



## Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

# De Goede Rezone Proposal

Lewis County Planning Commission – Workshop

August 23, 2022



# Staff Presentation Agenda

- 1. Proposal Summary**
- 2. Staff Findings**
- 3. Written Testimony**



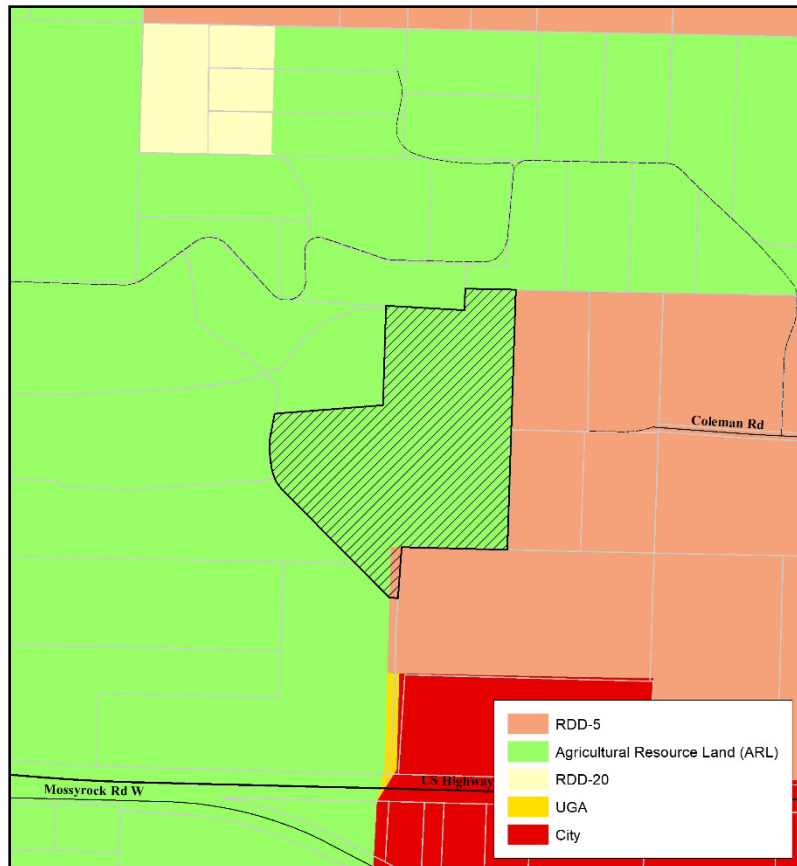
# Rezone Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
  - Impact on schools, fire districts, etc.
  - Impact on ag, forest or mineral resource lands
  - Impact on population, employment distribution
4. Isn't spot zoning



# De Goede Rezone Proposal



- 27.5 acre site north of Highway 12 near Mossyrock
- Rezone Agricultural Resource Land to Rural Development District 5 (RDD-5)
- Future use – unknown
  - RDD-5 allows single family residential – see LCC 17.42 Table 2 for a full list

Attachment A  
Vicinity Map

De Goede  
Rezone Proposal

Updated 07/15/2022

Planning Division, Community Development



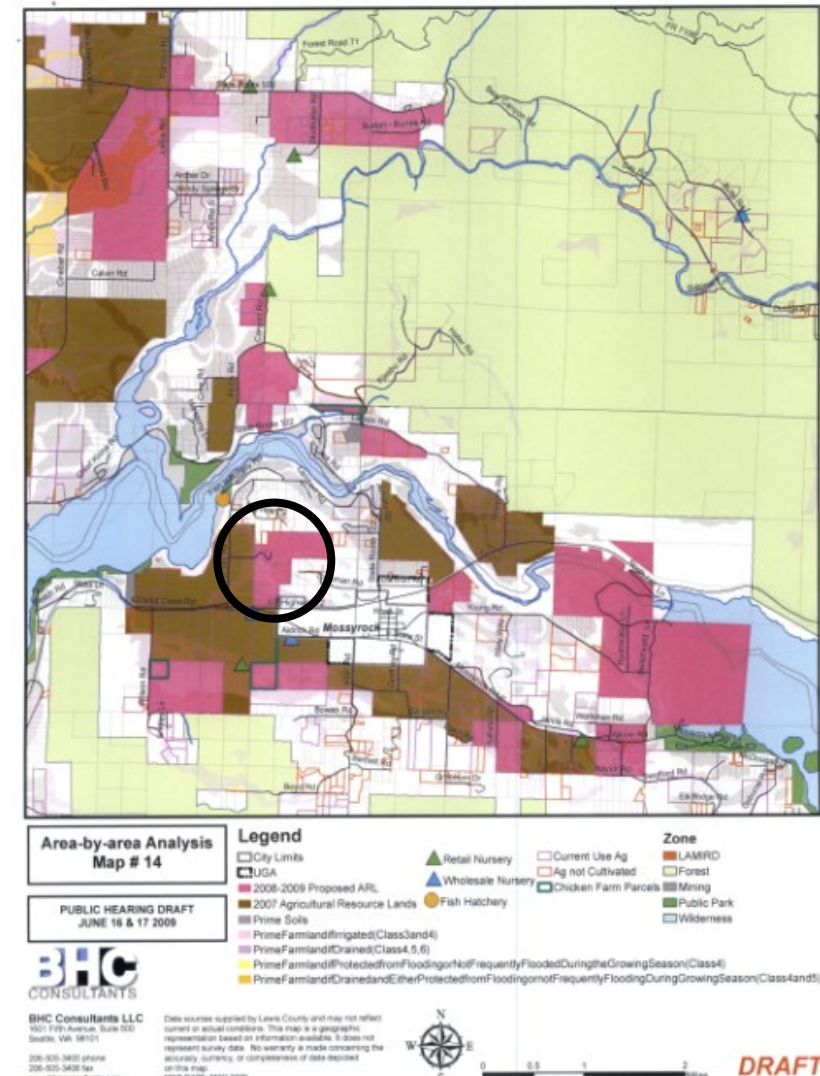
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# De Goede Rezone Proposal - History

