

Planning Commission Workshop



Community Development • 2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

DE GOEDE REZONE PROPOSAL

Date: July 15, 2022
Staff: Mindy Brooks, Senior Long Range Planner
Attachments: A – De Goede Application
B – Vicinity Map
C – Supporting Materials

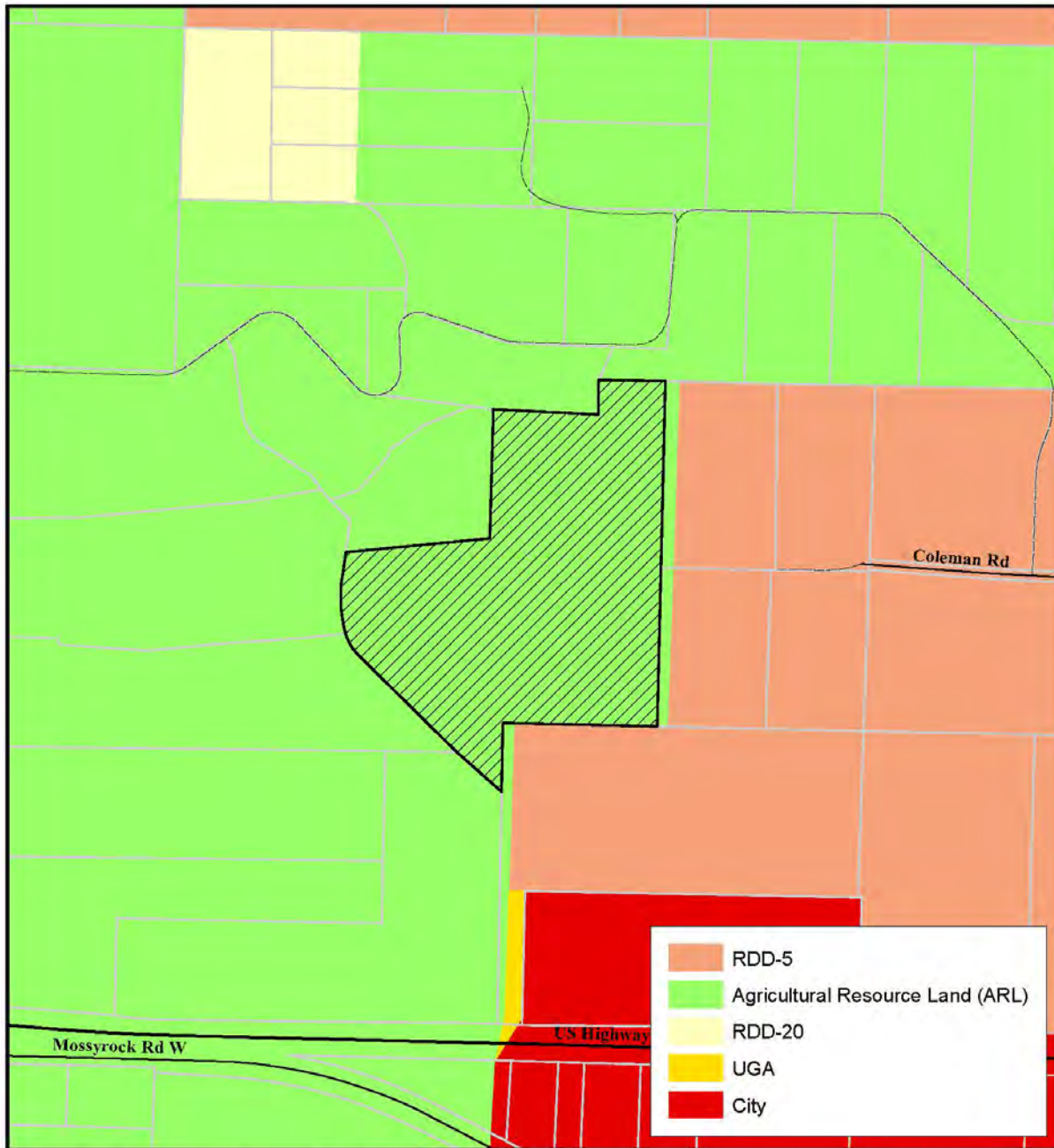
SUMMARY

The owner, De Goede Bulb Farm, has requested to amend the Lewis County Comprehensive Plan classification from Resource Land to Other Rural Land (non-resource) and to rezone the parcel from Agricultural Resource Land (ARL) to Rural Development District 5 (RDD-5) for parcel 028519065005. The request is being made because the parcel is not suitable for agricultural uses due to steepness. Map 1 is the vicinity map for parcel 028519065005 that shows the land proposed for the rezone from ARL to RDD-5. All materials referenced in this staff report are incorporated by reference and are found on the Community Development webpage, <https://lewiscountywa.gov/departments/community-development/rezones/>, and listed in Attachment C.

BACKGROUND

The USDA criteria for land being capable of agricultural production includes soil types that can or are likely to support agricultural uses and that do not have landforms that restrict the agricultural uses. The USDA inventory of agricultural land capability was updated in 2007, prior to the 2009 periodic review of the Lewis County Comprehensive Plan. The results of the inventory are not at a parcel-by-parcel scale and must be evaluated locally during periodic update of the local comprehensive plan.

Lewis County used the criteria specified in the WAC 365-190-050 to designate agricultural lands, which requires use of the USDA inventory and soil classifications. During periodic review in 2009, the ARL designation was applied to the De Goede hillside parcel (Map 2). At the time, the parcel was contiguous to the larger De Goede Bulb Farm; however, the other parcels under De Goede ownership are flat parcels and were in agricultural production since before 1995.



