

# COWLITZ COUNTY PLANNING COMMISSION

County Administration Building Third Floor Commissioner's Hearing Room  
207 Fourth Avenue North, Kelso, WA 98626 or

To attend the meeting virtually by phone or computer, please use the zoom link below:

<https://us06web.zoom.us/j/88026432398?pwd=1Dw4PsxBOyfGtocj1IYV9wWnn842y7.1>

Meeting ID: 880 2643 2398 Passcode: 1854

Or call in for audio only: 253-215-8782



## **Regular Meeting Agenda**

**March 18, 2026 5:30 p.m.**

Scan with phone to  
join zoom meeting

1. **Roll Call**
2. **Approval of Minutes**  
Meeting of February 18, 2026
3. **Subdivision Preliminary Plat Extension (action): Request to extend the Final Subdivision Plat for North Lexington PUD for 1 year**  
The preliminary plat for the urban subdivision expires April 1, 2026. The owners have made substantial progress toward completion and request a 1 year extension as allowed by County Code.
4. **Workshop (no action): Comprehensive Plan Update & Critical Areas Ordinance Update**  
Staff will present information about the periodic update to the Cowlitz County Comprehensive Plan and the Critical Areas Ordinance update. More info:  
<https://www.co.cowlitz.wa.us/3171/Comprehensive-Plan-2026-Periodic-Update>
5. **Adjournment**  
Next Regular Meeting April 15, 2026.

# Cowlitz County Planning Commission



*Commissioner Erica Rodman, District 1*  
*Commissioner Tim Shay, District 1*  
*Commissioner Rayleen Aguirre, District 2*  
*Commissioner Harold Palmer, District 2*  
*Commissioner Mark Smith, District 3*  
*Commissioner Charles P. Hall, District 3*  
*Commissioner William Cedergren, At-Large*

## Regular Meeting Minutes

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Wednesday, February 18, 2026 - 5:30 p.m.

Commissioners Hearing Room, 207 4<sup>th</sup> Avenue North, Kelso, 3<sup>rd</sup> Floor and Zoom

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### 1. Roll Call

Vice Chair Rodman called the meeting to order at 5:30 p.m.

**Present:** Commissioner Aguirre, Commissioner Hall, Commissioner Palmer, Commissioner Rodman, Chairman Smith (online via Zoom)

**Absent:** Commissioner Shay, Commissioner Cedergren

**Staff Present:** Adam Trimble, Planning Manager; Terri Pierson, Administrative Assistant

### 2. Election of Officers (action item)

Motion: Commissioner Rodman moved to re-elect Mark Smith for Chairperson.

Action: Approved 5-0. The motion carried.

Motion: Commissioner Palmer moved to re-elect Commissioner Rodman for Vice-Chairperson.

Action: Approved 5-0. The motion carried.

### 3. Approval of Minutes

Motion: Commissioner Aguirre moved to approve the minutes of December 17, 2025.

Action: Approved 5-0. The motion carried.

### 4. Workshop (no action): Comprehensive Plan Update & Critical Areas Ordinance Update

Mr. Trimble provided a presentation and briefing of the 2026 Comprehensive Plan Update, with a focus on potential policy map amendments. The following topics were presented and discussed:

- The current Future Land Use Map and its land use categories.

- Mark requested to have city names, roads, and other reference information added to the map.
- Rayleen requested to have a legend included in the map.
- Population projections and projected housing needs
  - Adam asked the commission for input on the percentage to be used in the population projections. Mark agreed with Adam's recommended 0.85%; other possible choices would be 1% or 0.75%.
- Planning for growth: the projected share of overall growth among the cities and unincorporated county areas; how the population growth will be distributed in the county.
- A review of the respective cities' land use maps and growth areas; identifying potential Urban Growth Areas for the county.
  - Mark suggested identifying possible dredge soil areas, asked to have elevation added to the map to help illustrate why certain areas are not or cannot be developed, and suggested Burke Island as potential development area for boathouses/ marina.
- Mapping for growth and updating the Future Land Use Map
  - Adam asked the commission to decide on criteria to be considered for map changes, including the current criteria, zoning, lot size, development pressure, and/or adjacency to city limits.
  - Adam discussed the possibility of making map changes to match areas where lots do not meet lot size requirements; the topic was tabled.
- Development pressure:
  - Mark cautioned that development should not occur beyond what available services can support.
- Adjacent to city limits: map changes to urban fringe areas
- Adjacent to natural amenities:
  - Mark discussed the need to set aside areas for dredging and maintenance.
  - Adam discussed the possibility of decreasing lot sizes near areas unlikely to be developed.
- Fronting on public roads:
  - Mark pointed out existing issues with properties that front Spirit Lake Hwy which has a speed limit of 55 mph; Adam added clause to specify that properties not directly access a State Highway.
- Areas required for dredge spoil deposits: lands could be placed in Mineral Resources Designation
- Flood risks: possible amendments to discourage high density in those areas
- Multiple family & apartments: Urban designated lands could be changed to Multiple Family
  - Adam is proposing creating something with Lexington in mind

## 5. Adjournment

The next regular meeting is scheduled for March 18, 2026, 5:30 p.m.

