

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC)

Business Meeting minutes

November 1, 2022

Present: Commissioner Pollock, Commissioner Swope, Commissioner Grose

Recorder: Rieva Lester

Commissioner Pollock called the meeting to order at 10 a.m., determined a quorum and then proceeded with the flag salute.

PUBLIC COMMENT

None.

NOTICE ITEM

Commissioner Swope made a motion to approve Resolution 22-359. Commissioner Grose seconded.

Resolution 22-359: Call for bids for livestock panels.

Internal Services Chief Steve Wohld discussed the resolution. Steve said the call for bids is for livestock panels to be used at the fairgrounds.

Motion passed 3-0.

HEARING

Ordinance 1337: Adopt Ordinance 1337 to amend the Lewis County Comprehensive Plan and Associated Zoning Map Designations

Commissioner Pollock introduced the hearing. She noted that oral testimony would be taken Nov. 1 and that written testimony would be accepted through 4 p.m. Nov. 4.

Commissioner Pollock asked if any of the commissioners had any disclosures to make.

Commissioner Grose said he attended a town hall meeting in Mineral in November 2021, prior to being sworn in as a commissioner. Commissioner Grose said he was unaware at that time that portions of the meeting were going to be the subject of a quasi-judicial hearing and that he should limit his interaction on the proposal. Commissioner Grose said the following topics were discussed during the meeting:

- YMCA plans for the site
- Impact on local infrastructure / community
- YMCA plans to mitigate impacts

Commissioner Grose said he did not take or express any position on the matter during the meeting. After the meeting, he said, family members who attended spoke with him privately and stated they believed the issue was a matter of private individuals having the right to use their private property as they legally see fit. He said he did not respond to their statements.

Despite his attendance at the meeting and his interaction with family, Commissioner Grose said he has not formed any prejudice, bias or lack of impartiality regarding the YMCA rezone proposal. He said he believes he can fairly and fully participate in the hearings process for the matter.

Commissioner Swope said he had two disclosures to make.

Commissioner Swope said he attended a meeting about the Newaukum Valley Infrastructure Development Initiative with Eric Eisenberg, Joe Clark, Joe Enbody and Chehalis Mayor Tony Ketchum at the Newaukum Golf Course on March 9, 2022. Commissioner Swope said affordable housing and job growth were discussed generally and that he didn't know at the time that some of the projects discussed would require passage of the Westlund-Enbody Chehalis UGA expansion proposal in order to move forward. Details of the proposal were not discussed.

Commissioner Swope said he was not asked for, nor did he provide, endorsement of any particular stakeholder or outcome of the proposal now under consideration, nor was he aware there would be a future quasi-judicial matter before him related to the proposal. Commissioner Swope said he has not prejudged the proposal and has formed no biases for or against any party. He said he remains open to the testimony to be provided and will consider it fairly.

Commissioner Swope said he is recusing himself from hearing the proposal to expand the Centralia UGA because he had previously endorsed a particular outcome. He said was not aware at the time that he would later hear the matter in a quasi-judicial capacity. He said he is refraining from participating in the hearing to maintain the appearance of fairness.

Mindy Brooks said the commissioners will be decided whether a particular use is appropriate for the area. She stressed that the commissioners would not be making decisions on a specific projects.

DeGoede

Mindy Brooks gave the staff report regarding the De Goede proposal. Some of the highlights included the following:

- It's 27.5-acre site north of Highway 12 near Mossyrock.

- The request is to rezone from Agricultural Resource Land (ARL) to Rural Development District 5 (RDD-5).
- The future use is unknown, but RDD-5 allows for single family residential.

Commissioner Pollock asked if there were any questions. There were none.

Commissioner Pollock closed the question-and-answer portion of the hearing.

Mindy asked that her previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

No one chose to speak.

