

Lewis County Planning Commission **Public Meeting**

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

February 26, 2013 - Meeting Notes

Planning Commissioners Present: Mike Mahoney, Russ Prior, Arny Davis, Richard Tausch, Clint Brown

Planning Commissioners Excused: Bob Guenther, Jim Lowery

Staff Present: Glenn Carter, Stan May, Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from February 12, 2013
- Capital Facilities and Utilities red-lined School Summaries
- Power Point for Comprehensive Plan Update Process
- Future Land Use Maps, East and West County

1. Call to Order

2. Approval of Agenda

The agenda was approved as presented.

3. Approval of Meeting Notes from February 12, 2013

The meeting notes were approved as presented.

4. Old Business

Mr. May informed the Commissioners of the updated 2013 schedule and work plan which was distributed as a handout. It was updated from the previous meeting and would most likely be updated monthly.

A. 2nd Workshop on Comprehensive Plan Amendments

Mr. May also handed out a copy of a PowerPoint. The first page showed the Comprehensive Plan update process, what is included in the plan, and how the proposed changes are brought about. The update occurs every 8 years with the exception of correcting errors or inconsistencies, which is what the 2013 update involves.

Appendix C, Capital Facilities and Utilities Profile talks about the school districts' capital facility plans (CFP) which are adopted by reference. The County has all the data that it needs from them in a comprehensive document. Some districts that don't have CFPs did submit summaries, which are shown in the profile. In the paper that was handed out, the first page shows Winlock and Toledo lined out. That is because they have a complete CFP that was adopted by the County. They should not have been included as a summary. Mossyrock, Evaline and Castle Rock were left in because they submitted

summaries. Napavine and Chehalis were deleted because they were included by accident. This was an error and that is why the profile is being corrected.

Commissioner Mahoney asked how impact fees would affect what is happening with the comp plan. Mr. May stated if the school districts hope to get impact fees they must have a CFP adopted as part of the Comprehensive Plan. These six school districts are set up to potentially collect impact fees.

Commissioner Mahoney asked if those that are not included, if they want to be included they need to submit the proper paperwork. Mr. May stated if one of them decides to get impact fees, it must go through the process and submit it in the fall so the County can adopt it as part of the following year's comprehensive plan.

Commissioner Mahoney asked if it is automatically adopted if the school changes its CFP each year. Mr. May stated he thought it would be adopted by resolution. Mr. Carter explained that in the past the plan was presented to the Planning Commission. The Planning Commission does not have a lot of discretion when looking at the schools capital facilities plans but it makes a recommendation to the BOCC as part of the comp plan amendment which then incorporates the CFPs as part of the Capital Facilities Element. Whether it is possible to skip that step Mr. Carter stated he would be surprised but it was worth looking into. The school district goes through its own process to develop the plan and when it comes to the Planning Commission it is with a reduced scope of review. The County is not going to review the specific numbers in it but it still has to go through a review because it is part of the capital facilities plan and it is important for purposes of impact fees. The districts must have a current plan in place every year in order to continue to collect impact fees.

There was considerable discussion as to whether a recommendation should come from the Planning Commission or if the CFP could go directly to the BOCC. Chairman Davis stated the Planning Commission's recommendation creates a semblance of organization and review for whoever audits it. Mr. Carter stated another point of view is: this is the County's comprehensive plan and the County is being asked by the school districts to include in that comp plan their own CFP sub-element. Therefore, there is a measure of review that needs to be given. If we don't review it and just adopt it and there is a challenge to impact fees then the County will be defending that plan.

Mr. Carter stated he would research this with Mr. May to see if it is feasible to bypass the Planning Commission review.

Commissioner Brown asked if those districts who have not supplied CFP need to do so. Mr. May stated it is not the County's place to ask them for an update every year.

Chairman Davis asked why Castle Rock is included. Mr. May stated that the Vader students attend Castle Rock schools since there is no Vader school district any longer. Lewis County collects the taxes and those taxes go to Castle Rock.