Vice Chair Rodman adjourned the meeting at 7:11 p.m.

*Terri Pierson*

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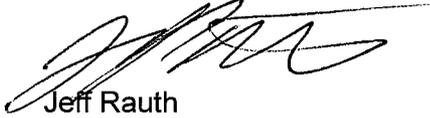
Terri Pierson, Recorder

North Lexington PUD, LLC Case #2070.02

I would like to formally request an extension of the North Lexington PUD, LLC subdivision. It is currently very close to completion with approximately 1 month of work remaining. The items that need to be completed are testing and repairing any sewer and storm water pipes. Sidewalk curb and gutter repairs, final paving and the completion of the WSDOT West Side Hwy improvements. Currently we are waiting on the WSDOT paving window to open back. This will require us to cut the paving on the Westside Hwy pave to the new curb gutter and sidewalk stripe the fog-line put signage up. The Cowlitz PUD will install a new wood pole for lighting the new intersection.

There maybe some minor items that are not expected but all the major improvements should be completed within a 6 week time frame.

Thank You

A handwritten signature in black ink, appearing to read 'Jeff Rauth', is written over the printed name.

Jeff Rauth

North Lexington PUD, LLC

Managing Member

360-751-5803



# Project Information Form

Project Address 1941 Westside Hwy City Kelso Zip WA.

Parcel # 62245 Acres 16.1

Description of Project: An incomplete project description can lead to delays in processing your application.

**Currently approved 47 Lot Subdivision 44 Single Family lots 3 multifamily lots requesting an extension.  
Case#2070.02**

Area of Existing Structure(s) 1acre Sq. Ft. Area of New Structure(s) 13 Acres Sq. Ft.

Estimated Market Value of Project (Building Materials, Plus Labor) \$ \$40,000,000

Has a land use or planning clearance permit been approved for this parcel within the last 5 years?

- Yes, for this project.
  - Yes, but for a different project.
  - No
  - Unsure
- Do you know the permit number? 2070.02

Property Owner North Lexington PUD, LLC

Full Mailing Address 500 Grade St Kelso, WA. 98626

Daytime Phone Number 360-751-5803 Email jeff.ers@live.com

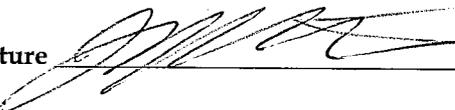
Applicant (If NOT the property owner) Same

Full Mailing Address \_\_\_\_\_

Daytime Telephone \_\_\_\_\_ Email \_\_\_\_\_

Contractor Name Emergency Restoration Service LLC License # EMER6-RS908CP

*I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.*

Print Name Jeff Rauth Signature  Date 2/10/20

Cowlitz County Building & Planning Department  
207 N 4th Avenue, Kelso, WA 98626  
Phone (360) 577-3052 - FAX (360) 414-5550  
Monday - Thursday 7:00am - 5:30pm

Initial	Date	Type	Permit #



## Department of Building & Planning

207 Fourth Avenue North #119  
Kelso, WA 98626  
TEL (360) 577-3052  
FAX (360) 414-5550

[www.co.cowlitz.wa.us/buildplan](http://www.co.cowlitz.wa.us/buildplan)

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Approval

### Board of County Commissioners

Arne Mortensen	District 1
Dennis P. Weber	District 2
Joe Gardner	District 3

March 23, 2021

Jeff Rauth  
North Lexington PUD, LLC  
500 Grade Street  
Kelso, WA 98626

RE: Board of County Commissioners - Urban Subdivision Case No. 2070.02

Dear Mr. Rauth,

On March 23, 2021 the Cowlitz County Board of Commissioners heard your request for the consideration of North Lexington, a 47-lot Urban Subdivision. It was the decision of the Board to approve the subdivision, subject to the attached Conditions of Preliminary Approval.

Preliminary approval is effective for five years (RCW 58.17.140 and CCC 18.32.590(A)) from the date of preliminary approval. Any engineered plans and specifications must be submitted, reviewed, and approved prior to construction.

The final subdivision plat must be recorded by April 1, 2026. A one-year extension may be possible, provided substantial progress towards completion has occurred.

I look forward to working with you to finalize this subdivision. If you have any questions, please contact me at (360) 577-3052, ext. 6674.

Sincerely,

Daniel Turner  
Associate Community Planner

Enc.: Conditions of Approval

