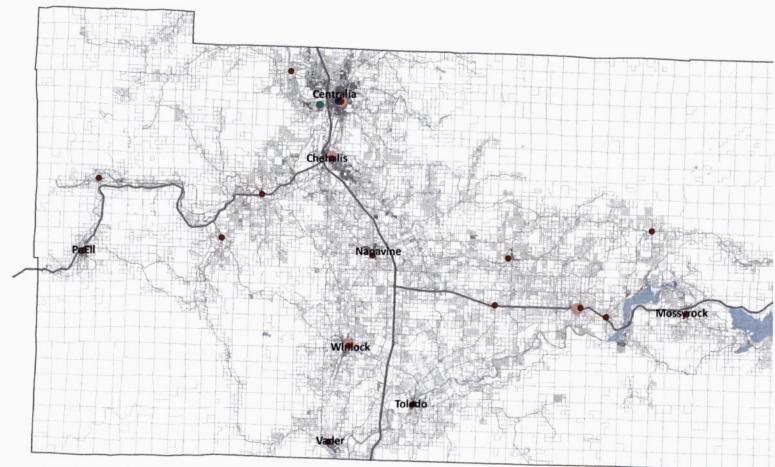


This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

Schools and School Districts

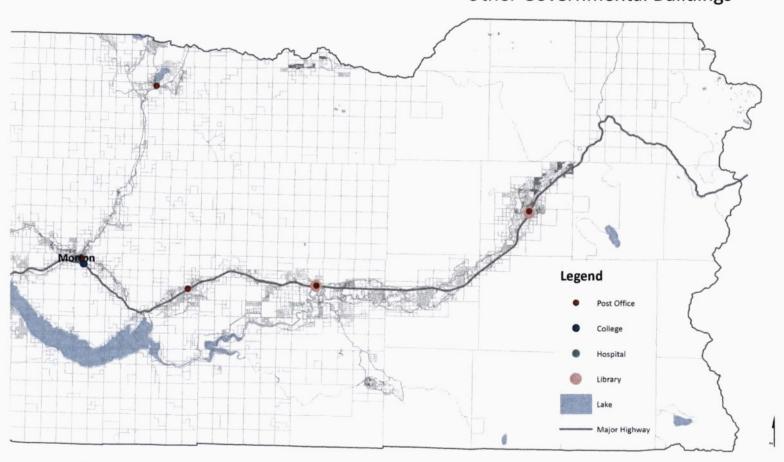


CF-22 Map CF-6



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Other Governmental Buildings



CF-24

Map CF-7

Other Facilities

Fire Districts

Lewis County contains 18 fire districts (see Map CF-5). A list of the fire districts, their stations, and their apparatus available is provided in Appendix E.

School Districts

Lewis County contains 13 public school districts (see Map CF-6).1

As part of this plan, Lewis County has reviewed each of the school district's adopted facility plans and summarized the school districts' inventories of school capacities, enrollment and needed facilities.

A summary of the needs of the districts is provided in Appendix E.

Libraries

Timberland Regional Library serves Lewis County. The library system has six branch libraries within the County, and two kiosks where library patrons can reserve and check out books (see Map CF-7). Details about the library system are provided in Appendix E.

 $^{^{\}rm 1}$ Some students from Vader travel to Castle Rock for school. The Castle Rock School District is not included within the appendix.

UTILITY INVENTORY

Electricity

Lewis County Public Utility District No. 1

Lewis County Public Utility District No. 1 (PUD) serves all of Lewis County, except the City of Centralia and areas covered by Centralia City Light. The utility provides electricity to over 31,000 individual electric meters. In 2014, the total energy load for the utility was 941,885 megawatt-hours (Mwh). Roughly 84 percent of the energy came from hydropower.

The utility district owns and operates the Cowlitz Falls Project. The facility:

- Produces an average of 261,000 Mwh of electricity annually, or approximately 33 percent of the electric energy used by the PUD's customers.
- Was developed through a partnership between the PUD and the Bonneville Power Administration (BPA). Under the partnership, the district owns the dam, and the BPA purchases the annual output of the facility under a long-term contract. In exchange for the output of the dam, the BPA pays all costs associated with the operation and maintenance of the facility.

In addition to the Cowlitz Falls Project, the utility has collaborated on or purchased energy shares from a variety of alternative energy projects such as the Packwood Hydro project, the Burton Creek Hydro project, and the 9 Canyon and White Creek Wind projects.

Centralia City Light

Centralia City Light supplies power to approximately 10,000 customers in the City of Centralia and nearby areas, including Cooks Hill, Seminary Hill, and Salzer Valley. Of these customers, roughly 84 percent are residential uses, and 16 percent are commercial or industrial uses.

The utility sold a total of 245,748 Mwh in 2015, and roughly 27 percent of its power (69,568 Mwh) was produced at its Yelm hydroelectric plant. The plant was constructed by the City of Centralia in 1929 and became operational in 1930. The remainder of Centralia City Light's electricity in 2015 was purchased from the BPA.

Natural Gas

Puget Sound Energy offers natural gas service to nearly 800,000 gas customers in six counties, including consumers in Centralia, Chehalis, Toledo and Winlock. Gas is purchased from regional suppliers, and transmitted to customers through local mains and service lines.

All of the natural gas consumed by homes and businesses in the Pacific Northwest comes from western Canada and the U.S. Rocky Mountain states. The majority of this natural gas moves straight to the customer through a network of pipelines, local gas mains, and other utility infrastructure. Northwest consumers, however, also receive a significant share of their natural gas supply—mainly in winter—from underground storage reservoirs.

Puget Sound Energy co-owns and operates the Northwest's largest natural gas storage reservoir, the Jackson Prairie Underground Natural Gas Storage Facility in Lewis County. The Jackson Prairie facility is able to store 25 billion cubic feet of working natural gas and is capable of delivering 1.15 billion cubic feet of natural gas per day – enough to meet the peak wintertime natural gas consumption of the 1.2 million households in the Northwest.

The Jackson Prairie Underground Natural Gas Storage Facility is a series of deep, underground reservoirs— thick, porous sandstone deposits—in which large volumes of natural gas are injected and stored for later use by utility customers across the region. The layers lie approximately 1,000 to 3,000 feet below the surface of the ground.

Most of the acreage above the 3,200 acre facility is privately owned and is used for timber production, livestock grazing or residential use.

Telecommunications

A variety of telecommunications providers offer service in Lewis County. Ongoing changes in cellular and fiber technology have transformed the delivery of telecommunications, and these shifts in equipment and providers have contributed to an industry that offers several options for customers. Anticipating future characteristics given these swiftly shifting conditions is near impossible.

Telecommunication providers are regulated by federal, state and local jurisdictions, and the County often reviews components of the service provision through the development review process.

Moving into the future, improvements to telecommunication infrastructure and services will play an increasingly important role in strategies for transportation demand management and rural economic development in Lewis County. These strategies will

require the continued commitment to the development of telecommunications technology throughout the County, especially in underserved areas.

UTILITIES AND CAPITAL FACILITIES

UCF GOAL 1.0 | Develop capital facilities and utilities in a manner that supports the implementation of the Land Use Element.

POLICY UCF 1.1

Plan, design, and operate public facilities and utilities to:

- Accommodate the demands of growth, consistent with the adopted land use and zoning designations.
- Comply with appropriate state and federal laws.
- · Protect public health and safety.

POLICY UCF 1.2

Maintain an inventory of existing public facilities and utilities including (where possible) the locations and capacities of such facilities and systems.

POLICY UCF 1.3

Acknowledge that "growth follows pipes and pavement" and install public amenities, utilities and facilities to serve as catalysts for beneficial community development.

POLICY UCF 1.4

Encourage growth in areas served by public water systems (as a means to address the demand for new housing).

POLICY UCF 1.5

Ensure that public facilities and utilities are compatible with surrounding areas, adopted design standards and relevant state laws

POLICY UCF 1.6

Reassess the Utilities and Capital Facilities Element periodically to ensure that utility and facility needs and financing are consistent with the Land Use Element.

Policy UCF 1.7

Consider strategies to optimize the delivery of utilities, capital facilities and services whenever land use changes are proposed.

COORDINATED

UCF GOAL 2.0 | Coordinate land use, utility, and public facilities planning and management to prepare for future growth and ensure the availability of necessary services.

POLICY UCF 2.1

Ensure that the Utilities and Capital Facilities Element is consistent with other applicable local, county, regional and state plans.

POLICY UCF 2.2

Work with cities to coordinate the planning, funding, and construction of utilities and public facilities in urban growth areas.

POLICY UCF 2.3

When desirable, cooperate with cities and/or other service providers to plan, construct, finance, and operate regional utilities and public facilities.

UCF GOAL 3.0 | Coordinate the utility, capital facility and transportation plans and designs of the county with other providers to leverage funding opportunities and effectively manage the construction of improvements.

POLICY UCF 3.1

Make county plans, regulations and standards, including population forecasts and land use designations, available to utility and facility providers to assist in their planning.

POLICY UCF 3.2

Strive to inform service providers about county construction projects to promote the efficient sharing of utility and capital facility corridors.

POLICY UCF 3.3

Consider potential concurrent utility or facility improvements when utility or facility providers construct a project. Utilize the projects of service providers as an opportunity to enhance the county facilities when desirable.

POLICY UCF 3.4

Utilize the agreements between the county, and utility and facility providers, as a means to:

- Coordinate the functional plans of the provider and the capital facility plans of the county.
- Address the joint use of corridors and rights-of-way.
- Ensure that development permit reviews address other affected facilities and utilities.
- Mitigate the impacts of utility and facility improvement projects.

CONCURRENT

UCF GOAL 4.0 | Ensure adequate utilities, public facilities and services exist or can be provided concurrent with development.

POLICY UCF 4.1

Strive to monitor the capacity of existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

FINANCIALLY FEASIBLE

UCF GOAL 5.0 | Attempt to minimize the financial burden of capital improvements on ratepayers and taxpayers.

POLICY UCF 5.1

Maintain and operate public facilities in an efficient and responsible manner.

POLICY UCF 5.2

Use conservation and demand management principles to extend the available capacities of utilities and public facilities.

POLICY UCF 5.3

Ensure that developments pay their fair share for improvements. Utilize mitigation measures, impact fees and a variety of other mechanisms to help collect the necessary funds.

POLICY UCF 5.4

Weigh operation and maintenance costs, as well as the financial impacts of ongoing debt service as part of the overall considerations about whether to build major infrastructure.

POLICY UCF 5.5

Target a limited number of high priority areas for major facility investments.

POLICY UCF 5.6

Pursue outside grants for major projects, such as the Packwood sewer system.

ENVIRONMENTALLY SENSITIVE

UCF GOAL 6.0 | Use environmentally sound approaches to construct, operate and maintain utilities and facilities.

POLICY UCF 6.1

Promote the conservation of energy, water and other natural resources in the siting and design of new utilities and public facilities.

POLICY UCF 6.2

Design and construct utility and facility projects, such as storm water drainage, water withdrawals, and sewage disposal, to respect the environmental limits of the area in which they are proposed.

POLICY UCF 6.3

Continue to use the standards for critical areas in the review of utility and capital facility proposals.

COUNTY BUILDINGS

UCF GOAL 7.0 \mid Anticipate the needs for future county buildings in a manner that is responsible with taxpayer monies.

POLICY UCF 7.1

Implement the County Campuses concept, which would concentrate the future development of county buildings in two primary locations: near the historic County Courthouse, and near the Public Works Central Shop on Jackson Highway.

POLICY UCF 7.2

Utilize the Ten-Year Capital Improvement Program shown in Table CF-7 as the framework to guide major capital facility decisions within the county, and as the basis for the Six-Year Capital Improvement Program.

POLICY UCF 7.3

Continue to proactively review the needs and priorities for improvements to capital facilities.

POLICY UCF 7.4

Develop and adopt the official Six-Year Capital Improvement Program annually as part of the county budgeting process.

PARKS

UCF GOAL 8.0 | Provide a high quality park and open space system that effectively utilizes existing open lands and minimizes costs for taxpayers.

POLICY UCF 8.1

Strive to find innovative and cost-effective ways to operate the existing parks owned by Lewis County.

POLICY UCF 8.2

Partner with agencies such as Tacoma Power, the Washington Department of Fish and Wildlife, Washington State Parks, and the US Forest Service to improve their park and recreation facilities.

POLICY UCF 8.3

Improve the connections between settlements and their neighboring recreational lands, particularly in the areas shown in the Great Outdoors concept (Map T-12).

POLICY UCF 8.4

Work to create well-defined points to access nearby park and recreational lands for residents and visitors to Lewis County.

POLICY UCF 8.5

Consider the financial implications of maintenance and operation of park land on general fund expenditures as part of future park decisions.

SCHOOLS

UCF GOAL 9.0 | Champion a high quality education system.

POLICY UCF 9.1

Promote the vitality of Lewis County's school districts, recognizing that schools are a key component of small town/community character and vitality.

POLICY UCF 9.2

Encourage the improvement of school buildings to support high quality learning environments.

POLICY UCF 9.3

Encourage school districts to share available facilities and resources, particularly for elective activities.

POLICY UCF 9.4

Urge school districts to act as centers for the surrounding community, recognizing that the districts offer indoor and outdoor spaces that are useful to nearby residents and community organizations.

POLICY UCF 9.5

Continue to encourage higher education opportunities, and pursue the expansion and/or location of colleges, universities, and vocational schools in Lewis County.

WATER

UCF GOAL 10.0 | Ensure that water supplies and infrastructure are sufficient to meet the needs of existing and future development in the county.

POLICY UCF 10.1

Foster improvements to public water systems, particularly within unincorporated urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs), to ensure that adequate water supplies and infrastructure are available to serve the future development of the areas.

¹ Difficulties experienced by small water providers include technical challenges associated with addressing water quality violations and making needed repairs; managerial problems associated with staffing and understanding the requirements for operating small water systems; and financial challenges that result from small customer bases and higher per-

POLICY UCF 10.2

Develop strategies to support the operation of small water systems and help address the technical, managerial and financial difficulties that are experienced by small water providers.¹

POLICY UCF 10.3

Encourage the consolidation of water utilities when desirable.

POLICY UCF 10.4

Establish standards that require new residential, commercial and industrial development to use existing water systems (when the facilities are available). The standards should:

- Promote the efficient use of existing water resources.
- Encourage a high level of water quality and reliability for existing and future development.

POLICY UCF 10.5

Implement Engrossed Substitute Senate Bill 6091 related to permitexempt domestic groundwater withdrawals.

POLICY UCF 10.6

Participate in watershed planning for Water Resource Inventory Areas (WRIAs) 11, 13, 23 and 26 to help shape the amount of groundwater withdrawals available for permit-exempt domestic groundwater withdrawals, and the type of projects used to mitigate groundwater and stream impacts.

capita costs (to address the necessary regulatory requirements). For additional information about these difficulties, please see "Report to the Legislature: Small Public Water Systems," dated July 2009, completed by the Washington State Department of Health.

WASTEWATER

UCF GOAL 11.0 | Enhance wastewater collection and treatment facilities to support development within designated UGAs, certain areas of more intensive rural development, and areas where known pollution or health hazards exist.

POLICY UCF 11.1

Strive to minimize the cost of existing and future wastewater treatment facilities through strategies such as the consideration of alternative and/or innovative approaches to sewage and biosolid treatment and disposal.

POLICY UCF 11.2

Limit the extension of sewer lines outside of urban growth areas and the boundaries of water/sewer districts, LAMIRDs, and the other special areas mentioned in Appendix A, except when necessary to correct documented groundwater contamination, or existing or impending health hazards.

POLICY UCF 11.3

Encourage properties within wastewater service areas to hook to the available system.

POLICY UCF 11.4

Work to construct a sewer system within the Packwood LAMIRD.

POLICY UCF 11.5

Strive to minimize the cost of existing and future wastewater treatment facilities through strategies such as the consideration of alternative and/or innovative approaches to sewage and biosolid treatment and disposal.

STORMWATER

UCF GOAL 12.0 | Reduce the potential impacts of stormwater on public health, property and safety.

POLICY UCF 12.1

Use education and outreach to raise community awareness about the benefits of stormwater management, including its assistance in retaining water quality and reducing flood hazards.

POLICY UCF 12.2

Utilize best management practices, such as those outlined in the regional Road Maintenance Endangered Species Act Guidelines and the Department of Ecology Stormwater Management Manual, to treat stormwater runoff.

POLICY UCF 12.3

Ensure adequate stormwater facilities, as defined within the Lewis County Code and other applicable regulations, are installed concurrent with development.

SOLID WASTE

UCF GOAL 13.0 | Provide solid waste services to residents of Lewis County in an efficient and cost-effective manner.

POLICY UCF 13.1

Implement the strategies for solid waste management (including waste reduction, recycling and energy recovery) identified in the Lewis County Solid and Hazardous Waste Management Plan.

ELECTRICAL

UCF GOAL 14.0 \mid Facilitate the provision of electricity to residents of Lewis County.

Policy UCF 14.1

Coordinate with Lewis County PUD and Centralia City Light in the provision of electricity to customers.

POLICY UCF 14.2

Encourage underground utility distribution lines where feasible, especially in new subdivisions, LAMIRDs and unincorporated Urban Growth Areas.

POLICY UCF 14.3

Maintain development standards for the siting of electrical substation facilities.

NATURAL GAS

UCF GOAL 15.0 \mid Encourage the use of natural gas within Lewis County.

POLICY UCF 15.1

Coordinate with Puget Sound Energy and other appropriate agencies to expand the availability of natural gas.

TELECOMMUNICATIONS

UCF GOAL 16.0 | Promote the development of a high quality telecommunications network in Lewis County.

POLICY UCF 16.1

Strive to expand the availability of broadband for internet.

POLICY UCF 16.2

Target underserved locations such as Doty, Onalaska, Mineral, PeEll, Vader, and Winlock for broadband expansion.

POLICY UCF 16.3

Craft the county's development regulations to be flexible and responsive to innovations and advances in telecommunications technology.

POLICY UCF 16.4

Assure that the regulations for wireless facilities minimize the potential adverse impacts from the facilities. Use adequate setbacks, appropriate landscape screening, and the utilization of existing sites and structures whenever feasible.

ESSENTIAL PUBLIC FACILITIES

UCF GOAL 17.0 | Utilize a clear set of criteria and procedures to ensure that Essential Public Facilities, as defined in the Lewis County Code, are not precluded from Lewis County.

POLICY UCF 17.1

Do not prohibit or exclude the siting of essential public facilities in Lewis County.

POLICY UCF 17.2

Identify and site essential public facilities, as established by the State Office of Financial Management, as follows:

 The state or local government proposing to site an essential public facility shall provide a justifiable need for the public facility and for its location in Lewis County based upon forecasted needs and a logical service area.

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 The state or local government proposing to site an essential public facility shall establish a public process by which the residents of the county, affected communities and "host" municipalities have a reasonable opportunity to participate in the site selection process.

POLICY UCF 17.3

Require Essential Public Facilities to meet adopted federal, state, and county land use regulations and be in conformance with the Comprehensive Plan, unless adequate justification for, and mitigation of, any deviation is made.

POLICY UCF 17.4

Require State Environmental Policy Act compliance and the concurrent availability of supporting capital facilities (at the time of occupancy) as conditions of any project approval.

POLICY UCF 17.5

Incorporate public participation in the design (to determine appropriate location, land use and intensity) and review (to determine acceptance, need for modification or rejection) of a proposed essential facility.

POLICY UCF 17.6

Consult affected jurisdictions, agencies and utilities during the planning of the project.

POLICY UCF 17.7

Consider the following criteria in the siting of essential public facilities:

(a) Specific facility requirements for each essential facility shall be determined and identified for the following:

- · Minimum acreage.
- Accessibility.
- Transportation needs and services.
- Supporting public facility and public service needs and the availability thereof.
- · Health and safety.
- · Site design.
- · Zoning.
- · Availability of alternative sites.
- · Community-wide distribution of facilities.
- · Capacity and location of equivalent facilities.

(b) Impacts of the facility:

- · Land use compatibility.
- Existing land use and development in adjacent and surrounding areas.
- · Existing zoning of the surrounding areas.
- Existing Comprehensive Plan designation for the surrounding areas.
- Present and proposed population density of the surrounding area.
- Environmental impacts and opportunities to mitigate the environmental impacts.
- Effect on agricultural, forest, or mineral lands, critical areas, and historic, archaeological and cultural sites.
- Effect on areas outside of Lewis County.
- · Effect on the likelihood of associated development.
- Effect on public costs, including operation and maintenance.

Table CF-7: Capital Facility Ten Year Project List¹

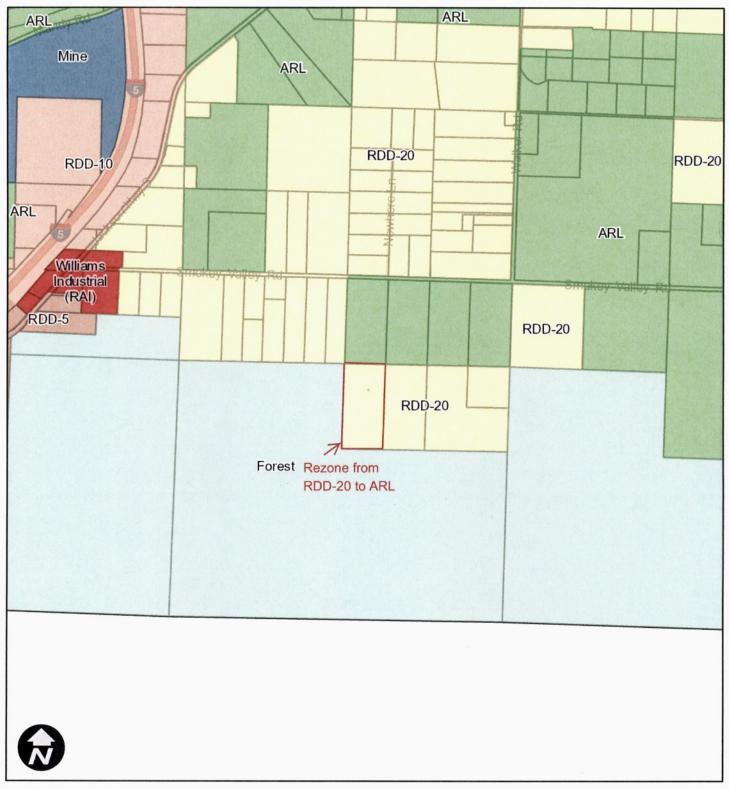
Project	Cost Est.	Funding	Year	Notes
COURTHOUSE CAMPUS				
Courthouse and L&J Maintenance & Repairs	250,000	REET	Ongoing	Ongoing Maintenance and Improvements
Demolition of Buildings and Parking Improvements	1,100,000	BOND/REET	2020-2021	Demolition of Old Credit Union and parking lot construction
Renovation of Rainer bldgs on Chehalis Ave for Community Development	1,175,000	BOND/REET	2020-2021	Renovation of building to house Community Development and Environmental Health
Kresky Building Renovation	650,000	BOND/REET/	2021	Renovate Public Services Building to incorporate, GIS, Engineering and Traffic
TC Shop	750,000	BOND/REET	2021	Renovate for Traffic Control and Public Works
Renovate Motor Pool	2,500,000	TBD	2027-2029	Renovate building for conference center
CENTRAL SHOP CAMPUS				
Central Shop Roof, Flooring	625,000	REET/ER&R	2020	Replace building roof and flooring on 2 nd floor
Emergency Management, E911	12,430,746	TBD	2025-2029	A complex that includes a consolidated Emergency Management/E911 building. Could be a phased project
Renovate TC Shop to house Motor Pool	625,000	TBD	2021-2022	Remodel TC Shop to house Motor Pool
JUVENILE JUSTICE CENTER				
Renovate Juvenile Center	6,000,000	1/10,BOND	2021-23	Project to renovate Juvenile Center
FAIRGROUNDS				
Fairgrounds Improvements	1,000,000	REET	Ongoing	Building improvements, improved paving, enhanced electrical
ANIMAL SHELTER				
Animal Shelter	3,125,000	<u>Donations</u> (bequest funds)	2020-2022	New animal shelter
EAST COUNTY SUBSTATION				
East County Substation	Unknown at this date	REET	2026-2029	New substation at the Area 7 Shop
PARKS				
Packwood River Access	500,000	GRANT/REET	2019-2020	Cowlitz River access off Skate Creek Rd, 50% grant match
Schaefer Bridge	50,000	REET	2020	Replace Bridge Deck
AIRPORTS				
Ed Carlson Memorial Field	3,122,241 (156,112 Local Match) ²	FAA/DOT/REET	2020	Reconstruction of main parallel taxiway and replacement of the Vertical Approach Slope Indicator with a Precision Approach Path Indicator.
Ed Carlson Memorial Field	200,000 (10,000 Local Match)	FAA/DOT/REET	2020	Obstruction removal – South Side Trees (Phase 1) Environmental/design
Packwood Airport	78,370 (3,918.50 – Local Match) ²	FAA/DOT/REET	2020	Design and construction of an Automated Weather Observing Station (AWOS)

[†]Transportation projects in the Transportation Improvement Program, and the remainder of the Transportation Element are considered a component of this Capital Improvement Program for the purposes of REET funding.

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Lewis County

Proposed



11/13/2020, 10:23:55 AM

1:18,056 0 800 1,600 3,200 ft

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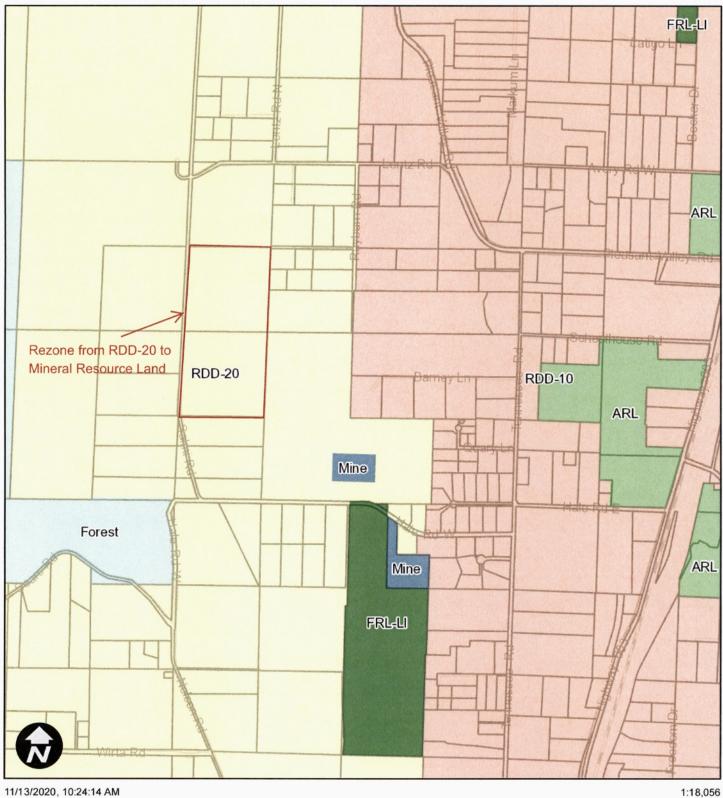




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Lewis County

Proposed



11/13/2020, 10:24:14 AM

800 1,600 3,200 ft

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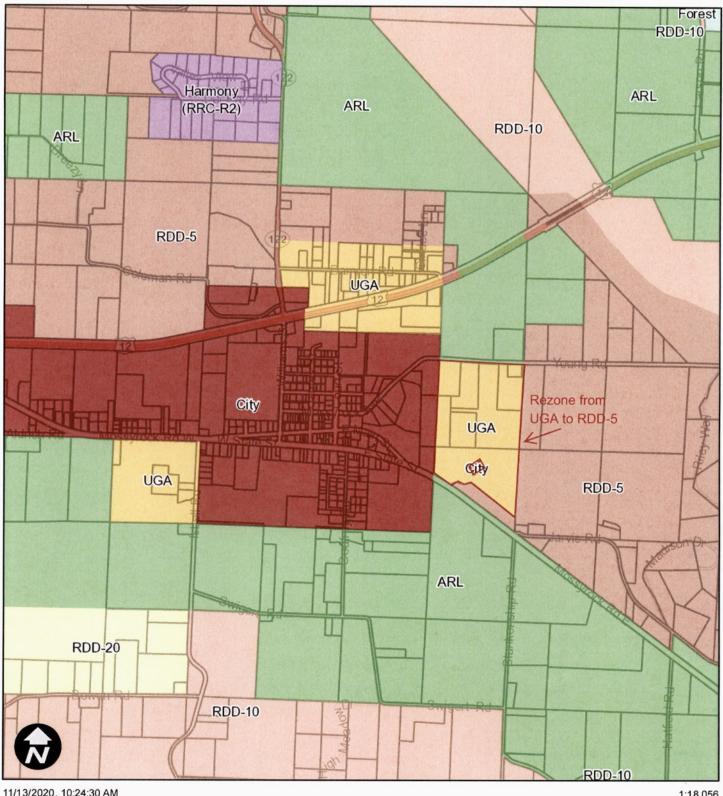




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Lewis County

Proposed



11/13/2020, 10:24:30 AM

1:18,056 0 800 1,600 3,200 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet





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Lorie Spogen, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: October 14, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive

Plan and Zoning Ordinance Map for Stephen Padula's Site Specific Rezone

Request (RZ19-00002)

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan. The Planning Commission recommends approval for the site-specific rezone request from Stephen Padula that will amend the Comprehensive Plan designation for parcel 012708002005 from "Other Rural Lands" to "Agricultural Resource Lands". It will also change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Agriculture Resource Lands.

General findings of fact:

- RCW 36.70A.040 requires Lewis County to designate agricultural resource lands through its comprehensive plan and adopt development regulations conserving these designated agricultural lands.
- 2. Lewis County Code 17.05.040 allows site-specific rezone applications to change the comprehensive plan and zoning ordinance map as a Type V application. The Type V application requires public notice, has workshops and a public hearing with the Planning Commission, and has the final decision adopted by the Board of County Commissioners.
- 3. Stephen Padula submitted a Site Specific Rezone Request for a change in the comprehensive plan and zoning ordinance map on December 30, 2019 for the 2020 comprehensive plan amendment.
- 4. The Lewis County Planning Commission held a public workshop to discuss Stephen Padula's Site Specific Rezone Request. At its August 25, 2020 public workshop, the Planning Commission adopted a motion to hold a public hearing at its October 13, 2020 meeting.
- 5. The county published a legal notice in The Daily Chronicle on September 22, 2020 advertising a public hearing for Stephen Padula's site-specific rezone request.

Letter of Transmittal

- Before the public hearing date, the Lewis County Planning Commission received and considered the staff report on the proposed amendment. Copies of all materials were available to the public in accordance with LCC 17.05 and LCC 17.12.
- 7. The Lewis County Planning Commission held a public hearing and received public testimony on the proposed site-specific rezone request on October 13, 2020.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the sitespecific rezone request and determined:

- 1. The rezoning is consistent with Lewis County Adopted Plans;
- The rezoning is consistent with the county-wide planning policies, Growth Management Act (GMA), and other state or federal law or Washington Administrative Code;
- 3. The rezoning does not further impact public health, safety, welfare;
- 4. There are circumstances that justify the rezoning;
- 5. The rezoning is consistent with the neighborhood characteristics;
- 6. The rezoning would result in consistent regulations for each property with the same zoning designation countywide;
- 7. The rezoning aligns with the zone districts purpose and intent.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance to adopt the proposed changes to the Lewis County Comprehensive Plan and zoning ordinance map as shown in Exhibits A.

Submitted by

Lorie Spogen, Chair

Lewis County Planning Commission

Additional Notes

- 1. The Lewis County Community Development will forward a draft of the site-specific rezone request to the Washington State Department of Commerce for their 60-day review with all of the other proposed Comprehensive Plan Amendments for 2020. WAC 365-196-640 requires comprehensive plans to be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained
- 2. The Lewis County Department of Community issued a Determination of Nonsignificance for the State Environmental Policy Act (SEPA) on this project on March 17, 2020.

Exhibit A – Proposed Comprehensive Plan and Zoning Ordinance Map amendment Exhibit B – Planning Commission Decision Chart completed at the October 13, 2020 public hearing

Letter of Transmittal 3

LEWIS COUNTY PLANNING COMMISSION

Leslie Myers, Vice Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: November 12, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive

Plan and Zoning Ordinance Map for Jorgensen Timber, LCC's Site Specific

Rezone Request (RZ19-00001)

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan. The Planning Commission recommends approval for the site-specific rezone request from Jorgensen Timber, LLC that will amend the Comprehensive Plan designation for parcels 014997000000 and 015001001000 from "Other Rural Lands (Non-Resource)" to "Mineral Resource Lands". It will also change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Mineral Resource Lands.

General findings of fact:

- 1. RCW 36.70A.040 requires Lewis County to designate mineral resource lands through its comprehensive plan and adopt development regulations conserving these designated mineral resource lands.
- 2. Lewis County Code 17.30.850 includes an "opt in" provision for voluntary designation of properties as mineral resource land. The application for the designation is processed as a Type V application to amend the comprehensive plan and development regulations.
- 3. Lewis County Code 17.05 identifies the process for a Type V application. The Type V application requires public notice, has workshops and a public hearing with the Planning Commission, and has the final decision adopted by the Board of County Commissioners.
- 4. Jorgensen Timber, LCC submitted a Type V application for a site specific rezone request for the "opt in" provision on December 20, 2019 for the 2020 comprehensive plan amendment.
- 5. The Lewis County Planning Commission held a public workshop to discuss Jorgensen Timber, LLC's Site Specific Rezone Request. At its September 22, 2020

Letter of Transmittal

- public workshop, the Planning Commission adopted a motion to hold a public hearing at its October 27, 2020 meeting.
- 6. The county published a legal notice in The Daily Chronicle on October 6, 2020 advertising a public hearing for Jorgensen Timber, LCC's site-specific rezone request.
- 7. Before the public hearing date, the Lewis County Planning Commission received and considered the staff report on the proposed amendment. Copies of all materials were available to the public in accordance with LCC 17.05 and LCC 17.12.
- 8. The Lewis County Planning Commission held a public hearing on October 27, 2020 and received public testimony on the proposed site-specific rezone request.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the sitespecific rezone request and determined that the applicant's request:

- Meets the requirements of the Growth Management Act (GMA), Lewis County Countywide Planning Policies, the Lewis County Comprehensive Plan, and all other state and federal laws;
- Conforms with Lewis County Adopted Codes and Plans, including the "opt in" provision for voluntary designation of properties as mineral resource land (LCC 17.30.850); and
- 3. Protects the public's general health, safety, and welfare.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance adopting a change to the Lewis County Comprehensive Plan and zoning ordinance map designating Parcels 014997000000 and 015001001000 as Mineral Resource Lands, as shown in Exhibits A.

	-Authentisier Les lie Myers	Data	11/20/2020	
Submitted by L	11/20/2020 11:00:04 AM PST	Date		-
Leslie	Myers, Vice Chair			
Lewis	County Planning Commission			

Additional Notes

- The Lewis County Community Development will forward a draft of the site-specific rezone request to the Washington State Department of Commerce for their 60-day review with all of the other proposed Comprehensive Plan Amendments for 2020. WAC 365-196-640 requires comprehensive plans to be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained
- 2. The Lewis County Department of Community issued a Determination of Nonsignificance for the State Environmental Policy Act (SEPA) on this project on March 17, 2020.