Adna grocery

Mindy Brooks gave the staff report regarding the Adna grocery proposal. Among the highlights:

- It's a 0.74-acre site on Bunker Creek Road in Adna.
- The request is to rezone from Agricultural Resource Land (ARL) to Small Town Mixed Use (SMTU).
- The future use is to continue the store and add a restaurant.
- Lewis County designated Limited Areas of More Intensive Development (LAMIRDs) in 1995.
- SMTU is a LAMIRD.
- LAMRID boundaries based on development patterns in 1995.

Commissioner Pollock asked if there were any questions. There weren't any questions.

Commissioner Pollock then closed the question-and-answer portion of the hearing.

Mindy asked that her previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

Chris Aldrich of RBEEngineers said the applicant asked him to speak on their behalf. He said the current zoning has hamstrung the owners' ability to use the property as they'd like.

Arny Davis said county staff previously indicated the rezone request is being made to correct a mapping error. He asked what the cost would have been to the owners of the property had the error not been made. He said he'd like to see the county give the property owners some consideration regarding the costs associated with fixing the error.

Commissioner Swope left at 10:16 a.m.

Centralia UGA

Mindy Brooks gave the staff report regarding the Centralia UGA proposal. She said:

- The proposal involves 16 parcels with 45.17 total acres.

- The site is bound by Graf/Military Road on the north and Scheuber Road South on the east.
- The city has expressed a need to support a 20-year population allocation of 10,905 dwelling units.
- Future use is low density residential R4.
- The site would provide 80 dwelling units.
- The Planning Commission recommends approval.

Mindy said testimony received includes a petition signed by 54 people. She said the petition cites adverse impacts to surrounding properties.

Commissioner Grose asked whether the UGA portion to the north of the project had been annexed to the city. Mindy said it had not.

Commissioner Pollock asked if there were any questions. There were none.

Commissioner Pollock then closed the question-and-answer portion of the hearing.

Mindy asked that her previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

- Rick Payton chose not to speak.
- Sharolyn Wiley voiced opposition to the expansion, citing the threat to the rural feel of the area.
- Ian Wiley voiced opposition to the expansion. Dean said a commissioner had noted the need for additional housing, citing the lack of housing available in Tumwater and the surrounding areas. Dean there were 588 homes on the market in Chehalis and Centralia as of Oct. 31. Dean said the growth could threaten the conservative values of the area.
- Joe Wiley voiced opposition to the expansion, citing health care resources and the rural feel of the area.

At 10:26 a.m., Commissioner Pollock announced the commissioners would take a 5-minute recess.

The meeting resumed at 10:32 a.m.

At 10:33 a.m., Commissioner Pollock announced that the hearing was being recessed until 11 a.m.

The meeting resumed at 11 a.m.

Mining Opt-in

Mindy Brooks gave the staff report regarding the Mining Opt-in proposal. She said:

- Proposal involves a 443.5-acre site on Brim Road between Ethel and Salkum.
- The request is to rezone from Agricultural (ARL) to Mineral Resource Land (MRL).
- The future use is mineral extraction.
- Experts have estimated mining resources available are worth \$250 million.
- The county received one piece of written testimony.
- The Planning Commission recommends approval.

Commissioner Swope asked if the questions raised in the written testimony had been addressed. Mindy discussed the testimony received and the process by which the concerns could be addressed.

Commissioner Pollock asked if there had been changes at the state level regarding mining operations. Amber Smith said the Surface Mining Act is unchanged. Amber noted that another area mine has different standards due to the timing of when it went into effect. She said conditions of use – time of operations, dust, etc. – would be addressed during a project-level SEPA, not during the Comprehensive Plan.

Commissioner Swope said he would want those issues addressed during the Comprehensive Plan. Mindy said permit impacts would be addressed during the permit process.

Commissioner Swope discussed the impact to neighbors of other mining operations, noting that mining sites have significant impacts to the surrounding properties.

Commissioner Pollock asked if the commissioners can set limits on use. Amber Smith said commissioners can put conditions on their approvals but that those must be fact-based on use, not project specific. She noted that even if a use were to be allowed, specific other approvals also would be required for the project to be approved in the future. Mindy noted that even if approved, the mining opt-in would later require a hearing before the Planning Commission.

