# Lewis County Planning Commission

## Special Public Meeting

Lewis County Courthouse, 2nd Floor
Commissioners' Hearing Room
351 NW North Street
Chehalis, WA 98532

**September 15, 2010 @ 7:00 P.M.**

# AGENDA

**I. Call to Order**

A. Introduction of Planning Commissioners (roll call)

**II. Old Business**

A. 2nd Workshop on the South Lewis County Subarea Plan

**III. Calendar**

September 28: 1st Workshop on Comp Plan Amendments
September 29: Public Hearing on the Subarea Plan and Toledo UGA Proposal at St. Mary's Center, Toledo

**VI. Good of the Order**

**V. Adjourn**

*This meeting site is barrier free.*
*People needing special assistance or accommodations should contact The Planning Division 72 hours in advance of the meeting. Phone: (360) 740-1146.*
*Lewis County does not discriminate on the basis of race, color, national origin, sex, religion or age.*

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

**September 15, 2010**
**Meeting Notes**

**Planning Commissioners Present:** Mike Mahoney, Jim Lowery, Rachael Jennings, Richard Tausch, Arny Davis
**Planning Commissioners Excused:** Bill Russell, Bob Guenther
**Staff Present:** Glenn Carter, Larry Mason, Erik Martin, Phillip Rupp, Barbara Kincaid, Pat Anderson
**County Commissioners Present:** Ron Averill
**Others Present:** Please see sign in sheet

**Handouts/Materials Used:**

- Agenda
- South Lewis County Subarea Plan
- Memo from Barbara Kincaid to Mark Cook
- Map, Figure 4.5: Proposed Urban Reserve Area

**I. Call to Order**
Chairman Jennings called the meeting to order at 7:00 p.m. The Planning Commissioners introduced themselves.

**II. Old Business**
A. 2nd workshop on the South Lewis County Subarea Plan
Ms. Kincaid stated this was a special meeting to ask questions and learn about the South County Subarea Planning process. She asked the Commission to change the format of this meeting because after taking phone calls the past several days she knew there were a lot of people who would like to ask questions.

Ms. Kincaid began with the history and the process, the steering committee members; she asked the Commission to ask questions.

Chairman Jennings stated the Commission would forego their questions and go straight to the questions from the audience.

Ms. Kincaid stated the time of each speaker may need to be limited, depending on the number of people wishing to speak. She asked that each person speak his or her name and spell it for the record.

Ms. Kincaid directed the Commissioners' attention to some materials that she distributed. One is a map, figure 4.5, page 4.16 in the Land Use and Economic Development chapter, which needs to be inserted into their document. It was originally omitted. The other item is a memo from Ms. Kincaid. She received correspondence from Mr. Mark Cook directed to the Planning Commission, and it includes her statement to Mr. Cook's comments.

Ms. Kincaid thanked everyone for attending the meeting and was pleased to see that the community is paying attention. Ms. Kincaid stated she is the project lead for the South County Subarea Plan. About two years ago the mayors and clerks of Winlock, Vader, and Toledo, representatives from the Public Facilities District, Economic Development Council, the South Lewis County Chamber, business people and property owners started working on this plan.

This group collectively wanted to start a plan for South Lewis County's future in twenty years. The economy in South Lewis County could be better and there could be more jobs and there needs to be an early way to guide future growth and development. Several of the participants who live in South County felt that without a vision or guiding principles, and with South County's location between two large metropolitan areas, there could be things coming in that they might not want. They wanted a proposal for economic development with sustainable opportunities in terms of meeting the vision of the community, be environmentally friendly, and hold true to the rural character and community values of the area.

The steering committee held many open meetings and two public open houses, one in September, 2009 and another in July, 2010, both at St. Mary's Center. Those meetings were to determine how the Plan was shaping up and they began this process. Public participation is the next step in the process to give people the opportunity to give input, especially those who are affected by the proposal.

The Planning Commission's role, through the county planning staff, will put the proposal on its workshop docket. The Commission reads the material, asks questions of staff, may direct staff to make changes and then take the information to a public hearing. The public hearing is the time for people to make a statement as part of the legal process.

Ms. Kincaid stressed that the questions tonight are not part of the public record. Individuals will need to attend the public hearing and make their statement on the record on September 29 at St. Mary's. Written testimony will also be accepted.