Exhibit A - Proposed Comprehensive Plan and Zoning Ordinance Map amendment

Letter of Transmittal 3

LEWIS COUNTY PLANNING COMMISSION

Leslie Myers, Vice-Chair

LETTER OF TRANSMITTAL

To:

Lewis County Board of County Commissioners

From:

Lewis County Planning Commission

Date:

November 12, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive

Plan Adjusting the Boundary of the Mossyrock UGA

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan that recommends adjusting the boundary for the City of Mossyrock Urban Growth Area (UGA). The adjustment would reduce the UGA by 60.24 acres and designate it as 'Other Rural Lands (Non Resource).' In addition, the zoning designation would change to Rural Development District, one residence per 5 acres (RDD-5).

General findings of fact:

- RCW 36.70A.110 requires Lewis County to designate urban growth areas through its comprehensive plan. While the county has the responsibility to discuss how it sets UGA boundaries with the cities, the actual designation is a decision by the county.
- The county conducts its consultation process annually through the Lewis County Planned Growth Committee (PGC), which provides a recommendation on such amendments.
- During the 2020 PGC meeting, the City of Mossyrock requested the reduction to the UGA by 60.24 acres.
- The PGC approved a motion at its February 20, 2020 meeting to recommend forwarding the proposal to the Lewis County Planning Commission. This recommendation from the PGC initiated Chapter 17.12 LCC, Public Participation Program, for amendments to the Lewis County Comprehensive Plan.
- The Lewis County Planning Commission held a public workshop to discuss the UGA amendment at its September 29, 2020 meeting. At its September 29, 2020 public meeting, the Planning Commission adopted a motion to hold a public hearing on the amendment at its November 10, 2020 meeting.
- The county published a legal notice in The Daily Chronicle on October 20, 2020 advertising a public hearing for the Comprehensive Plan UGA amendment.

- Before the public hearing date, the Lewis County Planning Commission received and considered reports on the proposed amendments submitted by Lewis County staff. Copies of all materials were available to the public in accordance with Chapter 17.12 LCC.
- 8. The Lewis County Planning Commission held a public hearing and received public testimony on the proposed Comprehensive Plan amendment on November 10, 2020.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the proposed amendments and determined that the proposed amendment adjusting the boundaries for the City of Mossyrock UGA.

- 1. Reflected the housing needs of countywide residents;
- 2. Met the intent and requirements of the Growth Management Act, the Lewis County Countywide Planning Policies, and the Lewis County Comprehensive; and,
- 3. Satisfied the public interest.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance to adopt the proposed changes to the Lewis County Comprehensive Plan adjusting the UGA boundary for the City of Mossyrock as shown in Exhibits A. The Planning Commission further recommends that the area retracted from the Mossyrock UGA be given a future land use designation of "Other Rural Land (Non-Resource) in the Comprehensive Plan and zoning designation of Rural Development District with a density of one residence per five acres (RDD-5).

Submitted by	Leslie Myers	Date	11/20/2020	
Leslie	Myers, Vice-Chair			
Lewis	County Planning Commission			

Letter of Transmittal 2

Additional Notes

- The Lewis County Community Development will forward a draft of the Comprehensive Plan Change to the Washington State Department of Commerce for their 60-day review with all of the other proposed Comprehensive Plan Amendments for 2020. WAC 365-196-640 requires comprehensive plans to be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained.
- 2. The Lewis County Community Development issued a Determination of Nonsignificance for the State Environmental Policy Act (SEPA) on this project on October 13, 2020. The 14 day comment period ended October 27, 2020. There were no appeals in the 7 day appeal period, which ended November 3, 2020.

Exhibit A – Proposed Comprehensive Plan and Zoning Ordinance Map amendment

Letter of Transmittal 3

LEWIS COUNTY PLANNING COMMISSION

Leslie Myers, Vice Chair

LETTER OF TRANSMITTAL

To:

Lewis County Board of County Commissioners

From:

Lewis County Planning Commission

Date:

November 12, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive

Plan to adjust the Capital Facility 10-year Project List

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan. The Planning Commission recommends approval for the Capital Facility 10-year Project List.

General findings of fact:

- RCW 36.70A.070(3) establishes that a mandatory element of the comprehensive plan is the capital facilities element.
- In the 2016 Lewis County Comprehensive Plan, the Utilities and Capital Facilities Element includes a 10-Year Capital Facilities Project List, Table CF-7 on Page CF-36.
- Earlier this year, the Lewis County Capital Facilities Committee prepared a revised Capital Facilities 10-Year Project List that amends the list of projects within Table CF-7.
- The updated 2020 Capital Facilities 10-Year Project List requires amending Table CF-7 in the current version of the Lewis County Comprehensive Plan.
- LCC 17.12, Public Participation establishes procedures to amend the Lewis County 5. Comprehensive Plan.
- The Lewis County Planning Commission held a public workshop on September 29, 2020 to discuss the 10-Year Project List proposed by the Capital Facilities Committee. Upon conclusion of the workshop, the Planning Commission adopted a motion to hold a public hearing on November 10, 2020.
- The county published a legal notice in The Daily Chronicle on October 20, 2020 advertising a public hearing on the proposed Capital Facilities 10-Year Project List.

- 8. Before the public hearing date, the Lewis County Planning Commission received and considered the Capital Facilities 10-Year Project List. Copies of all materials were available to the public in accordance with LCC 17.12.
- 9. The Lewis County Planning Commission held a public hearing on November 10, 2020 and received public testimony on the Capital Facilities 10-Year Project List as a proposed amendment to the comprehensive plan.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the amendment to Table CF-7 and came to the following conclusions:

- The 2020 Capital Facilities 10-Year Project List satisfies the consistency requirements
 of the Growth Management Act, the Lewis County Countywide Planning Policies,
 and each element of the Lewis County Comprehensive Plan; and,
- 2. Satisfies the public's general health, safety, and welfare.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance to adopt the proposed changes to the Lewis County Comprehensive Plan as shown in Exhibits A.

Submitted by	Leslie Myers	Date	11/20/2020	
	e Myers, Vice Chair			
Lew	is County Planning Commission			

Additional Notes

1. The Lewis County Community Development will forward a draft of Comprehensive Plan Amendment to the Washington State Department of Commerce for their 60day review with all of the other proposed Comprehensive Plan Amendments for 2020. WAC 365-196-640 requires comprehensive plans to be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained

Exhibit A - Proposed Comprehensive Plan and Zoning Ordinance Map amendment

Letter of Transmittal 2

COPIED AND PASTED ONTO ONE DOCUMENT

Feb. 8, 2021, from Tyler Gaskill

My wife and I strongly object the amendment to the Lewis County Comprehensive Plan and zoning ordinance request made by Jorgensen Timber Company and the Lewis County Planning Commission. Our home is situated on parcel number 01499800700 and directly abuts the northeast corner section of Jorgensen's parcel number 014997000000. As we've stated in our previous letters to the Planning Commission, we're concerned about the impacts that this rezoning decision will have on our property value, the environmental impacts, our well water quality and our overall quality of life. Since we wrote our letters to the County Planning Commission, we've discovered some new concerns and some discrepancies with the proposed amendment change.

According to the General Findings of Fact section in the Letter of Transmittal from the Lewis County Planning Commission it states that RCW 36.70A.040 requires Lewis County to designate mineral resource lands through its comprehensive plan and adopt development regulations conserving these designated mineral resource lands. I researched RCW 36.70A.040 and disagree that it is a requirement that this land must be designated as a mineral resource land. RCW 36.70A.040 clearly states that the county shall designate critical areas, agriculture lands, forest lands, and mineral resource lands and adopt development regulations conserving these designated agriculture lands, forest lands, and mineral resource lands and protect these designated critical areas. The parcels in question are already designated forest land which provides protections of the natural resources. With the current supply of minerals projected to last more than 40 years, I think it's safe to say that we have time to locate other areas of mineral resource lands with less impact on the environment and county residents.

Also located in the General Findings of Fact section of the Letter of Transmittal it describes the amendment as a Type V application that requires proper public notice which is defined in table 17.05-1 under LLC 17.05.080. Type V applications must give the public notice in the following ways: mailed notice, notice posted on all road frontages that provide primary vehicle access to the subject property, notice published in the newspaper, and notice published at libraries and senior centers. My wife and I received a mailed notice, we don't subscribe to the newspaper (most people don't), libraries and senior centers have been closed due to Covid 19 and we drove all the roadways leading to the subject property to discover that no signs have been posted to notify the public. In summary, only the residents that live within 500 feet of Jorgensen's parcels were given adequate public notice. I does not appear all requirements for the Type V application was followed and we strongly believe that a better effort to give public notice should be required to allow public input.

In the Conclusion section of the Letter of Transmittal from the Lewis County Planning Commission it states that the amendment meets the requirements of the Growth Management Act, Lewis County Countywide Planning Policies, the Lewis County Comprehensive Plan and all other state and federal laws. It also states that it protects the public's general health, safety and welfare. Here's what I found under the Countywide Planning Policy:

8. Natural Resources

Maintain and enhance natural resource based industries including productive timber, agriculture, mineral extraction, and fisheries industries. Encourage the conservation of productive forest lands and productive agriculture lands and discourage incompatible uses.

10. Environment

Protect the environment and enhance Lewis County's high quality of life including air and water quality and availability of water.

- 10.1 Floodplains, wetlands, watersheds, and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality
- 10.3 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform to critical area development regulations and not have significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands and fish and wildlife habitat.
- 10.7 All jurisdictions should work towards developing policies and regulations outlining best management practices within aquifer recharge areas to protect the quality of groundwater.

After reading these policies it seems clear that we should encourage Jorgensen Timber to continue conserving the forest lands and growing marketable timber. The presence of another mine in the area will undoubtedly have a devastating impact on the environment. It will disrupt our quality of life, damage our community water supply and destroy wildlife habitat. The Lewis County Planning Commission workshop report for the Jorgensen property lists the potential land use impacts on the surrounding area including: noise from machinery and blasting, vibrations from blasting, dust, ground water contamination and alteration, aesthetic alteration, increased traffic, heavy loads or equipment on roadways, potential increase to fires and emergency response services, potential increase to law enforcement protection, and mine will need to access to a water supply.

During our research we also discovered that a member of the Lewis County Planning Commission is a member of the Jorgensen Family. Lorie Spogen is the Manager of Jorgensen Timber, LLC, a member of the LLC and its registered agent. Jorgensen Timber is one of the largest land owners in Lewis County and having a chair on the Lewis County Planning Commission feels like an unfair advantage to their objectives and a conflict of interest. It's also alarming to have an agenda with the Lewis County Planning Commission that potentially awards Jorgensen Timber with an estimated 10 million dollars in mineral resources.

Lastly see exhibit A and exhibit B attached below. Exhibit A is a picture of our back yard today. Exhibit B shows the natural buffer attempt made by Goods Quarry between the mine and the residents on Rayburn Rd. The giant dirt mound ridge directly abuts the property line of two resident properties and no attempts are made or enforced to plant vegetation along the buffer to disguise the mine and no attempts made for erosion control. This is concerning since my home sits roughly 40 feet from the

Jorgensen property line and sits perched on moderately steep slope. The beautiful treed landscape behind our home will be gone and the erosion and landslide concerns will become real. Jorgensen's attorney Heather Burgess downplayed our concern of how close the mine will be to our back door. She mentioned legally the mine must be 200 feet away from a residence. When you mention it as 200 feet it may seem like a sufficient distance but really that's only 66yards. That's barely over half of a football field and easy touchdown pass for Russell Wilson. Basically the workers of the mine and I will be able to play catch in the back yard.

<END>

Feb. 8, 2021, from Heather Burgess on behalf of Phillips Burgess PLLC

As you know, this firm represents Jorgensen Timber, LLC, the Applicant for the above-referenced application, and I appeared on behalf of the Applicant before the Planning Commission at the October 27, 2020 public hearing on the proposal. Pursuant to Lewis County Code ("LCC") 17.12.050(2)(e)(v), members of the public had up to one week following the hearing to submit additional written comments. On November 6, 2020, the County provided the Applicant with a copy of the additional comments received within this additional comment period, totaling sixteen pages.

This letter provides the Applicant's response to these additional public comments. In the interest of efficiency, the additional comments are generally summarized below, followed by the Applicant's response in italics:

Impacts of the Existing Quarry and/or its Proposed Expansion. Several commenters expressed concerns regarding various impacts of the existing Good Quarry and proposed expansion of that quarry on their homes and properties.

Applicant's Response: The impacts of the existing Good's Quarry operation and any proposed expansion of the mining area of Good's Quarry on the commenters' properties are matters well outside the Applicant's control. Any impacts of this existing mine are respectfully also outside the scope of the criteria that the Planning Commission are to consider in evaluating the proposed rezone of the Applicant's property under the opt-in provisions for mineral resource land designation found in LCC 17.30.850. This does not mean that the commenters are without remedy or recourse, however, as the County has jurisdiction to enforce existing permit conditions, and any future expansion of the existing mine will require review under the State Environmental Policy Act ("SEPA") (RCW 43.21C) as well as Hearing Examiner approval of a new Special Use Permit ("SUP") applying specific land use standards for surface mines (LCC 17.142.200(1)). As County staff discussed during the October 27, 2020 Planning Commission public hearing, the County's approval criteria under LCC 17.142.200 for new and expanded surface mines are robust and must be met in addition to the general use findings in LCC 17.142.020 required for all applications. For ease of the Planning Commission's reference, an excerpt of the surface mining approval standards from LCC 17.142.200 is attached at Tab A.

Environmental Impacts of Future Mine Operations. Commenters generally expressed concern with a number of potential environmental impacts of future mining operations including slope stability, water quality, well water quality, aquifer recharge, habitat, flooding, noise, and vibrations.

Applicant's Response: As described in the preceding response and detailed in the County staff's presentation and hearing report for the October 27, 2020 Planning Commission public hearing, these types of impacts will be reviewed at the time a specific future mine project is proposed at the Applicant's property. The timing and duration of possible mining activity will depend on market conditions such as price, demand, quality, and competition. In addition, the extent of potential mining on the Applicant's property also has not been determined at this stage of the process. Approval of any future mine will require County review under the State Environmental Policy Act ("SEPA") (RCW 43.21C) as well as Hearing Examiner approval of a new Special Use Permit ("SUP") applying specific land use standards for surface mines (LCC 17.142.200(1)). County standards for surface mines in LCC 17.142.200(2) include specific requirements and limits applicable to setbacks/screening, road use, traffic safety, noise, light, blasting, and hours of operation. LCC 17.142.200(2)(e) imposes additional standards for surface mines proposed in aquifer recharge areas. With respect to one commenter's assertion that a future mine would be "within 40 feet of their backdoor" that is not legally possible; the minimum setback to an existing dwelling under LCC 17.142.200(2)(a)(iv) is currently 200 feet and state mining standards require a minimum of a 100-foot setback from the property line. Under applicable standards, any future mining permit will also require detailed analysis of groundwater conditions at the site to include assessment of potential impact to surrounding wells.

With respect to environmental impacts specific to this non-project proposal, the Applicant also notes for purposes of the record that the March 17, 2020 SEPA determination for the proposed rezone was not appealed.

Impacts of Future Mine Operations – Property Values. Some commenters expressed concern regarding potential adverse impact on their residential property values from future mine operations.

Applicant's Response: As detailed in the County staff's presentation and hearing report for the October 27, 2020 Planning Commission public hearing, a surface mine is an allowed use on the Jorgensen property with the existing RDD-20 zoning. The existing Good Quarry, located immediately to the south, is an example of a permitted mine within the RDD-20 zone. The commenters' claims of additional adverse impact to property values, which will result from designation of the Jorgensen property as mineral resource land are not substantiated with specific evidence. Moreover, while potential impacts to surrounding property values are not a factor for consideration within the approval criteria for the proposed rezone, the value of the expected mineral resource within the Jorgensen property is. The submitted Geologic Assessment for the Jorgensen property estimates that value at \$10 million, or ten times what the code specifies as the minimum expected value for opt-in designation. See LCC 17.30.720(2).

Current "Recreational" Use of Property. One commenter expressed that the Jorgensen property is currently a "safe area available for recreational ..." uses and so should not be converted to other uses.

Applicant's Response: The Jorgensen property is privately owned, forested, property to which no recreational or casual users have current legal rights of access. Any members of the public who may be accessing the property for recreation as described in this comment are illegally trespassing and should respectfully cease and desist.

Mr. Battuello's Qualifications. One commenter questioned the validity of Mr. Battuello's professional credentials based on an internet search.

Applicant's Response: A copy of Mr. Battuello's professional licensure is attached at Tab B. Mr. Battuello's CV documenting his academic and professional credentials and extensive experience with surface mines and related permitting in Washington was enclosed with the Applicant's comment for the October 27, 2020 Planning Commission Public Hearing and is part of the record.

In general terms, the comments that the Planning Commission received during and after the public hearing opposing the Applicant's proposal express strong dislike of mining and community displeasure that the Jorgensen property may be mined at some point in the future. In Washington, it is well-settled that citizen complaints and expressions of community displeasure are not legally adequate grounds to deny a land use application. See Anderson v. Pierce Cty., 86 Wn. App. 290, 305, 936 P.2d 432, 441 (1997). Rather, in the land use context, a reviewing body, whether it be the Hearing Examiner, the Planning Commission, or the Board of County Commissioners, must confine its consideration to applying the standards and criteria in the laws and codes governing the application to the facts of the specific application under review. Maranatha Min., Inc. v. Pierce Cty., 59 Wn. App. 795, 804-05, 801 P.2d 985, 991-92 (1990).

While the Applicant's neighbors may object, the fact is that the Applicant's proposal meets the approval criteria in LCC 17.30.850 and is fully consistent with the County's Comprehensive Plan as detailed in the staff's October 27, 2020 hearing report. As a result, the Planning Commission both can and should recommend approval of the proposed rezone to the Board of County Commissioners.

Thank you for the opportunity to provide this response to additional public comment.

<END>

Feb. 8, 2021, email from Julie Woolford

We are opposed to Ordinance 1323. Allowing more mining is detrimental to the land. Since there currently are two mines in our area that have continual blasting going on, we certainly don't need or want another one. They have caused cracks in our home, violent shaking and everything else that goes along with blasts. We moved to this rural area believing that we would have peace and quiet, not mining blasts, quaking and ruined lands.

<END>

Feb. 5, 2021, from Brett and Tammy Wells

My husband and myself, Brett and Tammy Wells, are writing in protest of the rezoning of Jorgensen's land to mineral resource land. This request appears to be in line with the Jorgensen family intending to mine the two parcels for basalt rock. We already have the detrimental Good Quarry within 2,700 feet of our home and are aware of their request to mine the entire hillside across to Hale Rd to the Johnson quarry. If the Jorgensen family is allowed to mine their two parcels, it will result in a second mine within

2,700 feet of our home. This means we would have two large mining operations a half mile away from us and many others in our community. These mines do and will greatly impact our tranquil community due to the noise pollution, disturbed water quality, and other issues.

By allowing Jorgensen's proposal, the county would be disregarding our entire community of homes and farms with hundreds of residents within a mile of the existing and proposed mines. This proposal is particularly discouraging because, despite our seemingly close proximity, we would not have even known about this proposal if it were not for our neighbors having land abutting Jorgensen's property. This proposal was originally submitted in December 2019, but by Lewis County only requiring notification of those within 500 feet of the proposed mining area per Lewis County Code 17.05.080(3)(a)(ii)), it makes the county appear complicit in these entities' clear disregard for our entire community and way of life. And, while it is understood an ordinance to change LCC 17.05.080 would be required, the county would be remiss to disregard our concerns regarding these industrial applications. If county officials were present when the Goods' quarry blasts from a distance (2,680 feet) nearly identical in distance from where Jorgensen's land is located (2,670 feet), they would understand the impact of these mines far exceeds 500 feet as the blasts have quite literally shaken our homes. We quite literally hear and feel the resulting wave of sound as it comes barreling out of the pit in all directions.

As such, we urge the county commissioners to consider the following effects that the mines have on our community:

- The Good Quarry immediately to the south of the proposed area has already damaged homes an additional, larger pit to the WSW will make the damage to our structures even worse.
- The mines are damaging an entire community's water supply and its associated quality based on the increase in sediment and mineral deposits in wells around the community. Allowing continued, excessive mining within such a confined area could completely decimate our water table.
- Every time the current quarry blasts, we see an immediate increase in sediment out of our faucets and we located 2,600 feet from the existing quarry. I can only imagine the impacts on wells closer to the mines.
- The increased sediment clogs screens and filters in water heaters, well pumps, dish washers, and clothes washers, which causes them to fail years sooner than the expected lifespan of the appliances.
- Since the good quarry opened in 2003, our water has become hard and polluted with increasing mineral deposits and other pollutants. It has gotten to the point that the water turns sinks and tubs orange due to the extra iron and now have to buy bottled water for regular consumption.
- The existence of an additional quarry will cause property values to fall and deter future growth in the community.
- The constant noise and shaking caused by the mining operations is detrimental to the community's quality of life humans, animals, flora, and wildlife alike.
- In addition to the large swath of Port Blakely land recently logged in an area adjacent to the projected land, the 80 acres of land affected by this permit would more severely impact local wildlife as it will displace them from their established home range and habitats, causing undue stress.

- The expanded operations removes hundreds of acres of safe area available for recreational horseback riding and hiking by the local community.
- The blasting rattles and breaks delicate and valuable property in our homes and on our property.
- The blasting damages windows and walls and cracks foundations of homes, making them unsafe and potentially ineligible for resale.

The fact the county allowed the existing quarry to be opened so close to the water table and the critical aquifer recharging area is baffling. But to now allow that pit to expand and then allow another 80 acre pit immediately to the northwest is irresponsible planning by the county as it paints the county as greedy with zero regard for its residents.

It is also quite unsettling that the conflicts of interest between the county and the proposed mine's land owners is not being duly considered. Laurie Spogen is a governing officer of Jorgensen Timber and also holds a seat on the county planning commission. While she may have recused herself from the planning commission vote to move the proposal forward, it still does not alleviate the county from being unduly influenced. A conflict of interest also presents itself in the fact that the county is a primary customer of Good's quarry currently and would also likely be so for the Jorgensen property. As such, the county would benefit substantially from these quarries thereby creating the conflict of interest.

We urge the county leadership to not follow in their predecessor's footsteps by considering the community to be pests in the way of its quest to acquire rock from a convenient location. Please do not forsake an entire community out of pure convenience. But rather, consider that allowing the continued expansion of mining operations in such a confined area would decimate our entire community and way of life.

<END>

Jan. 28, 2021, from Tammy Wells

Thank you for your response and I understand your position as I am a state government employee myself. My primary intent of including you for this email was due to the lack of notification that was promised those that sent in letters previously who did not live immediately adjacent to the property in question.

<END>

Jan. 27, 2021, from Tammy Wells

Per the Planning Commission Public Hearing held on November 10, 2020, EVERYONE that wrote in for that meeting was supposed to be notified when the County was going to hear about the rezoning proposal for the Jorgensen property in Evaline at the Commissioners meeting, however only those living immediately adjacent to the property in question were notified today. Please explain why the rest of us were not notified? By choosing not to notify all parties, it makes me feel as if the county is trying to be

deceitful and hide the progression of this proposal as it moves through the approval process despite the county being well aware many in the nearby community are not in favor of this proposal.

For proof of submission, I am responding by forwarding the email you acknowledged receiving in November last year. I am also cc'ing our district's Commissioner, so she is aware.

<END>

Feb. 4, 2021, from Ken and Robin Pedrazzetti

My husband & I took the opportunity to purchase our residence (parcel 014998006000) 26+ years ago with the intention of creating our forever home to raise our two daughters in the natural environment of country living and give them the educational opportunities they would receive in smaller school districts. In 2005 we purchased parcel 014998008000 with the vision that one day we may want to build there or one of our children would have the opportunity to do so. Both pieces of property are our hope of leaving both daughters a financial foundation from which they could build upon after our lives are lived on in their hearts.

We are opposed to the request of changing the Comprehensive Plan and ask that each of you try to put yourselves in our physical shoes. If these parcels were owned by you or one of your family members would you determine that \$10 million dollars acquired by another stripping the minerals and disrupting the environment to maybe provide 4-10 jobs to our economy be worth the price you would pay for losing your livelihood?

We already have Good's Quarry nearby which has initiated the process for expansion to the west. Within the past 1 1/2 years we have experienced a diminishment of well water quality & quantity, an increase of heavy equipment noise, rock blasting and probably a lower air quality. We have concerns about future land stability and effects to critical aquifer recharge areas. The only value that hasn't been reduced as of yet is Real Property.

It is our hope that as you go through your check list of potential land use impacts, that you can also see through the eyes of our neighbors and the impact it has to all families residing in the Evaline District (which outweigh the number of jobs that might be created), please remember that trees are renewable; rocks are not and agree to deny this proposal. Thank you for your time & consideration.

<END>

Feb. 3 from Ted and Paulette Rautio

Right up front, I will say my husband, Ted Rautio and myself, Paulette Rautio, are against the rezoning of Jorgensen's land to allow for a new rock quarry. We already have the Good Quarry in our neighborhood with its desire to mine the entire hillside across to Hale Rd. By allowing Jorgensen's proposal, the county would be disregarding the following ramifications to our small community:

- It is in a highly desirable and growing community of residents and farms with hundreds of homes within a mile of these mines.
- It will further the damage to our water supply and its associated quality as they breach the aquifer and water table the entire community depends on.
- The Good Quarry immediately to the east of the proposed area has damaged homes an additional and larger pit will make the damage to our structures even worse
- The existence of an additional quarry will damage the home values in the area
- The constant noise and microquakes is detrimental to the community's quality of life humans, animals, and wildlife alike
- It will displace local wildlife from their natural habitat
- The blasting rattles pictures and delicate decorations hung on our walls
- The blasting damages windows, breaking the seals
- The blasting damages walls and cracks foundations of homes
- Every time the current quarry blasts, we see an immediate increase in sediment out of our faucets and we are 3,000 feet from the quarry.
- Since the good quarry opened in 2003, our water has become hard and tastes weird due to increasing mineral deposits.

The fact the county even allowed the existing quarry to be opened so close to the water table and the critical aquifer recharging area is baffling. But to now allow that pit to expand and then allow another pit immediately to the west is just plain irresponsible. By allowing another quarry in such close proximity, the county would be completely disregarding the community's quality of life. Unlike in the past, please do not discount us as pests, but rather, consider that allowing the continued expansion of these mines in such a confined area would completely decimate our entire community and way of life. Please do not forsake an entire community out of convenience of being able to get to some rock. ###

<END>

Feb. 2, 2021, from Lovejoy Schell

I was typing an e-mail to you on the attached subject when I hit the wrong keys and I think it sent it to you before I was done, so please ignore whatever may have come in from me on your e-mail. I decided to send it via fax instead.

The area to the east and southeast of this proposal is basically residential with lot sizes anywhere from 1/2 acre and up. I count approximately 38 lots in the vicinity between the existing rock quarry and Tennessee Road with almost all of them containing a residence. We have had to deal with the noise from a saw mill and a rock quarry for years. I can tell you that since the existing rock quarry went in I have been plagued with, to date, 9 sheetrock nails that have or are in the process of backing themselves out of our ceiling.

Since the last expansion of the rock quarry the emergency hand pump we put down our well a few years ago is no longer picking up any water and will have to be redone. I have also noticed that I now have two double pane windows that have lost their seal. We are talking about a very well constructed stick built house from 2005 built by what we were told was one of your best contractors in Lewis County. When

the blast makes the metal pictures I have hanging on the wall rattle, I am smart enough to know that it is doing more to our house and possibly our well than just a little vibration. A family that lived in the Quary Lane cul-de-sac moved several years ago saying that the blasts had put a crack in their foundation. Obviously this new proposal will also have an adverse affect on our property values.

I'm sure the County would love to have this rock quarry as it is close to a maintenance yard and area construction, but what if it were in YOUR backyard. Would you still be thrilled to have it? We have 12 families on our street and 10 of them all use one community well. If the aquifer sustains a crack that lets the water from our supply seep out, then what? This is not a land use that is compatible with a residential area. I'm sure there are other places in this county that have rock to mine that are not in a residential area.

Please consider this proposal carefully, and if you still wish to pass it. please be smart enough to put conditions on it that will protect the residents in the area, like two small blasts instead of one big one; times of operation, noise mitigation, etc. You move to the country hoping for a little quiet when you go outside and instead all you hear part of the time is chunk chunk chunk chunk chunk. chunk. chunk, chunk -for the next few hours.

<END>

Jan. 27, 2021, from Georgie Nelson

Parcel 014997000000 and Nelson Tree Farm share a property line. We have the 40 acres directly North. Our parcel is 014996000000 and we are concerned about our domestic water well. We are also concerned about our year round water spring situated in the south west corner of our property next to the property line with Jorgensen Timber. We are very concerned that the loss of either water supply will harm us very much. Thank you. Nelson Tree Farm Inc. President, Georgie Nelson

<END>

Rieva Lester

From:

Brianna Uy

Sent:

Monday, February 8, 2021 9:00 AM

To:

Rieva Lester

Subject:

FW: Ordinance 1323 Response

Attachments:

Jorgensen Timber.docx

Rieva,

Please see the attached public comment received today.

Brianna

From: Tyler Gaskill <tyhonker@yahoo.com> Sent: Monday, February 8, 2021 8:56 AM

To: Brianna Uy <Brianna.Uy@lewiscountywa.gov>

Subject: Ordinance 1323 Response

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Brianna Uy, Planner Lewis County Planning Commission 2025 NE Kresky Ave Chehalis, WA, 98532

Re: Supplemental Objection to Re-Zoning of Parcels 014997000000 & 015001001000 to Mineral Resource Land

Dear Ms. Uy and Board of County Commissioners,

My wife and I strongly object the amendment to the Lewis County Comprehensive Plan and zoning ordinance request made by Jorgensen Timber Company and the Lewis County Planning Commission. Our home is situated on parcel number 01499800700 and directly abuts the northeast corner section of Jorgensen's parcel number 014997000000. As we've stated in our previous letters to the Planning Commission, we're concerned about the impacts that this rezoning decision will have on our property value, the environmental impacts, our well water quality and our overall quality of life. Since we wrote our letters to the County Planning Commission, we've discovered some new concerns and some discrepancies with the proposed amendment change.

According to the General Findings of Fact section in the Letter of Transmittal from the Lewis County Planning Commission it states that RCW 36.70A.040 requires Lewis County to designate mineral resource lands through its comprehensive plan and adopt development regulations conserving these designated mineral resource lands. I researched RCW 36.70A.040 and disagree that it is a requirement that this land must be designated as a mineral resource land. RCW 36.70A.040 clearly states that the county shall designate critical areas, agriculture lands, forest lands, and mineral resource lands and adopt development regulations conserving these designated agriculture lands, forest lands, and mineral resource lands and protect these designated critical areas. The parcels in question are already designated forest land which provides protections of the natural resources. With the current supply of minerals projected to last more than 40 years, I think it's safe to say that we have time to locate other areas of mineral resource lands with less impact on the environment and county residents.

Also located in the General Findings of Fact section of the Letter of Transmittal it describes the amendment as a Type V application that requires proper public notice which is defined in table 17.05-1 under LLC 17.05.080. Type V applications must give the public notice in the following ways: mailed notice, notice posted on all road frontages that provide primary vehicle access to the subject property, notice published in the newspaper, and notice published at libraries and senior centers. My wife and I received a mailed notice, we don't subscribe to the newspaper (most people don't), libraries and senior centers have been closed due to Covid 19 and we drove all the roadways leading to the subject property to discover that no signs have been posted to notify the public. In summary, only the residents that live within 500 feet of Jorgensen's parcels were given adequate public notice. I does not appear all requirements for the Type V application was followed and we strongly believe that a better effort to give public notice should be required to allow public input.

In the Conclusion section of the Letter of Transmittal from the Lewis County Planning Commission it states that the amendment meets the requirements of the Growth Management Act, Lewis County Countywide Planning Policies, the Lewis County Comprehensive Plan and all other state and federal laws.

It also states that it protects the public's general health, safety and welfare. Here's what I found under the Countywide Planning Policy:

8. Natural Resources

Maintain and enhance natural resource based industries including productive timber, agriculture, mineral extraction, and fisheries industries. <u>Encourage the conservation of productive forest lands</u> and productive agriculture lands and discourage incompatible uses.

10. Environment

Protect the environment and enhance Lewis County's high quality of life including air and water quality and availability of water.

- 10.1 Floodplains, wetlands, watersheds, and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality
- 10.3 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform to critical area development regulations and not have significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands and fish and wildlife habitat.
- 10.7 All jurisdictions should work towards developing policies and regulations outlining best management practices within aquifer recharge areas to protect the quality of groundwater.

After reading these policies it seems clear that we should encourage Jorgensen Timber to continue conserving the forest lands and growing marketable timber. The presence of another mine in the area will undoubtedly have a devastating impact on the environment. It will disrupt our quality of life, damage our community water supply and destroy wildlife habitat. The Lewis County Planning Commission workshop report for the Jorgensen property lists the potential land use impacts on the surrounding area including: noise from machinery and blasting, vibrations from blasting, dust, ground water contamination and alteration, aesthetic alteration, increased traffic, heavy loads or equipment on roadways, potential increase to fires and emergency response services, potential increase to law enforcement protection, and mine will need to access to a water supply.

During our research we also discovered that a member of the Lewis County Planning Commission is a member of the Jorgensen Family. Lorie Spogen is the Manager of Jorgensen Timber, LLC, a member of the LLC and its registered agent. Jorgensen Timber is one of the largest land owners in Lewis County and having a chair on the Lewis County Planning Commission feels like an unfair advantage to their objectives and a conflict of interest. It's also alarming to have an agenda with the Lewis County Planning Commission that potentially awards Jorgensen Timber with an estimated 10 million dollars in mineral resources.

Lastly see exhibit A and exhibit B attached below. Exhibit A is a picture of our back yard today. Exhibit B shows the natural buffer attempt made by Goods Quarry between the mine and the residents on Rayburn Rd. The giant dirt mound ridge directly abuts the property line of two resident properties and no attempts are made or enforced to plant vegetation along the buffer to disguise the mine and no attempts made for erosion control. This is concerning since my home sits roughly 40 feet from the Jorgensen property line and sits perched on moderately steep slope. The beautiful treed landscape behind our home will be gone and the erosion and landslide concerns will become real. Jorgensen's attorney Heather Burgess downplayed our concern of how close the mine will be to our back door. She mentioned legally the mine must be 200 feet away from a residence. When you mention it as 200 feet it may seem like a sufficient distance but really that's only 66yards. That's barely over half of a football field and easy

touchdown pass for Russell Wilson. Basically the workers of the mine and I will be able to play catch in the back yard.

Exhibit A.



Exhibit B.



