



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Packwood Subarea Plan Overview

Lewis County Planning Commission – Workshop

January 10, 2023



Staff Presentation Agenda

- 1. What is a Subarea Plan**
- 2. Why do a Subarea Plan for Packwood**
- 3. Community Advisory Committee**
- 4. Additional Public Engagement**
- 5. Goals and Policies**
- 6. Next Steps**

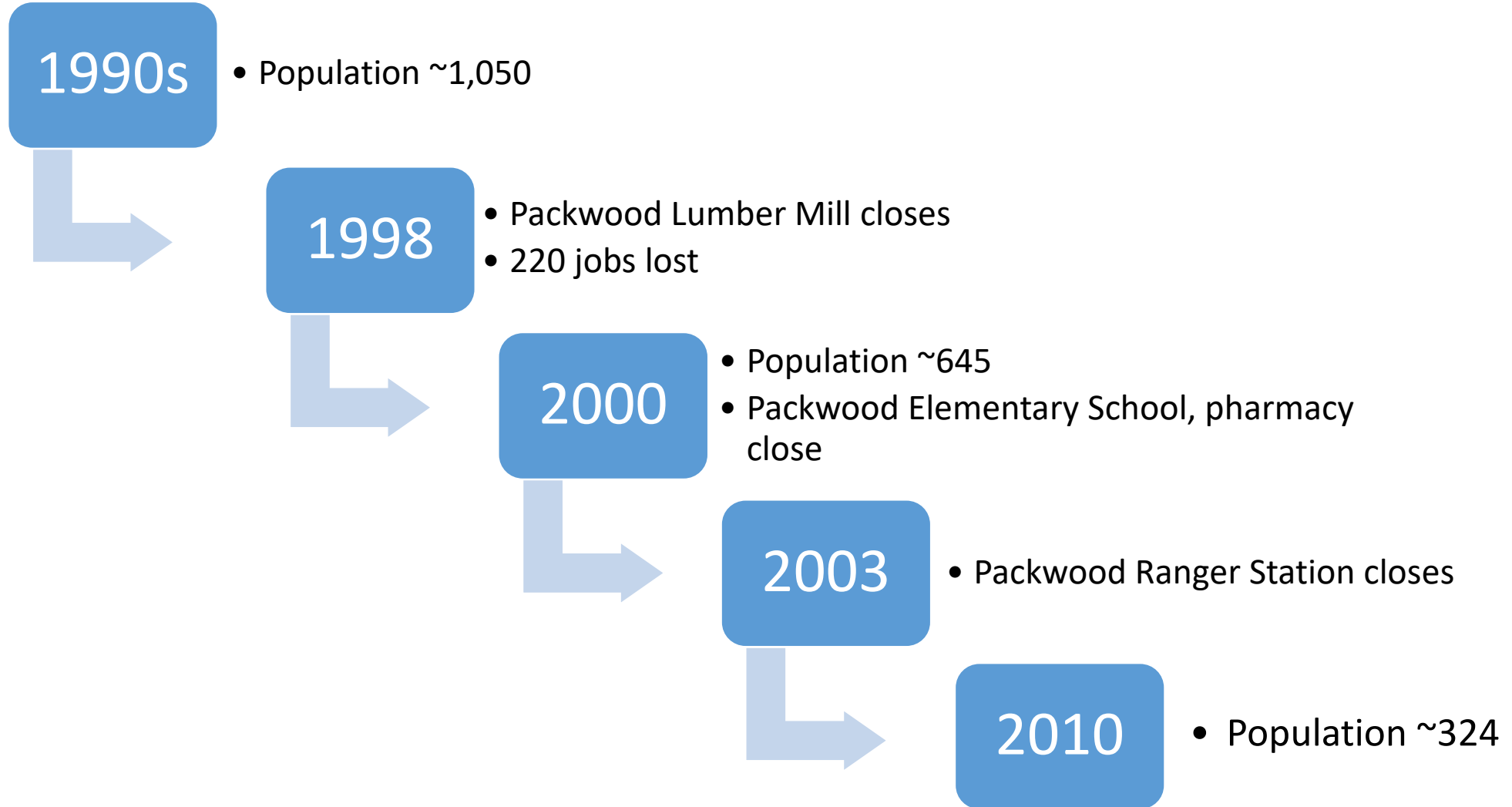


What is a Subarea Plan?

- Optional element under Growth Management Act
- Allows specific long-term goals and policies for a small geography
- Must be consistent with Lewis County Comprehensive Plan
- RCW 36.70A.080



Why do a Subarea Plan for Packwood?



Why do a Subarea Plan for Packwood?