**Attachment A
Vicinity Map**

**De Goede
Rezone Proposal**

Updated 07/15/2022

Planning Division, Community Development

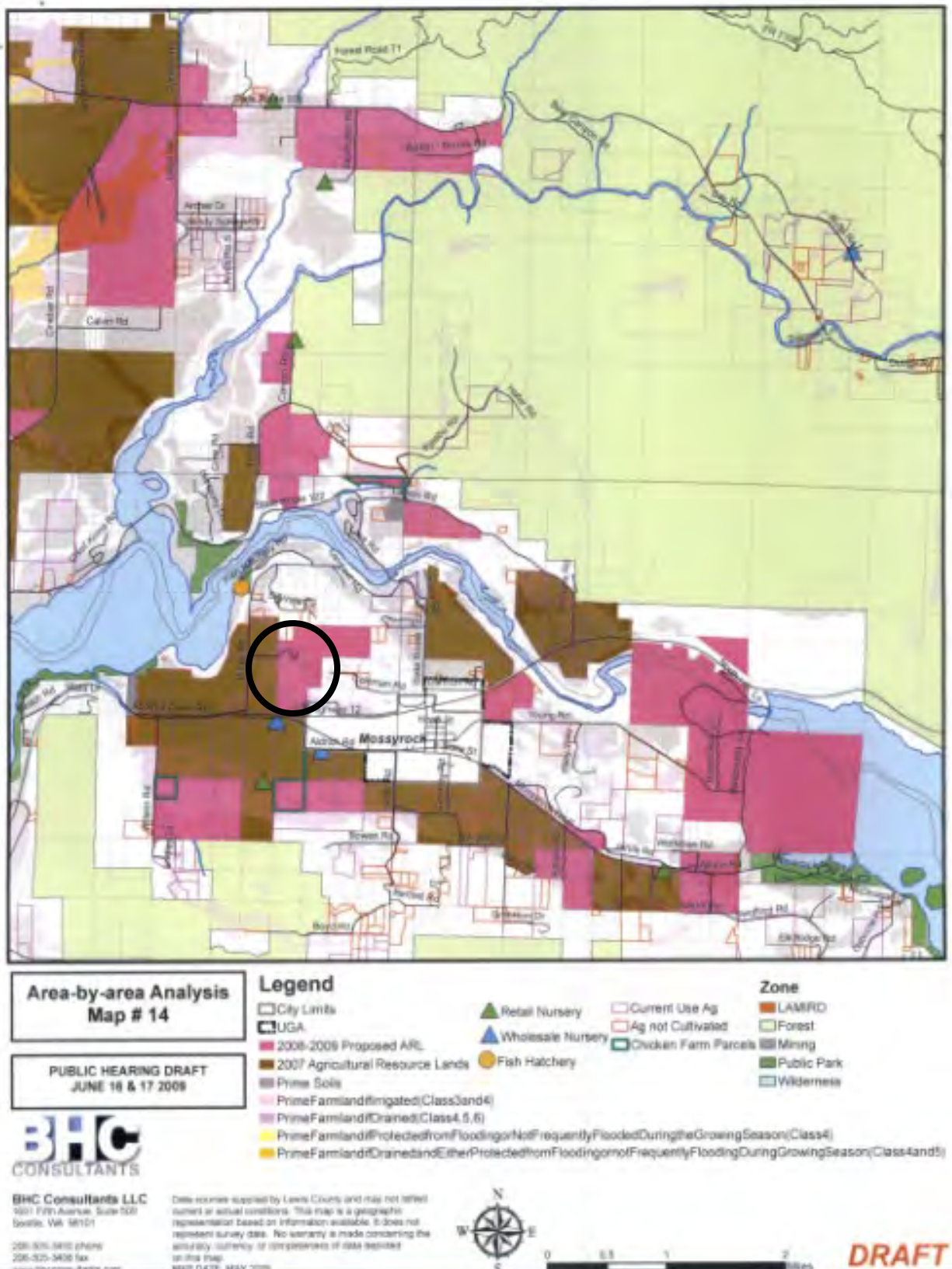
- Site
- Parcels
- River Channel

0 0.05 0.1 0.2 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

Map 1: Vicinity Map



Map 2: Ordinance 1207 Area #14 ARL Map

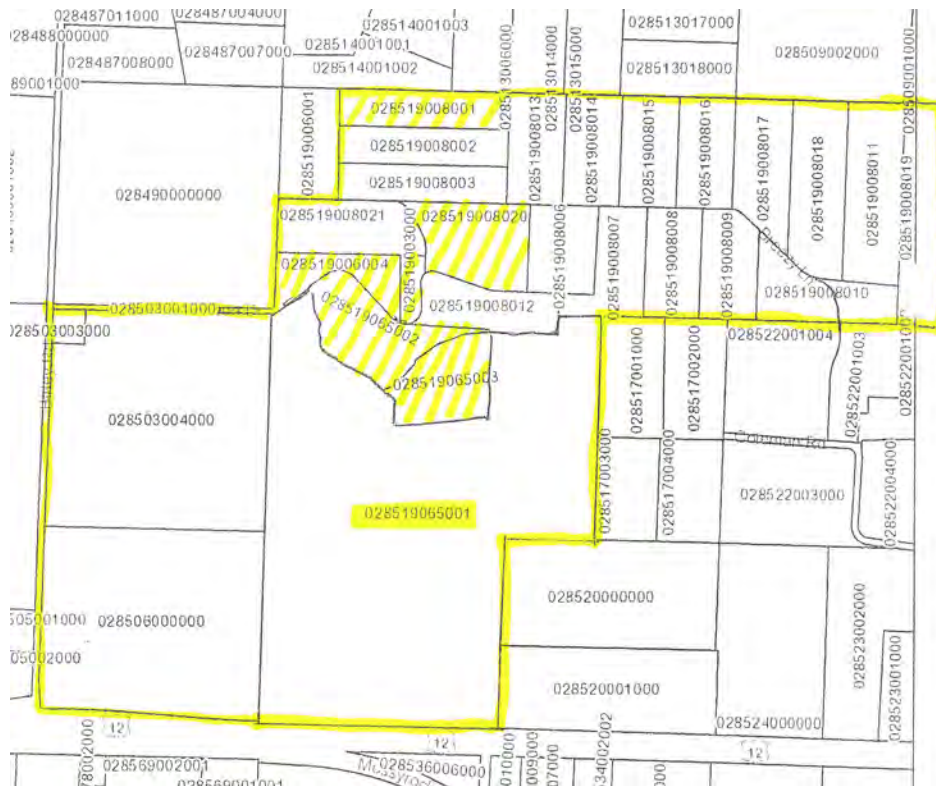
Ordinance 1207 (August 10, 2009) adopted the ARL designation amendments. The ordinance did not specify rationale for each amendment to the designations. The explanation in the ordinance for amendments to Area #14, which includes the parcel, is "Additional parcels are recommended for ARL designation along Highway 508, north of Harmony Road, and around the 2007 ARL surrounding Mossyrock. These land have prime-if-drained soils and aerial photos indicate recent agricultural activities. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural tax status also support ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils. Not all ARL-parcels with prime-if-drained soils that are still in timber use or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Several possible nurseries were also examined along Highway 508 east of Justus Road. No significant (if any) nursery activities are visible on these lands and thus are not recommended for ARL designation. A large nursery (Raintree Nursery) in FRL lands was evaluated for possible ARL designation. This nursery is excluded from ARL because it would create an illogical island of ARL surrounded by FRL, and is protected as resource lands under FRL designation." (Ordinances are available online at <https://lewiscountywa.gov/offices/commissioners/>.) It appears from the description that many of the amendments to Area #14 were made by remote analysis using soil data and aerial photography. It is unclear from the explanation why the De Goede land with steep hillside was included in the ARL designation amendments.

