

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC)

Business Meeting minutes

December 12, 2023

Present: Commissioner Swope, Commissioner Brummer, Commissioner Pollock

Recorder: Rieva Lester

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

PUBLIC COMMENT

Rieva Lester noted that Kyle Wheeler had submitted written public comment.

NOTICE ITEM

Commissioner Pollock made a motion to approve Resolution 23-387. Commissioner Brummer seconded.

Resolution 23-387: Lewis County 2023 budget emergency and supplemental appropriations to and transfers within current expense and various funds, a notice of hearing thereon. The hearing will take place in the Commissioners' Hearing Room at or after 10 a.m. Dec. 26, 2023.

Budget Administrator Becky Butler discussed the resolution. Becky said the amendment reflects expenditure increases totaling \$2,061,846 offset by revenue increases totaling \$370,500 for a \$1,691,346 decreased use of fund balance.

Motion passed 3-0.

CONSENT ITEMS

Commissioner Brummer made a motion to approve minutes from the December 5, 2023, Business Meeting as well as Resolution 23-388. Commissioner Pollock seconded.

Resolution 23-388: Approval of warrants/claims against the various county departments.

Public Works Director Josh Metcalf discussed the resolution. Josh said the county received \$1,168,000 for the project, which requires no county match.

Resolution 23-393: Approve Public Works Director Josh Metcalf as Applicant Agent and Public Works Contract Administrator Robin Saline as the Alternate Applicant Agent/Contact for open, federally declared disasters and any future disasters that may occur between December 1, 2023, and December 31, 2024.

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Resolution 23-394: Approve a Salmon Recovery Funding Board (SRFB) Grant Agreement, No 22-1133C, between Recreation and Conservation Office (RCO) and Lewis County for the Berwick Creek at Logan Fish Passage Construction project, CMP 1805, in the amount of \$387,006.00.

Public Works Director Josh Metcalf discussed the resolution. Josh said the matching share provided by Lewis County will be a minimum of \$68,296.00 for a total project cost of \$455,302.00.

Resolution 23-395: Approve a Consultant Contract with KPFF Inc. for Engineering Services for the Davison Road Bridge MP 0.01 Project, CRP 2198, Federal Aid #BHOS-2021(075).

Public Works Director Josh Metcalf discussed the resolution. Josh said KPFF was the lone respondent for professional services for the federally-awarded bridge project. Josh said the contract approves funding totaling \$350,718.91 with a management reserve of \$25,000 for a maximum amount payable of \$375,718.91.

Resolution 23-396: Approve Stewardship Agreement No. 17-SA-11060300-020 Modification 5 with Gifford Pinchot National Forest.

Noxious Weed Control Program Coordinator Charles Edmonson discussed the resolution. Charles said the resolution weaves together funding totaling \$74,420.50 to stop the spread of noxious weeds.

Resolution 23-397: Appoint Valarie Eckloff to the Lewis County Noxious Weed Control Board as the representative for Weed District 4.

Noxious Weed Control Program Coordinator Charles Edmonson discussed the resolution. Charles said the resolution appoints Valarie Eckloff to fill a vacancy on the Lewis County Noxious Weed Control Board (LCNWCB).

Commissioner Swope closed the hearing for public testimony.

Commissioner Brummer asked David Campos about the vision for the mill site. David said his group envisions multi-family project for commercial uses and workforce housing on 130 acres.

Commissioner Brummer asked Dennis Riebe about the diversity of the panel. Dennis said the diverse group struck a good balance to serve all of the members' needs.

Eric Oien echoed Dennis Riebe's sentiments.

Dennis Riebe praised Mindy's efforts on the subarea plan.

Mindy discussed constituent requests regarding zoning.

Mindy said she is recommending Option 4 to create a new HS1.5: Encourage a balance between short-term rentals and affordable residential housing options to support people working in and around Packwood.

Commissioner Swope closed the hearing for public testimony.

Commissioner Brummer said he'd like a little more time to review the proposal.

Commissioner Brummer made a motion to close public testimony on Ordinance 1350 and to recess the hearing until Jan. 2. Commissioner Pollock seconded. Motion passed 3-0.

ANNOUNCEMENTS

None.

PRESS CONFERENCE

No questions.