Commissioner Pollock asked if there were any questions. There were none.

Commissioner Pollock then closed the question-and-answer portion of the hearing.

Mindy and Amber asked that their previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

- Jeff Wilson voiced opposition to the proposal. Jeff said 815 feet of his property abuts the area being proposed for the rezone. Jeff said area growth already has affected views and the rural feel of his home. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Jeff said the company had not contacted him.
- Tim McLean voiced opposition to the proposal. Tim expressed concerns about traffic impacts, student safety and effects on residential neighborhoods. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Tim said the company had not contacted him.
- Harold Powell voiced opposition to the proposal. Harold said he and other area families in the area are concerned about the views, sounds and smells of the proposed mining operation. He said he fears flooding in the proposed site will wash contaminants into the neighboring Blue Creek. William Potter donated his time to Mr. Powell. Mr. Powell continued to express concerns regarding a mining operation. He said the Good family would be the only ones who would gain from the project. He expressed concerns about dangers to schoolchildren in the area. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Mr. Powell said the company had not contacted him.

Commissioner Grose asked if those in the audience had attended the Planning Commission hearing about the matter and whether they had testified. An audience member said many of those in attendance had merely listened to the Planning Commission hearing.

- Hal Dufilho voiced opposition to the proposal. Hal echoed concerns about traffic and about the safety of area schoolchildren. Hal also lamented the loss of farmland in Lewis County as well as the potential impacts on fishing in Blue Creek and the Cowlitz River. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Hal said the company had not contacted him.
- Jodi Urich-Sayad voiced opposition to the proposal. Jodi said she has been vocal about her concerns for years. She said an area creek already has been affected by the operation, noting that the creek dried up. She said she fears flooding will be an issue. Jodi said she also is concerned about traffic impacts. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Jodi said the company did not contact her.
- Michele Heckroth voiced opposition to the proposal. Michele said she recently purchased property in the area and was unaware that the mining operation was being proposed. She said she is shocked that the county didn't consider an EIS for the project. Michelle expressed concerns regarding a lack of transparency. Commissioner Swope asked if the mining company conducted any outreach regarding its proposal. Michelle said the company did not contact her.

Amber Smith said the applicant could address the questions that were presented earlier during the meeting if they chose to do so.

Commissioner Grose asked for further information about the SEPA application. Mindy clarified that the proposal is a use determination, not a project-specific question. She said if the project were to move to the next step, other determinations could factor into the decision-making process.

- Erick Staley said the applicant and its consultants had done no outreach because they knew it would be a very public process and that it was still early in the process. He stressed that the commissioners are to determine whether the proposed use is appropriate. Erick noted that Hall Road was constructed for access purposes.
- Jake Kinsman voiced opposition to the proposal. He expressed concerns regarding traffic and noted that he had received no outreach from the applicant. Jake expressed frustration regarding the lack of transparency regarding the proposal.

At 11:38 a.m., Commissioner Pollock announced that the meeting was being recessed until 1 p.m.

The meeting resumed at 1:01 p.m.

YMCA

- Mindy Brooks gave the staff report regarding the YMCA proposal. She said:
- The project involves 500 acres north of Mineral Lake.
- It includes a Master Planned Resort overlay on FRL.
- YMCA is proposing an overnight youth camp for 400 campers and 100 staff, with cabins, tent sites, trails and a dock.
- SEPA determination required restricted uses and sunset provision.

Mindy said the county received testimony in support of and in opposition of the proposal. She said those who support the proposal highlighted the following:

- Youth access to the outdoors.
- Cultural and historic education.
- Environmental education.
- Economic benefits to the community.
- Enhanced recreation for the community.

Mindy said those opposing the proposal highlighted the following:

- Increased traffic on local roads.
- Lack of sufficient fire and emergency services.
- Insufficient sewer and water infrastructure.
- Increased noise and pollution.
- Negative impact on wildlife.

Commissioner Pollock asked if there were any questions.