After the public hearing the Planning Commissioners will deliberate on the testimony and will hold another workshop. The deliberation is between consultants, staff and each other, asking questions based on what the public had to say. They may change the draft plan at that time. If the plan is changed quite a bit, then by law another hearing is required. In the end, if the Planning Commission feels it can make a recommendation to the Board of County Commissioners (BOCC) it has fulfilled its role. After that occurs, the BOCC goes through a similar process which could result in adoption of the plan, rejection of the plan or amendments with adoption to the plan.

Ms. Kincaid continued to say that this subarea plan is part of the county's comprehensive plan amendment. There are other changes to be made, such as the Toledo UGA proposal. The target date for adopting the whole package is the end of this year.

A question was asked about to whom to write regarding testimony. Ms. Kincaid stated comments should be directed to her at 2025 NE Kresky Avenue, Chehalis, WA. She stated the draft plan and all available information is on the county website: www.lewiscountywa.gov. Paper copies are available at the planning office on Kresky Avenue as well as at all Timberland Libraries, Senior Centers and Toledo, Vader and Winlock city halls. She also encouraged telephone calls to her.

Ms. Kincaid opened the floor to question. Chairman Jennings asked speakers to state his or her name and spell it for the record.

[*Recorder's note: statements have been edited to include only the questions asked regarding the proposed plan*].

Mr. George Redden stated he had spoken to Commissioner Grose after learning about the proposal just three days ago. He did not understand why he was not personally notified in 2 ½ years since there are only 28 parcels involved. He asked if his taxes and land use would be affected. Commissioner Grose told him he could opt out and he asked how it would affect him if he did opt out or what would happen if he did not.

Chairman Jennings stated there would be a three minute time limit considering the number of people who wished to speak and the normal work session process was going to be changed tonight. A lot of questions might have been answered if the Commission had asked questions of staff and staff replied. Instead, all the questions will be taken and Ms. Kincaid will respond accordingly.

Mr. Kenneth Hall, 129 Ebey Rd, parcel numbers 011434003000 and 011434004000. He stated he wanted to opt out. He asked how his property could be sold for industrial use only if there is no industry there. He does not want his property tied up so he cannot do what he wants to do with it. If jobs are needed, he asked why the horse arena, the chicken plant and the water park were not put in.

Ms. Hazel Oberg does not live in the area that is to be rezoned. She was speaking in support of her neighbors. She has heard a new Toledo airport is going in as well as a new railway. She would like to know what the proposal is besides rezoning some peoples' property. An airport is not compatible with the agricultural land. She asked who the group of people is who came to take these rights away. She did not understand about finding out about this plan now when there have been many meetings.

Mr. Darrell Harper, who lives at Mt. Meadows II, tract 2 stated this is a 26-lot development and only 2 lots are included in the proposal, both of which are residential. He asked what this has cost in tax money for 2 ½ years. He asked what land owners were included in these meetings that did not include people who are part of the proposal. He is opposed to the proposal.

Ms. Maxine Babb stated her parcel is the other parcel included with Mr. Harper's in Mt. Meadows. She stated she heard about this proposal three days ago. She stated she is in the process of trying to sell her property and her real estate agent told her she would need to wait until it was learned what was going to happen to her property. She wanted to know if the proposal would take effect in the near future or if she would have to wait for the 20-year period. She is opposed to this proposal.

Commissioner Mahoney stated he wanted to know what these people are referring to and what they have heard is going to happen. The proposal he has seen has no immediate zoning effect at all and it puts the decision-making closer to home and easier for people to have input. Everyone is saying something is going to happen to their property immediately and he did not see that in the proposal. If there is some false information, get it off the floor and talk about what we are looking at.

Mr. Steven Ross does not have property involved in this. Mr. Ross stated the lady wanted to explain the purpose and intent of the division of parcels and that was skipped to go to the question and answer period. However, everyone has questions and that means they don't know the purpose of this or why it has come about. Because they have not heard about it and have not been notified they do not know what this planning group is talking about.

Chairman Jennings stated the Planning Commission was given the material within the last two weeks. The workshop tonight was for the Planning Commission to ask questions of staff after reading the material.