Rieva Lester

From:

Brianna Uy

Sent:

Monday, February 8, 2021 8:46 AM

To:

Rieva Lester

Subject:

FW: Jorgensen Timber - Applicant's Response

Attachments:

2020.11.09 Ltr Lewis Co re Opt-In Application - Response to Additional Public

Comment.pdf

Importance:

High

Rieva,

Please see applicants response to public comments.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <-- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Heather Burgess hburgess@phillipsburgesslaw.com

Sent: Monday, February 8, 2021 8:36 AM

To: Brianna Uy < Brianna. Uy@lewiscountywa.gov>

Cc: Dan Penrose - SCJ Alliance (dan.penrose@scjalliance.com) <dan.penrose@scjalliance.com>; peter.battuello@perteet.com; Eric Eisenberg <Eric.Eisenberg@lewiscountywa.gov>; Jens Jorgensen

<jens@jorgensentimber.com>

Subject: Jorgensen Timber - Applicant's Response

Importance: High

Dear Ms. Uy,

As the public comments received for today's hearing before the BOCC generally mirror those received at the Planning Commission, and because I also understand that the BOCC will not have the entirety of the Planning Commission record in front of it, I respectfully request that the Applicant's prior letter responding to public comment dated 11/9/2020 (copy attached) also be provided to the Board.

Best,

Heather

Heather Burgess

Attorney

hburgess@phillipsburgesslaw.com | website | v-card

We have moved! Our Olympia office is now located at: 111 21st AVE SW, Olympia, WA 98501 | 360.742.3500

Tacoma physical address: 915 S. I Street, Tacoma, WA 98405 | Tacoma mailing address: PO Box 5496 Tacoma, WA. 98405 | 253.292.6640



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REAL ESTATE | LAND USE | ENVIRONMENTAL LAW

November 10, 2020

TRANSMITTED VIA ELECTRONIC MAIL ONLY Brianna.uy@lewiscountywa.gov

Lewis County Planning Commission c/o Ms. Brianna Uy, Associate Planner Lewis County Community Development 351 NW North Street Chehalis, Washington 98532

Re:

Jorgensen Timber, LLC – Resource Land Opt-In Application (RZ19-00001) Applicant's Response to Public Comments Received After October 27, 2020

Public Hearing

Dear Planning Commissioners:

As you know, this firm represents Jorgensen Timber, LLC, the Applicant for the above-referenced application, and I appeared on behalf of the Applicant before the Planning Commission at the October 27, 2020 public hearing on the proposal. Pursuant to Lewis County Code ("LCC") 17.12.050(2)(e)(v), members of the public had up to one week following the hearing to submit additional written comments. On November 6, 2020, the County provided the Applicant with a copy of the additional comments received within this additional comment period, totaling sixteen pages.

This letter provides the Applicant's response to these additional public comments. In the interest of efficiency, the additional comments are generally summarized below, followed by the Applicant's response in italics:

Impacts of the Existing Quarry and/or its Proposed Expansion. Several commenters expressed concerns regarding various impacts of the existing Good Quarry and proposed expansion of that quarry on their homes and properties.

Applicant's Response: The impacts of the existing Good's Quarry operation and any proposed expansion of the mining area of Good's Quarry on the commenters' properties are matters well outside the Applicant's control. Any impacts of this existing mine are respectfully also outside the scope of the criteria that the Planning Commission are to consider in evaluating the proposed rezone of the Applicant's property under the opt-in provisions for mineral resource land designation found in LCC 17.30.850. This does not mean that the commenters are without remedy or recourse, however, as the County has jurisdiction to enforce existing permit conditions, and any future expansion of the existing mine will require review under the State

Lewis County Planning Commission c/o Ms. Brianna Uy, Associate Planner November 10, 2020 Page | 2

Environmental Policy Act ("SEPA") (RCW 43.21C) as well as Hearing Examiner approval of a new Special Use Permit ("SUP") applying specific land use standards for surface mines (LCC 17.142.200(1)). As County staff discussed during the October 27, 2020 Planning Commission public hearing, the County's approval criteria under LCC 17.142.200 for new and expanded surface mines are robust and must be met in addition to the general use findings in LCC 17.142.020 required for all applications. For ease of the Planning Commission's reference, an excerpt of the surface mining approval standards from LCC 17.142.200 is attached at **Tab A**.

<u>Environmental Impacts of Future Mine Operations</u>. Commenters generally expressed concern with a number of potential environmental impacts of future mining operations including slope stability, water quality, well water quality, aquifer recharge, habitat, flooding, noise, and vibrations.

Applicant's Response: As described in the preceding response and detailed in the County staff's presentation and hearing report for the October 27, 2020 Planning Commission public hearing, these types of impacts will be reviewed at the time a specific future mine project is proposed at the Applicant's property. The timing and duration of possible mining activity will depend on market conditions such as price, demand, quality, and competition. In addition, the extent of potential mining on the Applicant's property also has not been determined at this stage of the process. Approval of any future mine will require County review under the State Environmental Policy Act ("SEPA") (RCW 43.21C) as well as Hearing Examiner approval of a new Special Use Permit ("SUP") applying specific land use standards for surface mines (LCC 17.142.200(1)). County standards for surface mines in LCC 17.142.200(2) include specific requirements and limits applicable to setbacks/screening, road use, traffic safety, noise, light, blasting, and hours of operation. LCC 17.142.200(2)(e) imposes additional standards for surface mines proposed in aquifer recharge areas. With respect to one commenter's assertion that a future mine would be "within 40 feet of their backdoor" that is not legally possible; the minimum setback to an existing dwelling under LCC 17.142.200(2)(a)(iv) is currently 200 feet and state mining standards require a minimum of a 100-foot setback from the property line. Under applicable standards, any future mining permit will also require detailed analysis of groundwater conditions at the site to include assessment of potential impact to surrounding wells.

With respect to environmental impacts specific to this non-project proposal, the Applicant also notes for purposes of the record that the March 17, 2020 SEPA determination for the proposed rezone was not appealed.

<u>Impacts of Future Mine Operations – Property Values</u>. Some commenters expressed concern regarding potential adverse impact on their residential property values from future mine operations.

Applicant's Response: As detailed in the County staff's presentation and hearing report for the October 27, 2020 Planning Commission public hearing, a surface mine is an allowed use on the Jorgensen property with the existing RDD-20 zoning. The existing Good Quarry, located

Lewis County Planning Commission c/o Ms. Brianna Uy, Associate Planner November 10, 2020 Page | 3

immediately to the south, is an example of a permitted mine within the RDD-20 zone. The commenters' claims of additional adverse impact to property values, which will result from designation of the Jorgensen property as mineral resource land are not substantiated with specific evidence. Moreover, while potential impacts to surrounding property values are not a factor for consideration within the approval criteria for the proposed rezone, the value of the expected mineral resource within the Jorgensen property <u>is</u>. The submitted Geologic Assessment for the Jorgensen property estimates that value at \$10 million, or ten times what the code specifies as the minimum expected value for opt-in designation. See LCC 17.30.720(2).

<u>Current "Recreational" Use of Property</u>. One commenter expressed that the Jorgensen property is currently a "safe area available for recreational ..." uses and so should not be converted to other uses.

<u>Applicant's Response</u>: The Jorgensen property is privately owned, forested, property to which no recreational or casual users have current legal rights of access. Any members of the public who may be accessing the property for recreation as described in this comment are illegally trespassing and should respectfully cease and desist.

Mr. Battuello's Qualifications. One commenter questioned the validity of Mr. Battuello's professional credentials based on an internet search.

<u>Applicant's Response</u>: A copy of Mr. Battuello's professional licensure is attached at **Tab B**. Mr. Battuello's CV documenting his academic and professional credentials and extensive experience with surface mines and related permitting in Washington was enclosed with the Applicant's comment for the October 27, 2020 Planning Commission Public Hearing and is part of the record.

In general terms, the comments that the Planning Commission received during and after the public hearing opposing the Applicant's proposal express strong dislike of mining and community displeasure that the Jorgensen property may be mined at some point in the future. In Washington, it is well-settled that citizen complaints and expressions of community displeasure are not legally adequate grounds to deny a land use application. *See Anderson v. Pierce Cty.*, 86 Wn. App. 290, 305, 936 P.2d 432, 441 (1997). Rather, in the land use context, a reviewing body, whether it be the Hearing Examiner, the Planning Commission, or the Board of County Commissioners, must confine its consideration to applying the standards and criteria in the laws and codes governing the application to the facts of the specific application under review. *Maranatha Min., Inc. v. Pierce Cty.*, 59 Wn. App. 795, 804-05, 801 P.2d 985, 991-92 (1990).

While the Applicant's neighbors may object, the fact is that the Applicant's proposal meets the approval criteria in LCC 17.30.850 and is fully consistent with the County's Comprehensive Plan as detailed in the staff's October 27, 2020 hearing report. As a result, the Planning Commission both can and should recommend approval of the proposed rezone to the Board of County Commissioners.

Lewis County Planning Commission c/o Ms. Brianna Uy, Associate Planner November 10, 2020 Page | 4

Thank you for the opportunity to provide this response to additional public comment.

Very truly yours,

Heather L. Burgess

HLB/dlg

cc:

(via email only w/attachments)

Client

Dan Penrose, AICP, Principal, Planning Manager, SCJ Alliance

(dan.penrose@scjalliance.com)

Peter Battuello, LG, LHG, Director of Environmental Services, Perteet

(peter.battuello@perteet.com)

Eric Eisenberg, Lewis County Chief Civil Deputy Prosecuting Attorney

(eric.eisenberg@lewiscountywa.gov)

Attachments:

Tab A – Code Excerpt, LCC 17.142.200 (Land Use Standards – Surface Mines)

Tab B - Professional License of Peter Battuello

Tab A

Code Excerpt, LCC 17.142.200 (Land Use Standards – Surface Mines)

17.142.200 Surface mining areas. ☐ SHARE

- (1) Applicability. This section applies to the creation of new surface mining areas or the expansion of lawfully permitted activities beyond an approved DNR reclamation plan area in effect on July 26, 1999; provided, however, this does not cover any mining activity which is less than three acres in size.
- (2) Mine Development Standards. All permits issued pursuant to this section shall require the following minimum standards. The hearing examiner may increase buffers and mitigation when good cause is shown.

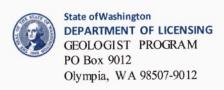
(a) Setbacks/Screening.

- (i) A 50-foot setback from the mine property and from all abutting property, consistent with and subject to the reduction provisions of LCC <u>17.30.810</u>, shall be maintained for areas of direct cut or fill connected with resource extraction operations. For mining operations, the setbacks may be increased when necessary to provide lateral support for abutting properties or public rights-of-way.
- (ii) A 25-foot-wide screen, consisting of sight-obscuring vegetation, berms, or other methods approved by Lewis County, shall be maintained within the 50-foot setback on the mine property. This screen is meant to conceal the mine from public rights-of-way and/or property used for residential purposes.
- (iii) Any direct extraction operation areas within a public utility right-of-way shall be subject to the written conditions of approval from the affected utility, which shall be incorporated into the permit.
- (iv) A 200-foot setback shall be maintained between any mining activity and any existing structure occupied for sleeping or eating purposes but not including accessory structures such as barns or outbuildings, existing at the date of application.
- (b) Road Use. To assure the maintenance and development of adequate county roadways, owners of surface mining operations may be required to enter into a haul route agreement with the county engineer upon adoption and implementation of a haul route agreement program. The haul route agreement shall address impacts immediately attributable to the project use.

- (c) Traffic Safety. The operator may be required to install traffic improvement, control, and warning signs to assure adequate access and traffic safety.
- (d) Noise/Bright Lights.
 - (i) No development or activity shall exceed the maximum environmental noise levels established by Chapter <u>173-60</u> WAC.
 - (ii) Bright lights shall be shaded or shielded from adjoining residential properties.
- (e) Surface Mining Operation within Critical Aquifer Recharge Areas. Surface mining operations within critical aquifer recharge areas (as designated in Chapter 17.38 LCC) shall meet the following standards:
 - (i) Fuel tanks and oil drums shall be double containment construction and protected by bermed areas having adequate capacity to accommodate, contain, and allow the removal of petroleum spills. Fuel nozzles shall not contain locking devices. Fuel storage shall be above ground. Fueling of mobile equipment shall be located at least 20 feet above the seasonal high ground water level or within lined and bermed areas with adequate capacity to accommodate, contain, and allow the removal of petroleum spills. Where the nature of the operation is such that the machinery cannot be moved for fueling, or the aquifer is less than 20 feet from the surface, the hearing examiner may approve an alternative fueling plan which accomplishes aquifer protection.
 - (ii) All operations shall maintain a fuels/hazardous waste management plan maintained by the operator and available on the site at all times.
 - (iii) Surface mines shall not use any noxious, toxic, flammable, compactable, or combustible materials not specifically authorized by Lewis County department of health for backfill or reclamation. Noncontaminated process water used for gravel washing shall be routed to settling ponds to minimize off-site discharges. A general permit from the Department of Ecology for process and stormwater discharge may substitute for these requirements.
 - (iv) On-site truck and equipment wash runoff shall be routed to retention facilities equipped with an oil-water separator prior to its release to settling ponds.
 - (v) Use of chemicals, petroleum or hazardous products, and disposal of such products, in concrete or asphalt plant operations within critical aquifer recharge areas shall meet the standards set forth in Chapter 90.48 RCW and Chapter 173-303 WAC.

- (f) Public Safety. Owners of surface mines shall ensure their operation(s) will not be hazardous to neighboring uses. Blasting activities shall be conducted so that ground vibrations comply with all state laws about peak particle velocity, air pressure, and other state requirements, including but not limited to Chapter 9 of the Blasting Guidance Manual identified below. All fly-rock shall be contained within the site. All activities shall comply with the standards set forth in official guidelines, including but not limited to Office of Surface Mining U.S. Department of Interior, Blasting Guidance Manual, 1987 ed., Explosives: WAC 296-52-493, Part F, or as revised.
- (g) Surface Water Permit. A National Pollutant Discharge Elimination System (NPDES) sand and gravel general permit or individual permit, as appropriate, shall be a condition of approval and incorporated herein by reference.
- (h) Hours of Operation. Regular hours of operation shall be between the hours of 6:30 a.m. and 7:00 p.m.; blasting shall only occur during the time period between 10:00 a.m. and 4:00 p.m. Prior to any blast, 24-hour notice shall be given to all property owners or residences within 500 feet of any mine property line. If a blast does not occur as scheduled in a notification, 24-hour renotification shall be required. The hearing examiner may inquire into the proposed hours of operation and set additional limits when deemed necessary to protect quiet enjoyment of neighboring residential properties. The hearing examiner may include provisions for exceptions from established regular hours of operation. Extended hours may be requested and approved under conditions set by the hearing examiner, particularly for work on public works contracts where an emergency may require work outside regular hours.
- (3) Exceptions. This permit process shall not be applicable to mines regulated under federal mining laws. [Ord. 1292 §23, 2018]

Tab B
Peter Battuello Professional License



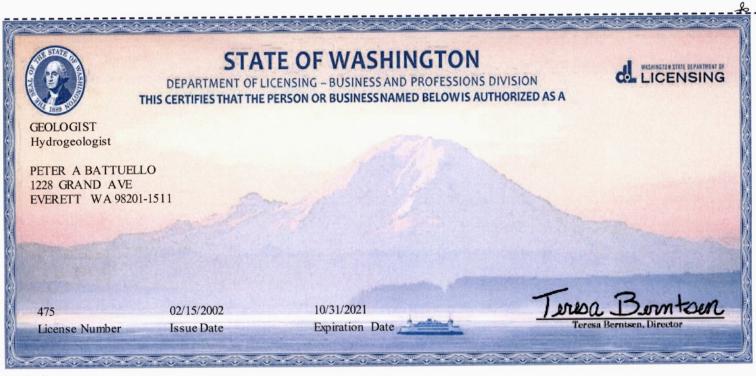
STATE OF WASHINGTON

GEOLOGIST
Hydrogeologist

PETER A BATTUELLO
1228 GRAND AVE
EVERETT WA 98201-1511

475
License Number
Expiration Date

PETER A BATTUELLO 1228 GRAND AVE EVERETT WA 98201-1511



Rieva Lester

From:

Brianna Uy

Sent:

Monday, February 8, 2021 8:25 AM

To:

Rieva Lester

Subject:

FW: Rezone

Rieva,

I have received another public comment for todays hearing.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <-- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Julie Woolford < woolfordjulie@gmail.com>

Sent: Monday, February 8, 2021 8:23 AM

To: Brianna Uy < Brianna. Uy@lewiscountywa.gov>

Subject: Rezone

We are opposed to Ordinance 1323. Allowing more mining is detrimental to the land. Since there currently are two mines in our area that have continual blasting going on, we certainly don't need or want another one. They have caused cracks in our home, violent shaking and everything else that goes along with blasts. We moved to this rural area believing that we would have peace and quiet, not mining blasts, quaking and ruined lands. Thank you.

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Rieva Lester

From:

Brianna Uy

Sent:

Sunday, February 7, 2021 10:55 AM

To:

Rieva Lester

Subject:

Fw: Statement against Ordinance 1323 (Jorgensen Rezoning application)

Attachments:

Wells_JorgensenRezoningMining_LCCommissionHearing_022021.pdf

Hi Rieva,

Below I have received another comment for the 2020 comp plan update.

Brianna

From: Tammy Wells <tlwells83@gmail.com> Sent: Friday, February 5, 2021 3:51 PM

To: Brianna Uy

Subject: Statement against Ordinance 1323 (Jorgensen Rezoning application)

Hello,

My husband and I's statement against the rezoning of Jorgensen's land to mineral resource land is attached.

Sincerely,

Tammy & Brett Wells

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February 5, 2021

Tammy and Brett Wells 124 Lentz Rd Winlock, WA 98596

Lewis County Board of County Commissioners 351 NW North St Chehalis, WA, 98532

RE: Jorgensen Timber's Request to Rezone Parcels 0149970000000 and 015001001000 from Rural Development District 20 to Mineral Resource Land

Dear Lewis County Board of County Commissioners:

My husband and myself, Brett and Tammy Wells, are writing in protest of the rezoning of Jorgensen's land to mineral resource land. This request appears to be in line with the Jorgensen family intending to mine the two parcels for basalt rock. We already have the detrimental Good Quarry within 2,700 feet of our home and are aware of their request to mine the entire hillside across to Hale Rd to the Johnson quarry. If the Jorgensen family is allowed to mine their two parcels, it will result in a second mine within 2,700 feet of our home. This means we would have two large mining operations a half mile away from us and many others in our community. These mines do and will greatly impact our tranquil community due to the noise pollution, disturbed water quality, and other issues.

By allowing Jorgensen's proposal, the county would be disregarding our entire community of homes and farms with hundreds of residents within a mile of the existing and proposed mines. This proposal is particularly discouraging because, despite our seemingly close proximity, we would not have even known about this proposal if it were not for our neighbors having land abutting Jorgensen's property. This proposal was originally submitted in December 2019, but by Lewis County only requiring notification of those within 500 feet of the proposed mining area per Lewis County Code 17.05.080(3)(a)(ii)), it makes the county appear complicit in these entities' clear disregard for our entire community and way of life. And, while it is understood an ordinance to change LCC 17.05.080 would be required, the county would be remiss to disregard our concerns regarding these industrial applications. If county officials were present when the Goods' quarry blasts from a distance (2,680 feet) nearly identical in distance from where Jorgensen's land is located (2,670 feet), they would understand the impact of these mines far exceeds 500 feet as the blasts have quite literally shaken our homes. We quite literally hear and feel the resulting wave of sound as it comes barreling out of the pit in all directions.

As such, we urge the county commissioners to consider the following effects that the mines have on our community:

- The Good Quarry immediately to the south of the proposed area has already damaged homes –
 an additional, larger pit to the WSW will make the damage to our structures even worse.
- The mines are damaging an entire community's water supply and its associated quality based on the increase in sediment and mineral deposits in wells around the community. Allowing continued, excessive mining within such a confined area could completely decimate our water table.
- Every time the current quarry blasts, we see an immediate increase in sediment out of our faucets and we located 2,600 feet from the existing quarry. I can only imagine the impacts on wells closer to the mines.
- The increased sediment clogs screens and filters in water heaters, well pumps, dish washers, and clothes washers, which causes them to fail years sooner than the expected lifespan of the appliances.
- Since the good quarry opened in 2003, our water has become hard and polluted with increasing
 mineral deposits and other pollutants. It has gotten to the point that the water turns sinks and
 tubs orange due to the extra iron and now have to buy bottled water for regular consumption.
- The existence of an additional quarry will cause property values to fall and deter future growth in the community.
- The constant noise and shaking caused by the mining operations is detrimental to the community's quality of life – humans, animals, flora, and wildlife alike.
- In addition to the large swath of Port Blakely land recently logged in an area adjacent to the
 projected land, the 80 acres of land affected by this permit would more severely impact local
 wildlife as it will displace them from their established home range and habitats, causing undue
 stress.
- The expanded operations removes hundreds of acres of safe area available for recreational horseback riding and hiking by the local community.
- The blasting rattles and breaks delicate and valuable property in our homes and on our property.
- The blasting damages windows and walls and cracks foundations of homes, making them unsafe and potentially ineligible for resale.

The fact the county allowed the existing quarry to be opened so close to the water table and the critical aquifer recharging area is baffling. But to now allow that pit to expand and then allow another 80 acre pit immediately to the northwest is irresponsible planning by the county as it paints the county as greedy with zero regard for its residents.

It is also quite unsettling that the conflicts of interest between the county and the proposed mine's land owners is not being duly considered. Laurie Spogen is a governing officer of Jorgensen Timber and also holds a seat on the county planning commission. While she may have recused herself from the planning commission vote to move the proposal forward, it still does not alleviate the county from being unduly influenced. A conflict of interest also presents itself in the fact that the county is a primary customer of Good's quarry currently and would also likely be so for the Jorgensen property. As such, the county would benefit substantially from these quarries thereby creating the conflict of interest.

We urge the county leadership to not follow in their predecessor's footsteps by considering the community to be pests in the way of its quest to acquire rock from a convenient location. Please do not forsake an entire community out of pure convenience. But rather, consider that allowing the continued expansion of mining operations in such a confined area would decimate our entire community and way of life.

Sincerely,

Brett and Tammy Wells

Rieva Lester

From:

Brianna Uy

Sent:

Wednesday, February 3, 2021 1:43 PM

To:

Rieva Lester

Subject:

FW: Response regarding Jorgensen Rezoning Application

Rieva,

For the Public Hearing on the 2020 Comprehensive Plan Update on February 8, 2021 I have received the below public comment. Tammy and the rest of the parties of record were notified the next day via email. I can send that record as well if you need.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <-- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Tammy Wells <tlwells83@gmail.com> Sent: Thursday, January 28, 2021 4:34 PM

To: Lindsey Pollock < Lindsey. Pollock@lewiscountywa.gov>

Cc: Brianna Uy <Brianna.Uy@lewiscountywa.gov>

Subject: Re: Response regarding Jorgensen Rezoning Application

Hi Dr. Pollock,

Thank you for your response and I understand your position as I am a state government employee myself. My primary intent of including you for this email was due to the lack of notification that was promised those that sent in letters previously who did not live immediately adjacent to the property in question.

Thank you for your time.

Sincerely,

Tammy Wells

Thank

On Thu, Jan 28, 2021, 4:27 PM Lindsey Pollock < Lindsey.Pollock@lewiscountywa.gov > wrote:

Tammy Wells,

Thank you for reaching out. The nature of the hearing is such that as a Commissioner, I am legally required to consider only material entered into the record and presented at the Hearing. Unfortunately, that is a legal requirement as opposed to something we Commissioners can control. As such, I am holding off on reading the material you forwarded. Please continue your active engagement with Community Development as they are the office in charge of collecting the public comment material. I appreciate you being involved in our immediate community.

Sincerely,

Lindsey R. Pollock, DVM

Lewis County Commissioner, District 2

o: (360)740-1120

c: (360)520-4938

351 NW North Street

Chehalis, WA 98532

From: Tammy Wells <<u>tlwells83@gmail.com</u>> Sent: Wednesday, January 27, 2021 7:08 PM

To: Brianna Uy < Brianna. Uy@lewiscountywa.gov>

Cc: Lindsey Pollock < Lindsey.Pollock@lewiscountywa.gov>

Subject: Fwd: Response regarding Jorgensen Rezoning Application

Hello,

Per the Planning Commission Public Hearing held on November 10, 2020, EVERYONE that wrote in for that meeting was supposed to be notified when the County was going to hear about the rezoning proposal for the Jorgensen property in Evaline at the Commissioners meeting, however only those living immediately adjacent to the property in question were notified today. Please explain why the rest of us were not notified? By choosing not to notify all parties, it makes me feel as if the county is trying to be deceitful and hide the progression of this proposal as it moves through the approval process despite the county being well aware many in the nearby community are not in favor of this proposal.

For proof of submission, I am responding by forwarding the email you acknowledged receiving in November last year. I am also cc'ing our district's Commissioner, so she is aware.

Sincerely,

Tammy Wells

----- Forwarded message -----

From: **Brianna Uy** < <u>Brianna.Uy@lewiscountywa.gov</u>>

Date: Tue, Nov 3, 2020 at 10:21 AM

Subject: RE: Response regarding Jorgensen Rezoning Application

To: Tammy Wells <tlwells83@gmail.com>

I have received your comments and will add them to the file.

Brianna

Brianna Uy

Associate Planner

Lewis County Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

360-740-2602

Brianna.Uy@lewiscountywa.gov

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Tammy Wells <<u>tlwells83@gmail.com</u>> Sent: Tuesday, November 3, 2020 10:13 AM

To: Brianna Uy < Brianna. Uy@lewiscountywa.gov>

Subject: Response regarding Jorgensen Rezoning Application

Hello,

Please see the attached letter concerning the Jorgensen Rezoning Application.

Thank you,

Tammy & Brett Wells

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This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

From:

Brianna Uy

Sent:

Sunday, February 7, 2021 10:54 AM

To:

Rieva Lester

Subject:

Fw: BOCC meeting to adopt Ordinance 1323 on 02/08/2021

Rieva,

I received the public comment below for the 2020 comp plan hearing on Monday.

Brianna

From: Robin Pedrazzetti <angeliccreator@gmail.com>

Sent: Thursday, February 4, 2021 3:38 PM

To: Brianna Uy

Subject: BOCC meeting to adopt Ordinance 1323 on 02/08/2021

To: Lewis County Commissioners,

My husband & I took the opportunity to purchase our residence (parcel 014998006000) 26+ years ago with the intention of creating our forever home to raise our two daughters in the natural environment of country living and give them the educational opportunities they would receive in smaller school districts. In 2005 we purchased parcel 014998008000 with the vision that one day we may want to build there or one of our children would have the opportunity to do so. Both pieces of property are our hope of leaving both daughters a financial foundation from which they could build upon after our lives are lived on in their hearts.

We are opposed to the request of changing the Comprehensive Plan and ask that each of you try to put yourselves in our physical shoes. If these parcels were owned by you or one of your family members would you determine that \$10 million dollars acquired by another stripping the minerals and disrupting the environment to maybe provide 4-10 jobs to our economy be worth the price you would pay for losing your livelihood?

We already have Good's Quarry nearby which has initiated the process for expansion to the west. Within the past 1 1/2 years we have experienced a diminishment of well water quality & quantity, an increase of heavy equipment noise, rock blasting and probably a lower air quality. We have concerns about future land stability and effects to critical aquifer recharge areas. The only value that hasn't been reduced as of yet is Real Property.

It is our hope that as you go through your check list of potential land use impacts, that you can also see through the eyes of our neighbors and the impact it has to all families residing in the Evaline District (which outweigh the number of jobs that might be created), please remember that trees are renewable; rocks are not and agree to deny this proposal. Thank you for your time & consideration.

Sincerely,

Ken & Robin Pedrazzetti

From:

Brianna Uy

Sent:

Wednesday, February 3, 2021 5:03 PM

To:

Rieva Lester

Subject:

FW: Good Quarry Expansion

Rieva,

I received the below comments on the 2020 comprehensive plan update hearing scheduled on February 8, 2021.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Paulette Rautio <tedpauletter@gmail.com> Sent: Wednesday, February 3, 2021 4:43 PM To: Brianna Uy <Brianna.Uy@lewiscountywa.gov>

Subject: Fwd: Good Quarry Expansion

Subject:Jorgenson Timber Rezone, Hale Rd.

To: <Brianna.Uy@lewiscountywa.gov

Lewis County Planning Commission Chehalis, WA

February 3, 2021

RE: Rezone Jorgenson Timber to Mineral Land

Right up front, I will say my husband, Ted Rautio and myself, Paulette Rautio, are against the rezoning of Jorgensen's land to allow for a new rock quarry. We already have the Good Quarry in our neighborhood with its desire to mine the entire hillside across to Hale Rd. By allowing Jorgensen's proposal, the county would be disregarding the following ramifications to our small community:

- It is in a highly desirable and growing community of residents and farms with hundreds of homes within a mile of these mines.
- It will further the damage to our water supply and its associated quality as they breach the aquifer and water table the entire community depends on.

- The Good Quarry immediately to the east of the proposed area has damaged homes an additional and larger pit will make the damage to our structures even worse
- The existence of an additional quarry will damage the home values in the area
- The constant noise and microquakes is detrimental to the community's quality of life humans, animals, and wildlife alike
- It will displace local wildlife from their natural habitat
- The blasting rattles pictures and delicate decorations hung on our walls
- The blasting damages windows, breaking the seals
- The blasting damages walls and cracks foundations of homes
- Every time the current quarry blasts, we see an immediate increase in sediment out of our faucets and we are 3,000 feet from the quarry.
- Since the good quarry opened in 2003, our water has become hard and tastes weird due to increasing mineral deposits.

The fact the county even allowed the existing quarry to be opened so close to the water table and the critical aquifer recharging area is baffling. But to now allow that pit to expand and then allow another pit immediately to the west is just <u>plain irresponsible</u>. By allowing another quarry in such close proximity, the county would be completely disregarding the community's quality of life. Unlike in the past, please do not discount us as pests, but rather, consider that allowing the continued expansion of these mines in such a confined area would completely decimate our entire community and way of life. Please do not forsake an entire community out of convenience of being able to get to some rock.

Sincerely,

Ted and Paulette Rautio 124 Lentz Rd. Winlock, WA 98596 tedpauletter@gmail.com

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From:

Brianna Uy

Sent:

Wednesday, February 3, 2021 5:05 PM

To:

Rieva Lester

Subject:

2020 Comp plan update

Attachments:

Public Comments rec. via Fax.pdf

Please see the attached public comments I received via fax today.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <-- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

TO:

Brianna

FROM:

Lovejoy Schell

102 Quary Lane

SUBJ:

Comprehensive Plan Change from "Other Rural Lands"

To "Mineral Resource Lands" in Evaline

DATE:

February 2, 2021

The area to the east and southeast of this proposal is basically residential with lot sizes anywhere from ½ acre and up. I count approximately 38 lots in the vicinity between the existing rock quarry and Tennessee Road with almost all of them containing a residence. We have had to deal with the noise from a saw mill and a rock quarry for years. I can tell you that since the existing rock quarry went in I have been plagued with, to date, 9 sheetrock nails that have or are in the process of backing themselves out of our ceiling. Since the last expansion of the rock quarry the emergency hand pump we put down our well a few years ago is no longer picking up any water and will have to be redone. I have also noticed that I now have two double pane windows that have lost their seal. We are talking about a very well constructed stick built house from 2005 built by what we were told was one of your best contractors in Lewis County. When the blast makes the metal pictures I have hanging on the wall rattle. I am smart enough to know that it is doing more to our house and possibly our well than just a little vibration. A family that lived in the Quary Lane cul-de-sac moved several years ago saying that the blasts had put a crack in their foundation. Obviously this new proposal will also have an adverse affect on our property values.

I'm sure the County would love to have this rock quarry as it is close to a maintenance yard and area construction, but what if it were in YOUR backyard. Would you still be thrilled to have it? We have 12 families on our street and 10 of them all use one community well. If the aquifer sustains a crack that lets the water from our supply seep out, then what? This is not a land use that is compatible with a residential area. I'm sure there are other places in this county that have rock to mine that are not in a residential area.

Please consider this proposal carefully, and if you still wish to pass it, please be smart enough to put conditions on it that will protect the residents in the area, like two small blasts instead of one big one; times of operation, noise mitigation, etc. You move to the country hoping for a little quiet when you go outside and instead all you hear part of the time is chunk chunk chunk chunk, chunk, chunk, chunk - for the next few hours.

February 3, 2021

VIA FAX

Brianna.Uy

I was typing an e-mail to you on the attached subject when I hit the wrong keys and I think it sent it to you before I was done, so please ignore whatever may have come in from me on your e-mail. I decided to send it via fax instead.

Thank you.

Lovejoy Schell

From:

Brianna Uy

Sent:

Wednesday, February 3, 2021 1:37 PM

To:

Rieva Lester

Subject:

FW: Comprehensive Plan Change in Evaline

Rieva,

For the Public Hearing on the 2020 Comprehensive Plan Update on February 8, 2021 I have received the below public comment in response to the public notice.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Lovejoy Schell < Irhstwo2@gmail.com> Sent: Tuesday, February 2, 2021 7:50 PM

To: Brianna Uy <Brianna.Uy@lewiscountywa.gov>
Subject: Comprehensive Plan Change in Evaline

RE: Comprehensive Plan Change from "Other Rural Lands" to "Mineral Resource Lands" in Evaline

The area to the east and southeast of this proposal is basically residential with lot sizes anywhere from 1/2 acre and up. I count approximately 38 such lots in the vicinity between the proposal, the existing rock quarry and Tennessee Road with almost all of them containing a residence. We have had to deal with the noise from a saw mill and a rock quarry for years now. I can tell you that since the existing rock quarry went in I have been plagued with, to date, 9 sheetrock nails that either have or are in the process of backing themselves out of our ceiling. Since the last expansion of the existing rock quarry the emergency hand pump we put down our well a few years ago is no longer picking up any water and will have to be redone. I have also just noticed that I have two double pane windows that have lost their seal. We are talking about a very well constructed stick built house from 2005 built by what we were told was one of your best contractors in Lewis County. When the blast makes the metal pictures I have hanging on the wall rattle, I am smart enough to know that it is doing more to our house and possibly our well than just a little vibration. A family that lived in the Quary Lane cul-de-sac moved several years ago saying that the blasts had put a crack in their foundation. Obviously this new proposal will also have an adverse affect on ouir property valukes.

External Email - Remember to think before you click!

From:

Brianna Uy

Sent:

Wednesday, February 3, 2021 1:38 PM

To:

Rieva Lester

Subject:

FW: Public Hearings Notice Feb 8 2021

Rieva,

For the Public Hearing on the 2020 Comprehensive Plan Update on February 8, 2021 I have received the below public comment in response to the public notice.

Brianna

Brianna Uy

Associate Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-2602
Brianna.Uy@lewiscountywa.gov <-- updated email

Note my last name changed from Teitzel to Uy. Please update your contacts accordingly.

From: Judy McBeth <wintrefrm@gmail.com>
Sent: Wednesday, January 27, 2021 3:02 PM
To: Brianna Uy <Brianna.Uy@lewiscountywa.gov>

Subject: Public Hearings Notice Feb 8 2021

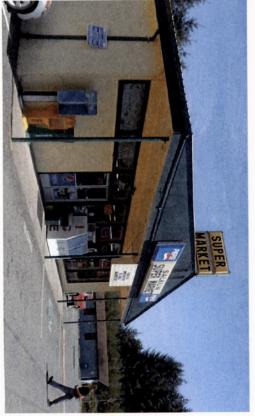
Parcel 014997000000 and Nelson Tree Farm share a property line. We have the 40 acres directly North. Our parcel is 014996000000 and we are concerned about our domestic water well. We are also concerned about our year round water spring situated in the south west corner of our property next to the property line with Jorgensen Timber. We are very concerned that the loss of either water supply will harm us very much. Thank you. Nelson Tree Farm Inc. President, Georgie Nelson.

