Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
Phone: (360) 740-1146

Packwood Subarea Plan Overview

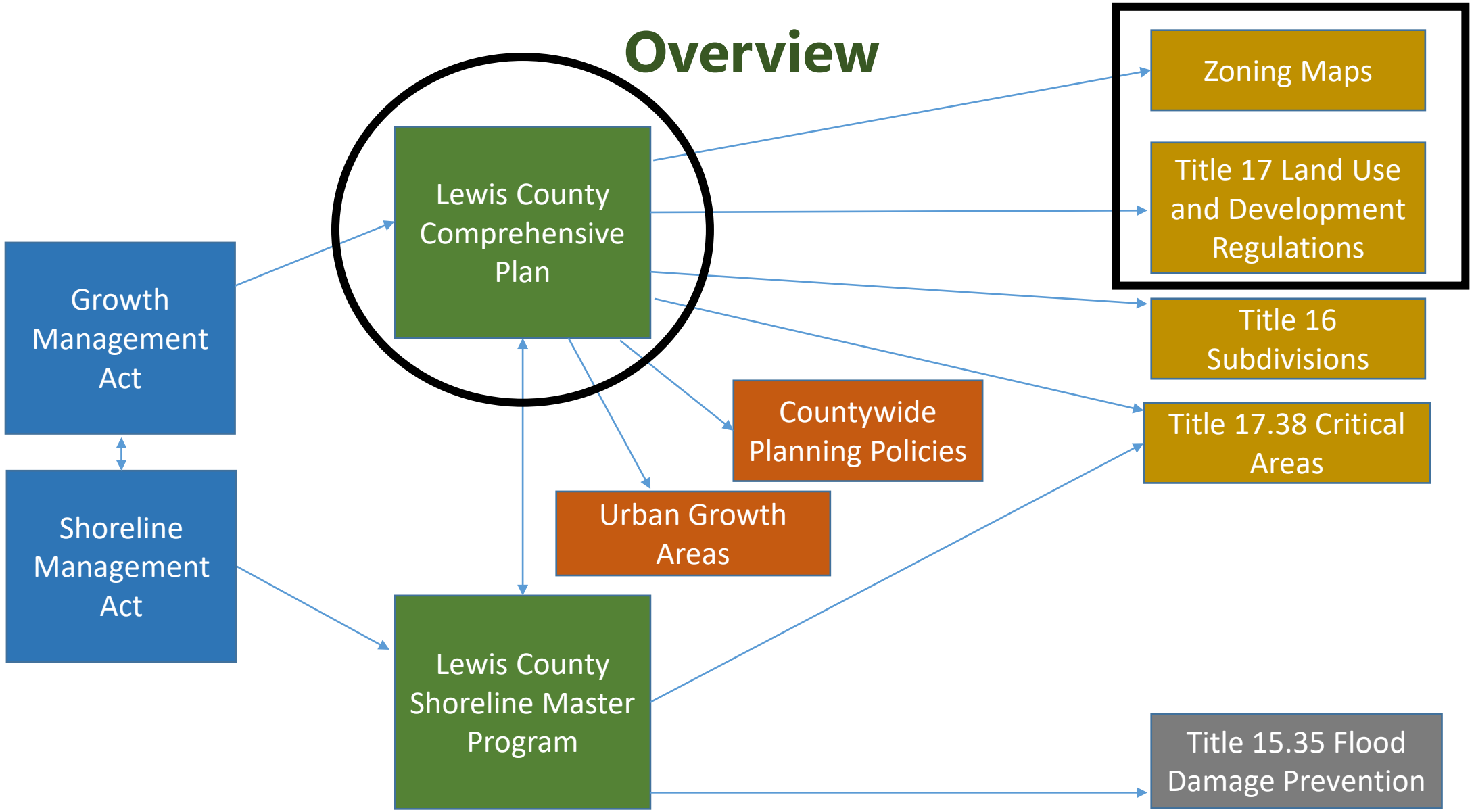
Lewis County Planning Commission – Workshop

August 8, 2023

Staff Presentation Agenda

1. Reminders
2. Land Use
   a. Changes since March
3. Housing
   a. Changes since March
4. Next Steps

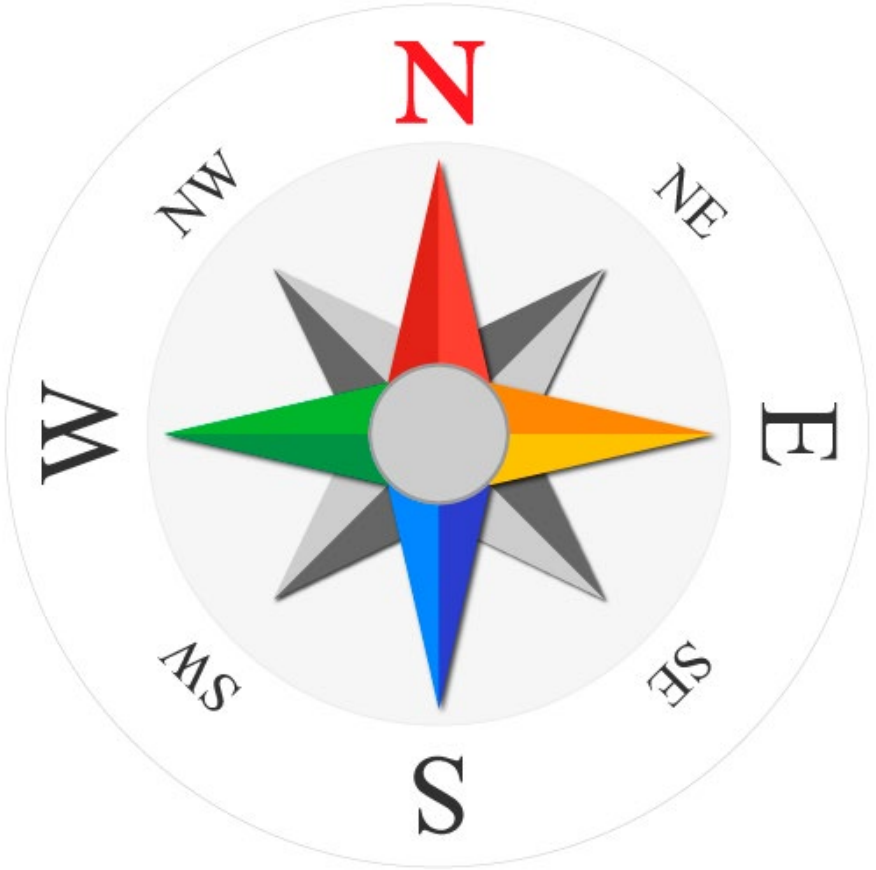
Overview


Zoning Maps
Title 17 Land Use and Development Regulations
Lewis County Comprehensive Plan
Growth Management Act
Shoreline Management Act
Title 16 Subdivisions
Countywide Planning Policies
Title 17.38 Critical Areas
Urban Growth Areas
Lewis County Shoreline Master Program
Title 15.35 Flood Damage Prevention

Overview

- Phase 1 (NOW)
  - Goals and Policies
- Phase 2 (2025)
  - Zoning and Development Regulations

What are goals and policies?



What are goals and policies?

Where is Packwood headed on …

- Transportation
- Housing
- Land Use
- Economic Development
- Public Facilities

What is a Subarea Plan?