Mr. Ross stated the hearing for the public is to try to understand what is going on and her explanation in the beginning might have helped the people understand that.

Chairman Jennings stated the Planning Commission was notified a month ago that this proposal was coming. There is a division here: the planning staff for the county and the Planning Commission. The Planning Commission is to advocate for the public.

Mr. Ross stated he understood that. The department that started this project a couple of years ago was going to explain what it is about because the public does not know. He understood about the process; he wanted to know what the outlining of the land is for and what is going to happen with it. That is what everyone wants to know.

Chairman Jennings stated Ms. Kincaid explained the process that the Planning Commission goes through; there is nothing on the agenda for the Planning Commission to go through the proposal piece by piece.

Mr. Ross stated it sounded like there was no intent to give answers tonight. It could be a good project or it could be a bad project. No one knows.

Chairman Jennings stated Ms. Kincaid could go through the proposal. Normally questions and answers are not given at a work session.

Ms. Kincaid had a summary of the proposal but did not bring enough copies. The gentleman who spoke earlier was correct. There is more education that needs to be done regarding the maps and what the boundaries are. She offered to make more copies of the summary.

Chairman Jennings wanted to clarify the meeting schedule for this proposal. September 29 is not the only meeting at which people can speak. The planning staff has been working on this for a couple of years but the Planning Commission just received the material two weeks ago. After the Planning Commission receives the material it holds a workshop to review the material and ask questions of staff. The public does not normally ask questions at a workshop but the Commission thought it would be a good idea to hear questions. The public hearing on the 29th is for comments for the record. The Planning Commission studies the comments and holds another workshop, like tonight, to review and make changes or suggestions. The Planning Commission does not set policy. Its recommendation is made to the BOCC who goes through the same process: they receive the material, workshop it once or twice and hold a public hearing and they will set policy and will determine if this plan goes forward.

Mr. Paul Oberg, 153 Laussier Rd, is concerned about the proposal. Conflicting statements were made tonight about getting material two weeks ago and a month ago. He stated the two public meetings, one in September 2009 and one in July 2010, he had not heard about. He asked how they were noticed to the public and stated he would like to be on a mailing list to hear about all public meetings. He does not want to see big development come. He was not satisfied with the information at this meeting, answers were vague and people are guessing about what is going on.

Chairman Jennings stated the Planning Commission heard that they would receive the material at the meeting on August 24 and the material was received two weeks ago.

Mr. Oberg asked why no one has heard about the proposal when meetings have been held for 2 ½ years.

Chairman Jennings stated that question was asked two weeks ago by the Planning Commission and it requested that each property that is impacted by this be notified by mail. Yesterday we were told the letters were being stuffed and that they would go out in today's mail. Chairman Jennings stated she could not speak to the fact that 2 ½ years' of meetings have been held. The Planning Commissioners review the material when it is received by them. The Commission is trying to make the process easy and open to the public and that is why it is asking you to speak.

Commissioner Lowery stated the foremost question is notification: people are not aware of the process and what is going on. He asked Ms. Kincaid how the people have been notified.

Ms. Kincaid stated some notification is computer-based and she recognizes that not everyone has access to computers. An on-line survey was done; there is internet content; media releases; media coverage by *Business to Business* and the *Town Crier*. Ms. Kincaid went to a joint Planning Commission and Council meeting a couple of weeks ago in Toledo and has been speaking at the other city council meetings. She stated the county planning area is large and we did a lot of work trying to reach everyone and it's obvious we did not get everyone.

Commissioner Lowery stated this workshop is not going to be successful and he asked if it was possible to put on a "show and tell" to let people know what the proposal is so when they come before the Planning Commission there are legitimate concerns expressed. He asked if the workshop could be suspended, do a presentation in the area, or do it tonight.

Chairman Jennings suggested the audience take the opportunity to review the material and perhaps there can be an open forum for questions.

Mr. Oberg stated he does not want his property zoned for industrial use. He asked if the packets can be mailed out to the land owners.

Ms. Kincaid asked how many people had seen the draft plan. The people who have read the plan and have specific questions need to talk and then the plan needs to be reviewed for those who have not read it. There were some basic questions that she could answer.