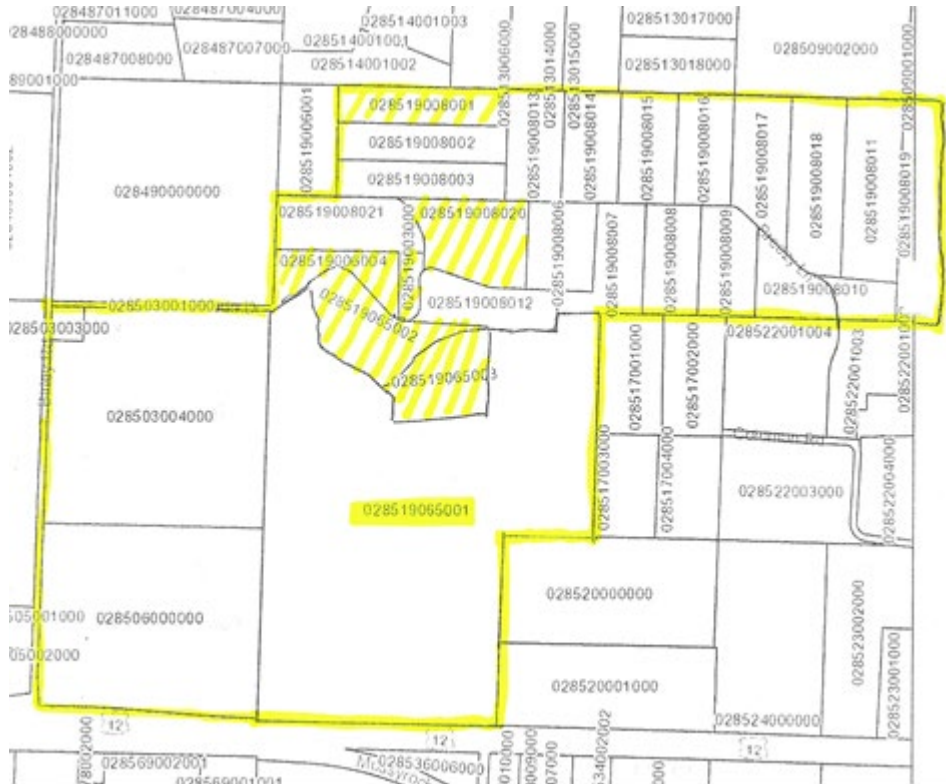


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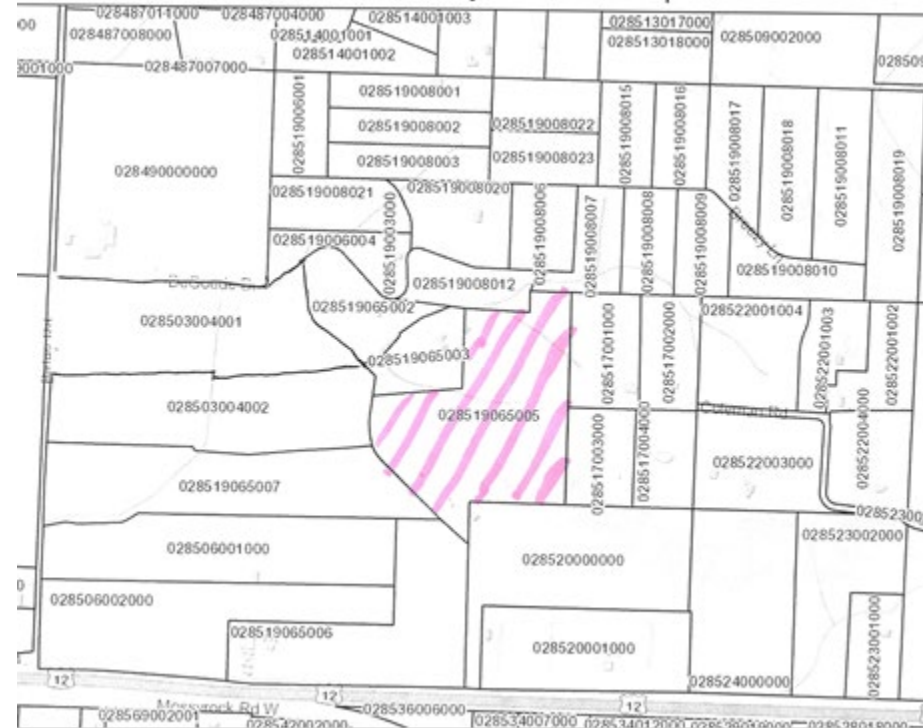
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# De Goede Rezone Proposal - History



# 2010 Parcel Map



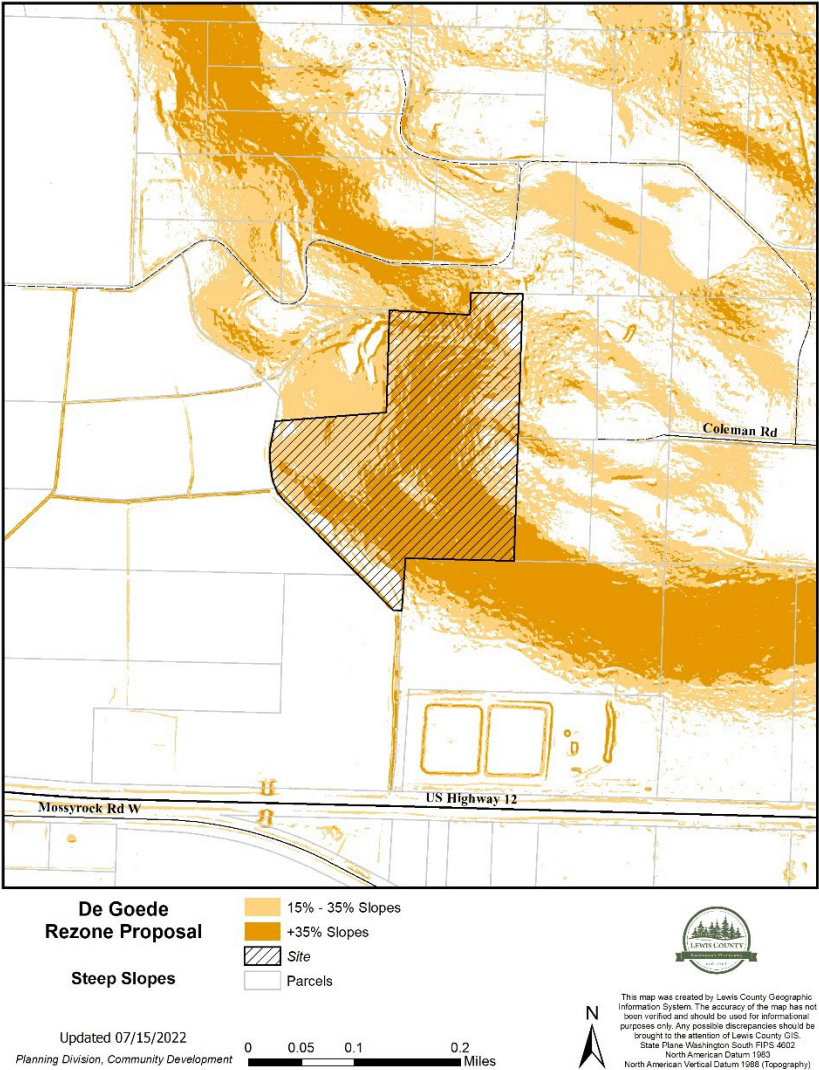
# 2020 Parcel Map



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# De Goede Rezone Proposal - History



# 1. Conforms to GMA and Countywide Planning Policies

July 17, 2022 Staff Report

**WAC 365-190-050(3):** The land has long-term commercial significance for agriculture.

*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.



