

# Lewis County Planning Commission

## Public Hearing

In-Person & Virtual Meeting via Zoom

**September 24, 2024 - Meeting Notes**

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

**Staff Present:** Mindy Brooks, Director of Community Development; Katie Johnson, Office Assistant Senior.

**Planning Commissioners Excused Absences:**

**Materials Used:**

- Agenda
- Draft Meeting Notes – September 10, 2024
- Staff Report for Private Road Review – September 3, 2024
- Comprehensive Plan Periodic Update: Population Allocation Reconciliation Presentation – September 24, 2024

### 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 for September 24, 2024. Commissioner Russell made the motion to approve the agenda; seconded by Commissioner Alves. The motion carried unanimously.

### 4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes from September 10, 2024. Commissioner Alves made a motion to approve the notes as presented, second by Commissioner Spogen. The motion carried unanimously.

## **5. Public Comment**

There was no public comment.

## **6. Public Hearing**

**A. Staff Presentation:** Mindy Brooks, Lewis County Director of Community Development, shared a presentation on the Population and Housing Allocation.

To accommodate the originally proposed population allocation for the City of Chehalis, the options would be either significant density changes within the city limits, extensive UGA expansion, or a combination of both. Currently the county and city do not have the time or the staff to accommodate the minimum required analysis to support the additional population. The City of Chehalis has formally requested to reduce the population allocation from 23,000 to 13,500 for 2045 Population Allocation. This recommendation was brought to the Planned Growth Committee first, and they're recommending changing the City of Chehalis's population allocations to the Planning Commission.

Commissioner Russell asked for clarification about what the 157 and 10 mean on the Table 3: Comparison Housing Allocation. Mindy Brooks explained that before the County had to take a much lower allocation than was expected, which constrained planning for housing options. The change to Chehalis's population allows the County more room to better plan for the community.

Mindy Brooks stated the Population and Housing Allocations are to accommodate additional housing. This does not mean it needs to be proven this can be provided; it means the barriers that prohibit this from happening must be removed. This can be accomplished by adjusting zoning.

Commissioner Fritsch asked what it would take for the county to have a housing authority department. Mindy Brooks stated the decision on that type of department is up to the BOCC. Commissioner Alves asked about how we can streamline permitting for more housing. Mindy Brooks recommends the commissioners attend the Process Improvement meetings the county holds twice a month.

Commissioner Skutley asked why the Planning Commission is voting on this change. Mindy Brooks clarified that the City of Chehalis has requested the change. The county has the responsibility to allocate population and housing. The cities do not adopt this on their own. The county adopts the allocations and then the cities plan for their population allocation.

**B. Public Testimony:** There was no public testimony.

The Chair entertained a motion to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to revise the population allocation for City of Chehalis to 13,500 residents and revise the housing allocations as presented in the August 28, 2024 staff report. Commissioner Russell made the motion, second by Commissioner Alves. The motion carried unanimously, 7 Yes and 0 No votes.

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

**A. Staff:** The Comprehensive Plan Open House Events are on Oct 10, 11 and 12. The 10<sup>th</sup> is at Adna Grange at 3-5pm, the 11<sup>th</sup> is at the Mineral Lions Club at 3-5pm and the 12<sup>th</sup> is at the Randle Fire Station at noon-2pm. This will be the public's opportunity to review the draft changes to goals and policies and provide their comments. Because this is legislative, the Planning Commissioners are welcome to attend and to talk with the community about their thoughts. The results of the Open House events will be presented to the Planning Commission on Oct 22. Commissioner Corbin encouraged the Planning Commission to attend one or more of these events.

**B. Planning Commissioners:** Commissioner Russell stated addresses with dashes in it are incredibly difficult. Mindy replied stating that change was approved. Commissioner Russell also stated the complexity and costly changes to building a house/ADU. Commissioner Alves stated that most of what a builder runs into that causes the extra cost is forced onto the local municipalities and instead comes from the state law.

## **C. Calendar**

The next meeting of the Planning Commission will occur on October 8th, 2024, and the agenda items will be a workshop on code amendments to implement the state-mandated permit review timelines adopted by Senate Bill 5290. Mindy Brooks recommends if the commissioners have questions about the timelines and workflow on the SB5290, they should attend the Process Improvement meeting the county holds. This senate bill will come into effect on January 1<sup>st</sup>, 2025, therefore there is little time to dive deep into the details of this bill during the Planning Commission meetings.

Commissioner Corbin will try to attend the next meeting on zoom but would like Commissioner Alves to chair the meeting in person.

Commissioner Spogen will not attend the next meeting on October 8<sup>th</sup>.

## **D. Adjourn**

Commissioner Alves made a motion to adjourn. The meeting was adjourned at 6:59 p.m.