- Tourism Increases 2010 - now
- Packwood Visitor Center Check-ins
 - 2019 = 1,903
 - 2022 = ~8,000
- Mount Rainier Trips from Packwood
 - 2019 = 98,037
 - 2021 = 114,334



Packwood Lake, Goat Rocks Wilderness

Why do a Subarea Plan for Packwood?

- 300% increase in house sale prices
- 216 short term rentals
- 27% increase in new development permits

Results ...

Limited affordable housing for employees

Pressure on Highway 12

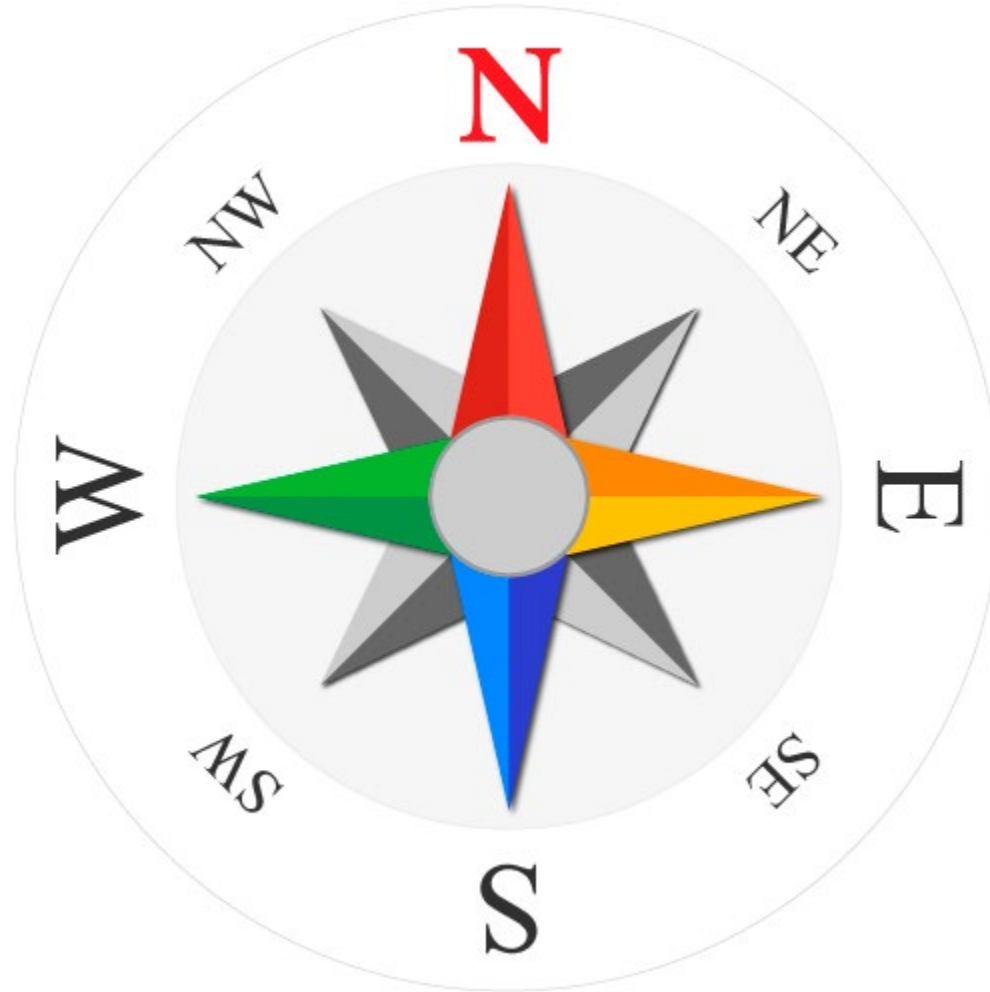
Impacts on drinking water



Why do a Subarea Plan for Packwood?



Why do a Subarea Plan for Packwood?



What is a Subarea Plan?

- Phase 1 (NOW)
 - 20-year Vision
 - Goals
 - Policies
- Phase 2 (2025)
 - *NEW* Zoning Designations
 - *Update* Development Regulations



Questions – What is a subarea plan and why do one for Packwood?

