

LEWIS COUNTY PLANNING COMMISSION

Lorie Spogen, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: September 13, 2023
Subject: **Transmittal to the BOCC – Adopt the Packwood Subarea Plan**

Dear Commissioners:

The purpose of this letter is to transmit to the Board of County Commissioners (BOCC) the draft Packwood Subarea Plan, which is available online at

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/packwood-subarea-plan/>

The Packwood Subarea Plan is an area-specific comprehensive plan that sets goals and policies, as well as a future land use designations, for the unincorporated community of Packwood. The plan was developed by a 35-member Community Advisory Committee (CAC), facilitated by Community Development staff, and informed by multiple public events including four housing forums, three open houses, three online surveys and 11 business interviews.

The CAC met monthly for more than 18 months and agreed unanimously to forward the plan to the Planning Commission for consideration. The Planning Commission held a duly noticed public hearing on September 12, 2023, in Packwood, and after considering written and oral testimony, voted to recommend adoption of the Packwood Subarea Plan.

Findings of Fact

1. 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
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; and
3. RCW 36.70A.080(2) allows local jurisdictions to include in the comprehensive plan, where appropriate, subarea plans, each of which is consistent with the comprehensive plan; and

4. Staff provided notice for a public hearing on the proposed Packwood Subarea Plan in the manner prescribed in LCC 17.12 on February 28, 2023; and
5. On March 14, 2023, the Lewis County Planning Commission held a public hearing on the proposed Packwood Subarea Plan and voted to recesses and continue the hearing to March 28, 2023 at which time the Planning Commission closed the hearing and voted to remand the plan back to the Community Advisory Committee to consider items addressed in the testimony related to land use designations and short term rentals; and
6. Staff provided notice for a second public hearing on the proposed Packwood Subarea Plan, as amended, in the manner prescribed in LCC 17.12 on August 24, 2023; and
7. On September 12, 2023, the Lewis County Planning Commission held a public hearing on the proposed Packwood Subarea Plan, as amended, and following the public hearing, the Planning Commission deliberated and determined that the proposed Packwood Subarea Plan 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 Packwood Subarea Plan.

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.

Submitted by  Date 9-14-2023
Lorie Spogen, Chair
Lewis County Planning Commission