- Ron Nilson said he visited Community Development and requested everything that had been presented to the commissioners. He said he had yet to receive the documents. Mindy noted that the request was being processed as a public records request. Mindy and Rieva Lester noted there are specific processes the county follows when responding to a records request.
- Harry Bhagwandin asked if a decision would be made Nov. 1. Staff said a decision is expected Nov. 8.
- An audience member asked if the commissioners had visited the site. Mindy Brooks noted that because the proposal is a quasi-judicial matter, the commissioners and the Planning Commission could only take into consideration information presented during an open public meeting, meaning they could not conduct information-gathering activities on their own.
- Ron Nilson asked why the proposal was going through a quasi-judicial process rather than a legislative process. Amber Smith said state law requires the matter go before the commissioners as a quasi-judicial matter. Ron asked if there were any other ways to address the matter. Amber cited RCW 42.36, which outlines the decision-making process.
- Commissioner Swope asked about weighing various matters – such as education and other topics addressed by members of the public – as part of the decision-making process. Mindy clarified that the commissioners are deciding on whether the proposed use is appropriate, that other factors outside their guidelines would not be weighed.

Commissioner Pollock closed the question-and-answer portion of the hearing.

Mindy and Amber asked that their previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

- Gwen Bagley voiced support for the project. Gwen said there is a clear public need for the project. She said it would provide opportunities for all young people and also would job benefits, and tax benefits. She said the plan involves sustainable forestry. Commissioner Swope asked about property tax revenue. Gwen said the YMCA is not using its nonprofit status on the project. Gwen said she resides in Issaquah.

- Erwin Vidallon, Senior Vice President and Chief Financial Officer for the YMCA, voiced support for the proposal. Erwin addressed the benefits of the proposed camp and noted that contractors will be used to develop the area. He discussed other job, economic and educational opportunities as well as potential tax revenues, noting that YMCA does not plan to use its non-profit status in the area. Commissioner Swope asked if YMCA can guarantee the camp would always remain on the tax rolls. Erwin said the current model has it remaining on tax rolls but that he would be unable to speak on behalf of future boards. Commissioner Swope expressed concern with education being offered at the camp being a path of indoctrination. Erwin said future curriculum could be shared. Erwin said he resides in Seattle.
- Eric Waters voiced opposition to the project. Eric cited concerns regarding the urban sprawl associated with the project. He said there is no transition for the project, which he said does not fit the area. He said the area does not have the infrastructure to support the camp.
- Ron Nilson said he and a group of area residents are opposed to the project. Ron discussed the history of the land, noting that three other projects proposed for the area have failed. Ron said he would like the commissioners to employ an environmental impact group to carry out a complete study. Ron expressed concerns regarding water use and safety. He said members of the Planning Commission should have visited the area in person. Ron said he takes exception to the applicant's plans to rope off part of the lake.
- Josh Sutton of the YMCA said there are four key questions the commissioners must weigh when making their decision about the proposed use of the land: Whether it conforms to the Growth Management Act and county planning policies, whether there's a demonstrated need for the change, whether it serves public interest and whether it is spot zoning. Josh said the YMCA has held community meetings, reached out to residents, performed water tests, created a website for the project and worked with consultants regarding fire protection needs. Josh said the next steps in the process will further address citizens' concerns.
- Debbie Preston ceded her time to Hanford McCloud.
- Hanford McCloud voiced support for the proposal. Hanford discussed the educational opportunities the project would provide. He said the Nisqually Tribe supports the outdoor school setting the plan would provide. Hanford said he lives in Thurston County.

Commissioner Swope said he'd like to know the YMCA's core values. Amber noted that the hearing is for a change of use. She said questions like that are valid but that they would be more appropriate should the project move to the next step.

Mindy said the county could invite the YMCA to provide the information but that it would be on a voluntary basis only.

Amber said Lewis County Code 17.12 indicates what criteria the decision-making body would use to make its determination about the land use. Mindy clarified that individuals providing testimony can share anything they'd like but that the commissioners must base their decision on the criteria outlined in county code.

