

# Planned Growth Committee

May 15, 2024

**Present:** Commissioner Brummer (Lewis County), Teri Lopez (Napavine), Mindy Brooks (Lewis County), Emil Pierson (Centralia), Malissa Paulsen (Chehalis), Cherie Devore (Mayor of Toledo), Paul Dennis (Napavine/Winlock/Mossyrock, Jackson Civil Engineering), Barbara Russell (Lewis County Attorney), Cristina Haworth (Vader), Bob Spahr (Chehalis), Todd Johnson (Toledo), Marcia Manley (Mossyrock), Caro Johnson (Morton), Jason Lugo (WSDOT), Rick Mead (Mayor of Morton), Tammy Barconi (Pe Ell/Morton)

**Recorder:** Katie Johnson

The meeting began at 1:02pm.

## Public Comment

- No public comment

## Washington Department of Transportation - Jason Lugo

Mindy Brooks, Lewis County Long Range Planner, shared WSDOT does not have a direct role in the GMA as other agencies do. There is an obligation to coordinate with WSDOT because the county and the cities all have land around a highway or a state route. The major area of coordination with WSDOT is the SEPA analysis. SEPA is triggered by an amendment to the comprehensive plan, a change to urban growth boundary areas, and zoning changes. These factors are used to determine what changes will have a significant impact on the transportation system and level of service needed.

Jason Lugo, the Development View Planner for WSDOT Southwest region, introduced himself and shared WSDOT desire to assist Lewis County and its cities with the periodic update.

Todd Johnson, representing the City of Toledo, asked about scoping for comp plan updates and what would be important to WSDOT to include in the analysis. Jason Lugo requested an email be sent to him and Gary Albrecht for their review and further discussion.

Malissa Paulsen, representing the City of Chehalis, asked for timeline updates on developing on the south side of Chehalis because of the failing Rush Road interchange. Jason Lugo requested a follow-up meeting on this topic.

Mindy Brooks asked how early the county and the cities should reach out to WSDOT in coordination for any zoning changes assessments. Jason mentioned that WSDOT prefers communication as often and early as possible.

## **Land Capacity Analysis (LCA) - County Staff**

All LCA are now overdue and behind the deadline. The LCA for the following cities is still needed: Chehalis, Morton, Pe Ell. The city limits and the UGA will need to be separated in the LCA. The city of Chehalis grew in population the most therefore LCA are incredibly important to adequately evaluate the housing needs.

## **Housing Needs Assessment - County Staff**

In the LCA methodology, there is information about the Housing Needs Assessment. The first step with the LCA is identifying what the area's capacity is and what housing can be acquired. This will need to be broken down into income brackets. The next step is identifying the areas that are deficient in the income brackets and what changes can be proposed to resolve the deficiencies. All drafts should be completed and turned into the county by end of June 2024. The county does not have the capability to do EIS during the periodic update process. So if the changes in UGA or zoning proposed by the cities results in a determination of significant impact, then the cities to wait for next annual UGA update to do an EIS.

If the city anticipates a large change in zoning, it will need to be discussed with the county ahead of time. Todd Johnson representing the City of Toledo, shared Toledo only has two zones for their area. They will be looking at updating these standards, however it will not be ready for updating now so the Housing Needs Assessment will be a draft of what is currently being used, with the communication of the future updates with the county. The county would be open to sharing their draft Housing Needs Assessment with the cities for guidance.

## **New Items**

No comments were received on the new ILA template by the deadline of May 14, 2024. There will be an update to the Public Rights of Ways section and its steps that will be shared between both the county and cities. Revisions are still being made to the taxation portion of the template. Todd Johnson, representing the city of Toledo, will have more comments on the ILA template for Toledo. They would like to see more sharing in the process of permitting. Emil Pierson representing the City of Centralia shared his gratitude towards Lewis County and their guidance.

Mindy Brooks shared the deadline will be extended to the end of June to leave room for last comments and to allow time for city and county boards to review.

Over time, the county desires to dissolve Option 2. The cities in Option 2 can remain in this option, however the county will not be accepting additional cities into this option. The county encourages cities to enter an ILA or move into Option 1, which will utilize county zoning designations and development regulations (note – the county does have urban zones that can be applied in UGAs).

Any urban growth boundary amendments will be brought to the BOCC by December 2024, leaving the remaining 6 months for development regulations to be finalized before the comp plan completion deadline by June of 2025.

**Next Meeting/Topics**

Emil Pierson, representing the city of Centralia, and Tammy Barconi, representing the city of Pe Ell and Morton, mentioned they would like to talk about annexations at the next meeting.

**Mindy Brooks adjourned the meeting at 1:52pm.**