Until 2020, the parcel 028519065005 did not exist and the land was part of parcel 028519065001 as shown in Map 3. Staff assume the entire parcel 028519065001 was included in ARL because the practice of "split zoning" a single parcel is inadvisable and the flat portion of the parcel was in active agriculture use in 2009. In 2020, De Goede Bulb Farm divided parcel 028519065001 and formed the new parcel 028519065005, which encompasses the steep hillside, as shown in Map 4.

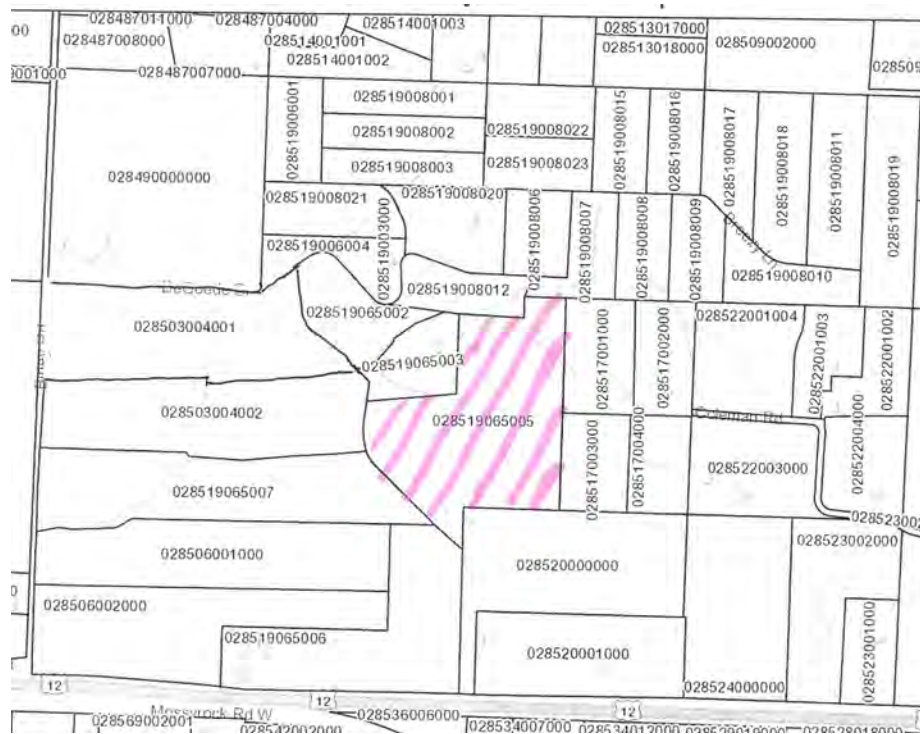
PROCESS

On December 30, 2021, De Goede Bulb Farm applied to amend the Lewis County Comprehensive Plan classification from Resource Land to Other Rural Lands (non-resource) and to rezone the parcel from ARL to RDD-5. A comprehensive plan map amendment includes a required non-project action SEPA review, which is underway. Comprehensive plan map amendments are processed according to LCC 17.05.040, Project permit application Type V, and 17.12, Public Participation Program.

The Rezone Application was determined to be complete on January 28, 2022 and the Notice of Application was published on February 10, 2022. Public comments on the Notice of Application could be provided through March 2, 2022. Public comments were received and De Goede provided a response to concerns related to availability of potable water. The SEPA determination for the non-project action was issued on July 12, 2022 and public comments may be provided through July 26, 2022. Appeal of the SEPA determination may be filed through August 2, 2022. An update on the SEPA determination will be provided at the July 26, 2022 Planning Commission meeting.



Map 3: 2010 Parcel Map - De Goede Bulb Farm Properties



Map 4: 2020 Parcel Map - Hillside Parcel

The Planning Commission will hold a workshop at which staff will present an analysis of the proposal against the approval criteria and answer commissioner questions. The applicant is invited to attend and may respond to direct questions from the commissioners. The public is also invited to attend; however, public comments are not taken during the workshops. Following the workshops, Planning Commission will hold a duly noticed public hearing to receive testimony on the proposal prior to making a decision to recommend that the Board of County Commissioners (BOCC) approve or reject the comprehensive plan map amendment and zone change. Public comments may be submitted as testimony for the hearing.

STAFF FINDINGS

Lewis County Code 17.12.100(1) are the approval criteria that Planning Commission and BOCC are required to use to determine if a comprehensive plan map amendment can be approved. Below, staff have provided findings against each criterion to help Planning Commissioners assess if LCC is met.

(a) The amendment conforms to the requirements of the Growth Management Act, is consistent with the county-wide planning policies and the comprehensive plan, including any interlocal planning agreements, if applicable.