- Mike Heinz voiced opposition to the proposal. Mike said he feels the project is too big for the town. He said most of the residents don't want the project. He said there is no infrastructure and no police department that that the fire department is an all-volunteer fire department. Mike said the wells associated with the camp will affect neighbors and that the project will have

a negative impact on area wildlife. He said the YMCA will invoke its tax-exempt status as soon as the project is approved.

- Dave Cunningham voiced opposition to the proposal. Dave said he has concerns regarding traffic safety and the affects the camp would have on neighboring wells. Mike said the commissioners should have visited the area.

Commissioner Swope, Commissioner Grose and Commissioner Pollock said they all have been to the Mineral area. They noted that the rules governing their quasi-judicial decision, rules that prevent them from conducting research on their own.

- Harry Bhagwandin said the issue boils down to a property-rights issue. He stressed that it doesn't mean that he's in favor of the project. He said that the commissioners just must address it as a land-use issue only. He asked that the YMCA abandon its project if the land-use issue moves forward to the next step and the next step shows that the project does not benefit the area.
- Bob Code, who said he helps advise the YMCA regarding its camps, voiced support for the proposal. Bob discussed the leadership and social benefits the YMCA's camps have provided his children.
- Gerald Olson voiced opposition to the proposal. Gerald said the "best use" is to leave the land alone and preserve it as is. Gerald said it should be preserved for the children yet to come. He said the proposed project offers no benefits to the local community or Lewis County as a whole. Gerald said the area is home to wildlife and should be preserved.
- Bob Richards, former YMCA director, voiced support for the proposal. Bob said the YMCA is one of the most successful operators of summer camps across the world and that the Seattle YMCA in particular is among the best of the best and has received accolades from the counties in which it operates camps. Bob said YMCA helps maintain its camps areas' pristine conditions while contributing to the richness of an outdoor experience.
- Scott Brummer voiced opposition to the proposal. Scott said the property is long-term timber and that the property rights were purchased as such. Scott said the proposal would cause definite impacts that would be irreversible. Scott said the least impactful use would be to keep it as timberland. He urged the commissioners to listen to the community's voice.

At 2:03 p.m., the commissioners recessed the meeting until 3 p.m.

The meeting resumed at 3:05 p.m.

Chehalis UGA proposals: Breen and Westlund-Enbody

Mindy Brooks gave the staff report regarding the Chehalis Breen and Westlund-Enbody proposals.

Mindy said the Breen proposal:

- Involves one parcel measuring 109.8 acres.
- Is bound by Hamilton Road on the north and Interstate 5 on the east.
- Would help address the city's 20-year population allocation of 7,711 dwelling units.
- Includes a future use of low density residential R4 and multifamily residential R12.

- Would provide 456 dwelling units.

Mindy said the floodplain must be placed in a conservation easement.

Mindy said the Westlund-Enbody proposal:

- Involves eight parcels totaling 247 acres.
- Is bound by Jackson Highway on the east and by Rush/Kirkland Road on the south.
- Would help address the city's 20-year population allocation of 7,711 dwelling units.
- Has a future use of mixed use commercial and residential, including multifamily.
- Would provide 1,224 dwelling units.

Mindy said the floodplain must be placed in a conservation easement.

Mindy said the county received several pieces of written testimony about the proposals.

She said those in support cited the following:

- The proposal addresses a need for more housing,
- It would support economic development and create jobs.
- It offers floodplain protection.
- Labree Road offers a second route for traffic.

Mindy said those opposed cited:

- Increased traffic on local roads.
- Negative impacts on river and flooding.
- The loss of a local farm.
- Insufficient fire and emergency service capacity.
- Negative impacts on wildlife.
- Negative impacts on water quality.

Commissioner Pollock noted that the 2007 flood exceeded the 100-year flood maps. She asked if the information from that flood could be included. Mindy and Barbara Russell said the 100-year flood plain information is required and that information from the 2007 map also could be included.

Commissioner Grose asked about the infill areas of the UGA that could and should meet the area's housing needs. Mindy said that topic had not been addressed as part of the work on the proposals.