ADJOURNMENT

The BOCC Business Meeting adjourned sometime around 11 a.m., with the next Business Meeting scheduled for 10 a.m. Tuesday, December 19, 2023, 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/>.

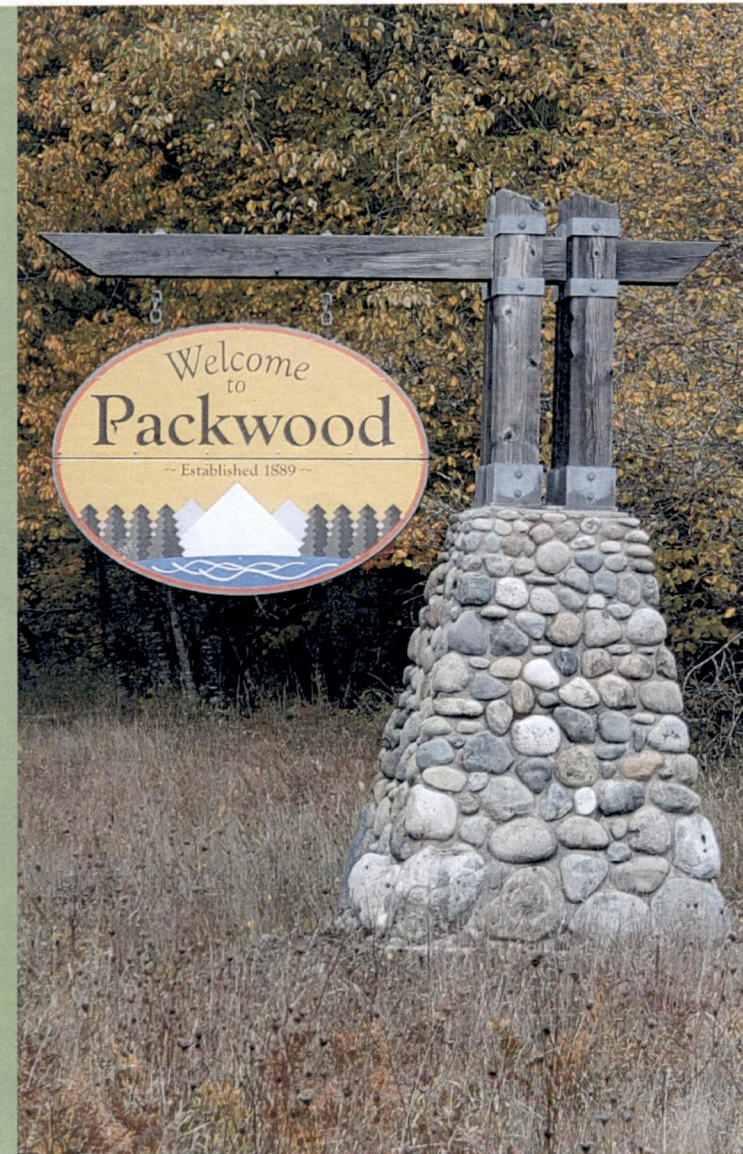


Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
Phone: (360) 740-1146

Packwood Subarea Plan Ordinance 1350

Board of County Commissioners – Public Workshop

December 12, 2023



What's in the Plan?

Goals and Policies about:

- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and the Environment
- Public Facilities