The Packwood Subarea area plan …

Does not drive growth

It manages growth

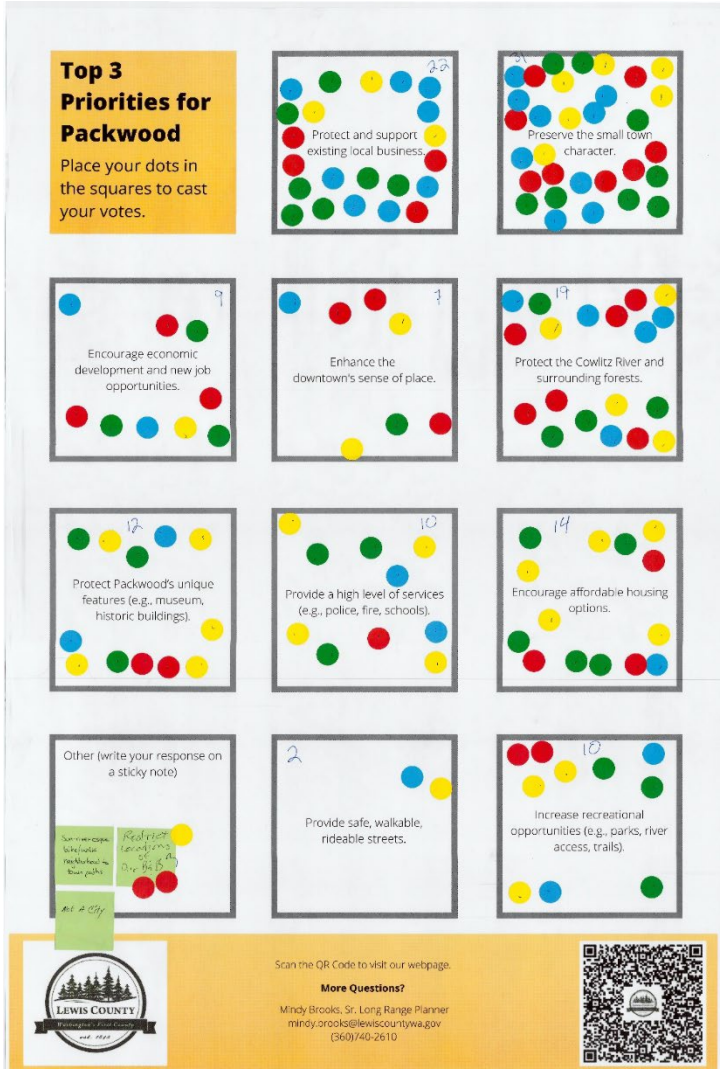
How the Subarea Plan was Created?

- Community lead
- Staff facilitate

October 2022 Open House

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
- 4 community meetings in Packwood
- Business interviews
- Community Advisory Committee

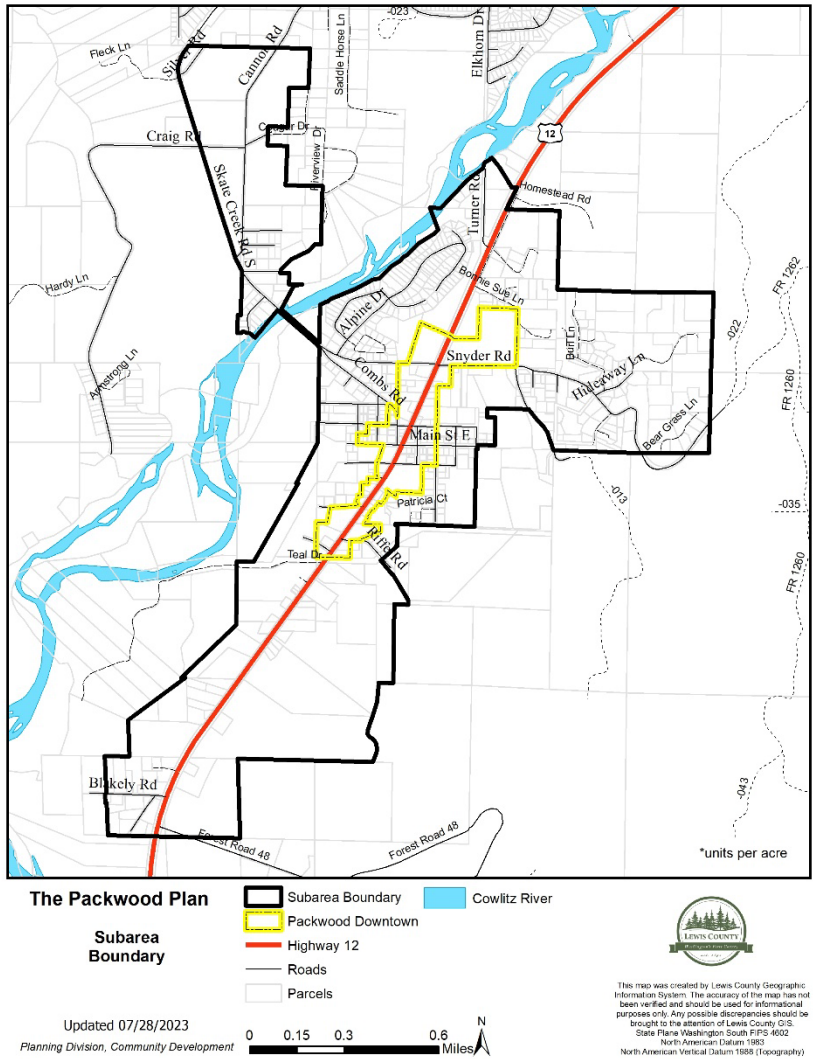


Community Advisory Committee

Community Advisory Committee

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

Packwood Subarea Plan Boundary



The Packwood Plan

Subarea Boundary

Subarea Boundary
Packwood Downtown
Highway 12
Roads
Parcels
Cowlitz River

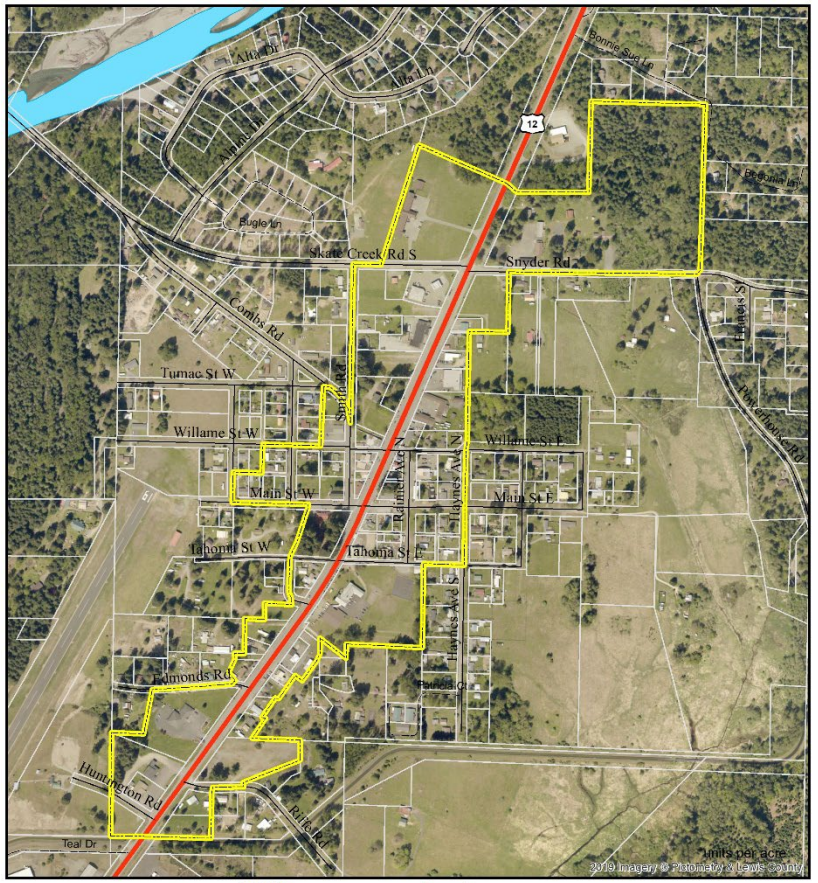
Updated 07/28/2023

Planning Division, Community Development

0 0.15 0.3 0.6 Miles

N

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)



