

ONALASKA SUBAREA PLAN

Existing Development Capacity Analysis

Updated August 9, 2023

Introduction

Lewis County is updating the [Onalaska Subarea Plan](#), which was adopted in 2017. As part of the update, staff are working with the community to determine if updates to the existing zoning and development regulations should be considered. The purpose of this memo is to review the existing zoning and land use and evaluate the development capacity of the vacant lots.

Existing Zoning & Land Uses

Part of the 2017 Onalaska Subarea Plan was application of an Urban Growth Area (UGA) to the lands zoned as Small Town Mixed Use (STMU) and Small Town Industrial (STI). Map 1 depicts the existing zoning.

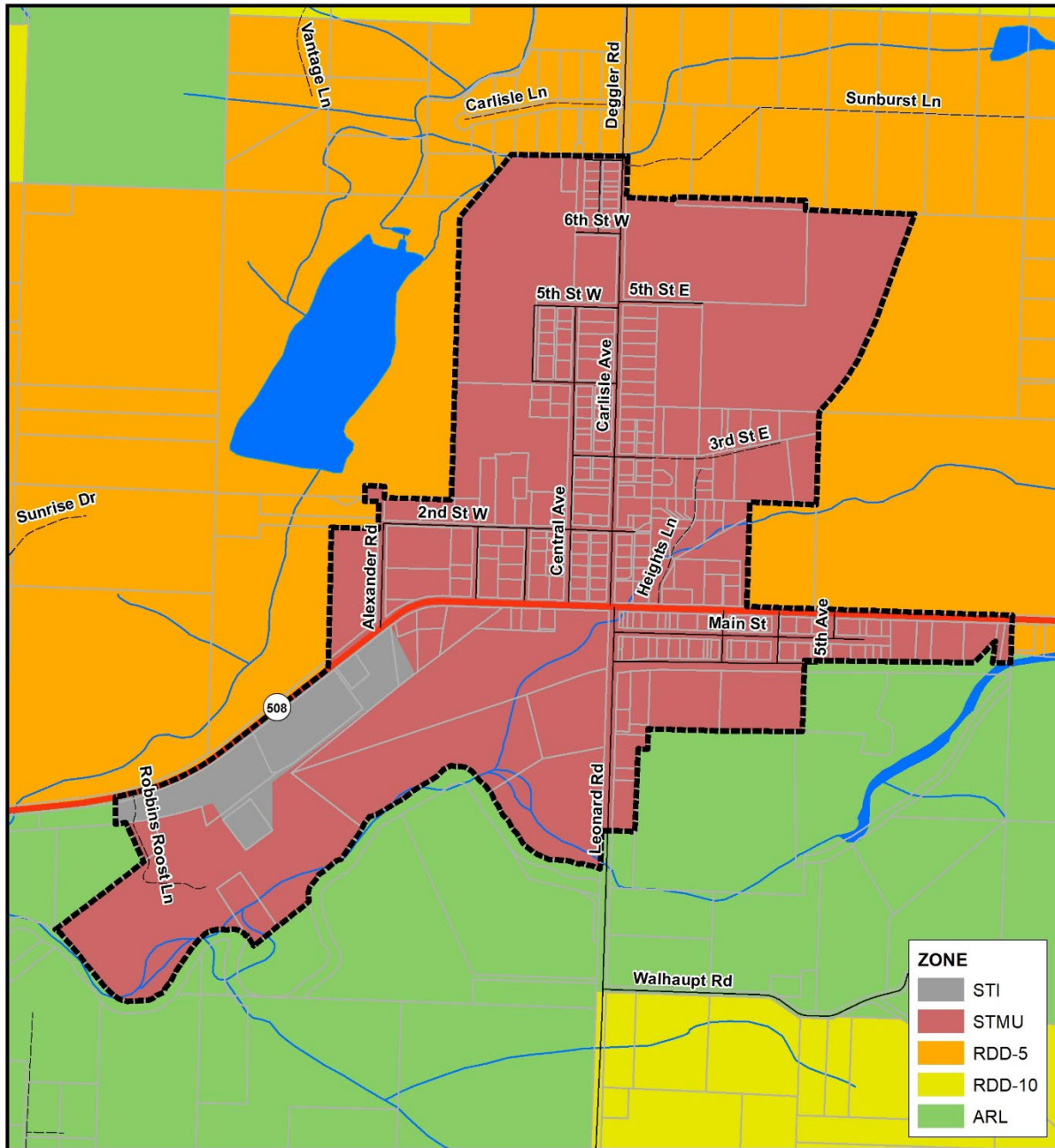
The development regulations, found in Lewis County Code Title 17, define what density of new development and new uses are allowed in each zone. STMU allows any density of development that can be supported by sewer/septic and water. STMU is also the most permissive zone with regards to allowed uses, which includes but are not limited to single family residential, multifamily residential, mobile home parks, hotels/motels, commercial (e.g., stores, restaurants, etc.), professional service and offices, event centers, manufacturing, public facilities (e.g., schools), and RV Parks.