Next – Community Advisory Committee



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How the Subarea Plan was Created

- Community lead
- Staff facilitate



October 2022 Open House

Public Engagement



Community Advisory Committee

- Needed 10-20
- *Meet monthly in 2022*
- *Recruited:*
 - *PBOC, PIC*
 - *Posters Blanton's, Post Office & Mt Goat Coffee*
 - *Table at December 2021 Craft Fair*



December 2021 Craft Fair

Community Advisory Committee

Community Advisory Committee

| | |
|--------------------|-------------------|
| Julie Anderson | Carole McIntire |
| Pat Anderson | Briston Meidinger |
| Greg Arkle | Fred Morton |
| Ben Boylan | Marilly Morton |
| Amber Brown | Nick Neville |
| Karl Coleman | Val Neng |
| Tracy Croshaw | Eric Oien |
| Nick Deonigi | Gina Owen |
| Theresa Dusek | Kim Pawlawski |
| Andrea Erickson | Dennis Riebe |
| Teresa Fenn | Rye Ryan |
| David Fleckenstein | Bill Serrahn |
| Linda Haglund | Eric Sniezak |
| Luke Jenkins | Jill Sousa |
| Hanna Jeter | Ryan Southard |
| Maree Lerchen | Elizabeth Squires |
| Cathy Lilienthal | John Squires |
| Stefan Lofgren | |



Community Advisory Committee



Dennis Riebe



Kim Pawlawski



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Public Engagement

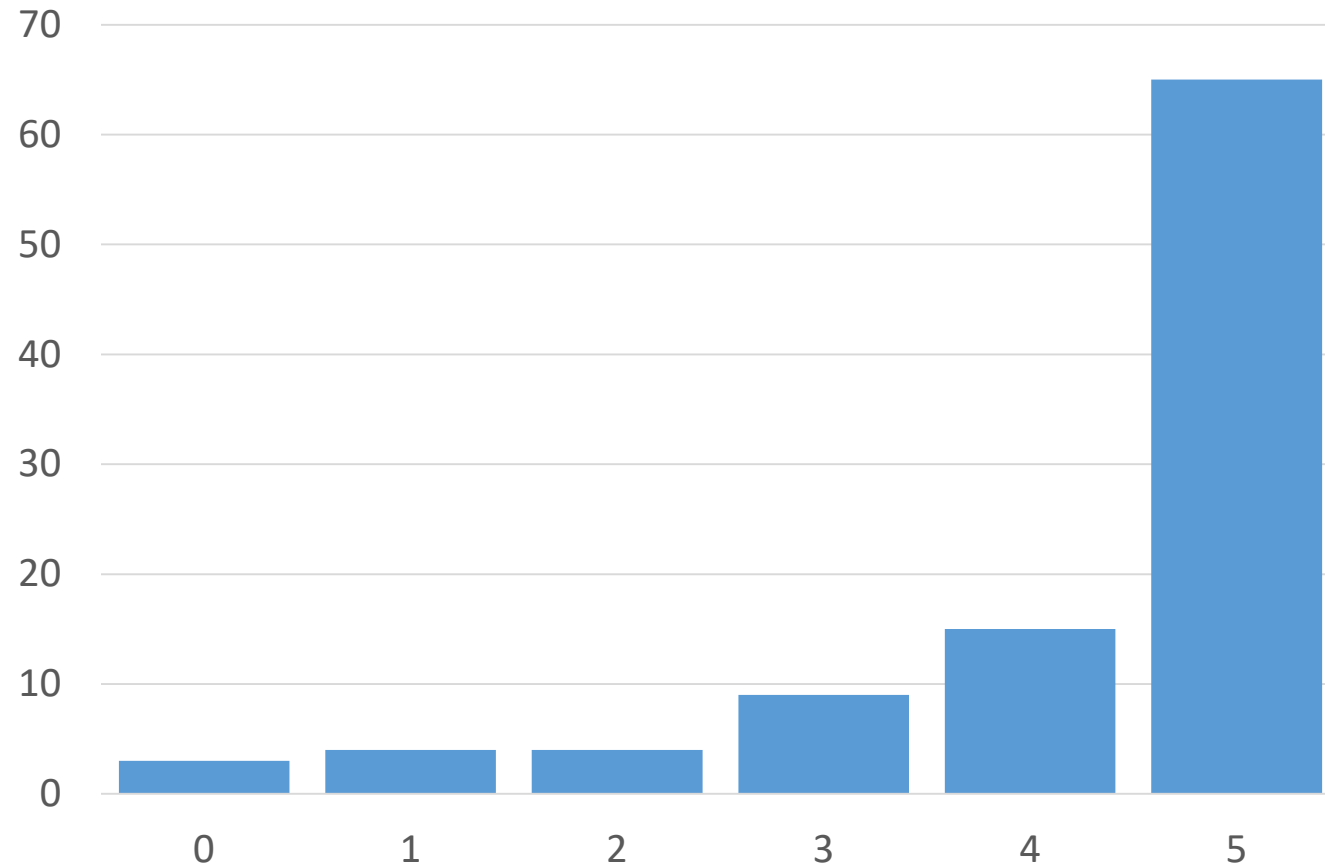
- Website
- Email list – monthly updates
- Updates at PBOC & PIC
- 3 newspaper articles
- 3 online surveys (also at Timberland Library)
- 4 community forums on housing
- 3 community meetings in Packwood
- Business interviews
- Community Advisory Committee



Public Engagement

Example results from one question on the October 2022 online survey

Community Goal 1 – Support families living, working and playing in town.



