

Lorie Spogen, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: October 14, 2020

Subject: Transmittal to the BOCC: Amendment to the Lewis County Comprehensive Plan and Zoning Ordinance Map for Stephen Padula's Site Specific Rezone Request (RZ19-00002)

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 Stephen Padula that will amend the Comprehensive Plan designation for parcel 012708002005 from "Other Rural Lands" to "Agricultural Resource Lands". It will also change the zoning ordinance map from Rural Development District, one residence per 20 acres (RDD-20) to Agriculture Resource Land.

General findings of fact:

1. RCW 36.70A.040 requires Lewis County to designate agricultural resource lands through its comprehensive plan and adopt development regulations conserving these designated agricultural lands.
2. Lewis County Code 17.05.040 allows site-specific rezone applications to change the comprehensive plan and zoning ordinance map as 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.
3. Stephen Padula submitted a Site Specific Rezone Request for a change in the comprehensive plan and zoning ordinance map on December 30, 2019 for the 2020 comprehensive plan amendment.
4. The Lewis County Planning Commission held a public workshop to discuss Stephen Padula's Site Specific Rezone Request. At its August 25, 2020 public workshop, the Planning Commission adopted a motion to hold a public hearing at its October 13, 2020 meeting.
5. The county published a legal notice in The Daily Chronicle on September 22, 2020 advertising a public hearing for Stephen Padula's site-specific rezone request.

6. 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.
7. The Lewis County Planning Commission held a public hearing and received public testimony on the proposed site-specific rezone request on October 13, 2020.

Conclusions

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

1. The rezoning is consistent with Lewis County Adopted Plans;
2. The rezoning is consistent with the county-wide planning policies, Growth Management Act (GMA), and other state or federal law or Washington Administrative Code;
3. The rezoning does not further impact public health, safety, welfare;
4. There are circumstances that justify the rezoning;
5. The rezoning is consistent with the neighborhood characteristics;
6. The rezoning would result in consistent regulations for each property with the same zoning designation countywide;
7. The rezoning aligns with the zone districts purpose and intent.

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 and zoning ordinance map as shown in Exhibits A.

Submitted by Lorie Spogen Date 10/14/2020
Lorie Spogen, 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

Exhibit B – Planning Commission Decision Chart completed at the October 13, 2020 public hearing