

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

**Adopt Ordinance 1350 to amend the Lewis County
Comprehensive Plan**

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ORDINANCE 1350

WHEREAS, RCW 36.70A.040 requires Lewis County to plan under and in accordance with the Growth Management Act; and

WHEREAS, RCW 36.70A.130 requires that comprehensive plans be subject to continuing review and evaluation by each county at a frequency no more than once every year; and

WHEREAS, in the year 2023, the Lewis County Planning Commission reviewed the proposed amendments to the Lewis County Comprehensive Plan as shown in Exhibit A, Packwood Subarea Plan; and

WHEREAS, RCW 36.70A.080(2) states that a comprehensive plan may include, where appropriate, subarea plans, each of which is consistent with the comprehensive plan and Exhibit B, Further Findings of Fact, demonstrates consistency with the Lewis County Comprehensive Plan, Countywide Planning Policies and the Growth Management Act; and

WHEREAS, the Packwood Subarea Plan includes adopted limited areas of more intense rural development (LAMIRDs) that meet the requirements of RCW 36.70A.070 (5)(d) as commercial, industrial, residential, mixed use and tourist-oriented development, and associated public facilities and public services, where new development and redevelopment should be encouraged and must meet the existing rural character of Packwood as defined by the size, scale and intensity of development that existed prior to 1995; and

WHEREAS, the existing LAMIRDs allow for new commercial, industrial, residential, mixed use and tourist-oriented development, and associated public facilities and public services, and the proposed changes in zoning, to be implemented by a separate ordinance following the adoption of the subarea plan, do not increase the intensity of development beyond what is currently allowed; and

WHEREAS, the Packwood Subarea Plan includes goals and policies to ensure that new and redevelopment match the existing rural character of Packwood in terms of size and scale and the goals and policies will be implemented by a separate ordinance following adoption of the subarea plan; and

WHEREAS, the Lewis County Code requires concurrency of adequate public facilities and services to be demonstrated at the time of development permitting and such requirements do and will apply to the properties within the Packwood Subarea Plan boundary;

WHEREAS, the Lewis County Critical Areas Ordinance and Shoreline Management Program do and will apply to the properties within the Packwood Subarea Plan boundary;

WHEREAS, a 35-member Community Advisory Committee did create the Packwood Subarea Plan during monthly meetings from January 12, 2022 through June 21, 2023 and informed by additional public engagement including online surveys, open house events, business interviews and press releases; and

WHEREAS, staff provided notice for a public hearing before the Lewis County Planning Commission on the proposed amendments in the manner prescribed in Chapter 17.05 and 17.12 LCC on February 28, 2023;

WHEREAS, the Planning Commission held a public hearing on the Packwood Subarea Plan on March 14, 2023 and continued the hearing to March 28, 2023, where following the close of the hearing they deliberated and made no decision and remanded the plan to the Community Advisory Committee; and

WHEREAS, staff provided notice for a public hearing before the Lewis County Planning Commission on the proposed amendments in the manner prescribed in Chapter 17.05 and 17.12 LCC on August 24, 2023; and

WHEREAS, the Lewis County Planning Commission held a public hearing on the Packwood Subarea Plan on September 12, 2023; and

WHEREAS, following close of the public hearing, the Planning Commission deliberated and voted to send a transmittal letter to the Lewis County Board of County Commissioners (BOCC) recommending adoption of the Packwood Subarea Plan as an amendment to the Lewis County Comprehensive Plan, as shown in Exhibit C; and

WHEREAS, on November 21, 2023, the BOCC passed Resolution 23-XXX to hold a public hearing on Ordinance 1350 and directed the Clerk of the Board to provide notice of the hearing; and

WHEREAS, the BOCC held duly noticed public hearing on the proposed Packwood Subarea Plan amendment to the Lewis County Comprehensive Plan on December 12, 2023; and

WHEREAS, the BOCC finds that amending the Lewis County Comprehensive Plan to include the Packwood Subarea Plan, as shown in Exhibit A, is consistent with the Lewis County Comprehensive Plan, as shown in Exhibit B, and is in the public's best interest.

NOW THEREFORE BE IT RESOLVED the BOCC hereby adopt the Packwood Subarea Plan and amends the Lewis County Comprehensive Plan as a new element; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC directs staff to amend the Lewis County Code as necessary to implement the Packwood Subarea Plan goals and policies; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts Exhibit B as further findings of fact.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

By: Civil Deputy Prosecuting Attorney

Sean Swope, Chair

ATTEST:

Scott J. Brummer, Vice Chair

Rieva Lester, Clerk of the Board

Lindsey R. Pollock, DVM, Commissioner