



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Packwood Subarea Plan

Planning Commission - Workshop

June 27, 2023



Agenda

1. Overview
2. Background
3. Short Term Rental Policy
4. Other Policies
5. Next Steps



Packwood Subarea Plan Purpose

The Packwood Subarea Plan is a long range vision, goals and policies that will manage Packwood's growth and development over the next 20 years.



Mt Rainier from Blanton's IGA parking lot.



What is the Packwood Subarea Plan?

The Packwood Subarea Plan is being completed in two phases

- Phase 1 is the vision, goals and policies.
- Phase 2 are new/updated development regulations that implement Phase 1.

Until Phase 2 is adopted, there will be no impact on new development, subdivisions, etc.



Schedule

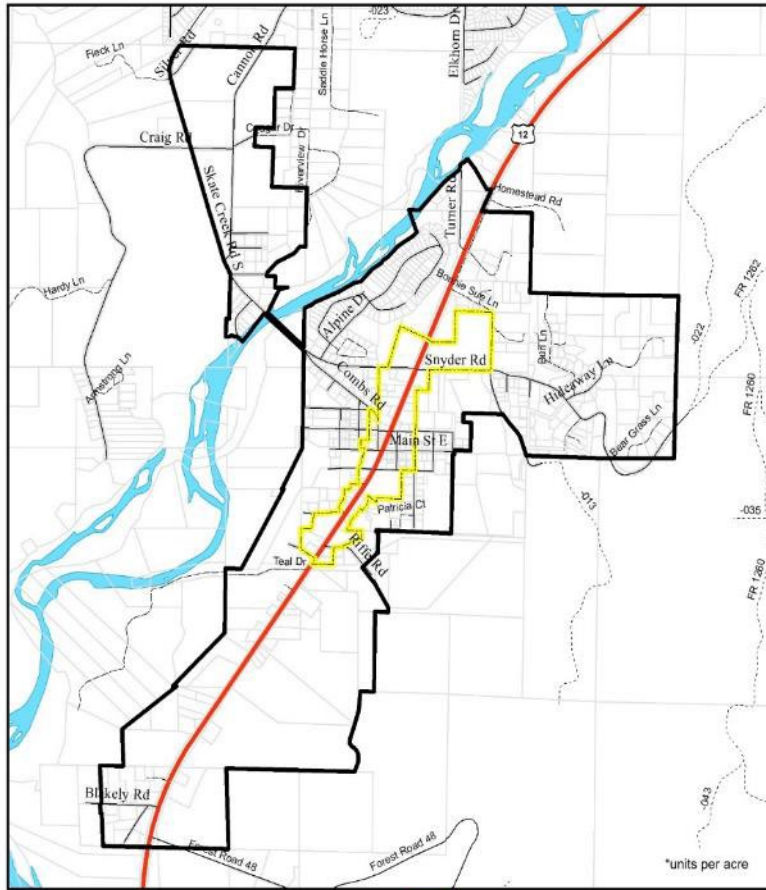
Phase 1 is anticipated to be adopted this Fall 2023.

Phase 2 is anticipated to start with public engagement in 2023 and be adopted in Summer 2025.

Therefore, new regulations that impact new development will not be in effect until Fall 2025. Until then, the existing regulations are in effect.



Where does the Packwood Subarea Plan apply?



The goals and policies, as well as any future regulations, will only apply within the subarea plan boundary shown in the black link on the map.

The Packwood Plan

Subarea Boundary

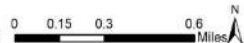
- Subarea Boundary
- Packwood Downtown
- Highway 12
- Roads
- Parcels



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 1989 (Topography)

Updated 10/12/2022

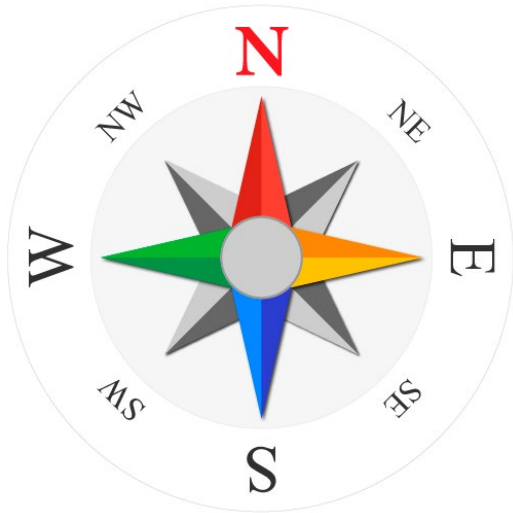
Planning Division, Community Development



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What will the subarea plan accomplish?



- ✓ Keep commercial uses near Highway 12 and limit new commercial development (e.g., restaurants, stores) in outlying areas.
- ✓ Keep retail businesses small-scale and focused on local ownership.
- ✓ Provide design guidelines to ensure new buildings fit the character and size of Packwood.
- ✓ Support redevelopment of Highway 12 to include designated parking and pedestrian/bike facilities.
- ✓ Calm traffic along Highway 12 by reducing speeds.
- ✓ Encourage new businesses (e.g., pharmacy, dental, banking, skilled labor, etc.) that support families living in Packwood and people aging in place.
- ✓ Allow multifamily housing options that are more affordable than traditional single family residential in and near Downtown Packwood.
- ✓ Preserve open spaces and large stands of trees in Packwood.
- ✓ Encourage pedestrian and bike paths that connect to natural areas around Packwood.



