

LEWIS COUNTY PLANNING COMMISSION

Frank Corbin, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: July 21, 2026

Subject: Transmittal to the BOCC – Amendment to Lewis County Code, Urban Growth Area Boundary Technical Clean up

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners (BOCC) draft amendments to the Urban Growth Area Boundary (UGA) . The draft amendments are found in the June 9, 2026 Planning Commission Staff Report, Attachment A Map Exhibits, available online at <https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/urban-growth-area-uga-clean-up-project/>.

Overview

The proposed amendments consist of technical corrections to UGA boundaries. Pursuant to RCW 36.70A.110(8), UGA boundaries may be revised through the comprehensive plan amendment process when consistent with countywide planning policies and growth management objectives, and where revisions do not result in unplanned expansion of urban growth areas. The proposed amendments meet these criteria as they are limited to refinement of existing boundaries rather than expansion or policy change.

Findings of Fact

The Planning Commission finds that the proposed amendment is appropriately characterized as a minor, technical amendment to the Lewis County Comprehensive Plan. The proposal consists of mapping and boundary corrections and is appropriately considered through the County's established annual comprehensive plan amendment process as a technical correction rather than a substantive policy change.

The Planning Commission further finds that the proposed amendment:

- Is technical in nature, consisting of mapping and boundary corrections;
- Does not increase Urban Growth Area (UGA) acreage or urban growth capacity;

- Is consistent with the applicable provisions of RCW 36.70A.110, RCW 36.70A.110(8), and RCW 36.70A.130;
- Is consistent with the Growth Management Act implementing rules under WAC 365-196-310; and
- Is consistent with the intent and policies of the Lewis County Comprehensive Plan and the County's growth management objectives.

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 technical corrections to the UGA boundary, as shown in the June 9, 2026 staff report and attachment A Map Exhibits.

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 7-28-26
 Frank Corbin, Chair
 Lewis County Planning Commission

Planning Commission

Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT UGA Boundary Technical Clean-up

Date: June 1, 2026
Staff: Natalie Kamieniecki, Senior Long Range Planner
Exhibits: A – Map Exhibits

REQUESTED ACTION

Staff request that the Planning Commission recommend to the Board of County Commissioners approval of the Lewis County Comprehensive Plan map amendment to correct urban growth area boundaries associated with cities, as shown in Attachment A.

BACKGROUND

Lewis County is conducting a technical clean-up of Urban Growth Area (UGA) boundaries. The purpose is to improve mapping accuracy and ensure consistency with the adopted Comprehensive Plan, zoning maps, annexation plans, and parcel data. This effort will correct technical boundary issues that have developed over time. UGAs are designated by the county to include lands that are developed at or planned for urban densities of development with adequate public facilities, including water and sewer. Cities are generally responsible for providing urban services, and expanding these services into rural areas is prohibited except when required to protect public health or the environment.

Lewis County has statutory authority under the Growth Management Act to designate and manage the UGA as part of the County's Comprehensive Plan. RCW 36.70A.110 authorizes counties to identify UGAs, establish their boundaries, and ensure that these areas are consistent with comprehensive planning goals, zoning regulations, and service capacities. As part of this authority, Lewis County may review and update UGA boundaries through the comprehensive amendment process while remaining fully compliant with adopted comprehensive plans and State law. UGA modifications outside the periodic update are primarily limited to technical corrections or swaps and may occur not more than once per year.

PROPOSAL EVALUATION

UGA boundary amendments are governed by RCW 36.70A.110 and must be processed as comprehensive plan amendments pursuant to RCW 36.70A.130. Minor or technical adjustments that do not increase overall UGA capacity may be considered during the annual amendment cycle, provided they meet the criteria for UGA revisions and maintain consistency with countywide planning policies and infrastructure planning requirements. Several UGAs currently contain boundary irregularities, including instances where UGA lines split individual parcels, resulting in portions of a parcel being located both inside and outside the UGA. Other inconsistencies include misalignments with parcel

boundaries, rights-of-way, annexation records, and GIS mapping layers. Correcting these technical issues will provide long-range administrative benefits by streamlining future annexation processes. This will reduce confusion for landowners, developers, and decision-makers.

All proposed corrections are de minimis and maintain the intent of the adopted UGA boundaries and comply with the requirements of GMA, Comprehensive Plans and annexation plans.

COMMUNITY ENGAGEMENT

Over the first half of 2026, evaluation of UGA boundary adjustments has included coordinating with individual cities, the Planned Growth Committee (PGC) and key County departments. Community engagement included two mailers, sent on March 2 and April 14, to property owners who would or could be directly affected. The County also hosted a community open house on April 23, which included a brief presentation and discussion at 6:00 p.m. Maps of the areas under consideration for UGA clean-up were available for people to collect and take with them. The presentation was interactive and included opportunities for questions and discussion. Attendees asked questions regarding what the UGA is and what it means both generally and for them as potentially affected property owners.

PROPOSAL SUMMARY

The proposed amendment consists of minor, technical corrections to UGA boundaries intended to improve mapping accuracy, align boundaries with parcel lines. The amendment does not expand the overall size or capacity of UGA and does not introduce new areas for urban development.

Pursuant to RCW 36.70A.110, UGAs are designated to accommodate urban growth where adequate public facilities and services exist or are planned. The proposed corrections maintain the existing intent, function and capacity of designated UGAs. As such, the amendment remains consistent with Growth Management Act requirements.

The amendment is processed as part of the County's annual comprehensive plan update cycle in accordance with RCW 36.70A.130. The proposal qualifies as a minor or technical amendment because it is limited to mapping and boundary refinements and does not substantively change land use designations, densities, or development assumptions.

The proposal is consistent with the Lewis County Comprehensive Plan, including:

- **UGA 1.2 (UGA Boundary Delineation)** The amendments follow and align to rights-of-way of public streets, roads, or highways or logical parcel boundaries
- **UGA 2 (Focus Growth in UGAs):** The amendment supports this policy by maintaining development within designated UGAs and ensuring boundaries accurately reflect areas intended for urban services.
- **UGA 2.1 (City/County Coordination):** Lewis County has coordinated with affected cities to review and confirm the appropriate extent of boundary corrections.
- **UGA 2.2 (Annexation Coordination):** The corrected boundaries improve clarity for future annexation planning and jurisdictional alignment.

- **UGA 2.3 (Infill and Efficient Use of Land):** By correcting irregular or inconsistent boundaries, the amendment facilitates more logical infill and efficient land use patterns within existing UGAs.
- **UGA 3 and 3.4 (Urban Growth Capacity):** The amendment does not alter long-term growth capacity or planned expansion areas and therefore remains consistent with policies ensuring adequate land supply for projected growth.

CONCLUSION

The proposed amendments consist of technical corrections to UGA boundaries. Pursuant to RCW 36.70A.110(8), UGA boundaries may be revised through the comprehensive plan amendment process when consistent with countywide planning policies and growth management objectives, and where revisions do not result in unplanned expansion of urban growth areas. The proposed amendments meet these criteria as they are limited to refinement of existing boundaries rather than expansion or policy change.

