LEWIS COUNTY PLANNING COMMISSION

Mike Mahoney, Chairman

LETTER OF TRANSMITTAL

To: **Lewis County Board of County Commissioners**
From: **Lewis County Planning Commission**
Date: **March 8, 2016**
Subject: **Transmittal to the BOCC: Findings and Conclusions regarding designation of lands for Open Space assessment.**

Dear Commissioners:

The Lewis County Planning Commission has completed its review and hearings on three applications for the inclusion of certain properties in the open space assessment program as allowed under LCC 3.50. The three applicants are as follows.

Wibbelman, Lloyd
Parcel Numbers: 015053001000 & 015056001000
Zoning: ARL & RDD-10
Acreage: 75.24

Zimmerman, Abe
Parcel Numbers: 034160001004
Zoning: RDD-5
Acreage: 6.45

Garrison, Richard and Diane
Parcel Numbers: 021964001003 & 021964001004
Zoning: Centralia UGA; R-2
Acreage: 13.78

As Chairman of the Planning Commission I am transmitting herewith the findings and recommendations of the Commission of that review.

The Commission finds:

- The applications were made and reviewed in compliance with the provisions of RCW 84.34 and LCC 3.50, and

- The review by the County Public Benefit Rating System Committee (PBRSC) on January 26, 2016, has resulted in the three properties being found to contribute to the retention and conservation of open space as defined in LCC 3.50, and

- The three applications recommended for inclusion by the PBRSC were the subject of a duly noticed public hearing before the Planning Commission on March 8, 2016 as required under Lewis County Code, and

- The recommendations in the attached Memo from the Lewis County Assessor to the Planning Commission are consistent with the provisions of the Lewis County Comprehensive Plan Natural Environment Sub Element; in particular as it sets forth goals, objectives and policies relating to GMA goals 9 (Open Space Recreation) and 10 (Environment).

CONCLUSION:

Now, therefore, in light of the above findings the Planning Commission concludes that inclusion of the properties in the Open Space program serve a public benefit and recommends to the BOCC the adoption of the recommendations of the Public Benefit Rating System Committee attached hereto.

Mike Maloney, Chairman, Lewis County Planning Commission

3-8-2016
Date