

# Lewis County Planning Commission

## Public Meeting

In-Person & Virtual Meeting via Zoom

**May 23, 2023 - Meeting Notes**

**Planning Commissioners Present:** Jason Alves, District 1; Frank Corbin, District 3; Corbin Foster, AL; Bob Russell, District 2; Kathy Chastain, District 2; Gretchen Fritsch, District 3;

**Planning Commissioner Excused:** Lorie Spogen, District 1

**Staff Present:** Mindy Brooks, Senior Long Range Planner; Michelle Lohrengel, Office Assistant Senior; Barbara Russell, Prosecuting Attorney

### **Materials Used:**

- Agenda
- Draft Meeting Notes – May 23, 2023
- Staff Presentation: Packwood Subarea Plan

### **1. Zoom Guidelines**

The clerk dispensed with the Zoom Guidelines.

### **2. Call to Order**

A. Determination of a Quorum

6 Commissioners were present; there was a quorum.

### **3. Approval of Agenda**

The Vice Chair entertained a motion to approve the agenda. Commissioner Corbin made the motion to approve the agenda; second by Commissioner Alves. The motion carried unanimously.

### **4. Approval of Meeting Notes**

The Vice Chair entertained a motion to approve the meeting notes from May 9, 2023. Commissioner Chastain made a motion to approve the notes as presented, second by Commissioner Corbin. The motion carried unanimously.

## 5. Public Comment

There were no members of the public who wished to provide comments.

## 6. Workshop

### A. Packwood Subarea Plan

Mindy Brooks, Senior Long Range Planner for Community Development, gave a presentation on the Packwood Subarea Plan (*see presentation for details*). The following questions and discussion occurred throughout the presentation.

Commissioner Russell asked if there is an overlay showing some specific properties in these zones? Mindy showed the map with the draft land use designations.

Commissioner Russell asked if there is there a particular landowner?

Mindy described the area where the Airport District zone would apply including the Hunting Road property. Huntington Road is a triangle piece of property and it's currently being subdivided into 2 to 4 acre lots. It would have the ability to go then further to one acre lots in the future, if the property owner wanted to.

Commissioner Russell asked if the current allowances in the STMU would be going away.

Mindy responded yes. We are recommending taking away developmental capacity through the Airport District designation to be compatible with the airport. STMU, with good draining soils, can get 12,900 square feet lots; roughly 3 lots per acre. And this recommendation is to change it to one acre lots.

Mindy explained that the advisory committee felt like this was a good compromise because it meets the intent of airport compatibility, we've discussed with WSDOT Aviation. They do feel this meets the intent of the guidance, which helps us with our grant assurances to make sure that the airport can stay viable and functional. But it preserves the ability to do some residential as well as commercial. We're not taking away all residential. The advisory committee really felt like that was unfair to remove all residential because that takes away a lot of property value. At 1 acre lots, you can still do pretty expensive housing and recoup that property value back.

Commissioner Corbin asked if there were any discussion about the possibility of ADU's on this property?

Mindy answered the recommendation is to not allow anything but a single family in this area - no ADUS, duplexes, or multi-family. The advisory where we expanded some capacity to make up for that just from a big land use standpoint.

Commissioner Russell inquired whether the county has asked the landowner if they are going to provide comments to the county.

Mindy responded that we've been sharing the results of the advisory committee meetings with him and all others on the mailing list, but we've not received a comment back yet from the Huntington Road property owner.

Commissioner Russell reiterated that since Mindy has been sharing the results of the Advisory Committee, the proposal shouldn't come as a surprise when the Planning Commission shows up on September 12th for the hearing.

Commissioner Fritsch asked what the residential very low-density number is.

Mindy answered it is exactly the same as the current STMU, which is roughly 3 houses per acre. The advisory committee's overall recommendation for housing was not to drop below what STMU uses. This Airport District is the only area where we'd be dropping below STMU residential density. Everywhere else keep the STMU density or allows higher density.

Commissioner Fritsch asked if mobile home parks are going to be "grandfathered" in.

Mindy responded no, it's not for all RV parks. If a use was approved as a mobile home park, even though they're not using it as a mobile home park, they keep that allowance.

Commissioner Russell asked for clarification of the maps labelled "proposed" and "future."

Mindy explained the proposed map is what the Planning Commission saw going into the hearing. The map we are reviewing now, will be the future proposed. The map on the left is what was in the plan that you had at the public hearing and the map on the right is how it's evolving through the advisory committee meetings.

Commissioner Alves stated that it seems reasonable and very well thought out. I really like that it seemed like they took into consideration the people that already own property and gave them some options there. Correct me if I'm wrong, but there's still a bit of time for this particular property owner to do what he originally intended? Is it pretty likely that will probably still go that direction?

Mindy answered, yes there is still time. The implementation won't occur until 2025. But the current subdivision on the Huntington Road property is larger lots.

Mindy reminded the Commissioners that they are not making decisions tonight. I'm going to send this back over to my contact with WSDOT aviation. He saw an early version of this and was happy that we were making this move towards an airport district. I want to make sure that he doesn't see any fatal flaws with the revisions that we've made.

Commissioner Russell asked Mindy about discussions on the mill site. Mindy answered that we'll bring that back at a later date for discussion.

Commissioner Russell asked about having conversations on STR's. Mindy answered that the advisory committee hasn't had that conversation yet, but it will be the topic for the June meeting.

Commissioner Russell asked if we'd heard back from property owners.

Mindy answered that she had not. The property owner who testified on the Huntington property has not responded back. The other Airport District properties that are larger ones, are county owned property. I haven't heard from all of the people who are on that northern, the private northern edge that are along Combs Road. There are roughly 5 properties. Those are already developed properties and except for one, but they could still develop that one with a single family residential.

## **7. Good of the Order:**

### **A. Staff**

Mindy provided the commissioners with a quick reminder that September is a busy month with a hearing on the subarea plan and a joint workshop with the BOCC. Both are the Planning Commission regular meeting dates and times. Mindy asked the Commissioners to hold the dates and do their best to plan on attending in person.

### **B. Planning Commissioners**

There were no items from the Planning Commissioners for the good of the order.

## **8. Calendar**

The next meeting of the Planning Commission will occur on June 13, 2023, and the agenda items are a workshop on the RV Park and Campground code update and a workshop on the Onalaska Subarea Plan.

## **9. Adjourn**

Commissioner Russell made a motion to adjourn. The meeting adjourned at 6:50 p.m.