

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC)

Business Meeting minutes

September 23, 2025

Present: Commissioner Brummer, Commissioner Pollock, Commissioner Swope

Recorder: Rieva Lester

Commissioner Brummer called the meeting to order at 10:03 a.m., determined a quorum and then proceeded with the flag salute.

PUBLIC COMMENT

Clerk of the Board Rieva Lester noted that Kyle Wheeler had submitted written public comment.

Rob Maricle of Packwood shared concerns regarding the Assessor's Office property assessments for short-term rentals and suggested changes regarding proposed Ordinance 1367.

NOTICE ITEMS

Commissioner Pollock made a motion to approve Resolutions 25-270 and 25-271. Commissioner Swope seconded.

Resolution 25-270: Notice of Public Hearing for a Traffic Ordinance fixing the maximum speed at which vehicles may be operated over certain roads in Lewis County, Washington: defining offenses, and providing penalties for the violation thereof. The hearing will take place in the Commissioners' Hearing Room at or after 10 a.m. Oct. 7.

Public Works Director Geoff Soderquist discussed the resolution. Geoff said the traffic ordinance would modify the speed limit on Ajlune Road in Mossyrock.

Resolution 25-271: Lewis County preliminary budget for 2026, and notice of public meeting thereon. An informational budget presentation will take place in the Commissioners' Hearing Room at 5:30 p.m. Nov. 12, and hearings for the 2026 budget and levies will take place in December.

Budget Services Administrator / Risk Director Becky Butler discussed the resolution. Becky said the preliminary budget is available online.

Motion passed 3-0.

CONSENT ITEMS

Commissioner Pollock made a motion to approve minutes from the September 16, 2025, Business Meeting as well as Resolution 25-272. Commissioner Swope seconded. Motion passed 3-0.

DELIBERATION ITEMS

Commissioner Pollock made a motion to approve Resolutions 25-273 and 25-274. Commissioner Swope seconded.

Resolution 25-273: Approve prepayment of Tyler ongoing contract due to newly implemented Engrossed Substitute Senate Bill 5814, which expands the scope of the retail sales tax for payments made after October 1, 2025.

Treasurer Arny Davis discussed the resolution. Arny said the prepayment will save the county \$73,650 and that Tyler Technologies will provide 200 hours of contract upgrades as a perk for the county prepaying its bill.

Resolution 25-274: Approve lease of 2015 NE Kresky Ave to The Salvation Army to operate a night-by-night homeless shelter and setting terms for the maintenance of rent paid thereunder.

Consultant Eric Eisenberg discussed the resolution. Eric said frontage work is being finalized and that the city is likely to approve final occupancy soon.

Motion passed 3-0.

HEARING

Ordinance 1367: Adopt Volumes 1, 2, 3 and 5 of the Lewis County Comprehensive Plan Periodic Update.

Commissioner Brummer introduced the hearing.

Community Development Director Mindy Brooks gave the staff report.

Commissioner Brummer asked if there were any questions.

In response to a question from Ronn Sebtie of Onalaska, Mindy said the school property is not included in calculations related to the Onalaska area's capacity and that the proposed changes to the existing UGA simply conform to UGA regulations rather than those for a LAMIRD.

Commissioner Brummer closed the question-and-answer portion of the hearing.

Mindy asked that her previous comments be adopted into the record.

Rob Maricle thanked the Planning Commission and Mindy for their work on the Comprehensive Plan. He urged the commissioners to consider economic data impacts regarding short-term rentals. He discussed concern regarding bureaucratic overreach and permit costs.

Mindy said the permits likely will be around \$100. She said Community Development will rely upon self-certification.

Bailey Williams of Winlock said she'd like to see daycares and other young childcare facilities listed as allowed uses on Forest Resource Lands.

Mindy outlined a process by which the commissioners could amend the ordinance to allow for such use.

Ronn Sebtie discussed the history of Onalaska. He said he'd like future developments to consider the original infrastructure. He also shared concerns regarding the area being an urban stagnation area rather than an urban growth area.