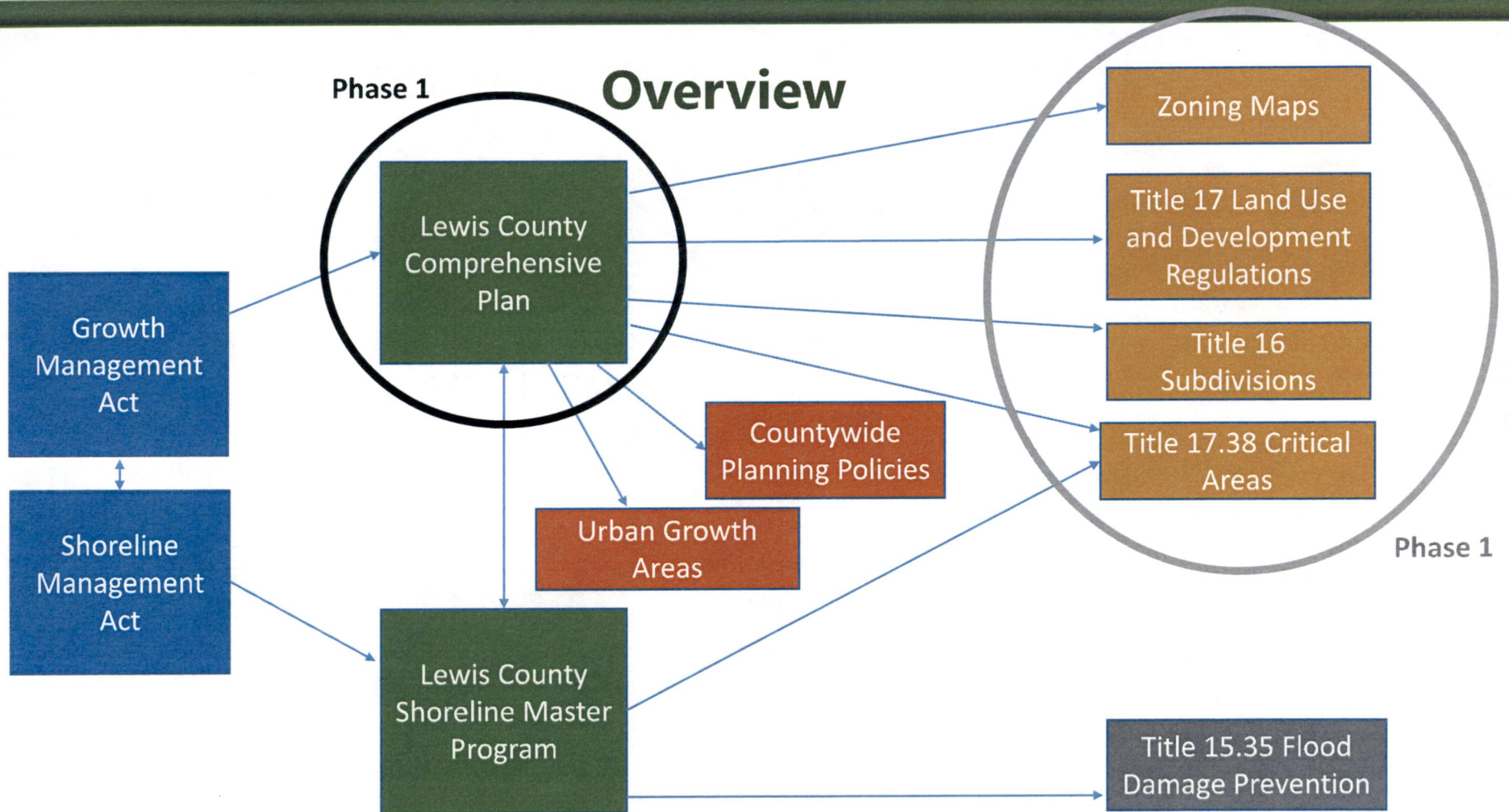
December 12, 2023

Board of County Commissioners - Hearing

3

Phase 1

Overview



Phase 1



January 24, 2023

Lewis County Planning Commission - Public Workshop

5

How the Subarea Plan was Created

- Community lead
- Staff facilitate



October 2022 Open House



December 12, 2023

Lewis County Planning Commission - Workshop

7

Community Advisory Committee

Community Advisory Committee

Julie Anderson	Carole McIntire
Pat Anderson	Briston Meidinger
Greg Arkle	Fred Morton
Ben Boylan	Marilly Morton
Amber Brown	Nick Neville
Karl Coleman	Val Neng
Tracy Croshaw	Eric Oien
Nick Deonigi	Gina Owen
Theresa Dusek	Kim Pawlawski
Andrea Erickson	Dennis Riebe
Teresa Fenn	Rye Ryan
David Fleckenstein	Bill Serrahn
Linda Haglund	Eric Sniezak
Luke Jenkins	Jill Sousa
Hanna Jeter	Ryan Southard
Maree Lerchen	Elizabeth Squires
Cathy Lilienthal	John Squires
Stefan Lofgren	



December 12, 2023

Lewis County Planning Commission - Workshop

9

Testimony

10 pieces of written testimony

1. Support

- Managing growth that's already coming
- Containing commercial development
- Affordable housing, housing for workers, aging in place
- Regulate short term rentals
- Highway 12 safety
- Downtown walkability
- Sustainable economy

