

Lewis County Planning Commission

Public Hearing

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

September 16, 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 September 9, 2008
 - B. 2nd Workshop: Comprehensive Plan Capital Facilities. Presented by BHC
 - C. Workshop: Comprehensive Plan Economic Development. Presented by BHC
 - D. Workshop on UGA Proposals
 - i. Centralia
 - ii. Toledo
 - E. Public Hearing: Countywide Planning Policies

- III. Calendar**

Next meeting September 23 and 24: Special Meeting and Public Hearing in Morton and Chehalis

 - Critical Areas Ordinance

- IV. Good of the Order**

- V. Adjourn**

This meeting site is barrier free.

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**Meeting Notes from Planning Commission Meeting and Public Hearing
September 16, 2008 – 7:00 P.M.
Lewis County Courthouse
351 NW North St.
Chehalis, WA 98532**

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

County Commissioners Present: Ron Averill

Staff Present: Phil Rupp, Andre Stone, Pat Anderson

Consultants Present: Roger Wagoner, BHC Consultants

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from September 9, 2008
- Countywide Planning Policies
- Economic Profile
- Capital Facilities and Utilities Profile
- Staff Report and Attachments for Centralia North UGA Proposal

I. Call to Order

Chairman Guenther called the meeting to order at 6:58 P.M. Planning Commissioners introduced themselves.

II. Old Business

A. The Chair entertained a motion to approve the meeting notes from September 9, 2008. Motion made and seconded and carried unanimously.

B. 2nd Workshop: Comprehensive Plan Capital Facilities and Utilities. Mr. Roger Wagoner stated the only new information is on page 8 which provides background information on the Ed Carlson Memorial Field and Packwood Airport. Some service providers have yet to provide information, including the County, which has a new capital facilities plan that covers county-owned properties and the final draft is expected any day.

A meeting with the Public Works director on Friday, September 19 is to discuss the transportation plan. The transportation element of the comp plan is not being revised; however, it is important to include transportation projects in the capital facilities element.

No other comments regarding the Goals and Policies have been received. If the Planning Commission has comments, Mr. Wagoner would accept those at this time.

A public hearing is scheduled for October 14; October 28 will be a third workshop and the letter of transmittal.

Commissioner Russell stated the first two items on page 3 essentially say the same thing.

Mr. Wagoner stated these are the Countywide Planning Policies.

Mr. Stone stated the first two bullets are the existing policies; the third bullet is the proposed policy and the public hearing on the CWPPs is later tonight.

Mr. Wagoner stated the CWPPs are rather obscure but they are important; particularly when the County and cities talk about coordinating their planning. We felt it was important to put the CWPPs that apply to each element in the County's plan.

Mr. Stone requested that the Capital Facilities and Utilities plan be moved to public hearing on October 14, 2008.

Commissioner Russell made the motion; Commissioner Mahoney seconded. Motion carried.

C. Workshop: Comprehensive Plan Economic Development. Mr. Wagoner stated the public hearing on this element was held on June 24, 2008. Oral comments were received from Bill Lotto, Lewis County Economic Development Council on the profile. He articulated the value of the profile in that the information can be used throughout the County to help market Lewis County.

Distributed tonight is the Profile that includes the responses to the comments that Mr. Lotto made. Mr. Wagoner briefly summarized the comments made by Mr. Lotto and the Planning Commission. New language is underlined; old language is crossed out.

Page 11, Policy 4.4 reads: The County will work to ensure that sufficient agricultural lands, support services and skills are available to encourage a healthy and diversified agricultural economy consistent with economic viability. The meeting notes reflect that Commissioner Russell stated he did not believe this was realistic; Commissioner Mahoney stated it is an admirable goal; however the County may only have the availability of land and even that is difficult. Support services are directly proportionate to the activity that takes place and the County has no control over that, as well as the skills.

Mr. Wagoner stated if this is a good policy, it may be something that in the future the County could provide some support to people who are involved in training of agricultural workers to ensure there are correct procedures for people who want to build farm worker housing, etc. The County's job, in terms of regulations and potential funding, could fall into helping implement this policy. If the Planning Commissioners feel the policy is unrealistic, then perhaps it should be struck.

Commissioner Mahoney referred to Table 1, page 2 of the Profile. The Aggregate Growth Rate has been struck and replaced with the Annual Growth Rate. He asked for an explanation.

Mr. Wagoner stated he is not a statistician and that Greg Easton could address this question.

Commissioner Mahoney stated the percentages are quite different. The population allocations are based on annual percentages so perhaps this is to be consistent with that.

Mr. Rupp stated the concern was that the larger percentages were misleading and not representative of the annual growth.

Commissioner Hewitt referred to page 18 of the Profile and stated the last sentence could be struck. There is a master plan resort application but it is a separate entity from the REQ. He will draft new proposed language and submit it to Mr. Wagoner.

Mr. Rupp stated it is important to reflect that there is still a Master Planned Resort application before the County and the REQ needs to be separate from that.

Commissioner Russell stated on page 21 of the Profile, the last paragraph, second word should be "are".

Commissioner Jennings, page 13 of the Profile: The header in Table 9 reads 2005 but the source reads 2007 and she believes 2007 is correct. When this was reviewed the last time, a request was made that the five-county region not be used as that escalates a wage that is not realistic. It would be best if it was broken down into the Lewis County area.

Mr. Wagoner stated he would consult with Mr. Easton on this matter. He is not sure if this data is available just for Lewis County.

Chairman Guenther stated the Workforce Development Council may have that information split out by County.