The amendment is processed in accordance with RCW 36.70A.130 and has been coordinated with affected cities to ensure consistency with interjurisdictional planning efforts and urban service planning. The proposed corrections do not alter land use policy direction, development intensity, or infrastructure assumptions, and instead improve the accuracy and internal consistency of adopted planning documents.

Based on this analysis, planning staff conclude that:

- The amendment is technical in nature, involving mapping and boundary corrections;
- The amendment does not result in an increase in UGA acreage or urban growth capacity;
- The amendment is consistent with applicable provisions of RCW 36.70A.110, RCW 36.70A.110(8), and RCW 36.70A.130;
- The amendment is consistent with Growth Management Act implementing rules under WAC 365-196-310; and
- The amendment is consistent with the intent of the Lewis County Comprehensive Plan and coordinated growth management policies.

Accordingly, the proposed amendment is appropriately characterized as a minor, technical comprehensive plan amendment and is suitable for consideration within the County's established annual amendment process as technical mapping corrections rather than a substantive policy change.

NEXT STEPS

On June 9, after close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments as set forth in Attachment A to the Board of County Commissioners. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting on the recommended the amendments.

Suggested Motion: I move to submit a letter of transmittal to the Board of County Commissioners to recommend approval of amendments as set forth in Attachment A – Maps.

Alternatively, the Planning Commission may choose to recess and continue the public hearing to deliberate further before voting on the proposal. If the Planning Commission decides to continue the public hearing, the date would be set at June 23 2026 at 6:00pm.

Please note, the Planning Commission may also move to recommend changes to the proposal set forth in Attachment A.

Centralia – Harrison Ave Area

Existing Conditions

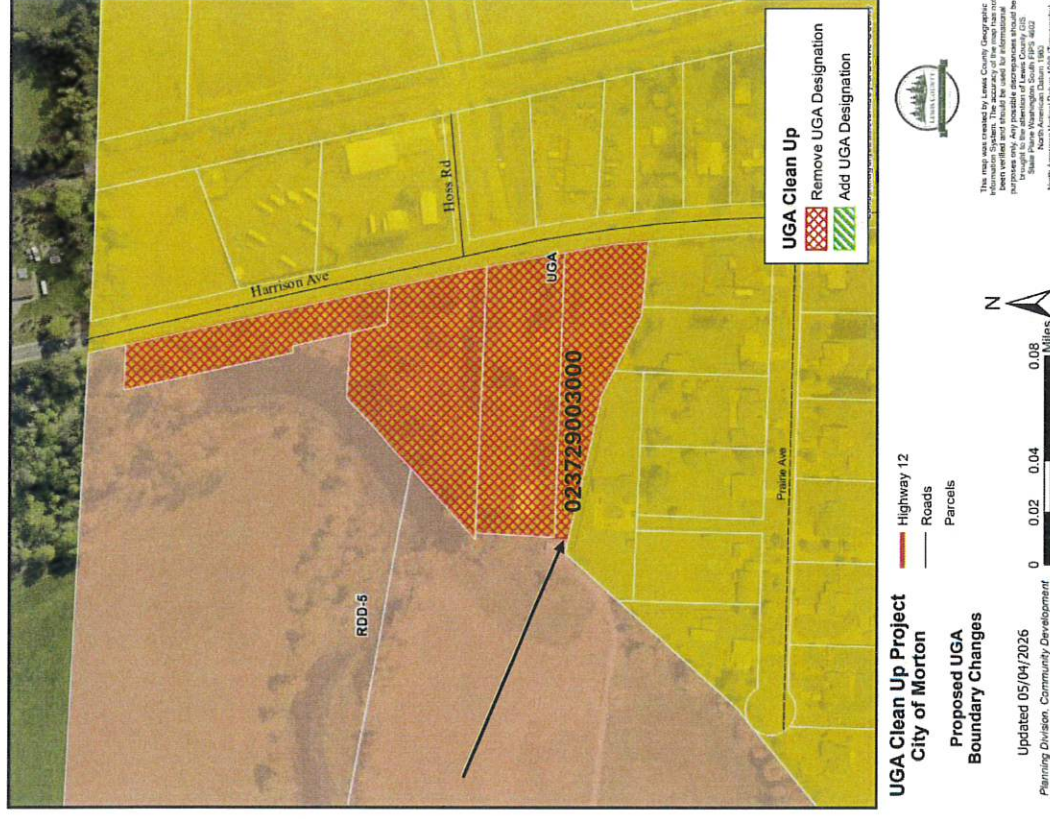
The current Urban Growth Area (UGA) boundary splits Parcel 023729003000 at a narrow “bottleneck” location, resulting in a single parcel being partially located inside and partially outside of the UGA. This configuration creates an irregular and impractical boundary condition for future annexation. RCW 36.70A.110 requires that Urban Growth Areas be designated in a manner that results in contiguous boundaries and does not include holes or gaps. The existing configuration creates a potential isolated “island” condition that is inconsistent with these requirements.

Proposed Adjustment

The proposed amendment removes the split portion of Parcel 023729003000 from the UGA, along with the parcels to the north, thereby eliminating the bottleneck condition and associated boundary irregularities. The proposal maintains the overall intent of the adopted Comprehensive Plan and does not expand the UGA in a manner that would encourage urban sprawl. Instead, it represents a de minimis technical correction to improve mapping accuracy and internal consistency.

