

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 23-035

PRELIMINARY AND FINAL PLAT APPROVAL OF THE MEYERS MEADOWS 36 LOT SUBDIVISION LOCATED WITHIN THE WINLOCK URBAN GROWTH AREA

WHEREAS, Windsor Engineers, on behalf of Elwood Holdings LLC (Developer), submitted an application to the City of Winlock (City) on or around June 21, 2021, for the development of a parcel of land within the City's Urban Growth Area (UGA); and

WHEREAS, on or around Tuesday, April 19, 2022, a Public Hearing occurred in front of the City's Hearing Examiner; and

WHEREAS, the City Hearing Examiner issued his Decision on or around Thursday, April 28, 2022; and

WHEREAS, the City received a request/application from the Developer for Post-Decision amend decision on or around May 4, 2022; and

WHEREAS, the City determined the application for Post-Decision review was technically complete. The City issued a staff report on or around July 11, 2022 - density update and correction of number housing units; and

WHEREAS, on or around Wednesday, July 6, 2022, a Public Hearing in front of the City Hearing Examiner for post decision review occurred; and

WHEREAS, on or around July 8, 2022, the City Hearing Examiner issued his Post Decision; and

WHEREAS, on or about September 29, 2022, the City brought to the County Assessor's attention that it mistakenly filed a survey subdividing parcel 015628002002 under Auditor's File Number 3584053; and

WHEREAS, because the record of the subdivision survey was made contrary to state law and the Interlocal Agreement between the City and the County, and in response to the City request to not record the plat in question, the Prosecuting Attorney's Office hoped to resolve the matter without injunctive action and instead recorded under Auditor's File Number 3584936 an Improper Recording notice; and

WHEREAS, on or around November 21, 2022, the City transmitted to the County a request for Approval of the Meyers Meadows 36 lot subdivision a development located with the Winlock Urban Growth Area; and

WHEREAS, on or around November 22, 2022, application for Final plat was submitted to the City; and

WHEREAS, on or around November 22, 2022, application for final plat was accepted by the City as technically complete; and

WHEREAS, on or around November 22, 2022, the City approved the final plat, with conditions included on or around the face of the Plat; and

WHEREAS, on or around November 22, 2022, the City issued a notice of decision; and

WHEREAS, on or around December 16, 2022, the City Hearing Examiner issued a Hearing Examiner Clarification; and

WHEREAS, on or around January 6, 2023, the County returned corrections and additions to be completed prior to considering the final plat; and

WHEREAS, subsequently, on or around January 12, 2023, the City Hearing Examiner issued a letter to inform the County that the Hearing Examiner approves under WMC 18.25.050 to allow the private designation of streets within the Meyers Meadows Development, as portrayed on the final plat dated November 18, 2022; and

WHEREAS, on January 13, 2022, the project proponent submitted a response detailing the submission of corrections and additions to the final plat and drawing; and

WHEREAS, on January 23, 2023, the County returned a second set of corrections and additions to be completed prior to considering the final plat; and

WHEREAS, on January 23, 2022, the project proponent submitted a second response correcting the second set of corrections and additions to the final plat and drawing; and

WHEREAS, the Lewis County Board of County Commissioners (BOCC) has reviewed the approval decision and incorporates this resolution as findings of fact and conclusions to support the decision; and

WHEREAS, the preliminary and final plat approval, which must be presented to BOCC, is in the nature of a ministerial, non-discretionary process; that is, if the submittal meets the terms of preliminary plat approval and conforms with state law and local codes, the final approval must be granted per RCW 58.17.170.

NOW THEREFORE BE IT RESOLVED that the BOCC of Lewis County, Washington, accepts the approval decision contained in the City of Winlock "Meyer Meadows 36 lot Subdivision" record and incorporates this resolution as findings of fact and conclusions to support the decision; and

NOW THEREFORE BE IT FURTHER RESOLVED that the BOCC of Lewis County, Washington, concurrently approves the Meyers Meadows 36 lot subdivision located inside of the Winlock Urban Growth Area and thereby signs the same on behalf of Lewis County.

DONE IN OPEN SESSION this 31st day of January, 2023.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Barbara Russell
By: Barbara Russell,
Deputy Prosecuting Attorney

Sean D. Swope
Sean D. Swope, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester
Rieva Lester,
Clerk of the Lewis County Board of
County Commissioners

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Commissioner