2. Requests

- Flexibility for short term rentals
- One property zoning change to higher residential

3. Opposition

- Do not regulated short term rentals



Questions

Mindy Brooks, 360-740-2610
mindy.brooks@lewiscountywa.gov



December 12, 2023

Board of County Commissioners - Hearing

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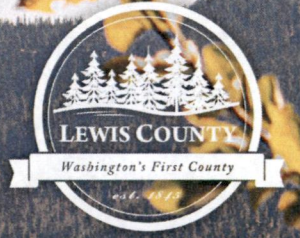
PRESS CONFERENCE

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ADJOURNMENT

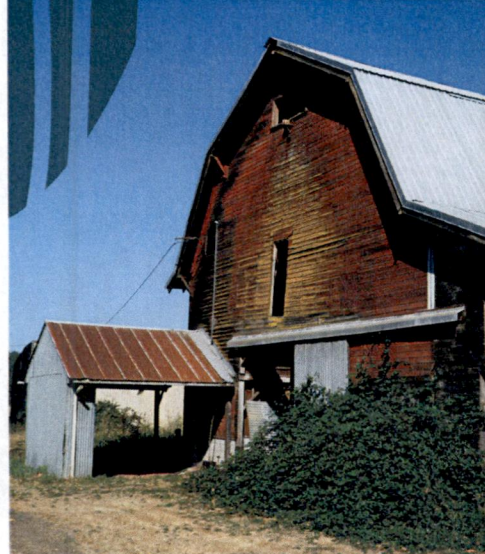
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LEWIS COUNTY, WA

LONG-RANGE STRATEGIC PLAN



A MESSAGE FROM THE COMMISSIONERS

We take great pleasure in presenting Lewis County's long-range mission, core values and strategic plan. We've invested many hours in creating this document in an effort to contribute to the future of our community.

In 2020, the County created its first-ever strategic plan to guide operational and budgetary decisions over a five-year period. After the past two years of implementing the plan, it became evident that the County also needed to articulate its long-range vision so as to guide strategic priorities that extend beyond 5, 10, even 15 years. Both plans are meant to complement one another and ensure that the County maintains a sound strategy to continue to supplying excellent services to the residents of Lewis County.

In addition to forming a long-range plan, we also updated our County mission statement to succinctly communicate our purpose. We worked alongside our County staff to identify organizational core values, which we feel represent how we strive to serve our community each and every day.

In creating this plan, we were careful to set up a process to gauge resident priorities. This included several community focus groups, hundreds of survey responses, and countless interviews. We'd like to personally thank the members of our community who lent their unique perspectives to this endeavor. Their feedback was used to set the stage for our planning session that took place in August 2022.

This plan will serve as a guide for County staff and elected officials over the coming years as we consider how to best allocate the resources entrusted to us by our residents. While many elements identified in the plan reflect long-standing efforts and do not represent a drastic shift in the County's overall strategy, this plan will guide us in focusing our efforts as a County and will form the basis of our annual budgeting process.

We are committed to using the resources entrusted to us to advance the priorities identified in this plan. We look forward to joining with you in leading Lewis County into the future.