The applicable rules are addressed below.

WAC 365-190-050(3) Agricultural resource lands

- (c) The land has long-term commercial significance for agriculture. In determining this factor, counties and cities should consider the following nonexclusive criteria, as applicable:
 - (i) The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service;
 - (ii) The availability of public facilities, including roads used in transporting agricultural products;
 - (iii) Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights;
 - (iv) The availability of public services;
 - (v) Relationship or proximity to urban growth areas;
 - (vi) Predominant parcel size;
 - (vii) Land use settlement patterns and their compatibility with agricultural practices;
 - (viii) Intensity of nearby land uses;
 - (ix) History of land development permits issued nearby;
 - (x) Land values under alternative uses; and
 - (xi) Proximity to markets.

Staff findings: Due to its steepness the parcel does not have long-term commercial significance for agriculture. There are no adequate roads that access the parcel; it is accessed by a private dirt road. Therefore, this criterion is met.

Lewis County Comprehensive Plan, Land Use, Policy 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.

Staff findings: LCC 17.05 and 17.12 allow for redesignation of property based on meeting the approval criteria. The parcel is not suitable for agricultural purposes based on the steepness of the slope. Therefore, this criterion is met.

Lewis County Comprehensive Plan, Land Use, Policy 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.

Staff findings: LCC 17.05 and 17.12 allow landowners to request zoning change to agricultural resource lands. The parcel was designated in error because it does not meet the criteria for designation as agricultural resource land. Therefore, this criterion is met.

(b) The application and any studies submitted to the department, the planning commission, and the board of commissioners demonstrates a need for the amendment.

Staff findings: The parcel should not have been included in the ARL zone designation because the steepness of the parcel does not support agricultural uses. It was likely originally included due to contiguous ownership with the larger De Goede Bulb Farm. The comprehensive plan map amendment and rezone is needed to correct that error. Therefore, this criterion is met.

(c) The public interest will be served by approving the amendment. In determining whether the public interest will be served, factors including but not limited to the following shall be considered:

(i) The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the comprehensive plan; and

Staff findings: The proposed rezone may create up to five lots that can each be developed with up to one single family residence and one accessory dwelling unit. This would add between 25 and 40 new residents to the general Mossyrock area. While the rezone would change the designated from ARL to RDD-5, the parcel is not capable of supporting agricultural uses therefore it is not a conversion of resource use. Therefore, this criterion is met.

(ii) The anticipated effect on the ability of the county and/or other service providers, such as cities, schools, water purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.

Staff findings: The comprehensive plan map amendment and zone change is a non-project action and will have no impact on service providers because there is no development associated with a change to zoning. Future development be at a rural density and would rely on on-site well and

septic. Future development may have an impact on other service providers, such as fire, however, those impacts will be addressed through future permitting when project-level impacts are known. Therefore, this criterion is met.

(iii) The anticipated impact upon designated agricultural, forest and mineral resource lands.

Staff findings: As stated above the parcel is not capable of supporting agricultural uses due to the steepness. Therefore, this criterion is met.

(d) The amendment does not include or facilitate spot zoning.

Staff findings: The amendment does not facilitate spot zoning because applying RDD-5 would be an expansion of an adjacent and compatible zoning designation and associated use allowances. Therefore, this criterion is met.

NEXT STEPS

The Planning Commission will hold a workshop on July 26, 2022 to evaluate the application and ask questions of staff and the applicant. At the workshop, the Planning Commission will decide if they are ready to proceed with a public hearing. If they are ready to move to a public hearing, the tentative date will be August 23, 2022.

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

APPLICATION FOR AMENDMENT



Rezone or Amendment to Zoning Regulations

Rezone Fee: \$2,700



Comprehensive Plan Amendment

SEPA Fee: \$1,300

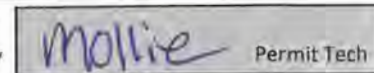


Resource Land Opt-in Application

Applications Accepted September 1 through December 31

SUBMITTAL REQUIREMENTS:

For office use only



Completed application form



Legal Description (for site specific amendments)



For map changes, site maps, no larger than 11" x 17", clearly labeled, and reproducible in black and white, that show the following features:

- Property boundaries that show the existing land use designation and zoning.
- Property boundaries that show the proposed land use designation and zoning.
- All natural and built features (such as roads, streams, buildings, slopes, fences, etc.) as well as adjacent properties and their uses.



The State Environmental Policy Act (SEPA) Checklist and associated fees:

<https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance>



For text changes, documentation that shows the proposed code or plan to be changed, as well as the proposed language. Will only be processed with the consent of the Lewis County Board of County Commissioners.



Application Fee

PLEASE TYPE OR PRINT

1. Applicant (continue on page five if more than one applicant):

Name De Goede Bulb Farms, Inc c/o Bob De Goede
 Address P.O. Box 228, Mossyrock, WA 98564
 Contact Home () Work (360) 983-3773 Email bob@degoedebulb.com

2. Contact Person (if other than the applicant):

Name _____
 Address _____
 Contact Home () Work () Email _____

3. Assessor Tax Parcels:
028519065005

4. Location of property:

Quarter Section SW, Section 12, Township 12 North, Range 2E

Location (road name/city): 0 Mossyrock Road, Mossyrock, WA 98564


Is the property within an Urban Growth Area? Yes _____ No X

If yes, which jurisdiction? _____

5. Total acreage of the parcel(s): 27.522 acres

6. Signatures:

I/We the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

 12-30-2021
Signature Date

For DeGoede Bulb Farms inc 12-30-2021
Signature Date

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

APPLICATION FOR AMENDMENT QUESTIONS

PLEASE PROVIDE A RESPONSE THE FOLLOWING APPROVAL CRITERIA. ATTACH ADDITIONAL SHEETS IF NECESSARY.

A. Is there a demonstrated need for the proposed change? Please provide supporting evidence.

There is a lack of viable building lots available in the general Mossyrock area and there is demand for more as witnessed by the fact that 10 of the 15 "Lake View Meadows" five acre lots adjoining this site to the north sold once they became available in 2021. If approved, this rezone will allow for the eventual subdivision of the subject parcel in to five more lots.