05/12/2026

Attachment A - MAPS



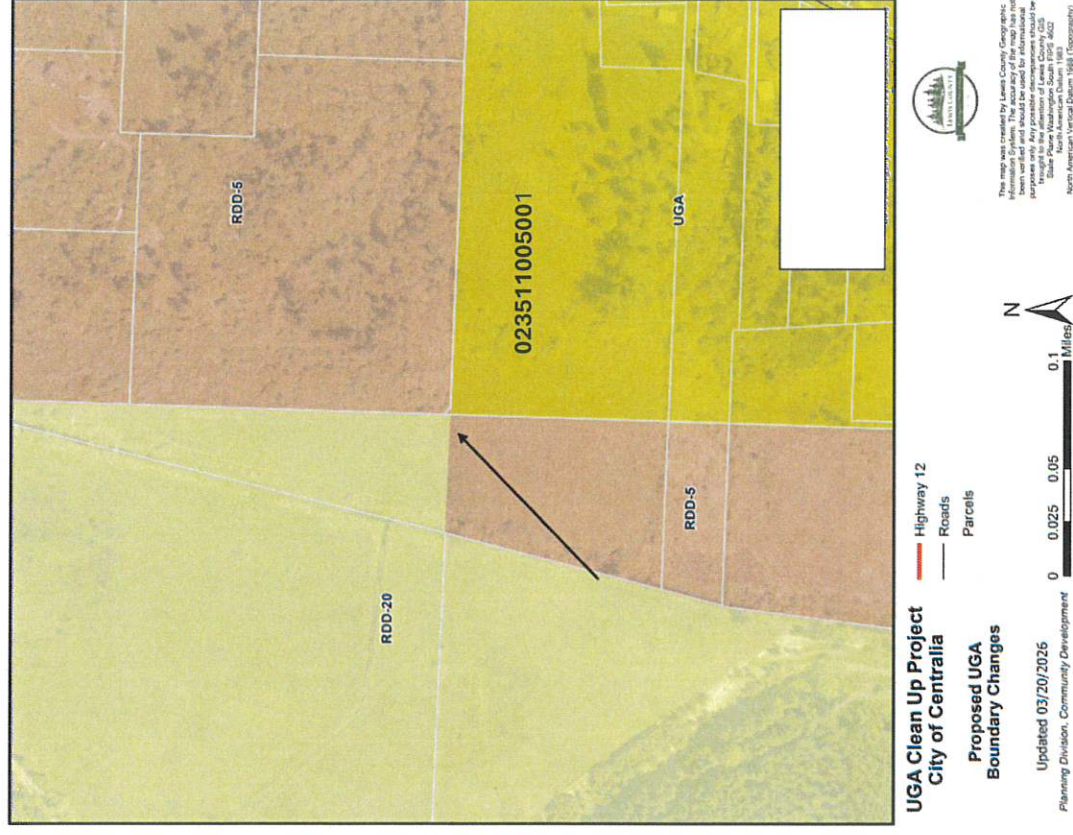
Centralia – Zenkner RD

Existing Conditions

The northwest corner of parcel 023511005001 is outside the UGA creating a split designation.

Proposed Adjustment

This is a minor technical correction to align the UGA to the parcel boundary.



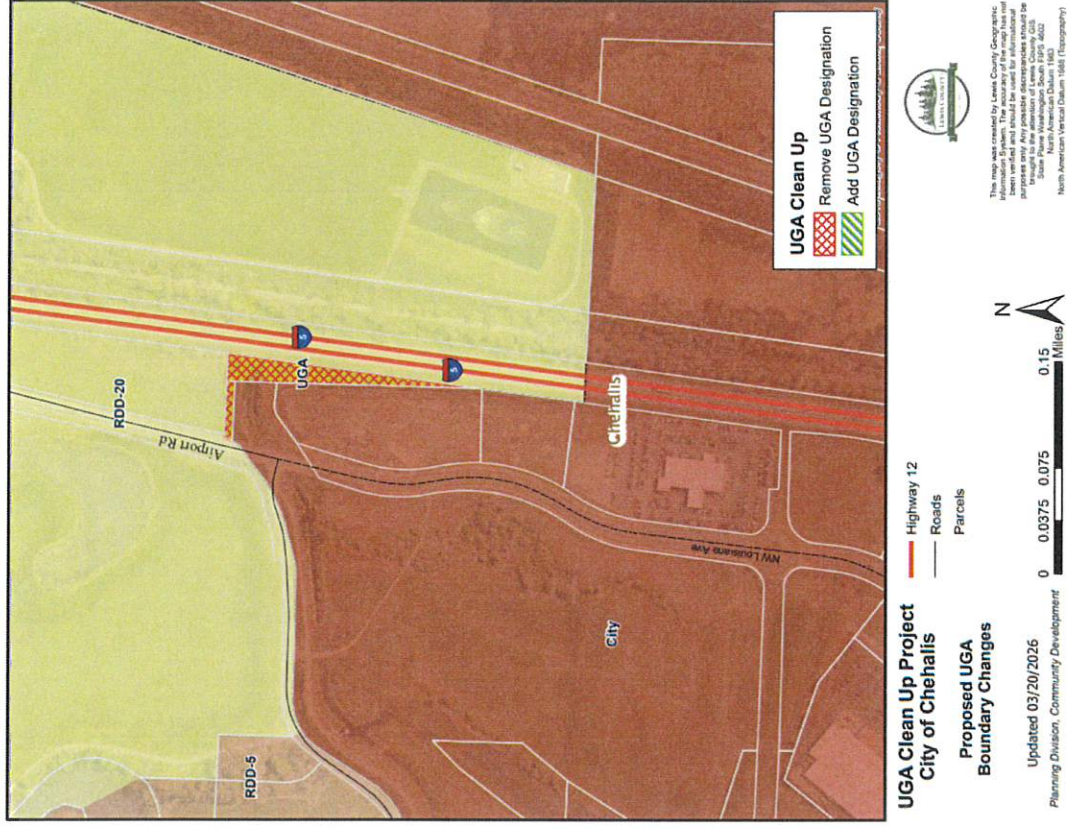
Chehalis – Airport RD

Existing Conditions

Remnant parcels (021605003000 & 021639002000) located outside of city limits, not included in current annexation plans, and owned by the Lewis County Roads Department.

Proposed Adjustment

The proposed amendment removes the UGA designation from the identified parcels.



Existing Conditions

Proposed Correction

05/12/2026



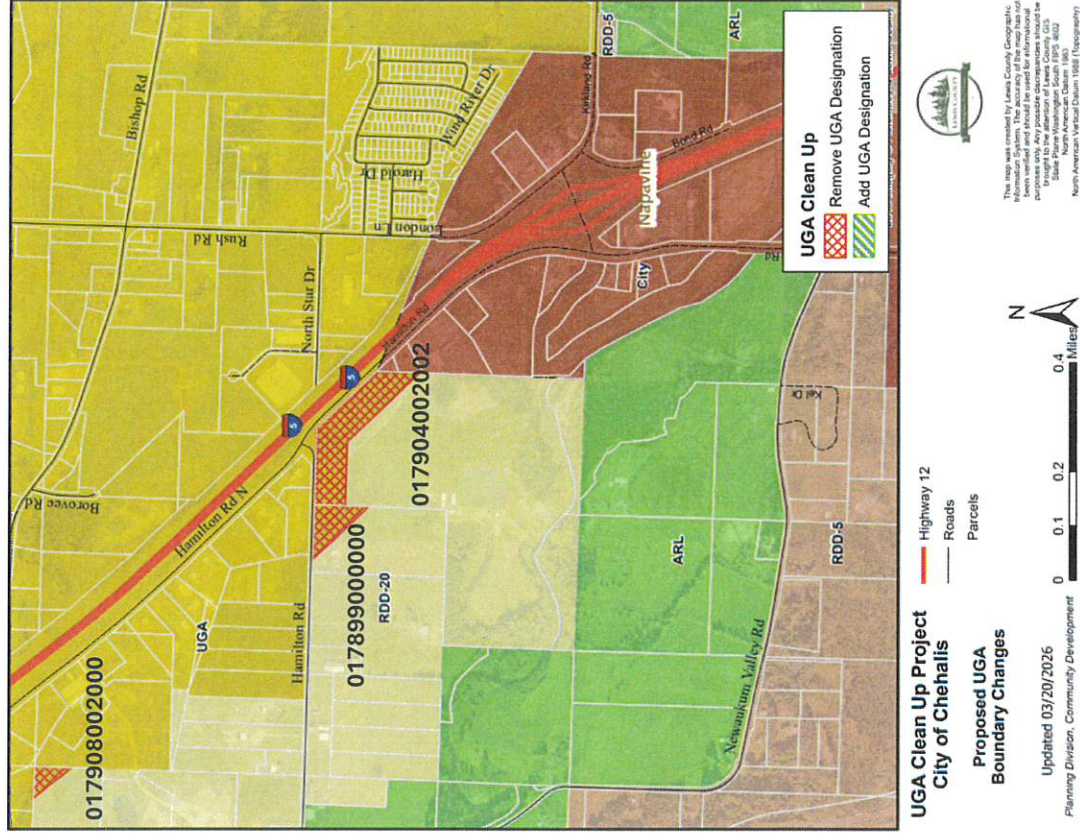
Chehalis – Hamilton RD Area

Existing Conditions

Parcels 017908002000, 017899000000, and 017904002002 are currently split by the Urban Growth Area (UGA) boundary. Portions of these parcels lie both inside and outside the UGA. The portions located within the UGA are not included in current or planned annexation efforts.

