

# Lewis County Planning Commission

## Public Meeting

In-Person & Virtual Meeting via Zoom

**March 24, 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 – March 10, 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 24, 2026 and the meeting minutes from March 10, 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. Development Agreements

Natalie Kamieniecki, Senior Long Range Planner, and Mindy Brooks, Director, gave a presentation on development agreements. *See presentation for details.*

Commissioner Skutley asked what the Planning Commission's role is in development agreements. Mindy responded that the Planning Commission's role is only approving development agreements as a tool that can be used. Skutley followed up by asking whether these are already allowed. Mindy responded that they are authorized under the state law, but the county is looking to narrow the terms of negotiation. The Planning Commission is setting the policy and the terms of negotiation. The negotiations themselves would be done between the county manager, the property owner(s), and approved by the Board of County Commissioners.

Commissioner Alves noted that these can be difficult to enforce. Alves asked what it means that development agreements are legally binding. Mindy responded that the biggest pitfall is not defining thresholds and timelines. Staff have suggestions for narrowing the terms of negotiation to prevent enforcement issues. A development agreement is like a contract, and an involved party would pursue legal action for a breach of contract.

Commissioner Hankins asked what the difference is between a development agreement and memorandum of understanding. Mindy responded that a development agreement is recorded and binding with the property, regardless of whether a property is sold.

Commissioner Corbin asked for specification of what kind of fees could be included in the negotiation topics. Natalie responded that it applies to any local fees.

Commissioner Carpenter asked if development agreements are anticipated to be between the county and primarily municipalities or developers. Mindy responded that the cities would likely not be involved. In the case of Port Districts, all three (city, port, and developer) would be involved.

Corbin asked how impact fees are determined to be assessed and when. Natalie responded that impact fees would be part of the development agreement and could likely be part of the phases outlined. Corbin asked who the decision maker is of whether impact fees are collected. Mindy responded that the BOCC would be the decision makers on impact fees.

Commissioner Alves asked if the density and setbacks are decided by the city standards in UGAs. Mindy responded that it depends on whether the cities have an interlocal agreement or not. Also, there are UGAs that do not have cities, such as Packwood and Onalaska.

Commissioner Hankins asked what comments/questions members or the public may have, such as the timing of development agreements and how long they can be in place. Natalie responded that the negotiation topics presented are being proposed and members of the public or planning commissioners should speak if they feel that the items, such as timing, should or should not be included as part of a development agreement.

Commissioner Fritsch noted concern about density in places like Packwood. Natalie responded that the developer could change the density amount, but the goal is that it is a positive impact for

both parties. Mindy added that the county is not going to approve a developer agreement in Packwood unless there was something that has not already been anticipated. In Packwood, many changes have already been made in anticipation of the density needs. Fritsch asked if there are currently any properties in East County that staff think may use a development agreement. Mindy responded no.

Commissioner Skutley asked whether there's an existing code regarding development agreements. Natalie responded that there is currently no code for development agreements in the Lewis County Code – there is an RCW that allows the process.

There will be a public hearing on development agreements on April 28<sup>th</sup>.

## **6. Good of the Order:**

### **A. Staff**

Mindy stated that the Board of County Commissioners gave direction for Planning Commission to move forward with drafting a code on Cannabis Retail. There will be two workshops in April and a hearing tentatively scheduled for May 26<sup>th</sup>. The Planning Commission's role is not to debate whether cannabis retail should be allowed in Lewis County, but to develop a good package of code regulation for the Board of County Commissioners to consider. If the public has input about the zoning and development regulations, they should engage with the Planning Commission. If the public wants to state their opinion on whether cannabis retail should be allowed, they should address the Board of County Commissioners.

Commissioner Corbin asked to see the results of the cannabis retail public survey. Staff displayed the results on the screen which showed that 1,203 people responded to the survey. 64% responded "yes," 34% responded "no," and 2% responded "undecided" to the question – "Do you support allowing cannabis retail in Lewis County?"

### **B. Planning Commissioners**

Commissioner Corbin stated that he will not be attending the April 28<sup>th</sup> meeting as chair. Vice Chair Alves will be running that meeting.

## **7. Calendar:**

The next Planning Commission meeting will be on April 14, 2026, and the agenda item will be a workshop on Cannabis Retail.

## **8. Adjourn**

Commissioner Alves made a motion to adjourn. The meeting was adjourned at 6:55 pm.