

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

APPLICATION FOR AMENDMENT

- Rezone or Amendment to Zoning Regulations
- Comprehensive Plan Amendment
- Resource Land Opt-in Application

Rezone Fee: \$2,700
SEPA Fee: \$1,300

Applications Accepted September 1 through December 31

SUBMITTAL REQUIREMENTS:

For office use only

Permit Tech

- Completed application form
- Legal Description (for site specific amendments)
- For map changes, site maps, no larger than 11" x 17", clearly labeled, and reproducible in black and white, that show the following features:
 - a. Property boundaries that show the existing land use designation and zoning.
 - b. Property boundaries that show the proposed land use designation and zoning.
 - c. All natural and built features (such as roads, streams, buildings, slopes, fences, etc.) as well as adjacent properties and their uses.
- The State Environmental Policy Act (SEPA) Checklist and associated fees:
<https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance>
- For text changes, documentation that shows the proposed code or plan to be changed, as well as the proposed language. Will only be processed with the consent of the Lewis County Board of County Commissioners.
- Application Fee

PLEASE TYPE OR PRINT

1. Applicant (continue on page five if more than one applicant):

Name Jim and Cindy Smith (owners) / Adna Grocery
Address PO Box 283, Adna WA 98522
Contact Home (360) 880-3839 Work (360) 740-8836 (Cindy) Email info@unclejimssmokehouse.com

2. Contact Person (if other than the applicant):

Name Chris Aldrich, RLA - Planning Manager / RB Engineering
Address PO Box 923, Chehalis WA 98532
Contact Home () Work (360) 740-8919 Email chrisa@rbengineers.com

3. Assessor Tax Parcels:
018752001000

4. Location of property:

Quarter Section _____, Section 9, Township 13N North, Range 3W

Location (road name/city): 107 & 109 Bunker Creek Road, Adna


Is the property within an Urban Growth Area? Yes _____ No X

If yes, which jurisdiction? _____

5. Total acreage of the parcel(s): 0.74 acres

6. Signatures:

I/We the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

 12-29-21
Signature Date

Signature Date

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APPLICATION FOR AMENDMENT QUESTIONS

PLEASE PROVIDE A RESPONSE THE FOLLOWING APPROVAL CRITERIA. ATTACH ADDITIONAL SHEETS IF NECESSARY.

- A. Is there a demonstrated need for the proposed change? Please provide supporting evidence.
See attached project narrative.
- B. What is the anticipated effect upon the rate or distribution of population growth, employment growth, development and conversion of land as envisioned by the Lewis County Comprehensive Plan?
- C. What is the anticipated effect on the ability of the county and/or other service providers (e.g., cities, schools, water purveyors, fire districts) to provide adequate services and public facilities including transportation facilities?
- D. If the proposed change is to or from an agricultural, forest or mineral resource land designation, explain why the existing land use/zoning designation is not appropriate and why the proposed land use/zoning designation is appropriate.

E. List the zoning designations of each property that abuts the site. If the proposed change is not consistent with the abutting properties, explain why the proposed change does not constitute a "spot zone." (Note - The site is defined as the parcel or parcels that are the subject of the proposed change.)

F. Explain how the proposed change serves the interest of not only the applicant, but the public as a whole.

G. Explain how the proposed change fulfills the goals of the Washington State Growth Management Act, RCW 36.70A3.020.

H. Explain how the proposed change is consistent with the county-wide planning policies and the Lewis County Comprehensive Plan, including an applicable interlocal agreements or city comprehensive plan policies. Be sure to address all comprehensive plan chapters.

ADDITIONAL APPLICANTS PAGE

Please have every party who wishes to join this application provide the following information and sign below.
You may attach additional sheets if necessary.

I/We, the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____

Applicant:

Name _____
Address _____
Telephone Home (____) _____ Work (____) _____
E Mail _____
Parcel Numbers _____
Signature _____



DESIGN → PERMIT → MANAGE

**COMPREHENSIVE PLAN AMENDMENT
CHEHALIS, WA
RBE #21134**

NARRATIVE, LEGAL DESCRIPTION and APPLICATION QUESTIONS
December, 2021

SUBJECT PARCEL LEGAL DESCRIPTION:

A portion of the Thomas Ford DLC located in Section 9, T13N, R3W, Lewis County.

NARRATIVE:

A applicant/land owner is submitting a Type V amendment to the Lewis County Comp Plan to remove the subject property from the Agricultural Resource Land designation and be included in the Adna STMU Zone (Small Town- Mixed Use).