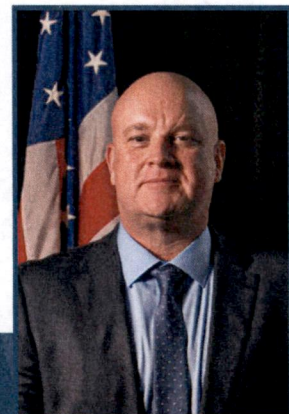
Sean D. Swope
DISTRICT 1



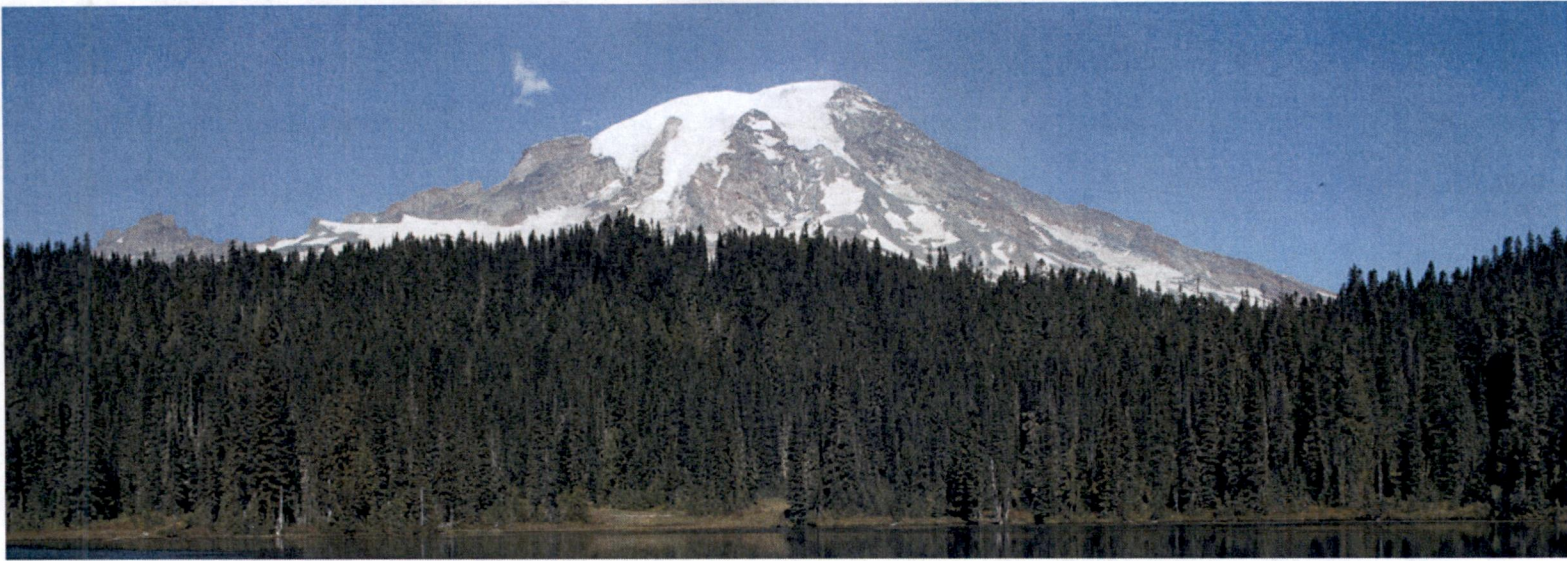
Lindsey R. Pollock, DVM
DISTRICT 2



Scott J. Brummer
DISTRICT 3



LEWIS COUNTY BOARD OF COMMISSIONERS



MEET LEWIS COUNTY

Lewis County has a rich history of exploration and discovery. Like its namesake, Meriwether Lewis, Lewis County has maintained a spirit of adventure since its creation in 1845. Located halfway between Seattle and Portland, Lewis County offers a unique convenience to residents while remaining a gateway to the great outdoors of Western Washington. Thanks to its countless hunting and fishing locations and hiking and biking trails, Lewis County is the ideal destination for residents and visitors looking to enjoy outdoor recreation. Mount Rainier and Mount St. Helens offer majestic views and opportunities for those searching to connect with nature. When someone imagines the beauty to be experienced in the Pacific Northwest, the sites – and sights – throughout Lewis County help make those dreams a reality.

Lewis County is also home to a wide array of economic opportunities. Once dependent upon the coal and timber industries, Lewis County has gradually diversified to support travel and recreation, small-scale agriculture, freight distribution hubs, and trade through inland ports. Additionally, Lewis County offers various opportunities to consumers and employers. With locally-owned stores and boutiques throughout, as well as national chains and outlets in the Twin Cities of Centralia and Chehalis, residents and guests enjoy a unique shopping experience in the region.

Lewis County is at a crossroads ripe with opportunity. The area's growing population is excited and eager to discover the success that lies ahead. That success will be derived from a respect for the work that made the County what it is today: increased capital investment and building development, and a community dedicated to exploring the future ahead. The residents of Lewis County are passionate, hard-working and resilient. The people here care deeply about the County's well-being and rural character. They desire to have community seen the way they see it: a place where the great outdoors is at your doorstep, a place where people can realize their potential and, most of all, a place to call home.