Proposed Correction

The proposed amendment removes the Urban Growth Area (UGA) designation from the portions of Parcels 017908002000, 017899000000, and 017904002002 that are not included in annexation plans, thereby eliminating split-designation conditions and aligning the UGA boundary with logical development and annexation patterns.



Chehalis – Labree Rd Area

Existing Conditions

Parcels 017707001028, 017707001026, and 017714001000 contain split designations and are not included in the current annexation proposal. These parcels are partially located inside and outside of the Urban Growth Area (UGA), resulting in boundary inconsistencies with the City's annexation plans.

Parcel 017725005014 is proposed for partial annexation, resulting in a condition where the parcel is split between city limits and unincorporated areas.

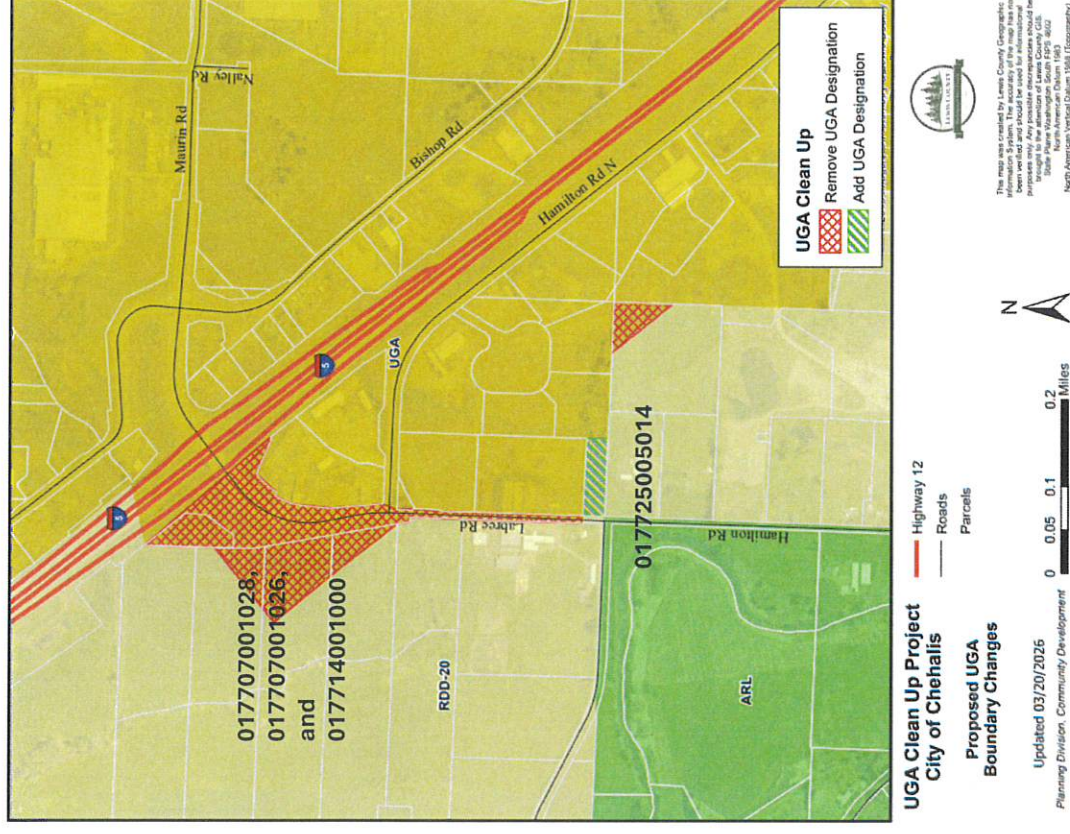
Proposed Adjustment

The proposed amendment removes split-designation conditions for Parcels 017707001028, 017707001026, and 017714001000, aligning the UGA boundary with the City's current annexation plans.

For Parcel 017725005014, the portion not included within the current annexation area will be designated within the Urban Growth Area (UGA) to ensure consistency with future annexation and facilitate eventual incorporation into the City limits.

05/12/2026

Attachment A - MAPS



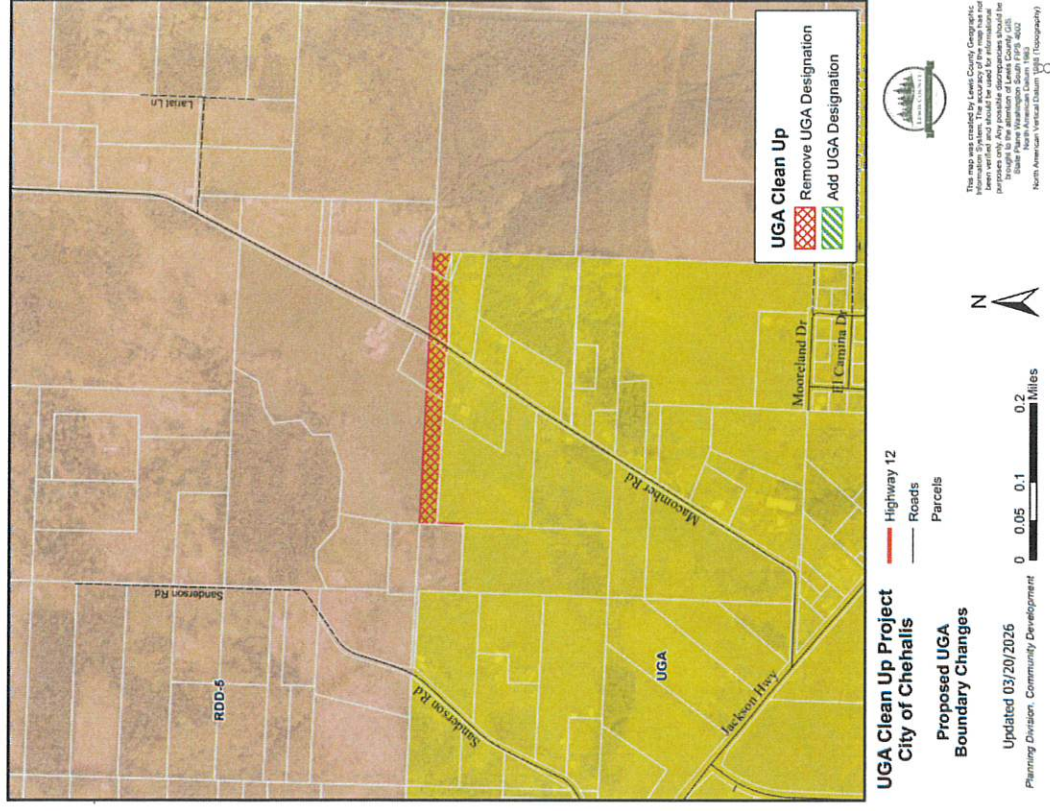
Chehalis – Macomber RD

Existing Conditions

Parcels 017453015004, 017453001011, 017453001010, and 017453015003 each include a small portion located within the Urban Growth Area (UGA) that is not proposed for annexation under the current plan.