The parcel is 0.74 acres located adjacent to Bunker Creek Road and Highway 6 and is currently designated ARL. This parcel and several others similarly situated appear to have been included in ARL at time of adoption by virtue of their being south of Bunker Creek Road. This site and nine others immediately north can be characterized as small narrow parcels sandwiched between the Chehalis River and Bunker Hill Road which forms the western extent of the Adna STMU. The parcel(s) include steep northern bank of the river above the ordinary high-water mark along with relatively level portions adjacent to the street. The parcel lies mostly within the 100-year floodplain and 2007 event.

This site includes an active commercial business with building(s) as existing non-conforming use within the ARL. The business includes a small general grocery store and post office. Planned expansion includes a small restaurant and pub with indoor and outdoor dining with associated parking & site improvements as may be required. Expansion of this non-conforming use would not be allowed in the ARL.

The parcel has little or no agricultural value due to its small size and developed nature.

QUESTIONS FROM THE REZONE & COMP PLAN AMENDMENT APPLICATION:

- A. Is there a demonstrated need for the proposed change? Please provide supporting evidence.

The property owner wishes to potentially expand or change the current use of the commercial building which may not be allowed under the ARL zoning. Changing the zoning to mixed-use under the Adna LAMIRD would allow flexibility for future revised uses on the site.

- B. What is the anticipated effect upon the rate or distribution of population growth, employment growth, development and conversion of land as envisioned by the Lewis County Comprehensive Plan?

Incorporating the site within the Adna growth area would have no impact to the development or conversion of agricultural land as the site is currently developed. Inclusion of this site within the STMU zone allows better flexibility for mixed use (residential, commercial, public, etc.) than allowed under ARL, and a more appropriate siting for development in proximity to existing growth.

- C. What is the anticipated effect on the ability of the county and/or other service providers (e.g. cities, schools, water purveyors, fire districts) to provide adequate services and public facilities including transportation facilities?

An increase of less than one acre has a very small impact to the Adna growth area which is roughly 260 acres in size. The site is currently within the LCFD#6 and Adna School District (no change).

- D. If the proposed change is to or from an agricultural, forest or mineral resource land designation, explain why the existing land use/zoning designation is not appropriate and why the proposed land use/zoning designation is appropriate.

Inclusion of this parcel as ARL is not appropriate due to its size and proximity to the historic area of more intense development. The small size of the parcel and its proximity to residential use and active arterial streets makes it limited for agricultural use, with the exception of limited farm-related retail or accessory uses. Inclusion within the Adna STMU district would promote infill of residential, business, or public development in a location that is physically close to the historic area of more intense development and suitable for the limited physical capacity of the parcel(s).

- E. List the zoning designations of each property that butts the site. If the proposed change is not consistent with the abutting properties, explain why the proposed change does not constitute a "spot zone." (Note- The site is defined as the parcel or parcels that are the subject of the proposed change.)

Zoning of the site and parcels to the west, south and east are ARL. Zoning across Bunker Creek Road is STMU (Adna's LAMIRD). Surrounding uses include residential development, Adna School District facilities and park to the north. Site is hemmed between Bunker Creek Road, Highway 6 and Chehalis River. Uses west of the river and south of the highway are agricultural and rural residential. Inclusion of this site into the Adna STMU would have no impacts as the site already functions as a part of the historic area of more intense development.

- F. Explain how the proposed change serves the interest of not only the applicant, but the public as a whole.

The existing commercial use (currently a pre-existing non-conforming use within the ARL) is an important commercial node at the southerly limits of the Adna growth area. Including it within the STMU would provide the flexibility to change or expand uses as needs or conditions within the community are recognized.

- G. Explain how the proposed rezone or amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020):

The exclusion of the parcel from a resource lands designation is appropriate as it does not fill this role from physical standpoints (prior development, size, soils, etc.). RCW 36.70A.177 Agricultural Lands encourages nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes.

The addition of Mixed Use zoning adjacent to the STMU is consistent with RCW 36.70A.110 as it promotes development to expand in a contiguous and in-fill fashion. Although this parcel is partially encumbered by floodplain, its inclusion within the STMU is met under exception (8)(b)(iii)(B) where the "urban development already exists within a floodplain as of July 26, 2009, and is adjacent to, but outside of, the urban growth area, and the expansion of the [UGA] is necessary to include such urban development within the urban growth area."

- H. Explain how the proposed rezone or amendment is consistent with the county-wide planning policies and the Lewis County Comprehensive Plan, including applicable interlocal agreements or city comprehensive plan policies. Be sure to review all comprehensive plan chapters.