The Packwood Plan

Downtown

DowntownPackwood
Highway 12
Roads
Parcels
Cowlitz River

Updated 07/28/2023

Planning Division, Community Development

0 0.05 0.1 0.2 Miles

N

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State Plane Washington South FIPS 4602
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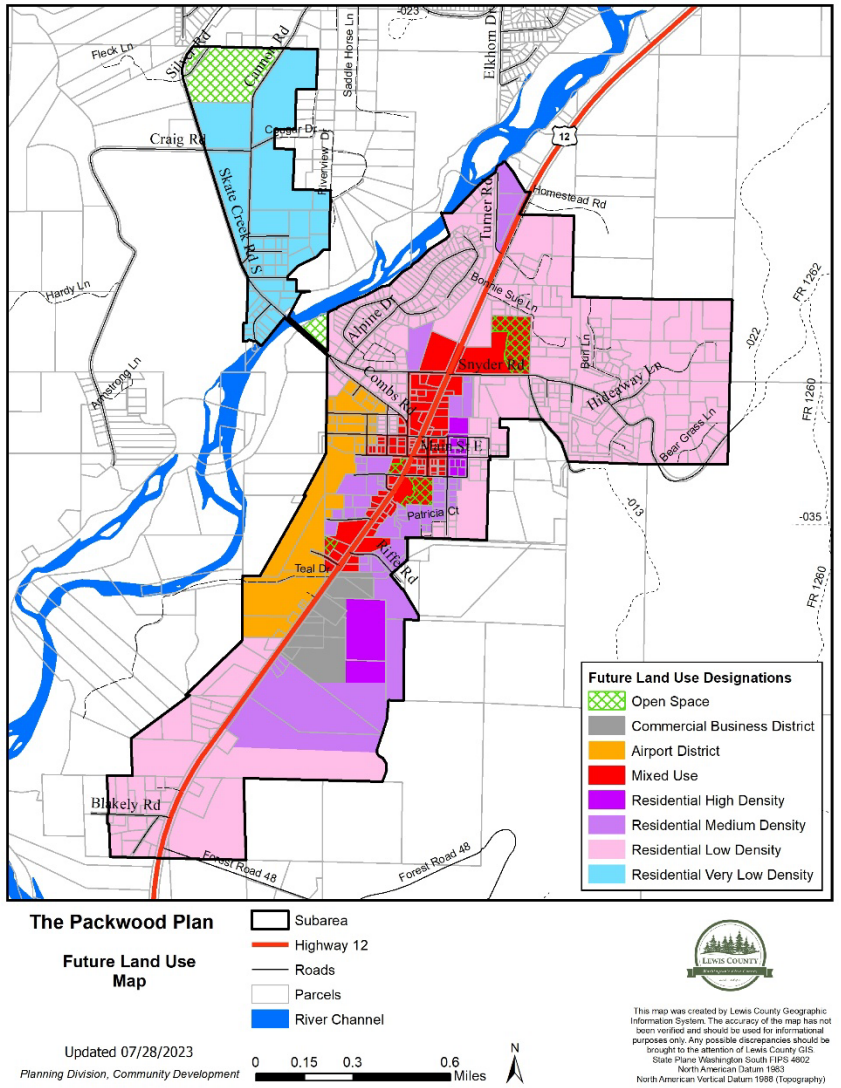
What is the Planning Commission recommending?

Goals and Policies about:

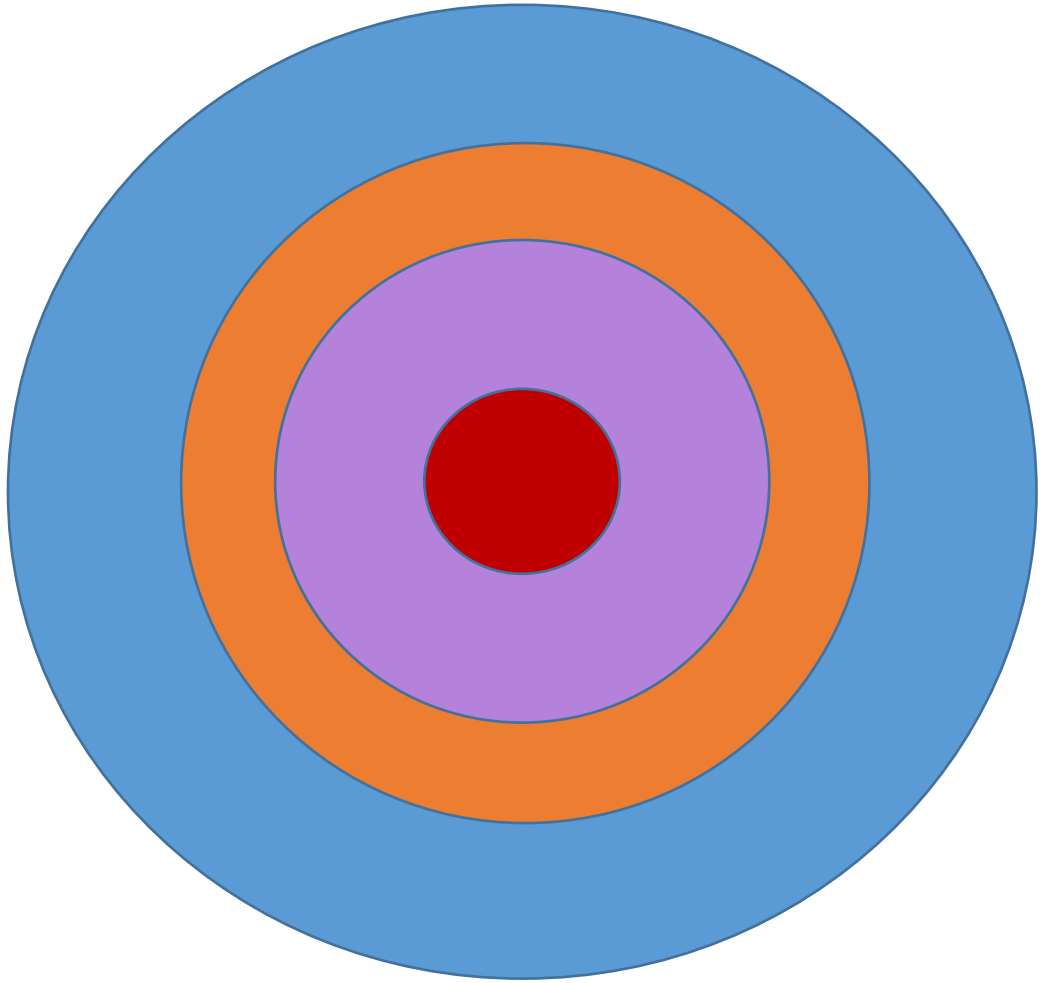
- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and the Environment
- Public Facilities