STI also allows any density of development; however, the uses are limited. Industrial uses and commercial that directly supports industrial uses are allowed, as are grocery stores, event centers and storage facilities. Residential uses are not allowed in the STI zone.

Map 2 depicts the existing land uses. Land use means how the property is currently being used. Existing land use may or may not match the zoning. For example, a residential house could exist in the STI zone if the house was built prior to 2002 when the zoning was applied. That house would be considered a "legal nonconforming use" and can stay, be maintained and be replaced in its current footprint. However, if the use were to change (e.g. from a house to a professional office) or the property is redeveloped, it would have to meet the current regulations. Parcels for which development has been approved but construction has not started are shown as vacant.

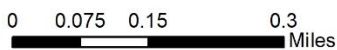


Map 1: Existing Zoning Designations



Onalaska Subarea Plan
 Onalaska Urban Growth Area
 SR 508
 Roads
 Parcels
 Waterbodies

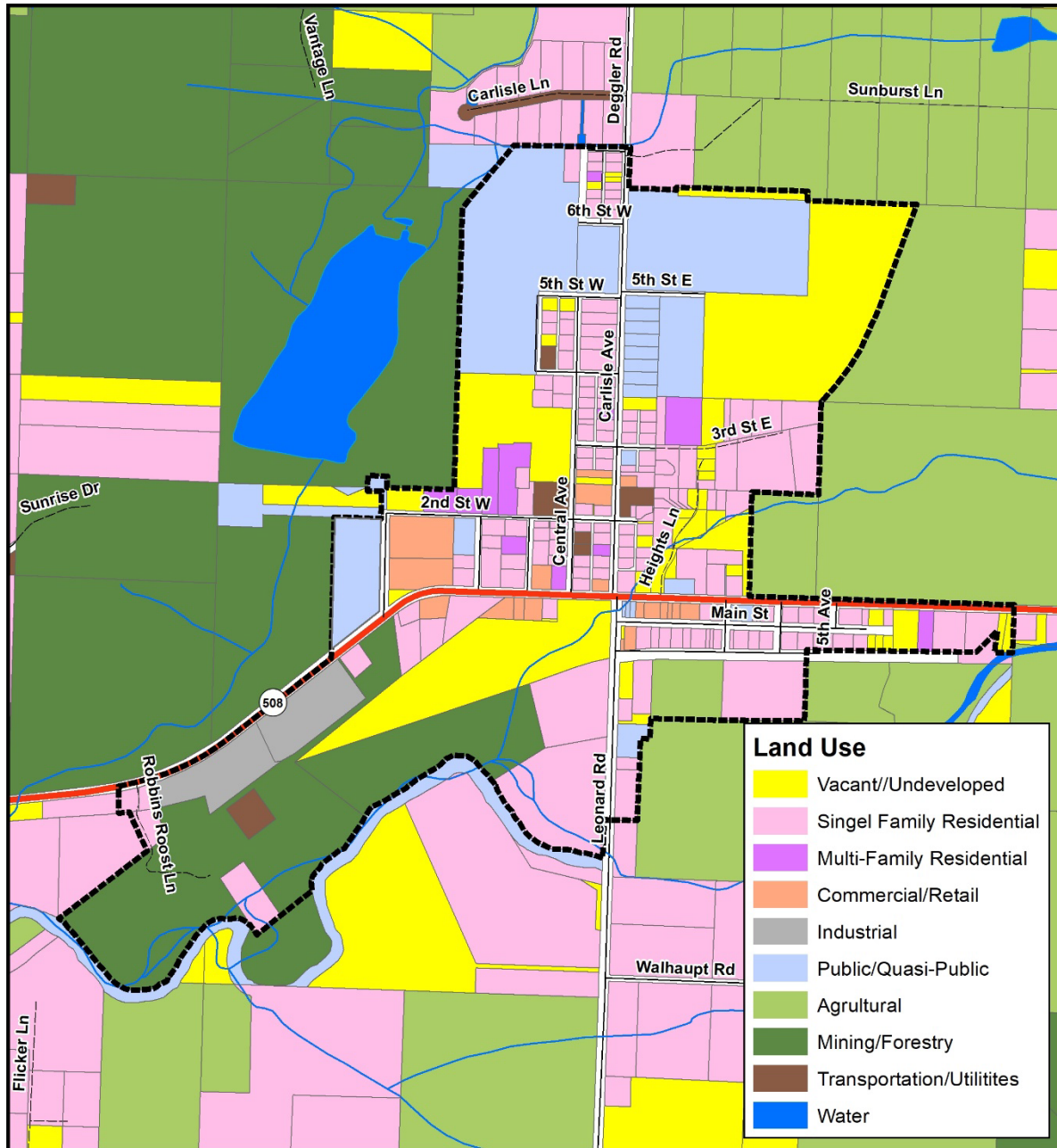
Updated 6/07/2023
 Planning Division, Community Development



