

# Lewis County Planning Commission

## Public Meeting

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

**July 22, 2008 @ 7:00 P.M.**

## AGENDA

- I. Call to Order**
  - A. Introduction of Planning Commissioners (roll call)
  
- II. Old Business**
  - A. Approval of meeting notes from July 8, 2008
  
- III. New Business**
  - A. Workshop: Comprehensive Flood Hazard Management Plan
  
- IV. Calendar**

Next Meeting August 12

  - A. Public Hearing: UGA Amendments Centralia/Chehalis
  - B. Public Hearing: Housing Element
  - C. Public Hearing: Birchfield Development Regulations and Monitoring Agreement
  
- V. Good of the Order**
  
- VI. 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.*

**Meeting Notes from Lewis County Planning Commission  
Public Meeting  
July 22, 2008 – 7:00PM  
Lewis County Courthouse  
351 NW North St.  
Chehalis, WA 98532**

**Planning Commissioners Present:** Bob Guenther, Mike Mahoney, Bill Russell, Rachael Jennings, Arny Davis

**Planning Commissioners Excused:** Larry Hewitt, Richard Tausch

**County Commissioners Present:** Ron Averill

**Staff Present:** Phil Rupp, Fred Chapman, Glenn Carter, Pat Anderson

**Public Present:** Please see sign-in sheet

**Handouts/Materials Used:**

- Agenda
- Meeting Notes from July 8, 2008
- Comprehensive Flood Hazard Management Plan

**I. Call to Order**

Chairman Guenther called the meeting to order. The Commissioners introduced themselves.

**II. Old Business**

A. The Chair entertained a motion to approve the meeting notes. Commissioner Mahoney moved to approve with corrections; seconded by Commissioner Jennings. Commissioner Russell stated there appeared to be no "A" under Old Business. Motion carried.

**III. New Business**

A. Workshop: Comprehensive Flood Hazard Management Plan.

Mr. Rupp stated Mr. Fred Chapman, Lewis County Building Official, would present the Plan.

Mr. Chapman stated the Comprehensive Flood Hazard Management Plan was begun about four years ago by 25 members of the PAC. Comments and testimony are still being accepted from other communities that will be adopting the document. The first workshop on the draft was held on July 21 with the City of Chehalis and the City of Centralia is holding a workshop tonight.

There will be at least two workshops on the draft, followed by a public hearing through the Planning Commission with a recommendation to the BOCC for adoption. Proposed adoption date is October 1, 2008.

Mr. Chapman asked for questions or comments. He suggested the Commissioners highlight proposed changes and send those changes back to him.

Commissioner Russell stated some of the dramatization is not totally accurate, particularly referring to the Cispus Valley.

Mr. Chapman stated he would like everyone to note that one of the major items was that the compensatory storage element was dropped. Inserted instead is the actual formation and promotion of the Flood Authority. After this document is adopted, the Flood Authority will have the authority to review and approve major projects that will have an effect on the system.

Commissioner Mahoney stated the document does not recommend any specific actions.

Mr. Chapman stated no, it does not at this time. It identifies projects and contains policy on the management of the system. This document brings projects to light and explains the impact and perceived impacts. Once this document is adopted, it will be a tool like any other comprehensive plan. It identifies areas that need to be looked at using best scientific information available to determine what the course of action should be, and it follows the federal standards for use.

Commissioner Mahoney stated the document appears to deal with reaction to floods to protect life and property as the flood occurs; it is not about flood prevention. It is his opinion that the flooding issue requires flood management not just flood mitigation.

Mr. Chapman stated Section 3, Flood Hazard Proposed Mitigation and Solutions starts addressing some of the elements Commissioner Mahoney mentioned. It identifies not just mitigation strategies but proposed projects and solutions to some of these issues. Mr. Chapman believes the management of the system will be a combination of multiple solutions. As science develops, more solutions will be possible. This document can be updated as needed to allow projects to move forward.

Commissioner Mahoney states the document identifies the Channel Migration hazard. He has not seen any evidence of what it will take to keep the channel from migrating. It will require dredging and whenever that word is mentioned, it is not considered as a possibility.

Commissioner Russell stated the Forest Service is not listed as a participant of this document. He asked if that is an omission or if only the Corps of Engineers was invited.

Mr. Chapman stated he did not have an answer to that; he would need to check the original solicitations. He will ensure the Forest Service gets a copy of the draft for comment.

Chairman Guenther stated there has been discussion regarding new infrastructure in areas that are prone to flooding. In the Utilities section, the document mentions not putting utilities in those areas, thereby limiting development in those areas. If that is done prior to mitigation of the system, then after discovering the causes and taking appropriate action, is there a way to go back to the areas that have been denied development.

Mr. Chapman stated he believes there is a way to do that. The section Chairman Guenther referenced is talking about infrastructure that is at risk in those areas. The key to reducing loss during floods is to expose less to the floods: avoidance is the best tool. That does not mean that under the right circumstances certain areas are not developable. Rather, the best management practices must be used, to ensure when development occurs in those areas it is safe and will not be destroyed by the floods.

Chairman Guenther asked for other comments.

Mr. Chapman stated he believes the public process for this draft is two workshops and at least one public hearing at the Planning Commission level and a workshop and public hearing before the Board.

Mr. Rupp stated after the document has been reviewed by all jurisdictions, it will be brought to another workshop with the revisions.

Mr. Chapman stated the cities will adopt this document and other meetings will be held simultaneously to consider changes to the draft. Substantial changes will be reviewed and voted on by the PAC; minor changes will not need a vote.

Commissioner Russell confirmed that any changes the Commission recommends should be noted and returned to Mr. Chapman.

#### **IV. Calendar**

August 12 will be a public hearing for UGA amendments, the Housing Element of the Comprehensive Plan, and Birchfield Development Regulations and Monitoring Agreement.

Mr. Rupp stated he will be meeting with consultants and attorneys regarding the ARL compliance. Special meetings with the Planning Commission will be required in order to meet the deadline of February 6, 2009. These meetings will be October 29, a Wednesday, and November 19, also a Wednesday. These meetings will be devoted just to ARLs. He asked the Commissioners to check their calendars and each will be polled before the scheduled meetings.

It is possible this schedule can be moved back depending on the scope of work set by the consultants, which will be known on Friday, July 25.

Commissioner Davis asked if the public hearings on August 12 could be commenced at 6:00PM rather than at 7:00PM.

Mr. Rupp stated the legal notice will not be published until next week and the time can be changed.

Chairman Guenther asked for a consensus from the Commission. It was agreed to begin at 6:00 PM.

Commissioner Russell asked that staff notify the absent Commissioners of the early start time.

Mr. Chapman stated the Flood Hazard Management Plan also needs to be worked into the Planning Commission's schedule, as FEMA would like it to be adopted on October 1 by the BOCC.

**V. Good of the Order**

Mr. Bob Nacht, Chehalis Community Development Director, stated the City of Chehalis had a workshop on the proposed Flood Hazard Management Plan. The Council recognizes there will be some changes to the plan, and it recognizes the differences between rural flood plain development and urban flood plain development. The City has indicated its support for the concept and the plan as revised by Mr. Chapman and will be adopting the plan at about the same time as the County adopts it. The City feels it is an appropriate approach to planning in the flood plain, and that it is appropriate to have the newly formed Flood Authority as the forum for addressing flood management policies and flood reduction projects.

**VI. Adjourn**

A motion was made and seconded to adjourn. The meeting adjourned at 7:34 PM.