Mr. Mike Talent, 265-43 Plomondon Rd, read the packet that he received Tuesday night. He read that the plan is to promote the rural lifestyle. He does not think the rural lifestyle includes industrial warehouses and busy streets. If there is an opt-out condition then nothing can be enforced. Property

can be condemned and houses torn down to put up a warehouse and he believes that is where this is headed but it is not being said. There is a list of people who were invited to participate and there are some big money names in there and asked if they are promoting this. At Exit 63 there are 320+ acres designated as industrial land; there are industrial parks that cannot find tenants. He asked if we need more industrial land and why is it needed in this area. Where is the sewer and water going to come from for industrial use? Who will pay for the road upgrades to the industrial park?

Mr. John Oberg stated he was concerned about people not knowing about this plan until the last moment. He thought the residents in the entire area needed to be notified of the plan, not just the land owners. He wants to be told what is going to happen.

Ms. Dolores Blanck, 10225 SR 505, stated she has done some research on the plan and it states there is potential demand for 600 acres of industrial land in South Lewis County. There are about 1100 acres of vacant industrial acres in South Lewis County plus the acreage at Trans Alta. She asked why Lewis County is rezoning private land. She asked if residents will be forced to hook up to water and sewer lines, if property taxes will go up, if property can be sold for something other than industrial use, and when will the public be notified of the meetings and what the decision is.

Mr. Calvin Johnson, 110 Looitt Dr, asked if the map that was distributed by his neighbor is the map that is the subject of discussion and if it is all-inclusive of the entire plan. He has heard that Winlock, Toledo and Vader are involved in the plan but the map only shows a portion of the industrial complex proposal. He asked if Ms. Kincaid is the head of the department or if she reports to a boss.

Ms. Kincaid stated her supervisor is Robert Johnson, Director of Community Development and she ultimately answers to the Board of County Commissioners.

Mr. Johnson asked if this proposal was proposed by the members of the steering committee.

Ms. Kincaid stated the County is a participant. Mr. Johnson stated the list of members is made up of a majority of land owners within the industrial complex, or those who have tried to put some type of big ticket item on the ballot.

Ms. Kincaid stated she is not sure what list of names Mr. Johnson was referring to. Mr. Johnson stated there is a local stakeholder's name on the subcommittee. He asked if he should read the names.

Ms. Kincaid stated the steering committee is listed on the website and in the acknowledgements in the draft Plan.

Mr. Johnson asked if the industrial complex is directly related to their proposal of your group.

Ms. Kincaid stated the plan is not an industrial complex and she thought the rest of the people should speak and then she would talk about what the plan is. She stated there is no industrial complex being planned.

Mr. Johnson stated he is outside the industrial area shown on the map but he would be directly affected if 747s for UPS start flying in to the airport, something he heard at an airport meeting. He is not sure

what money is driving this plan but he is sure money is driving it. He would like to know where the money is coming from and how many people are running the committee.

Ms. Karon Runyon stated her home is in Toledo but she gets her mail in Cinebar and she would not be receiving the mailings. She asked if there is a place to give an address for people who do not live in Toledo to get information.

Ms. Kincaid stated the Assessor's data has the name of the property owner and their mailing address which is the address that is used.

Ms. Runyon understood it to be said that the plan is going to the post office boxes.

Ms. Kincaid stated the mailings go through the US Postal service and paper copies are sent to the Senior Centers and Timberland Libraries.

Ms. Runyon asked if she will get a copy of this in the mail.

Ms. Kincaid stated Ms. Runyon will receive a letter if the mailing address is correct in the Assessor's data base regarding the meeting on September 29. Ms. Kincaid stated she would like to explain about the materials that are available; the county is not sending out packets of material to everyone.

Ms. Kincaid stated the information is available on line. If someone does not have a computer he or she could use the Timberland Library's computer. The city halls in Winlock, Toledo and Vader have paper copies, as well as all the senior centers and the planning department in Chehalis.

Mr. Dale Nielsen, 133 Drews Prairie Rd, stated if the workshop tonight is going to be canceled then the workshop should be moved to the public hearing date and the hearing date be re-scheduled. He didn't think a workshop should be skipped to go to a public hearing.

Chairman Jennings stated that decision has yet to be made. This meeting is still a workshop for the Planning Commission and it can have its workshop after the public has asked its questions.

