

Lewis County Planning Commission Public Meeting

Virtual Meeting via Zoom

April 26, 2022 - Meeting Notes

Planning Commissioners Present: Lorie Spogen, District 1; Frank Corbin, District 3; Jason Alves, District 1; Gretchen Fritsch, District 3, Corbin Foster, AL; Bob Russell, District 2;

Planning Commissioners Excused: Stephen Huffed, District 2;

Staff Present: Lee Napier, Community Development Director; Mindy Brooks, Senior Long Range Planner; Megan Sathre, Office Assistant & Clerk; Eric Eisenberg, Special Projects DPA; Commissioner Lee Grose*

Others Present: Public Participants

Materials Used:

- Agenda
- Draft Meeting Notes – April 12, 2022
- Staff Report: YMCA Rezone
- Staff Presentation: YMCA Rezone

1. Zoom Guidelines

The Chair 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. Commissioner Corbin made the motion to approve the agenda; second by Commissioner Russell. The motion carried unanimously.

4. Approval of Meeting Notes

The Chair entertained a motion to approve the meeting notes from April 12, 2022.

Commissioner Corbin made a motion to approve; second by Commissioner Russell. The motion carried unanimously.

5. Workshop

A. YMCA Rezone

Mindy Brooks, Senior Long Range Planner with Community Development gave a presentation on the YMCA Rezone. The presentation was intended to summarize the whole proposal. The second workshop will include more detailed discussions.

We will start with a reminder about the rezone process. Many of the Commissioners are new and we didn't have any rezones last year, so we all need a refresher. Then we will talk about the Planning Commission's procedure for rezones. Then staff will present the YMCA's proposal. Representatives from YMCA are here tonight and you are welcome to ask them questions. We will pause along the way. A reminder, workshops are an opportunity for the Commissioners to learn about the proposal and ask questions. No public comments on the rezone proposal will be taken this evening. We are glad there are many people listening in tonight. You will have an opportunity to provide your comments to the Planning Commission as testimony for the hearing.

Rezoning is when a private property owner wants to change their underlying zone designation. For example, someone may have ARL land and want to change it to RDD-20. To change the zoning, we must first change the Comprehensive Plan map. In this example for ARL to go to RDD-20, first the Comp Plan map must be amended from Resource Land to Other Rural Lands. Amending the Comp Plan map is a quasi-judicial action and requires SEPA review. Because rezoning is a quasi-judicial action that means all the information Commissioners get must come through open public meetings.

Eric Eisenberg: Not every change to the Comprehensive Plan and not every rezone are quasi-judicial. Only site specific rezones and changes are quasi-judicial. The YMCA proposal is a site specific rezone. Usually, for quasi-judicial matters, the hearing is all that you do because then everyone is clear what information the decision makers received. This makes it easier to show that you acted fairly. Since this rezone is a complicated issue, you are having a workshop to get background information on the things you will be hearing at the public hearing so that you feel prepared to make a decision. This is okay as long as everything appears fair, you keep an open mind throughout the process, and you make a decision based on all the information including the testimony. The applicant is present today and the public was given notice of this meeting so everyone knows what is happening today.

Commissioner Grose: Am I able to be at the Planning Commission today or should I step out?

Eric: You are in the same position as the Planning Commission – you as a county commissioner who ultimately make a decision on this Comprehensive Plan change that is site specific. Again, the meeting was noticed appropriately. At the time of BOCC hearing, you need to disclose that you attended some of the open workshops on this topic, you have an open mind, and are making a decision based on all the information at the time of the hearing.

Frank: When is the appropriate time to make a disclosure?

Eric: You are welcome to outline it today, but a formal disclosure should be stated at the hearing while the record is open so any member of the public can give information for the record to anything that you have stated previously.

Frank: Prior to Commissioner Stamper's passing, he and I had made multiple trips to Mineral and the area of the YMCA Rezone. Commissioner Stamper talked in general terms about the proposal without trying to sway me one way or another about the proposal. I made no indications to him about where I stood on the matter.

Mindy: Thank you. We will have you make the same disclosure for the record at the hearing.

