

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

November 10, 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; Natalie Kamieniecki, Senior Long Range Planner; Megan Sathre, Administrative Assistant;

Materials Used:

- Agenda
- Draft Meeting Notes – November 10, 2025

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 November 10, 2025. Commissioner Moore made the motion to approve the agenda; seconded by Commissioner Skutley. The motion carried unanimously.

4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes for October 28, 2025. Commissioner Moore made the motion to approve the meeting notes; seconded by Commissioner Skutley. The motion carried unanimously.

5. Public Comment

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

6. Public Hearing

A. Critical Area Ordinance

Natalie Kamieniecki, Senior Long Range Planner for Community Development, gave a presentation on the Critical Areas Ordinance. *See presentation for details.*

Commissioner Fritsch asked if the definition of qualified professional was addressed. Natalie responded that it was addressed during the Comprehensive Plan Periodic Update workshops and hearings.

Commissioner Skutley questioned whether required signage would need to be installed before final project approval, potentially causing the applicant to spend resources without guaranteed approval. Natalie explained that at preliminary approval, applicants receive a list of conditions to meet for final approval. If all conditions are satisfied, final approval is guaranteed, so applicants would not risk installing signage and then be denied approval.

Commissioner Russell thanked Natalie for her to summarize the document provided in response to the written testimony received. Russell noted that Best Available Science may not be ready to be implemented as soon as it is available.

Commissioner Russell made a motion to forward a transmittal letter to the Board of County Commissioners recommending adoption of the amendments to Chapter 17.10 and 17.38 as presented in the October 8, 2025 staff report, with the following changes:

17.38.465 (4) "Aquatic habitat does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches features that lie within the boundaries of and are maintained by a port district or an irrigation district or company. A pre-existing Department of Natural Resources mapped stream cannot be automatically declassified as aquatic habitat as a result of a Port District or Irrigation District purchasing property with preexisting drainage features or altered stream conditions."

17.38.0102 (1) (b) Easements or Tracts. Prior to the final approval of any land division, the part of the critical area and required buffer that is located on the site shall be protected by clearly indicating showing the boundary of the critical area and its buffer with appropriate fencing and signage and placing a restriction on the use of the area. Type of signage, and/or where necessary fencing, to be considered within the subdivision review based on recommendations in the critical areas report and site-specific conditions.

The motion was seconded by commissioner Moore. The motion passed 6-0.

7. Good of the Order:

A. Staff

Mindy recognized Natalie's exemplary work on the Critical Areas Ordinance.

Mindy shared that Short Term Rental advisory group is moving forward with solicitation going out the first few weeks of December. The Planning Commissioners will get to deliberate and make a recommendation on the members to the Board of County Commissioners in January.

Mindy shared that in January the Planning Commission will also be deliberating on applicants for the Planning Commission positions.

B. Planning Commissioners

Commissioner Russell shared that there is a woody biomass conference at Centralia College, 1-4pm, on Wednesday, November 12, 2025.

8. Calendar:

The next Planning Commission meeting will be on December 9, 2025, and the agenda item will be a training and potluck.

9. Adjourn

Commissioner Russell made a motion to adjourn. The meeting was adjourned at 6:24 pm.