Mr. Nielsen stated there is an audience now and it would like to hear about the plan. A moratorium was on the land around Toledo, that agricultural land could not be sold or split, and asked if the moratorium has come off of everything. Will people be allowed to split their land now?

Ms. Kincaid stated the moratorium has been lifted. The invalidity order was lifted in January 2010 and before that people could not subdivide their land. The Growth Management Hearings Board found the county compliant and lifted the invalidity and non-compliance order for the agricultural lands.

Mr. Nielsen asked if that means that now agricultural lands can be sold as long as they become industrial lands.

Ms. Kincaid stated she would discuss that when she does the Plan overview.

Ms. Bernadette Bruenn, 101 Ebey Rd, stated someone who lived within this proposed development told her about it. Her property is within the proposed area. She moved here from a big city to retire and

would like to stay here and she would like her property to stay rural. She does not like people to make decisions that affect other peoples' lives and to not let them know.

Chairman Jennings recessed the meeting and reconvened at 8:38 p.m.

Ms. Kincaid thought the Plan should be explained. It was the steering committee's development of a planning document that was being brought to the Planning Commission. The people tonight are talking about part of the Plan, the SR 505 map, and she would like Mr. Roger Wagoner to give a better overview of the Plan.

Mr. Wagoner stated he is a land use planning consultant with BHC Consultants. BHC has been helping the county on this project as well as on the update of the Comprehensive Plan and BHC helped with the agricultural resource land work that was adopted last year. BHC is familiar with the county and particularly with the south county area.

Mr. Wagoner stated the Plan is somewhat summarized in the handout that was distributed earlier. The BOCC and others from the county became concerned about the ability for Lewis County to compete with other counties up and down the I-5 corridor for economic development. That includes not only warehousing and industrial, but other retail services which everyone needs access to for shopping, employment and entertainment. Where in South County could these kinds of things happen within the next 20 years? The recession has hit many of us and we looked at the future of south Lewis County as to what it could offer to the outside world as well as to its citizens. The rural lifestyle is very important, but to maintain the rural lifestyle there must be growth. Jobs are needed for children and grandchildren and whether they commute or not there still needs to be a basis for people to have access to employment.

The County initiated this process and it had the advantage of some state funding including funding that went to the State Department of Ecology and the State Department of Fish and Wildlife. Those two agencies did a lot of work looking at the environment and the scientific characteristics of South County, particularly the drainage areas (hydrology) and the habitat areas. They came up with mapping that showed where the most valuable areas for maintaining water quality, hydrology and habitat for wildlife should be protected. The maps were displayed on the wall.

We began to look at and map where it would make sense for development to occur. Generally development of a fairly significant scale looks for good highways and freeways, larger parcels, areas that are relatively flat, and most importantly, areas that are not prime agriculture lands. The maps were combined with what is feasible for development to include all these things and the steering committee met every month to go through the material and continued to refine it until three months ago when these maps emerged. This information was not out there more recently than June of this year and Mr. Wagoner reminded everyone that this is a proposal only.

During this course, many other factors were considered. One is if there is really a demand for the 20-year forecast. The County hired an economist to look at the future demand for industrial land, retail/commercial land and tourism-oriented land, such as hotels, entertainment facilities, etc. That economist forecast a 20-year demand for approximately 800 net acres of which about 200 net acres are already included in the Winlock UGA. The steering committee set out to look for about 600 acres of the

type Mr. Wagoner spoke of earlier: flat, large parcels, unencumbered by critical areas and with good access. That is how the present maps evolved.

This is a subject for discussion and in the course of the next few months, the county will determine how to work with the public. There were meetings with good attendance at the two open houses at St. Mary's. As part of this, the 50-page report includes the conclusions from the work that has been done and the recommendations from the steering committee to the County. The next step is for the County to work through the process that Ms. Kincaid spoke of at the opening of the meeting. The zoning has not changed and the zoning will not change until sometime after the BOCC takes action on this plan. When a proposal is adopted by the BOCC that will change zoning, it is then up to property owners and developers and others who are interested in wanting to build things in this area.

