

Notes 08/27/2024

↻ Land Use/Rural

Additional Priorities:

Possibly 1-2 miles outside of I-5 limit high density.
 Consider other major arterials (Hwy 12 and 6) for other large scale developments.
 Find creative ways and additional funding mechanisms for funding and constructing infrastructure in LAMIRDS and other rural areas.
 Consider more creative solutions for large scale developments outside of I-5 corridors.
 Consider creative developments and further design standards for commercial and other large developments along I-5 and major arterials.

Clarifications to be addressed:

Clarifications on what type of improvements along I-5. Why would someone not be able to build a major industrial development outside of the I-5 corridor. Most current major development is being built outside I-5 corridor. If regulations were in place to limit I-5 corridor development, how would existing industrial developments outside I-5 would work?
 Provide more clarity on vicinity of industrial development policies.
 There is more space outside of I-5 for large developments.

"What is rural character?" Not an aesthetic, not a drive-by beautiful scene. **Rural character should be clarified as a sense of place, a lifestyle, and culture.** "WAC 365-196-425 is where Rural Character is defined. It can be modified in each rural element to express local circumstances. Maybe we need to see if the definition needs to be modified in the comp plan"

Density is not something that could impact rural character if denser developments are built with similar sense of character.

Clearly delineate rural land designations using clear standards and market factors. (Clear urban/rural limits)

Are these rural policies supposed to increase the population in rural lands?

Suggested Actions:

Resources to aid in critical areas protection is extremely low. The county should write policy to create a better coordination pathway for cities and counties to protect critical areas. Ultimately, shared resources is the goal so that the county and city can work together to map critical areas and increase existing critical area data.
 Increase funding mechanisms for critical areas mapping and standards to improve resources that counties and cities can offer to constituents.

Consider large scale developments to fund water and sewer pipe extensions through residential developments. Extend municipal water and sewer in LAMIRDS.

⇒ **Housing**

Additional Priorities:

Attempt to reduce taxes by attracting large industrial developments.
Prioritize more housing types as well as affordable, and low-income housing.
Diversity of housing options very important.

Clarifications to be addressed:

Affordable housing definition.
How exactly would short term rentals be identified? This should be part of policy updates. Clearly identify what STRs are being mentioned here. Is it owner occupied homes, which are only used as a STR for one season? Or are these full time STRs? Or are the STRs mentioned here ones that are being proposed and haven't been built yet?

Suggested Actions:

Decrease focus on "redistribution of wealth".
Increase focus on short term rentals as commercial.
Improving development standards.
Shift from property tax to sale tax where possible. Due to difficulty of cutting property taxes for the county.
An example of alternative taxes on properties are graduated taxes (example in Texas).
Explore further funding mechanisms to support programs.
See how other jurisdictions manage STRs and identify them.

Establish policy to manage short-term rentals and the definition of short term rentals. Explore how transient uses are built in existing residential uses. Consider re-defining STRs to increase the difficulty of building them, possibly even have a positive impact on neighborhoods.

⇒ **Transportation**

Additional Priorities:

Eliminate arterials in downtown areas.
Highway 12 solutions like widening, and improvements to road conditions.

Clarifications to be addressed:

How expensive would providing public transit to east and south county? Would public transit to these parts decrease the rural character?

Suggested Actions:

Driver assist features, expand uber/lyft opportunities or advertisement for elderly/disabled to improve transportation flows. Should be a priority to increase roads leaving the county. Suggested truck routes. Consider alternative funding methods to improve transportation infrastructure. Increase actions taken to provide infrastructure and utilities to service whats in the current UGAs and existing neighborhoods. Perhaps provide a low hanging fruit list about current issues that should be fixed today.

Other:

Agree with improved traffic flow. Millions of dollars are coming into county to increase transit in the county. Transit plan already approved out to east county and ski areas. Senior and disabled transit and transportation methods also approved.

⇒ **Capital Facilities and Utilities**

Additional Priorities:

Incineration should be allowed, see examples from other countries. Could also provide electricity as well and cleanly dispose waste. Water and sewer extensions should be built outside of UGAs.

Clarifications to be addressed:

Clarify how schools provide community services. How do these policies and conversations turn into real life action?

Suggested Actions:

Prioritize funding for communication systems. would help with traffic (more people would be able to work-from-home) and would help financially, with more businesses coming to Lewis County.

Other:

County is already doing a great job with capital facilities. Increase broadband

⇒ **Resource Lands**

Additional Priorities:

Enforcement on conservation.

Clarifications to be addressed:

How can we do all of the suggested policies and write all of these policies between resource lands through climate/resiliency?

How can wetlands be turned into recreational spaces and be usable by the public?

Suggested Actions:

Analysis on farms and Ag land to correctly identify them as such.
Limit UGA expansion to increase conservation.

Other:

Set-up an exercise with the planning commission and BOCC for them to prioritize the most important policy changes from all sessions.

⇒ **Natural Environment**

Additional Priorities:

Clarifications to be addressed:

Suggested Actions:

Other: generally all accepting of possible policies and policy changes in for natural environment.

⇒ **Economic Development**

Additional Priorities:

Increase infrastructure in heavily tourist traffic areas.
Add policy to decrease light and sight pollution with increase in tourism.

Clarifications to be addressed:

What type of grants can the county and cities go after together to help both jurisdictions?

Suggested Actions:

Require infrastructure if recommending policy changes to increase development near I-5, tourism, and green industries.
Consider strategies on how to include tourist population in GMA planning to better plan for how many people actually use the infrastructure.

Other:

Coordinate with developers and increase funding for critical infrastructure developments. Little to no support for tourists and residents in small cities and rural areas.
Less talk about using tax dollars on broadband.
Should focus more on pushing people to buy private cell and wifi services, like starlink.

Local communities not wanting solar farms. Possible opportunity for solar farms in Lewis county. Consider

improving solar construction processes in the county.

⇒ **Climate and Resiliency**

Additional Priorities:

Open and encourage solar roofing materials in all roofs in the County. Especially with so many old homes with rood replacements soon. Increase urban interface and Firewise education, especially with growth happening within forested areas.

Clarifications to be addressed:

Suggested Actions:

Increase signage in fish bearing streams and high habitat level wetlands and other critical areas. Clearly delineate floodplains, don't allow development in floodplain, and aid in existing floodplain issues. Help/subsidize solar roofing for eligible out-of-date roofing.

Other:

Mindy clarified climate and resiliency efforts in the county are completely focused on hazard mitigation for fire and flood risks. Increase public outreach and engagement on fire mitigation and hazard planning. Think about how tree cutting requirements affect homes surrounded in trees during wildfires (homes completely surrounding by trees could be severely affected by wildfires).