20-Year Vision

Future Land Use Designations Map



Land Use – CAC Approach



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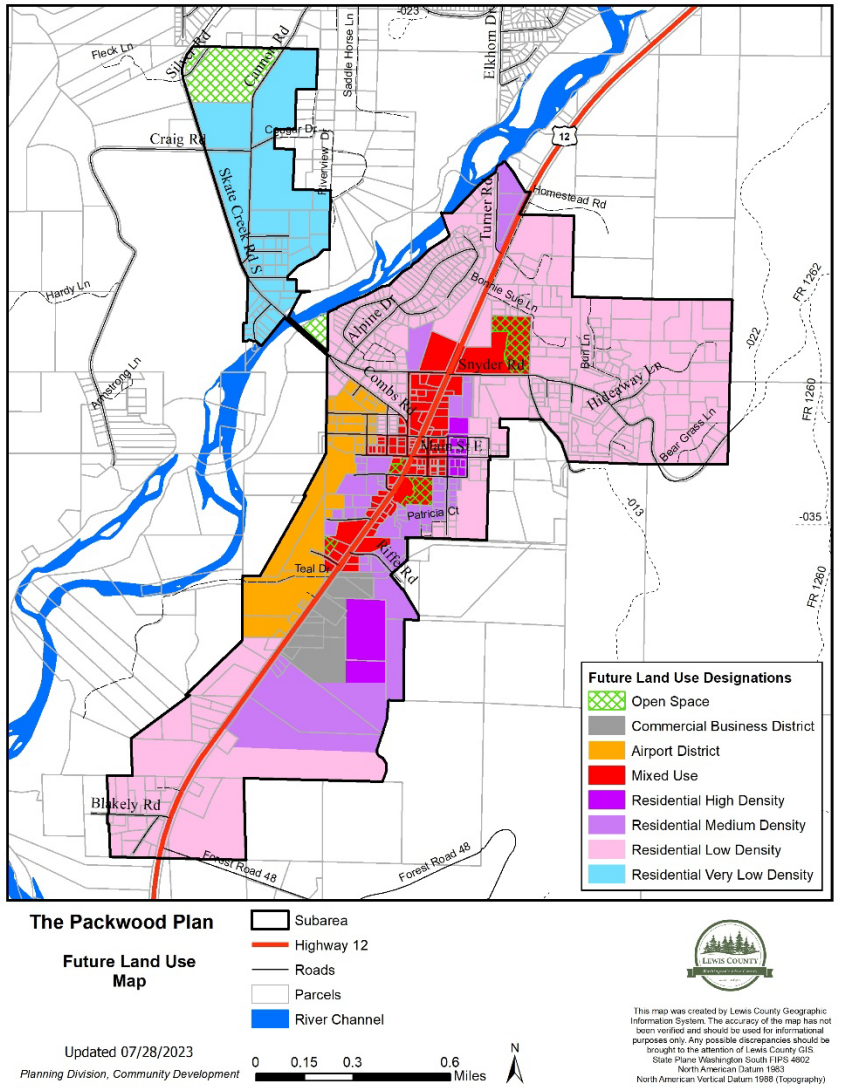
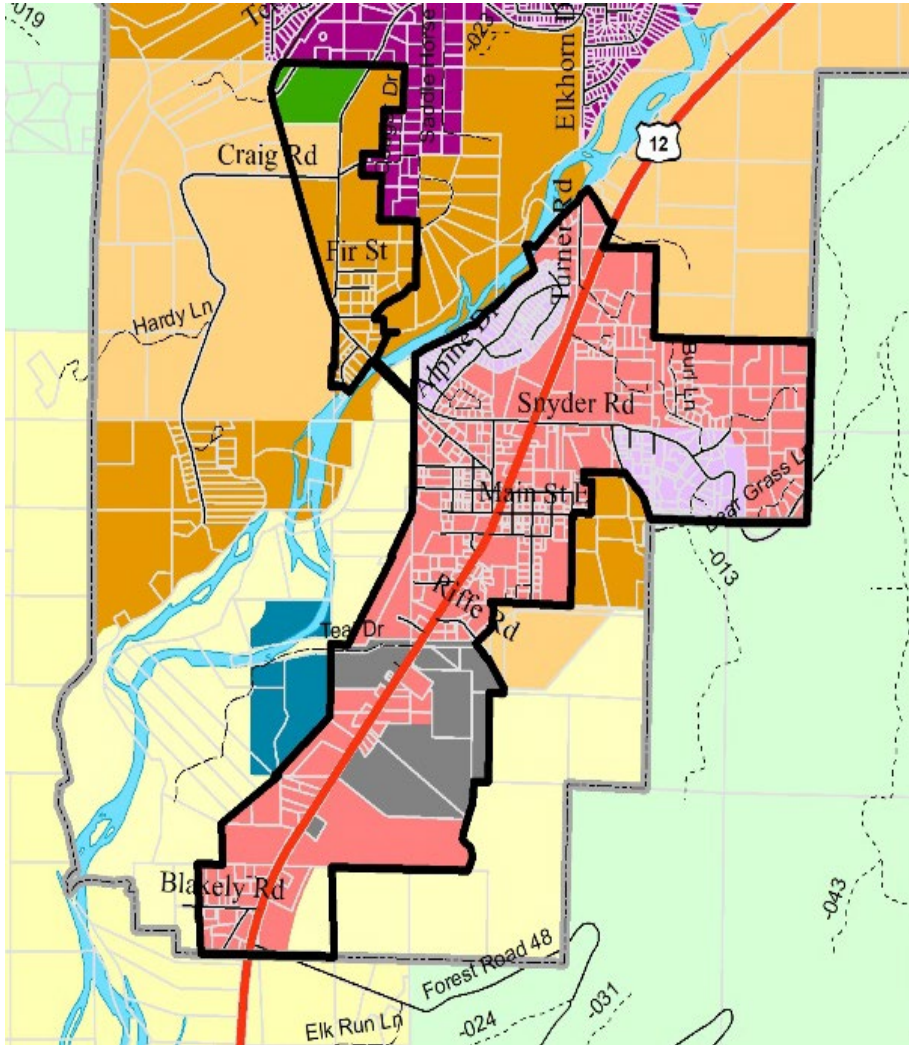
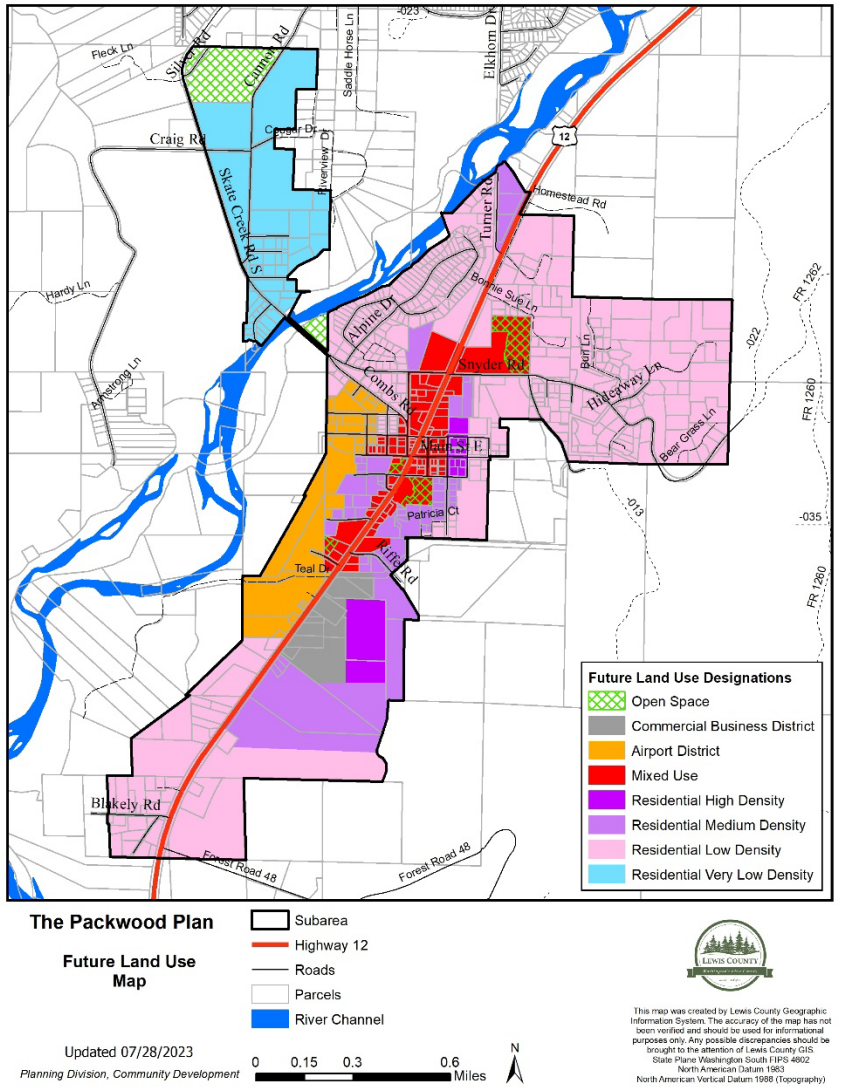