Public Engagement

[https://lewiscountywa.gov/documents/10071/2022-12-15 PlanningCommissionDraft PackwoodSubareaPlan AttachA Public Participation.pdf](https://lewiscountywa.gov/documents/10071/2022-12-15%20PlanningCommissionDraft%20PackwoodSubareaPlan%20AttachA%20PublicParticipation.pdf)



Questions – Public Engagement or Community Advisory Committee

Next – Vision, Goals and Policies



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20-Year Vision

Packwood is a vibrant small town that embraces its history, encourages unique local businesses, provides a diversity of affordable housing options, supports existing and new residents, preserves the natural environment, encourages tourism and promotes community events.



Goals and Policies

- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and Environment
- Public Facilities



Community

Goal 1 – Support families living, working and playing in town.

Goal 2 – Encourage services and facilities that allow residents to age in place.



Packwood Farmers Market Summer 2022



Land Use

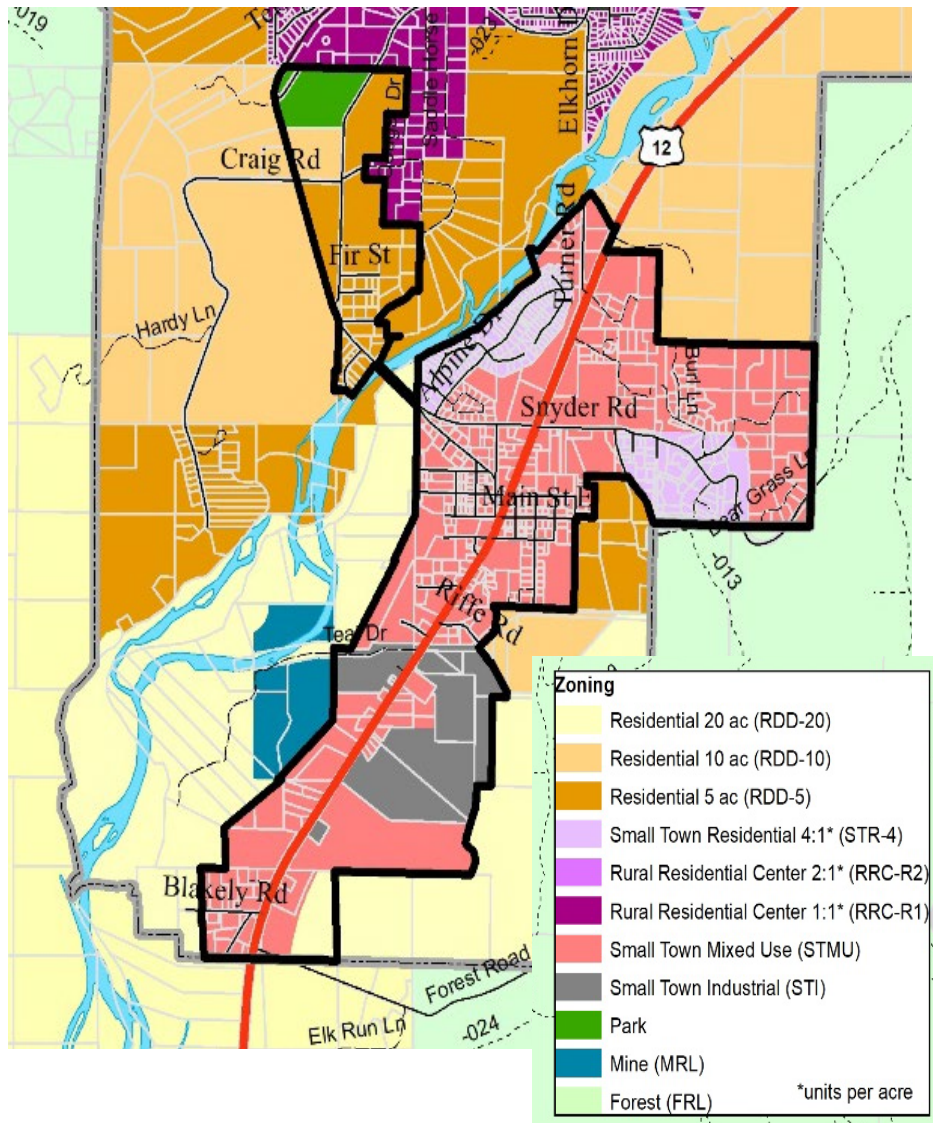
Goal 1 – Preserve the small town uniqueness and charm of Packwood.