Commissioner Davis referred to Policy 4.4, the statement "consistent with economic viability" and asked who is going to determine the economic viability.

Mr. Wagoner stated this can be looked into.

Commissioner Mahoney stated methods to attract businesses and jobs the County cannot do under the GMA and DOE water rights policies. Some of the language sounds good but without State cooperation, the County cannot do it.

Mr. Wagoner stated the County can do something. If all the counties have the same ag issues then through groups that lobby the legislature there is a better chance of getting the State's attention.

Commissioner Hewitt stated something that has occurred in the last several months is there has been a very strong movement by the DOE and by CTED regarding the project Commissioner Hewitt is involved in and has spilled over into some other things going on

in South Lewis County. He hopes the attention being paid to Lewis County by DOE and CTED will continue.

Mr. Stone stated there will be another workshop on Economic Development on October 14 addressing the concerns brought out tonight.

D. Workshop on UGA Proposals. Mr. Rupp stated the County received a Growth Board decision that will change how we move ahead with the UGA proposal for Toledo. The proposal includes some areas that were identified under the invalidity order and could be classified as agricultural resource lands of long term commercial significance. It is the Growth Board's position that the County needs to take certain actions before the UGA can be expanded. The Prosecuting Attorney's office, the Planning Department and the City of Toledo will discuss how to proceed with the amendment. The Toledo proposal will be not discussed tonight.

Mr. Stone stated a staff report had been distributed to the Planning Commission regarding the Centralia North proposal which he explained. The City of Centralia provided maps and data regarding industrial lands and use.

Attachment A shows zoned industrial areas and the colors indicate sizes of lots.

Attachment B is an aerial photo of the area. It is essentially the same as the first map, but the first map shows the flood plain in light blue.

Attachment C is the current zoning map for the City of Centralia. The dark brown and aqua colors are the industrial areas. The light brown areas along Harrison Avenue and Reynolds Avenue are also industrial areas.

Attachment D is the document presented at the public hearing by Emil Pierson, City of Centralia, with the addition of acreages from the J. Frank Schmidt proposal into the table.

Attachment E was prepared by the White Company and was used by Centralia in its 2007 Comprehensive Plan update. It speaks to job growth that is projected in the existing UGA and was part of the proposal presented to the Planning Commission.

Commissioner Hewitt thanked staff for this additional information; it is extremely helpful.

Commissioner Russell stated the Planning Commission had received a letter from WDFW on all the UGA expansions. The last sentence of the letter states that the site [Centralia North proposal] is inappropriate for development of an industrial park. Commissioner Russell does not believe that WDFW should be saying where an industrial park should be placed.

Mr. Rupp stated the staff report indicates that the County's position has changed regarding this proposal. One reason is the case made by the City of Centralia for the need

for long range planning and lands under their control for promoting economic development and industrial uses. In addition to that, in a recent meeting with WSDOT there was discussion of evaluating the feasibility of an interchange in this general area. The traffic in this industrial area, should it be developed, would be able to utilize this interchange. The Trans Alta area, if developed, would use this interchange thereby keeping traffic out of the City.

The City has made a case for long range planning with the County and City working together for industrial and economic development planning and transportation planning. For those reasons, the County is supporting this proposal and recommends moving forward with it.

Commissioner Russell stated his biggest concern is for the City of Centralia to take this into its UGA and then rezone it to residential. With the conditions stipulated, could an interlocal agreement be put into place to monitor the use and have the property revert back to the County after a period of time.

Mr. Rupp stated that currently our interlocal does not address that type of exercising of authority. This is the closest the County has come to conditioning a UGA amendment. Usually that is left to the City's option. The County is recommending they proceed with the planning for an industrial campus.

Commissioner Davis did not remember the specific comments, but that point was brought up and Mr. Pierson indicated that the City of Centralia could never rezone this to residential.

Chairman Guenther remembered the same comments, and that it will not become residential.

Mr. Rupp stated at the meeting with WSDOT he learned that interchanges are driven by land use around an interchange. One thing the Federal Highway Administration looks for is non-commercial/residential accesses to that interchange. If Centralia wants an interchange there, they would be wise to keep it for industrial use.

Commissioner Davis stated this fits into Mr. Wagoner's comments that cooperation is needed for good solid economic development.

Chairman Guenther stated Trans Alta wants to develop their 1100 acres into industrial use when the State agencies approve that move, and there is no better way to connect that area with the freeway than working in a partnership with the City of Centralia.

E. Public Hearing: Countywide Planning Policies. Mr. Rupp distributed a staff report that explains the revisions to the CWPP. The bold texts are the proposed revisions. The Planned Growth Committee has reviewed this document and recommends moving it to the Planning Commission and to the BOCC.

Chairman Guenther opened the public hearing and asked for testimony. As no one wished to speak, the oral portion of the public hearing was closed. Written testimony will be accepted until September 23, 2008.

III. Calendar

Next week there will be two meetings, both public hearings on the Critical Areas Ordinance. The first will be Tuesday, September 23 in Morton at the Bob Lyle Community Building. The second will be Wednesday, September 24 in Chehalis. Both meetings will begin at 7:00, following an open house at 6:30. Material will be available for viewing and a consultant will be available to answer questions.

Mr. Rupp stated there will be a special meeting on Tuesday, September 30 to discuss the ARL remand. It is possible this meeting will be continued to Wednesday, October 1.

IV. Good of the Order

No one wished to speak.

V. Adjourn

Motion made and seconded to adjourn. Adjournment was at 7:52 P.M.