

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

April 28, 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 – April 14, 2026
- Staff Report: Development Agreements
- Staff Report: Cannabis Retail Code

1. Zoom Guidelines

The Vice Chair 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 Vice Chair asked for consent to approve the agenda for April 28, 2026 and the meeting minutes from April 14, 2026. There were no corrections. There was consent to accept as presented.

4. Public Comment

Eric Eisenberg gave public comment on the cannabis retail code.

5. Public Hearing

A. Development Agreements

Natalie Kamieniecki, Senior Long Range Planner for Community Development, gave a presentation on development agreements. *See presentation for details.*

Commissioner Hankins asked who pays for the recording of the development agreement. Natalie responded that the applicant is responsible for the fees unless otherwise negotiated.

Commissioner Carpenter asked whether county or city standards apply to developments in the UGA that are not part of development agreements. Natalie responded that those developments would follow the county code. Mindy added that the county has adopted some of the city codes by reference so by following the county code the developer would also be following the city codes.

Commissioner Skutley asked whether the developer or the county requests the negotiation. Natalie responded that the Board of County Commissioners would initiate the negotiations through a resolution to instruct county staff to participate in the negotiations with the developer.

Commissioner Alves noted that other jurisdictions don't like using development agreements because it is hard to hold people to them. Alves asked staff to clarify how the county is going to counteract that challenge. Natalie responded that development agreements are used differently in different jurisdictions, but any agreement is legally binding. Therefore, as long as the terms of agreement are written clearly there should be no issues. If the developer fails to follow the terms, then legal action can be taken to rectify the issues.

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

Commissioner Carpenter moved to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to adopt new Lewis County Code Chapter 1.30, Development Agreements as presented in Attachment A of the staff report dated April 23, 2026. The motion was seconded by Commissioner Corbin. The motion passed unanimously.

6. Workshop

A. Cannabis Retail Code

Natalie Kamieniecki, Senior Long Range Planner and Mindy Brooks, Director of Community Development, gave a presentation on cannabis retail code. *See presentation for details.*

Vice Chair Alves took a straw poll on whether the Planning Commissioners would like to add Small Town Mixed Use (STMU) as an allowed zone for Cannabis Retail in the draft code. Commissioner Skutley and Hankins were in favor, noting that other jurisdictions allow cannabis retail in a similar type of use. The other 5 commissioners were not in favor, noting that a code amendment could be proposed to add additional zones in the future.

Vice Chair Alves took a straw poll on whether the Planning Commissioners would like to add Places of Worship as a protected use to the cannabis retail draft code. All commissioners expressed the desire to add this but noted that it is important to define "Place of Worship" to avoid any ambiguity.

Vice Chair Alves took a straw poll on whether the Planning Commissioners would like to add building safety requirements such as bollards, bike racks, etc. to the cannabis retail draft code. All commissioners declined to add this to the code because there are already state safety guidelines in place and the commissioners do not want to force additional costs for a developer/builder.

Commissioner Fritsch asked staff about Eric's public comments. Mindy responded that staff would go through the code and double-check that all references to the new code are accurate.

Commissioner Hankins asked how enforcement of the cannabis code would be addressed. Natalie responded that the state and county have code enforcement practices. The county enforcement is complaint/report based. Commissioner Skutley asked who would respond to a crime at a Lewis County cannabis shop. Mindy responded it would be the responsibility of the county Sheriff.

7. Good of the Order:

A. Staff

Mindy shared that the Planning Association of Washington (PAW) is holding a forum on data centers on May 7th. This association, along with others, have many useful resources if Planning Commissioners want to become a member. Commissioners are not required to be a member of PAW, it is optional and at the commissioner's expense.

B. Planning Commissioners

There were no items from Planning Commissioners.

8. Calendar:

The next Planning Commission meeting will be on May 12, 2026, and the agenda item will be a workshop on the Urban Growth Area (UGA) Clean Up.

9. Adjourn

Commissioner Carpenter made a motion to adjourn. The meeting was adjourned at 7:18 pm.