



## Community Development

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# Packwood Subarea Plan

Lewis County Planning Commission – Continued Public Hearing

March 28, 2023



# Staff Presentation Agenda

1. Overview
2. Summary of Testimony
3. CAC Reconvening
4. Staff Recommendation



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Lewis County Planning Commission - Public Hearing

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# Overview

- Planning Commission is recommending the Packwood Subarea Plan to the BOCC
- Planning Commission can recommend
  - Adopt as presented
  - Adopt with amendments
  - Reject
- BOCC is the decision maker



# Overview

- The Community Advisory Committee created the plan
- Staff facilitated the discussion
- Additional public engagement fed into CAC discussions



# Overview

- Phase 1 – goals, policies, guidance
- Phase 2 – regulations based on the goals, policies and guidance

Example – Land Use Designation map has no regulations but must be implemented in Phase 2 with zoning and development regulations

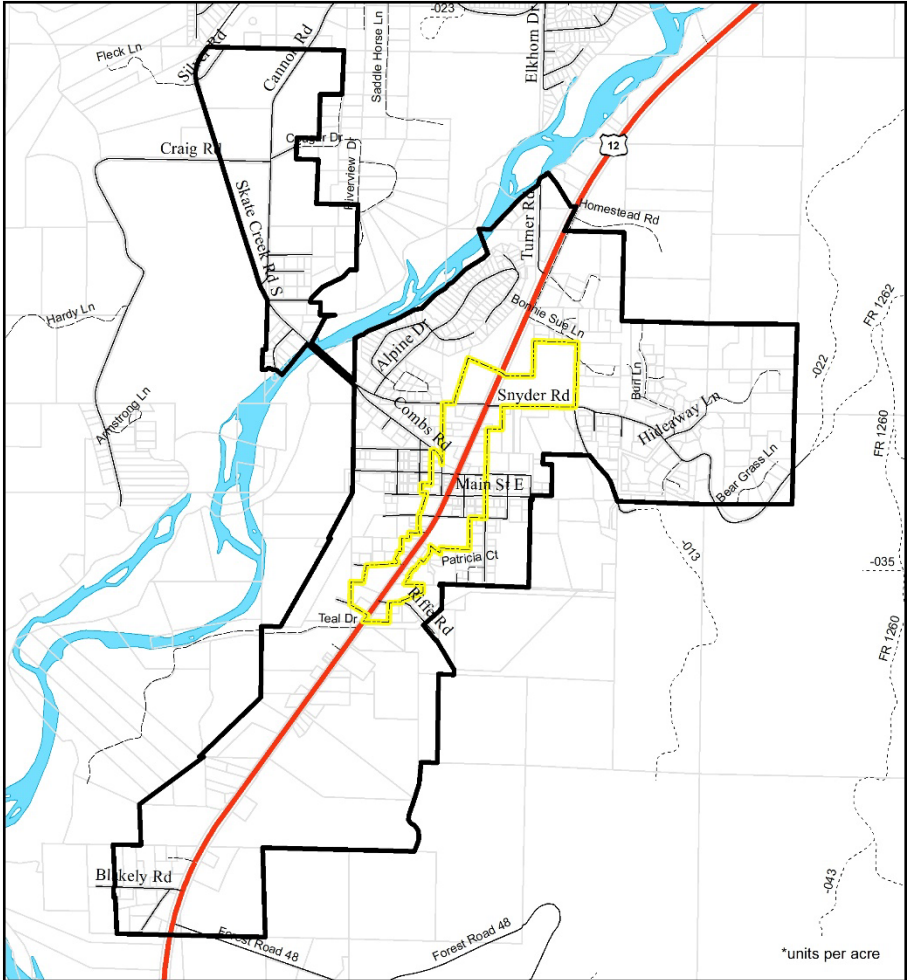


# Overview

- The plan does not drive growth, it manages growth
- Affordable housing is a primary focus of the plan
- Other important elements of the plan:
  - Safety on Highway 12
  - Creating a sustainable economy
  - Supporting families living in Packwood
  - Making sure people can age in place

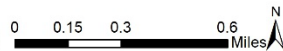



# Overview



- The Packwood Plan**
- Subarea Boundary
  - Packwood Downtown
  - Highway 12
  - Roads
  - Parcels
  - Cowlitz River

Updated 10/12/2022  
 Planning Division, Community Development

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)



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# Testimony

- 22 written
- 12 verbal
  
- 20 written in support (with requested amendments)
- 2 written in opposition
- Verbal was all generally in support (with requested amendments)





# Testimony

## Requests for amendments:

- **Historic Mill Property land use designations**
- **Huntington Road Property land use designation**
- **Short term rentals**
- Less density in downtown
- Near-term fixes needed



# CAC Reconvening

- Met on March 20 in person and via Zoom
- Historic Mill Property
- Huntington Road Property
- STRs



# CAC Reconvening

## Staff Recommendation

Close the hearing with no recommendation and remand the Packwood Subarea Plan to the CAC for further consideration of the land use designations map, specifically related to properties surrounding the airport, and STRs.