First, the proposal is submitted as a rezone application to Community Development. Those can be submitted September through December every year. Next staff reviews to make sure we have all the information needed to process the application. Once staff determine an application is completed, we post a notice of application and the public can comment. Comments come to staff and are provided to the applicant. The applicant has a chance to amend their proposal based on comments – this is optional and YMCA did not amend their proposal. Next staff issues a non-project SEPA Determination. The determination is also noticed so the public can comment. Comments come to staff and are provided to the applicant. Then, staff package all of the information, including all of the public comments to date, and share with the Planning Commission in form of a staff report and presentation at a workshop. After the workshops, Planning Commission will hold a public hearing to receive testimony. Planning Commission will weigh the evidence and testimony, and make a recommendation on the rezone proposal. Before the PC recommendation is given to BOCC, Commerce has a 60-day review period. Commerce is verifying that all state rules are met. After Commerce review, the Planning Commission's

recommendation is transmitted to BOCC for a public hearing and decision. This is a long process. It takes at least one year.

Let's talk about how decisions are made. Last year, Planning Commission updated the approval criteria for amendments to the Comp Plan, which includes rezones. This is a summary of 17.12.100. First, all the GMA rules and the Countywide Planning Policies must be met. There are lots of rules. The staff report you received provide findings against all applicable rules. Staff will tell you if we think the rules are met or not. Second, there must be a demonstrated need for the amendment. Rezones should not be approved because the property owner wants it – there must be a need. Need could be that the land is not suited for the existing allowed uses or other uses would better serve the County's growth management goals. Third, is the amendment in the public's best interest? This was a the criterion added last year because Planning Commission recognized that even if all the laws are met and there is a need, the rezone may not be in the public's best interest. There is guidance provided in 17.12 – you should consider what the amendment means for schools, fire districts and other districts that serve the area; you should consider how the amendment may impact resource lands. But you can have a broader view of what is in the public interest. Fourth, the amendment cannot facilitate spot zoning. That means the rezone is not creating an island of zoning that is inconsistent with land around it.

Mindy displayed a flow chart she used when we discussed Planning Commission's overarching process. Starting on the left, staff sent you a report for the YMCA rezone proposal. We are holding the first workshop now. For YMCA, we are going to move up in the diagram and staff will send a second report and we will hold a second workshop. After the second workshop, Planning Commission can decide if you are ready for a hearing or if you want more information from staff. If you are ready to move forward, there will be a hearing to take testimony from the public. After the hearing, you can make a motion to recommend or not the proposal, or the things you hear in testimony may result in you wanting more information from staff and needing another workshop. I want to stress, commissioners should use the workshops as your opportunity to ask questions and request information. Don't move to hearings until you have exhausted what staff can provide to you and you are ready to hear from the public.

Last thing and then we will get into the actual proposal. As Eric, discussed, rezones are quasi-judicial. That means all information must come to Planning Commission through an open public meeting. You may not do outside research. If you need specific information, ask staff and we will get it for you. You may not talk with the public about rezone proposals outside of a public meeting. You may not attend outside meetings about rezone proposals.

Frank: What if there's an article in the Chronicle or other public information about the rezone? Are we allowed to read it without disclosure or do we need to disclose every possible instance we came across information available in the public domain?

Mindy: The newspaper is public domain – everyone has access to the same information. You need to be able to weigh all the information fairly and unbiased. You don't want to let yourself be swayed before you have all the information in the record.

Eric: The key is to disclose the information that is weighing on your decision making. If you read an article in a newspaper and it mattered enough that you still remember it and that it may factor into your decision making, then it would be important to disclose that. If don't remember the content of the article, just that you remembering reading an article, then that's less important to disclose. The whole point is to show that you are a fair decision maker and the reasons for your decision are going to be known to those who watched the hearing. When it doubt, make a disclosure.

Gretchen: Am I allowed to visit the site of the proposal?

Eric: It's not improper to see the location, but if the majority of the commissioners are interested the best way would be to notice a meeting where you are all going to look at the location formally so everyone knows you went and did it.

Mindy: If the majority of commissioners would like to see the site we should schedule a public meeting. Let's determine commissioners interest in a site visit at the end of the presentation.

Bob: Is it okay to use Lewis County PATs to research information about the proposal site?

