

Lewis County Planning Commission *Public Hearing*

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

September 27, 2016 - Meeting Notes

Planning Commissioners Present: Russ Prior, District 3; Jeff Millman, District 2; Bob Whannell, District 3; Sue Rosbach, District 2; Mike Mahoney, District 1; Stephen Hueffed, District 2; Leslie Myers, District 1

Staff Present: Lee Napier, Community Development Director; Erik Martin, Public Works Director; Eric Eisenberg, Civil Deputy Prosecuting Attorney; Mike Kroll, Public Works Engineer; Fred Evander; Senior Planner; Pat Anderson, staff

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from August 9, 2016
- 6-year Transportation Improvement Program
- Staff Report: Countywide Planning Policies
- Countywide Planning Policies
- Staff Report: Comprehensive Plan Review
- Outreach Responses
- Land Use Element Draft
- Recreation Concepts

1. Call to Order

Chair Mahoney called the meeting to order at 6:01 p.m. The commissioners introduced themselves; there was a quorum.

2. Approval of Agenda

The agenda was approved as presented.

3. Approval of Meeting Notes

The meeting notes from August 9, 2016 were approved as presented.

4. Business

Chair Mahoney amended the agenda to conduct the workshop on the 6-year Transportation Improvement Program as the first order of business.

- A. Workshop on 6-Year Transportation Improvement Program (TIP)

Mike Kroll presented a PowerPoint on the TIP which explained the purpose and the requirements of the Program, project selection criteria, and funding sources. He summarized the projects for 2016 and the 11 projects scheduled for 2017. He stated several of the projects are development-driven.

There was concern about the long delays in the Borst Avenue safety improvements. Mr. Kroll explained that the City of Centralia did receive some funding and chose to use it on Harrison Avenue, which the City determined is more of a safety need because of the amount of traffic on Harrison Avenue. Mr. Martin stated Lewis County Public Works has put money into its budget for consulting. This is a complicated issue and the project needs to comply with regulations. Both the City and the County are committed to moving forward.

A question (inaudible) regarding Mickelson Parkway was explained by Mr. Martin. He stated this is a developer-driven project and the plan is to make improvements to N. Military Rd and SR 505 with the Mickelson Parkway being the connection between SR 505 through the Mickelson property to the project. On October 7 there will be a meeting with the BOCC and some legislators discussing some regional issues. The Mickelson Parkway will be one of the projects discussed.

Commissioner Hueffed asked the costs of a steel bridge compared to a concrete bridge. Mr. Kroll did not have that information but could provide it.

B. Public Hearing on Proposed Changes to Countywide Planning Policies (CWPP)

Chair Mahoney opened the public hearing on the Countywide Planning Policies. All of Mr. Evander's comments would be part of the hearing.

Mr. Evander stated the Planned Growth Committee (PGC) worked on the CWPPs this past spring. Staff and the City of Chehalis recommended some changes. The draft in the Commissioner's packet reflect those changes. Mr. Evander summarized the proposed changes, which included clarifying language and eliminating redundant language.

The PGC recommended that the Planning Commission recommend the changes to the BOCC. Chair Mahoney stated that text that is underlined in the document is new language; crossed out language is to be deleted. This document was discussed during the workshop. He asked for questions from the Planning Commission. There were none.

Chair Mahoney opened the public testimony portion of the hearing and asked for comments. There were none and he closed the public hearing.

Chair Mahoney closed the public hearing at 6:49. He entertained a motion for the Chair to sign and forward the Letter of Transmittal to the BOCC. Commissioner Rosbach made the motion; Commissioner Myers seconded. The motion carried.

C. Workshop on Comprehensive Plan Update

- Review draft of the Land Use Element

Mr. Evander stated this document is designed to be simpler; more graphic-oriented; and more goals and policies-oriented with less narrative. He summarized the sections which include Urban Lands and Urban Growth Areas; Rural Lands; Resource Lands; Critical Areas.

There was a discussion about designations smaller than RDD-5. Mr. Evander stated he would check into that possibility, and also clustering.

Chair Mahoney suggested that the Federal and State-owned land boundaries be delineated on the maps (page 36 and 44).

Mr. Evander stated an appendix will most likely be added to show how the rural element was determined. How water flows through the county also needs to be addressed.

The Housing Element has already been reviewed by the Planning Commission. What is left is the Transportation Element and the Capital Facilities Element. The data graph that was presented earlier this year can be used as the Economic Element.

- Review draft goals and policies of the Transportation Element

Mr. Evander stated that Mike Kroll is working on a transportation model to help complete this element.

- Review comments from outreach phase of Comprehensive Plan

Mr. Evander asked the Planning Commissioners to review the comments that came in for the first phase of the Comp Plan outreach. The website has the complete list of comments. It can be found here:

<http://lewiscountywa.gov/communitydevelopment/planning-commission>

- Review draft of recreation component of Comprehensive Plan

Mr. Evander would like to incorporate a recreational (active living) concept into the Comp Plan. There are two basic concepts: the West County concept focused around the trail, and the East County concept focused around Hwy 12 and White Pass Scenic Byway.

Chair Mahoney noted that the route in Mossyrock is through blueberry fields and there may be some issues with farm equipment during the summer months. Also, Hwy 12 is a federal highway and an overpass or underpass may be needed at Davis Lake Rd, if that is possible to do.

5. Calendar

The next meeting will be on October 11, 2016, continuing the workshop on the Comprehensive Plan Update.

6. Good of the Order

Lee Napier stated Community Development, Public Works and Environmental Health staff just completed a 5-day lean or rapid improvement workshop which focused on single family residential permitting. There will be other phases for processing improvement. There will be more discussion as the process evolves.

7. Adjourn

The meeting adjourned at 8:04 p.m.