

**Planning Commission Public Meeting
Lewis County Courthouse
351 NW North St.
Chehalis, WA 98532**

**July 13, 2010
Meeting Notes**

Planning Commissioners Present: Arny Davis, Richard Tausch, Jim Lowery, Mike Mahoney, Bill Russell, Bob Guenther

Planning Commissioners Absent: Rachael Jennings

Staff Present: Phil Rupp, Barb Kincaid, Glenn Carter, Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from June 8 and June 22, 2010
- Matrix of Rezone Comments
- Rezone Maps 9, 10, 11, 12

I. Call to Order

Vice Chair Lowery called the meeting to order at 7:01 P.M. The Planning Commissioners introduced themselves.

II. Old Business

A. Approval of meeting notes

Vice Chair Lowery entertained a motion to approve the meeting notes from June 8 and June 22, 2010. Commissioner Russell moved; Commissioner Tausch seconded. The motion carried.

B. Workshop on Rezone Requests

Application #166, Map 9.

This property met ARL criteria and it is part of a larger parcel being actively farmed. The property owner submitted a declaration that the property is not drained and therefore should not have been included in the ARL designation. A rezone to RDD-5 could create a development pattern that would not provide adequate buffering between rural residential and adjacent ag uses.

Commissioner Mahoney asked if the declaration that the soil is not drained means that the land does not qualify as prime soil. Mr. Rupp stated that was one of the criteria. Commissioner Mahoney asked if it was taken out of ARL for that reason would staff support RDD-10 rather than RDD-5. Mr. Rupp stated that would be an appropriate designation.

Commissioner Russell noted the property is part of a larger block of ag land but it is also part of a larger block of RDD-10.

Commissioner Guenther stated that property has been farmed for many years.

Application #167, Map 9

This includes two small parcels totaling 2.19 acres that was zoned RDD-10 prior to the ARL designation. There are significant critical areas, hydric soils and frequently flooded areas, shoreline jurisdiction and a sensitive aquifer recharge area. The 2.19 acres is the minimum permitted under the environmental health and safety regulations for rural residential use. Rezoning it to RDD-10 would create a spot zone; however if consideration were to be given to change the zoning designation of Application #166, then the same consideration should be given to this property.

Commissioner Lowery agreed with the consideration of Application #166. Commissioner Mahoney stated this land will never be farmed because of the wetlands, etc.

Mr. Rupp stated zoning it RDD-10 would open it up for other uses.

Application #87 and 88, Map 9

This application consists of approximately 80 acres with five parcels ranging in size from 3.2 to 40 acres under different ownerships. There are some critical areas and significant hydric soils. Some parcelization has occurred to the west through surveys and short plats recorded in the late 1990's. Changing the designation would create a spot zone.

Application #142, Map 9

This application includes 150 acres with one owner. There are essentially two sections. The eastern most section is 92 acres and was designated ARL in 2008. There is no evidence that an error was made in that designation. The western area is 55 acres which consists of 11 parcels and is currently zoned RDD-20. Critical areas are evident on the 55 acres; it has hydric soils, a shoreline environment along the Newaukum River, and a sensitive aquifer recharge area. Rezoning this parcel would create a spot zone. There was no specific RDD request from the owner, only to change it from ARL.

Application #86, Map 9

This is a 34.5 acre parcel with a request to change from RDD-10 to RDD-5. Changing the designation would create a spot zone.

Application #133, Map 9

The request is to change from Class A Ag to RDD-5 on two parcels. The county determined that both these parcels met the criteria for ARL designation and there is no evidence that an error was made in that designation. Changing the zoning would create a spot zone.

Application #169, Map 10

The applicant wishes to change this zoning from ARL back to RDD-10, which was the original zoning. The parcel met the ARL criteria; it appears to be farmed, has prime soils and is part of a larger block devoted to agricultural activities.

The property owner submitted a declaration that about 1/3 of the site contains soils considered prime if drained and it is not drained. The remaining 2/3 of the site contains prime farm soils.

Commissioner Tausch remembered that anything under 20 acres was excluded from ARL designation.

Mr. Rupp stated some large blocks are parcelized into 5 or 10 acres and if there are separate owners and the lots are developed, that was a consideration.

Mr. Rupp stated it is staff's opinion that if the zoning was changed it would create a spot zone. It is a judgment call if the 2/3 of the property that is prime farm land is adequate to keep it as ARL.

Application #53, Map 10

This application includes approximately 660 acres with three property owners. There are two distinct segments. The southern segment consists of 5 parcels and 260 acres used for timber and ag. Few of the adjacent lots are developed. Designation of the southern segment to RDD-5 would create a spot zone.

The northern segment consists of approximately 400 acres. It includes critical areas and slopes in excess of 30%. RDD-10 abuts the property on the south and west and most is undeveloped. There is a 60-acre RV development in the northeast corner which is not part of the application. RDD-10 zoning would retain the buffer adjacent to the ag land.

Application #39, Map 10

This property is 66 acres and 5 parcels with one owner. There is one residence and some pasture; the assessor has categorized the use as ag not cultivated. Given the current parcelization and lack of any critical areas and the RDD-5 across Burnt Ridge Road, this is an area that might be considered designating as RDD-5.

Application #48 and 49, Map 10

Both of these parcels are surrounded by RDD-10 zoning. Changing the zoning would create a spot zone.

Application #32, Map 10

This property is classified as forest land by the Assessor. Re-designating this would create a spot zone and allowing a higher density zoning may risk critical area protection.

The discussion on the applications concluded.

III. Calendar

The next meeting will be on July 27 with discussions on rezone applications East of I-5, north of the Cowlitz River and south of Hwy 12, maps 9, 10 and 11.

Commissioners Davis and Tausch will not be able to attend that meeting.

Ms. Kincaid announced that there will be a public meeting on Wednesday, July 14, 2010 at St. Mary's Center regarding the subarea plan. She encouraged the Commissioners to attend.

IV. Good of the Order

Mr. Michael Chartrey is the owner of the property under Application #169. He thanked Commissioner Tausch for commenting on the fact that properties under 20 acres are not practical for farming. Mr. Chartrey is not farming; his land is in pasture. He does not believe the rezone would create a spot zone as his property abuts RDD-10 zoning. The Assessor is taxing his property as residential. Mr. Chartrey bought the property as RDD-10 and would like the zoning to go back to RDD-10.

Mr. Jack Cockran, 508 Burnt Ridge Rd, Onalaska, has Application #39. Mr. Cochran has owned his property since 1966; he is raising cattle. His property is surrounded by 5-acre parcels. Mr. Cochran has no intention of dividing it but he is no longer able to raise cattle. He would like it to be zoned so it could

be divided in the future. There is a private air strip on the north end of the property and each lot has a view of the mountains and the Mossyrock Valley. They would make excellent building sites.

Vice Chair Lowery reminded the speakers that the public hearing is the most important time for comments. If anyone is not able to attend the hearing, written testimony may be submitted.

V. Adjourn

A motion was made and seconded to adjourn. Adjournment was at 7:58 P.M.