

Planned Growth Committee

February 21, 2024

Present: Clay White (Kimley-Horn), Emil Pierson (Centralia), Erin O'Kelley (Kimley-Horn), Hillary Hoke (Centralia), Ryan Barrett (Lewis County), Mindy Brooks (Lewis County), Lee Napier (Lewis County), Todd Johnson (Toledo), Bob Spahr (Chehalis), Teri Lopez (Napavine), Malissa Paulsen, Commissioner Brummer (Lewis County), Paul Dennis (Napavine/Winlock Jackson Civil Engineering), Barbara Russell (Lewis County), and Cherie Devore

Recorder: Katie Johnson

The meeting began at 1:02 pm.

Public Comment

- No public comment

Bylaws

Mindy shared the approved bylaws from 2022 and there were no amendments to the bylaws.

UGAs

Mindy Brooks, Senior Long-Range Planner for Community Development, gave two options to proceed with for UGAs that will need to be voted upon. We allow for UGAs differently than any other county by allowing cities to request UGAs expansions.

1. The cities will do the work in the UGAs but will have a hard deadline. The county will need land capacity analysis based on zoning within 30 days. This option allows each city its own autonomy. The county will be setting the methodology for land capacities. The city's council does not need to have adopted it within 30 days.
2. There is no hard deadline, but the county has more say. The county takes on the land capacities for the UGAs. Allocation for the city limits and separately for the UGA. If the UGAs cannot meet the population and housing allocations, the county would go back to the cities with recommendations on how to change the zoning. This option gives the county back the planning aspect that the county has previously allowed cities to do. The deadline goes away because the county can get started right away and would do check ins with the cities.

Todd Johnson representing the City of Toledo says the timing is challenging for the city. Toledo has not received their funding yet, so they support option 1 as it is challenging to have the money upfront and wait for reimbursing.

Emil Pierce representing the City of Centralia says they will also support option 1. The City of Centralia will be taking density from the city and adding it to the UGA to expand it. The timeline is tight for them as well, but they are willing to make it work to move forward with option 1.

Paul Dennis representing Napavine/Winlock and Malissa Paulsen representing the City of Chehalis both support option 1 as well and agree that the timeline is tight.

Bob Spahr questioned what the city can do for expanding the UGA. Mindy said, cities can proposed UGA expansion to the County; however, it is the county's authority to approve those. The record must demonstrate need and that urban services can be provided. The BOCC holds a public hearing before adopting.

Barbara Russell stated the county's decision on a city's proposal is what gets appealed. UGA is based on needing land for population and property allocation only, not when a property owner wants to be in the UGA.

Clay from Kimley-Horn said the land capacity analysis will provide more information in terms of where the county is and where the county will need to be to support growth. Having the necessary documents like the land capacity analysis and zoning will be helpful in starting the Comprehensive Plan more quickly.

Todd Johnson representing the city of Toledo wanted to ask a member of Commerce if there is an estimated timeline until their funding is approved but there is not a member present.

Mindy will send out an updated methodology to follow to the members by this Friday, which will start the 30-day timeline.

Emil Pierson from the city of Centralia would like more requirements for critical areas, roads, number of units per acre, etc. to be the same for all cities. Centralia does not count ADU's. Clay White from Kimley-Horn said there will end up being more capacity than what will be used. In most jurisdictions, it is common to see plenty of single-family properties and not enough multi-family properties. It will be important to hit the housing targets through acknowledging the changes in zoning, some changes being mandatory as single-family residents are not applicable anymore.

The cities will have the option to adjust the methodology, but it will need to be in a timely matter. It is written in the methodology to have check-ins between the county and each city. If UGAs need to be adjusted there is a SEPA checklist that will need to be followed.

Emil Pierson shared a spreadsheet that the city of Centralia uses to manage the UGA swap they are proposing.

The draft is due in June and amendments can still be made as the public will comment on the draft.

Bob Spahr motioned and Todd Johnson second to proceed with option 1. Motion passed unanimously, no opposed. Missing Pe Ell and Morton representatives.

Capital Facilities Plan

Mindy Brooks, Senior Long-Range Planner for Lewis County, said that the county will be coordinating with special districts (fire, school, etc.) and where the boundaries of the district overlap both county and city, there is no need for the city to duplicate the county's work. The county will share all information gathered with the cities. Mindy also explained that there is a gap between the services provided by fire districts and the growth of the community. For the past couple years, Lewis County's housing and infrastructure specialist has been working with fire districts trying to bridge the gap of growth. Once

Mindy has scopes from the fire districts, she will share them with the committee. It is about growth in numbers but also what type of growth.

Next Meeting/Topics

The next Planned Growth Committee meeting will be March 23, 2024 at 1:00pm and the agenda will be UGA/Land Capacity Analysis and Capital Facilities Plan.

Todd Johnson mentioned that it would be helpful to have representatives from Commerce and the State at the next meeting to answer questions regarding the funding and deadlines.

Bob Spahr motioned to adjourn.

The meeting adjourned at 1:58pm.