



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Lewis County Planning Commission Training

January 24, 2023



Agenda

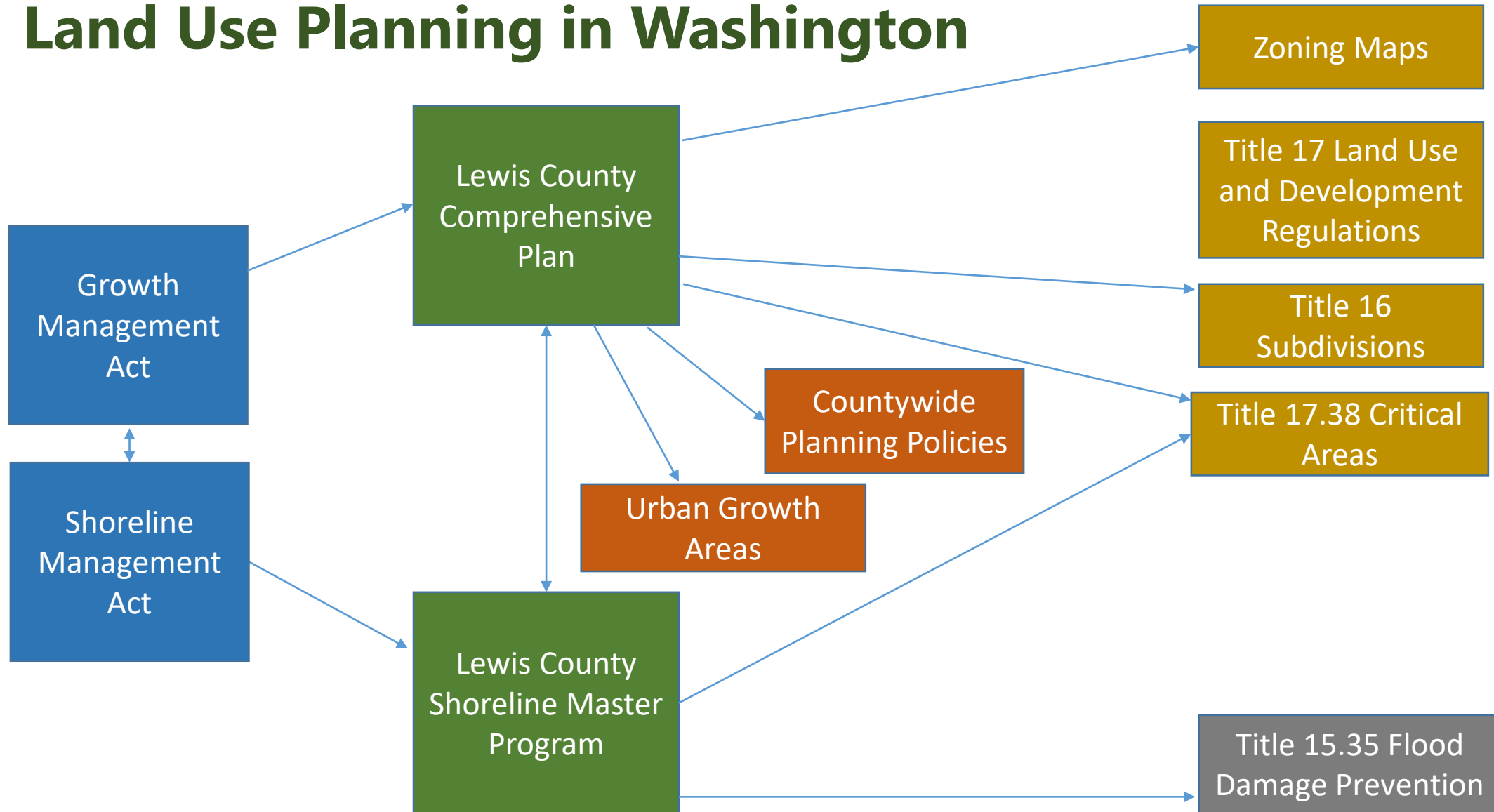
1. Comprehensive Plans
2. Making Motions



