

## **ORDINANCE 1348 EXHIBIT I – FURTHER FINDINGS OF FACT**

### **Lewis County Comprehensive Plan**

ECONOMIC DEVELOPMENT Goal 6.0, Develop the recreational and tourism potential of Lewis County.

1. Objective 6A – Promote Tourism, Encourage and support efforts to attract tourists. Policy 6A.3 Attract a variety of tourists, including individuals that visit for business, food, nature and recreation.

New Lewis County Code Chapter 17.144 expands the allowances for RV parks and campgrounds to allow a higher density of camping sites at tent-only campgrounds, allow for 25% of camping sites to be occupied by a 400 square foot cabin or yurt, allow accessory uses (e.g., convenience store, restaurant) and extend the length of stay from 180 days to 210 days. This expands the variety of camping facilities and amenities that can be provided or tourists at RV Parks and campgrounds. Therefore, Policy 6A.3 is met.

2. Objective 6B – Development of Infrastructure for Tourism, Provide infrastructure to support visitor activities and attractions. Policy 6B.1 Support the development of facilities and attractions that serve tourists.

Repealing Lewis County Code Chapter 16.14 and replacing it with 17.144 changes the permitting process from a Binding Site Plan to a Special Use Permit. This is appropriate because RV parks and campgrounds are not subdivisions and do not need the level of review required by a Binding Site Plan. A Special Use Permit, as compared to a Binding Site Plan, reduces the time and money it takes for an applicant to have their proposal reviewed. This change makes it easier to develop new RV parks and campgrounds. Therefore, Policy 6B.1 is met.

RURAL Goal 2.0, Provide a variety of options for residents to work in rural Lewis County.

3. Policy 2.1, Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

New Lewis County Code Chapter 17.144 increases the length of stay from 180 days to 210 days. This change is based on communication with Mount Rainier National Park, US Forest Service and White Pass Ski Resort who all employ seasonal workers for seven months. The change supports seasonal employment for the agriculture, timber and tourism industries. In addition, the new Chapter 17.144 allows for caretaker accommodations at RV parks and campgrounds, which was previously not allowed. Therefore, Policy 2.1 is met.

RURAL Goal 11.0 Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

4. Policy 11.1 Limit the size of public services and facilities that serve the small scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

New Lewis County Code subsection 17.144.040 requires RV parks and campgrounds to be at least 2.5 acres in size and limits the maximum density to no more than fifteen camping sites per acre when a community septage system with individual camping site connections or individual holding tanks for each camping site are provided. This ensures that public services and facilities are limited and do not encourage low-density sprawl. Therefore, Policy 11.1 is met.

5. Policy 11.2 Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Discourage all other residential structures as part of the use.

New Lewis County Code subsection 17.144.060 allows for caretaker accommodations at RV parks and campgrounds. The accommodations may be provided by a RV, cabin or yurt. There is no maximum length of stay for caretakers. Therefore, Policy 11.2 is met.

HOUSING Goal 4.0, Collaborate with local jurisdictions, non-profits, private developers and other agencies to maintain and enhance affordable housing options.

6. Policy 4.1 Work with the private sector, the Lewis County Affordable Housing Network, neighborhood groups, tribes and other affected citizens to facilitate the development of attractive, quality low- and moderate income housing.

New Lewis County Code Chapter 17.144 increases the length of stay from 180 days to 210 days. This change is based on communication with Mount Rainier National Park, US Forest Service and White Pass Ski Resort who all employ seasonal workers for seven months. The change supports seasonal employment for the agriculture, timber and tourism industries. In addition, the new Chapter 17.144 allows for caretaker accommodations at RV parks and campgrounds, which was previously not allowed. Therefore, Policy 4.1 is met.