THE STRATEGIC PLANNING PROCESS

The central purpose of this document is to provide Lewis County with a long-range tool that guides goal-setting and focuses efforts on the things that matter most to County residents. In order to truly be effective, this plan needs to become part of how elected officials and County staff operate and think about programs and services. Ultimately, the plan needs

to be cross-referenced when developing detailed operating plans and conducting regular County business. No matter how comprehensive this plan is, its usefulness will be defined by how effective the County leverages it in guiding decisions and creating the future to which residents aspire.

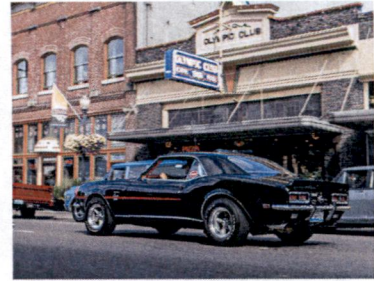
METHODOLOGY

The Lewis County Board of County Commissioners (BOCC) has a need to identify spending priorities while also addressing the long-range needs of Lewis County. The BOCC opted to conduct community outreach to tee-up the larger conversation that County leadership would have. Such community outreach included the following:

- **Stakeholder Focus Groups**
- **Resident Surveys**
- **Business Meetings**
- **Interviews With Community Leaders and Public Policy Experts**

The feedback received through community outreach was compared to the results of a larger community engagement effort conducted in 2019-2020. This helped identify what changes, if any, had occurred in terms of resident priorities over the last three years and the COVID-19 pandemic.

After reviewing the results of outreach, the BOCC participated in a public, two-day planning session to develop the broad vision of the long-range plan. During the session, the BOCC discussed major trends impacting the County, the current strengths and challenges within the County, and priorities to pursue moving forward. In contrast to the current five-year strategic plan, this long-range plan touches on all of the major services provided by the County. It identifies key milestones and initiatives to pursue for these various services over the next 20 years. After the work of the BOCC, County department leaders lent their unique perspective and technical expertise to refine the specifics of the plan to empower staff as they work to implement the priorities identified by the elected body. After multiple draft iterations, the final plan was presented and adopted by the Board of County Commissioners in March 2023.



WHAT DO WE DO BEST IN THE WORLD?

With our rural location halfway between Portland and Seattle, Lewis County is uniquely positioned to build a community that supports a truly vibrant and unique quality of life for our residents. Enjoying life in a beautiful, rural environment that is close to two major U.S. cities allows residents to enjoy the best of both city and rural life. Our strong work ethic is evident and enables all residents to take ownership in contributing to the success of the community.

WHAT DRIVES OUR RESOURCE ENGINE?

We believe that as we lift our residents' quality of life, we will demonstrate our competency and trustworthiness. As we demonstrate these qualities, we generate trust from our residents. As our residents' trust increases, they are more likely to continue to invest in Lewis County. As they invest in our community, we are empowered to continue lifting our level of service, which results in greater trust -- the process repeats itself. Public trust drives Lewis County's resource engine.

All programs, initiatives, and effort must therefore be focused on achieving our mission. This Long-Range Strategic Plan's role in fulfilling our mission is to map out the desired future for the various services provided by the County. These equally important service areas include:



Infrastructure



Broadband & Utilities



Housing



Economic Opportunity



Public Safety



Planning, Zoning, & Community Development



Parks & Recreation



Transportation



Public Health



Social Services

STRATEGIC DIRECTIVE 1: INFRASTRUCTURE



With the growth experienced in our community, we must continue to maintain and improve our aging infrastructure to meet growing demand. Our roads and water infrastructure will demand the majority of the County's public works attention during these years of growth. For roads, the County will lobby the State government to improve and maintain both state and local roads, and will adopt standards for future private road development taking place. For water, the County will improve sewer and water systems to meet growing needs, invest in water banking and work to complete a facility by 2024 to mitigate the risk of future flooding. The County will also promote a unified "dig once" policy with local governments and entities to save funds and maximize the return on investment for projects.

**“ I WANT TO LIVE IN
A WELL-KEPT COMMUNITY THAT
VISUALLY REFLECTS THE PRIDE I FEEL TO
LIVE HERE.”**



WHAT DOES SUCCESS LOOK LIKE?