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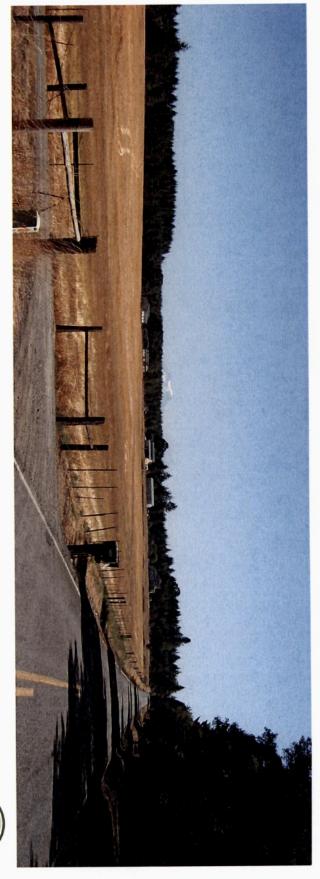
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LAND USE

General Context

Lewis County is located in the southwest part of Washington State. The county touches eight other Washington counties: Grays Harbor, Thurston, and Pierce Counties to the north; Yakima County to the east; Skamania, Cowlitz, and Wahkiakum Counties to the south; and Pacific County to the west. The boundaries of the county are purely political creations except for a portion of the northern boundary that briefly parallels the Nisqually River and the eastern boundary which tracks along the crest of the Cascade Mountains.

Lewis County is the largest county in western Washington. The county covers 2,452 square miles and measures about 90 miles (east to west) by 25 miles (north to south). Topography of the area varies widely, from the broad, relatively flat and low-lying western section of the county to the Cascade Mountains to the east. Roughly three-fourths of the county is rugged, mountainous and forested. The remainder is characterized by low rolling hills interspersed with rivers and tributaries including the Cowlitz and Chehalis systems. The major population centers of Centralia, Chehalis, and Napavine, are located on the flood plains of the Chehalis River and its tributaries, including the Skookumchuck and Newaukum rivers.

Vicinity Map



Existing Land Use

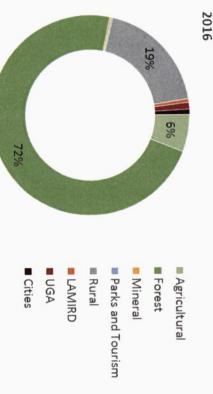
More than three-quarters of the land in Lewis County is designated for federal, state, and private resource uses. Of the land area, 72 percent is devoted to forest resource uses and 6 percent is devoted to agricultural land. Approximately one-third of Lewis County is designated as national forest.

Only 2 percent of the land lies within urban areas, with 1 percent located in cities and 1 percent located in unincorporated Urban Growth Areas. Much of the urban land is committed to right-of-ways and public uses, or is constrained by critical areas.

A further 1 percent of the land is classified as a "Limited Areas of More Intensive Rural Development" (LAMIRDs), which includes small towns, crossroad commercial areas and employment clusters in unincorporated areas.

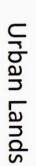
Rural land, not including LAMIRDs, encompasses 19 percent of the total land area.

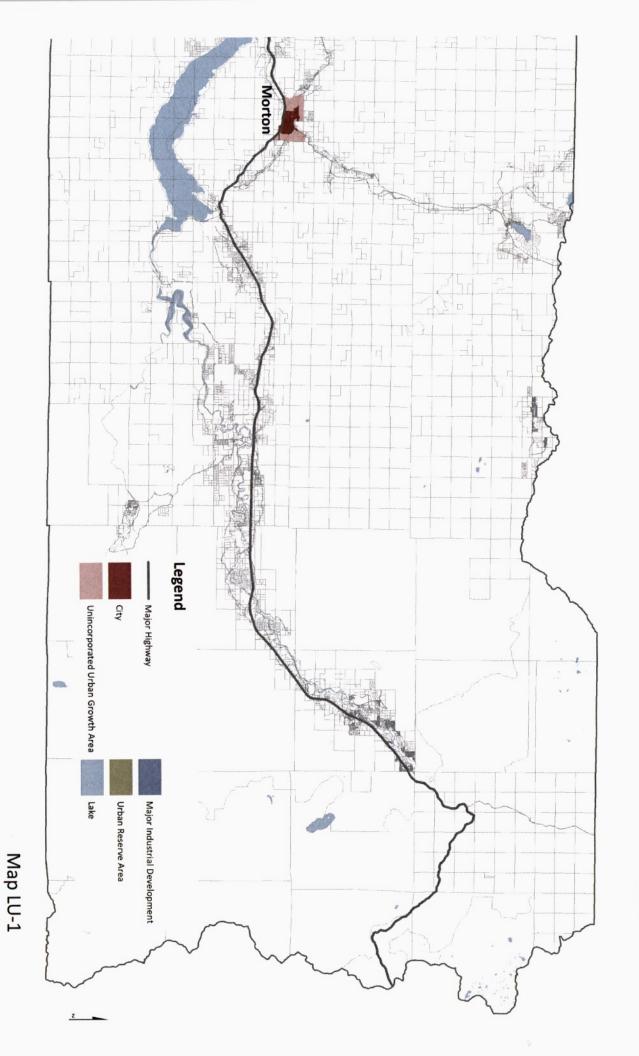
Existing Future Land Use Designations in Lewis County

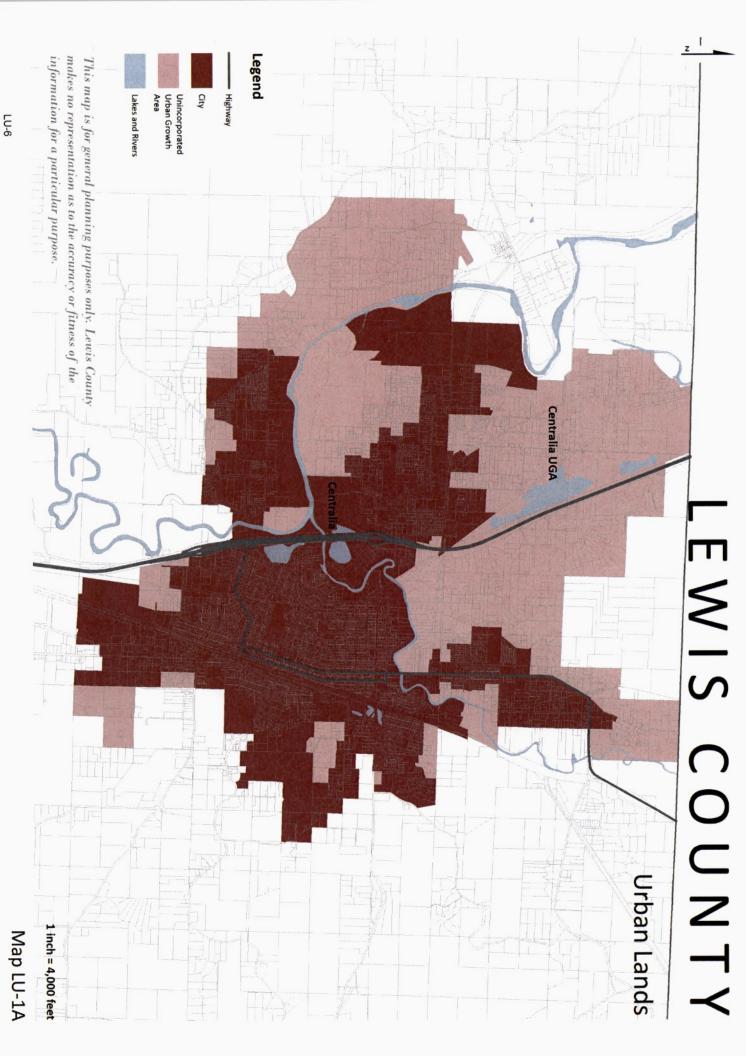


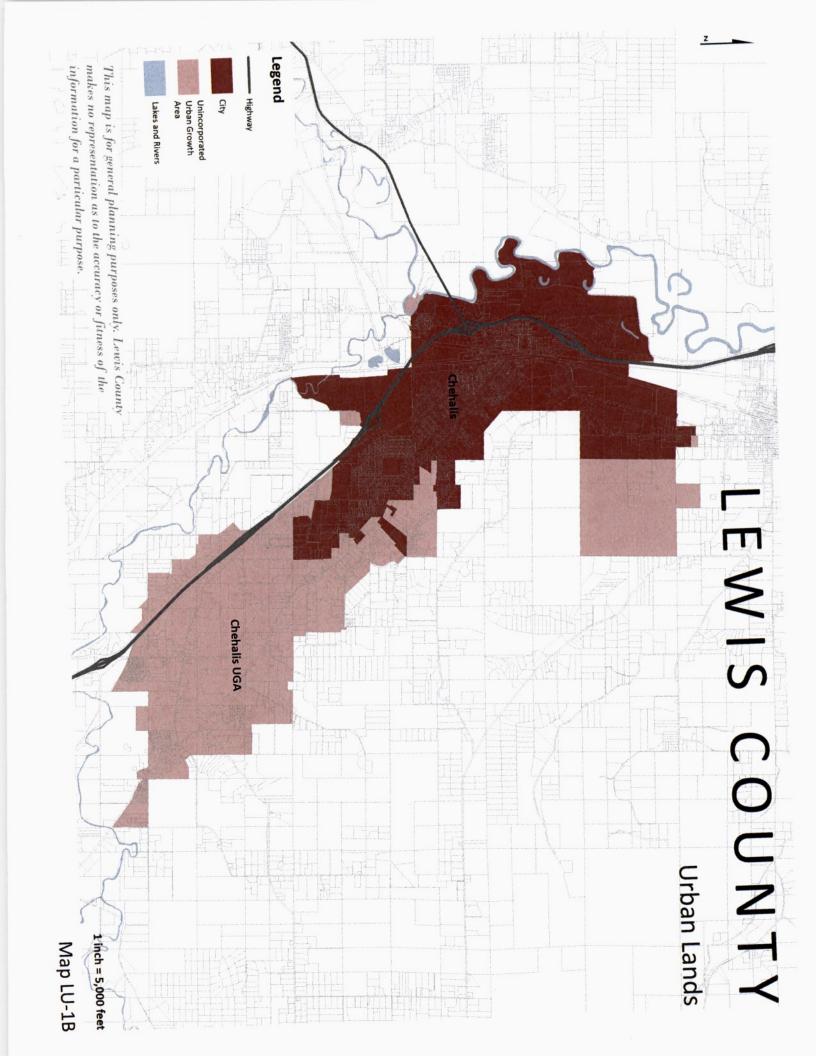
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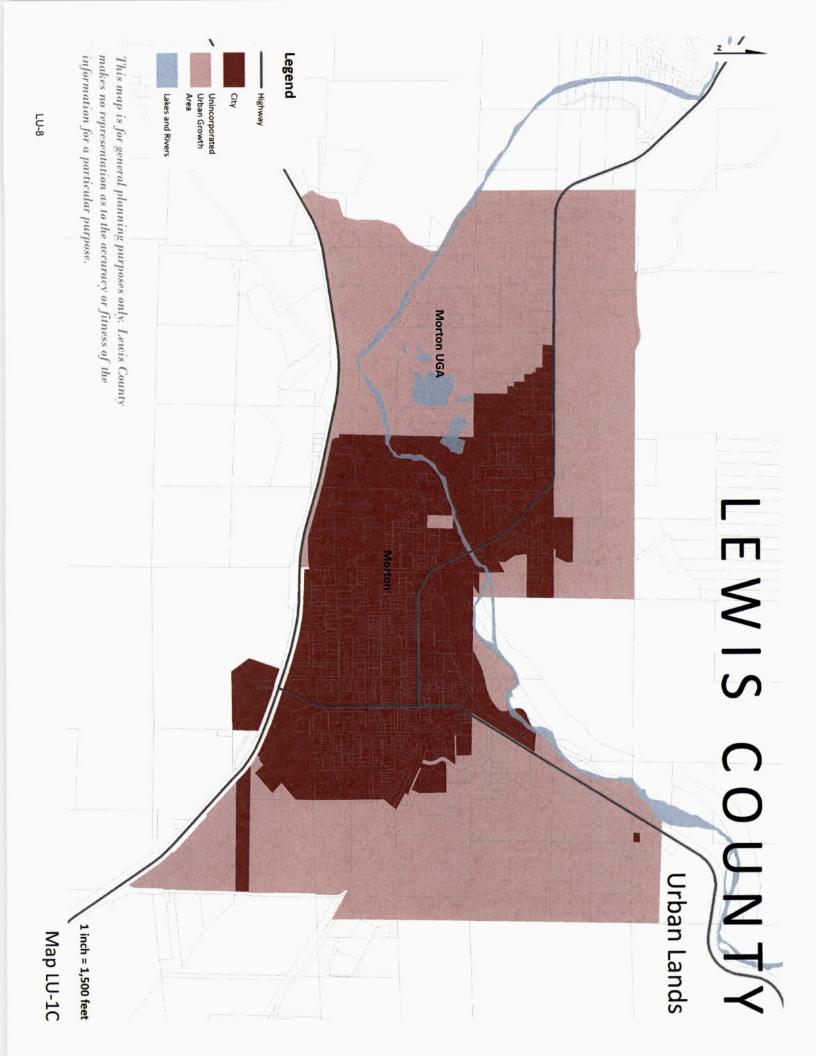
LEWIS COUNTY

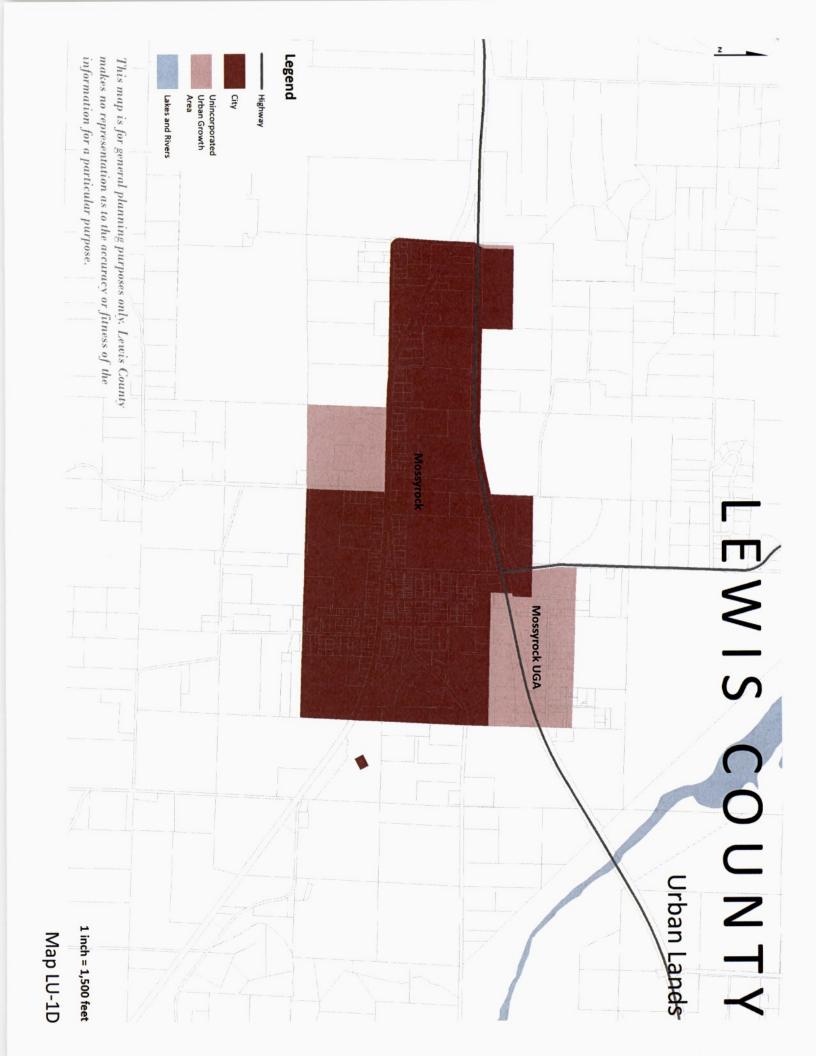


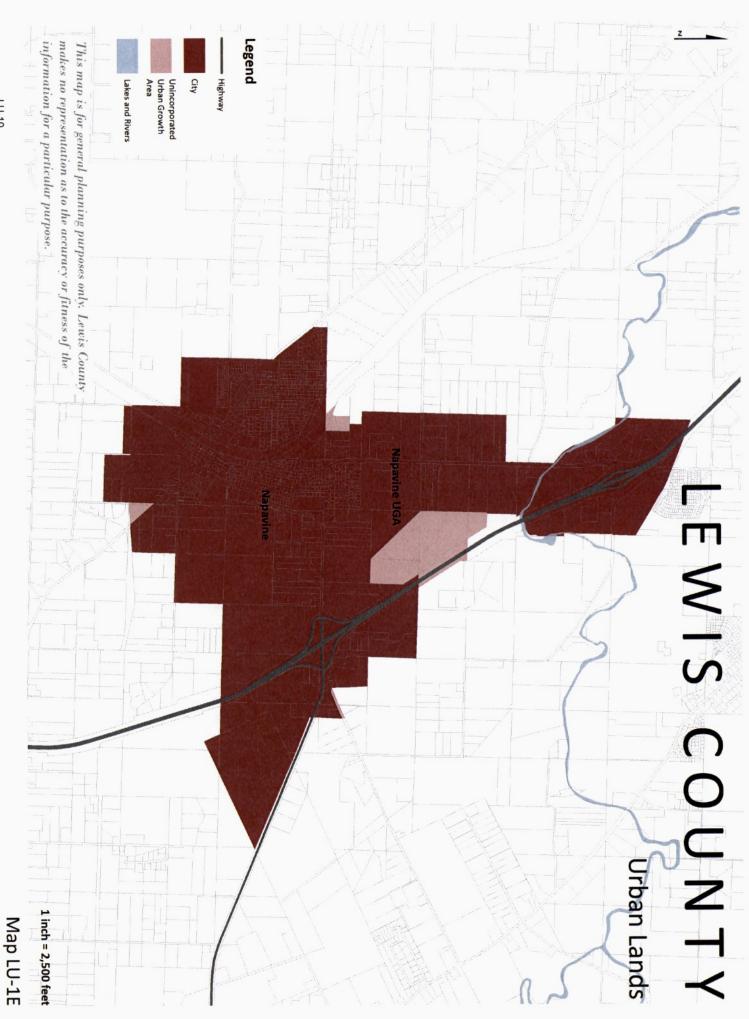


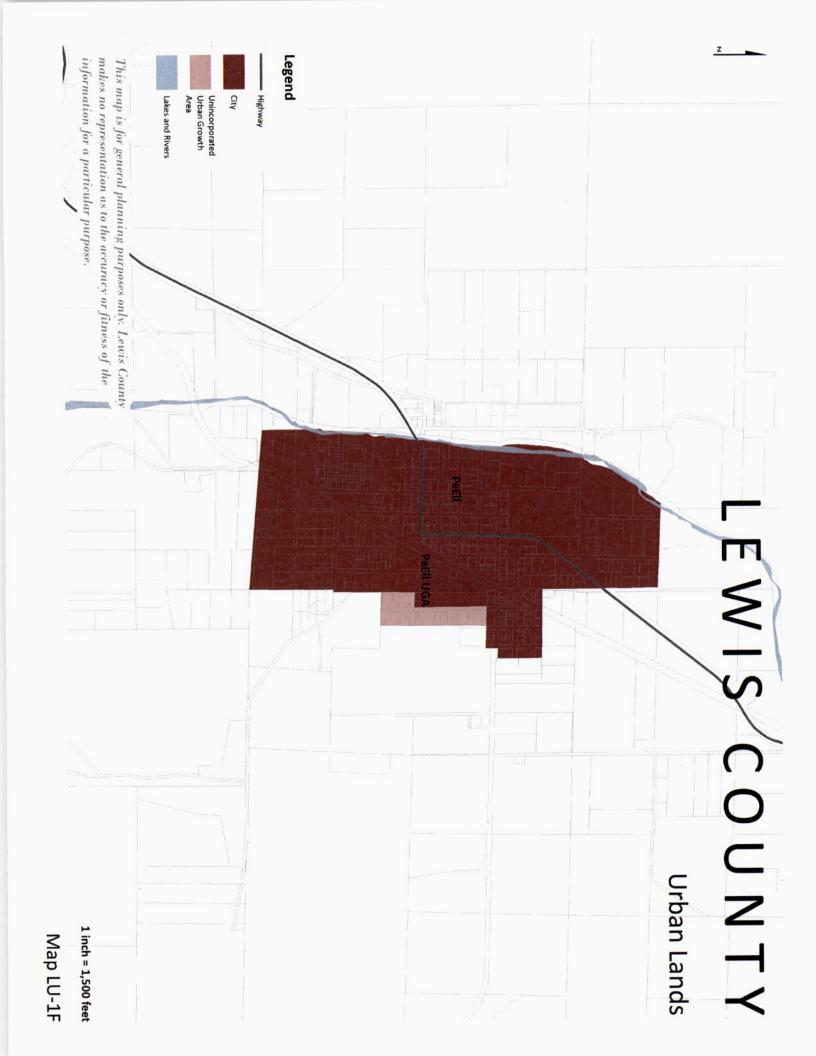


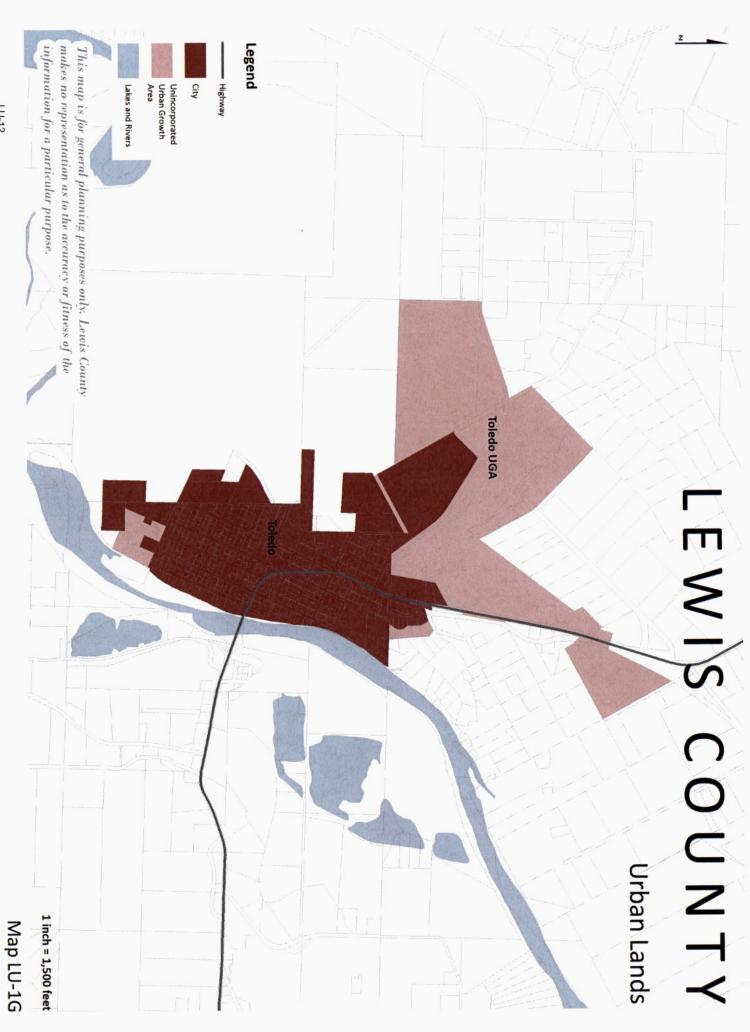


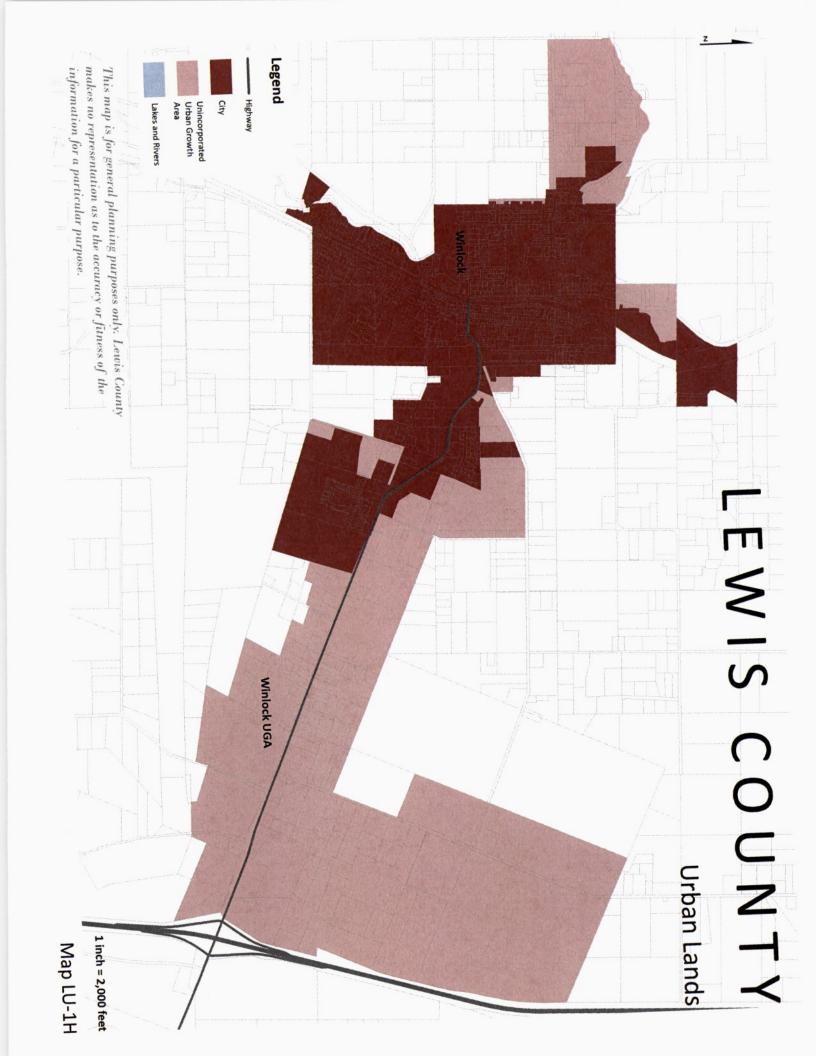


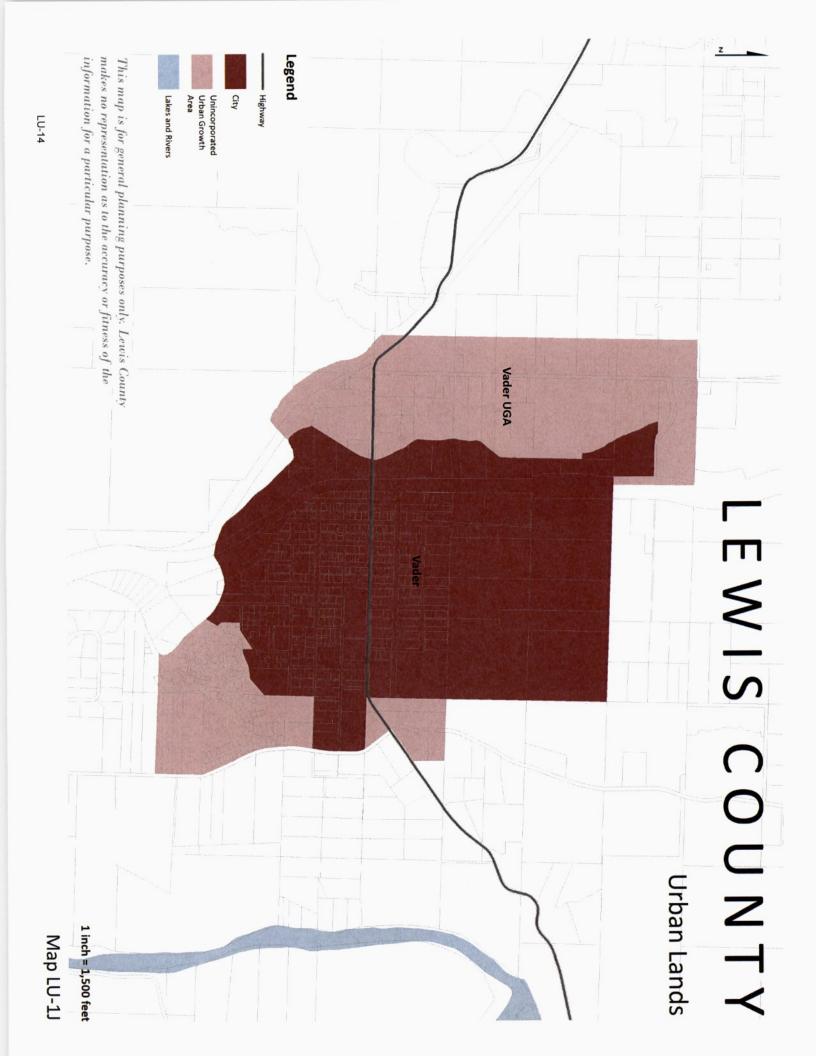


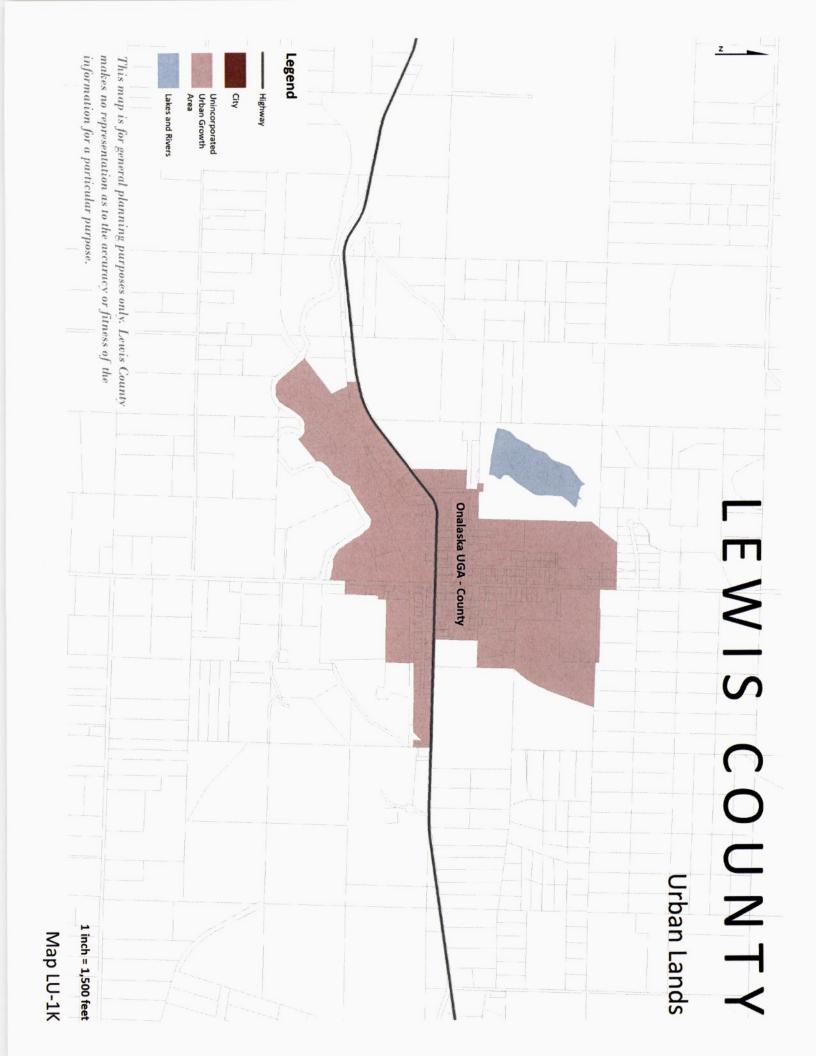












Legend makes no representation as to the accuracy or fitness of the This map is for general planning purposes only. Lewis County - Highway Unincorporated Urban Growth Major Industrial Development Lakes and Rivers Area City Cardinal Glass UGA - County **Urban Lands**

information for a particular purpose.

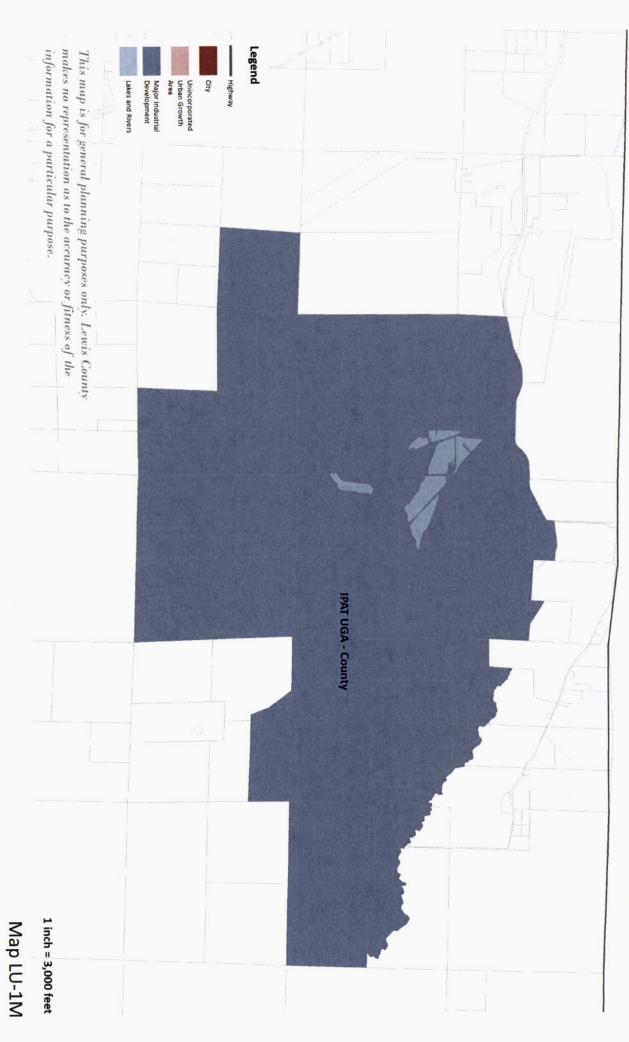
1 inch = 1,000 feet

Map LU-1L



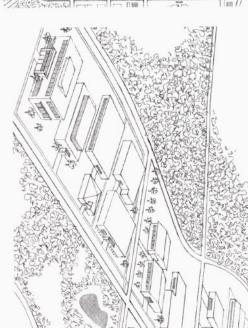
LEWIS COUNTY

Urban Lands



TYPES OF URBAN DEVELOPMENT IN LEWIS COUNTY





Urban Growth Area

Major Industrial Development

Character of Development

-Predominant Development Form

-Building Orientation

-Building Scale

Level of Urbanization

(Low, Moderate, High)

Level of Pedestrianism

Predominant Type of Water Service
Predominant Type of Wastewater Treatment
Growth Management Act Designation

Predominant Comprehensive Plan Designation

Examples in Lewis County

A variety of building types, sizes and scales. Buildings predominantly located close to each other

Traditional development oriented toward nearest street, and more recent development oriented in a number of ways

A mixture of scales including large commercial, residential and industrial buildings and smaller scale single family residences and shops

Moderate to High

Human scale in certain areas, such as historic downtowns, and surrounding residential areas. Auto-oriented elsewhere

Public water
Centralized wastewater treatment

City or Unincorporated UGA

City or Urban Growth Area

Incorporated cities and their Urban Growth Areas, as well as non-municipal unincorporated Urban Growth Areas

Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area

Structures oriented in a number of ways

Predominantly large scale

프

High within the Major Industrial Development. Rural or Resource Land outside the Major Industrial Development

Limited pedestrianism. Predominantly scaled to the automobile and large industry

Community/public water system

Centralized wastewater treatment

Major Industrial Developments (MID), MID —Master Planned Locations, MID—Master Planned Locations—Reclaimed Surface Coal Mine Sites

Urban Growth Area. Industrial Land Bank may also be used for Major Industrial Developments—Master Planned Locations Industrial Park at TransAlta (IPAT) and Cardinal Glass

URBAN GOALS AND POLICIES

Goals and policies related to urban areas in Lewis County are shown below:

URBAN GROWTH AREAS

URBAN GOAL 1.0 | Designate urban growth areas based on the standards of the Growth Management Act.

