



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Adna Grocery Store Rezone Proposal

Lewis County Planning Commission – Workshop

August 23, 2022



Staff Presentation Agenda

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



August 23, 2022

Lewis County Planning Commission - Workshop

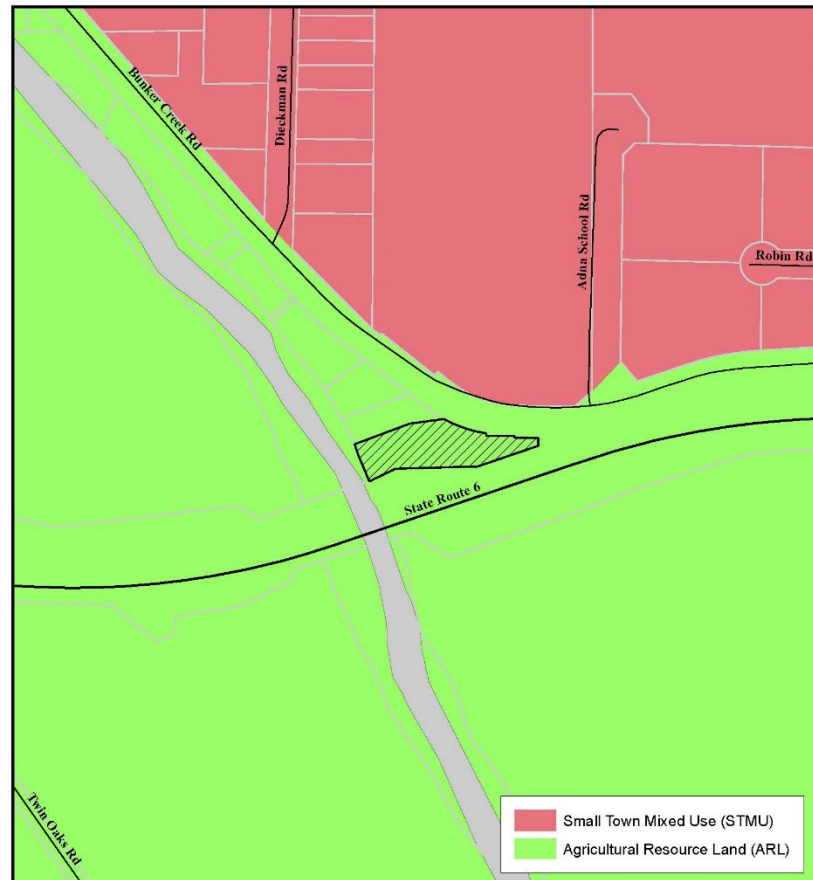
Rezone Decision Making

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



Adna Grocery Store Rezone Proposal



- 0.74 acre site on Bunker Creek Rd in Adna
- Rezone Agricultural Resource Land (ARL) to Small Town Mixed Use (SMTU)
- Future use – add a restaurant

Attachment A
Vicinity Map

Adna Grocery
Rezone Proposal

Updated 07/15/2022

Planning Division, Community Development



0 0.02 0.04 0.08
Miles



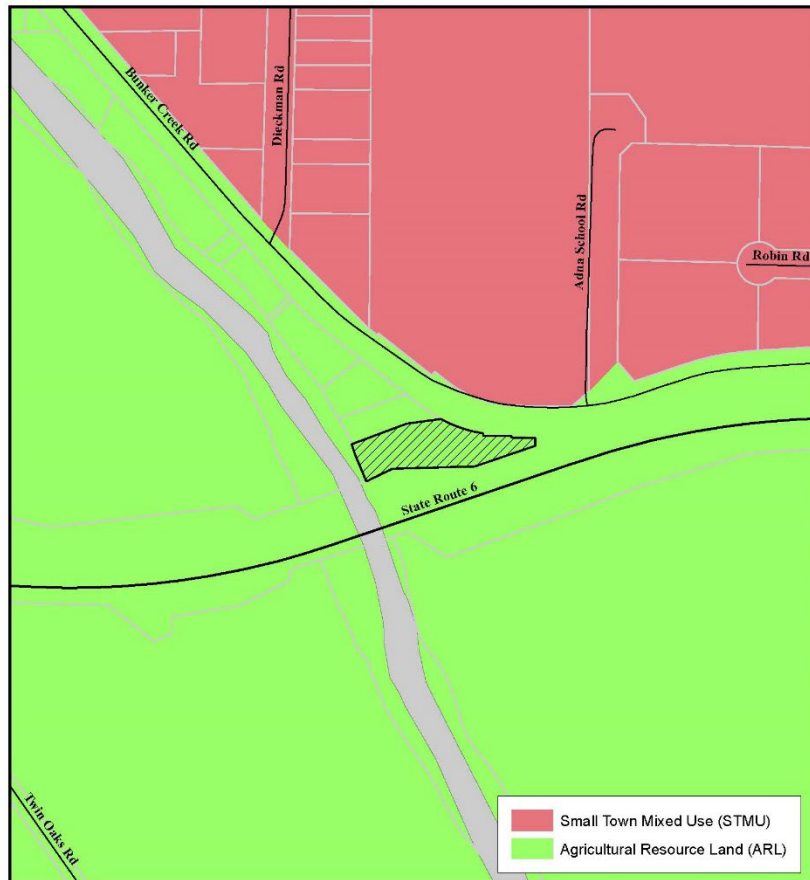
This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible mapping errors should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1985 (Topography)