Proposed Adjustment

Revise boundary to remove the UGA designation from portions of these parcels.

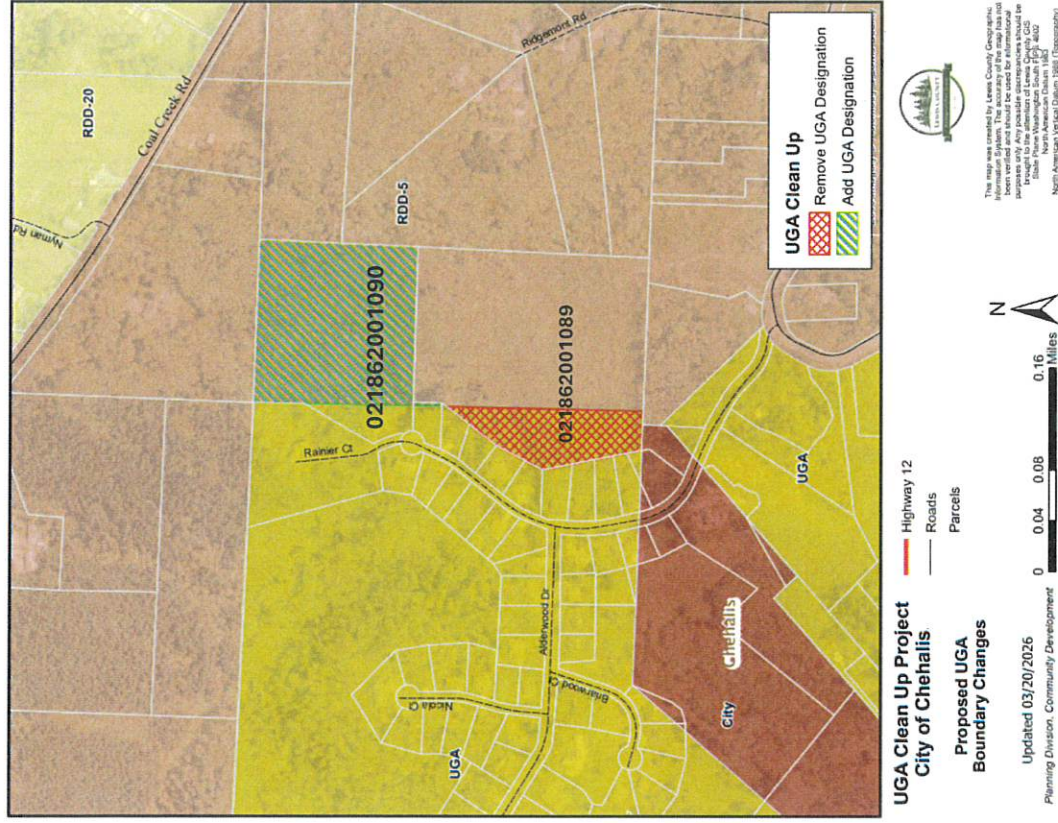


Existing Conditions

Proposed Adjustment

05/12/2026

Attachment A - MAPS



Morton - Crumb RD Area

Existing Conditions

Parcels 029800010000, 029800002000, 029774013000, 029777000000, 029777005003, 029790012000, 029790013000, 029778002001, 029775002000, 029790003000, 029778003001, 029777004006, and 029777004002 are primarily located along Crumb Road.

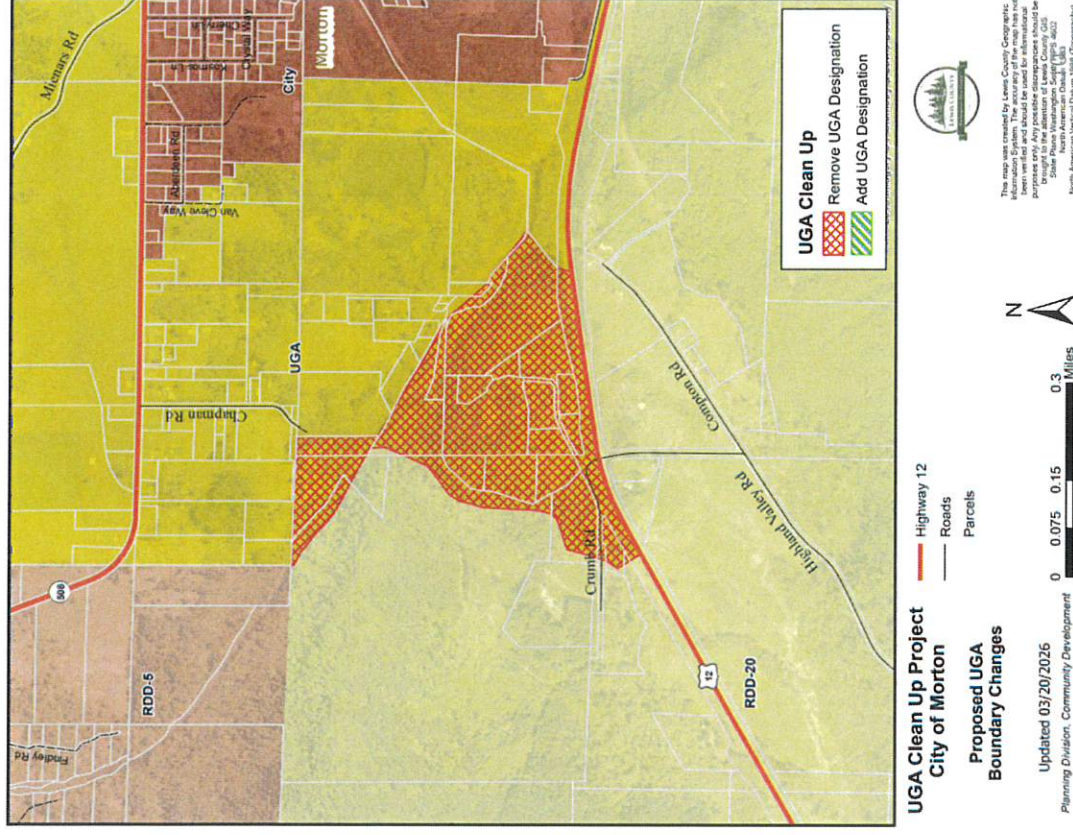
Parcels along the western UGA boundary are split due to an irregular, meandering UGA boundary that generally follows physical characteristics rather than consistent parcel lines, resulting in fragmented and inconsistent designations.

