

# Planning Commission Public Hearing



Community Development • 2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

## STAFF REPORT

## DRAFT AMENDMENTS TO LCC 17.42

**Date:** March 8, 2022  
**Staff:** Mindy Brooks, Senior Long Range Planner  
**Attachments:** A – Proposed Amendments to LCC 17.42, Rural Area Zoning Summary  
B – Draft Letter of Transmittal

## SUMMARY

Zones are assigned to parcels in Lewis County and most zones have a minimum lot size that parcels can be subdivide into. A new table is being added that summarize the minimum lot size allowances in one place. This is a non-substantive change; it is simply a consolidation of information in one location.

## BACKGROUND

Each zone in Lewis County Code (LCC) Title 17 describes uses allowed and the requirements associated with subdividing land. For example, LCC 17.100.015, states that parcels zoned RDD-5 can be subdivide to a density of one dwelling unit per five acres; therefore, the minimum lot size is five acres. Each zone has a similar standards. The minimum lot size requirements are not changing. A table is being added that consolidates and summarizes the minimum lot size requirements in one location in the zoning code. This is a non-substantive amendment.

A workshop was held with the Lewis County Planning Commission on February 22, 2022. Staff presented the topic and recommendations. Scout Clean Energy staff were present. Commissioners asked questions of staff. The meeting is available on YouTube and the materials are available on the County's website:

<https://lewiscountywa.gov/departments/community-development/events/planning-commission-public-meeting-02-08-2022/>

Following the staff presentation, Planning Commission agreed to move the code amendment to a public hearing on March 22, 2022. The public hearing was duly noticed on March 8, 2022 in the Chronicle.

## PROPOSED CODE AMENDMENTS

The proposed amendments are found in Attachment A. Add new Table 1, to LCC 17.42, that summarize minimum lots sizes per zone.

## **RECOMMENDATION**

Staff recommends that the Planning Commission transmit the proposed amendments to LCC 17.42, Rural Area Zoning Summary, to the Board of County Commissions for review and consideration.

## **NEXT STEPS**

On March 22, 2022 after close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments to the Board of County Commission. A draft transmittal letter is included as Appendix B.

*Suggested Motion: I move to submit a letter of transmittal to the Board of County Commissioners to recommend approval of amendments to Lewis County Code Chapter 17, as show in Appendix A of this report.*

Alternatively, the Planning Commission may choose to hold another workshop to deliberate further before voting on the proposal.

*Alternative Suggested Motion: I move for the Planning Commission to hold another workshop to deliberate further on the proposal.*

**ATTACHMENT A – PROPOSED AMENDMENTS TO LCC 17.42**

Code text to be removed is shown with a ~~strike through~~ and code text to be added is shown with an underline. For ease of readability, when a table is added the table name is underlined but the contents of the table are not underlined.

**CHAPTER 17.42, RURAL AREA ZONING SUMMARY****17.42.040 Purpose.**

[No change]

**17.42.015 Conflicts.**

[No change]

**17.42.017 Minimum Lot Size Summary**

See Table 1 of this section

Table 1: Minimum Lot Size Summary

| Zone               | Name                            | Minimum Lot Size <sup>1</sup> | Notes                                                                                                                                                                                                                                                              | Reference                                 |
|--------------------|---------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Primary FRL</b> | Primary Forest Resource Land    | 80 acres                      | Residential subdivision of land may be approved with lot sizes under the allowed minimum provided that 17.30.490(3)(a)-(e) are met.                                                                                                                                | 17.30.490(1)                              |
| <b>Local FRL</b>   | Forest Land of Local Importance | 20 acres                      |                                                                                                                                                                                                                                                                    | 17.30.490(2)                              |
| <b>ARL</b>         | Agricultural Resource Land      | 20 acres                      | A clustered subdivision may include lots smaller than 20 acres provide that 17.30.650(1)(a)-(c) are met.                                                                                                                                                           | 17.30.650<br>16.18                        |
| <b>MRL</b>         | Mineral Resource Land           | 10 acres                      | Exceptions to the minimum lot size may be made if it is found by Lewis County to be a necessary part of or accessory to mining operations.                                                                                                                         | 17.30.800                                 |
| <b>RDD-20</b>      | Rural Development District 20   | 20 acres                      | In RDD-20, all contiguous property 30 acres or larger, but less than 40 acres, may be divided into two lots. This one-time provision is only applicable to legal lots of record in existence prior to the adoption date of May 12, 2002.<br>Clustering is allowed. | 17.100.15(1)(c)<br>17.100.060(2)<br>16.18 |
| <b>RDD-10</b>      | Rural Development District 10   | 10 acres                      | In RDD-10, all contiguous property 15 acres or larger, but less than 20 acres, may be divided into two lots. This one-time provision is only applicable to legal lots of record in existence prior to the adoption date of May 12, 2002.<br>Clustering is allowed. | 17.100.15(1)(b)<br>17.100.060(2)<br>16.18 |
| <b>RDD-5</b>       | Rural Development District 5    | 5 acres                       | Clustering is allowed.                                                                                                                                                                                                                                             | 17.100.15(1)(a)<br>17.100.060(2)<br>16.18 |
| <b>STMU</b>        | Small Town Mixed Use            | N/A                           | There is no minimum lot size requirement for STMU. Minimum lot size is determined by health code and available utilities.                                                                                                                                          | 17.45<br>16.05.300(3)                     |
| <b>STR-4</b>       | Small Town Residential          | ¼ acre                        | <i>none</i>                                                                                                                                                                                                                                                        | 17.50.050                                 |

