

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

March 10, 2026 - 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; Nate Carpenter, District 1; Robert Hankins, 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 – February 24, 2026

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. Agenda & Meeting Minutes

The Chair asked for consent to approve the agenda for March 10, 2026 and the meeting minutes from February 24, 2026. There were no corrections. There was consent to accept as presented.

4. Public Comment

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

5. Workshop

A. Urban Growth Area (UGA) Boundary Clean Up

Natalie Kamieniecki, Senior Long Range Planner for Community Development, gave a presentation on the Urban Growth Area (UGA) Boundary Clean Up. *See presentation for details.*

Commissioner Hankins asked if property owners were already contacted. Natalie responded yes, all potentially affected property owners have received a letter in the mail.

Commissioner Carpenter asked if property owners have the option to opt in or out of the Urban Growth Area. Natalie responded no, they are being notified of the potential change and asking for feedback.

Commissioner Skutley asked how staff will decide whether a property will be in the UGA or remain zoned RDD when a large property is split in half. Natalie responded that overall, the changes need to be minor de minimis, meaning that it does not affect any of the jurisdictions land capacity analysis. Therefore, each case will be addressed separately. Mindy responded that property owners are encouraged to share feedback with staff. There will be an open house on April 23rd from 5-7pm in the Community Development Building Hearings Room to receive feedback.

Commissioner Corbin asked if these changes are considered quasi-judicial action since they are for individual property owners. Mindy responded no, this is not quasi-judicial action – it is a legislative approach to multiple properties.

Commissioner Hankins asked if the Planning Commissioners would get comments directly from the public. Mindy responded that everything will be submitted to county staff and then staff will provide a recommendation to the Planning Commissioners based on all the information received. Staff will always share if they are giving a recommendation that is in opposition to the public's opinion and why.

6. Good of the Order:

A. Staff

Mindy shared a quarterly report on the amount, type, and timelines for permits issued by Community Development.

Mindy reminded the Planning Commissioners to never *reply all* when emailing, only send emails directly to staff. She also reminded them to never communicate with other commissioners via email, unless you cc staff, because staff must have all written records available for public disclosure.

Mindy shared that the Board of County Commissioners are looking at new revenue streams and one option is to allow retail cannabis in the county. There is currently a community survey available online to gauge how the community feels about making this change. If this is moved forward, it is likely that the Planning Commission will be asked to develop a proposal of zoning codes for cannabis shops.

B. Planning Commissioners

Commission Fritsch thanked the commissioners for taking into consideration her comments regarding the STR Advisory Group at the previous meeting in her absence.

7. Calendar:

The next Planning Commission meeting will be on March 24, 2026, and the agenda item will be a workshop on Development Agreements.

8. Adjourn

Commissioner Alves made a motion to adjourn. The meeting was adjourned at 6:47 pm.

DRAFT