

1 **Planning Commission**

2 **Meeting Minutes May 14, 2024**

3 6:04pm Chairperson Melissa Cox called the meeting to order.

4 Roll call taken. Present: Scott Forsman, Kyle McKerricher, Melissa Cox, Derek Dodd

5 Kyle McKerricher motions to approve the minutes from the April meeting. Derek Dodd seconded
6 the motion. Motion carried unanimously.

7 There being no Citizen Business, Melissa moves to item 5 on the agenda, Commission Business
8 and to review the Work Plan for 2024.

9 Todd Johnson informed the group of one new commissioner Thomas Gorman, who was unable to
10 attend tonight's meeting. He encourages the group to discuss vacations and scheduling for the
11 summer months.

12 There being no concerns or conflicts known for the upcoming schedule, Chairperson Melissa
13 moves to item 6 on the agenda, Public Hearing for the 2023 Comprehensive Plan Map
14 amendments.

15 6:08pm Melissa Cox opens The Public Hearing being a continuation of the previous hearing that
16 was suspended from March 5th.

17 Todd Johnson speaks to the applications on the agenda which is a continuation of discussions in the
18 Public Hearing from the February meeting. The city has been through the SEPA process on all of the
19 applications. Staff have received SEPA comments as well as additional input from the applicants
20 and also public comments. Tonight, he would like to recognize the public comments that were
21 received as well as additional information received from the applicants.

22 Public Hearing for RZ-23-002 Newaukum Ventures is opened. Todd Johnson reviews public
23 comments at the end of the SEPA checklist from Tracy Spencer received in February. He also
24 outlines the letter received from Lewis County. This request will have to go before the County Board
25 of Commissioners for further comment/approval. DRC had no comments on this application for
26 SEPA. He asks that the Planning Commission consider all of the public comments as well as the
27 SEPA checklist process and conclude with a recommendation to council as to whether or not they
28 should accept this or whether or not you would recommend a modification to the request.

29 Melissa Cox entertains a motion be made for a positive recommendation to go through with the
30 request.

31 6:17pm Scott Forsman motions to honor the request for rezone. Derek Dodd seconds the motion.
32 Motion carried unanimously.

33 6:18pm Public Hearing for RZ-23-002 is now closed.

34 Public Hearing for RZ-23-003 Hanna Lane is opened. Todd Johnson shares with the group a map
35 explaining the applicant is requesting the MRC zone. He explains what the MRC zone allows for. It
36 is a stormwater facility for a subdivision. Todd shares the applicant did provide a response

37 acknowledging that the development would be very limited. There is only a small area for
38 development, less than a ¼ acre.

39 Melissa Cox asks for the SEPA comments.

40 Todd Johnson provides similar comments from Lewis County summarizing those comments as well
41 as the County's Public Works Department comments. DRC has no additional comments. It does
42 remain a concern because of compatibility to neighbors.

43 The group deliberates over the parcel location and discusses the proposal.

44 Melissa Cox makes motion to recommend denial of the applicants request for rezone to MRC from
45 residential. Derek Dodd seconded the motion. Motion carried unanimously.

46 6:39pm Public Hearing for RZ-23-003 is now closed.

47 Public Hearing for RZ-23-004 Shovel Ready is opened.

48 Todd reviews the SEPA comments from Lewis County Community Development, the Planning
49 Department, Department of Ecology, and Environmental Health.

50 Derek Dodd motions to approve the Light Industrial zoning request. Scott Forsman seconds the
51 motion. Motion carried unanimously.

52 Melissa Cox confirms the recommendation to council that the request for rezoning to Light
53 Industrial is a positive one.

54 6:47pm Public Hearing for RZ-23-004 is then closed.

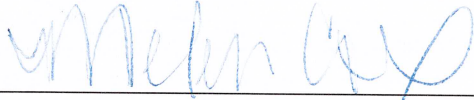
55 Public Hearing for Port of Chehalis rezone UGA-PFA-23-001.

56 The group reviews the map of the location provided in the agenda packet. Public testimony was
57 provided in the last meeting. Todd describes the request to adjust the property lines. It is currently
58 an R3 zone, and the Port is asking to extend the Industrial Zone. SEPA was reviewed. Staff received
59 an email from Kat Varner, a local resident. Todd summarizes the email explaining she is not in favor
60 of the request. Staff also received comments from Lewis County, and Environmental Health.

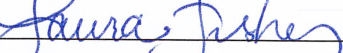
61 Derek Dodd motions to make the positive recommendation to council to approve the Port of
62 Chehalis rezone request. Scott Forsman seconds the motion. Motion carried unanimously.

63 6:59pm Public Hearing for UGA-PFA-23-001 is then closed.

64 7:00pm There being no Public Workshop, Chairperson Melissa Cox adjourns the meeting.

65
66 Approved by:  _____

Chair, Melissa Cox

67
68 Recorded by:  _____

Planning Technician, Laura Fisher