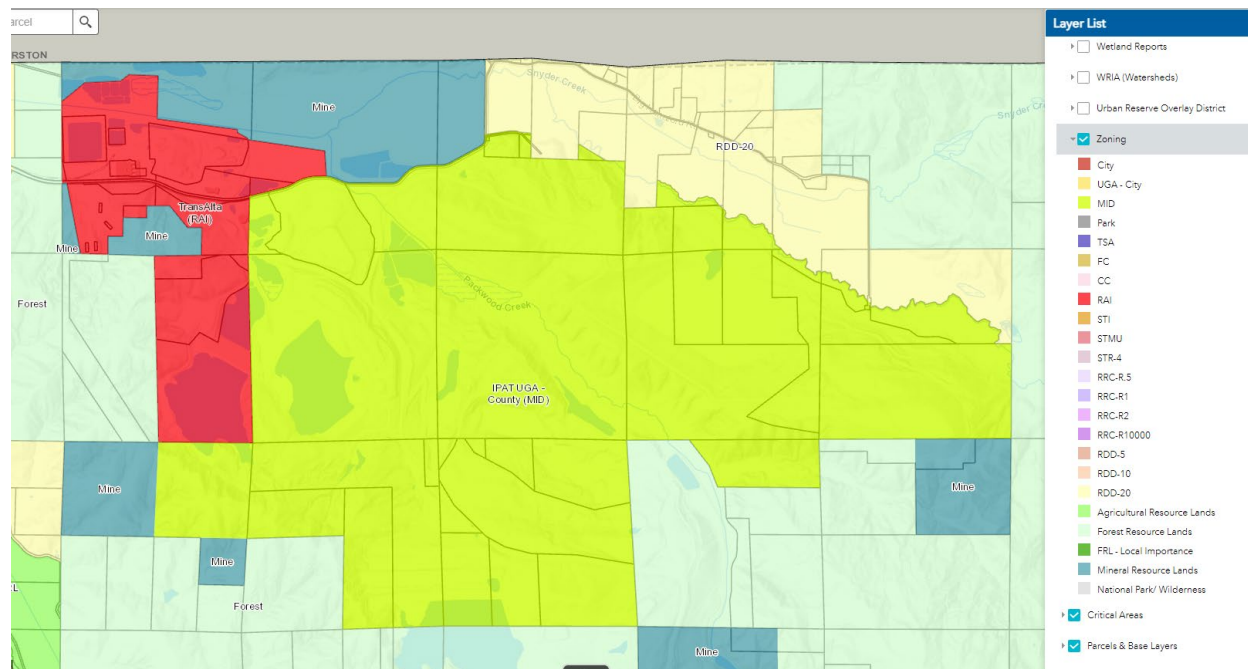


Lewis County Comprehensive Plan Industrial Lands Update – Scope of Work 01/17/24

Purpose

The purpose of the Industrial Lands Update is to update the development regulations for the TransAlta (RAI) and IPAT UGA (MID) zones, as shown in Map 1, to provide a streamlined process and non-discretionary approval criteria to support redevelopment of the reclaimed mining operations.



Map 1 – Industrial Lands Update Project Site

This is a component of the Comprehensive Plan Periodic Update. Periodic Update is an every-ten-year review of the existing Comprehensive Plan to address mandatory updates and respond to changes in local conditions. Periodic Update includes review of local goals and policies contained in the Comprehensive Plan, as well as implementation measures, which typically include changes to zoning designations and development regulations.

Project Approach

Task 1 – Public Engagement Plan

A Public Engagement Plan will be created that identifies stakeholders and their primary topics of interest. A Technical Advisory Group (TAG), which is a subset of the full stakeholder list, will be formed to provide guidance to the project. It is anticipated that the TAG will include roughly 10 industry experts.

Task 2 – Existing Conditions

Complete an existing conditions report, including a summary of existing zoning and development regulations.

Task 3 – Problem Identification

Working with the TAG, identify the roadblocks to successful redevelopment of the site. This may include issues related to the development regulations, infrastructure, etc.

Task 4 – Solution Options

Working with the TAG, develop optional solutions and anticipate effects of the solutions to address the roadblocks identified in Task 3.

Task 5 – Recommendation

Recommended solutions will be identified by staff. The recommendation will be shared with the TAG and other stakeholders for feedback. That feedback will be used to finalize the recommendation that will be brought forward for adoption as part of the Comprehensive Plan Periodic Update.

Task 6 – Adoption

The Comprehensive Plan Periodic Update adoption process, which this update is part of, will include SEPA analysis and workshops and public hearings with the Lewis County Planning Commission and Board of County Commissioners.

Timeline

Task	Start	End	Deliverables
1. Public Engagement Plan	2/1/24	2/15/24	PEP document, formation of TAG
2. Existing Conditions	2/15/24	3/30/24	Final Report
3. Problem Identification	4/1/24	6/30/24	Draft/Final Memo
4. Solutions Options	7/1/24	8/30/24	Draft/Final Memo
5. Recommendation	9/1/24	12/31/24	Final Report Incorporation into Comprehensive Plan Periodic Update
6. Adoption	1/1/25	6/30/25	1. Adopted Amendments to Comprehensive Plan Goals and Policies 2. Adopted Amendments to Zoning Designations and Development Regulations