As far as utilities go, especially water and sewer, the type of development that is described in the report will be necessary. Those will not be put in instantly. Over 20 years with this amount of land, and with phased development, the developers will be responsible for most of the cost to put in water and sewer lines. They will also need to pay for their fair share of sewage treatment plants, etc. The cities all have plans for water and sewer systems, not necessarily the funding, but there is capacity for some small level of development to occur. The three cities and the county are looking at the possibility of forming a regional utility that would provide water and sewer services, combining the resources of all of those parties for South County. That is a piece of the work that is in progress.

Mr. Wagoner asked for questions.

Commissioner Lowery stated Mr. Wagoner said there would be zone changes after the plan is adopted. He asked where those zone changes would be.

Mr. Wagoner stated if the result is to create urban growth areas, the areas at I-5 and SR 505 and Jackson Highway and SR 505 would become urban growth areas. That means they must have water and sewer and they have to be zoned for something else. Currently they are either RDD 5, 10 or 20. RDD stands for Rural Development District, or rural zoning. In rural zoning you can have housing, small scale industrial, home businesses, and you can farm. The 5, 10 and 15 means the minimum lot size: 5 is minimum lot size of 5 acres; 10 is minimum lot size of 10 acres; 20 is minimum lot size of 20 acres.

In answer to a question, Mr. Wagoner stated there is no moratorium. The moratorium was for agricultural resource lands and that has been taken care of. If you have 100 acres zoned RDD 5 you can petition the county for a 20-lot subdivision. There is nothing stopping anyone from subdividing their property or building if you have lots that are already created. After the zoning there will be some limitations as to what could happen if it is zoned industrial. That is all work that has to be done.

Chairman Jennings asked if the Toledo UGA is being considered as industrial zoning or if it is mixed use.

Ms. Kincaid stated the Toledo UGA proposal is to support residential growth for 20 years for the city of Toledo. It will be primarily zoned for residential and there will be a few acres to be zoned for commercial and public uses, such as parks.

Chairman Jennings asked for clarification on industrial zoning for the Toledo UGA or the Subarea Plan. Ms. Kincaid stated she described the plan for Toledo's UGA.

Mr. Wagoner stated the two urban growth areas, I-5/505 and Jackson Hwy/505, are intended for urban development. The intention for the one near I-5 is on a regional scale and would be for retail-type development: hotels, motels, restaurants and those types of businesses. The one at Jackson Hwy/505, and he reiterated this is a proposal, would be fairly large industrial uses, such as transportation, manufacturing, or a mixture of those. He stated someone mentioned the inventory of industrial lands that exist in the County and her numbers are quite right, but from what he understands, except for Winlock, much of the land does not have the parcel size for what we see happening. We are looking at projects that could be 10 to 20-acre developments. The Trans Alta property is designed for a much bigger scale of 100+ acre parcels with one business on each parcel.

In answer to a two-part question, Mr. Wagoner stated the BOCC and "others" was a combination of the Economic Development Council, the cities of Toledo, Vader and Winlock, South County Chamber of Commerce, the Cowlitz Tribe and the County. Mr. Wagoner wanted it understood that there is nothing in this plan about the airport and there is nothing in the plan about expanding the airport or runways or changing the operations of the airport. There is some work being done for the future of the airport but there is no grand plan for a big change to the Toledo airport.

Mr. Wagoner proposed that people take the time to read the report and if you think that some parts of the subject area are inappropriate for what is being talked about, where else in south Lewis County would you like to see this happen.

An unidentified speaker stated he would like to see it happen at I-5 on the vacant land that is for sale and already zoned industrial. Mr. Wagoner stated that is about one third of the total of the 20-year demand that we were told is going to be needed.

In response to an inaudible comment, Mr. Wagoner stated what the economist and engineers and developers will tell you is that 1000 gross acres becomes about 1/3 of the net acres, allowing for roads, storm water retention ponds, other public utility needs, wetlands or other areas that need to be preserved.

An unidentified speaker stated that prime agricultural ground was not being considered but he thought some of the proposed area is the best agricultural ground in the area. It is being farmed and is being used and the ground by the freeway is flat and available.

Mr. Wagoner stated there was an extreme amount of analysis that went into the determination of zoning prime farm land. If it is not currently zoned prime agricultural land as a result of the County Board action in 2009, it does not have all of the characteristics that prime agricultural land has to have.