Commissioner Brummer asked if anyone wanted to speak for or against the resolution.

Commissioner Brummer closed the hearing.

Commissioner Pollock made a motion to amend Chapter 17.42 Table 2 to reflect the following changes:

- Under Commercial/Professional, change Professional services not otherwise specified for RDD-5, 10 and 20 to A, Administrative; and ARL, FRL and MRL to P-ac, Permitted accessory to the primary resource use.
- Under Institutional, change Child day care center, early learning and Kindergarten through high school for ARL, FRL and MRL to P-ac. Permitted accessory to the primary resource use.
- Under Industrial, change Warehouse, storage and handling of goods for RDD-5, 10 and 20 to A, Administrative.

Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.30.310(5) to add the underlined language as follows: "Site investigative work required by a city, county, state, or federal agency in conjunction with the preparation of a land use application submittal such as surveys, soil logs, percolation tests, and other related activities; except for energy production site investigation work where not otherwise allowed pursuant to Chapter 17.42, Table 2. In any such activity, resource lands are avoided where possible and minimized where necessary, and disbursed to the extent possible." Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 16.05.290 as follows: add a new subsection (1) that reads: "Allowance. Private roads that are accessed from a public right-of-way shall be allowed to serve no more than 15 lots" and then renumber the remaining subsections in accordance. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.140(3)(b) as follows: change from requiring 50 percent clear glass to requiring 30 percent clear glass. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.140(3)(c) to remove the requirement for pedestrian entrances to be covered by overhangs, awnings or other rain protection. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.140(4) to remove the requirements for site-specific roof lines and color standards. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.205 to remove the prohibition on drive-throughs. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.215 to remove the additional sign standards. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.230 to remove the bike parking requirement in the CBZ zone. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.235(5)(a) to change the landscaping density requirement to one tree and three shrubs for every five parking spaces. Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.17.250(4) to add a new subsection (b) that reads: "Centralized bicycle parking facilities shall be provided throughout the development at a ratio of five (5) parking spaces per 20,000 square feet of anticipated commercial development. Bicycle parking facilities may be combined with open space areas." Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to amend Chapter 17.42, Table 2 to correct the following:

- Under Commercial/Professional, change professional services not otherwise specified for RDD-5, 10 and 20 to A, Administrative; and ARL, FRL and MRL to P-ac, Permitted accessory to the primary resource use.
- Under Industrial, change warehouse, storage and handling of goods for RDD-5, 10 and 20 to A, Administrative.

Commissioner Swope seconded. Motion passed 3-0.

Commissioner Pollock made a motion to approve Ordinance 1367 as amended. Commissioner Swope seconded. Motion passed 3-0.

ANNOUNCEMENTS

Commissioner Brummer noted there will be no Business Meeting on Sept. 30.

PRESS CONFERENCE

In response to a question from Chronicle reporter Jacob Moore, Commissioner Brummer and Commissioner Swope said the county has no comment regarding a lawsuit filed by the ACLU on Sept. 22.

ADJOURNMENT

The BOCC Business Meeting adjourned at 11:39 a.m., with the next Business Meeting scheduled for 10 a.m. Tuesday, October 7, 2025, in the Commissioners' Hearing Room (Room 223).

Minutes from the BOCC Business Meeting are not verbatim. The weekly Business Meeting streams live on YouTube (search for "LewisCountyWa" on YouTube or go to <https://www.youtube.com/user/LewisCountyWa/featured>). Video footage also is available at no charge at <https://lewiscountywa.gov/offices/commissioners/bocc-meetings/>.



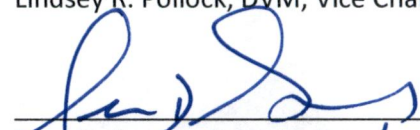
ATTEST:


Rieva Lester, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON


Scott J. Brummer, Chair


Lindsey R. Pollock, DVM, Vice Chair


Sean D. Swope, Commissioner