- Sufficient water rights and availability
- Functioning flood retention facility
- Quality, all-weather roads
- Adequate facilities for water and sewer to meet capacity needs
- Sustainable funding sources in place for infrastructure needs
- Decrease in groundwater contamination



KEY INITIATIVES

- Establish effective partnerships with other governmental agencies regarding master planning and maintenance (cities, state, federal)
- Lobby State government to improve and maintain US Hwy. 12 quality throughout Lewis County in a way consistent with growth projections road quality standards
- Evaluate feasibility and ultimately establish water banking entity
- Invest in sewer infrastructure to expand capacity to meet the needs of our growing population
- Support cities' efforts to maintain and improve their water and sewer services
- Find efficiencies for water and sewer districts to secure our workforce and improve maintenance and operations
- Construct and provide alternative fueling stations throughout the County
- Adopt formal "dig once" policy by resolution and then promote and gain buy-in throughout the community as evidenced by cities adopting the same policy
- Review and adopt guidance standards for new private roads as developers build and manage roads
- Build a flood-mitigation facility
- Increase partnership with local college to develop labor pipeline to meet future needs

STRATEGIC DIRECTIVE 3: HOUSING



Lewis County is committed to facilitating smart growth, which stems from a healthy supply of housing for various family sizes and income levels. To address the current housing shortage, the County will continue to coordinate with local municipalities to identify zoning and planning modifications that will allow various housing types. The County also will continue efforts to improve existing Urban Growth Areas (UGAs) and identify additional UGAs as needed. Perhaps the greatest area of impact the County can have in addressing future housing needs is to ensure the infrastructure needed to support growth – including more efficient trash collection and expanded water, sewer, road and utility systems – is in place. Lewis County also will continue its focus on energy sustainability, supporting low electricity rates and pursuing alternative energy sources.

**“ I WANT THERE TO BE
ATTAINABLE HOUSING OPTIONS FOR
COMMUNITY MEMBERS OF VARIOUS
AGES AND INCOME LEVELS.”**



KEY INITIATIVES

- Promote construction of new housing that is attainable at various income levels, and housing that meets the needs of young families and elderly residents.
- Encourage construction to increase the supply of market-rate housing
- Collaborate with cities on addressing zoning codes that block diversified housing options to proactively meet state compliance standards
- Coordinate infrastructure improvements that accommodate and promote the building of new homes, including roads and transportation, utilities, and storm water
- Coordinate with local service providers to ensure adequate capacity to meet growth (i.e., schools, fire, water, healthcare)
- Focus lobbying efforts on reforms to the Growth Management Act (GMA)
- Work alongside cities to develop existing Urban Growth Areas providing adequate services to meet projected growth
- Evaluate and, where possible, create new County Urban Growth Areas to allow growth
- Continue to collaborate with local nonprofits and other organizations that invest in increasing access to attainable housing
- Continue to provide night-by-night housing services for unhoused individuals
- Continue to seek partnerships to provide wrap-around services that address long-term homelessness



WHAT DOES SUCCESS LOOK LIKE?

- Increase in housing supply for various income levels
- Increase in housing supply for various life stages
- Increase in number of multi-family units in the County
- GMA is reformed and improved to allow more local control and flexibility

STRATEGIC DIRECTIVE 5: PUBLIC SAFETY



The residents of Lewis County hold public safety officials in high regard. Consistent with that respect is the commitment to identify sustainable funding sources to allow the maintenance and expansion of Fire, EMS, Legal, and Law Enforcement services. We will establish an independent 911 dispatch center, develop reliable radio infrastructure, and construct a sheriff sub-station in East County. These three efforts will help address the unique challenges that rural communities such as ours face in providing outstanding service. The County will also take the needed steps to improve efficiency in services across the county, and maintain appropriate staffing levels for policing and legal servicing.

“ I WANT TO LIVE IN A COMMUNITY THAT IS SAFE; WHERE LAW ENFORCEMENT KNOW THAT THEY HAVE THE SUPPORT THEY NEED TO SUCCEED.”