Proposed Adjustment

As shown on the accompanying map, remove the listed parcels from the Urban Growth Area (UGA). This adjustment aligns the boundary with long-range infrastructure planning, as sewer and water utilities are not planned to extend across the river in this area and consistent with the City of Morton Comprehensive Plan.

05/12/2026

Attachment A - MAPS



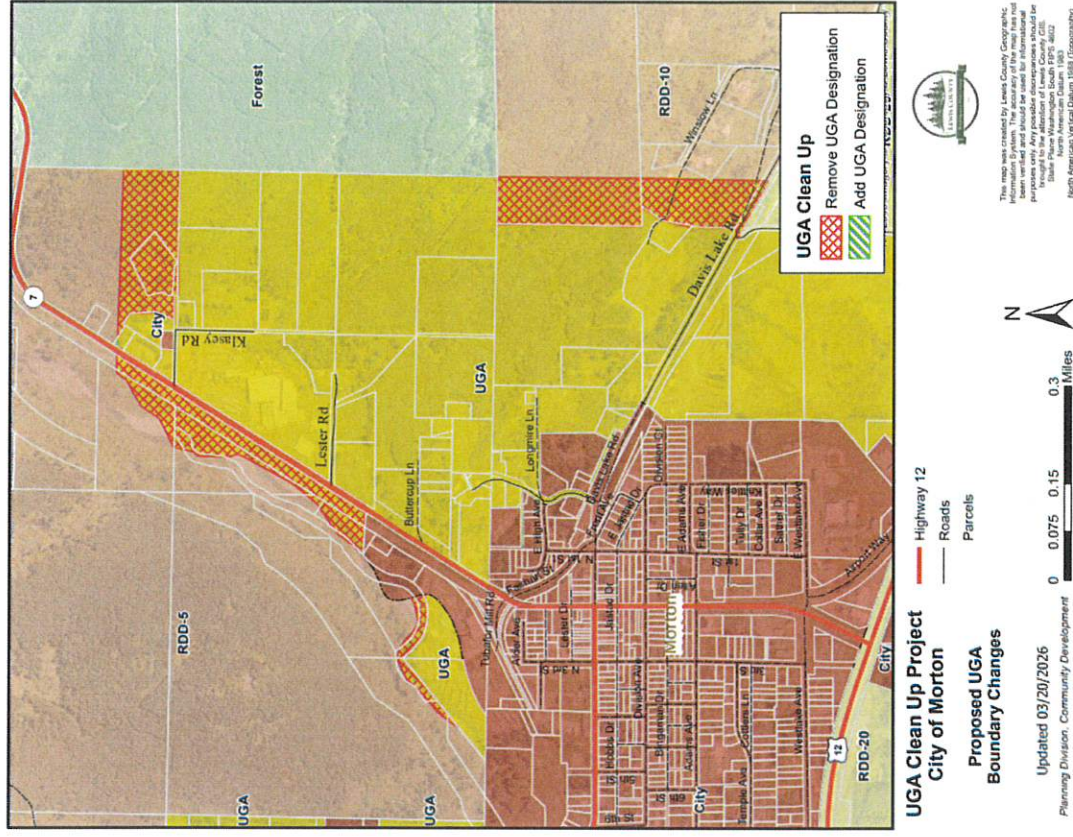
Morton – Klasey RD and Davis Lake RD Areas

Existing Conditions

Parcels located northwest of Highway 7 in the Klasey Lake area contain numerous inconsistencies and split designations due to a meandering UGA boundary that appears to follow physical features, including the Tilton River. In addition, parcels in the Davis Lake Road area in the southeast corner of the map also exhibit split parcel designations between UGA and unincorporated areas.

Proposed Adjustment

Remove parcels located northwest of Highway 7 from the UGA and align with the south side of the edge of Highway 7 right of way to eliminate split designations in the Klasey Lake area. Additionally, adjust the UGA boundary in the Davis Lake Road area to resolve split parcel designations, resulting in parcel being fully outside the UGA.



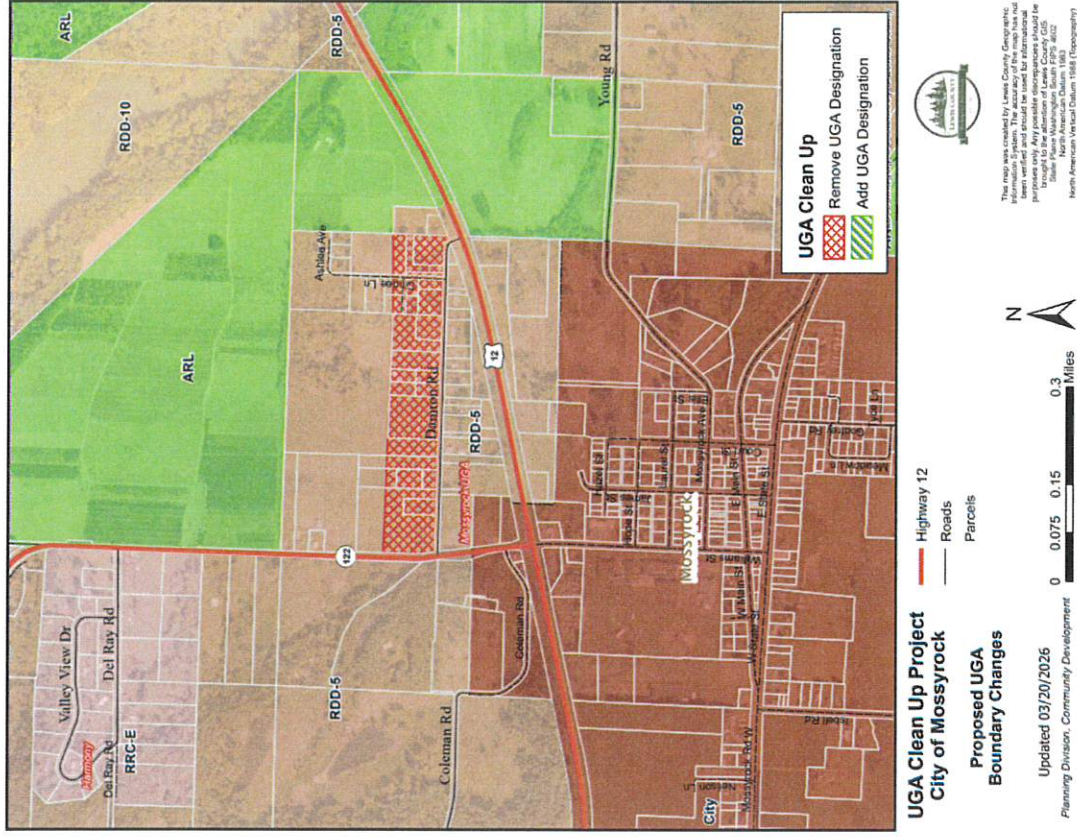
Mossyrock – Dameron RD Area

Existing Conditions

UGA boundary north of Dameron Road contain numerous split parcels that are partially within and partially outside the UGA boundary. The area currently has water infrastructure in the vicinity; however, sewer service is located much farther to the south, across Highway 7 and within the current City limits of Mossyrock.