Existing - Land Use - Future





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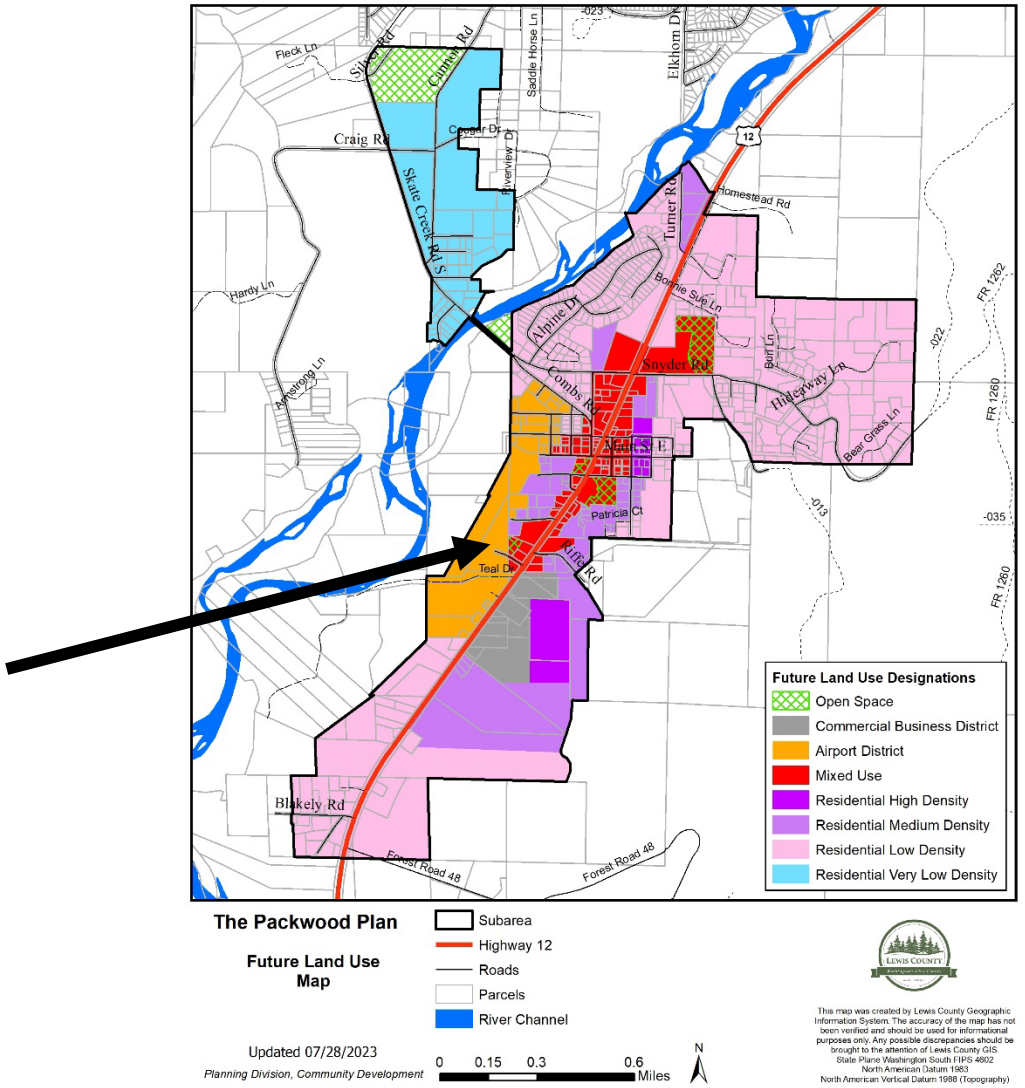
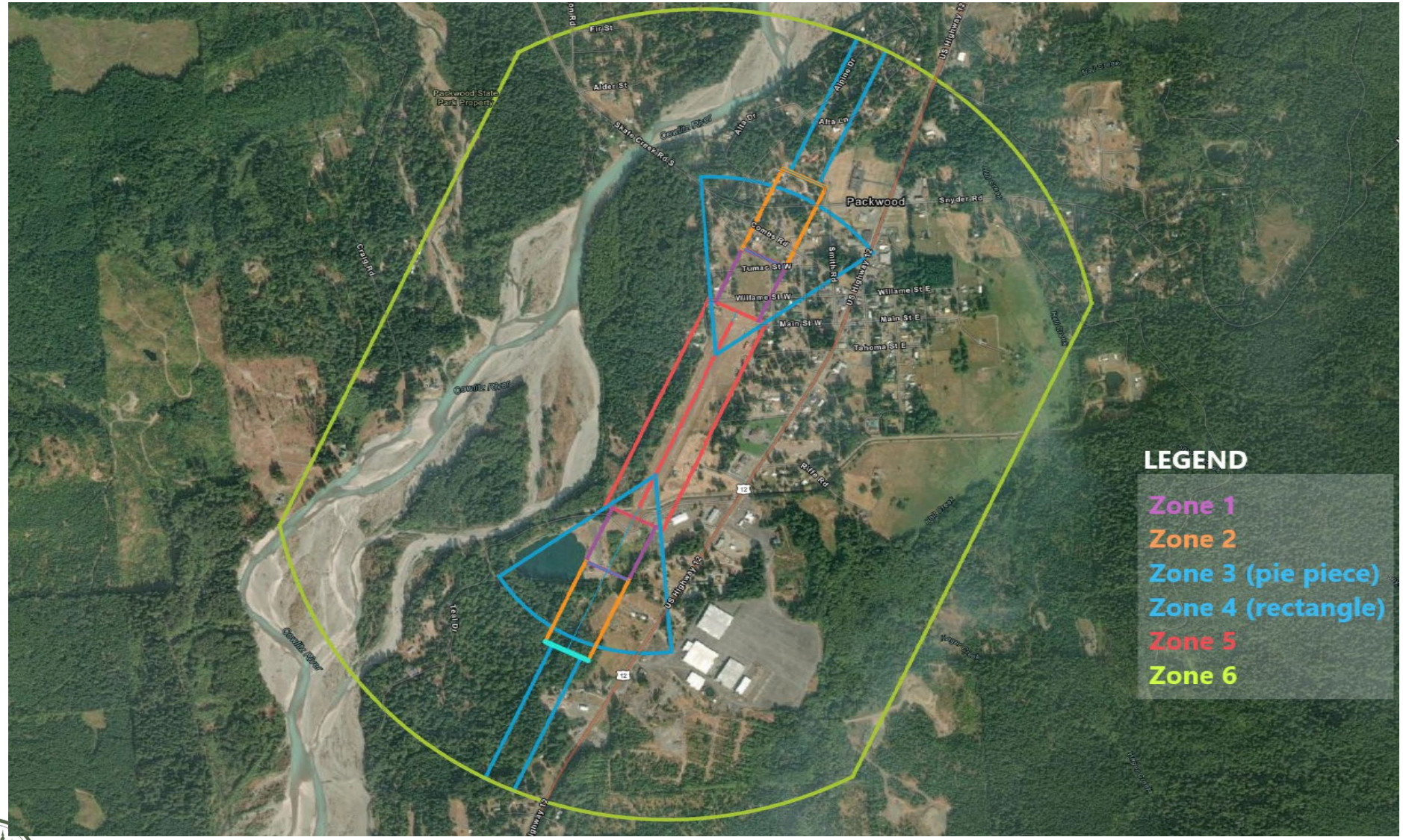
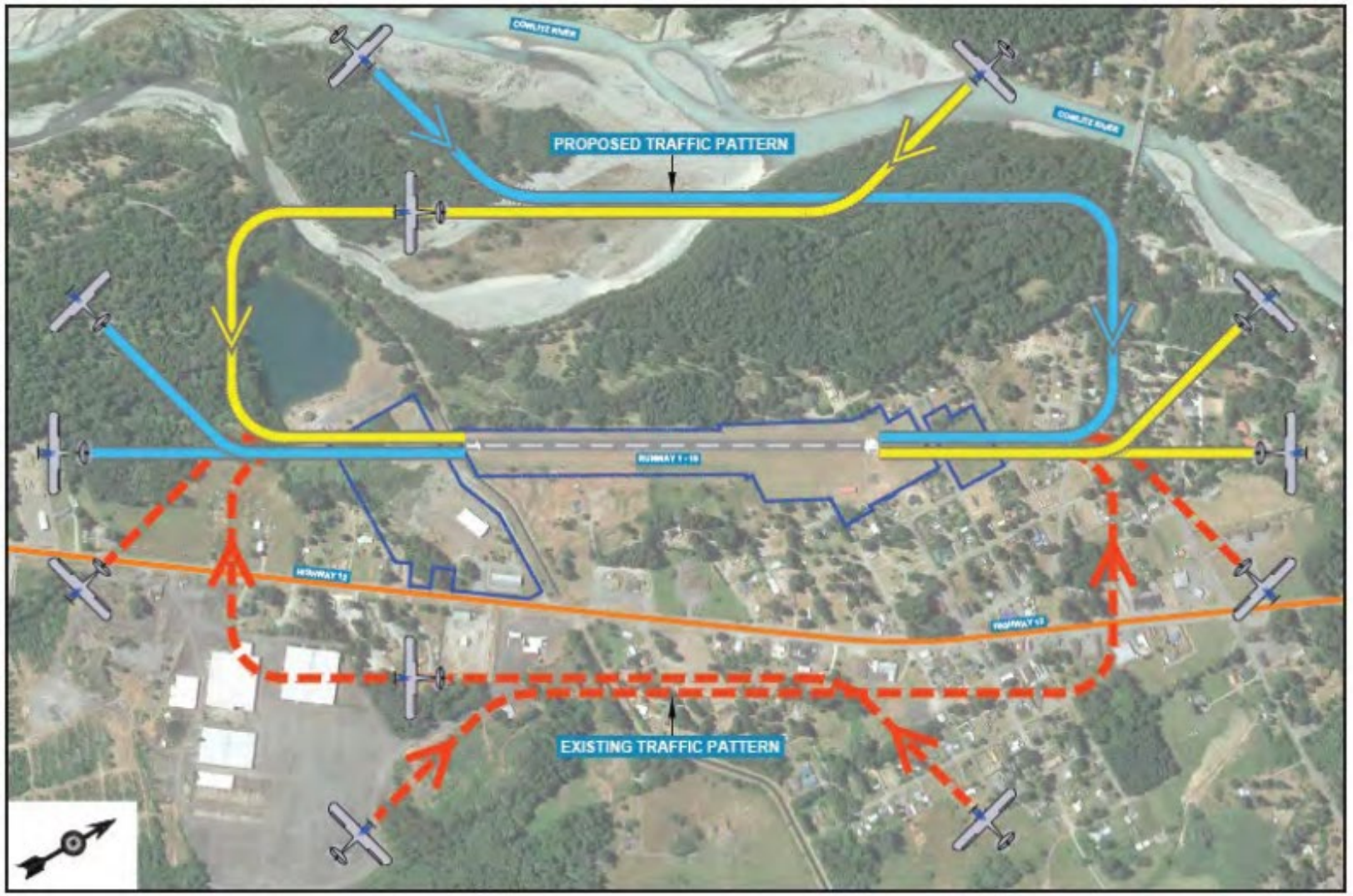