# Short Term Rentals

- Need to better understand impacts
- Develop solutions for the impacts
- Most solutions are not Packwood-specific



# Short Term Rentals

- Make sure STRs follow existing rules – licensing, lodging taxes and property taxes
- Limit occupancy based on septic capacity
- Ensure sufficient fire/EMS and police
- Locate STRs where hotels and motels are allowed
- Let the market decide
- Create more hotels and motels with kitchen and laundry
- Create a STR group to self-regulation



# Short Term Rentals

- Multifamily = apartments, fourplexes, triplexes, row houses and hostels/dormitories
- Multifamily housing is more affordable than single family housing
- STRs are usually single family housing



# Short Term Rentals

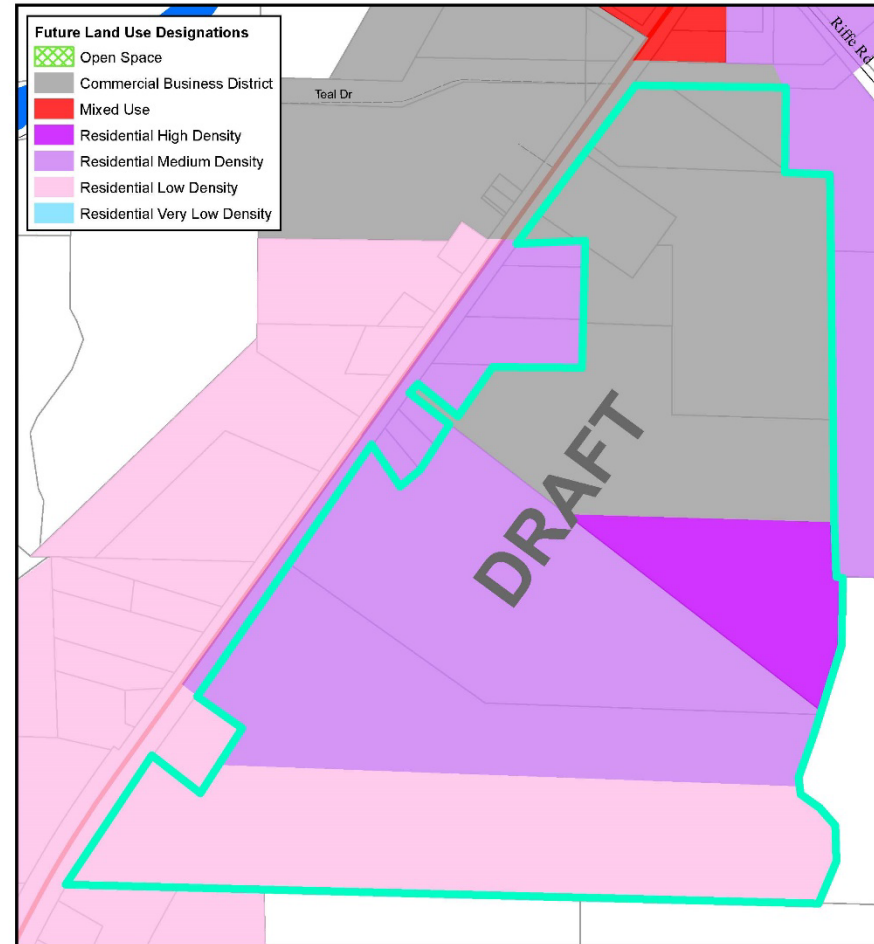
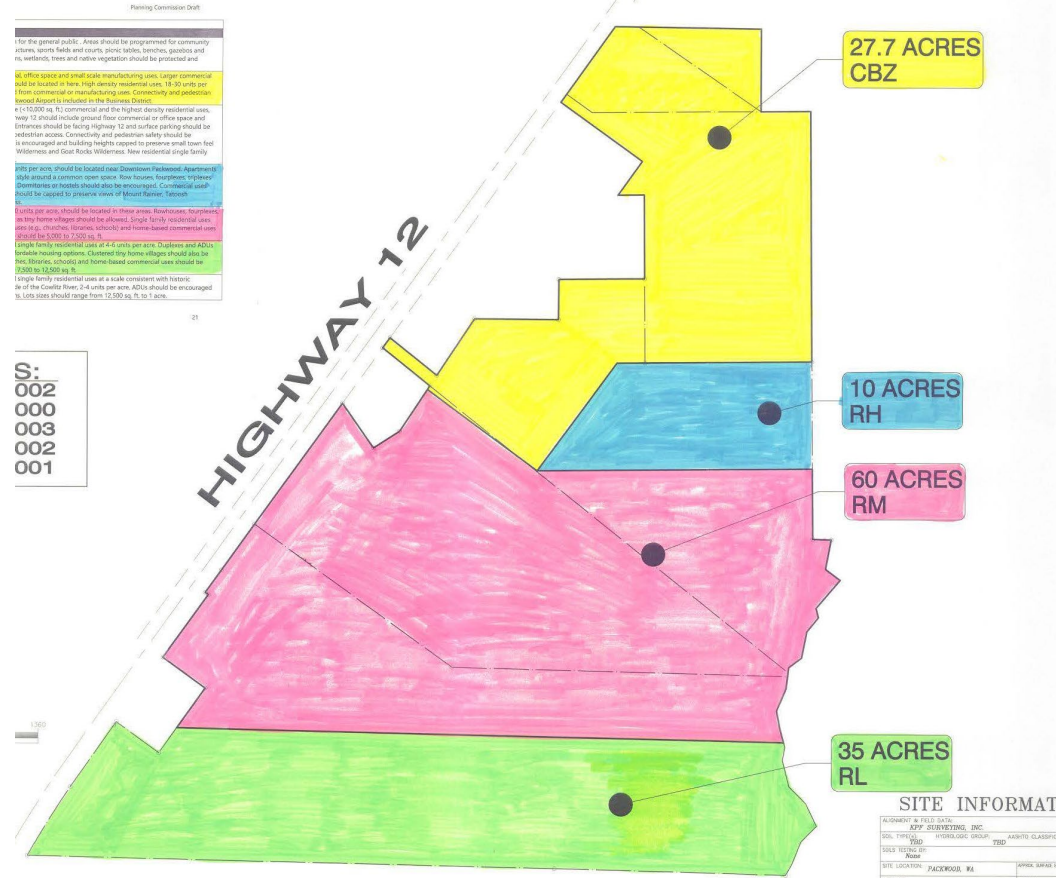
Proposed Policy HS1.7: Ensure that newly built multifamily housing is preserved for long-term residency.