Commissioner Pollock asked if there were any questions.

- Harry Bhagwandin asked about the conservation easement. Mindy said the conservation easement would prohibit development but would allow for recreational use, such as a trail.
- Ron Mauel asked when the 100-year map was adopted. Lee Napier said the map is from the 1980s. Ron asked if the map takes into consideration changes since the 1980s. Mindy said the map has not been updated since its adoption.

Commissioner Pollock closed the question-and-answer portion of the hearing.

Mindy, Barbara and Lee asked that their previous comments be adopted into the record.

Commissioner Pollock asked if anyone wanted to speak for or against the matter.

- Tracy Spencer voiced opposition to the Westlund-Enbody proposal. Tracy asked whether water, sewer, power, fire protection or other infrastructure is in place to accommodate the growth. Tracy addressed concerns regarding urban sprawl.
- Tammy Baker voiced opposition to the Breen proposal. Tammy said her mother, Virginia Breen, who died in December 2020, owned the land. Tammy said she and her son each own 25 percent of the project area, for a combined total of 50 percent of the proposal area. She said she and her son were not informed of the proposed expansion until after the fact and are opposed to it. Tammy said her attorney has submitted a letter regarding the matter. Commissioner Swope asked for clarification regarding ownership. Tammy said she and her son are beneficiaries for a combined total of 50 percent of the property. Tammy said her mother would not have wanted the land used for developments.
- Jenny Baker voiced opposition to the Breen proposal. Jenny said the application is premature. Jenny said Security State Bank submitted the application without her family members' knowledge. Jenny said she wants the property to continue as farmland. She said she can concerns regarding traffic, flooding and wildlife.
- Ron Mauel voiced opposition to the Breen proposal. Ron expressed concerns regarding the fill on Hamilton Road North contributing to further, more intense flooding in the area. Ron said the river already is being turned into a fire hose: faster, swifter and more damaging. Ron said the Breen property is among the affected areas.

Mindy Brooks corrected the record, stating that the flood plain map was last updated in 2006. She said the 2006 map did not capture the effects of the 2007 flood.

- Michael Smell voiced opposition to the Breen proposal. Michael said he lives near the Breen property and that his property has flooded 40 times. He said none of the downriver residents want the area developed because it will affect their properties, including farmlands. Michael said the request to rezone was made without the owners' consent.
- Cody Baker said he and his mother are 50 percent beneficiaries of the property. He said Security State Bank applied for the change without their approval and that his grandmother would not have supported the change. Cody expressed concerns regarding additional flooding. Cody said he has submitted documentation that shows the actual flooding on the property. He said the land has been used for farming for 100 years. Cody said his grandmother opposed developing the land.
- Madelyn Baker voiced opposition to the Breen proposal. Madelyn said she is opposed to changing the property for urban growth. She cited flooding, traffic, and environmental concerns. She echoed the fact that her late great-grandmother would have opposed developing the land.
- Bernard Purvis voiced opposition to the Breen proposal. Bernard said he opposes the project over flooding and agricultural concerns.
- Sterling Breen voiced support for the Breen proposal. Sterling said he represents 50 percent of the Virginia Baker estate. He said the land was a merely a hobby farm, not a working farm. Sterling said he is in favor of urban growth.