Eric: No. Using Lewis County PATs is clearly doing research that could inform your decision making on this matter and you are doing that research outside of open meetings. If you have already done research then you should write a summary of what you have done and give it to Mindy so she can include it in the record.

Mindy: If you have questions that need research, please let me know. I will do the research and present the information in a staff report.

Let's move to the YMCA Rezone Proposal. There will be two workshops on the YMCA proposal because there is a lot of information. I'm going to go over all of it at a high level tonight. The applicant is also here on Zoom. Commissioners can ask questions of both staff and the applicant. If we don't have the answers, we will provide those in another staff report before the second workshop.

Mindy displayed the site map, which is north of Mineral Lake. YMCA has requested to apply the Master Planned Resort overlay zone to 500 acres of Forest Resource Land, shown in orange on the map. To do this, we need to change the Comp Plan designation from Resource Land to Other Rural Land. YMCA would like to develop an overnight youth camp for 400 campers, 100 staff, cabins, tents sites and trails and dock. One thing you need to keep in mind is that this is a non-project application, there is no project proposal even though they've stated their intended future plans. The project level impacts are not known at the time of rezone because there is no development proposed – it is just a change of zoning. The actual project and development will require future permits and SEPA review to address project-level impacts. **During this portion of the presentation Commissioner Grose left the meeting and did not return.*

One of the first steps in the rezone process is a SEPA review. For YMCA, SEPA review is being completed in phases. The first phase is the rezone, which is non-project SEPA determination. The second phase is the project itself. For Phase 1, staff made a non-project SEPA determination that is a mitigated determination of non-significance (MDNS). That means the determination includes terms that serve to mitigate the impacts of the non-project proposal. I'm going to walk through the terms of the MDNS.

The MPR overlay zone designation allows a lot of uses that would be recreational but are not related to a youth camp. One mitigation measure is to restrict the uses and not allow some things that usually would be allowed in MRP. Uses are restricted to:

- lodges, rental cabins and support facilities, including caretaker accommodations
- Recreational sport facilities and recreational areas
- Boat docks and marinas
- Public facilities and services

Prohibited uses that normally would be allowed in MPR are hotels, motels, residential dwellings, rental homes/condos, convention facilities, golf course, clubhouse, spa or commercial

restaurants and shops. By limiting uses, the future project-level impacts are also limited. For example, a hotel has different transportation impacts than rental cabins.

In the future, YMCA will have to submit a MPR application and Binding Site Plan application. As part of these project actions, they will need to address project-level impacts including:

- Fire and life safety access – upgraded road approaches and secondary access
- Water, waste water and solid waste must meet LCC 17.130
- Archaeological survey, results submitted to DAHP
- Coordination with school district

This is not an exhaustive list, but are some of the future permitting requirements. Even though these are future requirement, they are listed in the Phase 1 non-project SEPA Determination to make it clear to the applicant what will need to be addressed in subsequent permitting steps.

There was also a concern from staff about YMCA proceeding with the development after the rezone. There are many variables, including funding. Property can be sold and the zoning would remain the same. So the SEPA determination includes two sunset provisions: 1) If project-level MPR application and Binding Site Plan is not complete in 5 years; or 2) if subsequent site development permits are not obtained in 15 years, then the MPR zone reverts to FRL.

The SEPA determination stated that the mitigation terms must be executed through a development agreement between the County and the Applicant and the Development Agreement must be approved at the time of rezone.

Lorie: Why does it revert back?

Mindy: Because the terms are specific to a youth camp, so if YMCA doesn't proceed and wants to sell the property to a different property, then it would no longer be a YMCA youth camp.

Bob: What is the history of site? Who owned it before? Where does DNR and forest practices come in? While the YMCA owns that property, if they decide to do some commercial thinning or something of the like, does DRN and forest practices apply?

Mindy: If YMCA wanted to execute any of the allowed uses under the Forest Resource Land zoning, they could do that. YMCA under Forest Resource Land could choose to do commercial thinning.

Bob: It seems like good forest management would require them to do something on that forest land. If they wanted to take out more than 5,000 board feet they have to fill out a forest practices permit. When they get the zoning changed will that still apply the same issues?