POLICY URBAN 1.1

Classify and size urban growth areas based on RCW 36.70A.110.

POLICY URBAN 1.2

Ensure that sufficient area is included in urban growth areas to accommodate the county's adopted 20-year population forecast, to allow for market choice and location preferences, and to provide for economic development opportunities.

POLICY URBAN 1.3

Confirm that the location and size of urban growth areas match the capability of the affected community to serve the areas with urban levels of governmental services.

POLICY URBAN 1.4

Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

Concentrated Development

URBAN GOAL 2.0 | Focus development in urban growth areas.

POLICY URBAN 2.1

Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.

POLICY URBAN 2.2

Locate intensive development where adequate public services and facilities are present, or can be provided concurrently with development.

POLICY URBAN 2.3

Encourage infill development and higher density zoning where services have already been provided and/or sufficient infrastructure capacity exists.

Desired Forms of Development

URBAN GOAL 3.0 | Promote the following desired forms of urban development.

OBJECTIVE 3A - STRONG URBAN CENTERS

Strengthen the historic downtowns of communities in Lewis County and their surrounding residential areas.

POLICY URBAN 3A.1

Sustain the historic centers of Lewis County communities by focusing infrastructure expenditures to the areas.

POLICY URBAN 3A.2

Encourage infill development and traditional forms of city building within the urban centers (with structures facing the street, pedestrian-orientation, etc.), rather than strip development patterns.

OBJECTIVE 3B - ATTRACTIVE MAJOR CORRIDORS

Maintain a visually attractive appearance along the Interstate 5 (I-5) and US 12 corridors.

POLICY URBAN 3B.1

Work with WSDOT and cities adjoining the I-5 and US 12 corridors to develop minimum landscape standards for interchanges and appropriate road segments.

POLICY URBAN 3B.2

Require landscape screening for large commercial/industrial structures and outdoor storage areas to provide a visual buffer along the highways.

OBJECTIVE 3C - PRESERVED HISTORY

Encourage the preservation of history in Lewis County.

POLICY URBAN 3C.1

Preserve sites of historical significance within the urban areas of Lewis County.

OBJECTIVE 3D — HOME OCCUPATIONS

Permit home occupations.

POLICY URBAN 3D.1

Home-based businesses and industries should be allowed in residential areas.

Commercial Land

URBAN GOAL 4.0 | Ensure an adequate supply of well-planned commercial land is available to provide goods and services to citizens of Lewis County and the traveling public.

OBJECTIVE 4A - ADEQUATE SUPPLY OF COMMERCIAL LAND

Provide a sufficient amount of developable commercial land in the urban growth areas of Lewis County.

POLICY URBAN 4A.1

Evaluate the extent of available commercial land as part of requests to amend urban growth areas. When necessary, encourage the consideration of a variety of options, beyond just the expansion of urban growth areas, to increase the amount of commercial land.

OBJECTIVE 4B — WELL-PLANNED COMMERCIAL DEVELOPMENT

Guide commercial development and redevelopment to appropriate locations within incorporated and unincorporated urban growth areas.

POLICY URBAN 4B.1

Encourage commercial development in areas where adequate facilities and services are available or can be provided concurrent with development.

POLICY URBAN 4B.2

Site and design new commercial developments to facilitate travel by transit, car/vanpools, pedestrians, bicyclists, and other alternative modes of transportation (where available).

POLICY URBAN 4B.3

Ensure the pattern and scale of commercial centers are suitable for their locations and populations served.

POLICY URBAN 4B.4

Encourage minimal land use conflicts between commercial uses and other uses through proper siting and design (to the degree practicable).

POLICY URBAN 4B.5

Minimize the potential adverse impacts of commercial development on nearby resource uses and critical areas.

Industrial Land

URBAN GOAL 5.0 | Confirm that a sufficient amount of industrial land is available to support Lewis County's existing and traditional industrial economic base.

OBJECTIVE 5A — ADEQUATE SUPPLY OF INDUSTRIAL LAND

Assure an adequate supply of prime industrial sites are available to meet market demands for industrial development over the planning horizon

POLICY URBAN 5A.1

Locate sites for industrial use in areas:

- With appropriate access to arterial roadways;
- With existing or potential utility service; and
- Where major environmental constraints, such as unsuitable soils, floodplains or wetlands, are minimal or able to be mitigated.

POLICY URBAN 5A.2

Ensure an adequate supply of prime industrial land is available in designated urban growth areas in accordance with the countywide planning policies.

OBJECTIVE 5B — WELL PLANNED INDUSTRIAL DEVELOPMENT

Encourage job-producing economic development that is well-planned, attractive, and avoids significant adverse impacts.

POLICY URBAN 5B.1

Mitigate intensive industrial development through landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

POLICY URBAN 5B.2

Require new industrial areas to include common site design elements such as open space, landscaping, integrated signage and traffic control, and coordinated property management and maintenance.

URBAN RESERVE AREA OVERLAYS

URBAN GOAL 6.0 | Designate urban reserve area overlays in locations where future urban growth is likely. Use the approach to

avoid premature land segregation and the development of uses that are potentially incompatible with, or preclude later, urban development.

POLICY URBAN 6.1

Preserve opportunities for the future siting of large industrial, mixed use retail/commercial, or tourist-oriented uses, through the use of urban reserve area overlays.

POLICY URBAN 6.2

Apply urban reserve area overlays at sites well served by existing or planned transportation systems, or adjacent to an existing urban growth area.

POLICY URBAN 6.3

Classify lands within designated urban reserve area overlays as Rural or Resource lands that are subject to minimum lot size requirements that will not preclude more intensive future urban development.

POLICY URBAN 6.4

Include urban reserve areas within a designated urban growth area prior to development. The designation or expansion of an urban growth area to include an urban reserve area may be initiated by the county or a city. Such applications should have the support of the city impacted by the proposed expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

POLICY URBAN 6.5

Ensure that future developments within urban reserve areas provide employment opportunities that offer higher wages than

prevail in the community and can be developed in an environmentally sensitive manner.

POLICY URBAN 6.6

Support the expansion of designated urban growth areas to include urban reserve areas only if the economic development envisioned as part of this plan can and will occur, and the following circumstances exist:

- Infrastructure, including, but not limited to, urban roads, public water, and public sewer is available to serve the urban reserve area (or will be made available concurrent with the development of the area).
- Infrastructure requirements and costs for the urban reserve area are able to be supported for the uses envisioned.
- Requirements and standards to ensure appropriate economic development are in place.
- Provisions for the avoidance or mitigation of impacts to Priority Habitats or environmentally sensitive areas are included in the proposal.

MASTER PLANS

URBAN GOAL 7.0 | Process master plans to create new urban growth areas in a manner consistent with the standards in RCW 36.70A, and the provisions of the Lewis County Code.

POLICY URBAN 7.1

Review master plans in accordance with Table LU-1 and the goals and policies below.

POLICY URBAN 7.2

Utilize the relevant permit requirements in state law where an inconsistency exists between Table LU-1, the policies below, and RCW 36.70A.350, RCW 36.70A.365, RCW 36.70A.367, or RCW 36.70A.368.

TABLE LU-1: A Guide for Master Plans in Lewis County

	approval of specific major		36.70A.367)
land bank.	the review and		Locations
within the industrial	regulations for		IVIdStel Fidilied
developments	development		Master Planned
industrial	bank ¹ and		Development -
specific major	an industrial land		Industrial
Yes – To review	Yes – To establish	No	Major
UGA boundary.			
Plan to establish the			
Comprehensive			
amends the			
Hearings Examiner			
Approval by the			36./UA.365)
RCW 36.70A.365(2).			JC ZO 2CE)
with the criteria in			(BCM)
Must be consistent			Develonments
specific proposal.			Industrial
Yes – To review the	No	No	Major
Required?	Required?	Required?	
Examiner	Commission	Allocation	
Hearing	Planning	Population	

¹ Please note: no urban growth areas are required as part of this type of proposal; rather, Industrial Land Banks are required to be established within the Comprehensive Plan.

											_	_	
				36.70A.368)	(RCW	Locations	IVIdStel Fidilled	Master Planned	Development -	Industrial	Major		
											No		
Park at TransAlta (IPAT) in 2010.	the Industrial	completed for	Plan. Process	Comprehensive	items in the	other relevant	boundary and	as the UGA	components such	master plan	Yes – To put	developments.	industrial
						36.70A.368(4).	with RCW	Must be consistent	industrial activity.	specific major	Yes – To review		

Major Industrial Developments (RCW 36.70A.365)

URBAN GOAL 8.0 | Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

POLICY URBAN 8.1

Continue to monitor the need for industrial land and the availability of industrial sites within the urban growth areas of Lewis County. Encourage potential industrial applicants to use the monitoring information to help meet the required standard in RCW 36.70A.365(h).

POLICY URBAN 8.2

Process Major Industrial Developments (proposed under RCW 36.70A.365) as a public hearing before the Hearings Examiner.

POLICY URBAN 8.3

Require new major industrial developments (proposed under 36.70A.365) to meet all applicable criteria for the use, and the relevant goals and policies for industrial development (listed as part of Urban Goal 5.0).

POLICY URBAN 8.4

Consider the final approval of an application for a major industrial development as an adopted amendment to the Lewis County Comprehensive Plan (per RCW 36.70A.365(3)).

Major Industrial Developments – Master Planned Locations (RCW 36.70A.367)

URBAN GOAL 9.0 | Permit master planned major industrial developments within Lewis County.

POLICY URBAN 9.1

Manage the development of major industrial development – master planned locations as a two-step process: the designation of an industrial land bank area in the comprehensive plan; and the subsequent review of specific major industrial developments through a local master plan process (per RCW 36.70A.367).

POLICY URBAN 9.2

Continue to monitor the availability of industrial sites and the need for industrial land within urban growth areas of Lewis County.

POLICY URBAN 9.3

Designate an industrial land bank within the Comprehensive Plan under the requirements in RCW 36.70A.367 when additional land for industrial development is found to be necessary.

POLICY URBAN 9.4

Process any application that would create a specific master plan within an industrial land bank as a hearing before the hearing examiner under the Lewis County Code.

Major Industrial Developments – Reclaimed Surface Mine – Industrial Park at TransAlta (RCW 36.70A.368)

URBAN GOAL 10.0 | Permit a master planned major industrial development at the TransAlta site, in accordance with the requirements of the Growth Management Act.

POLICY URBAN 10.1

Consider the boundary shown on the urban growth area map as the extent of the urban growth area for the Industrial Park at TransAlta (IPAT).

POLICY URBAN 10.2

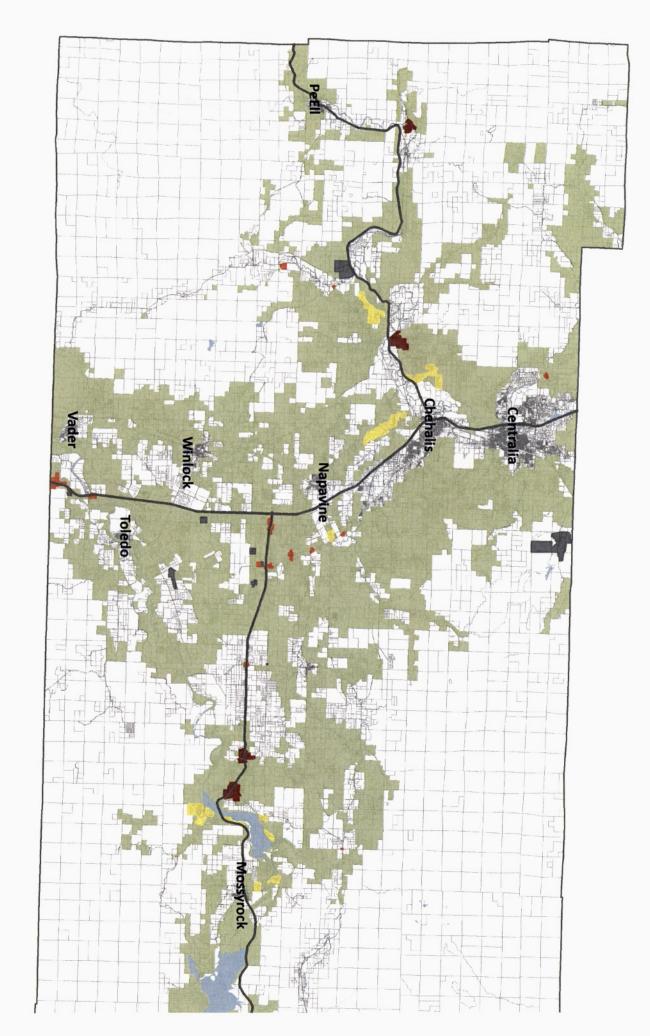
Do not allow urban growth in nonurban areas adjacent to IPAT.

POLICY URBAN 10.3

Process an application for a specific major industrial activity within a master planned location as a hearing before the Lewis County Hearings Examiner.

POLICY URBAN 10.4

Review all applications for specific major industrial activities in accordance with the criteria in RCW 36.70A.368(4), the goals and policies related to industrial development (in Urban Goal 5.0), and the relevant standards in the Lewis County Code.

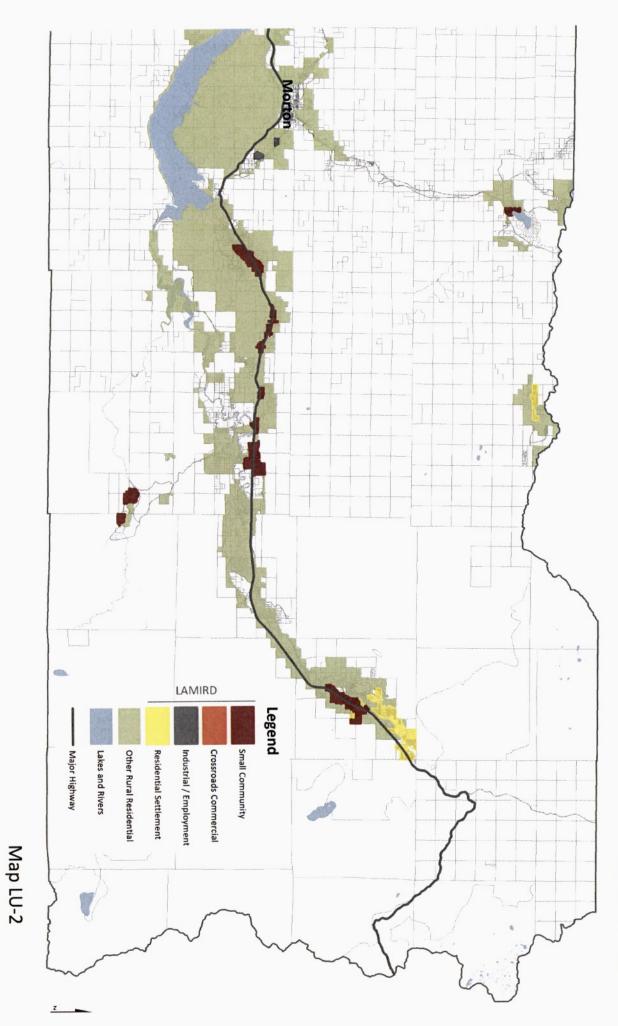


This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

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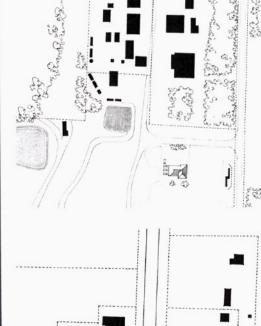
LEWIS COUNTY

Rural Lands



DEVELOPMENT 12 RESOURCE LAND LEWIS COUNTY TYPES OF RURAL AND









Rural Commercial Crossroad

Character of Development

Predominant Development Form

Building Orientation

Building Scale

(Low, Moderate, High) Level of Urbanization

Level of Pedestrianism

Predominant Type of Wastewater Treatment Predominant Comprehensive Plan Designation Growth Management Act Designation Predominant Type of Water Service Examples in Lewis County

> Structures in an existing area of isolated cottage industries or new isolated small-scale businesses

Rural Area Industrial/Employment

Buildings oriented in a variety of ways

be present Predominantly small scale, though some larger structures may

Low/Moderate to Moderate

Primarily designed for the automobile

Type iii LAMIRD Septic system or centralized wastewater treatment Private well or community/public water system

Yard, PSE Natural Gas Storage site, Ritchie Brothers Smokey Valley Road Industrial Site, Morton Log Yard, PLS Log Curtis Railyard, Ed Carlson Memorial Field, Jackson Highway and

> Detached residential or commercial structures at the intersection of two roadways

Buildings predominantly oriented towards nearest major

Predominantly small scale, though some larger structures may be present

Low/Moderate to Moderate

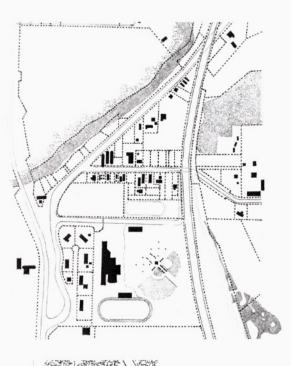
to reach the area Human scale at the crossroads, with automobile travel required

Private well or community/public water system

Septic system

Type i or Type iii LAMIRD

Boistfort, Cinebar, Curtis, Dorn's Corner, Ethel, Forest, Galvin, Stinky Corner, I-5 and US 12, I-5 and SR 506, I-5 and Jackson Hwy Leonard Road and US 12, Mary's Corner, SR 6 and Hwy 603,







existing settlement. Some attached buildings are also present Detached residential, commercial or industrial structures in an

Structures largely oriented towards the nearest street

institutional or industrial buildings may be present Predominantly small scale, though some larger commercial,

Moderate

Small Rural Recreational Facility

lodges may be present Predominantly small scale, though some larger buildings such as

Low/Moderate to Moderate

Human scale in the settlement with a variety of daily needs

Community/public water system

Septic system or centralized wastewater treatment

Type i or Type iii LAMIRD

Salkum, Silver Creek Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Packwood, Randle,

> serve recreational or tourist uses and rely on a rural location and Attached or detached lodging or commercial structures that

Structures oriented in a variety of ways

Human scale within the facility

Private well or community/public water system

Septic system

LAMIRD

Type ii LAMIRD

Various

of significant natural amenities with attached or detached A self-contained and fully integrated resort constructed in a site residential, lodging or commercial uses Structures oriented in a variety of ways

Master Planned Resort

A mixture of large and small buildings

Moderate to High

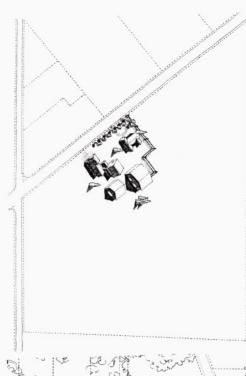
movement through the area Human scale within the resort with trails/walkways to facilitate

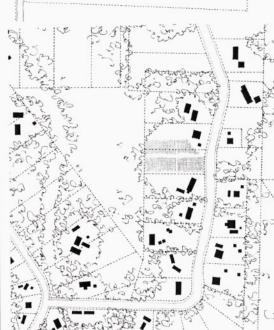
Community/public water system Centralized wastewater treatment

Master Planned Resort

None at present Resource/Rural Land (at present). Master Plan (future)

TYPES OF RURAL AND RESOURCE LAND DEVELOPMENT IN LEWIS COUNTY





-Predominant Development Form	Character of Development

-Building Orientation

-Building Scale

Level of Urbanization (Low, Moderate, High)

Level of Pedestrianism

Predominant Type of Water Service
Predominant Type of Wastewater Treatment
Growth Management Act Designation
Predominant Comprehensive Plan Designation
Examples in Lewis County

A cluster of detached residential and agricultural structures, surrounded by a large area (40+ acres) of farm or forest lands

arm Cluster, Rural Compound

Buildings grouped in a cluster, with a large amount of farm or forestland surrounding the structures

Predominantly small scale, though some agricultural structures are larger

Low to Low/Moderate

Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole

Human scale within the cluster, with automobile travel required for most trips outside the area

Private well
Septic system
Resource Land/Rural Land
Resource Land/Rural Land

Various

Detached residential and agricultural structures on standard rural lots (typically 5, 10, and 20 acres in size)

Rural Lot

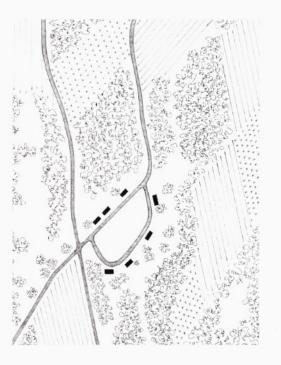
Buildings oriented in a variety of ways

Predominantly small scale, though some agricultural and accessory structures are larger

Low

Human scale on the lot, with automobile travel required for most trips outside the area

Private well
Septic system
Resource Land/Rural Land
Resource Land/Rural Land







Detached residential structures clustered to preserve natural Detached resource lands structures clustered to preserve natural Detached residential structures clustered to preserve natural Detached residential structures clustered to preserve natural Detached residential structures clustered to preserve natural Structures

Rural Residential Clusters

Structures oriented in a variety of ways

Predominantly small scale, though some larger structures may be present

Low to Low/Moderate

Low/moderate when looking at the cluster of buildings. Low

when looking at the property as a whole

Human scale within the cluster, with automobile travel required for most trips outside the area

Private well or community/public water system

eptic system

Resource Land/Rural Land

Resource Land/Rural Land

None at present

Detached residential structures, on smaller lots set along a local street. A large swath of farm or forest land, or open space is

Rural Residential Street

Structures largely oriented towards the nearest street

located nearby

Predominantly small scale, though some agricultural structures are larger

Low to Low/Moderate

Low/moderate when looking at the grouping of development along the street. Low when looking at the street and surrounding lands as a whole

Human scale along street, with automobile travel required for

most trips outside the area

Private well or community/public water system

eptic system

Various

Resource Land/Rural Land

Resource Land/Rural Land

Detached residential structures in a residential settlement

Rural Residential Settlement

Structures largely oriented towards the nearest residential street

Predominantly small scale

Low to Low/Moderate

Human scale in the settlement with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system or centralized wastewater treatment

Type i LAMIRD

LAMIRD

Brockway, Curtis Hill, Harmony, High Valley Park, Mayfield Park, Lake Mayfield Estates, Mayfield Village, Mt. View Drive Addition, Newaukum Hill, Paradise Estates, Timberline Village, Valley Meadows areas

Artwork provided by Pat Anderson

Meadows areas**

Artwork provided by Pat Anderson

Artwork provided by Pat Anderson

Meadows areas

RURAL GOALS AND POLICIES

Goals and policies related to rural areas in Lewis County are presented below:

RURAL CHARACTER

RURAL GOAL 1.0 | Maintain the rural character of Lewis County.

POLICY RURAL 1.1

Encourage rural development, outside of defined urban growth areas, in a pattern and density that:

- Compliments rural character.¹
- Supports the surrounding and prevailing land use pattern.
- Minimizes impacts to resource lands and critical areas.

- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).
- Does not create demands for urban services for county taxpayers to support.

POLICY RURAL 1.2

Consider the Types of Rural Development shown in this section, and similar building forms, as development types that are consistent with the rural character of Lewis County.

POLICY RURAL 1.3

Consider the small unincorporated communities, and other Limited Areas of More Intensive Rural Development (LAMIRDs), as key elements of the rural character of Lewis County. Existing LAMIRDs

reviewing future development applications, the county will ensure that the standards meet these characteristics.

¹ Rural character and components of rural character in Lewis County are defined in Appendix A of this plan. In preparing county regulations and

provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

POLICY RURAL 1.4

Continue to zone rural lands for a variety of densities and uses. Consider land capability, existing development characteristics, proximity to rural facilities, and other relevant factors in the zoning of land.

POLICY RURAL 1.5

Encourage rural clustering, both at smaller scales (such as farm clusters) and larger scales, as a means of balancing growth and the protection of natural resources.

RURAL ECONOMIC DEVELOPMENT

RURAL GOAL 2.0 | Provide a variety of options for residents to work in rural Lewis County.

POLICY RURAL 2.1

Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

POLICY RURAL 2.2

Consider home occupations and isolated cottage industries as essential components of the rural economy, and permit the uses in accordance with appropriate development standards.

RURAL SERVICES

RURAL GOAL 3.0 \mid Ensure that rural development is provided with appropriate rural services and facilities.²

POLICY RURAL 3.1

Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.

POLICY RURAL 3.2

Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.

POLICY RURAL 3.3

Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

² Rural services are defined in Appendix A of this Comprehensive Plan.

LAMIRDS

RURAL GOAL 4.0 | Promote the vitality of existing LAMIRDs in Lewis County.

POLICY RURAL 4.1

Consider the unincorporated small communities, rural crossroad commercial areas, rural areas of industrial development/ employment, and rural residential settlements (as presented in this chapter and mapped in Map LU-2) as LAMIRDs.

POLICY RURAL 4.2

Consider the boundaries shown on Map LU-2 as the "logical outer boundaries" for LAMIRDs required under 36.70A.070((5)(d)(iv).

POLICY RURAL 4.3

Ensure that future amendments to the boundaries or standards for LAMIRDs are consistent with the standards in 36.70A.070(5)(d).

Small Communities

RURAL GOAL 5.0 | Ensure that the small community designation promotes the vitality of the communities that have traditionally been the service centers and hubs of employment in the rural portions of Lewis County.

POLICY RURAL 5.1

View the existing small unincorporated communities as key social, cultural, service and employment centers for the surrounding rural lands, both historically and currently, and consider the communities as an essential component of Lewis County's rural character.

POLICY RURAL 5.2

View the existing small unincorporated communities as key population centers in Lewis County, and work to focus development in the areas at a size, scale and intensity that is compatible with the rural character and the historic development of the community.

POLICY RURAL 5.3

Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services, and offer employment opportunities to local residents.

POLICY RURAL 5.4

Allow a variety of uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the growth and the development is consistent with rural character.

Rural Crossroads

RURAL GOAL 6.0 | Promote the establishment of new businesses, the delivery of rural services, and the creation and retention of jobs within rural crossroad areas.

POLICY RURAL 6.1

Utilize the rural crossroad designation to promote job creation or economic development.

POLICY RURAL 6.2

Establish criteria for rural crossroad areas along the interstate to discourage new commercial/industrial development beyond the areas presently impacted by interchange-oriented development.

POLICY RURAL 6.3

Discourage the development of residential units within rural crossroad areas, particularly when the crossroads are located along the interstate or are not currently characterized by housing development.

POLICY RURAL 6.4

Require future development within rural crossroad areas to occur in a manner that is consistent with rural character.

POLICY RURAL 6.5

Discourage the establishment of new resource-related land uses in rural crossroad areas located along the interstate.

Rural Industrial/Employment Lands

RURAL GOAL 7.0 | Establish rural industrial/employment lands as settings to promote rural job growth.

POLICY RURAL 7.1

Allow industries such as warehousing, manufacturing and distribution outside of urban growth areas (when appropriate).

POLICY RURAL 7.2

Consider the areas mapped in Map LU-2 to be the existing locations of designated rural industrial/employment land.

POLICY RURAL 7.3

Permit additional areas of rural industrial development in isolated rural locations when consistent with the rural character in Lewis County, the standards within the Lewis County Code, and the provisions for a Type iii LAMIRD in RCW 36.70A.070(5)(d)(iii).

POLICY RURAL 7.4

Locate new rural industries or employment lands near accessible transportation corridors such as federal and state highways or railroads whenever feasible.

Rural Residential Settlements

RURAL GOAL $8.0\,$ | Allow the buildout of existing rural residential settlements in Lewis County.

POLICY RURAL 8.1

Consider the locations in Map LU-2 as the existing areas of rural residential settlement. These settlements have been classified in accordance with 36.70.070(5)(d)(i), and typically consist of:

- Rural residential areas that have existing densities greater than one unit per five acres;
- Platted areas where lots have already been developed; or
- Limited infill areas where water and wastewater disposal provide for lots that are smaller than typical rural development.

POLICY RURAL 8.2

Permit the continued development of existing rural residential settlements at a size, scale and intensity similar to current development.

RURAL DEVELOPMENT DISTRICT

RUAL GOAL 9.0 | Encourage development that is consistent with rural character in the rural development districts.

POLICY RURAL 9.1

Promote a variety of uses and densities within the rural development district designation, so long as the uses are consistent

with the size, scale, and intensity of uses found within rural Lewis County.

POLICY RURAL 9.2

Allow a wide range of rural economic activities within the rural development district so long as the uses do not infringe upon the rights of neighboring property owners or cause environmental degradation. Permittable activities may include home occupations, isolated cottage industries, or resource-related activities, among other appropriate uses.

POLICY RURAL 9.3

Encourage farming and forestry uses within the rural development district

POLICY RURAL 9.4

Periodically review the regulations for home-based businesses and cottage industries to ensure compatibility between the uses and neighboring activities.

POLICY RURAL 9.5

Permit unique, regional commercial/industrial uses to locate along major transportation corridors within the rural development district, when urban services are not required for the operation of the facility. Ensure that the uses are sited and designed to maintain the rural character of the surrounding area.

POLICY RURAL 9.6

Encourage clustered development to protect rural character, promote the efficient and cost-effective use of land, and maintain

the open appearance of rural settings. Consider the allowance of density bonuses in certain instances to encourage the protection of particular natural areas or features.

RECREATION AND TOURISM IN RURAL AREAS

RURAL GOAL 10.0 | Permit master planned resorts, or self-contained and fully integrated planned unit developments in settings of significant natural amenities, within Lewis County.

POLICY RURAL 10.1

Verify that all proposed master planned resorts meet the requirements in 36.70A.360.

POLICY RURAL 10.2

Require master planned resorts to be at least 40 acres in size

POLICY RURAL 10.3

Preclude new urban or suburban land uses in the vicinity of the master planned resorts, except in those areas otherwise designated for urban development.

POLICY RURAL 10.4

Consider the requirement for significant natural amenities as a requirement that applies to amenities that exist on or off the individual project site. Significant natural amenities may include a variety of natural lands, including but not limited to mountains, lakes or rivers, or views of, or access to, those natural features.³

rivers, mountains, deserts and wetlands. These are features formed through nature's actions. Even though farmland can be attractive and

³ According to the Eastern Washington Growth Management Hearings Board: "'Natural amenities' brings to mind ocean beaches, natural lakes

POLICY RURAL 10.5

Require an open space system/trail network as part of all proposed master planned resorts.

POLICY RURAL 10.6

Permit residential and commercial uses within master planned resorts, so long as the primary use of the property is for short-term visitor accommodation.

POLICY RURAL 10.7

Do not require proposed master planned resorts to establish an urban growth area boundary or be allocated a population projection.

RURAL GOAL 11.0 | Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

POLICY RURAL 11.1

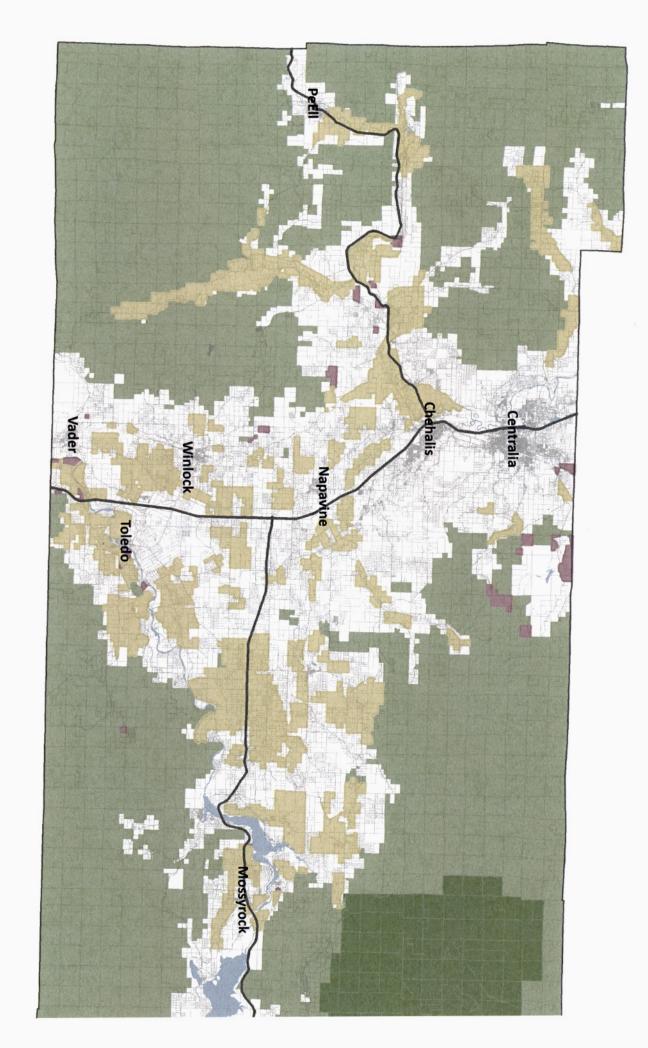
Limit the size of public services and facilities that serve the small-scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

POLICY RURAL 11.2

Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Discourage all other residential structures as part of the use.

interesting, few would consider this landscape as a 'significant natural amenity'. Neither can a twelve-acre man-made lake be considered anything but a 'developed outdoor recreational facility'. Just by definition

of 'natural', it is not a 'natural amenity,' no more than a golf course or water park." Friends of Agriculture vs. Grant County

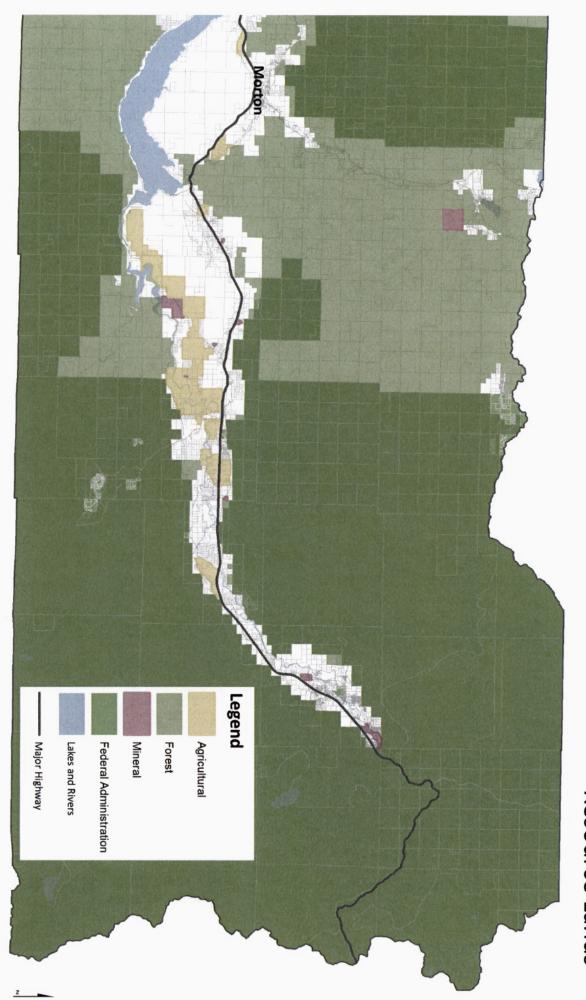


This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

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LEWIS COUNTY

Resource Lands



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RESOURCE LAND GOALS AND POLICIES

Resource land goals and policies in Lewis County are shown below:

NATURAL RESOURCES AND COUNTY CHARACTER

NR GOAL 1.0 | Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the character of Lewis County.

