

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

February 13, 2024 - Meeting Notes

Planning Commissioners Present: Lorie Spogen, District 1; Jason Alves, District 1; Gretchen Fritsch, District 3; Corbin Foster, AL; Frank Corbin, District 3; Bob Russell, District 2; Jeff Skutley, District 2

Staff Present: Mindy Brooks, Senior Long Range Planner; Megan Sathre, Office Assistant Senior; Barbara Russell, Prosecuting Attorney

Materials Used:

- Agenda
- Draft Meeting Notes – January 23, 2024
- Staff Report: Comprehensive Plan Periodic Update
- Staff Presentation: Comprehensive Plan Periodic Update

1. Zoom Guidelines

The clerk dispensed with the Zoom Guidelines.

2. Call to Order

A. Determination of a Quorum

5 Commissioners were present; there was a quorum. Commissioner Alves and Commissioner Foster joined the meeting later.

3. Approval of Agenda

The Chair entertained a motion to approve the agenda as presented. Commissioner Spogen made the motion to approve the agenda; second by Commissioner Skutley. The motion carried unanimously.

4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes from January 23, 2024. Commissioner Spogen made a motion to approve the notes as presented, second by Commissioner Skutley. The motion carried unanimously.

5. Public Comment

There were no members of the public who wished to give public comment.

6. Workshop - Comprehensive Plan Periodic Update

Mindy Brooks, Senior Long-Range Planner for Lewis County gave a presentation on the Comprehensive Plan Periodic update (*see presentation for details*). The following questions and comments occurred throughout the presentation.

Commissioner Russell asked where in the draft schedule are the BOCC Adoption (red blocks) for the Onalaska Subarea Plan, Packwood Subarea Plan, and Industrial Land update. Mindy responded that the subarea plans and industrial land update will be wrapped into and adopted with the final Comprehensive Plan and adopted with the other development regulations. There will be separate Planning Commission hearings to address each topic, but they will be adopted all together. Russell responded that he has concerns about the development regulations adoption process because the schedule does not appear to have more than one meeting scheduled beforehand to review the draft development regulations. Mindy responded that the development regulations will be presented to the Planning Commission in bite size sections throughout the months (light blue) so when Planning Commission views the draft development regulations it will just be a highlight of what is different from the last time it was reviewed.

Commissioner Corbin shared that he has an international trip in May and June so he may miss some of the draft review meetings.

Commissioner Skutley asked if the current Comprehensive Plan is available to view online. Mindy responded that it is available on the Community Development webpage: <https://lewiscountywa.gov/departments/community-development/adopted-plans/>. The Planning Commissioners can also email megan.sathre@lewiscountywa.gov to receive a physical copy if needed. Skutley noted that it would be helpful to know what the document looks like before making changes to it. Mindy added that as changes are presented, the draft will have underlines to show new content and strikethroughs to show what is being removed so it is very clear the changes that are being made. The update will not be a rewrite, it will be surgical edits.

Commissioner Corbin asked if the Shoreline Master Program (SMP) is separate from the Comprehensive Plan. Mindy responded yes, the SMP is separate. The only way that the SMP might change is from updates to the Best Available Science as part of the Critical Area Ordinance portion of the Comprehensive Plan. However, since the SMP was just recently updated, there will likely not be anything to update.

Commissioner Corbin asked if Climate Resiliency was brought up during the joint BOCC and Planning Commission meeting because of notice of potential legislative being passed. Mindy responded that the legislation was passed before the joint session and was included in the summary report of new mandates. Mindy summarized that adopting the Hazard Mitigation Plan accounts for 90% of this new element, but we do need to write goals and policies that touch on the 11 topics that are listed underneath the RCW now. We do need to devise those policy level things and then we need to decide if those need any implementation that we don't already have. Corbin asked if the legislation would add development regulation burdens to developers and homeowners. Mindy responded that she believes it is highly unlikely because the focus will be on hazard management – flood, fire, etc. – which has been addressed well by the county for years.

Commissioner Fritsch asked if Short Term Rentals are lumped under housing, the subarea plan or both. Mindy responded that Short Term Rentals will be addressed under the Packwood Subarea Plan because a new policy was just adopted for that area. This topic came up as one of the community priorities so it will likely also get addressed under housing.

Commissioner Corbin asked if the industrial development conversations will include discussion on supporting the I-5 Expansion. Mindy responded that it is not directly related to the rezoning and development regulations, but infrastructure needs will be discussed.

The Commissioners asked about Urban Growth Areas (UGAs) and how the process works. Mindy gave an overview of the process, but encouraged the commissioners to hold some of their more detailed and difficult questions until UGAs are the main topic of their meeting (later this year). Commissioner Russell expressed that he will be asking the cities for the rationale about why they chose the particular areas of expansions vs other areas. Commissioner Skutley expressed that he also will want thorough rationale from the cities.

7. Good of the Order:

A. Staff

Mindy shared a legislative update on Bill 6140 on LAMIRDs passed the senate and is going to the House committee on Friday. Detached ADUs is likely not going to pass again. ESB6120 is the Urban Wildland Interface fix bill.

B. Planning Commissioners

Commissioner Foster shared that he will be stepping down from Planning Commission due to personal reasons effective February 29th. Staff and Commissioners thanked Foster for his service on the Commission. Mindy noted that the BOCC released the request for applicants to fill the position on Monday and the recruitment period will be open for 3 weeks. It is an at-large position and open to any resident in Lewis County. Mindy encouraged anyone interested in serve to go to the [BOCC webpage and fill out the application](#).

8. Calendar

The next meeting of the Planning Commission will occur on February 27, 2024, and the agenda item is a public hearing on the Rural Housing Alternative.

9. Adjourn

Commissioner Russell made a motion to adjourn. The meeting was adjourned at 7:08 p.m.