August 23, 2022

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Adna Grocery Store Rezone Proposal - History



Attachment A Vicinity Map

Adna Grocery Rezone Proposal

Updated 07/15/2022

Planning Division, Community Development



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Miles



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- 1995 Lewis County designated LAMIRDs
- SMTU is a LAMIRD
- LAMRID boundaries based on development patterns in 1995



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Adna Grocery Store Rezone Proposal - History



- Adna Grocery existed before 1995
- Rezone to correct the error

1. Conforms to GMA and Countywide Planning Policies

July 17, 2022 Staff Report – Attachment D

WAC 365-196-245(6)

- (B) When establishing a Type I LAMIRD, counties must establish a logical outer boundary. The purpose of the logical outer boundary is to minimize and contain the areas of more intensive rural development to the existing areas. Uses, densities or intensities not normally allowed in a rural area may be allowed inside the logical outer boundary consistent with the existing character of the LAMIRD. Appropriate and necessary levels of public facilities and services not otherwise provided in rural areas may be provided inside the logical outer boundary.
- (C) The logical outer boundary must be delineated primarily by the built environment as it existed on the date the county became subject to the planning requirements of the act.



1. Conforms to GMA and Countywide Planning Policies

WAC 365-196-245(6)

Staff findings:

- Adna is a village and rural activity center.
- Adna Grocery was part of the village and contributed to the rural activity center since at least 1983
- It is an error that Adna Grocery is not part of the Type I LAMIRD



2. Demonstrated Need

Staff findings:

- The need is to correct the error

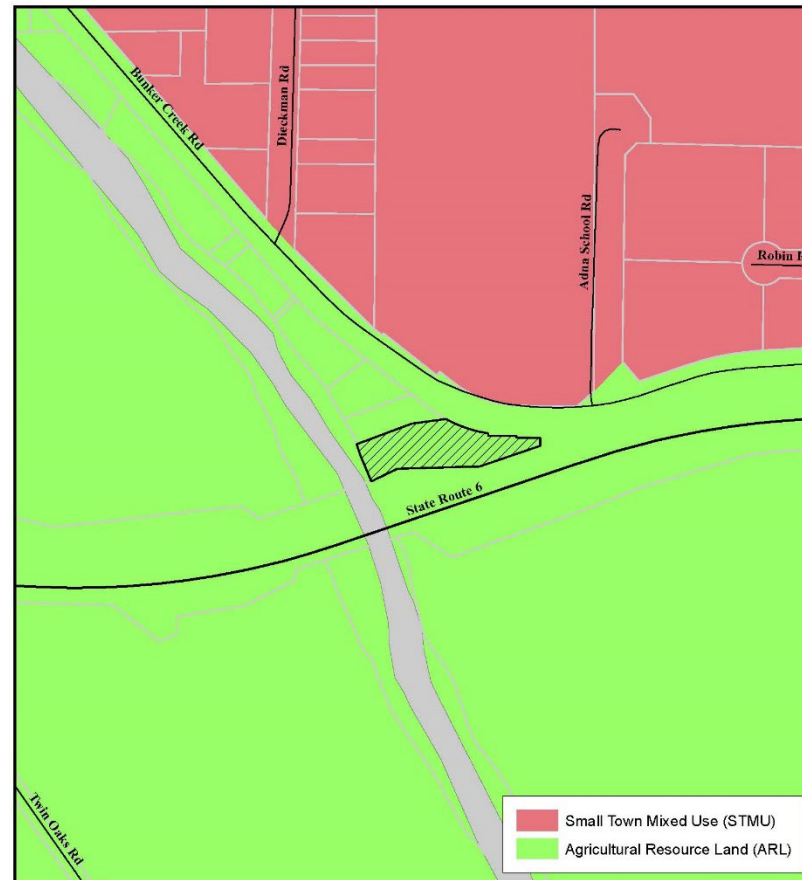


3. In the Public's Interest

- Impact on rate/distribution of population growth, employment, development or conversation of land
 - No impact on population growth or development
 - Likely positive impact on employment
- 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
 - Existing use is grocery store and gas station



4. Not Spot Zoning



**Attachment A
Vicinity Map**
**Adna Grocery
Rezone Proposal**

Updated 07/15/2022
Planning Division, Community Development

Site
Parcels
River Channel

0 0.02 0.04 0.08
Miles



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State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

Staff Findings LCC 17.12.100

Based on the analysis of the information in the record to date, staff finds that the Adna Grocery application to amend the rezone the site from Agricultural Resource Land to Small Town Mixed Use meets the approval criteria of LCC 17.12.100.



Summary of Written Testimony

- Written testimony was due August 22 at 4:00pm
- No testimony received



Questions from Commissioners



August 23, 2022

Lewis County Planning Commission - Hearing

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Rezone Decision Making

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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 Small Town Mixed Use for the property identified in the Adna Grocery Store proposal."



Potential Motion – Do Not Recommend Proposal

"I move to send a letter of transmittal recommending that the Board of County Commissioners reject the Adna Grocery Store Rezone proposal to amend the Lewis County Comprehensive Plan map from Agricultural Resource Lands to Small Town Mixed Use."