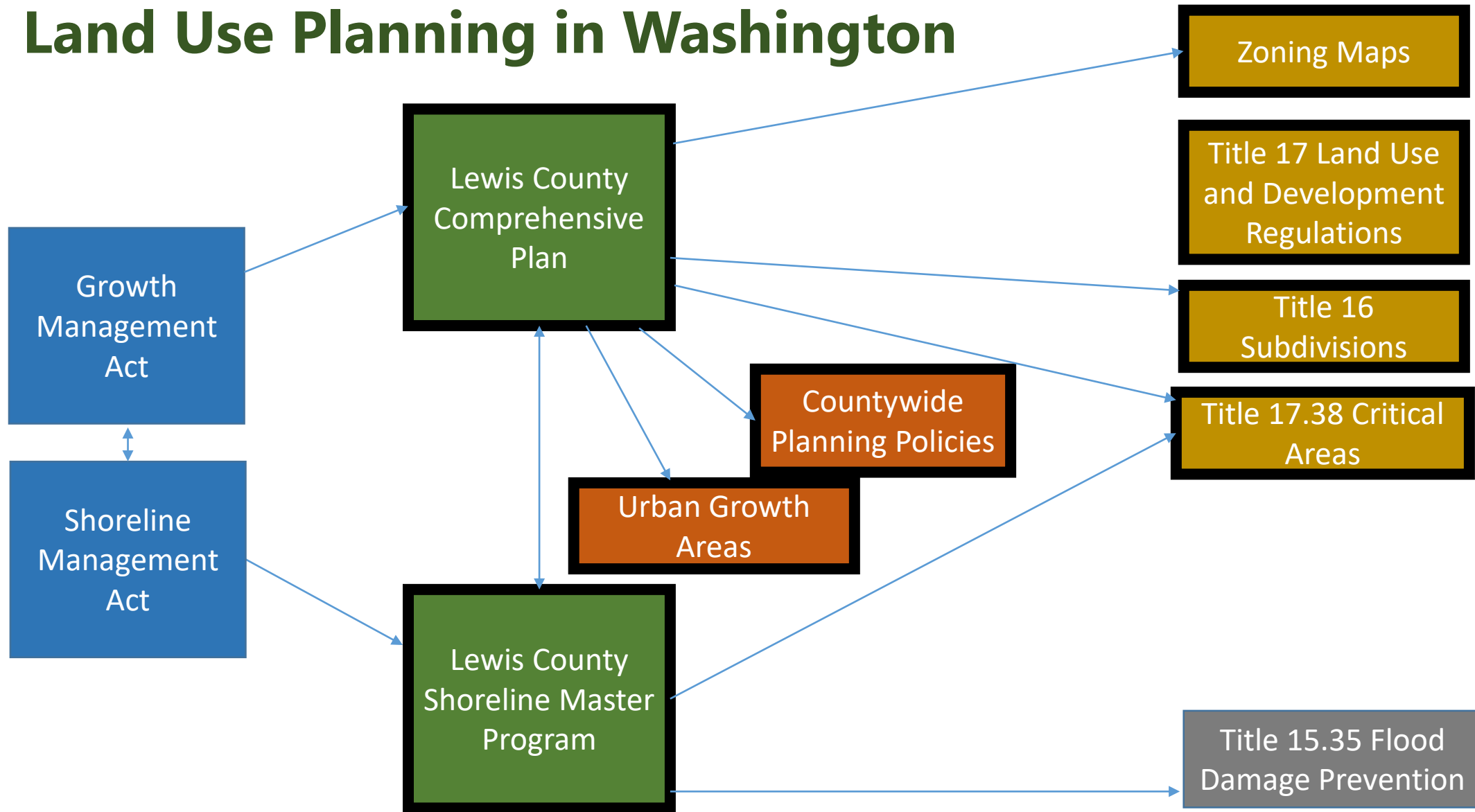
January 24, 2023

Lewis County Planning Commission – Public Workshop

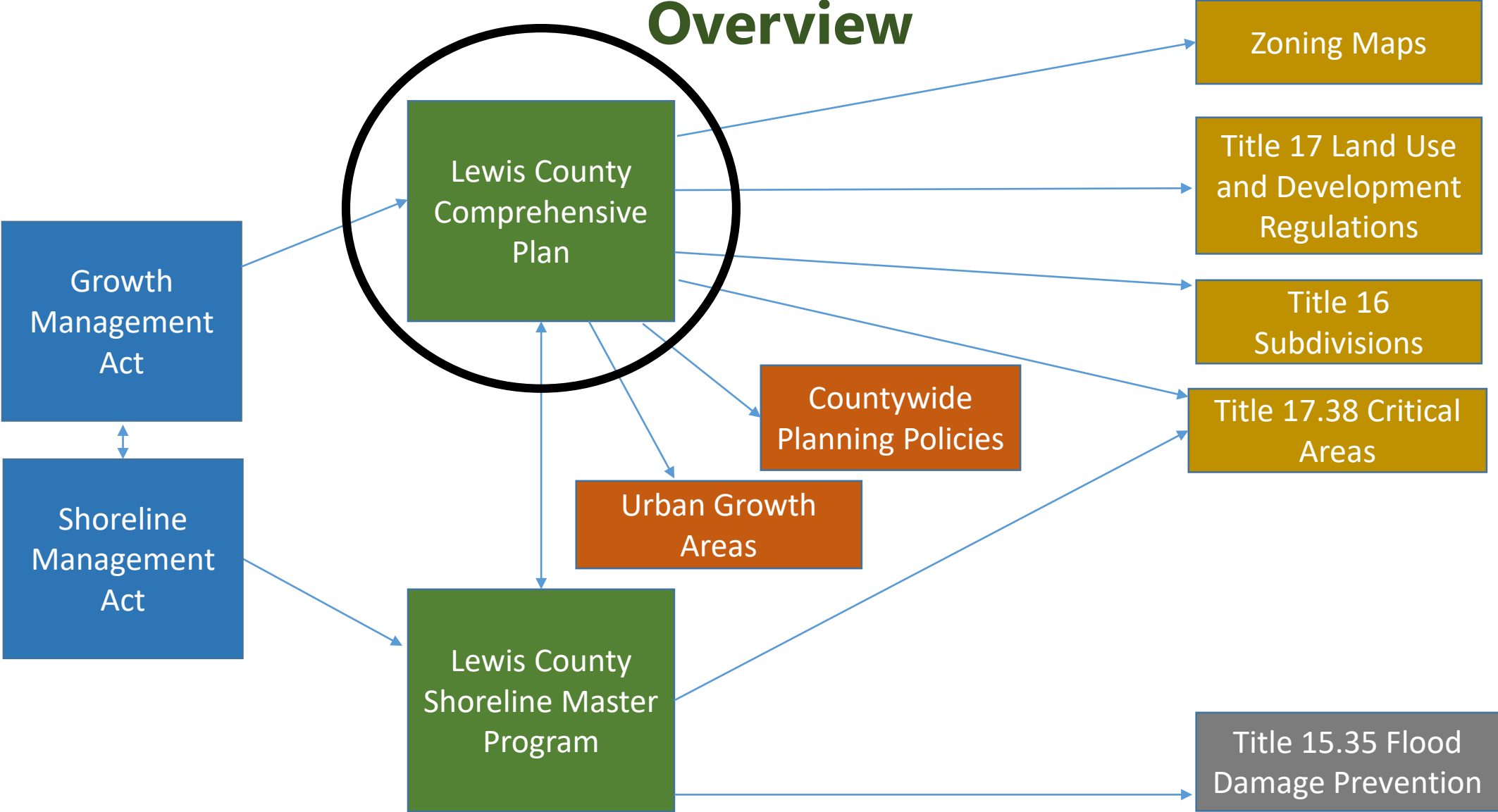
Land Use Planning in Washington



Land Use Planning in Washington



Overview



What is a Comprehensive Plan?