Airport Compatibility Zones

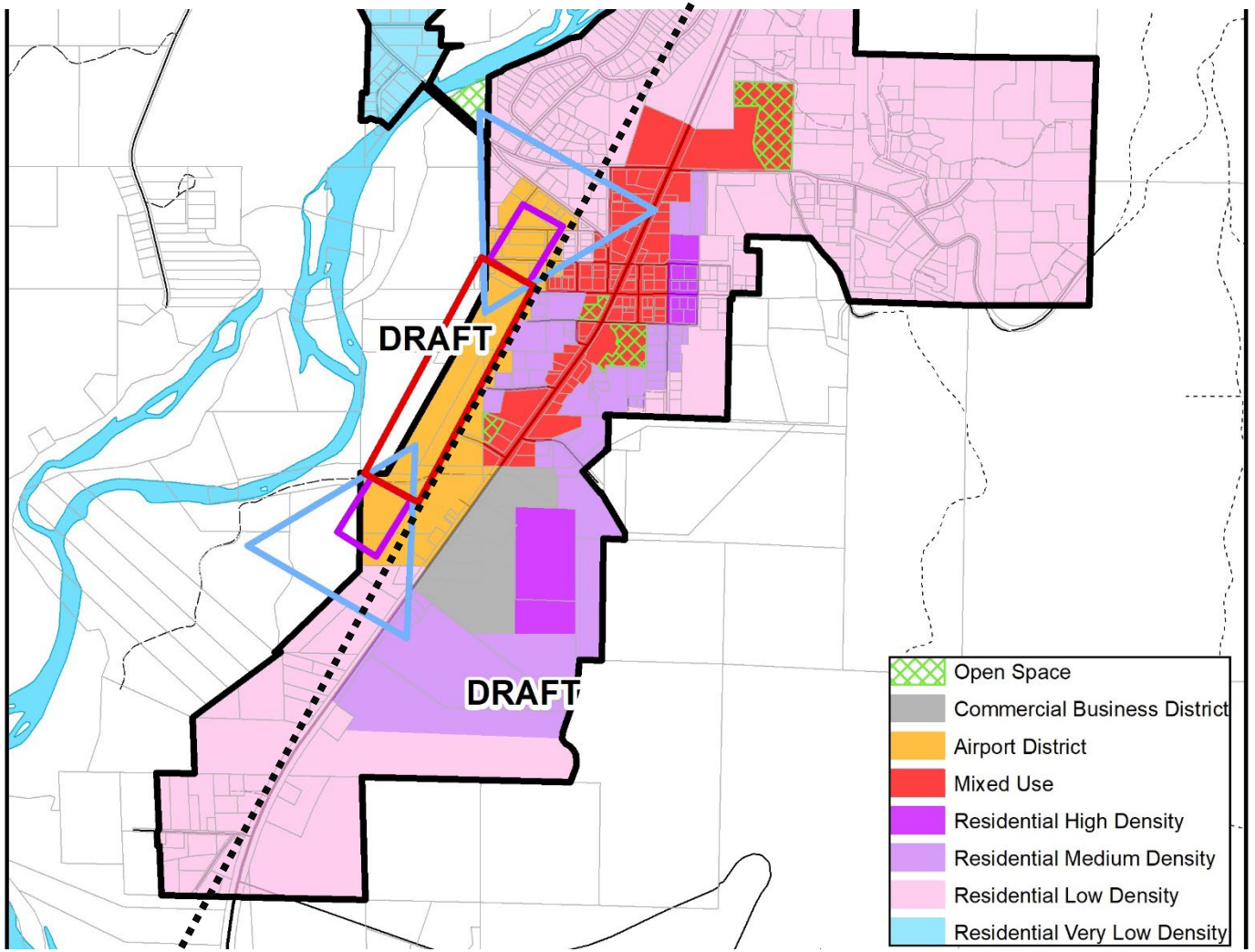


Traffic Patterns



Airport Compatibility Zones

Land Use - Future

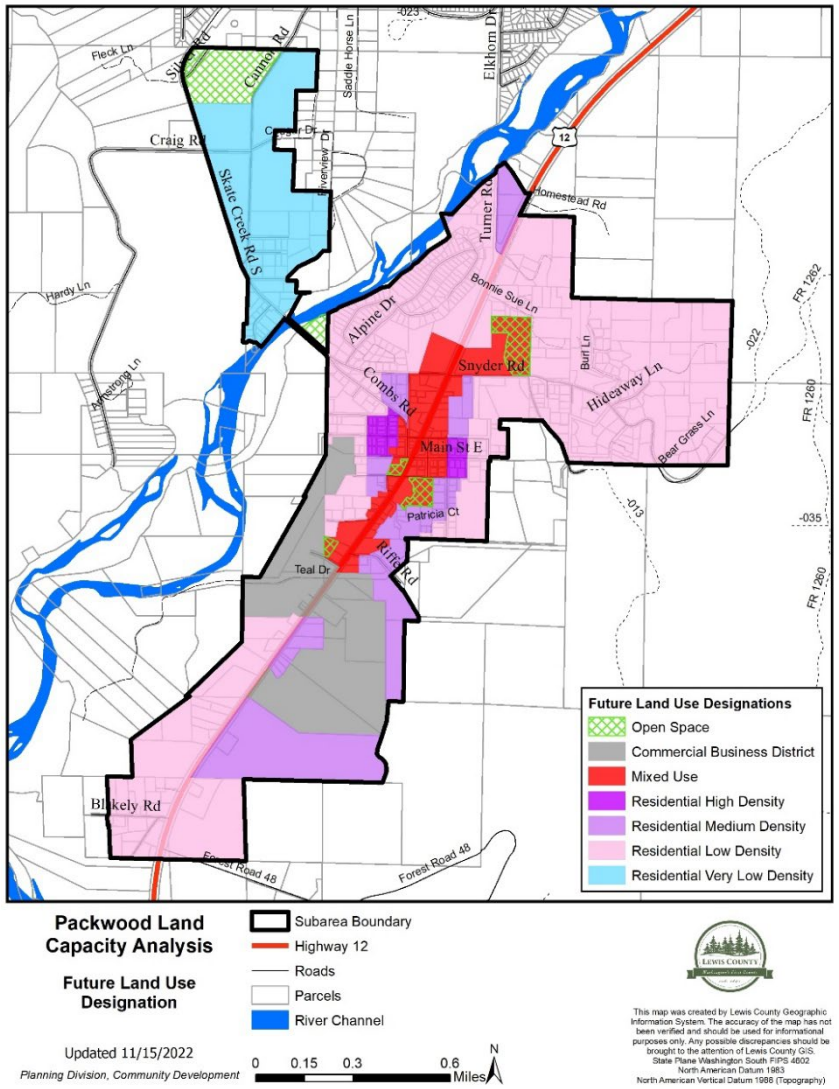


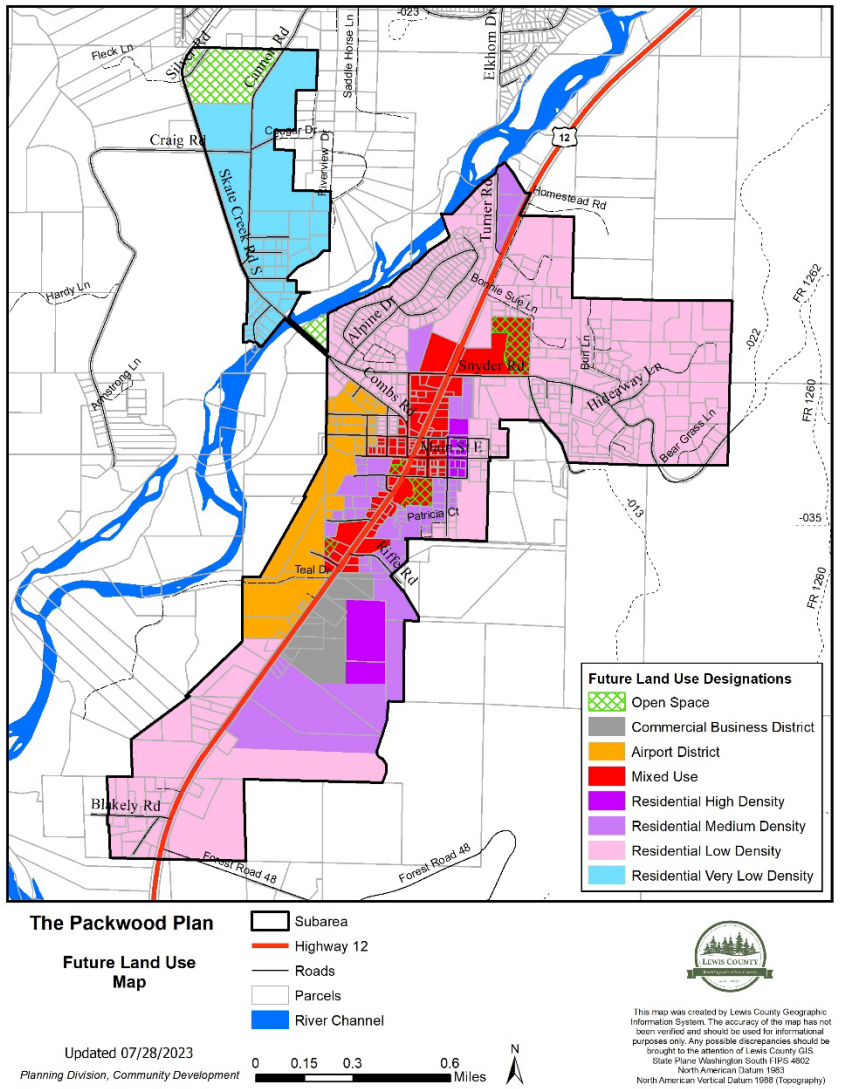
Airport District

Description in Packwood Subarea Plan

"This area includes the Packwood Airport and supporting lands. The focus is commercial and small scale manufacturing. Larger commercial buildings, 10,000 to 20,000 sq. ft., may be located in here. Very low density single family residential uses should be allowed on large lots. Duplexes, ADUs and multifamily residential should be prohibited. Lots sizes should be 1 acre or larger in size."