Goal 2 – Contain higher density development near Downtown Packwood and prevent sprawl.

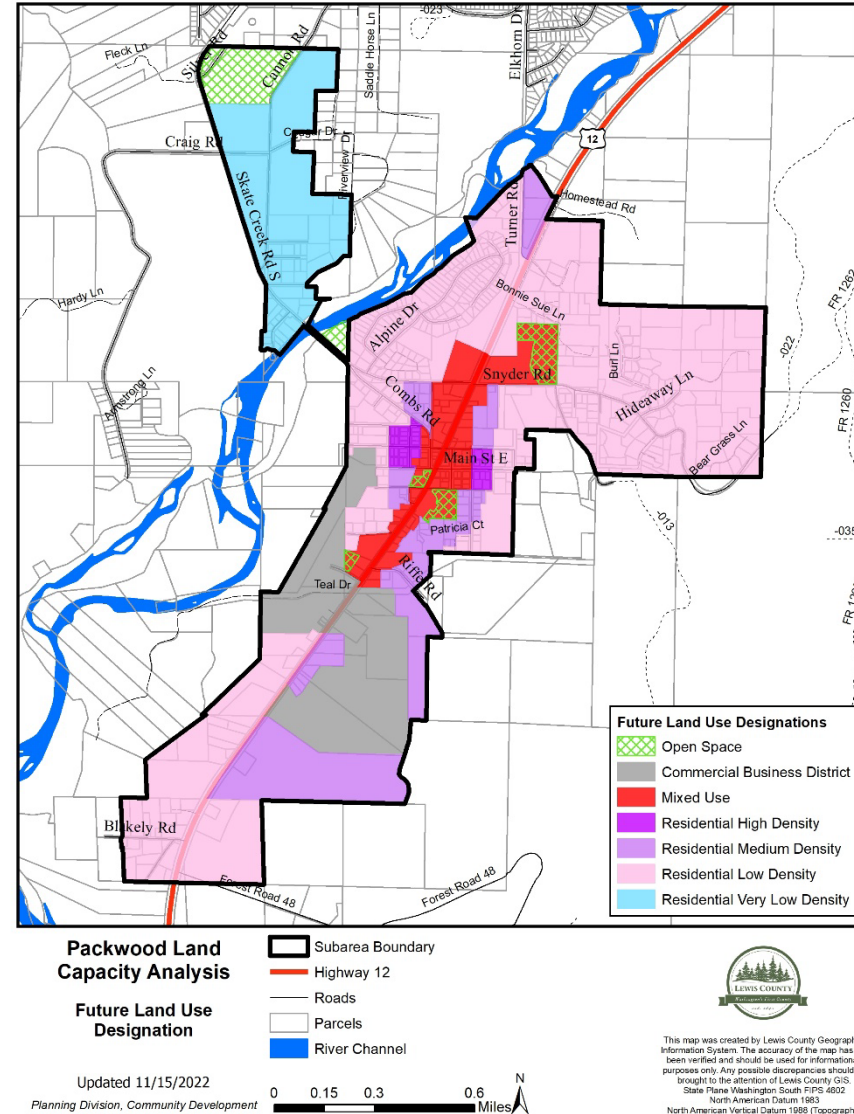


Land Use

Existing Zoning



Future Zoning



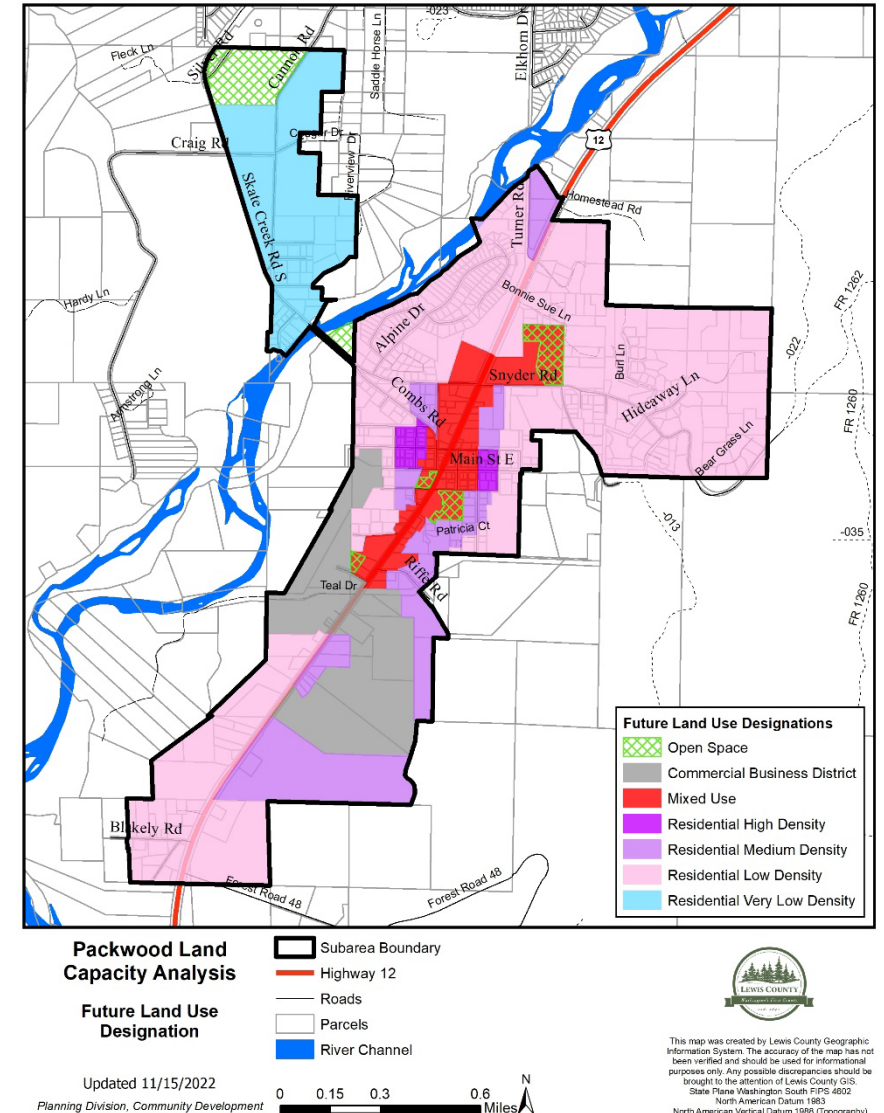
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Design Guidelines

Purpose: create a cohesive look for Downtown Packwood that retains the small town charm and character that exists today

Apply to **new** buildings that front Highway 12, Main Street and Willame Street in Downtown Packwood.

Packwood's design style is "Northwest Mountain" - mix of rustic and regional architecture that has historic roots in logging and mining towns.



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Design Guidelines



Historic Hotel Packwood