- 20-year vision
- Created with the community
- Goals and policies that address growth
- Updated every 10 years
- Must comply with state law



BIG FIVE State Laws

- RCW 36.70 – Planning Enabling Act
- RCW 36.70A – Growth Management Act (GMA)
- WAC 365-196 – Procedural Criteria for Adopting Comprehensive Plans & Development Regulations
- WAC 365-190 – Guidelines Agriculture, Forest, Mineral Lands, and Critical Areas
- WAC 365-196-425 – Rural Lands Element



Lewis County Comprehensive Plan

<https://lewiscountywa.gov/departments/community-development/adopted-plans/>

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities and Capital Facilities
- Onalaska Subarea Plan



Lewis County Comprehensive Plan



ECONOMIC DEVELOPMENT ELEMENT



Lewis County Comprehensive Plan

Economic Development

- Existing conditions – employment, wages, ag/forest activity, retail sales, tourism
- Goals and Policies –
 - Increase average wages
 - Promote a diversity of jobs
 - Encourage natural resource industries
 - Encourage energy-related industries
 - Develop tourism potential
 - Promote entrepreneurship
 - Workforce training



Lewis County Comprehensive Plan



LAND USE ELEMENT



Lewis County Comprehensive Plan

Land Use

- Existing conditions
- Goals and Policies –
 - Urban Growth Areas (20-year population forecast)
 - High density residential
 - Commercial
 - Industrial
 - Urban services – sewer, water, stormwater, transportation, etc.
 - Resource Lands
 - Agricultural
 - Forestry
 - Mineral
 - Natural area
 - Non-Resource Rural Lands
 - Rural Character



Lewis County Comprehensive Plan



HOUSING ELEMENT



Lewis County Comprehensive Plan

Housing

- Existing conditions
- Goals and Policies –
 - Diversity of housing options
 - Density near existing services and facilities
 - Increase housing stock
 - Protect neighborhoods

House Bill 1220



Lewis County Comprehensive Plan



TRANSPORTATION



Lewis County Comprehensive Plan

Transportation

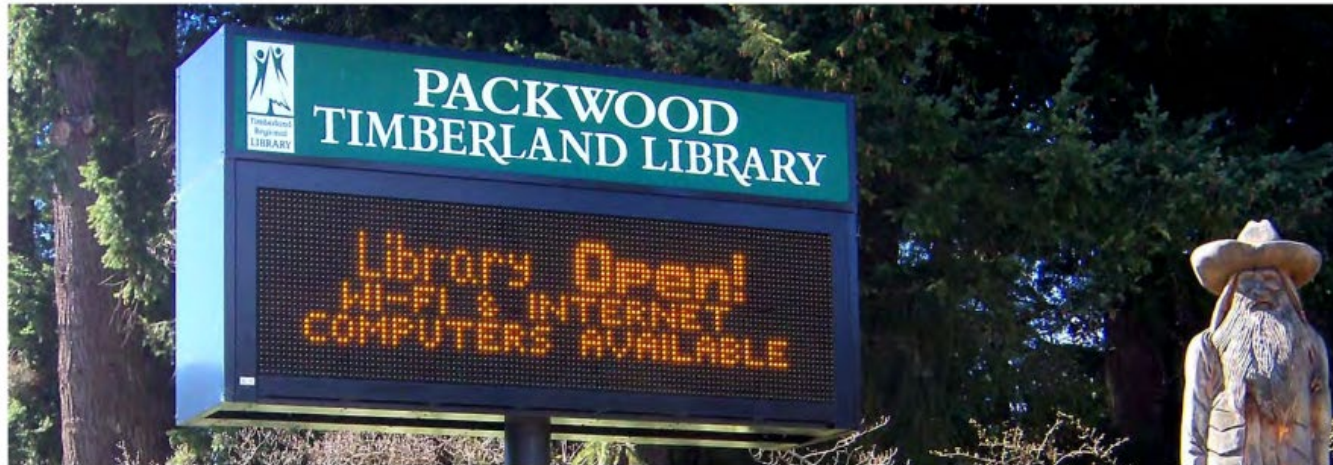
- Existing conditions
- Goals and Policies –
 - Safety
 - Connectivity
 - Level of Service
 - Freight
 - Airports
 - Pedestrian and Bicycle Access



Lewis County Comprehensive Plan



UTILITIES AND CAPITAL FACILITIES



Lewis County Comprehensive Plan

Utilities and Capital Facilities

- Existing conditions
- Goals and Policies –
 - Rural areas served by rural infrastructure
 - Sewer
 - Water
 - Stormwater
 - Fire Districts
 - Schools
 - Libraries



