

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 Adjusting the Boundary of the Mossyrock UGA

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 that recommends adjusting the boundary for the City of Mossyrock Urban Growth Area (UGA). The adjustment would reduce the UGA by 60.24 acres and designate it as 'Other Rural Lands (Non Resource).' In addition, the zoning designation would change to Rural Development District, one residence per 5 acres (RDD-5).

General findings of fact:

1. RCW 36.70A.110 requires Lewis County to designate urban growth areas through its comprehensive plan. While the county has the responsibility to discuss how it sets UGA boundaries with the cities, the actual designation is a decision by the county.
2. The county conducts its consultation process annually through the Lewis County Planned Growth Committee (PGC), which provides a recommendation on such amendments.
3. During the 2020 PGC meeting, the City of Mossyrock requested the reduction to the UGA by 60.24 acres.
4. The PGC approved a motion at its February 20, 2020 meeting to recommend forwarding the proposal to the Lewis County Planning Commission. This recommendation from the PGC initiated Chapter 17.12 LCC, Public Participation Program, for amendments to the Lewis County Comprehensive Plan.
5. The Lewis County Planning Commission held a public workshop to discuss the UGA amendment at its September 29, 2020 meeting. At its September 29, 2020 public meeting, the Planning Commission adopted a motion to hold a public hearing on the amendment at its November 10, 2020 meeting.
6. The county published a legal notice in The Daily Chronicle on October 20, 2020 advertising a public hearing for the Comprehensive Plan UGA amendment.

7. Before the public hearing date, the Lewis County Planning Commission received and considered reports on the proposed amendments submitted by Lewis County staff. Copies of all materials were available to the public in accordance with Chapter 17.12 LCC.
8. The Lewis County Planning Commission held a public hearing and received public testimony on the proposed Comprehensive Plan amendment on November 10, 2020.

Conclusions

After closing the public hearing, the Planning Commission deliberated on the proposed amendments and determined that the proposed amendment adjusting the boundaries for the City of Mossyrock UGA.

1. Reflected the housing needs of countywide residents;
2. Met the intent and requirements of the Growth Management Act, the Lewis County Countywide Planning Policies, and the Lewis County Comprehensive; and,
3. Satisfied the public interest.

Recommendation

Based on the forestated findings of fact and conclusions, the Planning Commission recommends that the Board of County Commissioners pass an ordinance to adopt the proposed changes to the Lewis County Comprehensive Plan adjusting the UGA boundary for the City of Mossyrock as shown in Exhibits A. The Planning Commission further recommends that the area retracted from the Mossyrock UGA be given a future land use designation of "Other Rural Land (Non-Resource) in the Comprehensive Plan and zoning designation of Rural Development District with a density of one residence per five acres (RDD-5).

Submitted by _____ Date _____
Leslie Myers, Vice-Chair
Lewis County Planning Commission

Additional Notes

1. The Lewis County Community Development will forward a draft of the Comprehensive Plan Change 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 Community Development issued a Determination of Nonsignificance for the State Environmental Policy Act (SEPA) on this project on October 13, 2020. The 14 day comment period ended October 27, 2020. There were no appeals in the 7 day appeal period, which ended November 3, 2020.

Exhibit A – Proposed Comprehensive Plan and Zoning Ordinance Map amendment