What the plan does not do?

The Packwood Subarea Plan does not drive growth.

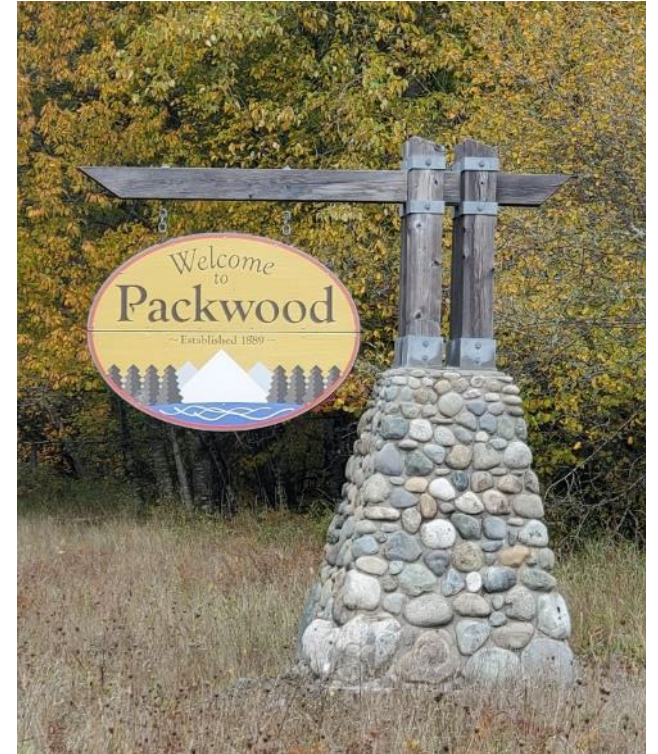
Growth and development is happening now without a plan for the future.

Infrastructure like sewer will drive growth and the community needs a plan how that growth happens.



20-Year Vision Statement

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

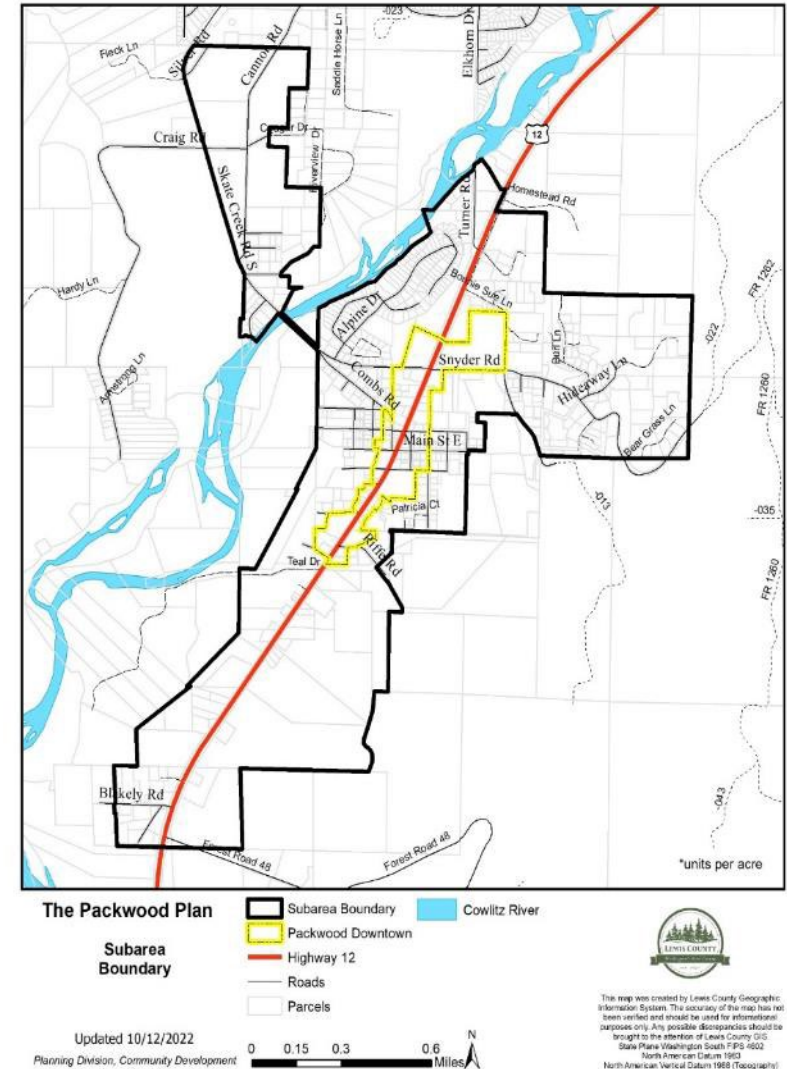
- Housing
- Land Use
- Transportation
- Economic Development
- Community
- Recreation and Environment
- Public Facilities

