

LEWIS COUNTY PLANNING COMMISSION

Frank Corbin, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: May 10, 2026

Subject: **Transmittal to the BOCC – Amendment to Lewis County Code, Chapter 1.30 Development Agreements**

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners (BOCC) a draft amendment to the Lewis County Code. The draft amendments are found in the April 28, 2026 Planning Commission Staff Report are available online at <https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/urban-growth-area-uga-clean-up-project/>.

Overview

The Planning Commission reviewed the proposed amendments to create new Chapter 1.30, Development Agreements, and discussed the purpose and applicability, and consistency of the proposed code language with existing county regulations and state law. Following review and discussion, the Planning Commission voted to recommend approval of the proposed amendments to the BOCC.

Summary of Recommended Amendments

The proposed amendments establish a new Chapter 1.30 to the Lewis County Code regarding Development Agreements. The chapter provides a framework for the county to enter into development agreements consistent with applicable state law, outlines procedures and requirements for such agreements, outlines which regulations and topics are up for negotiations, and clarifies the roles and responsibilities of applicants and the county during the review and approval process.

Findings of Fact

Pursuant to RCW 36.70B and RCW 36.70A, counties may adopt development regulations and procedures necessary to implement the Comprehensive Plan and manage project review.

Recommendation

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed amendment for new Chapter 1.30, Development Agreements, as shown in attachment A.

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 5-12-26
Frank Corbin, Chair
Lewis County Planning Commission