Proposed Adjustment

Revise the UGA boundary by removing lands north of Dameron Road up to the northern edge of the roadway right-of-way, while retaining Dameron Road within the UGA. This adjustment removes the affected parcels from the UGA to improve boundary consistency, eliminate split designations, and avoid the creation of isolated or fragmented UGA “islands.”



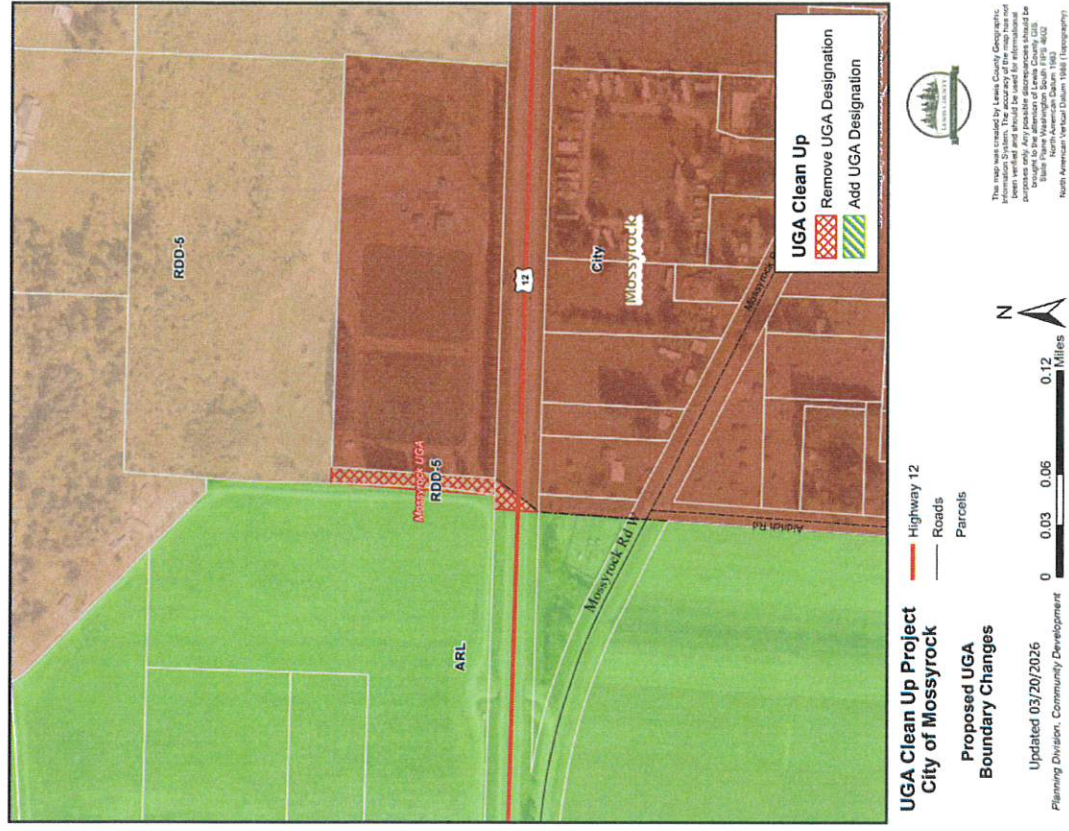
Mossyrock – Highway 12 Area

Existing Conditions

Parcel 028520000000 contains a remnant portion of Urban UGA designation not annexed by the city that results in a split parcel designation.

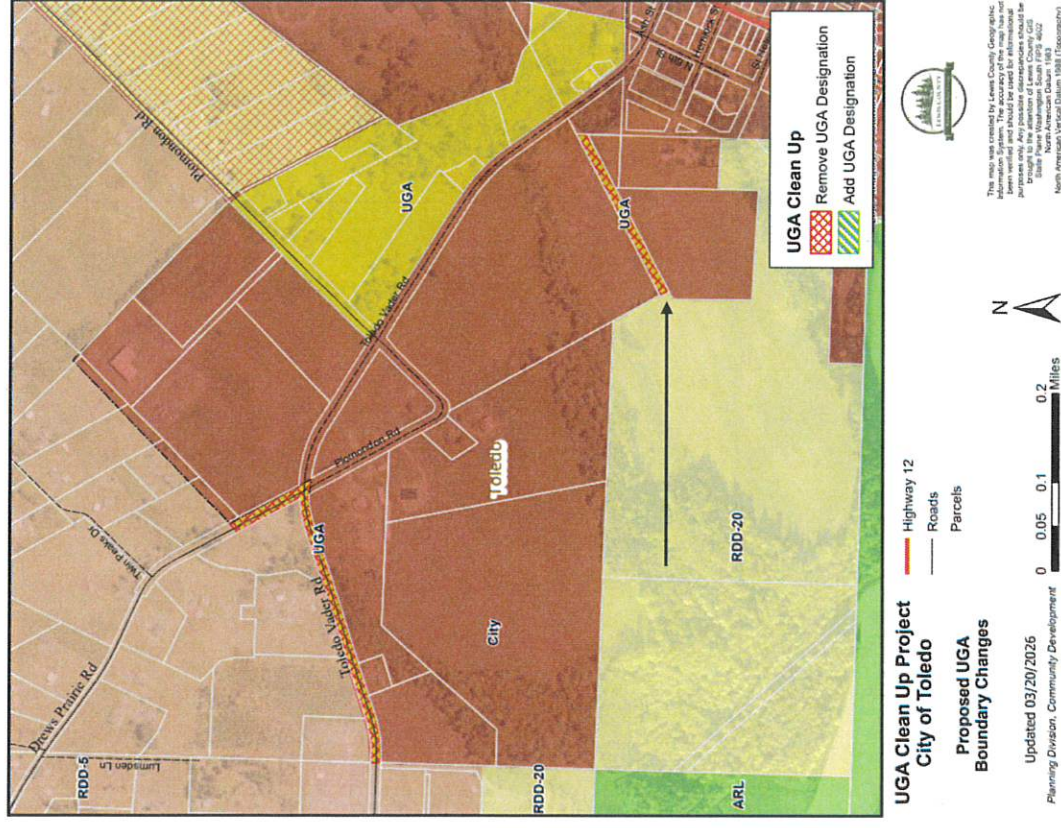
Proposed Adjustment

Remove the remaining UGA designation from Parcel 028520000000 to eliminate the split designation.