Scan QR code for more info



March Public Hearings

- March 14, 2023 – 22 written testimony, 10 oral testimony
- March 28, 2023 remand to CAC:
 - Land uses for properties surrounding the airport
 - Historic mill land uses
 - Short term rentals



Community Advisory Committee

- 35 members of the community
- Met monthly Jan – Dec 2023
- Produced the plan

- New Meetings:
 - April 19 – Properties around Airport
 - May 17 – Airport and Historic Mill Properties
 - June 21 – Short Term Rentals



Questions

1. Overview
2. Background
3. CAC



June 27, 2023

Short Term Rentals

NEW – Ensure an appropriate balance of residential housing and short term rentals to support people’s ability to live in Packwood.

NEW – Within the Mixed Use (MU) and Residential High (RH) areas, require newly built multifamily housing, such as triplexes, rowhouses and apartments, to be provided for long-term residency, including seasonal rentals.



Other Policies

Airport

Revised – PF1.6: Support continued use of the Packwood Airport and prevent incompatible land uses and development surrounding the airport when practicable.

Fire & EMS

Revised – TR2.2: Improve the existing streets and add streets near Downtown Packwood to improve neighborhood connectivity and emergency vehicle access.

NEW – Provide adequate emergency services and facilities to serve existing and new residents, businesses and visitors.

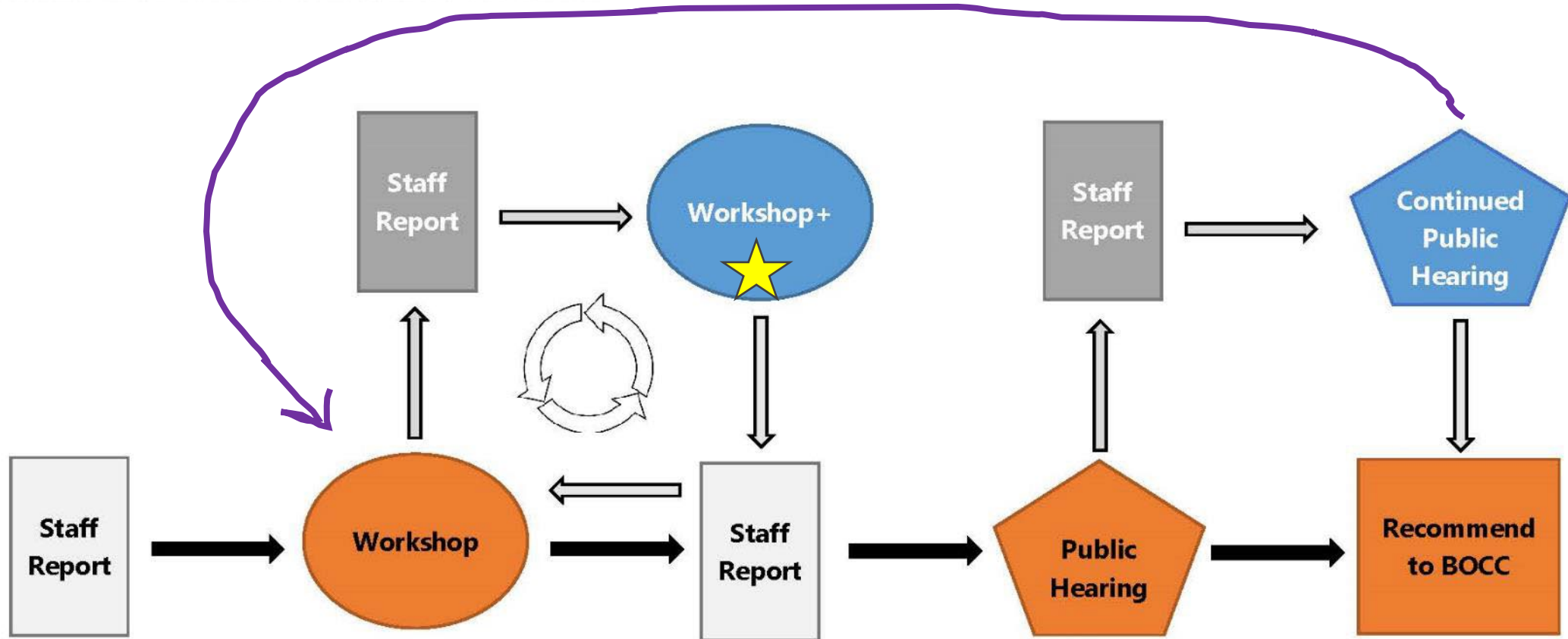
Noise

NEW – Preserve the rural atmosphere of Packwood by limiting artificial noise and light.



Process and Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Process and Next Steps

~~May 23 – Workshop – Land USE~~

June 27 – Workshop – STRs

August 8 – Workshop – Amended Plan

September 12 – *Tentative* Hearing – oral testimony

Hearing will be at Packwood Community Hall at 6:00pm



More Information

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