B. What is the anticipated effect upon the rate or distribution of population growth, employment growth, development and conversion of land as envisioned by the Lewis County Comprehensive Plan?

Conceivably, this rezone could add 25 to 40 new residents to the general Mossyrock area over the time it takes an eventual project to be permitted and built out adding to population growth. Approval would convert land that is currently zoned ARL to RDD5, but in actuality no viable ARL land would be converted by this rezone since the entire parcel is located on a timbered hillside (see exhibits 2 & 3) and was included in the original ARL zoning designation because it was part of a larger De Geode family ownership at the time. A 2019 survey (see exhibit 5) segregated the hillside land from the traditional agricultural lands to the west.

C. What is the anticipated effect on the ability of the county and/or other service providers (e.g., cities, schools, water purveyors, fire districts) to provide adequate services and public facilities including transportation facilities?

If approved, this rezone would have no effect on the ability of local providers to serve the subject property. We do not anticipate the subsequent subdivision of the subject parcel would have any material effect either since the lots would be served by wells and septs and all of the roads providing access to the site are private. There could be some possible mitigation requirements with the school and fire districts to addressed at the time of the proposed subdivision.

D. If the proposed change is to or from an agricultural, forest or mineral resource land designation, explain why the existing land use/zoning designation is not appropriate and why the proposed land use/zoning designation is appropriate.

See the answer provided to question B and the attached exhibit maps which detail why this land is not agriculturally viable.

E. List the zoning designations of each property that abuts the site. If the proposed change is not consistent with the abutting properties, explain why the proposed change does not constitute a "spot zone." (Note - The site is defined as the parcel or parcels that are the subject of the proposed change.)

ARL to the north and west
RDD5 to the east and south

F. Explain how the proposed change serves the interest of not only the applicant, but the public as a whole.

Approval of the rezone serves the interest of the applicant by allowing the eventual subdivision of the last of the De Goede hillside property that was erroneously designated as ARL in the original Lewis County comprehensive plan. The interest of the public is served by 5 new families having a place to build a home and by the significant increase in tax revenue that a future subdivision will create, to wit:

Subject parcel 2021 tax revenue = \$1,818.91

2021 tax revenue of 1 developed Lake View Meadow lot (TPN 028519008020) = \$5,593.46 x 5
= \$27,967.30, an increase of \$26,148 per year after build out of the future project.

G. Explain how the proposed change fulfills the goals of the Washington State Growth Management Act, RCW 36.70A.020.

See attachment 1

H. Explain how the proposed change is consistent with the county-wide planning policies and the Lewis County Comprehensive Plan, including an applicable interlocal agreements or city comprehensive plan policies. Be sure to address all comprehensive plan chapters.

See attachment ____

ADDITIONAL APPLICANTS PAGE

Please have every party who wishes to join this application provide the following information and sign below.
You may attach additional sheets if necessary.

I/We, the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____

Attachment 1

RCW 36.70A.020

Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. *(The proposed rezone is of a parcel located within 650 feet of the City of Mossyrock UGA boundary and adjoining a large block of RDD 5 zoned property in the jurisdiction of Lewis County. The proposal is consistent with the level of urban development currently in place at the location)*

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. *(The request to be zoned RDD 5 is the highest density zone that can reasonably be requested in this case)*

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. *(The current transportation systems in the area are private vehicle and a limited public bus line. No rail or other alternatives are currently available)*

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. *(Due to the nature of the lots that would be created by a future subdivision of the subject parcel, it is not reasonable to assert that future homes here would be considered "affordable housing" in the traditional sense. It is more likely that each future lot would be developed with a middle to upper-middle class single family home)*

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. *(The only direct economic development that the subdivision that would follow this rezone would provide is that of additional work for road, well, septic and building contractors in the development of 4 new homes. There is always some chance for nearby Mossyrock to see some additional economic growth with addition of the new homes and need for additional local services.)*

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. *(Approval of this rezone satisfies this goal)*

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability. *(Approval of this rezone satisfies this goal)*

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses. *(This parcel is neither productive timberlands due to its size and proximity to existing residential development nor productive agricultural land due to its topography. Rezone to RDD 5 is the most compatible use for the property given the existing conditions surrounding the site)*

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. *(There is no known priority habitat on the subject property, there are not there any viable recreational opportunities on site to enhance nor does the site have any current access to natural resource lands or water. The site could be construed as open space since it is currently undeveloped, but it is now completely surrounded by lands being used for or converted to residential use.)*

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. *(The proposed rezone and subsequent large lot subdivision will comply with all necessary environmental protection measures required by Lewis County Code)*

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts. *(The public gets an opportunity to comment on the SEPA that is processed in concert with this rezone application.)*

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. *(Though not anticipated, any increase in the need for public services would likely be limited to the local school and fire districts and would be addressed through the review of the proposed large lot subdivision)*

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. *(No lands of historical or archaeological significance are known to exist on or near this property.)*

Exhibit 1



Address 0 Mossyrock Rd, Mossyrock

Parcel Number 028519065005

Owner De Goede Bulb Farms Inc

Account # 001048

Assessed Value
\$184,900

Taxes Owed
Taxes Current

General Information

Parcel Number 028519065005
Address 0 Mossyrock Rd, Mossyrock
Use Code 83 Cur - Use - Ag
TCA (Tax Code Area) 219
Current Use Yes
Total Acres 27.500

Owner De Goede Bulb Farms Inc
Po Box 228
Mossyrock, WA 98564
Tax Payer De Goede Bulb Farms Inc
Po Box 228
Mossyrock, WA 98564
Partial Legal Description Section 12 Township 12N Range
02E Pt NW4 SE4 & NE4 SE4 Being
Lot 7 ROS 3515976