The purpose of the Mixed Use/Commercial District is to provide land areas within the small towns for the siting of commercial uses which serve the surrounding community with a broad range of retail goods and services. Property within this district may also serve to meet the residential needs of the community in accordance with the capability of local facilities. The Mixed Use/Commercial Districts are designed to assure infilling consistent with surrounding uses and the existing public facilities and character of the area.

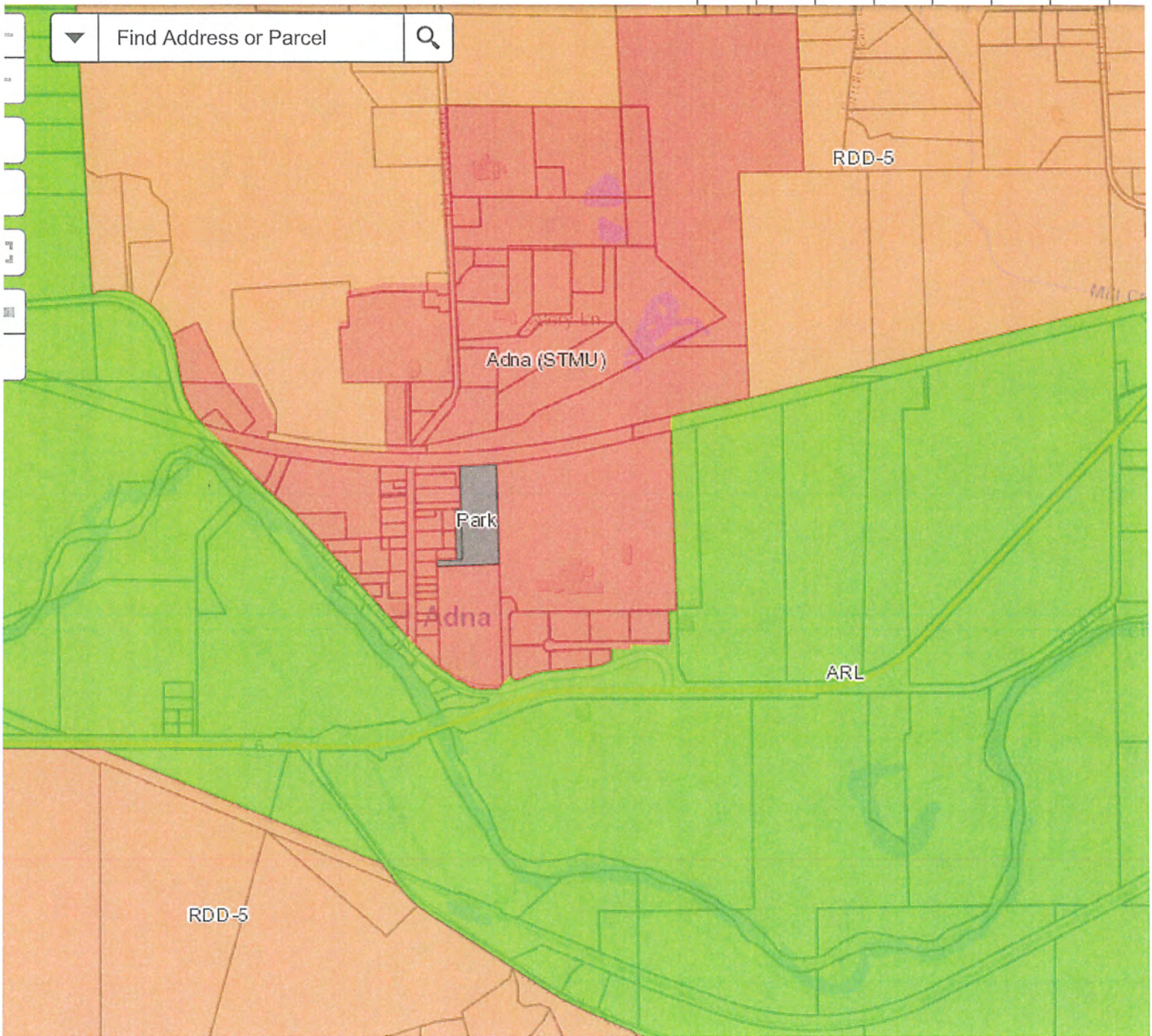
Inclusion of the parcel within the Adna STMU would be consistent with Lewis County Urban Growth policies:

-Concentrated Development (UG2.0; locating development where adequate services and facilities are present or can be provided concurrently; encouraging infill development where services have already been provided).

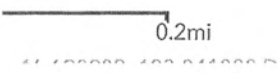
-Commercial Lands (UG4B.4; encourage minimal land use conflicts between commercial uses and other uses through proper siting).

