



## Community Development

2025 NE Kresky Ave

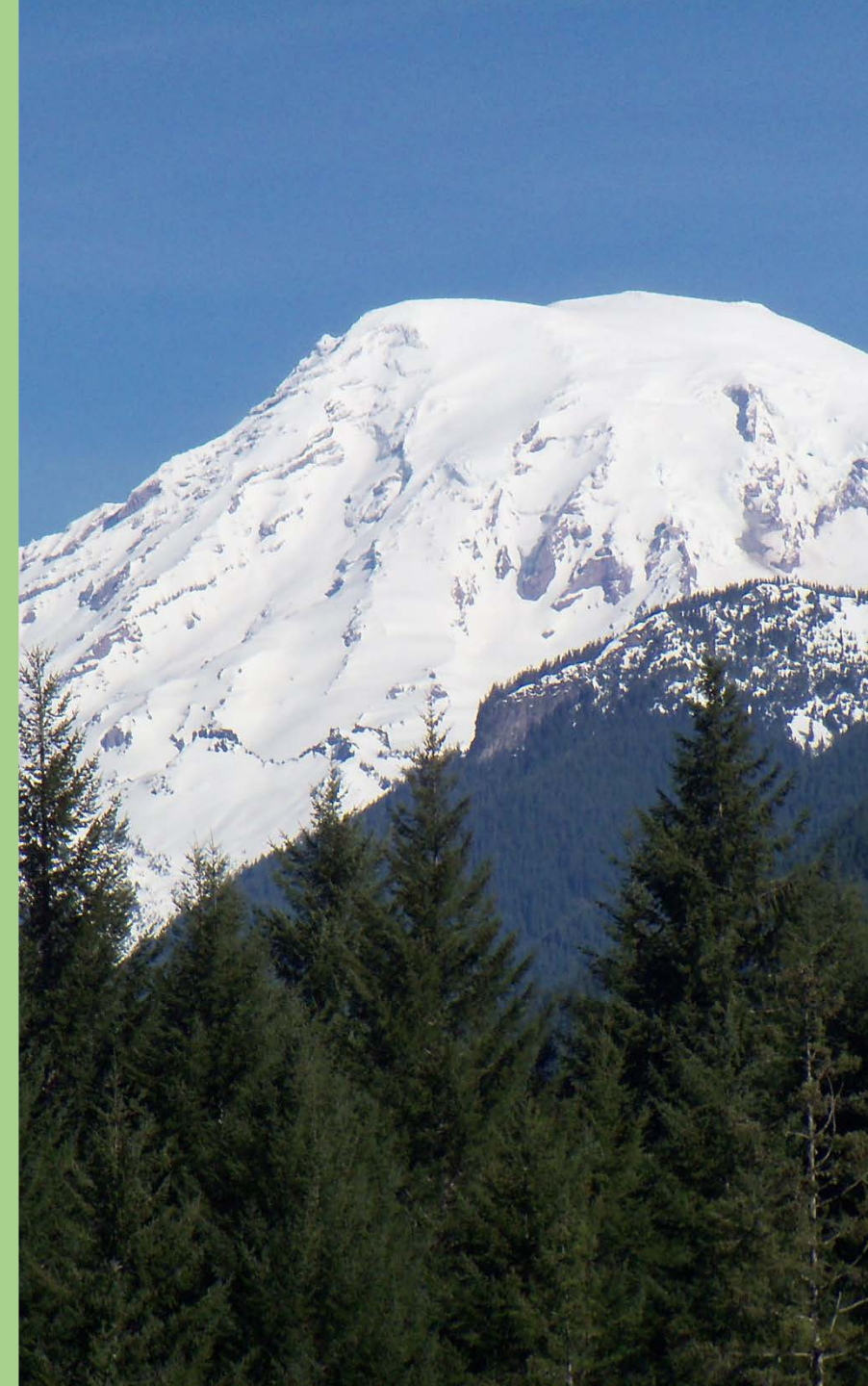
Chehalis, WA 98532

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# LCC 17.12 & 17.05 Code Amendment

Lewis County Planning Commission – Workshop

October 11, 2022



# Staff Presentation Agenda

- 1. Overview**
- 2. Summary of substantive amendments**
- 3. Changes since previous draft**