Lewis County GIS Web Map Exhibit 2



12/29/2021, 11:50:08 AM

1:4,514

 Parcels

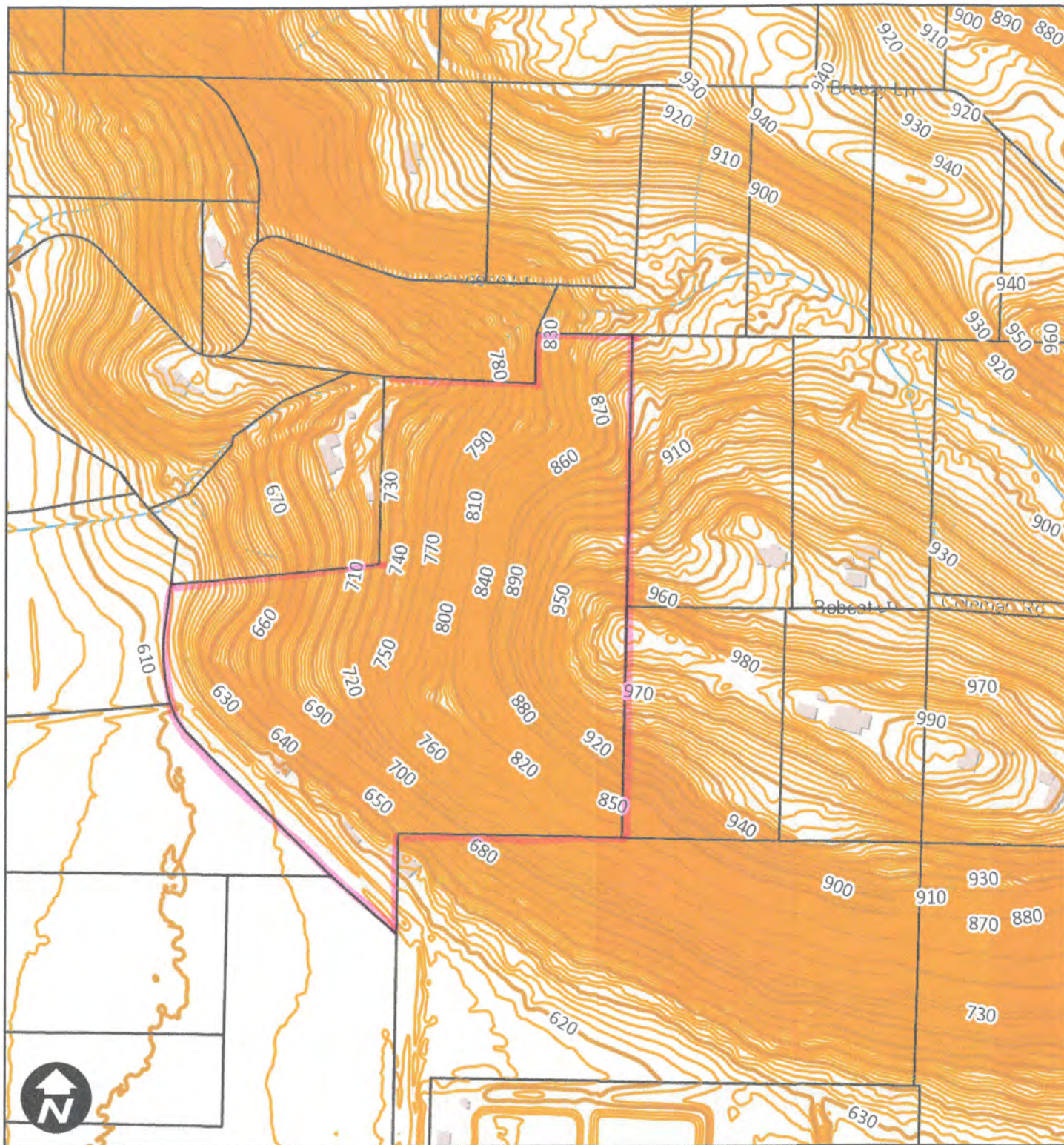
0 205 410 820 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



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© Lewis County GIS | 2019 Imagery © Pictometry & Lewis County

Lewis County GIS Web Map Exhibit 3




12/29/2021, 12:00:47 PM

1:4,514

 Parcels

2ft Contour

 2ft
 10ft

0 205 410 820 ft
 NAD 1983 StatePlane Washington South FIPS 4602 Feet



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NAD 1983 StatePlane Washington South FIPS 4602 Feet