## Ordinance #####

|                   |                              |                    |                                                                                                                           |                       |
|-------------------|------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>STI</b>        | Small Town Industrial        | N/A                | There is no minimum lot size requirement for STI. Minimum lot size is determined by health code and available utilities.  | 17.55<br>16.05.300(3) |
| <b>CC</b>         | Crossroads Commercial        | N/A                | There is no minimum lot size requirement for CC. Minimum lot size is determined by health code and available utilities.   | 17.60<br>16.05.300(3) |
| <b>FC</b>         | Freeway Commercial           | N/A                | There is no minimum lot size requirement for FC. Minimum lot size is determined by health code and available utilities.   | 17.65<br>16.05.300(3) |
| <b>RRC-R10000</b> | Rural Residential Center 10  | 10,000 square feet | <i>none</i>                                                                                                               | 17.95.050(1)          |
| <b>RRC-R.5</b>    | Rural Residential Center 0.5 | ½ acre             | <i>none</i>                                                                                                               | 17.95.050(2)          |
| <b>RRC-R1</b>     | Rural Residential Center 1   | 1 acre             | <i>none</i>                                                                                                               | 17.95.050(3)          |
| <b>RRC-R2</b>     | Rural Residential 2          | 2 acres            | <i>none</i>                                                                                                               | 17.95.050(4)          |
| <b>RAI</b>        | Rural Area Industrial        | N/A                | There is no minimum lot size requirement for RAI. Minimum lot size is determined by health code and available utilities.  | 17.75                 |
| <b>TSA</b>        | Tourist Service Area         | 10 acres           | <i>none</i>                                                                                                               | 17.70.040(1)          |
| <b>Park</b>       | Parks and Open Space         | N/A                | There is no minimum lot size requirement for Park. Minimum lot size is determined by health code and available utilities. | 17.42.020<br>Table 2  |

1 – There are several exceptions to the standard minimum lot size. Please refer to Lewis County Code Title 16, Subdivisions.

### 17.42.020 Land Use Summary

See Table 42 of this section.

Table 42: Land Use Summary

*[There are no changes to the content of or footnotes to the table.]*

**LEWIS COUNTY PLANNING COMMISSION**

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**Lorie Spogen, Chair**

**LETTER OF TRANSMITTAL**

**To:** Lewis County Board of County Commissioners  
**From:** Lewis County Planning Commission  
**Date:** March 23, 2022  
**Subject:** Transmittal to the BOCC: Amendment to Lewis County Code, Chapter 17.42, regarding Summary of Allowed Minimum Lot Sizes

**Dear Commissioners:**

The purpose of this report is to transmit to the Board of County Commissioners the amendment to Chapter 17.42 of the Lewis County Code (LCC), as shown in Exhibit A. The amendment is a new exemption, a table that consolidates and summarizes the minimum lot size requirements in one location in the zoning code. This is a non-substantive amendment because the minimum lot size requirements are not changing.

**Findings of Fact**

1. Lewis County is required by RCW 36.70A.130 to periodically review and evaluate its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the Washington State Growth Management Act; and
2. RCW 36.170A.130(2)(a) requires that amendments to comprehensive land use plans not be made more than once per year except adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.440, including amendments to development regulations that are consistent with a comprehensive plan adopted under RCW 36.70A; and
3. The Lewis County Comprehensive Plan (Ordinance 1287) was adopted in 2017 by the Board of County Commissioners and is consistent with RCW 06.70A, Growth Management; and
4. As provided for by RCW 36.70A.130, the Lewis County Planning Commission elected to conduct a periodic review and update of LCC 17.42 (Exhibit A) to allow placement of temporary equipment for data collection and research within resource lands.
5. The code amendment, shown in Exhibit A, is consistent with RCW 36.70A.130(1)(d) and the Lewis County Comprehensive Plan policies because it is a non-substantive code amendment

that consolidates information in one table and includes references the controlling LCC sections; and

6. Staff provided notice for a public hearing on the proposed code amendments in the manner prescribed in LCC 17.05 and 17.12 on March 8, 2022; and
7. On March 22, 2022, the Lewis County Planning Commission held a public hearing on the proposed code amendment to Chapters 17.42, Resource Lands, of the Lewis County Code; and
8. Following the public hearing, the Planning Commission deliberated and determined that the proposed amendment met the intent and requirements of the Growth Management Act, were consistent with the Lewis County Comprehensive Plan and were in accordance with the public interest.

### **Recommendation**

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed changes to Chapter 17.42, Rural Area Zoning Summary, of the Lewis County Code.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

Exhibit:

- A. Amendments to Lewis County Code Chapter 17.42, Rural Area Zoning Summary

Submitted by \_\_\_\_\_ Date \_\_\_\_\_

Lorie Spogen, Chair  
Lewis County Planning Commission