An unidentified speaker asked Mr. Wagoner if he would just come out and state that he is going to rezone these properties to industrial. Mr. Wagoner stated he is not going to rezone peoples' property. The Board of County Commissioners will do that and all BHC is doing is stating what came out of the analysis of factors that were looked at. Now it is before the public and the Planning Commission and in November it will go before the BOCC. The area on the map can be any size or shape; there is nothing set in concrete about that. If the County elects not to do this, it won't do it. BHC was hired to tell the County where BHC thought the most sensible location was for these things to happen.

Ms. Kincaid stated we probably need an informational meeting where we can spend time and talk about this plan, rather than using the Planning Commissioners' time.

Question: if a person wants to opt out does that mean a person does not have to do this? Mr. Wagoner stated he is not an attorney; however, you cannot opt out until there is something to opt out from. The opting out part will not happen until next year. This plan will go to the BOCC in late November or early December. Once they make that decision, and there are three or four opportunities to state your case, that is when you can opt out if you are in at all.

Assuming there will be an adoption that will happen this year but that is not the zoning. The zoning will come along after adoption. Once the zoning happens and if you do not want to be zoned industrial or whatever your land is zoned then you would petition the County to opt out.

Ms. Kincaid stated she would take a few more questions and then staff, consultants and the Planning Commission would decide about a schedule and how to notice a public meeting.

Question: If this proposal has to be accepted and land is rezoned, how will rezoning affect the property taxes, such as if we are in open space now.

Ms. Kincaid spoke to the Assessor and the Assessor told her that re-zoning property does not change the value; the market changes the value. There has to be three years of sales before there would be a change in the valuation of the property. For people who are farming and in a tax deferral program, if you continue that and meet the criteria for program, the Assessor will not kick you out of it. Senior exemptions will still be received as long as the senior qualifies for them.

An unidentified speaker stated growth and development is going to happen in time and he believed if dialogue is achieved with everyone, he wouldn't be surprised if other property owners would come forward to say they wouldn't mind if their property was turned over to industrial use. He did think that the people need to be informed.

Question: is there an option in the long run to remove himself and his property from this proposal or is it up to the BOCC to tell him that his land is part of the group.

Mr. Wagoner stated the property owner has the right to say he does not want it. You have the right to develop your property under its current zoning. You have the right to comment and if the BOCC decides for the greater good it should be something different then you have the right to appeal that decision.

*[Recorder's note: Some speakers did not use the microphones and their conversation was inaudible].*

Chairman Jennings suspended the workshop as the topic of conversation was something that was more appropriate at an open house.

Ms. Kincaid stated a lot of comments that were heard were regarding the noticing and getting materials out to the public. It was also understood that an informational meeting was needed and perhaps the public hearing would need to be changed. Staff needs to look at a different meeting date, however noticing for the public hearing has already gone out for a public hearing on September 29. Ms. Kincaid stated there would be no answer tonight. Notice of the meeting needs to get out to the property

owners. Ms. Kincaid stated she needs a list of mailing addresses. Staff will continue to get notices in the newspapers.

Chairman Jennings suggested a mailing list get started at this meeting with an e-mail or mailing address.

Ms. Kincaid stated attendees who leave their addresses will be added to a notification list and the county will continue to send notices to the radio stations and the Chronicle and East County Journal. She asked that people call the county or city hall in the three cities.

**III. Calendar**
September 28: The first workshop on the Comprehensive Plan Amendments at the Lewis County Courthouse.
September 29: Tentatively this is the public hearing for the Subarea Plan and the Toledo UGA proposal at St. Mary's Center in Toledo.

**VI. Good of the Order**
Chairman Jennings asked if the commissioners had any comments.

Commissioner Mahoney stated that regardless of how contentious the meeting gets, the Planning Commission does appreciate the fact that the public comes to the meeting. The Planning Commission needs to look at the fact that in 20 years there may be 25,000 people living in the area where 10,000 people reside today. We need to plan for it now or no one will like what it will look like. Now you have the opportunity to say what it might look like in 10 or 15 years. If you wait ten years it will be too late.

**V. Adjourn**
A motion was made and seconded to adjourn. The meeting adjourned at 9:23 P.M.