Short term = 30 or fewer consecutive nights

Long term = 31 or more consecutive nights



# Historic Mill Property



The Packwood Plan

Attachment A:  
Potential Designations  
Historic Mill Property

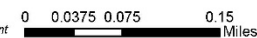
For Planning Commission Discussion



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03/22/2023

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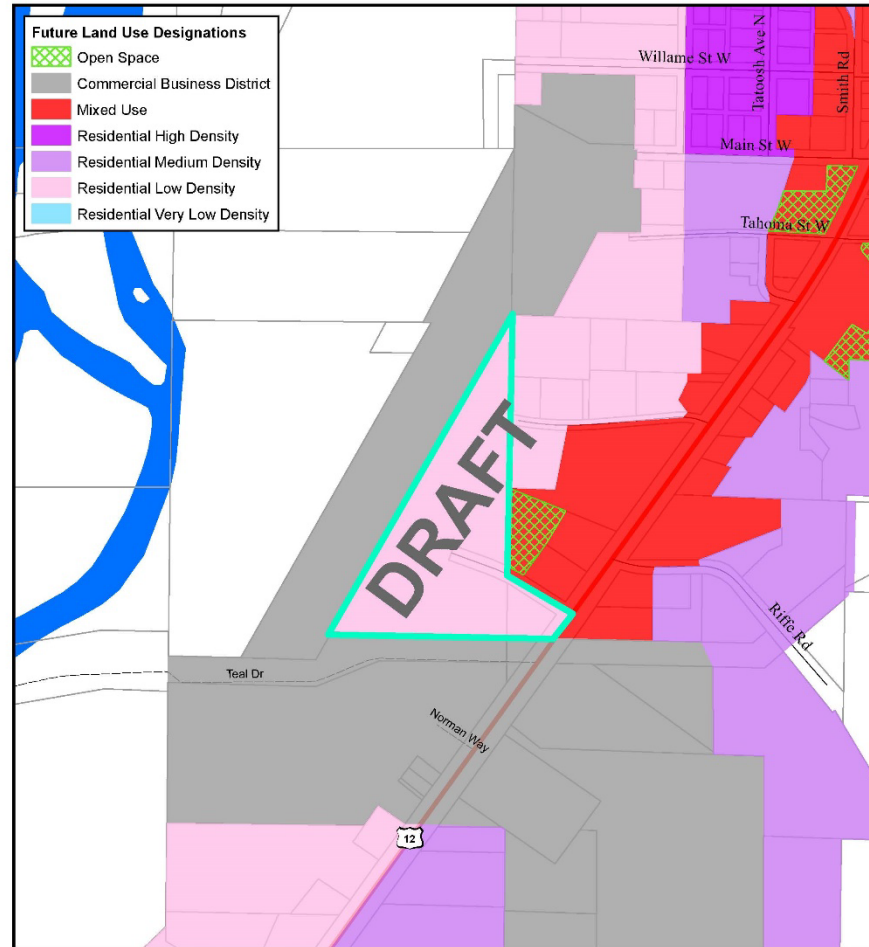
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# Huntington Road Property



The Packwood Plan

Attachment B:  
Potential Designations  
Huntington Road Property

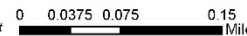
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# Potential Motion

*I move close the hearing on the Packwood Subarea Plan with no recommendation and remand the plan to the Community Advisory Committee for further discussion on the land use designation map, particularly the properties surrounding the airport, and short term rentals.*





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