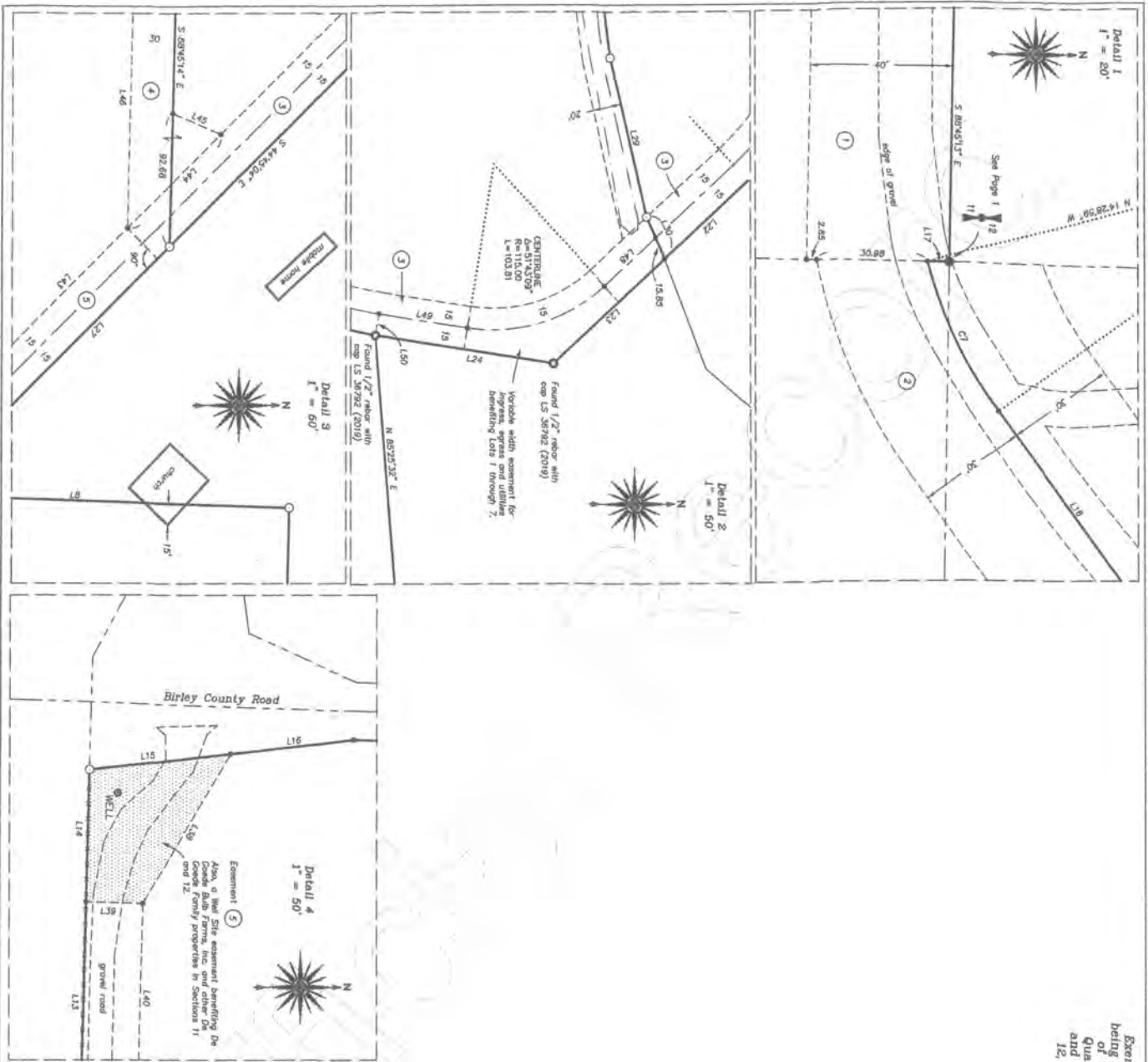


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Scale 1 = 200'	Sheet 2 of
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REVIEWED FOR COMPLIANCE
WITH RECORDING FORMAT
LEWIS COUNTY ENGINEERING
DATE 12/30/19

3515976



Exempt Segregation Survey pursuant to LCC 18.02.040 (9)(a) being portions of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 11 and the Southwest Quarter of the Northwest Quarter and Northeast, Northwest and Southwest Quarters of the Southwest Quarter of Section 12, all in Township 12 North, Range 2 East, W.M. in Lewis County, Washington.
(Sheet 3 of 3 Sheets)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L8	S 01°49'05" W	256.92
L9	S 01°48'05" W	106.73
L10	S 01°48'05" W	74.54
L11	S 01°48'05" W	74.54
L12	N 68°29'20" W	61.20
L13	N 68°30'30" W	156.74
L14	N 68°30'30" W	101.65
L15	N 68°30'30" W	101.65
L16	N 68°30'30" W	86.51
L17	S 01°39'45" W	6.17
L18	N 51°14'30" E	242.95
L19	S 07°28'31" E	218.67
L20	S 07°28'31" E	218.67
L21	S 56°57'41" E	232.92
L22	S 56°57'41" E	232.92
L23	S 43°35'46" E	107.35
L24	S 09°07'23" W	126.09
L25	S 11°42'41" W	95.33
L26	S 11°42'41" W	95.33
L27	N 78°06'55" E	241.71
L28	N 78°06'55" E	113.45
L29	N 78°06'55" E	113.45
L30	S 35°55'18" E	32.93
L31	S 35°55'18" E	32.93
L32	N 65°02'18" E	181.69
L33	N 78°13'17" E	86.68
L34	N 78°13'17" E	86.68
L35	N 58°40'00" E	84.10
L36	S 88°45'14" E	27.66
L37	N 58°16'44" E	126.21
L38	S 01°23'40" W	40.00
L39	S 01°23'40" W	40.00
L40	S 68°38'20" E	186.74
L41	N 43°14'56" E	15.00
L42	N 43°14'56" E	15.00
L43	N 44°45'04" W	161.92
L44	N 44°45'04" W	32.68
L45	N 44°45'04" W	32.68
L46	N 68°45'14" W	375.37
L47	N 68°45'14" W	30.00
L48	S 88°45'14" E	49.23
L49	S 88°45'14" E	49.23
L50	S 79°34'59" E	15.00
L51	N 01°51'23" E	110.69

