

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

**November 23, 2010  
Meeting Notes**

**Planning Commissioners Present:** Mike Mahoney, Bob Guenther, Jim Lowery, Rachael Jennings, Richard Tausch, Arny Davis

**Planning Commissioners Excused:** Bill Russell

**Staff Present:** Bob Johnson, Glenn Carter, Lynn Deitrick, Pat Anderson

**Others Present:** Please see sign in sheet

**Handouts/Materials Used:**

- Agenda
- Meeting Notes from November 9, 2010
- Memo from BHC dated November 18, 2010 re: public hearing comments on Lewis County Comprehensive Plan
- Lewis County Code Chapter 16.15
- Letter of Transmittal

**I. Call to Order**

Chairman Jennings called the meeting to order at 7:00 p.m. The Commissioners introduced themselves.

**II. Old Business**

a. Approval of the meeting notes from November 9, 2010

Chairman Jennings entertained a motion to approve the meeting notes from November 9, 2010. Commissioner Guenther moved to approve the meeting notes; Commissioner Lowery seconded. The motion carried unanimously.

b. Workshop on Lewis County Comprehensive Plan text amendments  
The Chair recognized Mr. Johnson.

Mr. Johnson stated the purpose of the meeting was to workshop the materials that had been presented at the public hearing on November 9. He suggested going through each packet and if there were suggested changes those changes could be addressed at that time.

The Land Use Element was the first document. If there were no changes, Mr. Johnson asked that this document be forwarded to the BOCC as written.

The Chair asked if there were any changes. There were none and Commissioner Guenther made a motion to move the Land Use Element forward to the BOCC. Commissioner Tausch seconded and the motion passed.

Mr. Johnson stated the next document was the Economic Development Element.

Commissioner Guenther re-stated his comments from the last meeting to change Bullet 3, which is "Competitive labor rates and stable workforce relative to urban areas of region". Mr. Johnson stated that Roger Wagoner did address this element in his memo dated November 18. This revised statement will be included in the final document.

Mr. Johnson noted that there were three policies missing from the Countywide Planning Policies from the May, 2010 document. Those were policies 5.10, 5.11 and 5.12 and they should be added and they are also included in the memo from BHC dated November 18, 2010. He recommended making those changes.

There were no other changes and Commissioner Mahoney moved to forward this document with the changes to the BOCC. Commissioner Lowery seconded and the motion passed.

Mr. Johnson stated the next document was the Capital Facilities and Utilities Element and he did not recall any recommended changes to this document.

Chairman Jennings asked if the Planning Commissioners had any changes. There were none and Commissioner Guenther made the motion to move this forward; Commissioner Mahoney seconded. The motion passed.

The Economic Profile was the next document. Mr. Johnson stated there was a question regarding Table 13, page A22-31. There are a couple of columns where the numbers have not been filled in. The suggestion with respect to the Planning Commission recommendation was to strike the entire column. If necessary, that information can be provided to the BOCC at its December hearing.

Chairman Jennings stated she would like to see the available acreage. She believes this is important to have in the Economic Profile. Mr. Johnson suggested passing it on with a caveat that the vacant available acreage would need to be filled in prior to any action by the Board of County Commissioners.

Commissioner Mahoney stated that having total acres does not tell us anything unless we know what the usable acres are. There are a lot of small pieces of land in Centralia that are less than 3 acres with wetlands, etc. and those will never be developed. Those should be taken out of the industrial land acreage. The figures are misleading. At TransAlta only about 1000 acres out of 4000 can be developed, even though the 4000 acres have been set aside. If we are going to have a true Economic Profile for the county it's important that the usable acres are shown.

Mr. Johnson stated this could be moved forward with a notation that column B would have information added or make a recommendation to fill it in.

Mr. Carter stated in the past there has been an issue with the Board if tables are incomplete. This type of table needs to be kept up-to-date every cycle so the table is a usable resource. With respect to Commissioner Mahoney's comment, Mr. Carter agreed completely. There have been many comments through the past months about the industrial acreage, but it has been the gross amount not the net amount and it leads to confusion on the part of the public.

Mr. Johnson asked Mr. Gene Butler's opinion about putting the table in as an appendix. Mr. Butler stated that is one way of handling it but you would still need to update the appendices as well.

Commissioner Lowery stated from an Economic Development standpoint it would be very valuable to show the total industrial acreage and know what is available. He believes the numbers should be updated and asked if GIS could do that.

Mr. Johnson stated GIS could probably get fairly accurate numbers in the unincorporated areas. The problem would occur with corroborating any information with the cities regarding what is available within the cities.

Commissioner Lowery stated he lives in a Centralia UGA and it is not all industrial or commercial. People need to know what land is being talked about when a large number is identified. It would be helpful for any economic development opportunity on which the county is trying to capitalize.