-LAMRIDS (R4.2; consider the boundaries shown on map LU-2 as the "logical outer boundaries" for LAMRIDS). The Chehalis River and Highway 6 provide a more logical boundary for the Adna STMU.

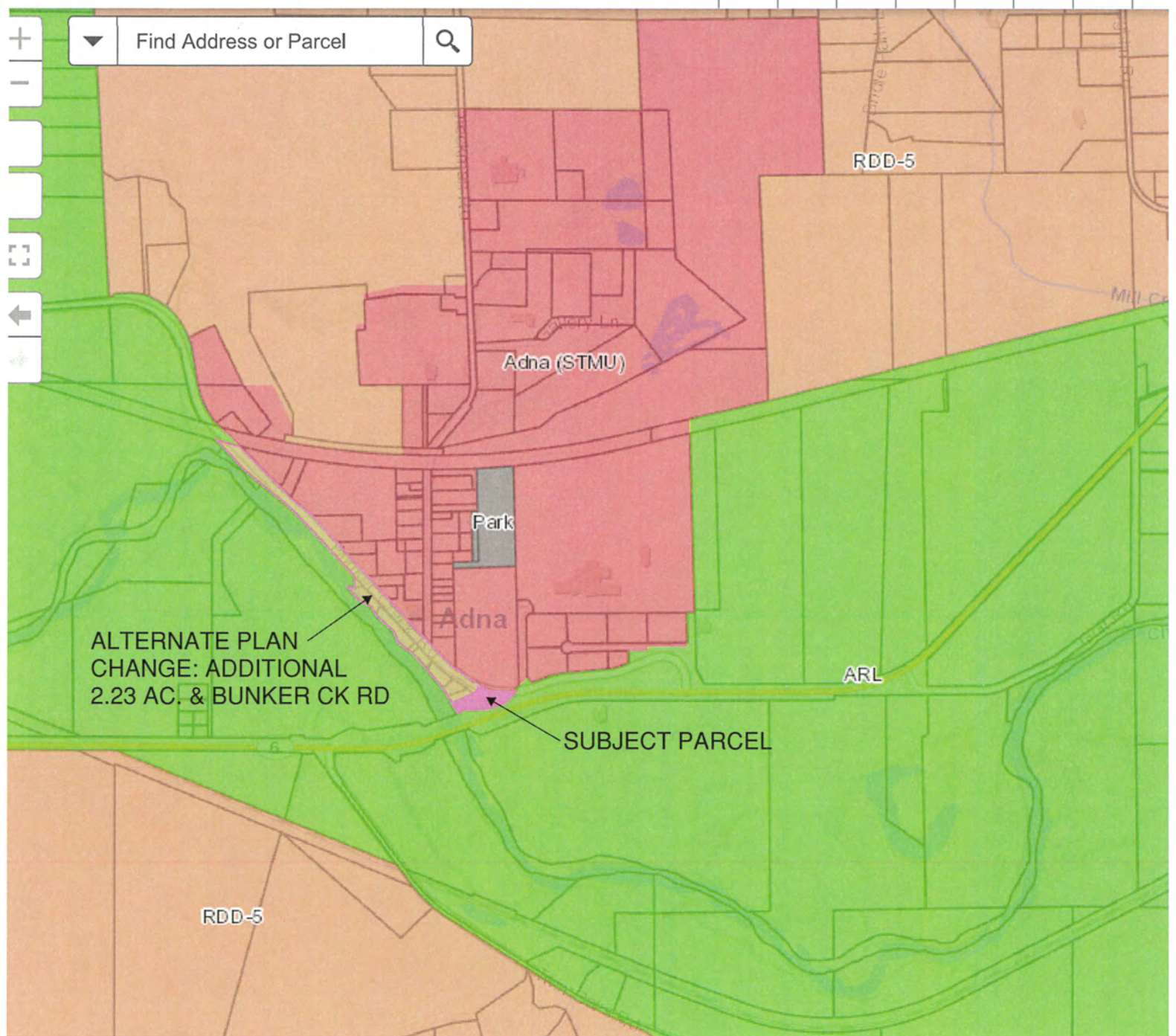
-Resource Lands (NR3.3; ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands). Removal of this parcel from ARL (Ag Resource Land) is appropriate in as much as the site is more physically associated with Adna's historically more intense uses and is too small for commercial agriculture. Removal of 0.74 acres from ARL represents an extremely small impact to farmland resources.



EXISTING ZONING



App State
Click to restore the map extent and layers visibility where you left off.



PROPOSED ZONING

App State

Click to restore the map extent and layers visibility where you left off.

0.2mi