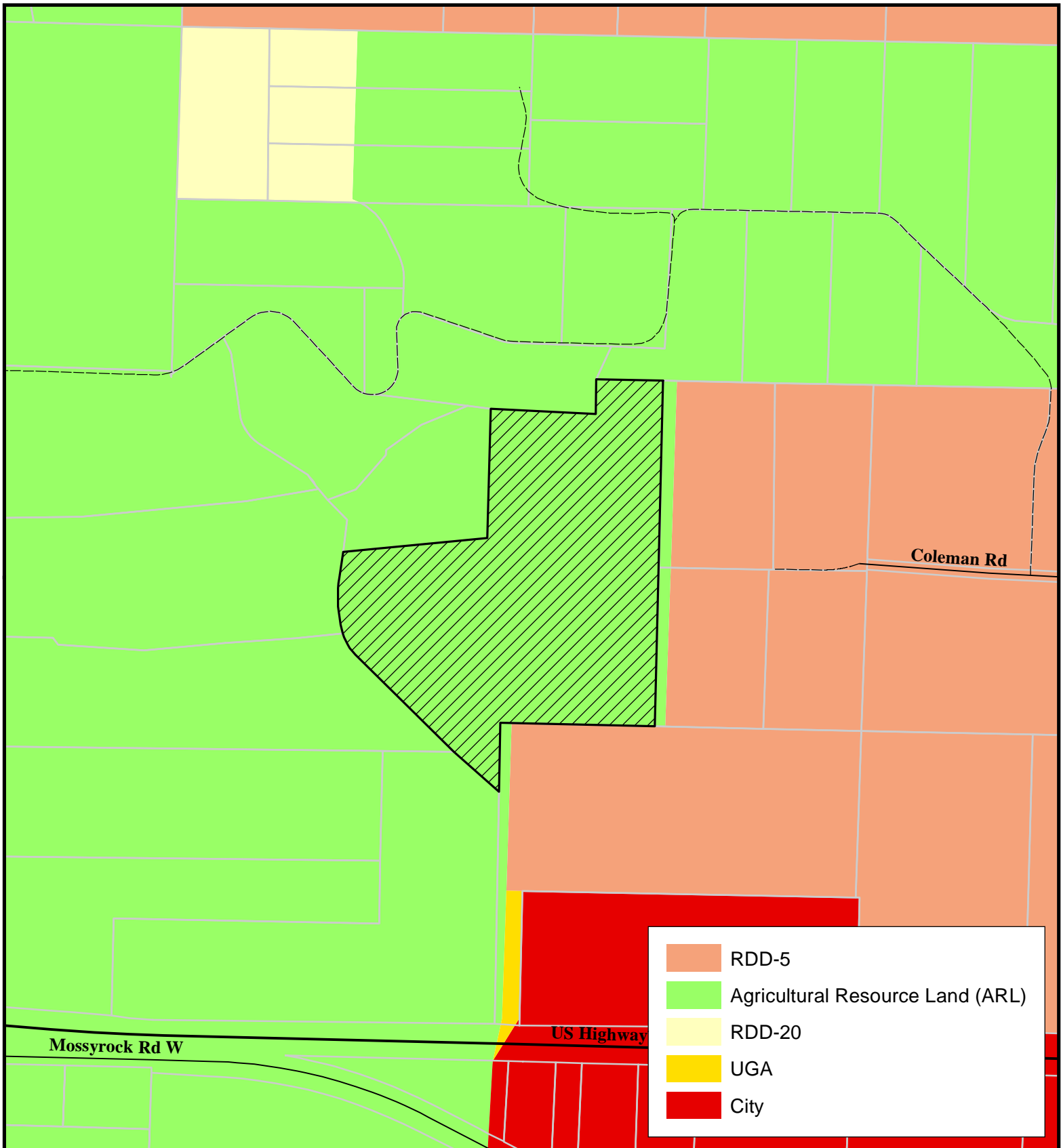
CURVE TABLE

NO.	BEARING	RADIUS	LENGTH
C1	3°17'00"	3925.00	224.92
C2	3°24'00"	4075.00	241.52
C3	3°24'00"	4000.00	239.22
C4	3°24'00"	3925.00	224.92
C5	3°17'00"	3925.00	224.92
C6	3°17'00"	3925.00	224.92
C7	3°17'00"	3925.00	224.92
C8	3°17'00"	3925.00	224.92
C9	3°17'00"	3925.00	224.92
C10	3°17'00"	3925.00	224.92
C11	3°17'00"	3925.00	224.92
C12	3°17'00"	3925.00	224.92
C13	3°17'00"	3925.00	224.92
C14	3°17'00"	3925.00	224.92
C15	3°17'00"	3925.00	224.92
C16	3°17'00"	3925.00	224.92
C17	3°17'00"	3925.00	224.92
C18	3°17'00"	3925.00	224.92
C19	3°17'00"	3925.00	224.92
C20	3°17'00"	3925.00	224.92
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C23	3°17'00"	3925.00	224.92
C24	3°17'00"	3925.00	224.92
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C61	3°17'00"	3925.00	224.92
C62	3°17'00"	3925.00	224.92
C63	3°17'00"	3925.00	224.92
C64	3°17'00"	3925.00	224.92
C65	3°17'00"	3925.00	224.92
C66	3°17'00"	3925.00	224.92
C67	3°17'00"	3925.00	224.92
C68	3°17'00"	3925.00	224.92
C69	3°17'00"	3925.00	224.92
C70	3°17'00"	3925.00	224.92
C71	3°17'00"	3925.00	224.92
C72	3°17'00"	3925.00	224.92
C73	3°17'00"	3925.00	224.92
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C91	3°17'00"	3925.00	224.92
C92	3°17'00"	3925.00	224.92
C93	3°17'00"	3925.00	224.92
C94	3°17'00"	3925.00	224.92
C95	3°17'00"	3925.00	224.92
C96	3°17'00"	3925.00	224.92
C97	3°17'00"	3925.00	224.92
C98	3°17'00"	3925.00	224.92
C99	3°17'00"	3925.00	224.92
C100	3°17'00"	3925.00	224.92

BUTLER SURVEYING INC.
475 HW CHESAULE AVENUE
P.O. BOX 148 CHESAULE, WA 98606
360/746-8003

Drawn C. Butler Date 12-24-19
Checked CS Job No. 02-91
Scale 1" = 100' Sheet 3 of 3

CHRISTOPHER N. BUTLER
LEWIS COUNTY ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
WASHINGTON STATE
No. 12345
Exp. 12/31/2020



Attachment A Vicinity Map

De Goede Rezone Proposal

Updated 07/15/2022

Planning Division, Community Development

- Site
- Parcels
- River Channel

0 0.05 0.1 0.2 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

Attachment C: De Goede Rezone Supporting Materials

The following documents and the information contained therein are incorporated into the public record by reference. The documents are available on the Lewis Count Community Development website <https://lewiscountywa.gov/departments/community-development/rezones/>

Documents Incorporated by Reference: *(listed in reverse chronological order)*

2022-07-12	SEPA Determination
2022-03-25	Applicant Response to Comments on Notice of Application
2022-02-15	Comments on Notice of Application
2022-02-10	Notice of Application
2022-01-28	Letter of Completeness
2021-12-30	SEPA Checklist
2021-12-30	Rezone Application
2009-08-10	Ordinance 1207 – Comprehensive Plan ARL Amendments