

# City of Mossyrock UGA Reduction Request Planning Commission Public Hearing Report

## Summary

The City of Mossyrock has requested Lewis County to reduce its urban growth area (UGA) by 60.24 acres. The city's request reflects its inability to provide urban services (sewer and water) due to capacity and topographical issues.

## General Overview

### Proposed Comprehensive Plan & Development Regulation Changes

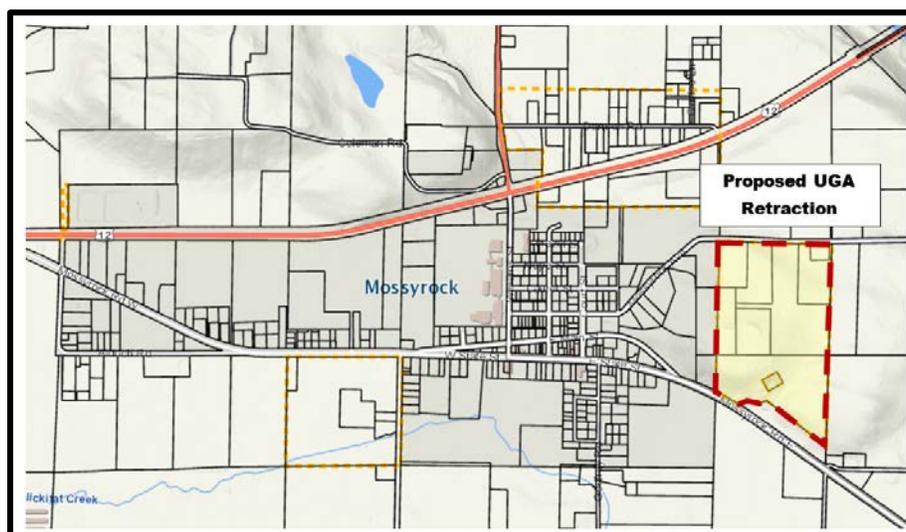
- Amend the Map LU-1, Urban Growth Area, in the Land Use Element to reduce the city's UGA boundaries (Page LU-4)
- Amend Map LU-2, Rural Lands, in the Land Use Element to extend the Other Rural Land (Non-Resource) land use designation to the retracted area
- Amend the zoning map adopted under Chapter 17.200.030(1) LCC to set the zoning designation for the retracted UGA area to Rural Development District (RDD) - 5

### Processes for Making Amendments

- Countywide Planning Policy (CWPP) 1.12.4
- Review and recommendation by the Lewis County Planned Growth Committee
- LCC Chapter 17.12, Public participation [Public Participation Program]

### General Location

- The proposed UGA reduction lies due east of the city between Young Road and Mossyrock Road East.



## Existing Site Characteristics

### Site Ownership

- Six property owners own eight parcels:

<b>Property Owner</b>	<b>Parcel Numbers</b>	<b>Approx. Acres</b>
Daniel Lamotte	029319001000	4.4
Randall & Elena Neitzel	029319003001	4.2
Max & Jennifer Butz	029319003002	5.0
Donald Goodrich	029319003004	5.2
	029319003007	14.2
	029319003005	5.4
Dwight & Jannette Belcher	029320003002	20.9
James Hunt	029319004000	1.0

- The City of Mossyrock owns a 0.7-acre parcel within the subject retraction. This property is part of the incorporated city limits and is the location of the city's water system reservoir. State law allows cities to own incorporated islands for public services purposes.

### Site Area

- Total area: 60.24 acres

### Current Comprehensive Plan & Zoning Designation

- The Mossyrock Comprehensive Plan designates the area proposed for retraction from the UGA as within its Neighborhood District, a single-family zone.

### Assigned Assessor Land Use Codes

- 11 – Single-family residential
- 67 – Service/Governmental

### Surrounding Land Uses

- East: mix of large-lot residential with forestland and agriculture (county zoning: RDD-5)
- West: City limits
- North/South: agriculture (county zoning: ARL)

### Site Access & Roadways

- Young Road
- Mossyrock Road East

## Existing Site Characteristics

### Topography & Critical Areas

- Where homes and farmland exist, the area generally is flat
- Steep slopes lie along the southern portion of the subject; this area also contains erosion hazard.
- Steep slopes also separate this area from the city to the east.
- WDNR lists the small stream as unknown for fish presence



## Potential Land Use Impacts

### Impacts to Land Uses

- Properties will be unable to subdivide lots smaller than allowed under RDD-5

### Impacts to Transportation

- No anticipated impacts

### Impacts to Public Services

- No anticipated impacts

## Growth Management Act & Comprehensive Plan Analysis

### GMA Requirements Related to Proposed Reduction

- RCW 36.70A.110 requires counties to designate UGAs to accommodate urban growth at urban densities and services for a 20-year planning period
- RCW 36.70A.210 & WAC 365-196-305 requires the county, in consultation with the cities within its boundary to adopt countywide planning policies delineating UGA boundaries based on future urban growth population projections and the ability of a city to provide urban services to that area
- WAC 365-196-320 identifies those urban services urban areas must provide at an intensity historically and typically provided in cities, these include sewer, water, and storm drainage.

## Growth Management Act & Comprehensive Plan Analysis

- WAC 365-196-325 requires a UGA to have sufficient land capacity suitable for development to accommodate the 20-year population forecast.