# Overview – Lewis County Code

## Title 17 – Land Use and Development Regulations

### **17.05 General Provisions**

17.07 Violations and Civil Penalties

17.10 Definitions

### **17.12 Public Participation Program**

17.15 Urban Growth Areas - City

17.20A Industrial Land Bank Urban Growth Area

17.20B Master Planned Major Industrial Reclaimed Surface

Coal Mine Urban Growth Area

17.20C Economic Development Urban Growth Areas

17.20D New Fully Contained Community Urban Growth Area

17.20E Master Planned Resorts

17.20F Urban Reserve Overlay District

17.21 Float Glass Manufacturing Facility

17.25 Shoreline Management

17.30 Resource Lands

17.38 Critical Areas

17.40 Right to Farm

17.42 Rural Area Zoning Summary

17.45 Small Towns - Mixed Use/Commercial (STMU)

17.50 Small Towns - Residential (STR-4)

17.55 Small Towns - Industrial (STI)

17.60 Crossroads Commercial (CC)

17.65 Freeway Commercial (FC)

17.70 Tourist Services Areas (TSA)

17.75 Rural Area Industrial (RAI)

17.80 Airport Obstruction Zoning (RA)

17.95 Rural Residential Centers (RRC)

17.100 Rural Development District (RDD)

17.102 Accessory Dwelling Units

17.110 State Environmental Policy Act

17.125 Essential Public Facilities

17.130 Adequate Public Facilities and Services

17.140 Recodified

17.142 Land Use Standards

17.145 Supplemental Requirements

17.150 Special Conditions - Rural Area Development

17.155 Nonconforming Uses and Parcels

17.158 Special Use Permits

17.160 Procedures for Administrative Approvals and Administrative Reductions

17.162 Procedures for Variances

17.200 Maps

17.300 Compliance



# Overview – LCC 17.12, Public Participation

- Type V non-project actions:
  - Rezones
  - UGA amendments
  - Development code changes
- Type V to Planning Commission, decided by BOCC
  - Type I, II, III decided by staff or Hearings Examiner
- **LCC 17.05 >>>>> LCC 17.12**



# Summary of Amendments

1. Name change
2. Relationship to LCC 17.05
3. Filing Requirements
4. Docketing
5. Providing physical copies



# Summary of Amendments

## 1. Name Change

*Old* – Public Participation Program

*New* – Amendments to Comprehensive Plan  
and Development Regulations



# Summary of Amendments

## 2. Relationship with LCC 17.05

- Direct all Type V actions to LCC 17.12
- Make LCC 17.12 stand alone
- Easier for public to see all processing requirements for Type V non-project actions



# Summary of Amendments

## Chapter 17.12

### ~~PUBLIC PARTICIPATION PROGRAM~~

### AMENDMENTS TO COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Sections:

- 17.12.010 Purpose and applicability.
- 17.12.020 ~~Amendments amending the comprehensive plan or development regulations~~ Applicability.
- 17.12.06~~30~~30 ~~Amendments—~~ Review for quasi-judicial actions.
- 17.12.03~~40~~40 ~~Amendments—~~ Filing requirements and docketing.
- 17.12.04~~50~~50 ~~Amendments—~~ Department review, determination of completeness and staff report.
- 17.12.060 Notice of application.
- 17.12.05~~70~~70 ~~Amendments—~~ Public hearing notice.
- 17.12.07~~80~~80 ~~Amendments—~~ Review and recommendation by planning the commission.
- 17.12.08~~90~~90 Review by state agencies.
- 17.12.09~~0100~~0100 ~~Amendment—~~ Review and decision by the board.
- 17.12.10~~10~~10 Approval Criteria
- 17.12.120 Time frames for decisions.
- 17.12.130 Notice of decisions.
- 17.12.140 Appeals.
- 17.12.150 Administration and interpretation.
- 17.12.160 Refund of fees.
- 17.12.170 Errors not grounds for invalidation.





# Summary of Amendments

## 3. Filing Requirements

- Any entity can file except ...
- Only city or county can file UGA change



# Summary of Amendments

## 4. Docketing

- Annual formal docket of Type V actions
- Informal long term docket
- Planning Commission will accept the formal docket in January each year



# Summary of Amendments

## 5. Providing Physical Copies

- Annual formal docket of Type V actions
- Informal long term docket
- Planning Commission will accept the formal docket in January each year



# Questions

## Next – changes since last version



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# New Changes

1. Minor edits
2. Add "calendar" to days
3. Completeness
4. Lapsed vs move to next year's docket
5. Notice of application
6. Notice of decision



# Summary of Amendments

## 3. Completeness

- Only required for rezones
- Not required for UGA changes



# Summary of Amendments

## 4. Lapsed Rezone applications

- Respond to incompleteness or lapsed
- Two 3-month extensions
- Not complete by April 1 – move to next year's docket



# Summary of Amendments

## 5. Notice of Application

- Only required for rezones
- Not required for UGA changes





# Summary of Amendments

## 6. Notice of Decision

- All Type V's require a notice of decision
- 7 days after BOCC decisions



# Questions



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# Public Hearing



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# Potential Motion

*I move to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to adopt the proposed amendments to Lewis County Code 17.05, General Provisions, and 17.12, Public Participation Process.*