Mindy: We will add some additional history and explanation of allowed uses under FRL and MPR in the next staff report.

Frank: In regards to the non-project SEPA Determination allowed and restricted uses, who determined what the uses would be?

Mindy: The Lewis County Code has a list of uses that are allowed for a Master Planned Resort. Our senior planner, Karen Witherspoon, completed the SEPA MDNS. She aimed to limit the overall uses as mitigation and YMCA agreed with the terms. The allowed uses meets what YMCA needs in terms of a youth camp and YMCA is not intending to develop any hotels, motels, or other prohibited uses.

Frank: So we are mitigating the things that Lewis County and the YMCA believe are not needed or could have a detrimental effect?

Mindy: These are things that have excessively more potential impact than the limited uses in the SEPA determination. This is a way to limit potential project-level impacts. Future development will still go through subsequent permitting processes.

Lorie: If as we go through this, is there any power to add or remove anything listed as allowed through the SEPA determination?

Mindy: If you wanted to make your decision be less restrictive, allowing uses, the SEPA determination stated are prohibited, we would have to start over and issue a new SEPA determination. If you wanted to restrict further than the SEPA determination, which would be limiting more, that would be ok.

The public comments received were on the Notice of Application and SEPA Determination. The full comments are available online at the link in the presentation slides. I'm going to provide a

summary of the comments. This is not intended to give you all the details of every comment made. I encourage each of the commissioners to read the full comments.

We received comments from 16 members of the public including the Cispus Learning Center and Centralia College. We also received comments from 3 local/state agencies including Department of Archaeology and Historic Preservation, Lewis Co Fire District #9 and Lewis County Departments of Public Health & Social Services, Public Works and Community Development.

The comments include a mix of concerns and support. Many of the comments have to do with project-level impacts, which as we discussed will be addressed during Phase 2 permitting and project-level SEPA review. For example impacts to transportation, emergency response, water, wildlife, are all project-level impacts that are not defined at this time. During subsequent Phase 2 permitting all applicable LCC and state regulations will need to be met.

It may seem odd, because Lewis County is processing the rezone application, but we also seek comments from Lewis County departments during the non-project SEPA review. Different departments submitted comments that included a list of some of the LCC that must be met during Phase 2 project permitting. The following is not an exhaustive list. At the time of project permitting:

- Water and septic permits will be required and must meet all state laws
- There will need to be a Traffic Impact Analysis, which may lead to transportation mitigation improvements.
- There is a lot about roads – approaches, standards for emergency vehicles, etc.
- Stormwater rules must be met.
- Archaeological survey is required
- And the requirements of Shoreline Management and Critical Areas must be met.

Again, all of this is will need to be addressed at Phase 2, not now during Phase 1.

Now, let's move to how you make a decision, which I summarized and the beginning and want to go over again. The approval criteria are found in LCC 17.12.100. These need to be met to approve an amendment to the Comprehensive Plan map, including rezones. Staff provided you with a report that included findings against all of the criteria. That report is also online for the public to review. The findings are thick and we have already covered a lot tonight, so I'm going to save the details of the findings for next time. You should read the staff report before the next meeting and come with questions ready.

The criteria are:

1. The proposal must conform to the Growth Management Act and Countywide Planning Policies.
2. There is a demonstrated need for the amendment.
3. The proposal is in the public's interest.
4. And, it is not spot zoning.

Next time I will walk through the staff findings on all approval criteria. Tonight I'll sum it up to an overarching staff finding: "Based on the analysis and the conditions of the SEPA MDNS, staff finds that the YMCA's application to amend the comprehensive plan map from Resource Land to Other Rural Land and application of the MPR overlay zone designation meets the approval criteria of LCC 17.12.100." In other words, based on the evidence in the record, staff feel that you can recommend approval of the YMCA rezone. However, you are not a rubber stamp. First, there will be a hearing with public testimony. There may be new evidence brought forward that changes a finding. Second, that criteria that says "in the public interest" lets you, the Planning Commission, consider issues that are outside of the specific state laws. If you only had the state laws, that would mean $a+b+c = d$. Planning Commission can find that, even if all the rules are met, based on the evidence, you don't feel it is in the public interest. This puts more pressure on you, but also allows you to weigh public comments.

