

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

**IN THE MATTER OF:**

ORDINANCE NO. 1337

ADOPT ORDINANCE 1337 TO AMEND THE LEWIS  
COUNTY COMPREHENSIVE PLAN AND  
ASSOCIATED ZONING MAP DESIGNATIONS

**NOW THEREFORE BE IT ORDAINED**

DONE IN OPEN SESSION this 22nd day of November, 2022.

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

Barbara Russell  
By: Barbara Russell,  
Deputy Prosecuting Attorney

Lindsey R. Pollock, DVM  
Lindsey R. Pollock, DVM, Chair

ATTEST:



Sean D. Swope  
Sean D. Swope, Vice Chair

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

F. Lee Grose  
F. Lee Grose, Commissioner



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OF LEWIS COUNTY, WASHINGTON**

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<b>THE LEWIS COUNTY COMPREHENSIVE PLAN</b>	)	
<b>AND ASSOCIATED ZONING MAP DESIGNATIONS</b>	)	<b>ORDINANCE 1337</b>
	)	

**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**, RCW 36.70A.130 requires comprehensive plan changes to be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained; and

**WHEREAS**, RCW 36.70A.040 requires adoption of development regulations consistent with comprehensive plans; and

**WHEREAS**, in the year 2022, the Lewis County Planning Commission reviewed the proposed amendments to the Lewis County Comprehensive Plan map and associated zoning map designations as shown in Exhibit A; and

**WHEREAS**, staff provided notice for public hearings before the Lewis County Planning Commission on the proposed amendments in the manner prescribed in Chapters 17.05 and 17.12 LCC on June 9, 2022, July 7, 2022, August 4, 2022, and August 11, 2022; and

**WHEREAS**, the Lewis County Planning Commission held public hearings on the proposed amendments shown in Exhibit A on June 28, 2022, July 17, 2022, July 26, 2022, and August 23, 2022; and

**WHEREAS**, following the public hearings, the Planning Commission deliberated and determined that all but one of the proposed the amendments met the intent and requirements of the Growth Management Act, were consistent with the Lewis County Comprehensive Plan and Countywide Planning Policies, and were in accordance with the public interest. The Planning Commission determined that the proposal to amend the City of Chehalis urban growth area for Assessor's tax parcel number 017904002002, known as the Breen property, was not in the public interest; and

**WHEREAS**, on September 14, 2022, the Planning Commission signed a Letter of Transmittal recommending approval of six of the proposed amendments and recommending rejection of one of the proposed amendments, as shown in Exhibit A; and

**WHEREAS**, on October 18, 2022, the Lewis County Board of County Commissioners (BOCC) passed Resolution 22-328 to hold a public hearing on Ordinance 1337 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 amendments to the Lewis County Comprehensive Plan and associated zoning map designations beginning on November 1, 2022, recessing and continuing to November 8, 2022; and

**WHEREAS**, the BOCC found that the proposed the amendments met the intent and requirements of the Growth Management Act, were consistent with the Lewis County Comprehensive Plan and Countywide Planning Policies, and all proposals, except the City of Chehalis – Breen proposal (Exhibit A, Attachment 1) and the YMCA Rezone (Exhibit A, Attachment 4), to be in the best interest of the public.

**NOW THEREFORE BE IT RESOLVED** the BOCC finds the proposed amendment to the City of Chehalis urban growth area for the parcel listed in Exhibit A, Attachment 1, known as the Breen property, is not in the public interest and hereby denies the amendment to the Lewis County Comprehensive Plan and associated zoning designation; and

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment for the parcels listed in Exhibit A, Attachment 4, known as the Mineral Lake YMCA rezone, is not in the public interest and hereby denies the amendment to the Lewis County Comprehensive Plan and associated zoning designation; and

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment to the City of Chehalis urban growth area for parcels listed below, known as the Westlund-Enbody property, meets the approval criteria within Lewis County Code 17.12.100 and hereby adopts the amendment to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 2; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Chehalis Westlund- Enbody	017873003000 017880001003 017880001001 017880001002 017846003006 017846001006 017846003002 017846001005 017874001000	Urban Growth Area	City – Urban Growth Area

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC requires that prior to development (as defined Lewis County Code Chapter 17), the City of Chehalis is required to place a conservation easement over the fullest extent of the 100-year floodplain plus the 2007 mapped flood area on all parcels added to the city's urban growth area associated with Westlund-Enbody property, as shown in Exhibit A, Attachment 2; and



**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment to the City of Centralia urban growth area for parcels listed below meets the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 3; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Centralia	021586003005 021586003001 010592007000 010592006001 010592008003 021586004000 021586003006 010592005000 010592004000 010592003000 010592002000 010592001000 021587001000 021589005000 021589004002 021589004001	Urban Growth Area	City – Urban Growth Area

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment for parcels listed below, known as the Good-Avapollo Mining Opt-in rezoning, meets the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 5; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Good-Avapollo Mining Opt-in	028043004001 028043004002 028061000000 028025001000 028024001000	Mineral Resource Land	Mineral Resource Land (MRL)

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment for the parcel listed below, known as the De Goede rezoning, meets the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 6; and

Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
De Goede	028519065005	Other Rural Land	Rural Development District 5 (RDD-5)

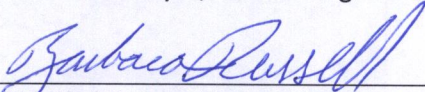


**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC finds the proposed amendment for the parcel listed below, known as the Adna Grocery Store rezone, meets the approval criteria within Lewis County Code 17.12.100 and hereby adopts the following amendments to the Lewis County Comprehensive Plan and associated zoning designations, as shown in Exhibit A, Attachment 7; and

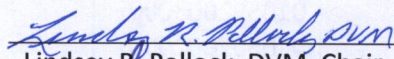
Name	Assessor's Tax Parcels No.	Comprehensive Plan Map Designation	Lewis County Zoning Map Designation
Adna Grocery Store	018752001000	Small Community	Small Town Mixed Use (STMU)

**NOW THEREFORE BE IT FURTHER RESOLVED** that the BOCC directs staff to produce an Official Lewis County zoning map or maps, as required by Chapter 17.200 of the Lewis County Code, which reflects the decisions made in this ordinance.

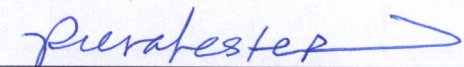
APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

  
By: Civil Deputy Prosecuting Attorney

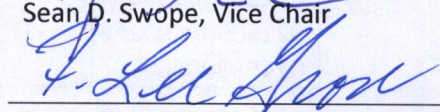
BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

  
Lindsey R. Pollock, DVM, Chair

ATTEST:

  
Rieva Lester, Clerk of the Board

  
Sean D. Swope, Vice Chair

  
F. Lee Grose, Commissioner