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### Lewis County Countywide Planning Policy (CWPP) 1.12.4

- Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW 36.70A.130(3):
  - Determination of needed land
    - i. Are the overall UGA's in the county large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's 20-year population and employment forecasts at urban densities?
    - ii. Is there an inventory of development including vacant land, underdeveloped lands and land where development is likely?
    - iii. Is there land within the UGA that can accommodate the urban services needed for urban densities? iv. Are there lands outside the incorporated Cities or their associated UGAs that currently exhibit an urban density and urban character?
  - Consistency with GMA objectives
    - i. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
    - ii. What impact would the amendment have on the existing level of services within the UGA?
    - iii. What is the ability to provide services within the UGA?
    - iv. Will the contemplated amendment result in any environmental degradation?
    - v. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
    - vi. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

## Growth Management Act & Comprehensive Plan Analysis

### Lewis County Countywide Planning Policy (CWPP) 2.0

- Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

### Lewis County Comprehensive Plan – Land Use Element

- Rural Goal 1.0: Maintain the rural character of Lewis County
  - Encourage rural development, outside of defined urban growth areas, in a pattern and density that:
    - i. Compliments rural character.
    - ii. Supports the surrounding and prevailing land use pattern.
    - iii. Minimizes impacts to resource lands and critical area.
    - iv. Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource.
    - v. Does not create demands for urban services for county taxpayers to support.

## Additional Information for Planning Commission Consideration

### 20-Year Population Allocation and Land Demand

- The 2017 Countywide Planning Policies (CWPP) allocated the Mossyrock UGA a population of 1,874 by the year 2040. The 2019 OFM estimate for the city was 770. The city will reach its allocated 20-year population, requiring the city to plan for housing with urban services for an additional 1,104 people.
- The City of Mossyrock Comprehensive Plan (2008) establishes a residential urban density of 5 dwelling units per acre for single-family units, 10 dwelling units per acre for duplex, and 25 dwelling units per acre for multi-family dwelling units.
- For the 1,104 new residents living in households with 2.6 people per household, there will be a future demand for new 425 housing units.
- While the 2008 Comprehensive Plan does not provide a current land use inventory, a cursory review of the city's UGA using the Lewis County GIS Web Map indicates there is approximately 220 acres of land residentially zoned in the UGA that is available for residential development. This

## Additional Information for Planning Commission Consideration

	<p>acreage excludes the 60.5 acres requested by property owners for removal from the UGA.</p> <ul style="list-style-type: none"><li>• Much of the 220 acres available for development consists of large parcels of flat, easily developable agricultural land. The area requested for removal contains steep slopes that likely limit development at greater densities than currently in place.</li></ul>
<b>Availability of Urban Services by the City</b>	<ul style="list-style-type: none"><li>• The City of Mossyrock states that it currently lacks the capacity and the funding to extend water, sewer, and stormwater services to the area proposed for removal from the UGA during its 20-year planning period.</li></ul>
<b>Adjacent County Land Uses, Comprehensive Plan Designation, &amp; Zoning Designation</b>	<ul style="list-style-type: none"><li>• If this portion of the UGA was to return to county, current development patterns would resemble the "Other Rural Land (Non-Resource)" future land use designation.</li><li>• The Rural Development District (RDD) – 5 would resemble similar land use and zoning patterns in the area.</li></ul>
<b>Lewis County Planned Growth Committee</b>	<ul style="list-style-type: none"><li>• After review and discussion, the Planned Growth Committee recommended on February 20, 2020 adopted a recommendation that the Lewis County Planning Commission consider the retraction.</li></ul>

## State Environmental Policy Act (SEPA) Review

<b>SEPA Determination</b>	<ul style="list-style-type: none"><li>• The SEPA DNS was issued October 13, 2020. The 14 day comment period is up on October 27, 2020. The appeal period is up on November 3, 2020.</li></ul>
<b>Comments Received</b>	<ul style="list-style-type: none"><li>• Once SEPA is issued, there will be a comment period open to interested parties, other jurisdictions, and the affected tribes. The comment period will be completed prior to the public hearing.</li></ul>

## Next Steps

<b>Planning Commission Recommendation</b>	<ul style="list-style-type: none"><li>• After completion of the public hearing, the Planning Commission may hold additional workshops to consider the proposal.</li><li>• Once members have adequately considered the proposal, the Planning Commission will then adopt a recommendation for action by the Board of County</li></ul>
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## State Environmental Policy Act (SEPA) Review

Commissioners. The recommendations may be one of the following:

- Approve the proposal as presented by the applicant and staff
- Approve the proposal with modifications
- Request a new proposal from the applicant
- Deny the proposal

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### **Board of County Commissioner Action**

- Upon receipt and consideration of the Planning Commission recommendation, the Board may hold one or more workshops to consider the matter.
  - If the Board feels that the planning commission did not effectively consider certain items, the board may elect to hold a formal public hearing on the issue or remand the issue back to the planning commission.
  - If no further review is deemed necessary, the board may approve the proposal by ordinance or deny the proposal.
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### **Attachment:**

Planning Commission Decision Chart

## Planning Commission Decision Chart

Findings		
	YES	NO
The rezoning is consistent with Lewis County Adopted Plans		
The rezoning is consistent with the county-wide planning policies, Growth Management Act (GMA), and other state or federal law or Washington Administrative Code		
The rezoning does not further impact public health, safety, welfare		
There are circumstances that justify the rezoning		
The rezoning is consistent with the neighborhood characteristics		
The rezoning would result in consistent regulations for each property with the same zoning designation countywide		
The rezoning aligns with the zone districts purpose and intent		

Recommendation
<p>Based on the above findings, the Planning Commission adopts <b><u>ONE</u></b> of the following recommendations for action by the Board of County Commissioners:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve the proposal as presented by the applicant and staff</li> <li><input type="checkbox"/> Approve the proposal with modifications</li> <li><input type="checkbox"/> Request a new proposal from the applicant</li> <li><input type="checkbox"/> Deny the proposal</li> </ul>