

# Lewis County Planning Commission

## Public Meeting

In-Person & Virtual Meeting via Zoom

**August 13, 2024 - Meeting Notes**

**Planning Commissioners Present:** Jason Alves, District 1; Gretchen Fritsch, District 3; Bob Russell, District 2; Frank Corbin, District 3; Jeff Skutley, District 2; Lorie Spogen, District 1; Roger Moore, At-Large

**Staff Present:** Mindy Brooks, Director of Community Development; Megan Sathre, Office Assistant Senior;

### **Materials Used:**

- Agenda
- Draft Meeting Notes – July 23, 2024
- City of Chehalis Allocation Letter
- Chehalis Population Allocation Letter to BOCC
- Staff Presentation: Population Housing Reconciliation

### **1. Zoom Guidelines**

The clerk dispensed with the Zoom Guidelines.

### **2. Call to Order**

#### **A. Determination of a Quorum**

7 Commissioners were present; there was a quorum.

### **3. Approval of Agenda**

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

### **4. Approval of Meeting Notes**

The Chair entertained a motion to approve the meeting notes from July 23, 2024. Commissioner Russell 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 provide public comment.

## **6. Workshop – Comprehensive Plan Periodic Update - Climate**

Mindy Brooks, Director of Community Development, gave a presentation on the Comprehensive Plan Periodic Update (*see presentation for details*). Throughout the presentation the commissioners asked the following questions.

Commissioner Russell asked what decisions the Planning Commission made around Urban Growth Area (UGA) expansions for Chehalis. Mindy responded that in 2022 UGA expansions were requested by individual property owners, as this was the past practice. Some of these requests were approved. However, moving forward, staff has urged the cities strongly to not expand UGAs based on individual property owners, as the law looks at whether a city can accommodate growth and if they cannot, then they should look at UGA expansion. In 2023 the cities began their land capacity analysis.

Commissioner Skutley asked if 8,000 units is the correct number based on 2.5 people per dwelling unit. Mindy responded that the cities used their average persons per household number for their Land Capacity Analysis. Skutley asked if the analysis takes into consider the number of sales. Mindy responded that the analysis is simply how many people could the UGA accommodate based on current zoning over the next 20 years, which does not include the sales of houses. We assume that over 20 years, all housing that can be occupied will be.

Commissioner Russell thanked the City of Chehalis, their new city manager, and Lewis County staff for fixing this number. The takeaway is that when multiple people tell you that something isn't right, it's important to listen. As the city is resetting and reengaging, they should listen to people who've got ideas about where to go to stay out of critical areas. This is a good time to think about the future and it gives me hope. Commissioner Alves expressed agreement with Russell.

Mindy concluded this topic with next steps including going to Planned Growth Committee in August, holding a hearing with Planning Commission in September, and holding a hearing with the BOCC in November.

## **7. Good of the Order:**

### **A. Staff**

Mindy shared that there will be a few code amendments related to timelines for permitting coming to the Planning Commission this fall, as well as code amendments about definitions to shore up some loopholes.

### **B. Planning Commissioners**

Commissioner Skutley shared about a fire in Winlock and praised the fire response. The fire occurred in the UGA where the land was vacant. The unintended consequence of decisions needs to be kept in mind when making UGA decisions.

### **8. Calendar**

The next meeting of the Planning Commission will occur on August 27, 2024, and the agenda item is a joint workshop with the Board of County Commissioners on the Comprehensive Plan Periodic Update.

Staff asked that the commissioners make every effort to attend the next meeting in person. Staff will let the commissioners know where the meeting will be held and will provide dinner for those who would like to show up early.

### **9. Adjourn**

Commissioner Russell made a motion to adjourn. The meeting was adjourned at 6:31 p.m.