

Packwood Subarea Plan
Community Advisory Committee
May 17, 2023 Meeting 15 Notes

The Lewis County Planning Commission asked the CAC to reconvene to discuss three topics:

1. Land use designations for properties around the airport
2. Land use designations for the mill site
3. Short term rental policy (*will be discussed by the CAC on June 21*)

At the May 17 meeting, CAC focused on land use designations surrounding the airport and at the historic mill site, as well as two other requests that were brought up at the May 6 Open House/Listening Forum. Please see the map on page 4 that shows the final land use designation recommendations that will be forwarded to the Planning Commission for consideration.

1. Properties Surrounding the Airport

Staff met with WSDOT Aviation and provided the notes from that meeting to the CAC. The take-aways were:

- There are safety zones around the airport related both to use and to height. Height is already addressed by the Airport Obstruction zones in the Lewis County Code and those are not proposed to change with the subarea plan.
- Use compatibility has to do with concerns related to aircraft takeoff and landing, as well as land uses that may produce things like dust, smoke that could impact visibility.
- Zone 5 and 2 are the most restrictive and include the runway and land nearest to the runway. Zones 1 and 3 are the next most restrictive (Zone 2 somewhat included in Zone 3). Incompatible uses – residential and some types of industrial – should be limited to reduce potential for increased incompatibility. That means allowing less new residential development than is allowed under the existing zoning designations. Infill development that is similar to surrounding existing development can be permitted.
- Commercial and mixed use are typically compatible.

Staff proposed a new draft map based on the conversation with WSDOT Aviation. The Airport District designation, that the CAC discussed at Meeting 14, was narrowed to include only properties within or touching Zone 5 or 1. For Zone 3, staff maintained similar designations that would allow infill development, but not allow higher density residential. The Mixed Use designation was extended west between Main Street and Willame Street to the edge of Zone 5.

The CAC discussed the draft map with the updated designations, see page 4. The CAC unanimously agreed to forward the changes on to the Planning Commission. Many felt that this was a good compromise that meets the intent of the WSDOT guidance and allows appropriate future development.

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The CAC also asked if a policy could be added to the Public Facilities section of the plan to encourage Lewis County to acquire properties near the airport to support continued operations.

2. Historic Mill Site

2 days before the CAC meeting, staff met with the new owners of the Historic Mill Site and talked more about their ideas for future development. Specifically, the owners would like commercial uses along Highway 12 because those properties would be visible to people driving on the highway. And they suggested moving the high-density residential uses “behind” (east) of the commercial property. This results in roughly 30 acres of commercial land; however, three of the properties are not mill properties but are existing commercial uses – RV park, motel and prospecting. (Additionally, there is one residential property that would be designated commercial.) The mill properties that could be developed in the future for commercial uses equal roughly 20 acres.

Previously the CAC wanted to make sure enough land was preserved for larger-scale commercial, like a pharmacy or feed store, which may be needed over the next 20 years. (For reference, the Morton commercial area that includes the farm/feed store, Thriftway, bank, pharmacy and Dollar General is approximately 7 acres.) The CAC supported the updated land use designations shown on the map on page 4.

There was discussion that during implementation of the subarea plan it will be important to require a master planned approach to the whole mill site, which is roughly 160 acres. Planning the streets, pedestrian access, parks, etc. is needed to ensure cohesive development. While this is part of the Phase 2 discussion, the CAC wanted to emphasize the importance in the notes.

3. Other Land Use Designation

At the May 6 Open House/Listening Forum, two requests were made related to the properties: behind the Cowlitz River Lodge on Skate Creek Road and on Blakely Road near the Crest Trail Lodge.

