

LEWIS COUNTY PLANNING COMMISSION

Frank Corbin, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: March 6, 2026
Subject: **Transmittal to the BOCC** – Post properties enrollment in Open Space Taxation under RCW 84.34

Dear Commissioners:

The Planning Commission provides this report to the Board of County Commissioners (BOCC) regarding an application for reclassification under the Farm and Agricultural Conservation programs. The Public Benefit Rating System (PBRs) Committee met on January 21, 2026, at 1:00 PM to review and rate the application. This report transmits the Planning Commission recommendation in accordance with LCC 3.50 regarding the proposed reclassification of the subject properties from Farm and Agricultural land under RCW 84.34.020(2) to Farm and Agricultural Conservation land, as defined under RCW 84.34.020(8)(a).

Overview

Property owner Mary and Dale Post request reclassification of the following two parcels totaling approximately 10.38 acres. The site is located at 121 Schoolhouse RD, Toledo and is zoned RDD-5.

- Parcel Number: 014731009004; Section 27 Township 12N Range 01W Pt W2 W2 J Barton DLC S Tucker Rd Sections 26,27; approximately 5.04 acres.
- Parcel Number: 014731009006; Section 27 Township 12N Range 01W Pt W2 W2 J Barton DLC S Tucker Rd Sec 26/27; approximately 5.34 acres.

Findings of Fact

The subject property is designated Rural under the Lewis County Comprehensive Plan and is located outside of any and a significant distance from any designated Urban Growth Areas. The Rural Element of the Comprehensive Plan establishes policies to preserve rural character, maintain open landscapes, discourage low-density sprawl, and limit the premature conversion of rural lands to urban uses.

The Natural Resource and Land Use Elements encourage the retention of open space and the use of voluntary, incentive-based tools to achieve long-term conservation objectives.

Enrollment of the subject Rural-zoned property in Open Space Taxation furthers Comprehensive Plan policies to preserve rural character, discourage sprawl, retain open landscapes, and utilize voluntary incentive-based conservation tools consistent with long-term rural land use objectives. The requested reclassification is consistent with LCC 3.50.140 and furthers the goals and policies of the Lewis County Comprehensive Plan.

Recommendation

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners approve the subject properties enrollment in Open Space Taxation under RCW 84.34. The request is consistent with the Lewis County Comprehensive Plan applicable in accordance with LCC 3.50.

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 3-9-26
Frank Corbin, Chair
Lewis County Planning Commission