May 24th is the next workshop, we will review the staff findings in more detail and answer any questions you may have. On June 28th we will tentatively hold the hearing, you can decide you need another workshop and shift the hearing out. After the hearing you will make a recommendation.

To help staff prepare the second report and workshop, I'd like to hear from each Commissioner:

1. Is there any aspect of the proposal that you want more information on?
2. Do you have any questions we've not answered tonight?
3. Would you like to schedule a site visit?

Bob: When we talked about Packwood, there was a lot of historical information that came in the staff packet. It gave me a sense of 100 years in Packwood. Is there an opportunity to do something similar here? Who owned the land before the YMCA? I'd like to know the history of the area and how we got the transaction.

Mindy: I did include a little bit of that information your staff report. Forecastle owned this property before. They applied to rezone it from forest land of regional significance to

local significance, which would allow for division of lots. Forest land of regional significance has a minimum lot size of 80 acres. Forest land of local significance has a minimum lot size of 20 acres. Forecastle went through the rezone process so they could divide the land into 20 acre lots. It was approved and then it was appealed. While the appeal was going through its process, a number of 20-acre lots were created. The end result of the appeal process was that it was remanded, which means the decision did not stand and the land reverted to forest land of regional significance. However, the lots that were created in the interim time are legal non-conforming lots. This is why you see the 20-acre lots on the map even though they are smaller than what is allowed in the current zone. This is the near term history. I don't have the long term history.

Bob: There are all kinds of lots around the lake. Did anyone own the lots in between Forecastle and the YMCA?

Mindy: The lots were never sold off as individual lots. Forecastle had the lots and were working on the subdivision during the appeal. When the decision was remanded the lots were still under the ownership of Forecastle. The YMCA bought all the parcels from Forecastle.

Bob: If the lots weren't going to be rezoned for the YMCA, would they still be able to sell the lots?

Mindy: Yes, I don't believe there are any restrictions. I will double check that information and included it in the staff report.

Frank: I think it would be good for the commissioners to see the site. Since I got a tour it would be nice for all the commissioners to be on the same playing field.

Lorie: The Planning Commission did visit Mineral when Fred Evander was with the county. It was part of a larger visit so we were not discussing any activities in Mineral, we just wanted to see it. I would appreciate another look. Are there any statistics that would show other communities that have done something similar to this and what they experienced? Did they experience issues and was it well used? I also wrote down Policy ED 9A.3 in reference to the staff report. Can you explain more about this?

Eric: In the staff report, Economic Development 9A.3 has a paragraph discussing how this application would fare under that policy.

Mindy: Policy ED 9A.3 is not part of the Staff Findings, it is part of the application itself. The application form requires that the applicant tell us if they think the proposal meets all the growth management requirements. This is the applicant's response to the Countywide Planning Policy, I will read it: "This amendment would foster a relationship between the YMCA of Greater Seattle and Lewis County oriented around the education and holistic development of youth in Washington State."

Lorie: Of the 100 people working at the camp, where are these people coming from? Will the camp employ people in the area or coming seasonally?

Gwen Ichinose Bagley, YMCA: In terms of recruiting staff, we would have a combination of year around staff and seasonal staff depending on our summer camps and outdoor education. We hire locally, in the state, and across the nation and sometimes internationally.

Lorie: When you hire staff that are not local that are coming for a season, what does it look like? Are they bringing a vehicle? Are they coming in like a camp counselor?

Gwen: Some have vehicles and some do not. Part of our camp grounds that we have now include staff housing on site and coordinate transportation as needed.

Mindy: If the YMCA would like to include more information, you are welcome to provide that to me and we will put in the next staff report.

Lorie: I believe I read some public comments concerned about logging and other issues that could affect the lake. Could you provide a historical overview of what has been logged there? If there has been logging, were there any consequences or restrictions?

Mindy: Our whole county has been logged at some point, other than the national parks, but much of that was before there were any restrictions in place. I will look back and see if there has been any near-term logging.

Corbin: Of the 100 positions proposed for this site, does that include full-time, part-time, seasonal, etc. workers? What is the makeup of the employment/staffing number?