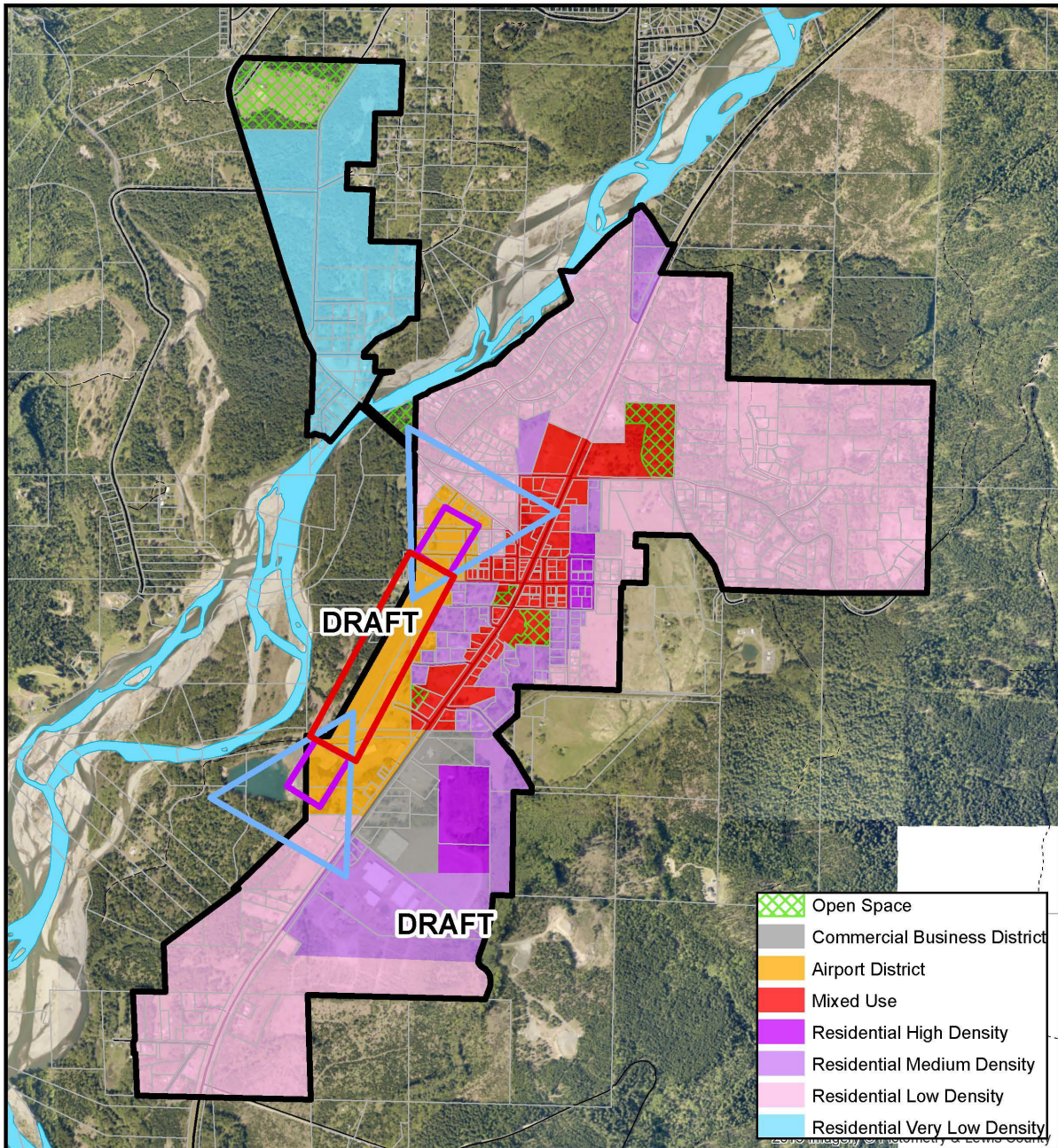
Skate Creek Road property – The new property owner requests that the designation be changed from Residential Low to Residential Medium. He expressed the desire to build duplexes and the hope that they can hook up to the new sewer system. The CAC felt this was appropriate because of the high intensity of use on the south and east; as well as the proximity to Downtown Packwood and the ability for residents to walk to grocery store, Post Office, etc. CAC unanimously recommended making this change.

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Blakely Road property – This request has been made in the past and previously discussed by the CAC. The property owner would like to maintain the ability to have commercial uses, although they do not have any specific plans for any commercial development. They do not want to lose the option.

The CAC discussed again whether or not there should be a pocket of commercial around the Crest Trail Lodge. There were concerns stemming from the distance the hotel is from Downtown Packwood. The hotel is one mile from where the CAC recommends concentrating commercial development and it is unlikely that a commercial building in this location, such as a restaurant, would have significant use. The CAC was also concerned that the neighbors may not support a restaurant or brewery in this location because there are no other commercial uses here except the hotel. Further, the CAC noted that this plan can be updated in 5 or 10 years, and it can be reconsidered if continued development shows that another pocket of commercial uses is needed. CAC upheld their previous recommendation not to make this change and keep the designation Residential Low, which does allow home-based businesses but not full commercial.

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The Packwood Plan

**DRAFT
Future Land Use
Designations**

Updated 05/17/2023

Planning Division, Community Development

-  Subarea Boundary
-  Highway 12
-  Roads
-  Cowlitz River
-  Zone 5
-  Zone 1
-  Zone 3



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)