POLICY NR 1.1

View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

POLICY NR 1.2

Strive to promote the economic viability of natural resource industries.

POLICY NR 1.3

Encourage resource uses, particularly agricultural and timber uses, in all rural areas.

POLICY NR 1.4

Ensure that the Lewis County Resource Lands Ordinance is consistent with the provisions of this plan.

DESIGNATION OF RESOURCE LANDS

NR GOAL 2.0 | Designate lands that are suitable for long-term natural resource use as resource land.

OBJECTIVE 2A - RETAIN AGRICULTURAL RESOURCE LANDS

Promote the long-term economic viability of agricultural resource lands.

POLICY NR 2A.1

Designate agricultural lands of long-term commercial significance as follows:

- Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.
- 2. Identify lands that are classified as having prime farmland soils that occupy a significant portion of the parcel. Prime farmland soils include soils classified by National Resource Conservation Service (NRCS) as "prime farmland," "prime farmland if drained," "prime farmland if drained and either protected from flooding or not frequently flooded during the growing season," and "prime farmland if irrigated." Lands with soils that are classified by NRCS as "prime farmland if drained" or "prime farmland if irrigated" are presumed to be drained or irrigated in the absence of evidence to the contrary.
- Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations.
- 4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- The availability of public facilities.
- lax status.
- The availability of public services.
- Relationship or proximity to urban areas.
- Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture).
- Land use settlement patterns and their compatibility with agricultural practices.
- Intensity of nearby land uses.
- History of land development permits issued nearby.
- Land values under alternative uses.
- Proximity of markets.

POLICY NR 2A.2

Encourage the continuation of non-soil dependent agricultural activities through development regulations and, where appropriate, the designation of the land as agricultural land of long-term commercial significance.

POLICY NR 2A.3

Allow uses that are complementary with agricultural production on agricultural resource lands.

POLICY NR 2A.4

Where possible, establish provisions to allow landowners the opportunity to redesignate portions of their property that contain poor soils or are otherwise not suitable for agricultural purposes.

POLICY NR 2A.5

Continue to allow landowners the opportunity to request zoning changes to agricultural resource lands that have been designated in error or based on incorrect information.

OBJECTIVE 2B — PROMOTE LONG-TERM FORESTRY ON RESOURCE LANDS

Continue to designate large blocks of forest resource land in Lewis County.

POLICY NR 2B.1

Utilize the following factors to classify forest resource land:

A. Forestlands of Long Term Commercial Significance: Designate forests with a predominance of forest land grade 2 and forest land grade 3 (see Table LU-2), and a minimum block size of 5,000 contiguous acres as forest lands of long-term commercial significance. Additionally, include all federally owned lands that are managed for their forest resources in the designation.

	DX-X/ TPPT	
	Co on fact	
4	83-97 feet	
(I)	98-115 feet	
	116-135 feet	
	136 feet and over	Western Hemlock
(5)	Under 84 feet	
7	84-98 feet	
(1)	99-117 feet	
	118-135 feet	
	136 feet and over	Douglas Fir
Land Grade**	Growth Potential*	Species
est Land Grades	Table LU-2: Washington State Private Forest Land Grades	Table LU-2: Washing

¹ As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the "Rock Aggregate Resource Inventory Map of Lewis County, Washington" by Daniel Eungard dated July

	Red Alder	
Under 117 feet	117 feet and over	Under 68 feet
7	6	6

^{*}On a fifty year basis

B. Forestlands of Local Importance: Designate forestlands with the general attributes of Forestlands of Long Term Commercial Significance, but with less than the required minimum of 5,000 contiguous acres, as Forestlands of Local Importance. Forestlands of Local Importance may only be designated by an "Opt-In" process and must generally be a minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in the designation for a minimum of 10 years.

OBJECTIVE 2C — DESIGNATE MINERAL RESOURCE LANDS

Classify mineral resource lands in accordance with the standards of the Growth Management Act.

POLICY NR 2C.1

Designate currently permitted surface mining operations as Mineral Resource Lands of Long-Term Commercial Significance.¹

Policy NR 2C.2

Allow the designation of new mineral resource lands as part of a land use application process.

2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, "Lewis County has a maximum of 45 years (until 2060) of accessible aggregate." Given this finding, no change to the existing mineral resource classification was considered necessary.

^{**}Land Grade 1 = highest; Land Grade 7 = lowest

Policy NR 2C.3

Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations when necessary.

RIGHTS OF RESOURCE LANDOWNERS

NR GOAL 3.0 | Ensure that county policies support property owners that seek to utilize natural resource lands.

POLICY NR 3.1

Continue to protect the interests of landowners who want to utilize the natural resources on their property.

Policy NR 3.2

Ensure land use activities within or adjacent to natural resource lands are sited and designed to minimize conflicts with the management of the resources and/or other activities on the land.

POLICY NR 3.3

Ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands.

POLICY NR 3.4

Minimize the possibility that resource management activities, performed in accordance with county, state, and federal laws, are subject to legal action as public nuisances.

ECONOMIC IMPACTS OF DESIGNATION

NR GOAL 4.0 | Strive to minimize the economic impacts of resource land designation for landowners.

POLICY NR 4.1

Encourage forest and agricultural resource lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).

POLICY NR 4.2

Discourage the establishment or expansion of special purpose taxing districts and local improvement districts on lands designated for natural resource use.

POLICY NR 4.3

Allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use or occur in a manner inconsistent with rural character.

ENVIRONMENTAL IMPACTS

NR GOAL 5.0 | Ensure resource activities protect the environment.

POLICY NR 5.1

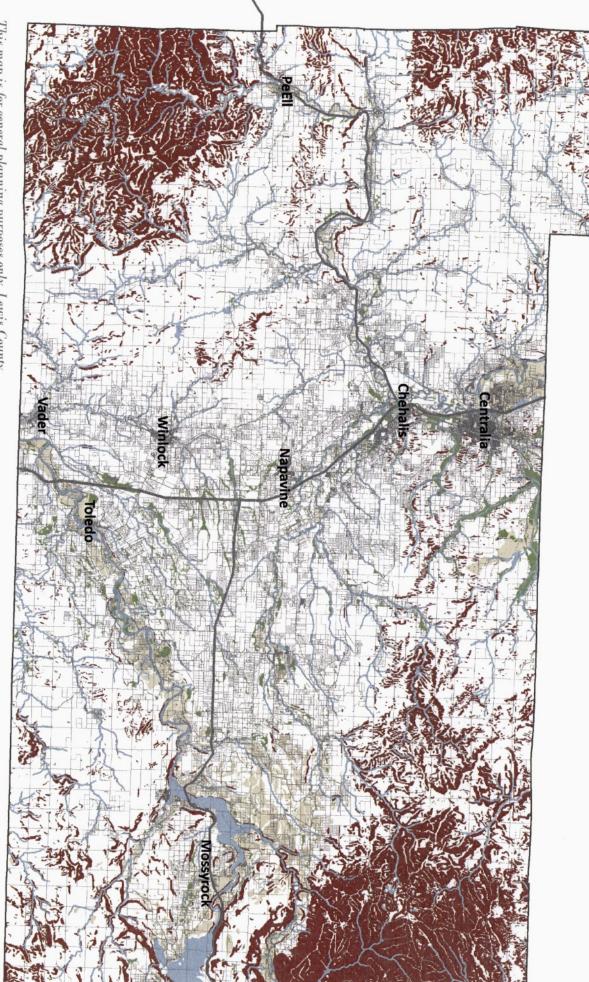
Work to ensure that agriculture (including ranching), forestry and mineral resource activities are conducted in a manner that minimizes their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

POLICY NR 5.2

Cooperate with appropriate agencies to confirm that mineral extraction sites are restored in a manner consistent with Washington State and Lewis County laws and regulations.

POLICY NR 5.3

Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.

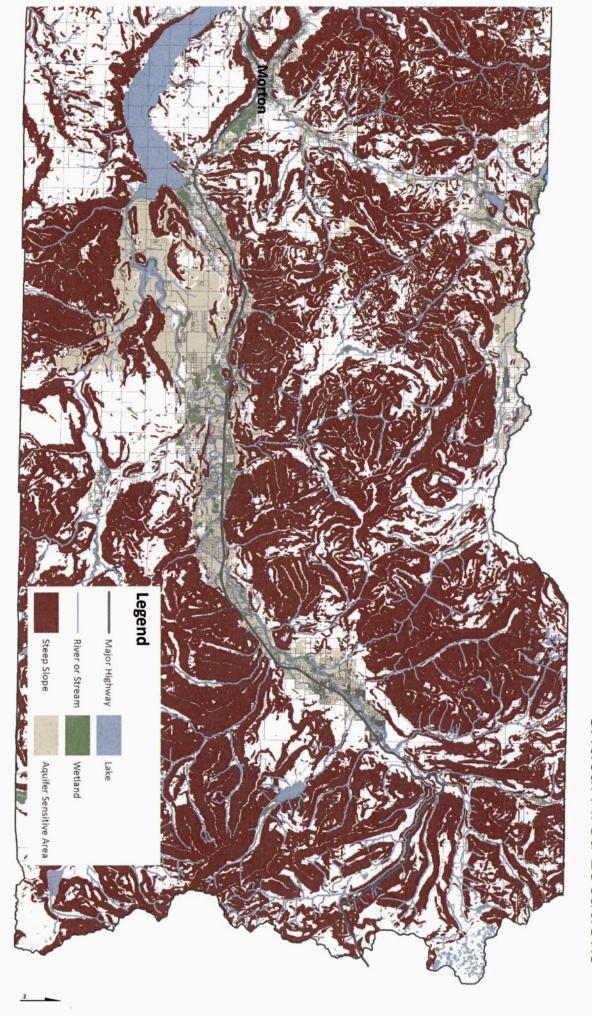


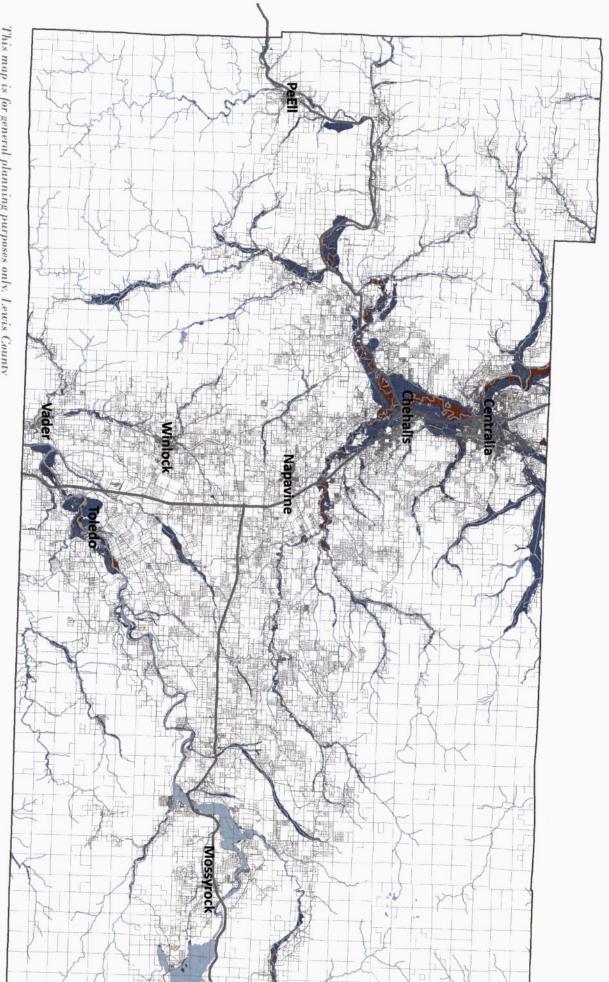
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LU-46

LEWIS COUNTY

Critical Area Locations

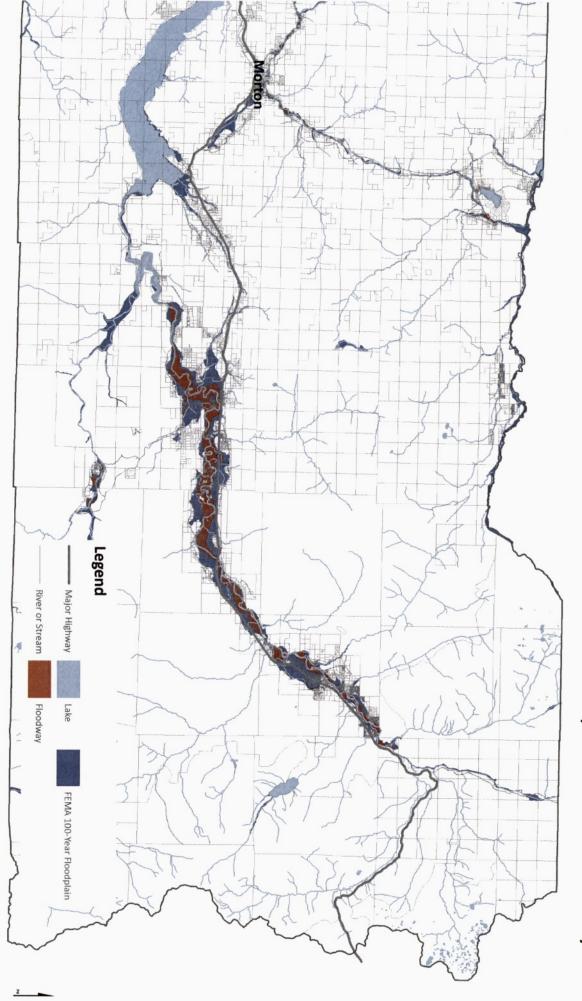




This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LEWIS COUNTY

Floodplains and Floodways



Map LU-5

NATURAL ENVIRONMENT GOALS AND POLICIES

Environmental goals and policies in Lewis County are shown below:

PRESERVE NATURAL AND SCENIC BEAUTY

NE GOAL 1.0 | Preserve the natural and scenic beauty of Lewis County, and minimize the impact of development on the county's environmental resources.

POLICY NE 1.1

Encourage development to occur in areas with few environmental hazards to minimize the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

POLICY NE 1.2

Locate new development in areas that have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, and flood prone lands).

POLICY NE 1.3

Preserve hazardous areas (that are subject to geologic and/or flood hazards) as open space wherever possible.

POLICY NE 1.4

Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

AIR QUALITY

NE GOAL 2.0 | Improve the air quality in Lewis County

POLICY NE 2.1

Require activities that produce air pollutants and odors to comply with adopted air quality standards.

POLICY NE 2.2

Encourage the use of alternative, cleaner burning fuels and other sources of energy.

POLICY NE 2.3

Establish educational programs that address the impacts of wood burning on Lewis County's air.

WATER QUALITY

NE GOAL 3.0 | Preserve and enhance the quality of water in Lewis County.

POLICY NE 3.1

Encourage development on septic systems to occur in areas with few soil limitations for drainfields to help prevent the contamination of groundwater supplies.

POLICY NE 3.2

Nurture the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients (as a result of septic systems).

POLICY NE 3.3

Encourage developments that are located near surface waters to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

POLICY NE 3.4

Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

CRITICAL AREAS

LU GOAL 4.0 | Maintain the quality of the county's environmentally sensitive critical areas.

POLICY NE 4.1

Ensure revisions to Lewis County's critical area standards are consistent with Best Available Science and evaluated in accordance with WAC 365-195-915.

OBJECTIVE 4A - SAFETY IN RELATION TO GEOLOGICALLY HAZARDOUS AREAS

Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

POLICY NE 4A.1

Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

- Prohibiting, discouraging, and/or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.
- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.

- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.
- Replanting disturbed hillsides.

OBJECTIVE 4B - PRESERVED WETLAND FUNCTIONS AND VALUES

Seek to retain the function and values of wetlands in Lewis County.

POLICY NE 4B.1

Work to make standards for wetland protection easy to understand, and consistent with Best Available Science.

POLICY NE 4B.2

Continue to revise wetland maps as new information becomes available.

POLICY NE 4B.3

Consult available wetland maps to determine if a proposed development will potentially impact a wetland. Where a wetland impact may occur, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

POLICY NE 4B.4

Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

POLICY NE 4B.5

Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

OBJECTIVE 4C — PROTECTED GROUNDWATER SOURCES

Protect aquifer recharge areas to help ensure a long term, high quality supply of water for Lewis County residents.

POLICY NE 4C.1

Consider the water quality goals and policies (listed above) as key components of the management of aquifer recharge areas.

POLICY NE 4C.2

Encourage the infiltration of water into the soil near where it falls to help replenish groundwater supplies.

POLICY NE 4C.3

Continue to apply standards and policies that limit unneeded impervious surfaces, especially in areas of critical aquifer recharge.

OBJECTIVE 4D —PEOPLE AND PROPERTY PROTECTED FROM FLOOD HAZARDS

Protect life and property from flood hazards

POLICY NE 4D.1

Support efforts to implement the Chehalis Basin Strategy to limit impacts associated with Chehalis River flooding, as well as other local flood hazard reduction projects.

POLICY NE 4D.2

Prioritize land uses such as forestry, agriculture, public recreation, and water dependent uses in areas subject to flooding.

POLICY NE 4D.3

Discourage and/or mitigate residential development within the 100-year floodplain.

POLICY NE 4D.4

Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not within a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

POLICY NE 4D.5

Utilize Lewis County flood standards to encourage developments to avoid damage from floods and include compensating design features.

OBJECTIVE 4E - RETAINED FLOOD STORAGE CAPACITY

Retain the flood storage and transmission capacity of rivers and streams.

POLICY NE 4E.1

Prohibit fill in wetlands and discourage fill elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be retained.

POLICY NE 4E.2

Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.35 and 17.35A.

OBJECTIVE 4F: NURTURED FISH AND WILDLIFE HABITAT AREAS

Protect and enhance critical resources and habitats

POLICY NE 4F.1

Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

POLICY NE 4F.2

Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- Monitoring of ongoing research about the species.
- Encouragement of landowners to explore potential site design options to protect the species or habitat.
- Establishment of new regulations (if necessary).

POLICY NE 4F.3

Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks (see Table LU-3).

Table LU-3

		N N		Cutthroat	Cowlitz Coastal Cutthroat
	NN			Coho	Deschutes Coho
					Steelhead
			N N	Steelhead	Chehalis Summer
			NN	Chinook	Chehalis Fall Chinook
					Winter Steelhead
		⊣		Steelhead	Upper Cowlitz and Cispus
		Т		Steelhead	Tilton Winter Steelhead
					Steelhead
		-		Steelhead	North Fork Toutle Winter
					Steelhead
		T		Steelhead	Lower Cowlitz Winter
					Coho
		Т		Coho	Upper Cowlitz and Cispus
		T		Coho	Tilton Coho
		T		Coho	Lower Cowlitz Coho
		Т		Chum	Salmon Creek Fall Chum
		Т		Chum	Cowlitz Summer Chum
		Т		Chum	Cowlitz Fall Chum
					Spring Chinook
		⊣		Chinook	Upper Cowlitz and Cispus
					Chinook
		П		Chinook	Upper Cowlitz Fall (Tule)
					Chinook
		Т		Chinook	Salmon Creek Fall (Tule)
					Chinook
		7		Chinook	Lower Cowlitz Fall (Tule)
				Species	Population Name
Z	DE	CO	СН		POPULATION SOURCE
					NATURAL

NATURAL		2	3	7	Ē
POPULATION SOURCE		5		טב	2
Nisqually Coastal Cutthroat	Cutthroat				WN
Toutle Coastal Cutthroat	Cutthroat		MN		
Skookumchuck/Newaukum Steelhead NW	Steelhead	NN			
Winter Steelhead					
CH = Chehalis River and tributaries	taries				
CO – Cowlitz River and tributaries	aries				
DE – Deschutes River and tributaries	utaries				
NI = Nisqually River and tributaries	taries				

Please note: this data is from

NW - Not Warranted for Protection (at this Time)

T - Threatened Species (according to Federal Government)

https://fortress.wa.gov/dfw/score/score/maps/map_counties.jsp as of August 1 2016. Please check that site for the latest information.

POLICY NE 4F.4

Utilize projects from the Lewis County Shoreline Restoration Plan, the Chehalis Basin Strategy Aquatic Species Restoration Plan, studies from the lead entities for salmon recovery, and other applicable reports to promote the restoration of anadromous fish habitat within Lewis County.

SHORELINE MANAGEMENT

NE GOAL 5.0 | Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

POLICY NE 5.1

Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

STORMWATER MANAGEMENT

NE GOAL 6.0 | Strive to ensure that stormwater runoff does not contribute to larger flooding issues, or pollute ground or surface waters.

POLICY NE 6.1

Work to ensure that existing and new development:

- Maximizes on-site infiltration.
- Avoids altering natural drainage systems.
- Does not increase peak stormwater runoff.
- Minimizes increases in the overall quantity of runoff.

POLICY NE 6.2

Verify that increased stormwater runoff from new development will not adversely impact other properties.

POLICY NE 6.3

Ensure that land use activities and septic tank discharges do not pollute stormwater runoff that degrades surface or groundwater.

POLICY NE 6.4

Promote educational outreach about stormwater management. Focus on strategies that address:

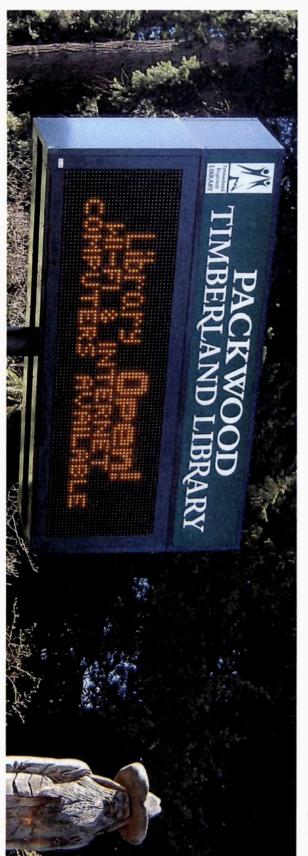
- Potential water quality impacts (including increased sediments, nutrients, oils and grease, pathogens, and trash).
- Potential water quantity impacts (including increased runoff, reduced infiltration, decreased groundwater recharge, and alterations to stream geomorphology).

OPEN SPACE PRESERVATION

NE GOAL 7.0 | Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife, and the quality of life of county residents.

POLICY NE 7.1

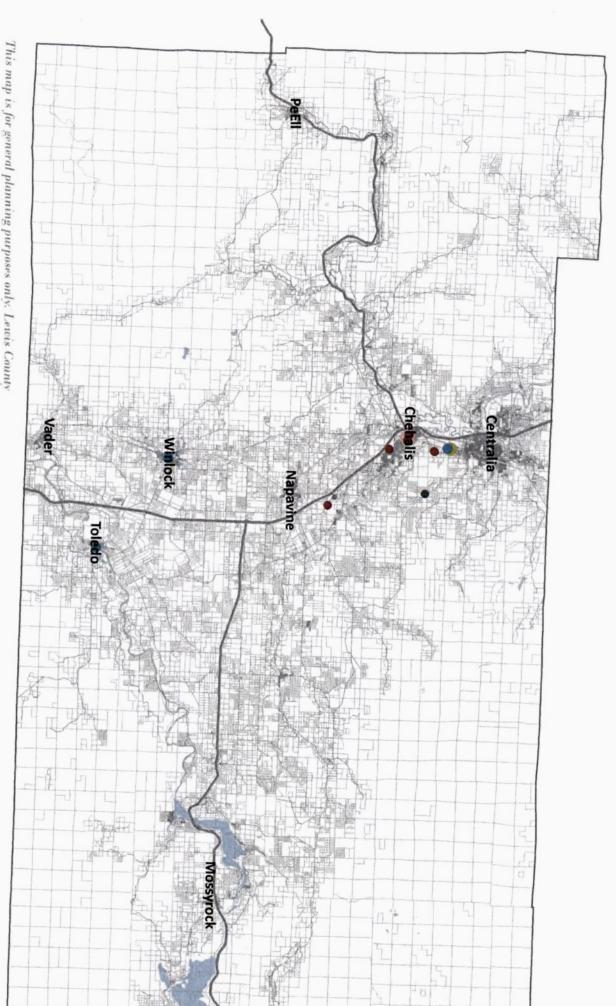
Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed functions.



UTILITIES AND CAPITAL FACILITIES



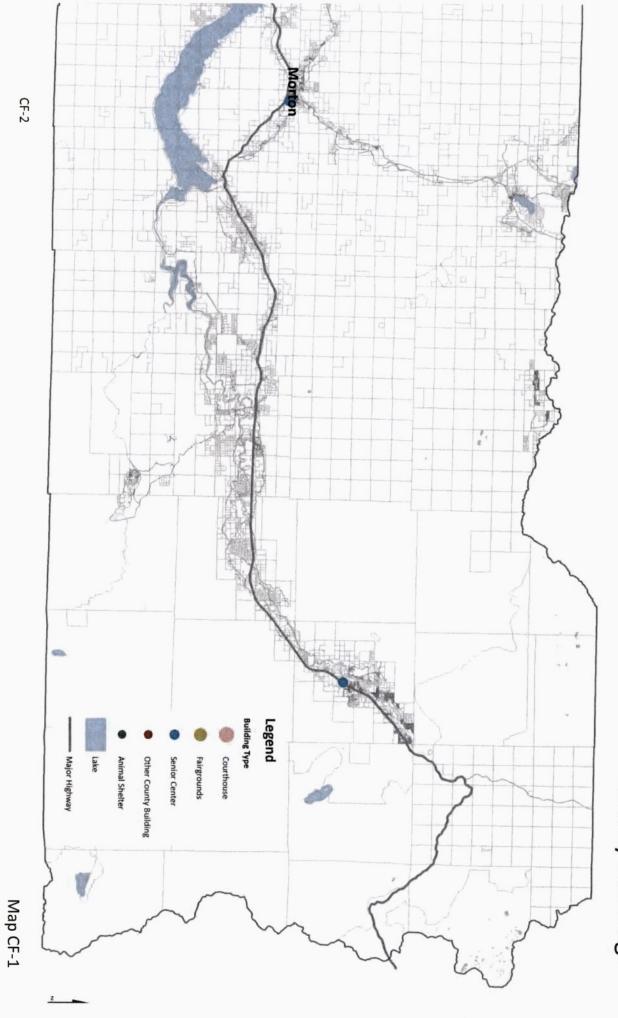




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LEWIS COUNTY

County Buildings



CAPITAL FACILITIES INVENTORY

County Building and Facilities

The government of Lewis County operates a number of facilities. General government buildings are primarily located in downtown Chehalis, while specialized services such as Senior Centers are

spread more throughout the county. Each of the facilities operated by the county are listed in Table CF-1, and shown on Map CF-1.

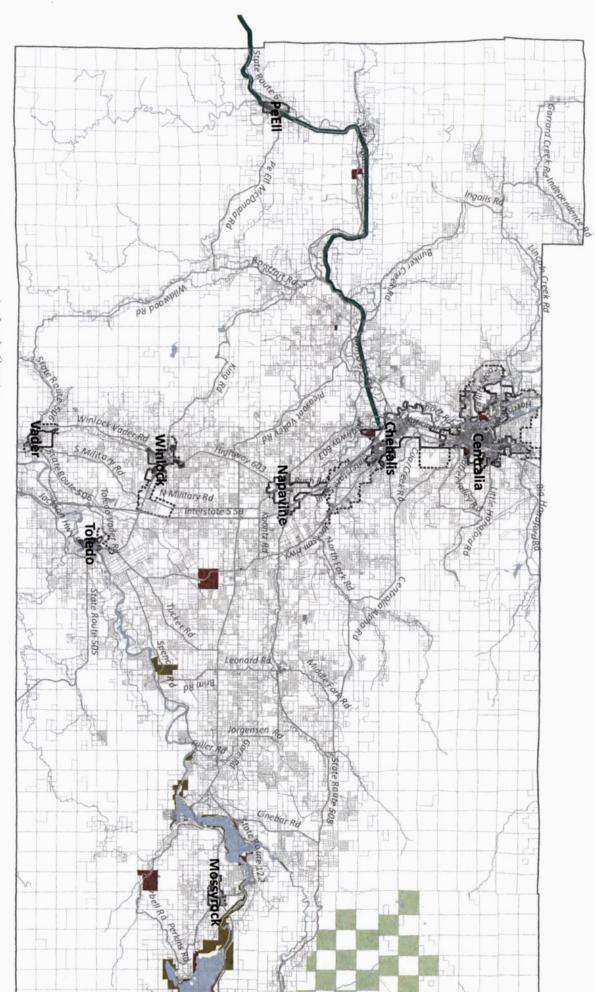
Table CF-1: General Government Buildings

						2
Building Name	(Address)	(Community)	Ownership	Built	Value (\$)	Feet
GENERAL GOVERNMENT						
Courthouse	351 N North Street	Chehalis	00	1927	\$15,520,000	58,960
Health Service Building	360 N North Street	Chehalis	00	1953	\$2,221,875	17,775
Law and Justice Center	345 W. Main Street	Chehalis	00	1978, 1995	\$14,073,600	67,054
Jail	28 SW Chehalis Avenue	Chehalis	00	1986	\$17,776,200	66,964
"Rainier" Bldgs	121,185 NW Chehalis AVE	Chehalis	00		\$1,500,000	15,000
Juvenile Justice Center	1255 SW Pacific Avenue	Chehalis	F	1979	\$2,395,200	15,476
Coroner and Evidence	585 Center	Chehalis	00	1950	\$2,846,900	19,397
Motor Pool	476 W. Main Street	Chehalis	00	1956	\$1,179,900	19,100
Training Facility (old WSECU)	156 NW Chehalis Avenue	Chehalis	00	1939	\$150,000	2,316
Royal Bakery Building (GAL)	242 NW Chehalis Avenue	Chehalis	00	1910	\$255,000	3,920
Facilities Building	571 NW Prindle Street	Chehalis	00	1950	\$750,700	14,000
Public Services Building	2025 NE Kresky Avenue	Chehalis	00	1987	\$1,388,700	12,650
Engineering/Design	2015 NE Kresky Avenue	Chehalis	도			2,608
SENIOR CENTERS						
Twin Cities Senior Center and Storage	2545 N. National Avenue	Chehalis	OL	1977, 1983	\$902,279	9,560
Morton Senior Center	103 Westlake Avenue	Morton	OL	1977	\$315,000	4,200

Building Name	Location (Address)	Location (Community)	Ownership	Built	Value (\$)	Square Feet
Olequa Senior Center	119 SW Kerron Avenue	Winlock	OL	1987	\$377,700	5,036
Packwood Senior Center and Storage Building	12931 US Highway 12	Packwood	OL	1983	\$280,800	3,888
Toledo Senior Center	150 Coal Street	Toledo	OL	1981	\$290,400	3,872
PARK BUILDINGS						
Onalaska Parks Shop (SAR)	951 Hwy 508	Onalaska	00	1968	\$162,000	4,320
South County Park Kitchen, Restroom and Storage	212 Ray Road	Toledo	00	1995	\$174,000	3,120
Schaefer Park Kitchen and Restroom	SR 507 North of Centralia	Centralia	00	1976	\$90,000	1,800
Rose Park Picnic Shelter	Penning Road 2 miles north of Adna	Adna	00	1975	\$24,000	480
Back Memorial Park	146 Dieckman Road	Adna	00	1983	\$48,825	1,302
OTHER						
Animal Shelter	560 Centralia Alpha Road	Chehalis	00	1980	\$274,400	2,688
Claquato Church	Water Street	Chehalis	OL	1857	\$107,000	600
Lewis County Historical Museum	599 NW Front Street	Chehalis	F	1912	\$1,094,000	8,752
Southwest Washington Fairgrounds	2555 N. National Avenue		See	See Appendix E		
St. Urban Church	Military Road	Winlock	F	1884	\$183,200	1,803
WSU Extension	17 SW Cascade Avenue	Chehalis	00	1954	\$135,750	2,172
Sheriff Storage	187 Kirkland Road	Chehalis	00	1967	\$237,975	6,346
Brick House (Water Conservancy)	19 SW Cascade	Chehalis	OL	N/A	\$130,000	1,800

Notes: Information about square footage and year built is primarily from assessor data.

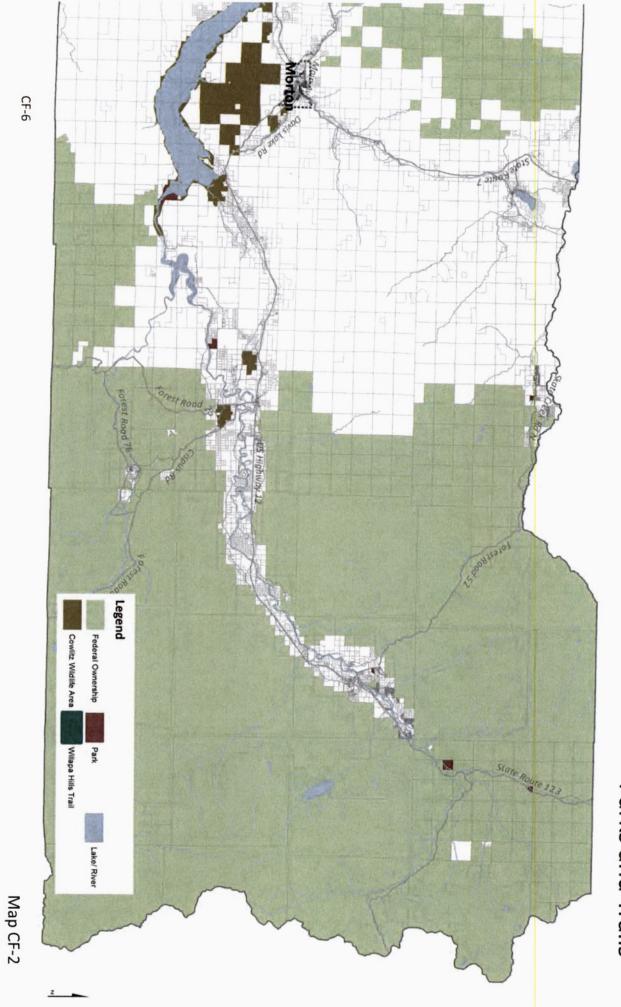
OO - Owned by County and Occupied, OL - Owned by County and Leased, LH - Not Owned by County and Leased



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LEWIS COUNTY

Parks and Trails



Park and Recreation Facilities

Lewis County contains several parks and recreation facilities (see Map CF-2). These facilities include parks operated by the federal government, Washington State Parks, Washington Department of Fish and Wildlife, Tacoma Power, Lewis County Public Utility District #1 (PUD), the incorporated cities of the county, and a variety of other agencies.

