

Planned Growth Committee

April 17, 2024

Present: Commissioner Brummer (Lewis County), Teri Lopez (Napavine), Mindy Brooks (Lewis County), Lee Napier (Lewis County), Emil Pierson (Centralia), Malissa Paulsen (Chehalis), Cherie Devore (Mayor of Toledo), Hillary Hoke (Centralia), Paul Dennis (Napavine/Winlock/Mossyrock, Jackson Civil Engineering), Barbara Russell (Lewis County Attorney), Randal Sasser (Mayor of Mossyrock), Kyle Manley (Centralia City Attorney), Frank Corbin (Lewis County Planning Commission), Brittany Salter (Land Use Planner WFW), Cristina Haworth (City of Vader), Bob Spahr (Chehalis), Todd Johnson (Toledo), Robert Webster (Winlock Community Development Director), Marcia Manley (Mossyrock)

Recorder: Katie Johnson

The meeting began at 1:02pm.

Public Comment

- No public comment

Land Capacity Analysis and LCC 17.15 Options - County Staff

Mindy Brooks, Senior Long-Range Planner for Community Development, shared those cities in an ILA or wanting to join had met with the county to revise a draft of the new ILA; all cities with current ILA were represented. The county met with Option 2 cities to discuss the code changes; all Option 2 cities were represented minus Pe Ell.

Emil Pierson representing Centralia expressed concerns with the timelines of the ILA related to amending the zoning designation within the unincorporated UGA. Port Facilities may require specific, separate meetings for the cities. A second concern was regarding Special Flood Hazard Areas. Lee Napier respond that Special Flood Hazard areas and anything outside of an unincorporated area falls to the county's responsibility. If there is a problem with flood insurance within the UGA, it compromises flood insurance for all unincorporated areas. For Special Flood Hazard area, the city would check with the county to verify a permit is issued and passed regarding number 6. A final concern from Emil was regarding the fees charged. Lee responded that the county does not charge for utilities but rather the work that Public Works does for right of ways.

Mayor Spahr asked a question about extending services in the UGA. Mindy Brooks responded that some service areas extend outside of UGAs based on historic services provided. However, cities cannot expand service areas outside of an urban growth boundary unless there is a public health or environmental reason to do that.

The county would like to see a plan from the cities for annexation. No penalty for not abiding by the annexation plan years after the plan is set up; there will only be revisions required.

Kyle Manly, representing Centralia, expressed Centralia's desire to annex with an ILA. The county will work with the city to provide support and resources for the annexations and ILAs. An ILA is a method of annexation specified by legislature.

Clarification about how the process works in the UGA was requested. Mindy responded that the cities will propose zoning designations within the UGA, and the county will adopt them. The goal is to have annexation be a more seamless process since counties have already been consistent with the city's zoning.

Further, if cities did not want to govern inside the UGA, the County can apply our urban designations into it. There would then be a discussion with service providers regarding what they can provide. Zoning must comply with land use designations that the county must assign based off the city's proposals. The county has both land use and zoning designations in the comp plan. Option 2 or 3 cities use their own city's zoning that the county will adopt. It is crucial to complete the LCA to guide the zoning process and whether a city enters an ILA. Option 1 cities leave the responsibility to the county.

PUG Agreements

Mindy shared that Commerce offers status reports as deliverables in supplement to completing the draft comp plan in its entirety. It will necessitate a change to the agreements. The county will submit a status report in June due to the draft comp plan not being completed by the June deadline. Contact Catherine McCoy to request further information on this option and how to amend each city's agreements.

Next Meeting/Topics

The next Planned Growth Committee meeting will be May 15, 2024, at 1:00pm. Mindy has invited WSDOT to the next meeting, there is no confirmation yet, to discuss the revisions of comp plans. Send Mindy questions for the WSDOT to review. TIA (Transportation Impact Analysis) and SEPA may be required if there are changes to a comprehensive plan that involves transportation.

LCA Drafts have been received from Vader, with Mossyrock, Winlock, and Napavine nearly complete. Centralia's draft was received today. Malissa Paulsen updated the committee that the city of Chehalis is still working on GIS specifics with SCJ, but it is almost complete. Toledo's LCA draft will have to be submitted using its current zoning designations, with updates along the way when zoning designations are updated. Pe Ell and Morton representatives were not in attendance.

Commissioner Brummer adjourned the meeting at 1:51pm.