- John Cushman voiced support for the Breen proposal. John said portions of the property abuts Interstate 5. John said he agrees that the floodplain issue needs to be addressed but that there are ways to do so. He said the flooding issue should be addressed during the permit process, that the commissioners need to address only the use question.
- Suzy Rasmussen voiced opposition to the Breen proposal. Suzy said a 10-acre strip of the Baker property is in urban growth area. Susie said the Planning Commission voted 5-2 to reject the Breen project. She said the Planning Commission voted 7-0 to approve the Westlund-Enbody project. Suzy said she'd like to know who would benefit from the change.
- Alison Simson voiced opposition to the Breen proposal. Alison said she strongly opposes the proposal and cannot understand how or why the project would move forward without the approval of two of the majority stakeholders. Alison also discussed concerns regarding traffic and flooding.
- Colton Baker voiced opposition to the Breen proposal. Colton said he is the great-grandson of Virginia Breen and that his great-grandmother would not have wanted the proposed project. Colton addressed a divide in the family and noted that money cannot buy happiness.
- Gary Cooper, who works as a contract planner for the city of Chehalis, clarified that the city of Chehalis did not initiate the Westlund-Enbody and Breen proposals. Gary also clarified that the number of proposed number of units per acre – or the proposed number of houses, 400 – merely reflects a scenario, noting that the number of homes could be fewer. Gary discussed what could be allowed under the conservation easement. Gary said the city and county could address flooding concerns.
- Robert Smith said the math the county used for the population projections is faulty and the math used for area's growth rate is faulty. He said the city actually has a surplus of land.

Mindy clarified that Chehalis's 2040 population allocation of 11,230 people is the adopted 2040 population allocation, which was adopted in 2017 as part of the county's Comprehensive Plan amendment.

- Marissa Jay said she represents Nicole Ely, a beneficiary of the Virginia Breen estate. Marissa said Nicole supports the project. Marissa said traffic concerns would be addressed in the development phase, not the land-use phase of approval. Marissa said the conservation easement would be a benefit to wildlife and the community.
- Rob Simpson voiced opposition to the UGA proposals. Rob said he bought his property two years ago. Rob said traffic already is horrible in the area. Rob discussed the dangers of flooding and noted that building additional homes will further exasperate the flooding problems.
- Paul Olson voiced opposition to the Westlund-Enbody proposal. Paul asked if clean water and natural areas matter. Paul said traffic already is awful in the area. Paul discussed the already problematic flooding dangers as well as the "war on small farms." He urged the commissioners to deny the Westlund-Enbody proposal.
- Stacy Smith echoed her husband's concerns regarding the projected growth numbers used in support of the Westund-Enbody application. Stacy said the city adopted the highest population numbers rather than the median numbers, as the Office of Financial Management suggests. Stacy asked why her concerns were not included in the testimony packet. Stacy said 50 percent of the landowners do not want the project to move forward.

- Attorney Stuart Morgan, who represents Tammy Baker and Cody Baker, said Sterling Savings Bank is the personal representative of the estate of Virginia Breen and that the bank submitted the Breen application without the consent of Tammy Baker and Cody Baker. He said the landowners do not want the proposal, and he urged the commissioners to immediately reject the proposal.
- Mary Verner spoke in opposition of the Breen proposal. Mary said she has submitted comments to the Planning Commission and the Board of County Commissioners. She asked that the commissioners deny the Breen request. Mary said the area is not the right location for additional development. She urged the commissioners not to shift the city’s burdens onto others. She said flooding and traffic problems are preventable.

Commissioner Pollock closed the oral testimony portion of the hearing for Ordinance 1337.

Commissioner Swope asked staff to request additional information from the YMCA and to post any responses received as part of the online packet.

Commissioner Swope made a motion to close the hearing for oral testimony on Ordinance 1337, to keep the hearing open for written testimony through 4 p.m. Nov. 4, 2022, and to recess the decision-making portion of the hearing until Nov. 8. Commissioner Grose seconded. Motion passed 3-0.

ADJOURNMENT

The BOCC Business Meeting adjourned at 4:03 p.m., with the next Business Meeting scheduled for 10 a.m. Tuesday, November 8, 2022, in the Commissioners’ Hearing Room (Room 223).

Minutes from the BOCC Business Meeting are not verbatim. The weekly Business Meeting streams live on YouTube (search for “LewisCountyWa” on YouTube or go to <https://www.youtube.com/user/LewisCountyWa/featured>). Video footage also is available at no charge at <https://lewiscountywa.gov/offices/commissioners/bocc-meetings/>.

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Lindsey R. Pollock, DVM, Chair

Sean D. Swope, Vice Chair

ATTEST:

Rieva Lester, Clerk of the Board

F. Lee Grose, Commissioner