

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

April 8, 2025 - Meeting Notes

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

Staff Present: Mindy Brooks, Director of Community Development; Guilherme Motta, Senior Long-Range Planner; Preston Pinkston, Planner; Megan Sathre, Administrative Assistant

Materials Used:

- Agenda
- Draft Meeting Notes – March 11, 2025
- Packwood Staff Report
- Lewis County Comprehensive Plan Internal Review Draft
- Packwood UGA & Zoning

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

The Chair entertained a motion to approve the agenda for April 8, 2025. Commissioner Moore made the motion to approve the agenda; seconded by Commissioner Russell. The motion carried unanimously.

4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes for March 11, 2025. Commissioner Alves made the motion to approve the agenda; seconded by Commissioner Russel. The motion

carried unanimously.

5. Public Comment

There were no members of the public who wished to provide public comments.

6. Public Hearing

A. Comprehensive Plan Periodic Update & Packwood Subarea Plan

Opening Remarks & Presentation

Chair Corbin asked if there was anyone in the audience who believes that the public was not notified in a timely manner? *There were no responses.*

Chair Corbin asked if any of the Commissioners have a disclosure to make. Commissioner Moore and Commissioner Fritsch provided disclosures.

Mindy Brooks, Lewis County Community Development Director, gave a presentation on the Comprehensive Plan Periodic Update – Packwood Subarea Plan. *See presentation for details.*

Public Testimony

There were 17 members of the public who provided oral testimony;

Pat Duncan, Barbara Moeller, Teresa Fenn, James Owen, Jon Anderson, Prairie Matthews, Dave Campos, Kim Pawlawski, Jim Walmar, Tracy Croshaw, Eric McLaury, Randy Gabrielson, Dennis Riebie, Deanne Dietz, Gina Owen, Carol Colleron, Bobb Cline

Testimony Topic	In Favor	Opposed
Packwood UGA & Zoning	6	5
Rural Residential Center	0	5
Master Planned Report	0	4
Other Topics	Define Open Space Define Residential Medium No sewer/support sewer Regulate Short Term Rentals Require a "master plan" for Old Mill Site Impacts on property value/taxes	

Questions & Answers from Staff

Commissioner Fritsch asked if the zoning in town will result in forcing people to subdivide. Mindy responded no, but there are proposed density standards that will determine maximum lot size when someone decides to subdivide. For example, a density of 12 units per acre can be ¼ acre lots with a single-family house and two ADUs or it can be a ½ acre lot with 6 townhomes. I recommend that we continue to work on the details of this to bring to you with the development regulations over the summer.

Commissioner Fritsch asked if 20,000 square feet could be multiple small stores in one complex. Mindy responded yes, it could be a few small stores that occupy a single structure. Or it could be a single grocery store, pharmacy, etc. Allowing up to 20,000 square feet will increase competition. (Note – Blanton's is 11,000 square feet and a typical Safeway is 46,000 square feet).

Commissioner Russell asked if property owners have to make changes when the zoning changes. Mindy responded no. Existing uses and development are vested and can remain, be maintained, change ownership and be replaced if something like a fire happens. If the property owner chooses to make a change, then they have to come into compliance with the zoning.

Commissioner Russell asked who is proposing the Master Planned Resort zone. Mindy responded that the most recent MPR that was before Planning Commission was proposed by the YMCA and that is because property owners can ask for rezones that fit within the law. In this case, staff are proposing two MPRs – one in Packwood and one at the reclaimed TransAlta site. The purpose is to meet the state's intention of providing more access to unique recreational features, like Mt. Rainier, and to support economic development in East Lewis County.

Commissioner Russell asked how the Packwood Subarea Plan supports The Comprehensive Plan's goals for aging in place. Mindy responded that the Packwood Subarea Plan calls for increasing services, like doctors, dental, pharmacy, to support people aging in place.

Commissioner Corbin asked if Short Term Rental regulations will come before Planning Commission. Mindy responded, yes. The Community Advisory Committee is recommending regulating STRs and those will be part of the development regulation proposals that come before Planning Commission this summer. You can also talk about if those regulations, or similar regulations, should be considered countywide.

Commissioner Corbin asked if there can be a "master planned" requirement for the Old Mill Site. Mindy responded, yes. Staff has been working on some strategies with the CAC and will bring those forward with the development regulations.

Commissioner Corbin asked if a casino can be sited in Packwood. Mindy responded, no. The current regulations do not allow a casino anywhere in Lewis County. Staff will be proposing that the County allow casinos in the Freeway Commercial zone, which is located at each interchange on I5.

Commissioner Fritsch made a closing remarks by thanking everyone for coming to the meeting and providing testimony. The amount of people here shows how much the community cares. She also expressed thanks to the County for providing so much outreach to the community.

Continuation of the Hearing

The Public Hearing on the Comprehensive Plan Periodic Update is continued until April 22, 2025 at 6:00pm at 125 NW Chehalis Avenue. Deliberations will occur after the close of the hearing.

7. Good of the Order:

A. Staff

There were no items from staff for good of the order.

B. Planning Commissioners

There were no items from the Planning Commissioners for good of the order.

8. Calendar:

The next Planning Commission meeting will be on April 22, 2025, and the agenda item will be a continued public hearing on the Comprehensive Plan Periodic Update.

9. Adjourn

Commissioner Alves made a motion to adjourn. The meeting was adjourned at 8:00 pm.