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Map 2: Existing Land Uses

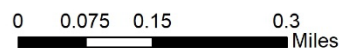


Onalaska Subarea Plan

Existing Land Use

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- Onalaska Urban Growth Area
- Parcels
- SR 508
- Roads
- Waterbodies



- #### Land Use
- Vacant/Undeveloped
 - Single Family Residential
 - Multi-Family Residential
 - Commercial/Retail
 - Industrial
 - Public/Quasi-Public
 - Agrultural
 - Mining/Forestry
 - Transportation/Utilitites
 - Water



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Development Capacity Analysis

Note – The analysis below is to determine the full build-out capacity of vacant lands in the Onalaska UGA. However, full build-out is not possible at this time. It is typically the case that existing infrastructure is the controlling factor for future development because once the hook-ups are used, new development will require expansion of the existing water and sewer systems, which can be costly.

Per the Washington State Growth Management Act (GMA), all UGAs must be developed at urban densities, which is defined by WAC 365-196-300. Specifically, the land must be developed at densities that support urban services including sewer and water. The lowest density that typically meets this requirement is four dwelling units per acre (4:1); however, it is more efficient and cost effective to provide urban service to higher densities.

In the Onalaska UGA, there are 45 lots, totaling 71 acres, that are currently vacant or undeveloped (shown in yellow on Map 2). Those lots could potentially be developed to the density and uses allowed by the existing zoning (shown in Map 1).

Single Family Residential Development Capacity

Table 1 applies low, medium and high single family residential density assumptions to vacant parcels to determine the development capacity based on the existing zoning. The table includes a deduction for land that will be dedicated to roads and utilities, as well as a deduction for streams and wetlands that must be protected. The deductions are only applied to parcels over ½-acre in size because it is assumed those parcels can be subdivided to at least two ¼-acre lots, which meets the minimum urban residential density (4:1).

Per GMA, within all UGAs the local jurisdictions must allow at least one primary residence and two accessory dwelling units (ADUs) per lot. Allowing ADUs does not mean that the property owner *must* develop to the maximum allowance; any individual property owner could choose to develop only one single family residence and no ADUs. Based on this zoning requirement, the low single family residential density is four units per acre (one primary residence with no ADUs per parcel), the medium density is eight units per acre (one primary residence and one ADU per parcel) and the high density is 12 units per acre (one primary residence and two ADUs per parcel). Note – ADUs can be attached to the primary residence or detached.

The existing single family residential development capacity of the vacant parcels within the Onalaska UGA based on the current zoning designations is **198 – 588 dwelling units**.