March 2023 - Land Use - August 2023





Housing

How do we create affordable housing?

1. Subsidized
2. Rent control
3. Supply vs Demand

Housing

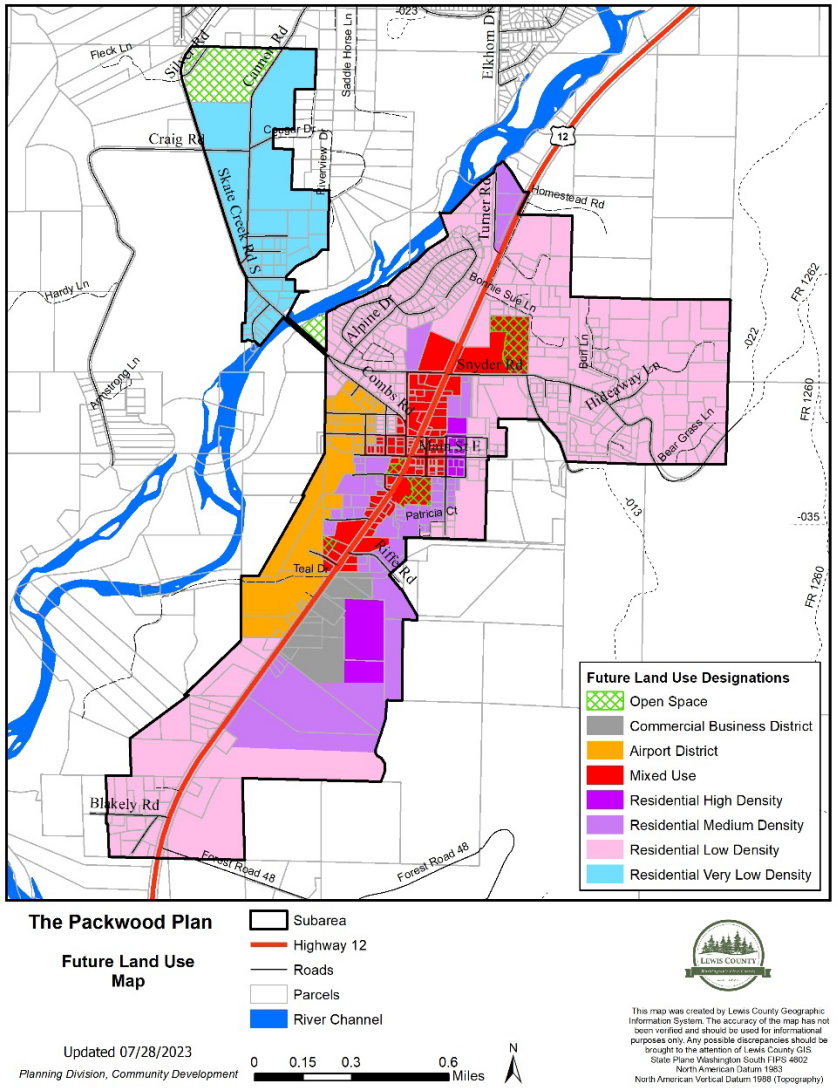
What is affordable housing?

30% of your income

Minimum Wage = $750 per month

Median Wage = $1,350 per month

Housing - Future



Short Term Rentals

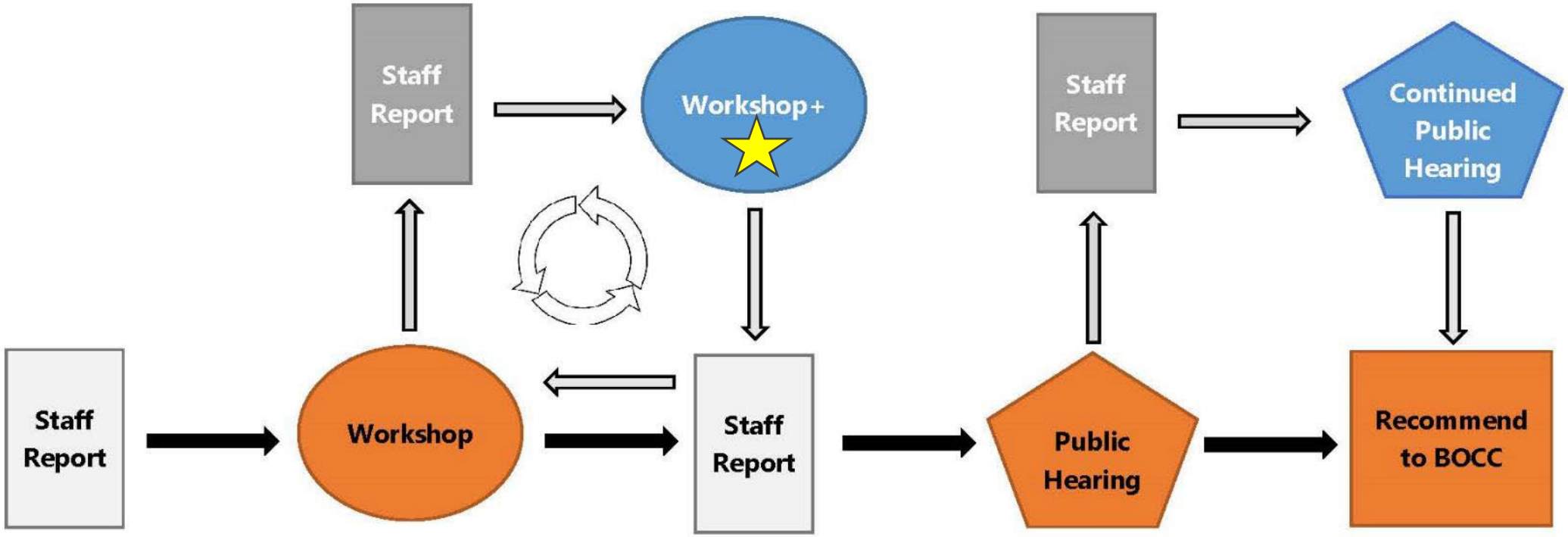
NEW – Ensure an appropriate balance of residential housing and short term rentals to support people's ability to live in Packwood.

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.

Questions about Subarea Plan?

Process and Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Process and Next Steps

August 24 – Notice of Hearing – Written Testimony

September 12 – Public Hearing

Hearing is at Packwood Community Hall at 6:00pm

Testimony to

mindy.brooks@lewiscountywa.gov

More Information

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

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