# 1. Conforms to GMA and Countywide Planning Policies

## Lewis County Comprehensive Plan

Land Use Policy 2A.4: Allows landowners to predesignated portions of their property that contain poor soil or otherwise not suitable for agricultural purposed.

Land Use Policy 2A.5: Allows landowners to request a zoning change to agricultural resource lands that have been designated in error.

*Staff findings:* The steep hillside was designated in error and is not suitable for agricultural purposes.



## 2. Demonstrated Need

*Staff findings:*

- The need is to correct the error

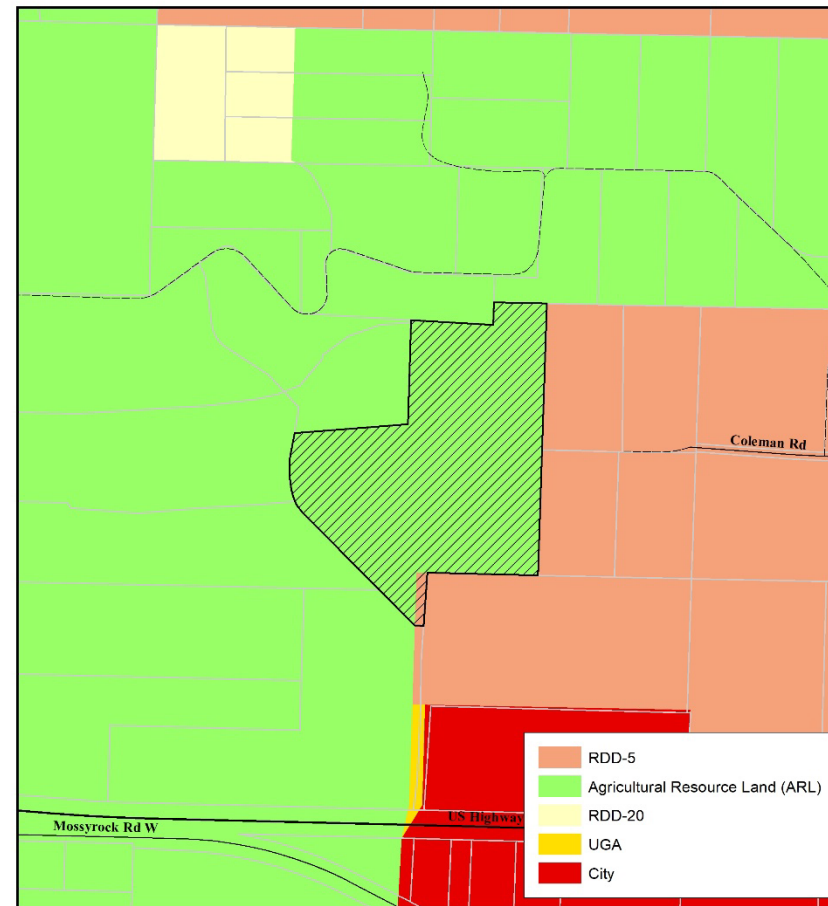


### 3. In the Public's Interest

- Impact on rate/distribution of population growth, employment, development or conversation of land
  - Could add 5 lots with between 25 and 40 new residents
- Impact on service providers
  - No development, therefore no impact on water, septic, fire
  - Project impact addressed during future project permitting
- Impact on agricultural, forestry and mineral resource land
  - Error that it was zoned ARL



# 4. Not Spot Zoning



**Attachment A  
Vicinity Map**

**De Goede  
Rezone Proposal**

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0 0.05 0.1 0.2  
Miles



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 State Plane Washington South FIPS 4602  
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# Staff Findings LCC 17.12.100

Based on the analysis of the information in the record to date, staff finds that the De Goede application to amend the rezone the site from Agricultural Resource Land to RDD-5 meets the approval criteria of LCC 17.12.100.



# Summary of Written Testimony

- Written testimony was due August 22 at 4:00pm
- 1 piece of written testimony
- Primary topics (Testimony/NOA/SEPA):
  - Impact on aquifer
  - Impact on traffic



# Questions from Commissioners



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Lewis County Planning Commission - Hearing

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## Potential Motion – Recommend Proposal

*"I move to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to amend the Lewis County Comprehensive Plan map from Agricultural Resource Lands to Rural Development District 5 for the property identified in the De Goede Rezone proposal."*



# Potential Motion – Do Not Recommend Proposal

*"I move to send a letter of transmittal recommending that the Board of County Commissioners reject the De Goede Rezone proposal to amend the Lewis County Comprehensive Plan map from Agricultural Resource Lands to Rural Development District 5."*

