

Lewis County Planning Commission

Public Hearing

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

June 10, 2008 @ 7:00 P.M.

REVISED AGENDA

- I. Call to Order**
 - A. Introduction of Planning Commissioners (roll call)

- II. Old Business**
 - A. Approval of meeting notes from May 27, 2008

- III. New Business**
 - A. Workshop and Public Hearing: Public Benefit Rating System – Susan Johnson
 - B. 1st Workshop and Briefing: Sub Area Plan – Barbara Kincaid

- IV. Calendar**
 - Next Meeting June 24
 - A. Public Hearing: Comp Plan Update: Economic Development
 - B. Workshop: Critical Areas Ordinance

- V. Good of the Order**

- VI. Adjourn**

**Meeting Notes from Lewis County Planning Commission
Public Hearing
June 10, 2008 – 7:00 PM
Lewis County Courthouse
351 NW North St.
Chehalis, WA 98532**

Planning Commissioners Present: Mike Mahoney, Larry Hewitt, Rachael Jennings, Bob Guenther, Richard Tausch, Army Davis

Planning Commissioners Excused: Bill Russell

County Commissioners Present: Ron Averill

Staff Present: Phillip Rupp, Barbara Kincaid, Susan Johnson, Pat Anderson

Public Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from May 27, 2008
- Memo from Dianne Dorey re: Recommendations for Public Benefit Rating System
- Power Point on Sub Area Plan

I. Call to Order

Chairman Guenther called the meeting to order at 7:03 PM. The microphones were not working and he asked everyone to please speak clearly and loudly. Commissioners introduced themselves.

II. Old Business

The Chair entertained a motion to approve the meeting notes from May 27, 2008. Motion made and seconded. There was one correction: page 3, paragraph 4 should read “Packwood” Lake rather than “Riffe” Lake. Motion carried with correction.

III. New Business

A. Chairman Guenther opened the workshop on the Public Benefit Rating System (PBRs) and recognized Ms. Susan Johnson from the Assessor’s Office.

Ms. Johnson gave a brief overview of the PBRs. She stated in 1970 the Legislature passed a law to allow lands to continue to be considered open space lands. The owner makes a request to the Assessor, the application is reviewed by the Planning Department to ensure it is consistent with resource land designation and the comprehensive plan. The PBRs Committee of seven members reviews the application to score it by a predetermined checklist. Those recommendations go before the Planning Commission and finally to the BOCC.

Commissioner Mahoney asked how the open space designation works with zoning; if a piece of property can be taken out of ARL.

Mr. Rupp explained the processes are separate. This process tonight is for a deferral of taxes.

Ms. Kincaid stated if a property is applying and the zoning is ARL, that is a strong indicator that the application is appropriate.

Discussion followed. Chairman Guenther summed up by stating the purpose is to be sure the land can be put back into commercial use at any time.

Chairman Guenther asked for questions.

County Commissioner Averill stated a number of properties in ARL open space are considered for conservation because of the water issues. If some are zoned ag they should not be because of the wetlands. The County must keep track of these and take care of them in growth management. He asked Ms. Johnson if the Assessor's office checks all the parcels for these issues.

Ms. Johnson stated yes, all the properties are checked.

Mr. Eugene Butler asked for the ordinances and statutes that regulate this process.

Ms. Kincaid cited Ordinances 1156, 1157 and 1170; LCC 17.140; and RCW 84.34.020(1)(8).

Commissioner Mahoney asked how the tax breaks vary.

Ms. Johnson explained it depends on acreage for ag, types of soil for forestry, and for open space the market value tax is reduced by the number of points on the checklist. Structures are taxed separately.

As there were no more questions, Chairman Guenther closed the workshop and opened the public hearing.

Mr. Butler stated the RCW for open space requires the public process, which means holding workshops and publishing the public hearing. Mr. Butler did not believe this process had been followed.

Mr. Butler also stated the County Commissioner who has applied for open space should recuse himself from any meeting as it is a conflict of interest.

Mr. Butler stated he has not seen any background material and did not believe the meeting had been properly noticed.

Ms. Kincaid stated the County did notice the meeting but also truncated the process. She believes the public participation process was followed. Also, this particular action has

not yet been taken before the BOCC and it is inappropriate to say the proper procedure is not being followed.

Commissioner Mahoney asked if the PBRS committee workshops were open meetings and advertised.

Mr. Rupp stated they were open public meetings but were not advertised.

Commissioner Jennings asked if there was a public notice for tonight's hearing.

Ms. Pat Anderson stated it was noticed and packets went to the Planning Commission and posting places 15 days prior to tonight's meeting.

Chairman Guenther closed the public hearing and opened the second workshop.

Commissioner Mahoney stated he had no reason to disagree with the recommendations on the applications but felt they were being rushed through.

Commissioner Davis stated the people who applied were notified of the decisions by the committee, the process and meeting and none appeared at the hearing. He stated Staff handled this properly, due process has been followed and it has not been rushed.

Commissioner Jennings agreed with Commissioner Davis. The materials were sent out properly and she had no issue with moving forward.

Ms. Kincaid stated each denied applicant received a letter from the assessor and had two opportunities to come forward to comment.

Discussion followed regarding changes to the Letter of Transmittal.

Commissioner Mahoney moved to re-write the Letter of Transmittal noting due process according to LCC 17.12 and applications #4 and #6 to not be included. After review by the Planning Commission the Chair will sign the re-drafted Letter and forward it to the BOCC. Motion seconded and carried unanimously.

B. The Chair recognized Ms. Kincaid.

Ms. Kincaid presented a power point on the Sub Area Plan. It explained the purpose of the plan, identified the Steering Committee and advisory work groups, funding and project purpose. The process will include WDFW and DOE. The general timeline is for the kick-off meeting in late summer 2008, visioning and draft studies completed by the end of 2008, alternative development scenarios drafted in early 2009 and going to the Planning Commission for workshops in the spring and summer of 2009.

Commissioner Mahoney stated this is a very good proposal and hopes there will be a positive relationship with the State.

IV. Calendar

The next meeting will be June 24 and will include a public hearing on the economic development element of the comprehensive plan and a workshop on the critical areas ordinance.

Mr. Rupp stated the applicant pulled Birchfield from the agenda tonight and that will ultimately set us back for the Planning Commission's work. Mr. Rupp had the Planning Department calendar for the Commission to review to get an idea of the work ahead for 2008.

V. Good of the Order

County Commissioner Averill stated there are a lot of things taking place in South County and there is great potential in that area. It is unique that Senator Swecker has asked WDFW and DOE to take part in South County. We must look at all issues there: the widening of I-5 from Rush Rd south, development and the traffic component; and the cities of Vader, Toledo and Winlock.

VI. Adjourn

Motion made and seconded to adjourn. Meeting adjourned at 8:20 PM.