White Pass Sports Hut



Cowlitz River Lodge



Packwood Post Office



Ja

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Design Guidelines

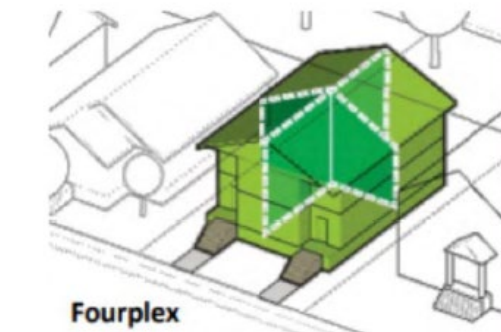
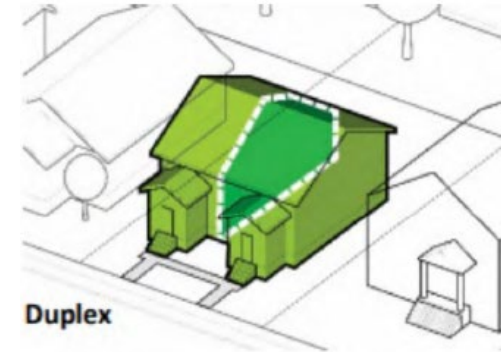


Housing

Goal 1 – Provide a range of affordable housing for residents at all income levels.

“Affordable housing” means there are housing options for people making minimum wage to median income.

If you work in Packwood, you should be able to find affordable housing in Packwood.



Economic Development

Goal 1 – Support a range of locally owned businesses to meet the needs of residents and tourists.

Goal 2 – Support employment options that provide living wage jobs.

Goal 3 – Grow a sustainable retail economic base.