Commissioner Mahoney stated these documents are used by economic development people and people who may be moving into the area.

Mr. Johnson suggested moving this forward with a caveat that the numbers will be filled in for the BOCC.

Commissioner Mahoney made the motion to move the Economic Development Profile with the caveat to complete Table 13 to the BOCC and Commissioner Lowery seconded. The motion carried.

The Capital Facilities and Utilities Profile was the last comp plan amendment to discuss. Commissioner Tausch referred to page C25-28 under the heading of the James Building. He was not clear about what the numbers represent in columns 2006 actual, 2007 actual and 2008 budget. If these are dollars, what do they refer to?

Mr. Johnson stated they are budget figures for certain functions in the county government and probably have to do with some kind of appropriated money to remodel that building.

Commissioner Tausch stated if they are numbers used exclusively for remodeling the building, they don't make sense to him. This is a relatively small building and these numbers are astronomical compared to any economic value to the building. Mr. Johnson stated he was not able to answer that. That number is relative to an adopted budget that the BOCC has already had a hearing on.

Commissioner Tausch stated he was just curious; it would not have a bearing on how he would vote on this comp plan element. Mr. Johnson suggested Commissioner Tausch speak with Dawna Truman about this.

Mr. Carter stated that building was purchased and renovated by the county and Social Services located there. He does not know why those figures are so high; he does not know of any environmental clean-up done there unless it was for asbestos.

Commissioner Lowery moved to forward the Capital Facilities and Utilities Profile to the BOCC; Commissioner Guenther seconded. The motion passed.

Mr. Johnson stated the next item for discussion was Chapter 16.15, Binding Site Plans. As Mr. Johnson went through the material he noted there was a matrix that was distributed with recommended

changes. Subsequent to that was a document from BHC that summarized those changes. When Mr. Johnson compared the “clean” copy with the strike-through and underlined proposed language he discovered a couple of minor differences.

Mr. Johnson distributed his proposed clean copy. The changes are minor but need to be included based on the matrix that was prepared. In particular, the matrix ends with 16.15.180 and the handout went to .110. “Recording” on the handout that BHC prepared was 16.15.110, on page 5, and on the matrix it is 16.15.180. There is also a change in a couple of other sections: 16.15.020, the word “binding” is not included in the matrix; it just reads “site plan”. In section 16.15.140 there are some amendments that were omitted from the clean copy.

There were a couple of formatting changes, 16.15.030, changing the A and B to 1 and 2. Mr. Johnson suggested forwarding the copy with the changes.

Commissioner Mahoney stated a clean copy is much easier to read.

Mr. Johnson stated the Board wants to see what the ordinance looked like before and what it looks like afterwards with the strike-through and underline version. He recommended including the matrix with the changes and also including Mr. Johnson’s copy.

Commissioner Mahoney made that motion; it was seconded and the motion carried.

The last item was amendments to Title 17, specifically to 17.20. These are intended to replace and update the 17.20 Lewis County Code. The code addressed county urban growth areas, not UGAs associated with a city. The way it was written does not follow the non-municipal UGAs as authorized under the Growth Management Act. This document is the consultant’s recommended replacement of the old 17.20. Mr. Johnson suggested adopting this as written.

Chairman Jennings asked for comments. Commissioner Mahoney stated this was very well done and parallels the language of the state law that authorized it. The one issue he was concerned about was the reclamation and it was made very clear that that is the obligation of the mine, not of the county.

Mr. Johnson wanted it to be clear that these changes include the new master plan industrial reclaimed surface coal mine UGA that was authorized under RCW 36.70A.368. This will be known as the Industrial Park at TransAlta and this includes all of the regulations specific to that.

Commissioner Mahoney made a motion to forward the UGA amendments, Chapter 17.20 to the BOCC. The motion was seconded by Commissioner Davis; the motion passed.

Commissioner Guenther recused himself from the vote because of his involvement with TransAlta since the beginning.

Mr. Johnson suggested that the Planning Commission transmit to the Board of County Commissioners the Letter of Transmittal, including the general findings of fact and conclusions regarding the 2010 Comprehensive Plan amendments and Development Code amendments with all changes.

Commissioner Mahoney made the motion to forward the Letter of Transmittal; Commissioner Lowery seconded. The motion passed.

### **III. Calendar**

There were no other Planning Commission meetings scheduled for 2010.

### **IV. Good of the Order**

Mr. Gene Butler spoke to the binding site plan regulation and stated he was under the impression that a subdivision requires some kind of a public hearing to approve public use and interest and he did not see any language about public hearing in this text. If there are other regulations that bring in the requirement of public hearing, he asked that they be included here. If not, he asked that public hearing be a considered element of the binding site plan approval process.

### **V. Adjourn**

A motion to adjourn was made by Commissioner Guenther and seconded by Commissioner Tausch. The motion carried and adjournment was at 7:39 p.m.