Existing Conditions

Proposed Adjustment



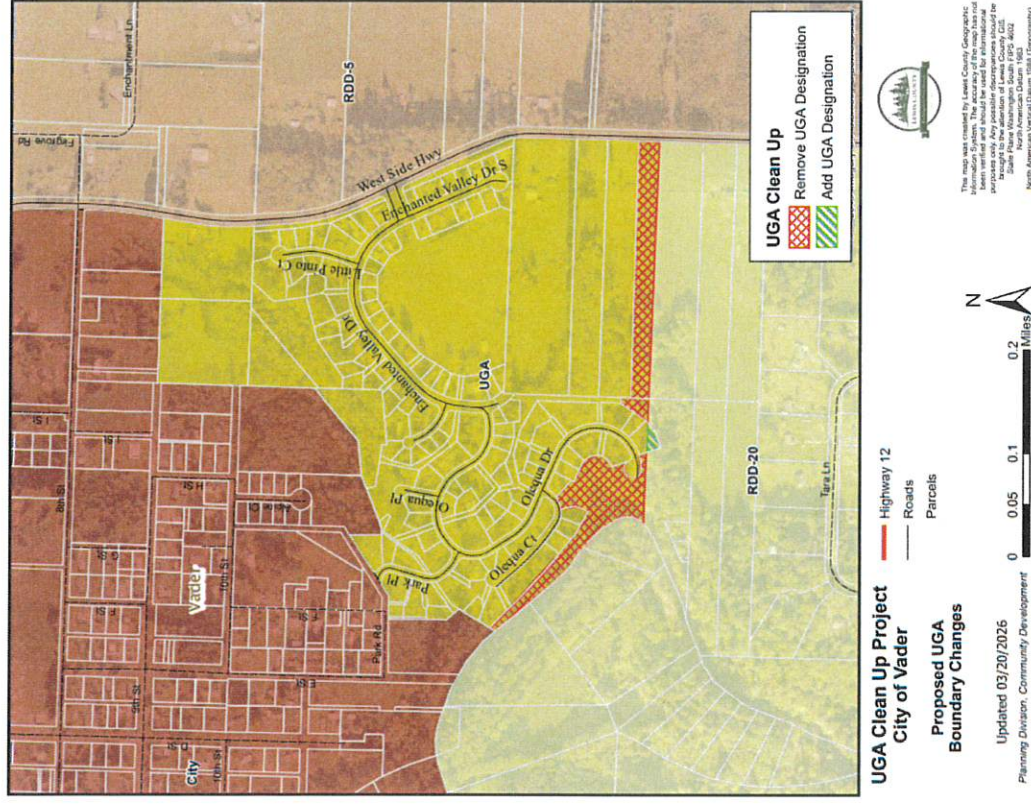
Vader – Olequa Creek Area

Existing Conditions

A split parcel is located at the terminus of Olequa Road that is not included in the current annexation plan. An irregularly shaped parcel along the river is also excluded from annexation. In addition, several other parcels within the area exhibit split UGA designations, with portions inside and outside the UGA.

Proposed Adjustment

Remove remnant portions of the UGA from parcels with split designations that are not included in the current annexation plan, thereby eliminating fragmented boundary conditions. For the parcel excluded from annexation due to its split designation, expand the UGA boundary to include the entire parcel. This adjustment ensures the parcel is fully within the UGA to facilitate more efficient and consistent annexation in the future.



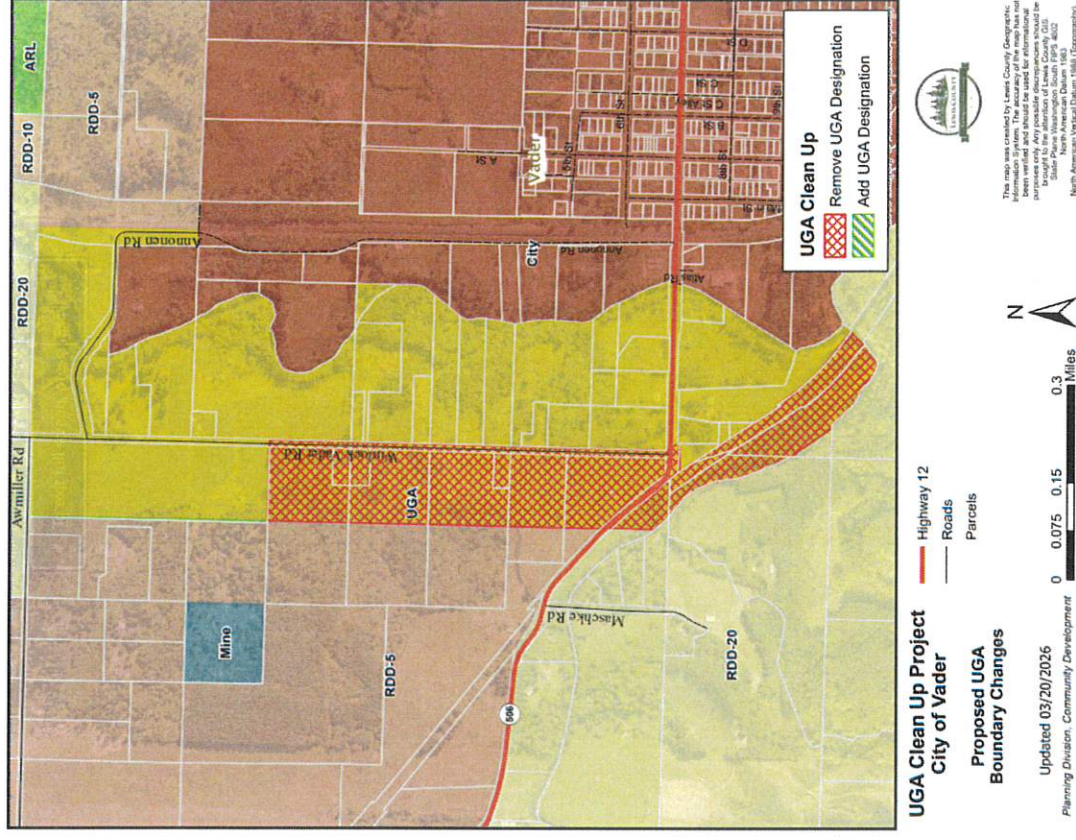
Vader – Winlock Vader RD Area

Existing Conditions

Along Winlock–Vader Road, the majority of parcels have split designations, with portions located both within and outside the UGA. Irregularly shaped split parcels within the UGA also extend south of Highway 506 and are not included in the City's current annexation plans, resulting in fragmented and inconsistent boundary conditions.

Proposed Adjustment

Remove all parcels west of Winlock–Vader Road and south of Highway 509 that contain split UGA designations and are not included within the City's current annexation plans. This adjustment eliminates split designations and aligns the UGA boundary with planned annexation areas.



Winlock – Byham RD and King RD Areas

Existing Conditions

Remnant areas of the UGA remain along King Road and Byham Road following City annexation of the surrounding UGA. The remaining parcels along Byham and King Road are split between UGA and non-UGA designations. The UGA boundary north of Byham RD appearing to follow physical features rather than consistent parcel boundaries, resulting in irregular and fragmented designations.

Proposed Adjustment

Remove the remaining remnant UGA areas and realign the UGA boundary to coincide with existing City limits. This adjustment eliminates split parcel designations and establishes a clearer and more consistent boundary framework.