Transportation

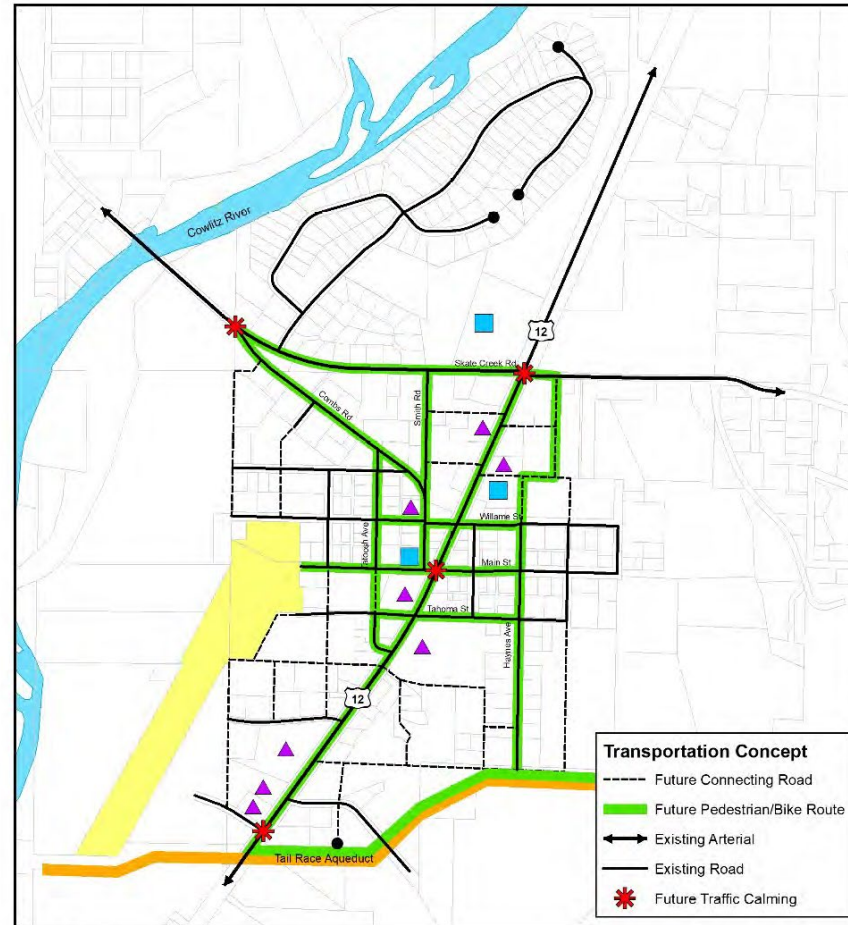
Goal 1 – Make the streets more accessible and safe for bicyclists and pedestrians.

Goal 2 – Improve street connectivity in and near Downtown Packwood.

Goal 3 – Improve options and availability of parking along Highway 12 and local streets near Downtown Packwood.



Transportation



The Packwood Plan

Transportation Concept PROPOSAL

Updated 12/15/2022

Planning Division, Community Development

- Parcels
- Packwood Airport
- Community Amenity
- Hotel

0 0.05 0.1 0.2 Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)



Recreation and Environment

Goal 1 – Foster year-round recreational experiences for all ages and abilities.

Goal 2 – Protect, maintain and enhance the natural environment for people and wildlife.