Lewis County owns and operates four parks. At this time, the county does not coordinate with other agencies, beyond the general review of permits, on their plans for parks and open space.

Table CF-2: County-Owned and Operated Park and Recreation Facilities

County Parks	Acreage	Location	Facilities
Back Memorial Park	5.0	Dieckman Road in Adna (Just south of the intersection with the Willapa Hills Trail)	Track, ball fields, playground, and picnic area
Rose Park	20.9	Penning Road (South of SR 6)	Covered picnic/kitchen area, picnic area, playground, volleyball area, horseshoe pit, trail with exercise stations
Schaefer Park	19.0	SR 507 and Big Hanaford Road	River swimming, fishing, group use, playground, picnic area
South Lewis County Regional Park	18.5	Ray Road (South of SR 505, just south of Toledo)	Swimming, fishing, boating, playground and picnic area

Solid Waste Management Facilities

Lewis County provides municipal and household solid waste disposal for area residents.

The County's Solid Waste Services operates two transfer stations (one in Centralia and the other just east of the City of Morton).

Businesses and residential customers may haul their solid waste or

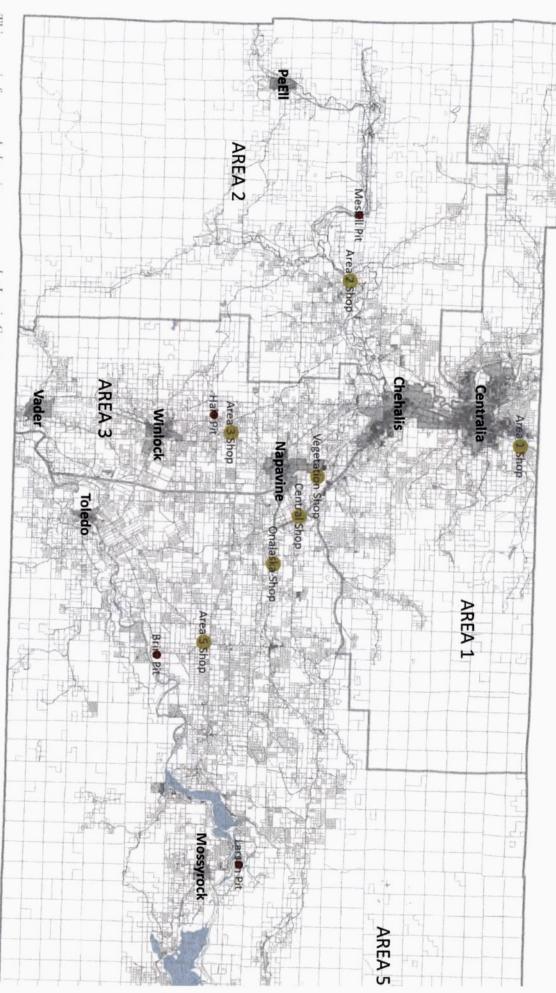
recycling to one of the transfer stations, or have their trash collected by private companies as part of a curbside pickup program.

Trash collected in Lewis County is ultimately disposed in Wasco County Landfill in Wasco County, Oregon.

Table CF-3: Solid Waste Facilities in Lewis County

\$379,800	11,200	6.98	13-12-4E	6745 US Hwy 12, Morton	Morton
\$3,928,700	15,900	88.50	17-14-2W	1411 S Tower Ave, Centralia	Centralia
value	(Square Feet)	(Acres)	Township-Range	Addiess	Stations
Volus	Building Size	Site Area	Section-	000	Solid Waste Transfer

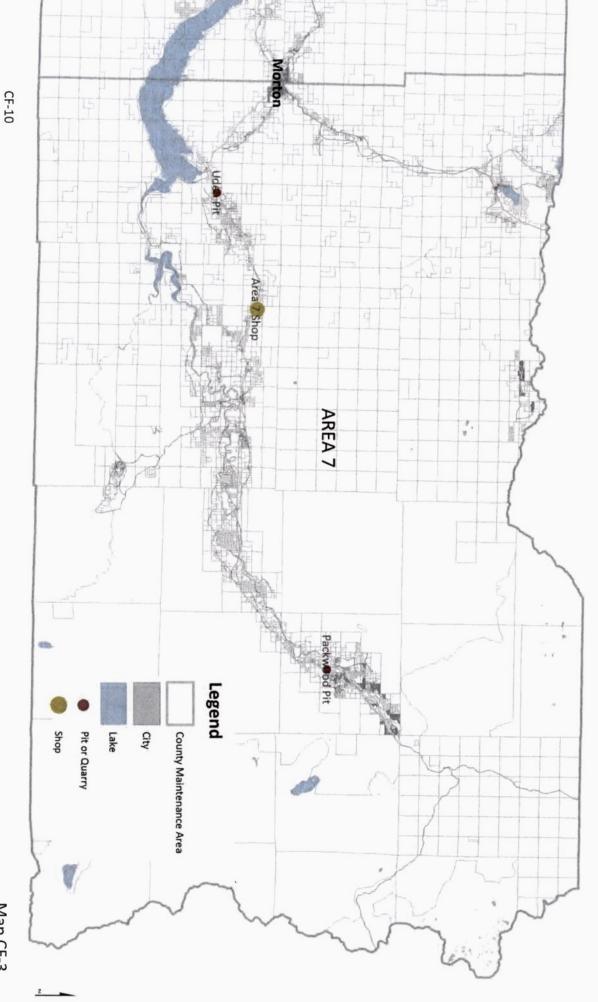
	8.47	8-11-2W	Winlock Vader Rd. Winlock	Winlock
	4.00	13-12-6E	Randle Drop Box Rd, Randle	Randle
	3.09	30-13-1E	2nd Street, Onalaska	Onalaska
	0.42	10-14-5E	Mineral Creek Rd, Mineral	Mineral
Building Size (Square Feet	Site Area (Acres)	Section- Township-Range	Address	Solid Waste Drop Boxes (Abandoned)



Independence Quarry

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Maintenance Areas, Road Shops, and Pits or Quarries



Map CF-3

Transportation Facilities

Lewis County contains a variety of facilities that are utilized to maintain existing county transportation infrastructure. These facilities include shop buildings, sand sheds, and pits and quarries, which help to provide materials for area roads. A complete list of

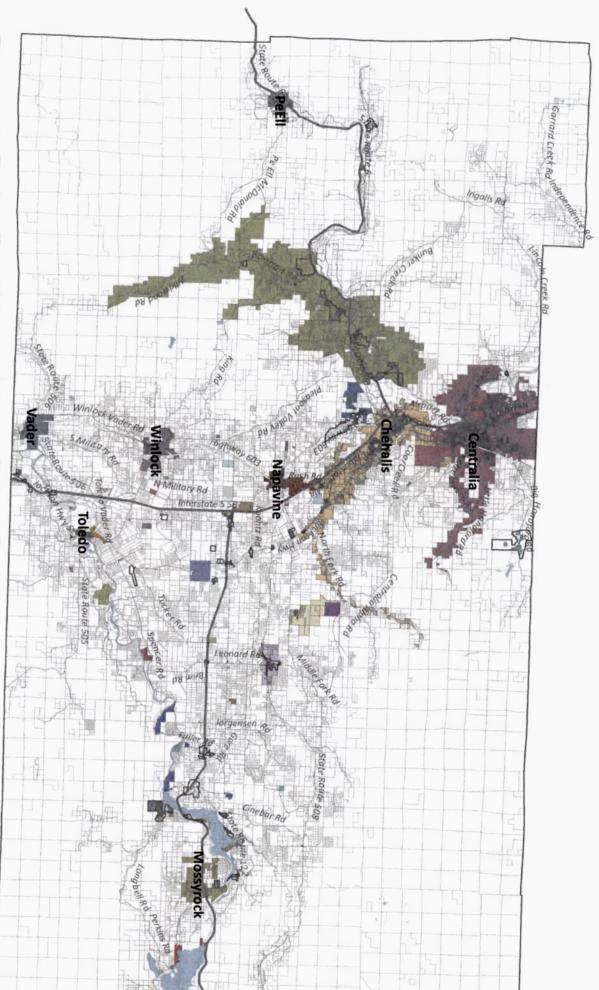
these facilities is provided below. The location of the majority of these facilities is shown in Map CF-3.

Table CF-4: Public Works/Transportation Facilities

Road Shops	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value
Area 1 Shop	148 Big Hanaford Rd	Centralia	28-15-2W	19.38	9,916	\$365,200
Area 2 Shop	307 Spooner Rd	Chehalis	7-13-3W	53.80	10,231	\$399,500
Area 3 Shop	111 Pleasant Valley Rd	Evaline	9-12-2W	10.80	11,932	\$224,100
Area 5 Shop	162 Brim Rd	Onalaska	18-12-1E	11.48	20,876	\$584,100
Area 7 Shop	8911 US Highway 12	Randle	10-12-6E	24.51	13,612	\$1,500,000
Central Shop	109 Forest Napavine Rd	Chehalis	19-13-1W	19.60	42,888	\$810,600
Onalaska Shop	951 SR 508	Onalaska	28-13-1W	1.30	5,680	\$173,900
Vegetation Shop	187 Kirkland Rd	Chehalis	14-13-2W	13.38	8,670	\$354,200

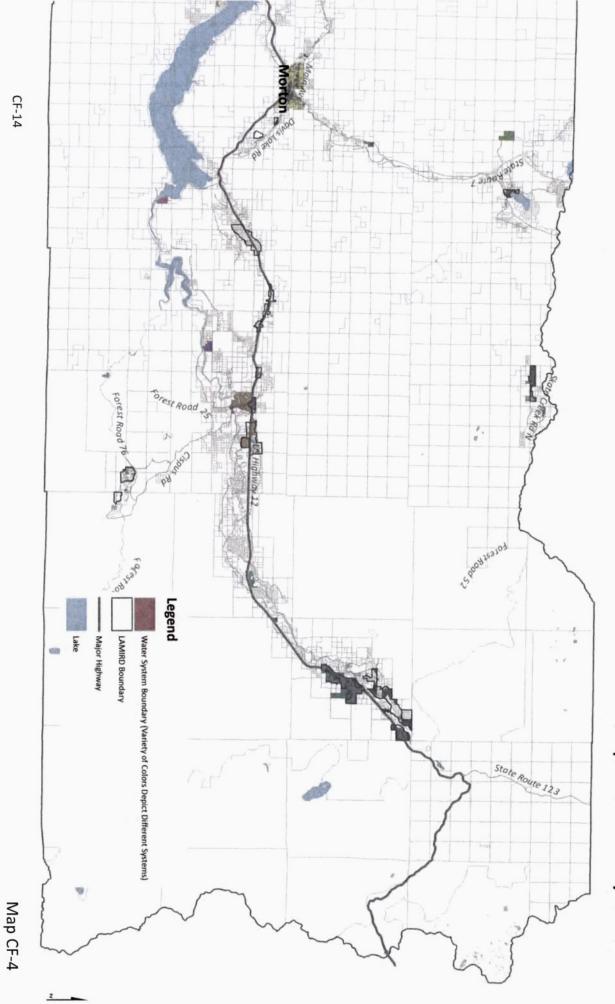
Pits and Quarries	Location (Address)	Location (Community)	Section- Township- Range	Site Area (Acres)	Building Size (Square Feet)	Value
Brim Pit	Brim Rd	Onalaska	29-12-1E	15.55	-	\$142,000
Hale Pit	Hale Rd	Winlock	17-12-2W	12.85	-	\$105,400
Independence Quarry	Independence Rd	Rochester	15-15-4W	2.50	•	\$41,400
Larson Pit	Larson Rd	Mossyrock	1-12-2E	15.88	-	\$155,900
Meskill Pit	Meskill Rd	Chehalis	10-13-4W	138.28	-	\$205,400
Packwood Pit (leased to PDA)	112 Norman Way	Packwood	21-13-9E	16.68		\$993,400
Uden Pit	180 Uden Rd E		22-12-5E	1.99		\$25,900

\$125,000	1,920	27.15	16-11-1W	Toledo	Collins Rd	Toledo
\$178,400	1,224	14.49	27-14-2W	Centralia	560 Centralia Alpha Rd	Animal Shelter
Value	Building Size (Square Feet)	Site Area (Acres)	Section- Township- Range	Location (Community)	Location (Address)	Sand Sheds
\$33,900	1	3.30	10-14-5E	Mineral	Mineral Creek Rd	Mineral
Value	Building Size (Square Feet)	Site Area (Acres)	Section- Township- Range	Location (Community)	Location (Address)	Stock Pile Sites



representation as to the accuracy or fitness of the information for a particular purpose. parcels shown on the map. The map is for general planning purposes only, Lewis County makes no Discrepancies may exist between the location of a Water Service Area within the Water System Plans and the This map is based on Water System Plans and the known parcels that are served by Group A Water Systems.

Group A Water Systems



Water Systems

Lewis County is served by several public and private water utilities (see Map CF-4). Of these utilities, Group A water systems are the largest and:

- Have 15 or more service connections, or
- Serve 25 or more people 60 or more days per year.

These Group A water systems are required to prepare a Water System or Small Water System Management Plan to assist in the future planning for their facilities.

Lewis County only directly provides water service to the City of Vader (as a result of a Superior Court decision in 2010), but does review the water plans of each of the Group A systems to ensure consistency with the County's Comprehensive Plan and Countywide Planning Policies.

Due to the volume and complexity of information contained within these various plans, an inventory of existing facilities, necessary improvements, and financing information is not repeated within this Utilities and Capital Facilities Element. Instead a list of basic information about the major water systems is provided in Table CF-5.

Copies of the Water System Plans for Group A systems are kept on file with the Lewis County Community Development Department and considered a key component of the background data that has been reviewed in the development of this Comprehensive Plan.

Table CF-5: Major Water Systems in Lewis County

System	General	General Information	Population	lation	Conne	Connections	Source Characteristics	Water	Water Use Efficiency (WUE)	WUE)
	Plan Date	Governance	Residential	Non- Residential	Existing	Approved	Water Source (Permanent and Seasonal Sources)	Last WUE Report (Year)	Total Water Produced	Last DSL ¹
Boistfort Valley Water	2011	Private	2,289	100	850	1,210	Little Mill Creek, Chehalis River, groundwater well	2014	90,866,306	16.8%
LCWD #1 – Randle	2011	Special District	192	982	109	147	Groundwater wells	2012	37,728,099	29.7%
LCWD#2 - Onalaska	2017	Special District	600	1,383	220 2	435 2	Groundwater wells	2011	12,064,382	9.1%

Plan Date Plan Date Plan Date	System	General	General Information	Popu	Population	Conne	Connections	Source Characteristics	Water	Water Use Efficiency (WUE)	NUE)
#3 - 2011 Special 2000 240 314 486 Groundwater wells 2012 27,974,669 276		Plan Date	Governance	Residential	Non- Residential	Existing	Approved	Water Source (Permanent and Seasonal Sources)	Last WUE Report (Year)	Total Water Produced	Last DSL ¹
#5 - 2005 Special 35 1 17 100 Groundwater wells 2014 6,192,961 ield Village 2006 Special 350 87 262 270 Groundwater wells 2014 6,328,375 eld Village 2013 City/Town 15,751 9,616 7,959 NA Groundwater wells 2014 751,000,000 alia 2011 City/Town 7,185 4,226 3,838 NA North Fork Newaukum 2014 681,491,000 alia 2009 City/Town 1,140 1,000 630 NA River, Chehalis River 2014 112,406,700 arcock 2007 City/Town 1,900 872 710 NA Groundwater wells 2014 32,509,755 alia 2016 City/Town NA NA NA 370 1,004 Lester Creek 2015 61,574,469 alia 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 alia 2007 City/Town 725 1,033 364 A20 Groundwater wells 2014 24,384,224 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 725 1,033 364 A20 Groundwater wells 2014 26,418,900 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2007 City/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA Groundwater wells 2014 132,763,000 alia 2009 city/Town 1,400 1,067 631 NA 3000 city/Town 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,400 1,	LCWD#3 - Packwood	2011	Special District	380	240	314	486	Groundwater wells	2012	27,974,669	41.4%
#6 - Lake eld Village 2006 Special 350 87 262 270 Groundwater wells 2014 6,328,375 614 Village 2013 City/Town 15,751 9,616 7,959 NA 3 Groundwater wells 2014 751,000,000 7,185 4,226 3,838 NA 3 River, Chehalis River 2014 681,491,000 2014 2015 2017 2016 2016 2017 2017 2016	LCWD#5 - Birchfield	2005	Special District	35	1	17	100	Groundwater wells	2014	6,192,961	76.5%
alia 2013 City/Town 15,751 9,616 7,959 NA 3 Groundwater wells 2014 751,000,000 alis 2011 City/Town 7,185 4,226 3,838 NA 3 North Fork Newaukum River 2014 681,491,000 n 2009 City/Town 1,140 1,000 630 NA 3 Connelly Creek 2014 112,406,700 yrock 2007 City/Town 1,320 233 573 645 Groundwater wells 2014 32,509,755 yrock 2016 City/Town 1,900 872 710 NA 3 Groundwater wells 2014 42,197,588 yrock 2016 City/Town NA NA 370 1,004 Lester Creek 2014 42,197,588 o 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 ck 2007 City/Town 1,400 1,067 631 NA 3 Groundwater wells	LCWD#6 - Lake Mayfield Village	2006	Special District	350	87	262	270	Groundwater wells	2014	6,328,375	6.0%
allis 2011 City/Town 7,185 4,226 3,838 NA³ North Fork Newaukum River, Chehalis River 2014 681,491,000 on 2009 City/Town 1,140 1,000 630 NA³ Connelly Creek 2014 112,406,700 yrock 2007 City/Town 1,320 233 573 645 Groundwater wells 2014 32,509,755 yine 2016 City/Town 1,900 872 710 NA³ Groundwater wells 2014 42,197,588 o 2016 City/Town NA 370 1,004 Lester Creek 2015 61,574,469 o 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 Ck 2007 City/Town 1,400 1,067 631 NA³ Groundwater wells 2014 26,418,900	Centralia	2013	City/Town	15,751	9,616	7,959	NA 3	Groundwater wells	2014	751,000,000	9.6%
on 2009 City/Town 1,140 1,000 630 NA 3 Connelly Creek 2014 112,406,700 yrock 2007 City/Town 1,320 233 573 645 Groundwater wells 2014 32,509,755 yine 2016 City/Town 1,900 872 710 NA 3 Groundwater wells 2014 42,197,588 2016 City/Town NA NA 370 1,004 Lester Creek 2015 61,574,469 0 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 ck 2007 City/Town 1,400 1,067 631 NA 3 Groundwater wells 2014 26,418,900	Chehalis	2011	City/Town	7,185	4,226	3,838	NA 3	North Fork Newaukum River, Chehalis River	2014	681,491,000	7.1%
yrock 2007 City/Town 1,320 233 573 645 Groundwater wells 2014 32,509,755 yine 2016 City/Town 1,900 872 710 NA³ Groundwater wells 2014 42,197,588 2016 City/Town NA NA 370 1,004 Lester Creek 2015 61,574,469 20 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 20 2010 County 920 65 365 675 Cowlitz River 2014 26,418,900 20 2007 City/Town 1,400 1,067 631 NA³ Groundwater wells 2014 132,763,000	Morton	2009	City/Town	1,140	1,000	630	NA 3	Connelly Creek	2014	112,406,700	53.0%
vine 2016 City/Town 1,900 872 710 NA Groundwater wells 2014 42,197,588 2016 City/Town NA NA 370 1,004 Lester Creek 2015 61,574,469 0 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 2010 County 920 65 365 675 Cowlitz River 2014 26,418,900 ck 2007 City/Town 1,400 1,067 631 NA³ Groundwater wells 2014 132,763,000	Mossyrock	2007	City/Town	1,320	233	573	645	Groundwater wells	2014	32,509,755	12.9%
2016 City/Town NA NA 370 1,004 Lester Creek 2015 61,574,469 o 2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 Ck 2007 City/Town 1,400 1,067 631 NA ³ Groundwater wells 2014 132,763,000	Napavine	2016	City/Town	1,900	872	710	NA 3	Groundwater wells	2014	42,197,588	6.2%
2009 City/Town 725 1,033 364 420 Groundwater wells 2014 24,384,224 2010 County 920 65 365 675 Cowlitz River 2014 26,418,900 2007 City/Town 1,400 1,067 631 NA ³ Groundwater wells 2014 132,763,000	Pe Ell	2016	City/Town	NA	NA	370	1,004	Lester Creek	2015	61,574,469	5.0%
2010 County 920 65 365 675 Cowlitz River 2014 26,418,900 2007 City/Town 1,400 1,067 631 NA ³ Groundwater wells 2014 132,763,000	Toledo	2009	City/Town	725	1,033	364	420	Groundwater wells	2014	24,384,224	8.7%
2007 City/Town 1,400 1,067 631 NA ³ Groundwater wells 2014 132,763,000	Vader	2010	County	920	65	365	675	Cowlitz River	2014	26,418,900	19.2%
	Winlock	2007	City/Town	1,400	1,067	631	NA 3	Groundwater wells	2014	132,763,000	35.1%

Notes:

¹ DSL is Distribution System Leakage, the proportion of unaccounted for water produced by a water system. ² Based on the draft Water System Plan by Gray and Osborne dated March 2017.

³ No maximum level was articulated for the community as part of the last Water System Plan.

Table CF-6: Additional Detail about Water Systems that Serve Unincorporated LAMIRDs and UGAs

	Maximum Instantaneous Flow Rate (gpm)	Maximum Annual Volume (Qa)	Next Limiting Factor	Locations
Boistfort Valley Water	1289	722	Source Production Capacity	Curtis Hill, Curtis Hill Rail Yard, Adna, Brockway, LAMIRDs, Rural Lands
LCWD #1 - Randle	600	230	Water Rights	Randle area (Including the LAMIRDs at SR 131 and Kehoe Road)
LCWD#2 - Onalaska	222 (135) 1	160 (156) ¹	Source Production Capacity ²	Onalaska UGA and Rural Lands
LCWD#3 - Packwood	680	560	Storage	Packwood LAMIRD
LCWD#5 - Birchfield	159	50	Water Rights	Birchfield Development
LCWD#6 - Lake Mayfield Village	270	LCWD#6 - Lake Mayfield Village 270 86.22	Water Rights (Application applied for 39.5 AFY and 150 gpm in 2000)	Mayfield Village LAMIRD

 $^{^{\}rm 1}$ Totals are shown at left. Active totals are shown in parenthesis. $^{\rm 2}$ Based on the draft 2017 Water System Plan completed by Gray and Osborne.

Wastewater Systems

Lewis County reviews the sewer plans of jurisdictions and districts within the county. Review of these plans considers the growth forecasts used to project future wastewater flows and the management of areas that are outside incorporated communities and their urban growth areas. The sewer plans are specifically reviewed to ensure that: the district's planning area boundaries are consistent with UGA boundaries and to make sure that urban areas are adequately planned for future service.

Beyond the wastewater treatment facilities located in incorporated jurisdictions, six water/sewer districts operate in Lewis County.

Lewis County Water/Sewer District 1 – Randle

District 1 serves the Randle area. At present, the district does not have any facilities to treat wastewater.

Lewis County Water/Sewer District 2 – Onalaska

District 2 serves the Onalaska area. The district operates a wastewater treatment facility with an annual average capacity of 107,000 gallons per day (gpd). The system is detailed further in the subarea plan for Onalaska.

Lewis County Water/Sewer District 3 – Packwood

District 3 serves the Packwood community. The district adopted a Wastewater Facility Plan in 2013, and is in the process of developing a sewer treatment system.

Lewis County Water/Sewer District 4 – Chehalis

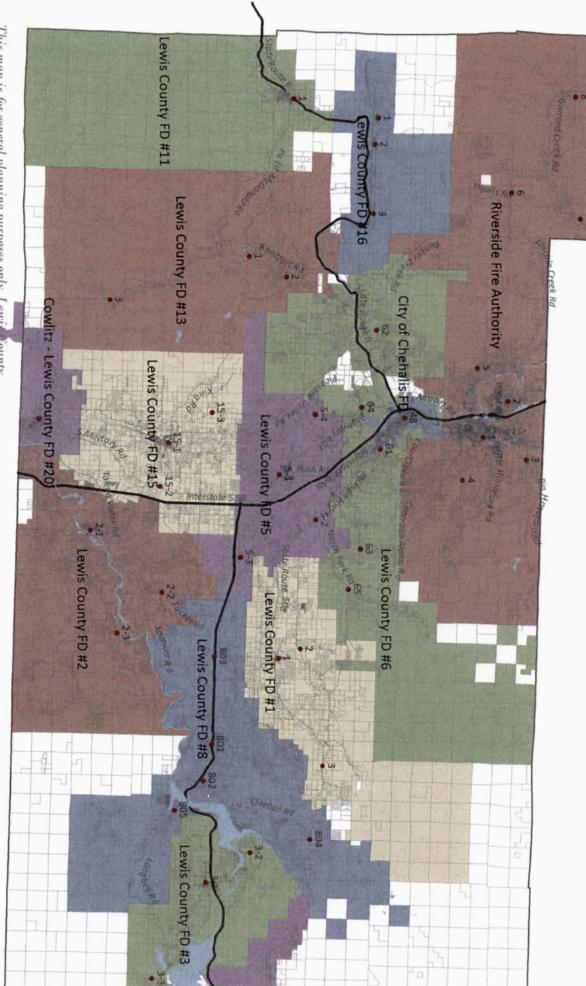
District 4 serves the south Chehalis area. Wastewater from the system is treated at the Chehalis Regional Water Reclamation Facility.

Lewis County Water/Sewer District 5 – North Onalaska

District 5 serves the Birchfield area. Wastewater from the system is proposed to be treated by Water/Sewer District 2.

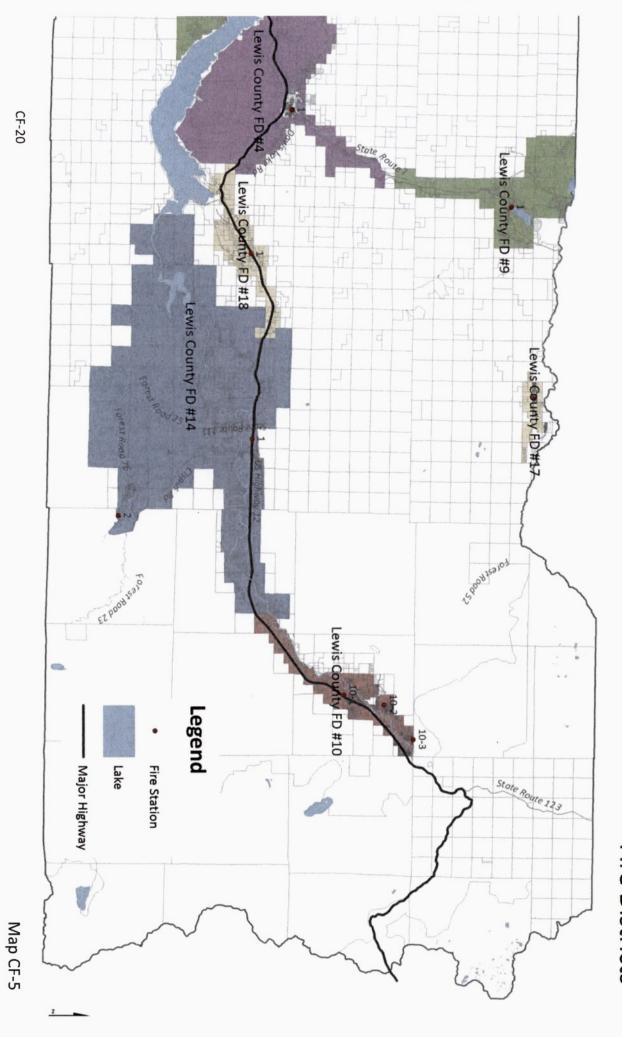
Lewis County Water/Sewer District 6 - Lake Mayfield

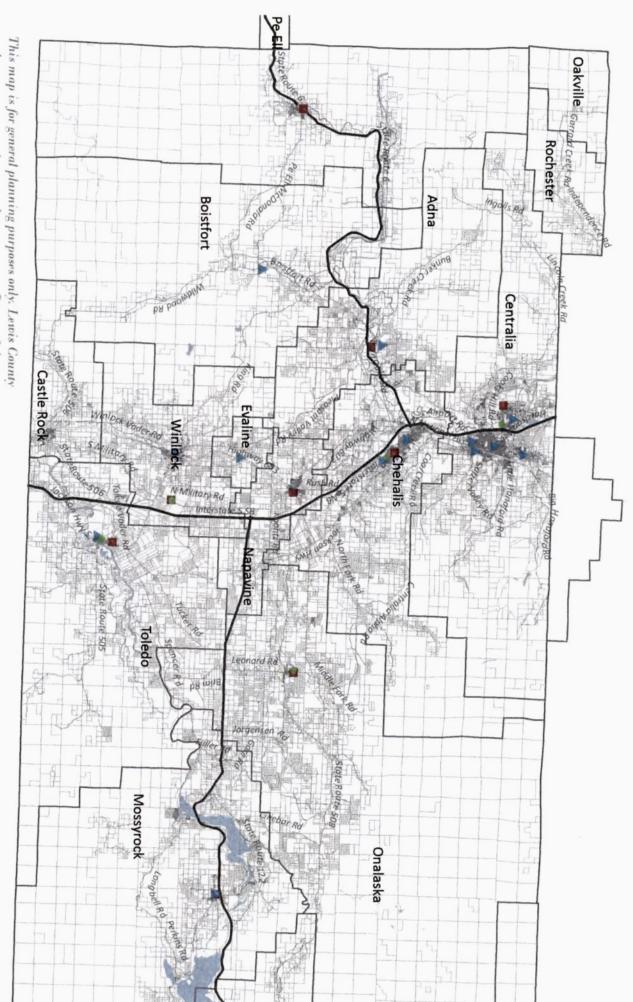
District 6 serves the Lake Mayfield Resort and the Mayfield Village LAMIRD. Wastewater from the area is treated at a small treatment plant along the shoreline of Mayfield Lake.



This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or funess of the information for a particular purpose.

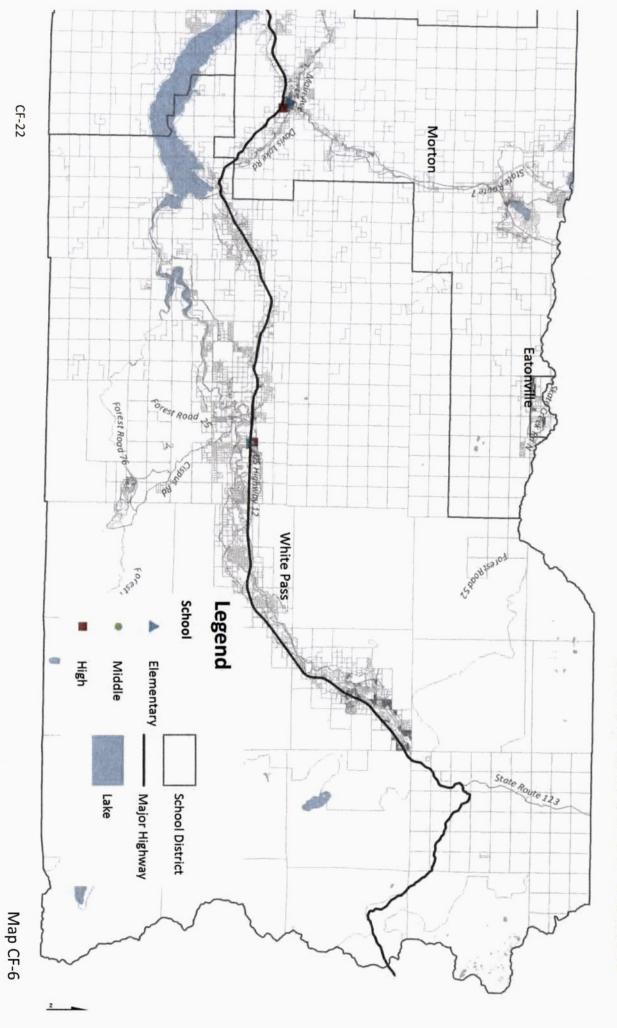
Fire Districts

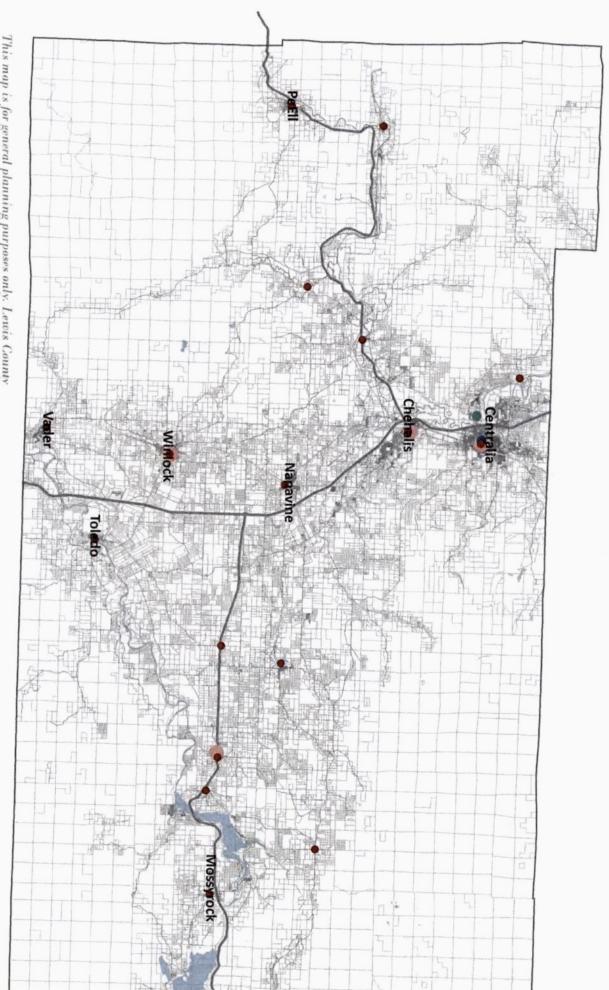




makes no representation as to the accuracy or fitness of the information for a particular purpose.

