

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

September 10, 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

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

Planning Commissioners Excused Absences: District 3; Bob Russell

Materials Used:

- Agenda
- Draft Meeting Notes – August 27, 2024
- Staff Report for Private Road Review – September 3, 2024

1. Zoom Guidelines

The clerk dispensed with the Zoom Guidelines.

2. Call to Order

A. Determination of a Quorum

6 Commissioners were present; there was a quorum.

3. Approval of Agenda

Mindy Brooks, Director of Community Development, stated the agenda item has been changed for tonight's meeting. Public Works has requested additional time to review the Private Road code change before it comes to Planning Commission. The Chair entertained a motion to change the agenda to strike the Private Road Review workshop and Comprehensive Plan Training. Commissioner Spogen made the motion to amend the agenda; seconded by Commissioner Moore. The motion carried unanimously.

4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes from August 27, 2024. Commissioner Spogen made a motion to approve the notes as presented, second by Commissioner Moore. The motion carried unanimously.

5. Public Comment

The following 5 individuals provided public comment regarding the driveway variance at the Packwood Brewing Company: Josh Puckett, Tina Simmons, Nat Woodsmith, Rebekah Velasco, and Debbie Purcella.

Commissioner Corbin encouraged the public comment speakers to join the Packwood Advisory Committee. Commissioner Fritsch asked Mindy Brooks, Director of Community Development, to further explain the variance that is present in Packwood. Mindy Brooks expressed that the county engineer is the one who makes determinations on variances to road standards. It is appealable to the Hearings Examiner. She also stated that if Packwood is an urban area it will have different right-of-way and setback requirements. The Packwood Subarea is being designed to change the county roads standards to fit an urban area rather than a rural area.

6. Workshop – Comprehensive Plan Training

A. Staff Presentation: Mindy Brooks, Lewis County Director of Community Development, shared a presentation about how the land use process works and an overview of the elements of the Comprehensive Plan.

The Planning commission adopted the goals and policies of the Packwood Subarea Plan, which is Phase 1. Phase two is Zoning and Development Regulations. The estimated completion date of the Comp Plan is June 30th, 2025. The subarea plans are adopted as part of the Comprehensive Plan. They are referred to as elements of the Comp Plan.

The Planned Growth Committee is how the county coordinates with all the cities to do the work that is related to the cities such as land capacity analysis and UGA boundaries. The PGC reviews allocations and amendments first before being presented to the Planning Commission.

Fritsch asked when the last UGA expansion for the city of Winlock was. Mindy replied that it has been a lengthy amount of time. When the GMA was enacted in 1995, cities were worried there would not come a time where the UGA could be expanded to contain more land; therefore, cities acquired more land than they can serve. In the Comp Plan Update, there is options to reduce the size of a city's UGA outline.

Mindy Brooks informed the commissioners of the State mandatory updates to the comprehensive plan with a list of the House and the Senate bills.

7. Good of the Order:

A. Staff: Mindy shared that there will be a few code amendments to SB5290 coming soon. This will set strict time frames for completion of certain types of permits and the permitting process. SB5290 will be enacted on January 1, 2025. Mindy also mentioned that there will be a code change to private roads.

Mindy Brooks explained that the commissioners are allowed and encouraged to ask questions of the staff at any point in time. Their questions do not need to wait until the Planning Commission meeting.

Mindy Brooks also stated that the new Community Development Hearings Room will not be ready for use until closer to November.

B. Planning Commissioners

Commissioner Skutley shared he had recently taken the Centralia-Chehalis Historical Train ride and encouraged the others to as well.

C. Calendar

The next meeting of the Planning Commission will occur on September 24, 2024, and the agenda item is a public hearing on the 2045 Population and Housing Allocation Reconciliation.

Commissioner Corbin will be attending the October 8th meeting on zoom and would like Commissioner Alves to chair the meeting in person.

D. Adjourn

Commissioner Spogen made a motion to adjourn. The meeting was adjourned at 7:28 p.m.