



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

July 26, 2021

Ms. Meredith Cambre
Senior Executive Director
YMCA of Greater Seattle
909 Fourth Avenue
Seattle, WA 98104

RE: Notice of Complete Application and Procedures for Amending the Comprehensive Plan

Dear Ms. Cambre:

After reviewing your Application for Amendment to the Comprehensive Plan and the Official Zoning Map, the Lewis County Department of Community Development deem it complete to begin review.

This request will change the designation of 643 acres from Forest Resource Land to Other Rural Land (Non-Resource) under the Comprehensive Plan and from Forest Resource land to an Urban Zone, Master Planned Resort, on the Official Zoning Map under Section 17.200.030(1) LCC.

To assist you in understanding this process, I am outlining the steps that will be necessary for the county to review your application from this point forward.

The specific processes for amending the county's plan fall under Chapters 17.05 and 17.12 LCC. These steps include:

1. Within fourteen days from the issuance of the Determination of Complete Application, the county will issue a Notice of Application.
 - a. The county will send copies of the Notice of Application to you, owners of property within 500 feet of the parcel boundaries, county

departments, agencies with jurisdiction (including tribal governments), community groups or local governments that the county identifies as having an interest in the proposal, and any other person requesting in writing a copy of the notice.

- b. The Notice of Application also will require publication in the county's official newspaper of record, posting on the property and the county's website.
2. A SEPA threshold determination will be issued after the Notice of Application and Interagency Consultation comment periods are complete. Please note that if the SEPA threshold decision requires further environmental analysis or an Environmental Impact Statement, the amendment process halts until that process is complete.
3. Lewis County will schedule one or more workshops with the Lewis County Planning Commission. The purpose of the workshop is to allow Planning Commission members to familiarize themselves on the proposed amendment as well as to identify the reasoning and legal basis for an eventual decision, including any proposals for specific modifications.

A workshop is not a public hearing and given that the application requires a quasi-judicial decision by the Planning Commission, you, your project representatives, and the public may not comment on the materials presented by county staff. All parties may submit written comments to the Department of Community Development on the proposal at any time, but the county will not provide them to the Planning Commission until it publishes a public hearing date.

4. Once the Planning Commission determines it needs no further workshops on the proposal, it will schedule a date for a public hearing. The county will then publish and circulate a Notice of Public Hearing at least fifteen days before the hearing. The county also will circulate a draft proposal of the amendment for review by the public, the Washington State Department of Commerce, and other interested parties. The draft proposal will include copies of your proposal, all materials prepared by the county, and public comments received up to that date.

5. When the chair of the Planning Commission convenes the public hearing, county staff will provide a presentation on the project. Planning Commission members may ask questions of staff at this time.

The chair will then open the hearing to public testimony from any person in attendance, including you and your project representatives. Members of the commission may continue to ask questions of any speaker. After conclusion of public testimony, the Planning Commission Chair will close the public hearing to public testimony and begin deliberations on the matter. The Planning Commission has the option to continue the public hearing to another date if it feels additional public testimony time is necessary, rather than close the public hearing to public testimony. Once the Planning Commission has closed the public hearing to public testimony and began the deliberations, it may determine additional days of deliberation are needed. If this is the case, the Planning Commission will then continue the public hearing for deliberation and rendering a recommendation.

6. The final step for the Planning Commission is to prepare a recommendation on the proposal for consideration by Board of County Commissioners.
7. Upon receipt of the Planning Commission recommendation, the Board of County Commissioners may hold one or more meetings to consider the matters raised during the Planning Commission public hearing. The board also has the option to hold its own formal public hearing on the issue or remand the proposal back to the Planning Commission for further consideration. If the board approves the proposal for amending the comprehensive plan, it will do so by ordinance.

If you have any questions regarding these procedures, please free to contact me. The staff of the Lewis County Department of Community Development will look forward to working with you as this proposal moves forward.

Sincerely,

Lee Napier

Lee Napier, Director

C: Eric Eisenberg/Amber Smith Civil Deputies