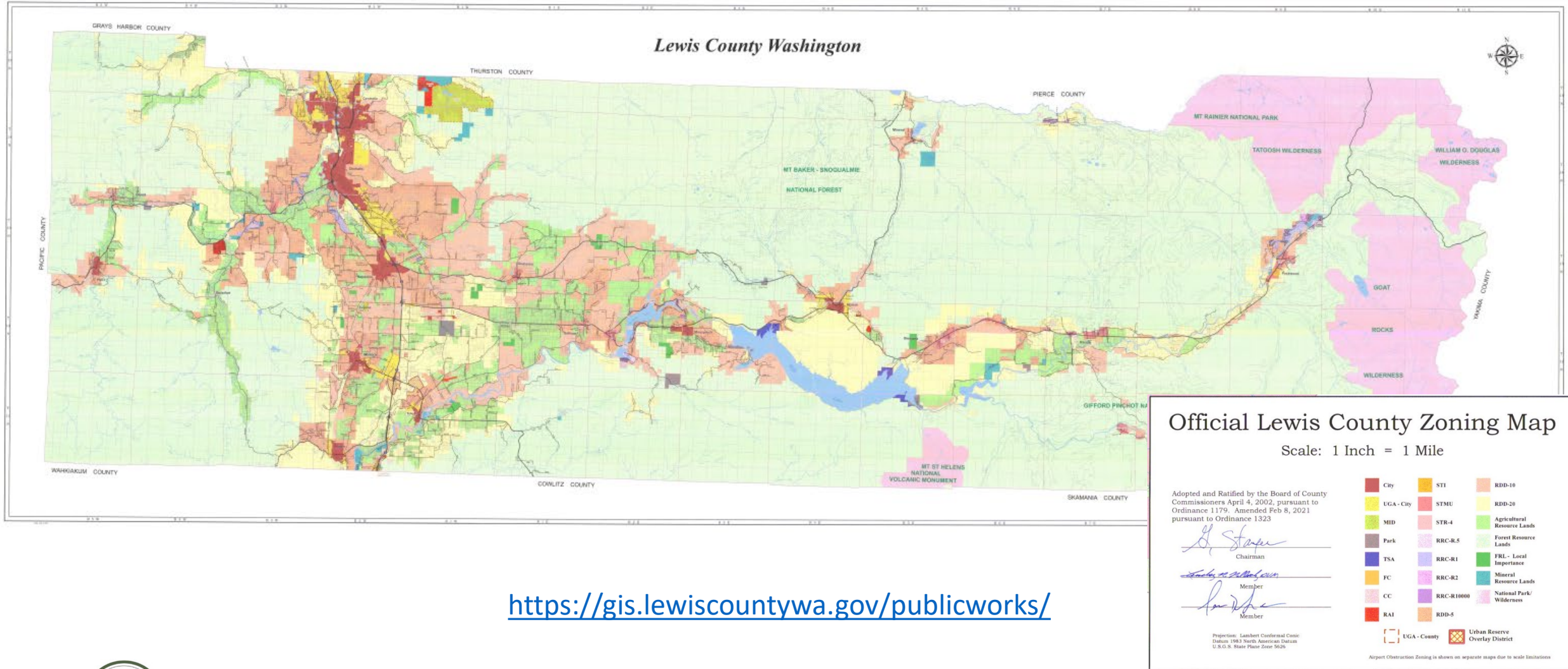
Lewis County Comprehensive Plan



ONALASKA PLAN



Lewis County Comprehensive Plan



<https://gis.lewiscountywa.gov/publicworks/>



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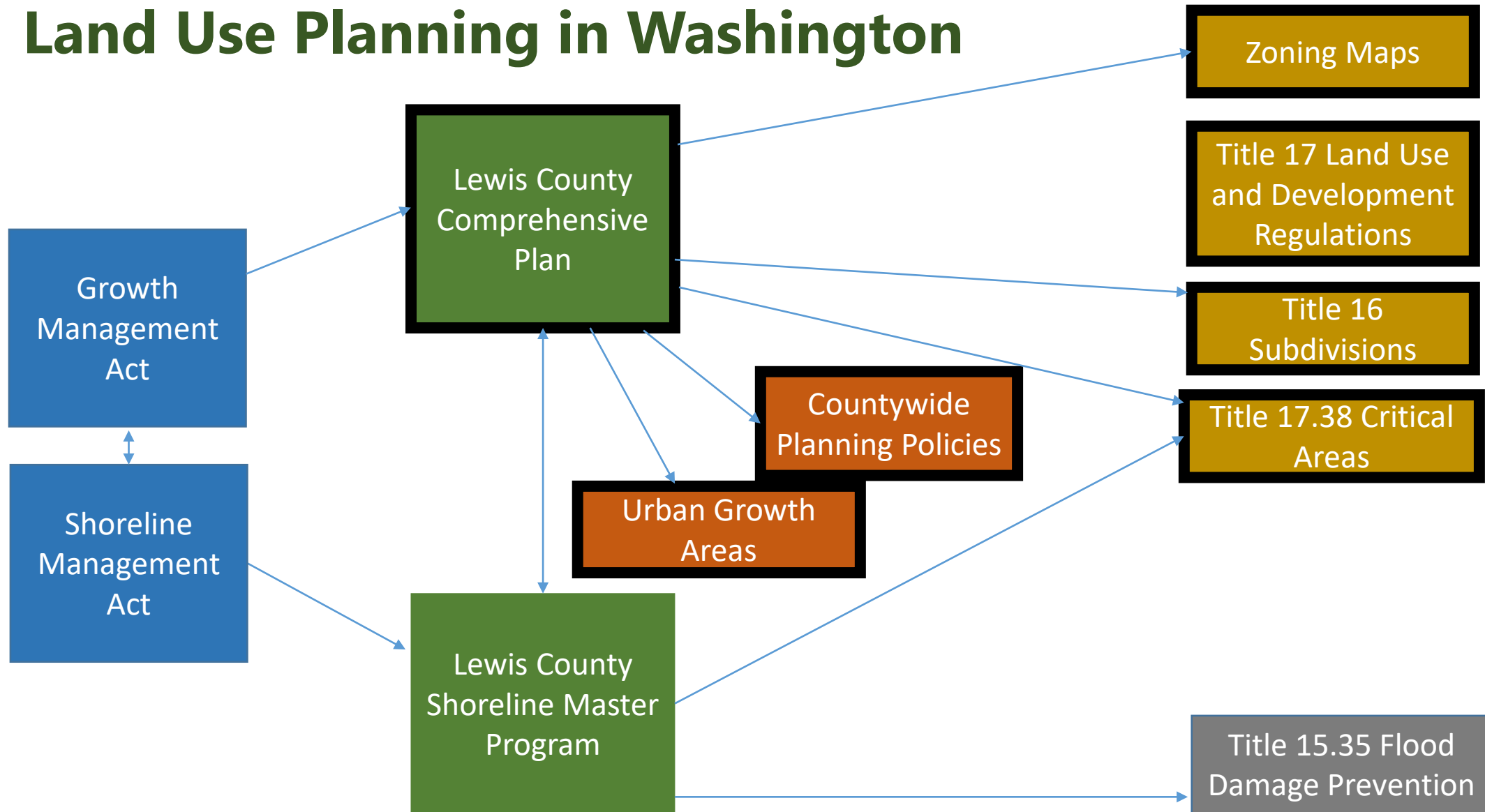
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Planning Commission's Role

- Amendments to the Lewis County Comprehensive Plan
 - Changes to goals and policies
 - UGA boundary changes
 - Subarea Plans
- To implement the Comprehensive Plan
 - Amendments to zoning designations (aka rezones)
 - Amendments to development regulations
 - Title 17, Land Use and Development
 - Title 16, Subdivision



Land Use Planning in Washington



Example

Growth Management Act RCW 36.70a.070

(2) A housing element ensuring the vitality and character of established residential neighborhoods that: (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options that ...

Lewis County Comprehensive Plan

H GOAL 1.0 Promote a variety of safe and decent housing types, neighborhood settings, and price ranges.

POLICY H 1.2 Encourage accessory dwelling units (ADU), provided that development standards and design criteria are satisfied.

17.102.050 Allowance of accessory dwelling units.

(1) Accessory dwelling units are allowed in Lewis County to provide affordable low income housing under the following conditions: ...



Example

Lewis County Comprehensive Plan

H GOAL 1.0 Promote a variety of safe and decent housing types, neighborhood settings, and price ranges.

