

LEWIS COUNTY PLANNING COMMISSION

Leslie Myers, Vice Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: November 12, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive Plan and Zoning Ordinance Map for Jorgensen Timber, LCC's Site Specific Rezone Request (RZ19-00001)

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners a draft amendment to the Lewis County Comprehensive Plan. The Planning Commission recommends approval for the site-specific rezone request from Jorgensen Timber, LLC that will amend the Comprehensive Plan designation for parcels 014997000000 and 015001001000 from "Other Rural Lands (Non-Resource)" to "Mineral Resource Lands". It will also change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Mineral Resource Land.

General findings of fact:

1. RCW 36.70A.040 requires Lewis County to designate mineral resource lands through its comprehensive plan and adopt development regulations conserving these designated mineral resource lands.
2. Lewis County Code 17.30.850 includes an "opt in" provision for voluntary designation of properties as mineral resource land. The application for the designation is processed as a Type V application to amend the comprehensive plan and development regulations.
3. Lewis County Code 17.05 identifies the process for a Type V application. The Type V application requires public notice, has workshops and a public hearing with the Planning Commission, and has the final decision adopted by the Board of County Commissioners.
4. Jorgensen Timber, LCC submitted a Type V application for a site specific rezone request for the "opt in" provision on December 20, 2019 for the 2020 comprehensive plan amendment.
5. The Lewis County Planning Commission held a public workshop to discuss Jorgensen Timber, LLC's Site Specific Rezone Request. At its September 22, 2020

public workshop, the Planning Commission adopted a motion to hold a public hearing at its October 27, 2020 meeting.

6. The county published a legal notice in The Daily Chronicle on October 6, 2020 advertising a public hearing for Jorgensen Timber, LCC's site-specific rezone request.
7. Before the public hearing date, the Lewis County Planning Commission received and considered the staff report on the proposed amendment. Copies of all materials were available to the public in accordance with LCC 17.05 and LCC 17.12.
8. The Lewis County Planning Commission held a public hearing on October 27, 2020 and received public testimony on the proposed site-specific rezone request.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the site-specific rezone request and determined that the applicant's request:

1. Meets the requirements of the Growth Management Act (GMA), Lewis County Countywide Planning Policies, the Lewis County Comprehensive Plan, and all other state and federal laws;
2. Conforms with Lewis County Adopted Codes and Plans, including the "opt in" provision for voluntary designation of properties as mineral resource land (LCC 17.30.850); and
3. Protects the public's general health, safety, and welfare.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance adopting a change to the Lewis County Comprehensive Plan and zoning ordinance map designating Parcels 014997000000 and 015001001000 as Mineral Resource Lands, as shown in Exhibits A.

Submitted by  *Leslie Myers* Date 11/20/2020
11/20/2020 11:00:04 AM PST
Leslie Myers, Vice Chair
Lewis County Planning Commission

Additional Notes

1. The Lewis County Community Development will forward a draft of the site-specific rezone request to the Washington State Department of Commerce for their 60-day review with all of the other proposed Comprehensive Plan Amendments for 2020. WAC 365-196-640 requires comprehensive plans to be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained
2. The Lewis County Department of Community issued a Determination of Nonsignificance for the State Environmental Policy Act (SEPA) on this project on March 17, 2020.

Exhibit A – Proposed Comprehensive Plan and Zoning Ordinance Map amendment