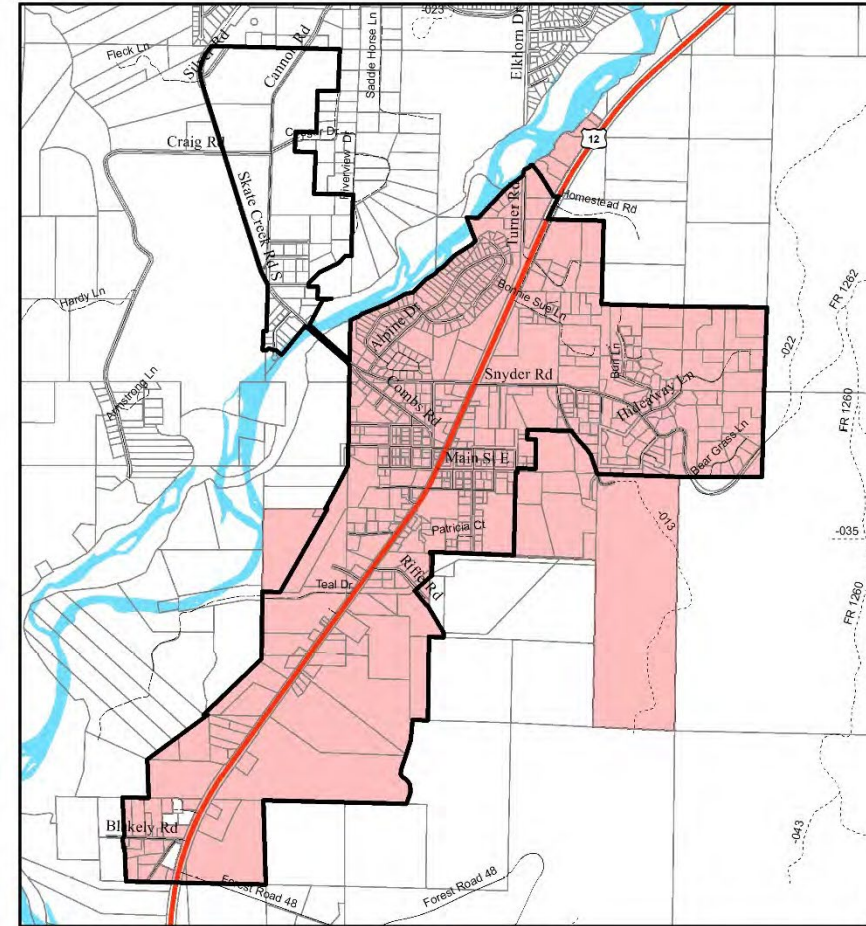


View of Mt Rainier from Blanton's Summer 2022



Public Facilities

Goal 1 – Improve facilities and infrastructure to support planned growth.




The Packwood Plan

- Subarea Boundary
- Highway 12
- Roads
- Parcels
- LCWD3
- River Channel

Updated 09/20/2022
 Planning Division, Community Development

0 0.15 0.3 0.6 Miles



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Round Robin – What do you want to learn more about?

- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and Environment
- Public Facilities

Next – Process and Next Steps



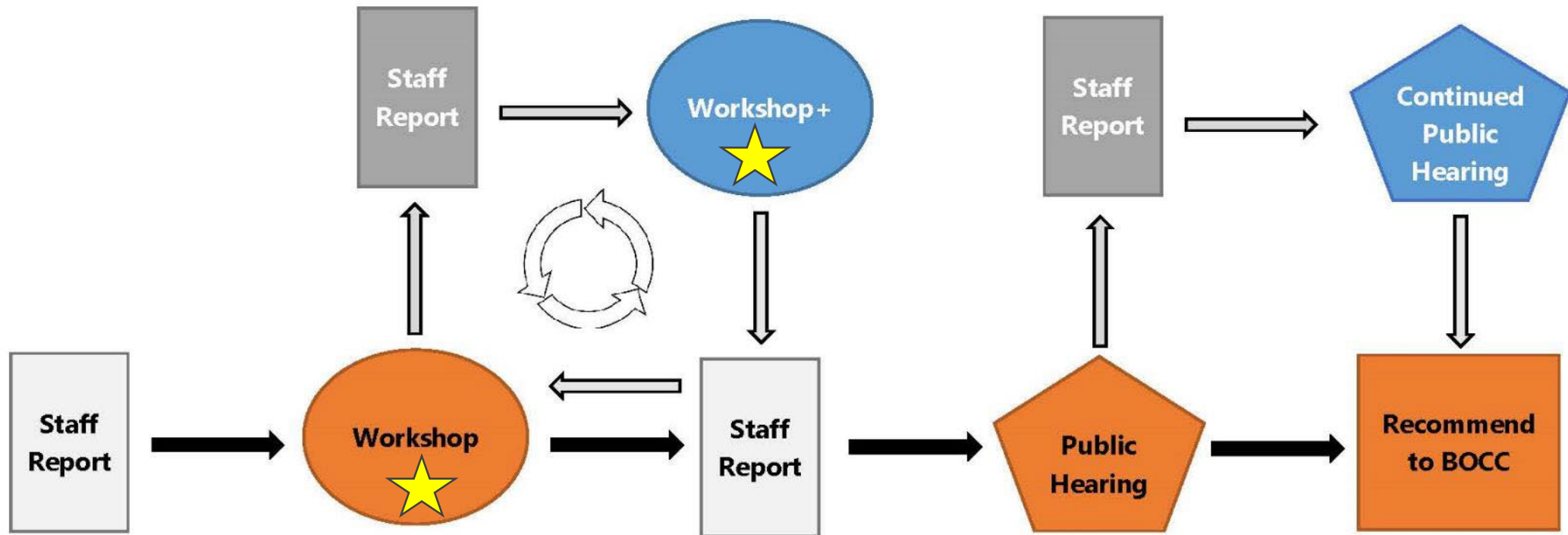
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Process and Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Process and Next Steps

January 10 – Workshop

February 14 – Workshop

February 24 – Notice of Hearing

March 3 – Final Staff Report

March 14 – Hearing

Hearing is at Packwood Community Hall at 6:00pm



More Information

Mindy Brooks, 360-740-2610
mindy.brooks@lewiscountywa.gov





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