KEY INITIATIVES

- Secure long-term, reliable funding for current public safety services (Fire, Juvenile, Legal, Law Enforcement)
- Work with rural fire districts to improve efficiency and consistency of service levels
- Establish an independent 911 dispatch center
- Develop robust and reliable radio infrastructure
- Provide wildfire prevention education and training
- Coordinate fire district facilities and service plans with the County's comprehensive plan
- Increase Juvenile support services
- Continue to advocate for rehabilitation services to correctional facilities
- Utilize opioid settlement funds for substance use disorder (SUD) treatment outside of criminal justice system
- Enforce laws to clamp down on drug-related crimes for distributors and manufacturers
- Increase public safety staffing levels proportionate to population and housing and development growth
- Secure adequate corrections staffing to meet evolving national standards
- Identify and construct a permanent East County Sub-Station for law enforcement and emergency services
- Maintain adequate quality levels for public safety facilities



WHAT DOES SUCCESS LOOK LIKE?

- Reduction in recidivism
- Decrease in drug-related deaths
- Radio and 911 infrastructure are upgraded and maintained
- Adequate public facilities are in place, including an East-County Sub-Station
- Reduced response times for Fire, EMS, and Sheriff

STRATEGIC DIRECTIVE 7: PARKS & RECREATION



The County operates several quality parks and recreational opportunities. We will work to establish an appropriate personnel and operating budget for the maintenance of parks, and we will secure funding for this service. The County will also identify parks that could be maintained through public partnerships, reducing the need for county funding and resources for maintenance. The County will also develop, all-season camp sites at the County Fairgrounds to increase convenient access for visitors.

**“ I WANT TO LIVE IN A
COMMUNITY THAT FACILITATES
AN ACTIVE AND HEALTHY
LIFESTYLE FOR ITS RESIDENTS.”**



KEY INITIATIVES

- Establish realistic budget and personnel for the park system and develop long-range needs
- Secure long-term, reliable funding for parks and recreation
- Form agreements with larger private sector entities to encourage and preserve public recreational access to private property
- Revitalize existing County parks and expand availability throughout the year
- Explore options, where feasible, for partnerships with local service groups to operate County parks
- Develop all-season camp sites at the County Fairgrounds



WHAT DOES SUCCESS LOOK LIKE?

- Dedicated funding in place
- Preserve access to recreational areas
- Maintained county parks
- Agreements are in place that allow public access to lands
- Continued quality access to forest lands

STRATEGIC DIRECTIVE 9: PUBLIC HEALTH



The perception of public health needs has drastically shifted in recent years. The County will continue to perform its role in public health by collaborating with local partners on healthy living initiatives. It will also continue to implement early intervention and preventative health initiatives, including a focus on issues in our community at-large that lead to health disparities. The County will develop and support an independent animal shelter. We will also facilitate relationships between local farmers and the community to increase access to locally-grown produce. In line with lessons our society has learned the County will also build out and adopt contingency plans to appropriately and effectively respond to future public health crises.

**“ I WANT TO LIVE IN A
COMMUNITY THAT INVESTS
IN AND PROMOTES HEALTHY
LIVING.”**



KEY INITIATIVES

- Continue to collaborate with school districts and other local partners to promote healthy living initiatives
- Increase access to and availability of mental health services
- Continue early intervention and preventative health initiatives, including social determinants of health
- Provide information and education to residents on local healthy food options, including locally grown products
- Continue to monitor water and septic standards to ensure safe drinking water
- Develop and support an independent animal shelter
- Facilitate relationships between local farmers and school districts, senior centers, and long-term care facilities to increase “farm to table” access
- Build out and adopt contingency plans for future major public health crises



WHAT DOES SUCCESS LOOK LIKE?

- A decrease in the obesity rate, particularly for children
- Healthy families and children
- Healthy living initiative participation rate



Creating a plan does not ensure the success of its implementation. The County will take specific measures in order to implement this strategic plan and measure progress toward its realization.



RECOMMENDATIONS FOR LEWIS COUNTY:

- Annually establish and review outcome measures associated with strategic plan directives. Make necessary adjustments as needed to ensure there's a correlation between outcome measures and plan directives.
- Utilize this plan as the basis for annual planning and goal setting for the community. This is when the strategies for each year should be formulated for strategic plan implementation.
- The plan should serve as the basis for the County's recommended programs for funding and as a focus for discussion of priorities from year to year.
- The plan should link initiatives to the annual budget process.
- Assign responsibility for implementing the action items and list other entities that should be involved in the process.
- Create an online tool for County and resident use. The tool should be in an illustrative format and digitally accessible via the County's website.
- Report updates to the Lewis County Board of Commissioners on an annual basis.