Mr. May stated on page C13 a line was crossed out in the Boistfort Valley Water paragraph. Commissioner Tausch explained that he is the treasurer for the Boistfort Valley Water and that there are new memberships available first through private parties and that Boistfort Valley also has some memberships that it has repossessed that it will re-sell after the first list is exhausted.

Commissioner Prior was concerned about the inconsistencies if the descriptions on page C13. The information is sketchy and he thought it should be more complete since this is included in the comprehensive plan. Mr. May agreed and stated if staff could not gather the information from the water and sewer districts it had to go with what it had. By the next update staff will try to make it more comprehensive.

Commissioner Prior thought a table would be more comprehensive and consistent.

Mr. May stated the final part of the comprehensive plan for discussion is the wilderness area on the land use maps, which is shown in gray on the revised maps.

Commissioner Prior thought Commissioner Mahoney had asked for mapping of federal lands and that is not what these revised maps show. Mr. May stated the federal lands would be the entire east County. Commissioner Prior asked how to distinguish forest service. Mr. May understands that when there is development occurring on those lands they still have to come through the County for permits.

Commissioner Prior did not like the term wilderness because in that area there are national parks and national monuments. He thought a better description would be federal parks, monuments and wilderness areas, but not just wilderness. Mr. May stated the map is a land use map and it is showing what the use is for the various areas; the gray areas are areas where nothing is going to happen. In the forest areas, forestry is going to happen.

Commissioner Brown asked for clarification: does the national forest have to get permitting from the County? Mr. Carter stated he was not sure he knew the answer. In the Gifford Pinchot Forest the County has no authority, and that is part of the gray area. But in the other forest service land it is forest resource land even though it is forest service land. Perhaps we should show it as forest service land in another color and it isn't forest resource land for any other purpose. The question is whether forest service land is subject to any kind of land use map. The White Pass Ski Resort is on forest service land.

Chairman Davis stated Mr. May could take these suggestions back to the drawing board to see what he could come up with. Mr. May stated this map is meant to be a future land use map; it is not meant to be a parcel map and what it is showing is forest resource land. The County sees all the green area as forest resource land. Commissioner Mahoney stated we don't set the land use. If the federal government wants to establish another camp ground they won't come to the County – they just do it. We have limited control over what goes on that ground and he would like to see it designated differently from the privately owned forest resource land over which we have a lot of control.

Mr. Carter stated for purposes of future land use we don't want to have the implication that we have actually designated federal land as federal resource land; that we should show it as park or forest service and not suggest that the County has made the determination or has the jurisdiction to make a determination that it is designated as forest resource land.

B. 2nd Workshop on Large Lot Subdivisions

Mr. May stated if there is no more discussion on large lot subdivisions he would ask the Planning Commission to set a public hearing for March 26. The definitions were discussed and those will be part of the larger Title 17 update.

Commissioner Mahoney asked if there is any reason why all the public hearings could not be held at one time. These would be: large lot subdivisions, open space and the comp plan.

It was agreed that the public hearings could be held at the same time. Commissioner Mahoney made the motion to hold the public hearings on April 9; motion seconded. Mr. May was concerned that there had not yet been a workshop on open space. Commissioner Mahoney stated the committee had met and there was complete agreement on the applications and he felt confident that there would be no controversy.

Chairman Davis asked for a vote. The motion passed.

C. Update on Shoreline Master Program

Mr. May stated he received today the final version of the public participation plan which will most likely be distributed at the next meeting. The mapping is close to being accepted by DOE.

5. New Business

There was no new business.

6. Calendar – Next meeting: March 12, 2013: Finalize 2013 Comp Plan Amendments; 1st workshop: Flood Damage Prevention update; Workshop: Open Space program

7. Good of the Order

There were no comments.

8. Adjourn

The meeting adjourned at 6:57 p.m.