POLICY H 1.1 Ensure that a variety of residential development and ownership types are available in urban and rural areas. Potential types of housing include detached and attached single family housing, clustered housing, duplexes, planned unit developments, senior housing, cohousing, condominiums, and mixed residential/commercial uses.

Packwood Subarea Plan (DRAFT)

Housing Goal 1 – Provide a range of affordable housing for residents at all income levels.

HS1.3: Encourage a diversity of single family housing types including duplexes, tiny home villages and ADUs.

HS1.5: Encourage the development of affordable long-term rental units such as dormitories and hostels.

PHASE 2 – Zoning Map, Title 17



Making Motions



January 24, 2023

Lewis County Planning Commission - Public Workshop

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Basic Motion

1. Testimony
2. Record is closed
3. Commissioner questions (to staff/applicant)
4. Make a motion
5. Second a motion
 - No second, it doesn't move forward
6. Deliberate, **state your opinions**
7. Vote



Types of Motions

1. **Main Motion** – starts the process, needs a second
2. **Amend Main Motion** – if person who made main motion and the person who seconded agree
3. **Substitute Motion** – propose an alternative to main motion
 - If substitute passes, main dies
 - If substitute fails, main is still up for consideration
4. **Call the Question** – a motion to end debate and vote
5. **Motion to Table** – if seconded, discussion ends and motion is immediately tabled
 - A subsequent motion to bring off the table is required to reopen



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Example – Amend a Motion

1. **John** – I move that we make Italian for dinner tomorrow.
2. **Jan** – Second.
3. **Sally** – I’m good with Italian if it’s lasagna.
4. **John** – I’d accept that amendment to the motion
5. **Jan** – Me too.
6. **John** – Ok, the motion is that we make lasagna for dinner tomorrow.

Deliberation and vote



Example – Amend a Motion

1. **Frank** – I move that we approve amendments to Title 17.12.345
2. **Gretchen** – Second.
3. **Lorie** – I agree, but we need to change the due date to the 1st business day of December instead of December 1.
4. **Frank** – I'd accept that amendment to the motion
5. **Gretchen** – Me too.
6. **Frank** – Ok, the motion is that to approve amendments to Title 17.12.345 with the due date changed to the 1st business day of December.

Deliberation and vote



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Example – Substitute Motion

1. **John** – I move that we make Italian for dinner tomorrow.
2. **Jan** – Second.
3. **Sally** – I move that we make tacos for dinner tomorrow night.
4. **Ian** – Second.
5. **John** – We have main motion to make Italian and a substitute motion to make tacos. We will vote on the substitute motion first.

Deliberation and vote on substitute to make tacos passes – main motion dies.

Or

Deliberation and vote on substitute to make tacos fails – main comes back for deliberation and vote.



Example – Substitute Motion

1. **Bob** – I move that we approve the rezone with a condition of approval that the permitting must be complete in 5 years.
2. **Jason** – Second.
3. **Cathy** – I move that we approve the rezone with a 10 year timeline.
4. **Corbin** – Second.
5. **Lorie** – We have main motion to approve the rezone with a 5 year timeline for permitting and a substitute motion with a 10 year timeline. We will vote on the substitute motion first.

Deliberation and vote on substitute to make tacos passes – main motion dies.

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Example – Substitute Motion

1. **Bob** – I move that we approve the rezone with a condition of approval that the permitting must be complete in 5 years.
2. **Jason** – Second.
3. **Cathy** – I move that we approve the rezone with a 10 year timeline.
4. **Corbin** – Second.
5. **Lorie** – We have main motion to approve the rezone with a 5 year timeline for permitting and a substitute motion with a 10 year timeline. We will vote on the substitute motion first.

Lorie, Gretchen and Frank all want to reject the rezone – vote no on both the substitute and the main motion.

Then enter a motion to reject.



Deliberation - Rationale for Decision

Motion >> Second >> Deliberation >> Vote

- Say why you support or oppose the motion
- Tie it to the approval criteria

"I support the rezone because it's going to bring 100 jobs to the county."

"I oppose the rezone because the scale of development doesn't meet neighborhood character."



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Caution

- Do not call or email your fellow commissioners to poll them
- This is a serial meeting and violates OPMA
- Everything should be on the record at an open public meeting





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