Gwen Ichinose Bagley, YMCA: It is a mix.

Gretchen: I am from a small community that has seen an increase in tourism which brings us some different questions. I see economic development listed as a goal for the YMCA and Mineral. I don't know the community of Mineral and what the economy looks like now, what their housing situation is, what an increase would look like, etc. Is there support for it in the town? Are there short-term rentals for parents, grocery stores, etc.? From a local perspective is an economic increase the best for or welcomed in the town of Mineral?

Mindy: I think it is a reasonable curiosity and it is part of your breadth of "is it in the public's interest?" It is difficult to find information on a community that is not an unincorporated city, but I will try to find more information for the next staff report.

Gretchen: Is that something that I should not be going around asking about?

Mindy: Correct, do not do your own research. I will get as much as I can together to provide back to you.

Eric: I just wanted to remind the Commissioners that one of the reasons we will have a public hearing is so that you can hear the community perspective and have the opportunity to ask questions to them.

Mindy: Yes, and people have already submitted public comment. Again, I would recommend reading the public comments submitted so far.

Jason: I would like to do a site visit. I am curious to know if YMCA has done a similar project in size and scope for comparison.

Gwen Ichinose Bagley, YMCA: We currently have two residential camps – Camp Orkila and Camp Colman. These are two locations to give you an idea of the experience.

Mindy: Would you be able to write up small profiles of each of the camps including information like the amount of acreage, number of cabins, how many staff members work there, etc.?

Gwen Ichinose Bagley, YMCA: Yes.

Dan Penrose, YMCA consultant: It is worth noting that there hasn't been a camp in many years. While the comparisons are important and valid, both of those sites are marine sites and not forest/mountain sites like Mineral. Take that with a grain of salt since some of the activities at current camps would not be offered at the Mineral site.

Jason: Is this a site that is only going to be used by the YMCA or will it be used by the public and/or other groups? What percentage of the year will it be open to the community versus camp specific events?

Gwen Ichinose Bagley, YMCA: The intention is that the site is a community benefit. When it is not being used for programs we will open up events/activities to the public. We don't have a specific percentage of the time it will be open to the public, but we will respond in writing with a narrative that can give you an idea of the flow of the year and how we typically have our experiences.

Lorie: Can you describe more about the use of the land by the tribes and how they are benefiting from it?

Gwen Ichinose Bagley, YMCA: I'd be happy to follow up in writing the answers to the questions presented tonight. The partnership that we have with the Nisqually Indian Tribe is to foster education, environmental and indigenous education, to native and non-native kids. The tribe will also be working with us on traditional and cultural activities that are important to them. We would also be setting up a calendar for when those activities will happen.

Jason: If this all goes as planned, what is the timeline you have in mind or are hoping for?

Gwen Ichinose Bagley, YMCA: The timeline will be laid out once we start the Binding Site Plan as well as the additional requirements we need to meet so we don't have a definitive timeline, we are taking it phase by phase.

Dan Penrose, YMCA consultant: It appears that the county is going to be continuing its review throughout the rest of the year so the earliest we could expect to start the Binding Site Plan process would be the first quarter of 2023 and that will take a few months as well. There are a few site specific studies that need to be complete. It's going to take a bit to get everything together and go through the process even prior to the development permits.

Jason: Is your intention to complete the project as quickly as possible?

Gwen Ichinose Bagley, YMCA: Yes, we would be prepared to move forward as soon as everything is approved and we have the proper authorizations.

Bob shared a sentiment about going to YMCA camp when he was a boy and expressed that the property is already broken up and could be sold as individual lots. He thinks this is a really great use for this property. If the camp doesn't go in, the owners get to decide what they want to do with the land.

Eric: Commissioner Russell, because you have expressed a sentiment that may be perceived of being in favor of the project, I would like to say that it is okay and you are allowed to have feelings, but make sure to listen to everything in the record and at the hearing and to keep an open mind in case it changes your opinion.

Mindy: We will plan a site visit to go see the Mineral land. The public will be invited to participate. The next workshop is for May 24th so I don't know if the visit will be before or after then.