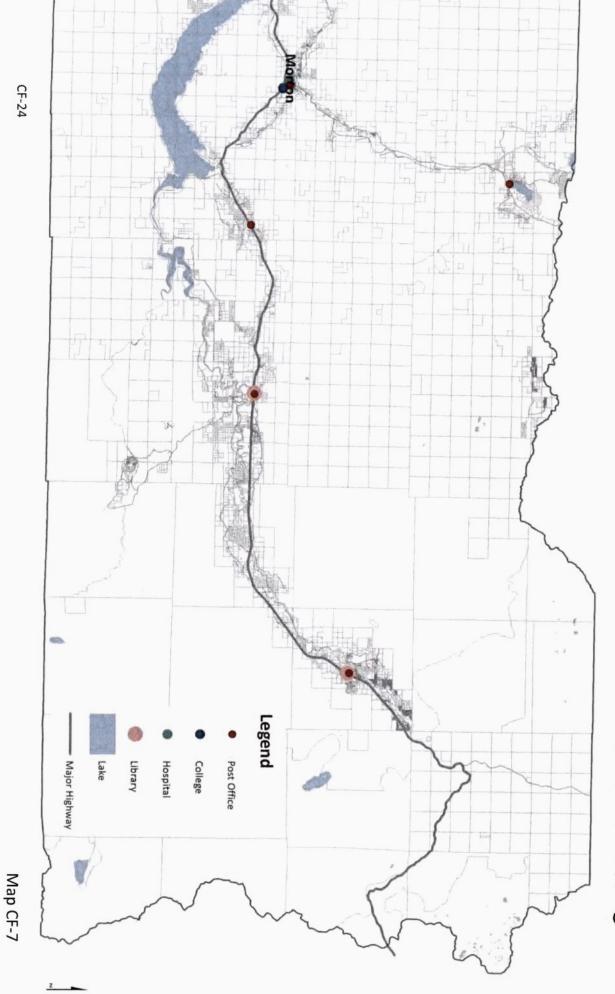
Schools and School Districts





This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

Other Governmental Buildings



Other Facilities

Fire Districts

Lewis County contains 18 fire districts (see Map CF-5). A list of the fire districts, their stations, and their apparatus available is provided in Appendix E.

School Districts

Lewis County contains 13 public school districts (see Map CF-6).1

As part of this plan, Lewis County has reviewed each of the school district's adopted facility plans and summarized the school districts' inventories of school capacities, enrollment and needed facilities.

A summary of the needs of the districts is provided in Appendix E.

Libraries

Timberland Regional Library serves Lewis County. The library system has six branch libraries within the County, and two kiosks where library patrons can reserve and check out books (see Map CF-7). Details about the library system are provided in Appendix E.

¹ Some students from Vader travel to Castle Rock for school. The Castle Rock School District is not included within the appendix.

UTILITY INVENTORY

Electricity

Lewis County Public Utility District No. 1

Lewis County Public Utility District No. 1 (PUD) serves all of Lewis County, except the City of Centralia and areas covered by Centralia City Light. The utility provides electricity to over 31,000 individual electric meters. In 2014, the total energy load for the utility was 941,885 megawatt-hours (Mwh). Roughly 84 percent of the energy came from hydropower.

The utility district owns and operates the Cowlitz Falls Project. The facility:

- Produces an average of 261,000 Mwh of electricity annually, or approximately 33 percent of the electric energy used by the PUD's customers.
- Was developed through a partnership between the PUD and the Bonneville Power Administration (BPA). Under the partnership, the district owns the dam, and the BPA purchases the annual output of the facility under a long-term contract. In exchange for the output of the dam, the BPA pays all costs associated with the operation and maintenance of the facility.

In addition to the Cowlitz Falls Project, the utility has collaborated on or purchased energy shares from a variety of alternative energy projects such as the Packwood Hydro project, the Burton Creek Hydro project, and the 9 Canyon and White Creek Wind projects.

Centralia City Light

Centralia City Light supplies power to approximately 10,000 customers in the City of Centralia and nearby areas, including Cooks Hill, Seminary Hill, and Salzer Valley. Of these customers, roughly 84 percent are residential uses, and 16 percent are commercial or industrial uses.

The utility sold a total of 245,748 Mwh in 2015, and roughly 27 percent of its power (69,568 Mwh) was produced at its Yelm hydroelectric plant. The plant was constructed by the City of Centralia in 1929 and became operational in 1930. The remainder of Centralia City Light's electricity in 2015 was purchased from the BPA.

Natural Gas

Puget Sound Energy offers natural gas service to nearly 800,000 gas customers in six counties, including consumers in Centralia, Chehalis, Toledo and Winlock. Gas is purchased from regional suppliers, and transmitted to customers through local mains and service lines.

All of the natural gas consumed by homes and businesses in the Pacific Northwest comes from western Canada and the U.S. Rocky Mountain states. The majority of this natural gas moves straight to the customer through a network of pipelines, local gas mains, and other utility infrastructure. Northwest consumers, however, also receive a significant share of their natural gas supply—mainly in winter—from underground storage reservoirs.

Puget Sound Energy co-owns and operates the Northwest's largest natural gas storage reservoir, the Jackson Prairie Underground Natural Gas Storage Facility in Lewis County. The Jackson Prairie

facility is able to store 25 billion cubic feet of working natural gas and is capable of delivering 1.15 billion cubic feet of natural gas per day — enough to meet the peak wintertime natural gas consumption of the 1.2 million households in the Northwest.

The Jackson Prairie Underground Natural Gas Storage Facility is a series of deep, underground reservoirs—thick, porous sandstone deposits—in which large volumes of natural gas are injected and stored for later use by utility customers across the region. The layers lie approximately 1,000 to 3,000 feet below the surface of the ground.

Most of the acreage above the 3,200 acre facility is privately owned and is used for timber production, livestock grazing or residential use.

Telecommunications

A variety of telecommunications providers offer service in Lewis County. Ongoing changes in cellular and fiber technology have transformed the delivery of telecommunications, and these shifts in equipment and providers have contributed to an industry that offers several options for customers. Anticipating future characteristics given these swiftly shifting conditions is near impossible.

Telecommunication providers are regulated by federal, state and local jurisdictions, and the County often reviews components of the service provision through the development review process.

Moving into the future, improvements to telecommunication infrastructure and services will play an increasingly important role in strategies for transportation demand management and rural economic development in Lewis County. These strategies will

require the continued commitment to the development of telecommunications technology throughout the County, especially in underserved areas.

UTILITIES AND CAPITAL FACILITIES

UCF GOAL 1.0 \mid Develop capital facilities and utilities in a manner that supports the implementation of the Land Use Element.

POLICY UCF 1.1

Plan, design, and operate public facilities and utilities to:

- Accommodate the demands of growth, consistent with the adopted land use and zoning designations.
- Comply with appropriate state and federal laws.
- Protect public health and safety.

POLICY UCF 1.2

Maintain an inventory of existing public facilities and utilities including (where possible) the locations and capacities of such facilities and systems.

POLICY UCF 1.3

Acknowledge that "growth follows pipes and pavement" and install public amenities, utilities and facilities to serve as catalysts for beneficial community development.

POLICY UCF 1.4

Encourage growth in areas served by public water systems (as a means to address the demand for new housing).

POLICY UCF 1.5

Ensure that public facilities and utilities are compatible with surrounding areas, adopted design standards and relevant state laws.

POLICY UCF 1.6

Reassess the Utilities and Capital Facilities Element periodically to ensure that utility and facility needs and financing are consistent with the Land Use Element.

Policy UCF 1.7

Consider strategies to optimize the delivery of utilities, capital facilities and services whenever land use changes are proposed

COORDINATED

UCF GOAL 2.0 | Coordinate land use, utility, and public facilities planning and management to prepare for future growth and ensure the availability of necessary services.

Policy UCF 2.1

Ensure that the Utilities and Capital Facilities Element is consistent with other applicable local, county, regional and state plans.

POLICY UCF 2.2

Work with cities to coordinate the planning, funding, and construction of utilities and public facilities in urban growth areas

POLICY UCF 2.3

When desirable, cooperate with cities and/or other service providers to plan, construct, finance, and operate regional utilities and public facilities.

UCF GOAL 3.0 | Coordinate the utility, capital facility and transportation plans and designs of the county with other providers to leverage funding opportunities and effectively manage the construction of improvements.

POLICY UCF 3.1

Make county plans, regulations and standards, including population forecasts and land use designations, available to utility and facility providers to assist in their planning.

POLICY UCF 3.2

Strive to inform service providers about county construction projects to promote the efficient sharing of utility and capital facility corridors.

POLICY UCF 3.3

Consider potential concurrent utility or facility improvements when utility or facility providers construct a project. Utilize the projects of service providers as an opportunity to enhance the county facilities when desirable.

POLICY UCF 3.4

Otilize the agreements between the county, and utility and facility providers, as a means to:

- Coordinate the functional plans of the provider and the capital facility plans of the county.
- Address the joint use of corridors and rights-of-way
- Ensure that development permit reviews address other affected facilities and utilities.
- Mitigate the impacts of utility and facility improvement projects.

CONCURRENT

UCF GOAL 4.0 | Ensure adequate utilities, public facilities and services exist or can be provided concurrent with development.

POLICY UCF 4.1

Strive to monitor the capacity of existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

FINANCIALLY FEASIBLE

UCF GOAL 5.0 | Attempt to minimize the financial burden of capital improvements on ratepayers and taxpayers.

POLICY UCF 5.1

Maintain and operate public facilities in an efficient and responsible manner.

POLICY UCF 5.2

Use conservation and demand management principles to extend the available capacities of utilities and public facilities.

POLICY UCF 5.3

Ensure that developments pay their fair share for improvements. Utilize mitigation measures, impact fees and a variety of other mechanisms to help collect the necessary funds.

POLICY UCF 5.4

Weigh operation and maintenance costs, as well as the financial impacts of ongoing debt service as part of the overall considerations about whether to build major infrastructure.

POLICY UCF 5.5

Target a limited number of high priority areas for major facility investments.

POLICY UCF 5.6

Pursue outside grants for major projects, such as the Packwood sewer system.

ENVIRONMENTALLY SENSITIVE

UCF GOAL 6.0 | Use environmentally sound approaches to construct, operate and maintain utilities and facilities.

POLICY UCF 6.1

Promote the conservation of energy, water and other natural resources in the siting and design of new utilities and public facilities.

POLICY UCF 6.2

Design and construct utility and facility projects, such as storm water drainage, water withdrawals, and sewage disposal, to respect the environmental limits of the area in which they are proposed.

POLICY UCF 6.3

Continue to use the standards for critical areas in the review of utility and capital facility proposals.

COUNTY BUILDINGS

UCF GOAL 7.0 | Anticipate the needs for future county buildings in a manner that is responsible with taxpayer monies.

POLICY UCF 7.1

Implement the County Campuses concept, which would concentrate the future development of county buildings in two primary locations: near the historic County Courthouse, and near the Public Works Central Shop on Jackson Highway.

POLICY UCF 7.2

Utilize the Ten-Year Capital Improvement Program shown in Table CF-7 as the framework to guide major capital facility decisions within the county, and as the basis for the Six-Year Capital Improvement Program.

POLICY UCF 7.3

Continue to proactively review the needs and priorities for improvements to capital facilities.

POLICY UCF 7.4

Develop and adopt the official Six-Year Capital Improvement Program annually as part of the county budgeting process.

PARKS

UCF GOAL 8.0 | Provide a high quality park and open space system that effectively utilizes existing open lands and minimizes costs for taxpayers.

POLICY UCF 8.1

Strive to find innovative and cost-effective ways to operate the existing parks owned by Lewis County.

POLICY UCF 8.2

Partner with agencies such as Tacoma Power, the Washington Department of Fish and Wildlife, Washington State Parks, and the US Forest Service to improve their park and recreation facilities.

POLICY UCF 8.3

Improve the connections between settlements and their neighboring recreational lands, particularly in the areas shown in the Great Outdoors concept (Map T-12).

POLICY UCF 8.4

Work to create well-defined points to access nearby park and recreational lands for residents and visitors to Lewis County.

POLICY UCF 8.5

Consider the financial implications of maintenance and operation of park land on general fund expenditures as part of future park decisions.

SCHOOLS

UCF GOAL 9.0 | Champion a high quality education system.

POLICY UCF 9.1

Promote the vitality of Lewis County's school districts, recognizing that schools are a key component of small town/community character and vitality.

POLICY UCF 9.2

Encourage the improvement of school buildings to support high quality learning environments.

POLICY UCF 9.3

Encourage school districts to share available facilities and resources, particularly for elective activities.

POLICY UCF 9.4

Urge school districts to act as centers for the surrounding community, recognizing that the districts offer indoor and outdoor spaces that are useful to nearby residents and community organizations.

POLICY UCF 9.5

Continue to encourage higher education opportunities, and pursue the expansion and/or location of colleges, universities, and vocational schools in Lewis County.

WATER

UCF GOAL 10.0 | Ensure that water supplies and infrastructure are sufficient to meet the needs of existing and future development in the county.

POLICY UCF 10.1

Foster improvements to public water systems, particularly within unincorporated urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs), to ensure that adequate water supplies and infrastructure are available to serve the future development of the areas.

POLICY UCF 10.2

Develop strategies to support the operation of small water systems and help address the technical, managerial and financial difficulties that are experienced by small water providers.¹

POLICY UCF 10.3

Encourage the consolidation of water utilities when desirable.

POLICY UCF 10.4

Establish standards that require new residential, commercial and industrial development to use existing water systems (when the facilities are available). The standards should:

- Promote the efficient use of existing water resources
- Encourage a high level of water quality and reliability for existing and future development.

POLICY UCF 10.5

Implement Engrossed Substitute Senate Bill 6091 related to permitexempt domestic groundwater withdrawals.

POLICY UCF 10.6

Participate in watershed planning for Water Resource Inventory Areas (WRIAs) 11, 13, 23 and 26 to help shape the amount of groundwater withdrawals available for permit-exempt domestic groundwater withdrawals, and the type of projects used to mitigate groundwater and stream impacts.

capita costs (to address the necessary regulatory requirements). For additional information about these difficulties, please see "Report to the Legislature: Small Public Water Systems," dated July 2009, completed by the Washington State Department of Health.

¹ Difficulties experienced by small water providers include technical challenges associated with addressing water quality violations and making needed repairs; managerial problems associated with staffing and understanding the requirements for operating small water systems; and financial challenges that result from small customer bases and higher per-

WASTEWATER

UCF GOAL 11.0 | Enhance wastewater collection and treatment facilities to support development within designated UGAs, certain areas of more intensive rural development, and areas where known pollution or health hazards exist.

POLICY UCF 11.1

Strive to minimize the cost of existing and future wastewater treatment facilities through strategies such as the consideration of alternative and/or innovative approaches to sewage and biosolid treatment and disposal.

POLICY UCF 11.2

Limit the extension of sewer lines outside of urban growth areas and the boundaries of water/sewer districts, LAMIRDs, and the other special areas mentioned in Appendix A, except when necessary to correct documented groundwater contamination, or existing or impending health hazards.

POLICY UCF 11.3

Encourage properties within wastewater service areas to hook to the available system.

POLICY UCF 11.4

Work to construct a sewer system within the Packwood LAMIRD.

POLICY UCF 11.5

Strive to minimize the cost of existing and future wastewater treatment facilities through strategies such as the consideration of alternative and/or innovative approaches to sewage and biosolid treatment and disposal.

STORMWATER

UCF GOAL 12.0 | Reduce the potential impacts of stormwater on public health, property and safety.

POLICY UCF 12.1

Use education and outreach to raise community awareness about the benefits of stormwater management, including its assistance in retaining water quality and reducing flood hazards.

POLICY UCF 12.2

Utilize best management practices, such as those outlined in the regional Road Maintenance Endangered Species Act Guidelines and the Department of Ecology Stormwater Management Manual, to treat stormwater runoff.

POLICY UCF 12.3

Ensure adequate stormwater facilities, as defined within the Lewis County Code and other applicable regulations, are installed concurrent with development.

SOLID WASTE

UCF GOAL 13.0 | Provide solid waste services to residents of Lewis County in an efficient and cost-effective manner.

POLICY UCF 13.1

Implement the strategies for solid waste management (including waste reduction, recycling and energy recovery) identified in the Lewis County Solid and Hazardous Waste Management Plan.

ELECTRICAL

UCF GOAL 14.0 | Facilitate the provision of electricity to residents of Lewis County.

Policy UCF 14.1

Coordinate with Lewis County PUD and Centralia City Light in the provision of electricity to customers.

POLICY UCF 14.2

Encourage underground utility distribution lines where feasible, especially in new subdivisions, LAMIRDs and unincorporated Urban Growth Areas.

POLICY UCF 14.3

Maintain development standards for the siting of electrical substation facilities.

NATURAL GAS

UCF GOAL 15.0 | Encourage the use of natural gas within Lewis County.

POLICY UCF 15.1

Coordinate with Puget Sound Energy and other appropriate agencies to expand the availability of natural gas.

TELECOMMUNICATIONS

UCF GOAL 16.0 | Promote the development of a high quality telecommunications network in Lewis County.

POLICY UCF 16.1

Strive to expand the availability of broadband for internet

POLICY UCF 16.2

Target underserved locations such as Doty, Onalaska, Mineral, PeEII, Vader, and Winlock for broadband expansion.

POLICY UCF 16.3

Craft the county's development regulations to be flexible and responsive to innovations and advances in telecommunications technology.

POLICY UCF 16.4

Assure that the regulations for wireless facilities minimize the potential adverse impacts from the facilities. Use adequate setbacks, appropriate landscape screening, and the utilization of existing sites and structures whenever feasible.

ESSENTIAL PUBLIC FACILITIES

UCF GOAL 17.0 | Utilize a clear set of criteria and procedures to ensure that Essential Public Facilities, as defined in the Lewis County Code, are not precluded from Lewis County.

POLICY UCF 17.1

Do not prohibit or exclude the siting of essential public facilities in Lewis County.

POLICY UCF 17.2

Identify and site essential public facilities, as established by the State Office of Financial Management, as follows:

 The state or local government proposing to site an essential public facility shall provide a justifiable need for the public facility and for its location in Lewis County based upon forecasted needs and a logical service area.

The state or local government proposing to site an essential public facility shall establish a public process by which the residents of the county, affected communities and "host" municipalities have a reasonable opportunity to participate in the site selection process.

POLICY UCF 17.3

Require Essential Public Facilities to meet adopted federal, state, and county land use regulations and be in conformance with the Comprehensive Plan, unless adequate justification for, and mitigation of, any deviation is made.

POLICY UCF 17.4

Require State Environmental Policy Act compliance and the concurrent availability of supporting capital facilities (at the time of occupancy) as conditions of any project approval.

POLICY UCF 17.5

Incorporate public participation in the design (to determine appropriate location, land use and intensity) and review (to determine acceptance, need for modification or rejection) of a proposed essential facility.

POLICY UCF 17.6

Consult affected jurisdictions, agencies and utilities during the planning of the project.

POLICY UCF 17.7

Consider the following criteria in the siting of essential public facilities:

(a) Specific facility requirements for each essential facility shall be determined and identified for the following:

- Minimum acreage.
- Accessibility.
- Transportation needs and services.
- Supporting public facility and public service needs and the availability thereof.
- Health and safety.
- Site design.
- Zoning.
- Availability of alternative sites.
- Community-wide distribution of facilities.
- Capacity and location of equivalent facilities.

(b) Impacts of the facility:

- Land use compatibility.
- Existing land use and development in adjacent and surrounding areas.
- Existing zoning of the surrounding areas.
- Existing Comprehensive Plan designation for the surrounding areas.
- Present and proposed population density of the surrounding area.
- Environmental impacts and opportunities to mitigate the environmental impacts.
- Effect on agricultural, forest, or mineral lands, critical areas and historic, archaeological and cultural sites.
- Effect on areas outside of Lewis County
- Effect on the likelihood of associated development.
- Effect on public costs, including operation and maintenance

Table CF-7: Capital Facility Ten Year Project List¹

COUNTINUISE CAMPUS CAMPUS CAMPUS COUNTINUISE CAMPUS CAMPUS	Project	Cost Est.	Funding	Year	Notes
couse and L&M Maintenance & Repairs 250,000 REET Ongoing tition of Buildings and Parking Improvements 1,100,000 BOND/REET 2020-2021 attorn of Chehalis Ave Property for Community 1,175,000 BOND/REET 2020-2021 pp 650,000 BOND/REET 2021 p. 750,000 BOND/REET 2021 p. 750,000 BOND/REET 2021 p. 750,000 BOND/REET 2021 p. 750,000 BOND/REET 2021 p. 2,500,000 TBD 2027-2029 p. 2,500,000 TBD 2027-2029 p. 1,100,000 TBD 2027-2029 p. 1,100,000 TBD 2027-2029 p. 1,100,000 TBD 2027-2029 p. 1,100,000 TBD 2021-2022 p. 1,100,000 TBD 2021-2022 p. 1,100,000 1/10,000 2021-2022 p. 1,100,000 REET 202	COURTHOUSE CAMPUS				
Ition of Buildings and Parking Improvements 1.100,000 BOND/REET 2020-2021 atton of Chebalis Ave Property for Community priment 1.175,000 BOND/REET 2020-2021 Building Renovation 650,000 BOND/REET 2021 p. 750,000 REET/ER&R 2020 p. 625,000 TBD 2027-2029 p. 6525,000 TBD 2025-2029 p. 12,430,746 TBD 2021-2022 p. 120,000 TBD 2021-2022 p. 120,000,000 1/10,80ND 2021-2022 p. 120,000,000 REET 0 ngoing	Courthouse and L&J Maintenance & Repairs	250,000	REET	Ongoing	Ongoing Maintenance and Improvements
ation of Chehalis Ave Property for Community pument 1,175,000 BOND/REET 2020-2021 Building Renovation 650,000 BOND/REET/ 2021 p. 750,000 BOND/REET/ 2021 p. 750,000 BOND/REET 2021 p. 750,000 REET/ER&R 2020 p. 625,000 TBD 2027-2029 p. 6525,000 TBD 2021-2022 p. 76,000,000 TBD 2021-2022 p. 6,000,000 J.10,80ND 2021-2022 p. 1,000,000 REET Ongoing p. 1,100,000 REET Ongoing p. 2020-2022 Bequest funds) 2020-2022 p. 50,000 REET 2020-2022 p.	Demolition of Buildings and Parking Improvements	1,100,000	BOND/REET	2020-2021	Demolition of Old Credit Union and parking lot construction
Building Renovation 650,000 BOND/REET/ 2021 p 750,000 BOND/REET 2021 atte Motor Pool 2,500,000 BOND/REET 2021 atte Motor Pool 2,500,000 TBD 2027-2029 atte ShOp Roof, Flooring 625,000 REET/ER&R 2020 sency Management, E911 12,430,746 TBD 2025-2029 atte TC Shop to house Motor Pool 625,000 TBD 2025-2029 atte Lustrice CENTER 6,000,000 1/10,BOND 2021-2022 ste Juvenile Center 6,000,000 1/10,BOND 2021-2022 ste Juvenile Center 6,000,000 REET Ongoing ste Juvenile Center 1,000,000 REET Ongoing ste Juvenile Center 0,000,000 REET 2020-2022 pond Kiver Access 5,000,000	Renovation of Chehalis Ave Property for Community Development	1,175,000	BOND/REET	2020-2021	Renovation of building to house Community Development and Environmental Health
p D T50,000 BOND/REET 2021 ate Motor Pool 2,500,000 BOND/REET 2021 AL SHOP CAMPUS 625,000 REET/ER&R 2027-2029 15hop Roof, Flooring 625,000 REET/ER&R 2020 ency Management, E911 12,430,746 TBD 2025-2029 ate TC Shop to house Motor Pool 6,500,000 TBD 2021-2022 ILE JUSTICE CENTER 6,000,000 1/10,BOND 2021-2022 YOUNDS 1,000,000 REET Ongoing LI SHELTER 1,000,000 REET Ongoing USHELTER 3,125,000 REET Ongoing OUNTY SUBSTATION Unknown at this date REET 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 OOR River Access 500,000 GRANT/REET 2020-2022 ATS 200,000 REET 2020-2029 ON Memorial Field 1,000,000 Local Match)	Kresky Building Renovation	650,000	BOND/REET/	2021	Renovate Public Services Building to incorporate, GIS, Engineering and Traffic
ate Motor Pool 2,500,000 TBD 2027-2029 AL SHOP CAMPUS 625,000 REET/ER&R 2020 11 Shop Roof, Flooring 625,000 REET/ER&R 2020 2020 12,430,746 TBD 2025-2029 2021-2022 TBD 2025-2029 2025-2029 TBD 2021-2022 2020-2022 TBD 2021-2022 2020-2023 Donations 2020-2022 2020-2022 Donations 2020-2022 2020-2022 TBD 2020-2022 2020-2022 TBD 2020-2022 2020-2022 TBD 2020-2022 2020-2022 TBD 2020-2022 2020-2	TC Shop	750,000	BOND/REET	2021	Renovate for Traffic Control and Public Works
AL SHOP CAMPUS AL SHOP Roof, Flooring 625,000 REET/ER&R 2020 1 Shop Roof, Flooring 625,000 REET/ER&R 2020 ency Management, E911 12,430,746 TBD 2025-2029 ate TC Shop to house Motor Pool 625,000 TBD 2021-2022 ate Juvenile Center 6,000,000 1/10,BOND 2021-2022 ROUNDS 1,000,000 REET Ongoing unds Improvements 1,000,000 REET Ongoing LSHELTER 3,125,000 Bonations 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 Dond River Access 500,000 GRANT/REET 2026-2029 acrts 50,000 REET 2026-2029 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 3,123,000 FAA/DOT/REET 2020	Renovate Motor Pool	2,500,000	TBD	2027-2029	Renovate building for conference center
I Shop Roof, Flooring 625,000 REET/ER&R 2020 ency Management, E911 12,430,746 TBD 2025-2029 ate TC Shop to house Motor Pool 625,000 TBD 2025-2029 ate TC Shop to house Motor Pool 6,000,000 1/10,80ND 2021-2022 ate Juvenile Center 6,000,000 1/10,80ND 2021-2022 counds 1,000,000 REET Ongoing unds Improvements 1,000,000 REET Ongoing usunds Improvements 3,125,000 Donations 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 winty Substation Unknown at this date REET 2026-2022 son Restricter 500,000 GRANT/REET 2019-2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 10,000 Local Match) ² FAA/DOT/REET 2020 son Match) ² (3,918.50 – Local Match) ² FAA/DOT/REET 2020	CENTRAL SHOP CAMPUS				
Encry Management, E911 12,430,746 TBD 2025-2029 ate TC Shop to house Motor Pool 625,000 TBD 2025-2029 ILE JUSTICE CENTER 6,000,000 1/10,BOND 2021-2022 ate Juvenile Center 6,000,000 1/10,BOND 2021-23 ROUNDS 1,000,000 REET Ongoing L SHELTER 3,125,000 PREET Ongoing Shelter 3,125,000 Donations 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 bod River Access 500,000 GRANT/REET 2019-2020 son Memorial Field 500,000 REET 2019-2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 3,123,000 FAA/DOT/REET 2020 son Memorial Field 3,125,000 FAA/DOT/REET 2020	Central Shop Roof, Flooring	625,000	REET/ER&R	2020	Replace building roof and flooring on 2 nd floor
ate TC Shop to house Motor Pool 625,000 TBD 2021-2022 ate Juvenile Center 6,000,000 1/10,BOND 2021-232 ROUNDS 1,000,000 REET Ongoing L. SHELTER 3,125,000 Donations 2020-2022 Shelter 3,125,000 Donations (bequest funds) 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 Dond River Access 500,000 GRANT/REET 2026-2029 acr Bridge 500,000 REET 2019-2020 Son Memorial Field 3,122,241 (156,112 Local Match) FAA/DOT/REET 2020-2022 Son Memorial Field 10,000 Local Match) FAA/DOT/REET 2020 Match) ² FAA/DOT/REET 2020	Emergency Management, E911	12,430,746	TBD	2025-2029	A complex that includes a consolidated Emergency Management/E911 building. Could be a phased project
ILE JUSTICE CENTER 6,000,000 1/10,BOND 2021-23 ate Juvenile Center 6,000,000 1/10,BOND 2021-23 ROUNDS 1,000,000 REET Ongoing unds Improvements 1,000,000 REET Ongoing LSHELTER 3,125,000 Donations 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 bod River Access 500,000 GRANT/REET 2026-2029 ar Bridge 50,000 GRANT/REET 2019-2020 RTS 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 78,370 FAA/DOT/REET 2020 2020 78,370 FAA/DOT/REET 2020 Match)² FAA/DOT/REET 2020	Renovate TC Shop to house Motor Pool	625,000	TBD	2021-2022	Remodel TC Shop to house Motor Pool
ROUNDS 1/10,BOND 2021-23 ROUNDS 1,000,000 1/10,BOND 2021-23 ROUNDS 1,000,000 REET Ongoing LISHELTER 3,125,000 Donations 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 Dond River Access 500,000 GRANT/REET 2026-2029 Soft River Access 500,000 GRANT/REET 2019-2020 RTS 3,122,241 (156,112 FAA/DOT/REET 2020 Son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 Son Memorial Field 200,000 FAA/DOT/REET 2020 Son Memorial Field 2020 FAA/DOT/REET 2020	JUVENILE JUSTICE CENTER				
ROUNDS ROUNDS T,000,000 REET Ongoing LL SHELTER 1,000,000 REET Ongoing Shelter 3,125,000 Donations (bequest funds) 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 Donations (bequest funds) 2020-2022 2020-2022 Dod River Access 500,000 GRANT/REET 2026-2029 PATS 500,000 GRANT/REET 2019-2020 Son Memorial Field 3,122,241 (156,112) (156,112) (200,000) FAA/DOT/REET 2020 Son Memorial Field 3,122,241 (156,112) (10,000 (Local Match)) (10,000 (Local Match)) FAA/DOT/REET 2020 TAS,370 (3,918.50 – Local Match) ² (10,000 (Local Match	Renovate Juvenile Center	6,000,000	1/10,BOND	2021-23	Project to renovate Juvenile Center
AL SHELTER 1,000,000 REET Ongoing Shelter 3,125,000 Donations (bequest funds) 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2020-2022 Dond River Access 500,000 GRANT/REET 2026-2029 Parts 500,000 REET 2019-2020 Son Memorial Field 3,122,241 (156,112 Local Match) ² FAA/DOT/REET 2020 Son Memorial Field 3,122,241 (156,112 Local Match) ² FAA/DOT/REET 2020 Son Memorial Field 3,123,241 (156,112 Local Match) ² FAA/DOT/REET 2020 Son Memorial Field 3,125,000 Local Match) ² FAA/DOT/REET 2020	FAIRGROUNDS				
AL SHELTER 3,125,000 Donations (bequest funds) 2020-2022 Shelter 3,125,000 Donations (bequest funds) 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2026-2029 2004 River Access 500,000 GRANT/REET 2019-2020 2019-2020 600 Arrs ANT REET 2019-2020 2019-2020 ANT REET 2020-2029 2019-2020 ARRS ANDOT/REET 2020 2019-2020 ANDOT/REET 2020 2019-2020 ANDOT/REET 2020 2020 ANDOT/REET 2020 2020 ANDOT/REET 2020 2020 ANDOT/REET 2020	Fairgrounds Improvements	1,000,000	REET	Ongoing	Building improvements, improved paving, enhanced electrical
Shelter 3,125,000 Donations (bequest funds) 2020-2022 OUNTY SUBSTATION Unknown at this date REET 2026-2029 Donations (bequest funds) 2020-2022 2026-2029 Donations (bequest funds) 2026-2029 2026-2029 Donations (bequest funds) 2026-2029 2026-2029 Donations (bequest funds) 2026-2029 2026-2029 PARTS 2019-2020 2019-2020 Son Memorial Field 3,122,241 (156,112 Local Match) FAA/DOT/REET 2020 Son Memorial Field 2020 (10,000 Local Match) FAA/DOT/REET 2020 Son Match) ² FAA/DOT/REET 2020	ANIMAL SHELTER				
OUNTY SUBSTATION Unknown at this date REET 2026-2029 DOD River Access 500,000 GRANT/REET 2019-2020 PRTS 500,000 REET 2019-2020 Son Memorial Field 3,122,241 (156,112 Local Match)² FAA/DOT/REET 2020 Son Memorial Field 10,000 Local Match)² FAA/DOT/REET 2020 T8,370 Airport 78,370 (1,000 Local Match)² FAA/DOT/REET 2020	Animal Shelter	3,125,000	Donations (bequest funds)	2020-2022	New animal shelter
Junity Substation Unknown at this date REET 2026-2029 Dod River Access 500,000 GRANT/REET 2019-2020 er Bridge 50,000 REET 2019-2020 er Bridge 3,122,241 (156,112 REET 2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 2000,000 FAA/DOT/REET 2020 son Memorial Field 78,370 FAA/DOT/REET 2020 son Memorial Field 78,370 FAA/DOT/REET 2020	EAST COUNTY SUBSTATION				
bod River Access 500,000 GRANT/REET 2019-2020 er Bridge 50,000 REET 2020 RTS 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field 3,122,241 (156,112 FAA/DOT/REET 2020 son Memorial Field (10,000 Local Match) FAA/DOT/REET 2020 son Memorial Field (3,918.50 – Local Match) FAA/DOT/REET 2020	East County Substation	Unknown at this date	REET	2026-2029	New substation at the Area 7 Shop
ccess 500,000 GRANT/REET 2019-2020 fial Field 3,122,241 (156,112 Local Match)² FAA/DOT/REET 2020 fial Field 200,000 (10,000 Local Match) FAA/DOT/REET 2020 78,370 (3,918.50 – Local Match)² FAA/DOT/REET 2020	PARKS				
S0,000 REET 2020	Packwood River Access	500,000	GRANT/REET	2019-2020	Cowlitz River access off Skate Creek Rd, 50% grant match
ial Field 3,122,241 (156,112 Local Match) ² ial Field 3,122,241 (156,112 FAA/DOT/REET 2020 10,000 Local Match) 78,370 (3,918.50 – Local Match) ² FAA/DOT/REET 2020	Schaefer Bridge	50,000	REET	2020	Replace Bridge Deck
rial Field 3,122,241 (156,112 Local Match)² FAA/DOT/REET 2020 rial Field 200,000 (10,000 Local Match) FAA/DOT/REET 2020 78,370 (3,918.50 – Local Match)² FAA/DOT/REET 2020	AIRPORTS				
200,000 FAA/DOT/REET 2020 (10,000 Local Match) FAA/DOT/REET 2020 78,370 FAA/DOT/REET 2020 (3,918.50 – Local Match) ²	Ed Carlson Memorial Field	3,122,241 (156,112 Local Match) ²	FAA/DOT/REET	2020	Reconstruction of main parallel taxiway and replacement of the Vertica Approach Slope Indicator with a Precision Approach Path Indicator.
78,370 (3,918.50 – Local FAA/DOT/REET 2020 Match) ²	Ed Carlson Memorial Field	200,000 (10,000 Local Match)	FAA/DOT/REET	2020	Obstruction removal – South Side Trees (Phase 1) Environmental/design
	Packwood Airport	78,370 (3,918.50 – Local Match) ²	FAA/DOT/REET	2020	Design and construction of an Automated Weather Observing Station (AWOS)

Transportation projects in the Transportation Improvement Program, and the remainder of the Transportation Element are considered a component of this Capital Improvement Program for the purposes of REET funding.

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