6. Public Comment

Donna Elliot: I am East Lewis County resident. The opportunity to participate and to hear everyone's thoughts and questions – it sounds like all of the commissioners are engaged and have very good questions. Thank you very much for the opportunity.

7. Good of the Order

A. Staff

Mindy had two items for the good of the order.

First, I wanted to update you on the Board of County Commissioner Process for the code amendments that were passed in March. Commissioner Corbin had suggestion a graphic to track where the process is at. Mindy displayed the graphic on the screen. The Planning Commission transmittal was submitted to the BOCC. Then, there is a director's update where we brief them. After that is the official notice of hearing in the Chronicle. We then do a Wednesday workshop where we give a presentation to the BOCC, similar to the presentation Planning Commission got tonight. Finally, there is the public hearing. Mindy provided the date for each of these steps for the current code amendments.

The BOCC wants to hear from the Planning Commissioners. The letter of transmittal is put together by staff, but it is really the Planning Commission's letter of transmittal. If you want to

include things in there, if you have opinions to state, we can add those. If Planning Commission had a split vote we can include the majority and minority opinion in the staff report. Another great opportunity is to attend the Wednesday Workshop where you can be included in the staff presentation to speak to the BOCC. Another option is to enter a statement at the BOCC hearing.

Lorie: I appreciate the clarification because I did not realize that we had some of these opportunities.

Bob: When I had an issue with the Open Space request earlier this year, would that have been a time when I could have voted and then sent a letter or statement with it?

Mindy: Yes, we can include more of the commissioners' opinions in the transmittal. If something like that does come up again, we can talk about how you would like your opinion expressed appropriately.

The second item Mindy shared for the good of the order is that a member of the public has requested to share information about biosolids. We can invite this person to give an informative presentation if we want. We do not have anything in front of us at this time or anticipate anything coming up, but if there is interest we can reach out. If there are a few people who express interest we will invite them to come to a meeting.

Frank: Is this the Toledo group?

Mindy: This is a gentleman who has a lot of information, some of which is related to Toledo as it is a hot topic with the BOCC at this time. The topic has come up because we are talking about composting and biosolids can be part of composting in the general sense.

Frank: I wanted to let everyone know that I hosted a biosolid meeting in Toledo for the community to discuss their issues and planning, but I have not publically taken a stand on the issued. I will defer to my colleagues on whether they would like to hear more. I am always open to public comment and hearing what people have to say.

Mindy: We can always invite information. The one thing I would caution on an issue like this is that if one person reaches out to me and wants to give a presentation and then the other side of the issue reaches out, it would be important to give them the same opportunity to share. Again, we do not have anything coming up that requires decision making relating to biosolids in the near future.

Frank: If there's nothing pending, I don't see the practicality of doing it. However, if it professional curtesy, I don't see any harm. I'm on the fence.

Mindy: One thing you could do is express interest in the topic, but that you would rather hear the information when it is attached to a decision that you are making.

Lorie: I would love to hear the presentation.

Bob: I think it sounds like a slippery slope.

Gretchen: Is this the same gentleman that shared a lengthy presentation at the BOCC business meeting?

Mindy: I don't believe it is the exact same presentation.

Megan: Isabel from the Chronicle shared in the chat that the BOCC presentation was recorded as part of the BOCC business meeting on April 12th so it is available for viewing on YouTube.

Eric: The presentation on biosolids doesn't start until about 35 minutes in.

Frank: We have public comment period at each meeting and limit it to 3 minutes per person. Anyone is allowed to share during this time so this is an appropriate avenue for someone to share as well. If something comes where we need to make a decision we can then listen to a longer presentation as part of the workshop.

There was general concurrence from the commissioners to not have receive a specific presentation on biosolids as this time.

B. Planning Commissioners

Frank: I will be Zooming in from out of state for the May 24th workshop.

Bob: I think we are communicating very well. I like people feeling free to give advice, the information that is being put out, the meeting minutes. There's a lot of good going on from the administrative side.

8. Calendar

The next meeting of the Planning Commission will occur on May 10, 2022 and the agenda items are proposed code amendments on the SEPA appeals process and an update on the results of the legislative sessions.

9. Adjourn

Commissioner Russell made a motion to adjourn. The meeting adjourned at 7:43 p.m.