Table 1: Onalaska UGA Single Family Residentials Development Capacity

Land Use	Address	Parcel Size Square Feet	20% Deduction Transportation/ Utilities	10% Deduction Critical Areas	Total Developable Area	Low Residential Density (4:1)	Medium Residential Density (8:1)	High Residential Density (12:1)
vacant	0 STATE ROUTE 508	1,085,512	217,102	108,551	759,858	70	140	209
vacant	0 LEONARD RD	728,425	145,685	72,842	509,897	47	94	140
vacant	0 CENTRAL AVE	418,871	83,774	41,887	293,210	27	54	81
vacant	0 STATE ROUTE 508	84,875	16,975	8,488	59,413	5	11	16
vacant	0 CARLISLE AVE	48,561	9,712	4,856	33,992	3	6	9
vacant	0 STATE ROUTE 508	45,056	9,011	4,506	31,540	3	6	9
vacant	0 3RD ST E	44,920	8,984	4,492	31,444	3	6	9
vacant	0 2ND ST W	36,441	7,288	3,644	25,509	2	5	7
vacant	111 HEIGHTS LN	33,275	6,655	3,328	23,293	2	4	6
vacant	120 HEIGHTS LN	27,799	5,560	2,780	19,460	2	4	5
vacant	0 RAILROAD ST	21,986	0	0	21,986	2	4	6
vacant	0 CARLISLE AVE	18,906	0	0	18,906	2	3	5
vacant	0 STATE ROUTE 508	15,449	0	0	15,449	1	3	4
vacant	0 STATE ROUTE 508	15,233	0	0	15,233	1	3	4
vacant	122 9 HEIGHTS LN	13,508	0	0	13,508	1	2	4
vacant	0 STATE ROUTE 508	12,198	0	0	12,198	1	2	3
vacant	142 HEIGHTS LN	11,247	0	0	11,247	1	2	3
vacant	119 HEIGHTS LN	10,971	0	0	10,971	1	2	3
vacant	0 STATE ROUTE 508	10,679	0	0	10,679	1	2	3
vacant	0 LEONARD RD	10,569	0	0	10,569	1	2	3
vacant	0 CARLISLE AVE	10,264	0	0	10,264	1	2	3
vacant	138 HEIGHTS LN	9,882	0	0	9,882	1	2	3
vacant	0 STATE ROUTE 508	9,351	0	0	9,351	1	2	3
vacant	127 HEIGHTS LN	8,819	0	0	8,819	1	2	3



Land Use	Address	Parcel Size Square Feet	20% Deduction Transportation/ Utilities	10% Deduction Critical Areas	Total Developable Area	Low Residential Density (4:1)	Medium Residential Density (8:1)	High Residential Density (12:1)
vacant	121 HEIGHTS LN	8,697	0	0	8,697	1	2	3
vacant	278 5TH ST W	8,499	0	0	8,499	1	2	3
vacant	461 CENTRAL AVE	8,422	0	0	8,422	1	2	3
vacant	0 CARLISLE AVE	8,228	0	0	8,228	1	2	3
vacant	128 HEIGHTS LN	8,209	0	0	8,209	1	2	3
vacant	0 PENNEL AVE	7,926	0	0	7,926	1	2	3
vacant	0 STATE ROUTE 508	7,907	0	0	7,907	1	2	3
vacant	0 HEIGHTS LN	7,853	0	0	7,853	1	2	3
vacant	134 HEIGHTS LN	7,427	0	0	7,427	1	2	3
vacant	0 STATE ROUTE 508	6,825	0	0	6,825	1	2	3
vacant	647 BUNKER AVE	5,438	0	0	5,438	1	2	3
vacant	0 MAIN ST	5,398	0	0	5,398	1	2	3
vacant	0 STATE ROUTE 508	5,376	0	0	5,376	1	2	3
vacant	662 BUNKER AVE	3,780	0	0	3,780	1	1	1
vacant	0 CARLISLE AVE	3,655	0	0	3,655	1	1	1
vacant	0 MAIN ST	2,032	0	0	2,032	1	1	1
vacant	0 STATE ROUTE 508	1,720	0	0	1,720	1	1	1
vacant	0 6TH ST W	1,542	0	0	1,542	1	1	1
vacant	0 2ND ST E	1,445	0	0	1,445	1	1	1
vacant	0 2ND ST W	576	0	0	576	1	1	1
TOTAL					2,077,633	198	392	588



Multifamily Residential Development Capacity

The single family residential development capacity high density assumption above is 12 units per acre, which is three units per parcel (one primary and two ADUs). To calculate the multifamily residential development capacity, the density starts at four units per parcel, one unit more per parcel than the single family residential high density. Therefore, the multifamily residential development low density is 16 units per acre. *Note – These assumptions are used to calculate number of dwelling units but do not represent how actual development may be configured. In other words, three dwelling units is three dwelling units regardless of if those units are three detached houses or a triplex or rowhouses.*

The STMU zone does not have a maximum allowed residential density and multifamily residential development is allowed anywhere in the STMU zone where water and sewer is available. Map 3 and 4 show the water/sewer service area. For the purposes of this analysis, the high multifamily residential density is assumed to be 24 units per acre, or six units per ¼-acre parcel. Using the same deductions as single family residential development capacity calculations, the existing multifamily residential development capacity based on the current zoning is **712 – 1,068 dwelling units**.

The multifamily residential capacity is not additive to the single family residential development capacity, because a parcel would either be developed as single family (3 dwelling units or less per parcel) or multifamily residential (4 dwelling units or more per parcel). However, a large parcel could be subdivided into both single family residences and multifamily residences.

Commercial and Industrial Development Capacity

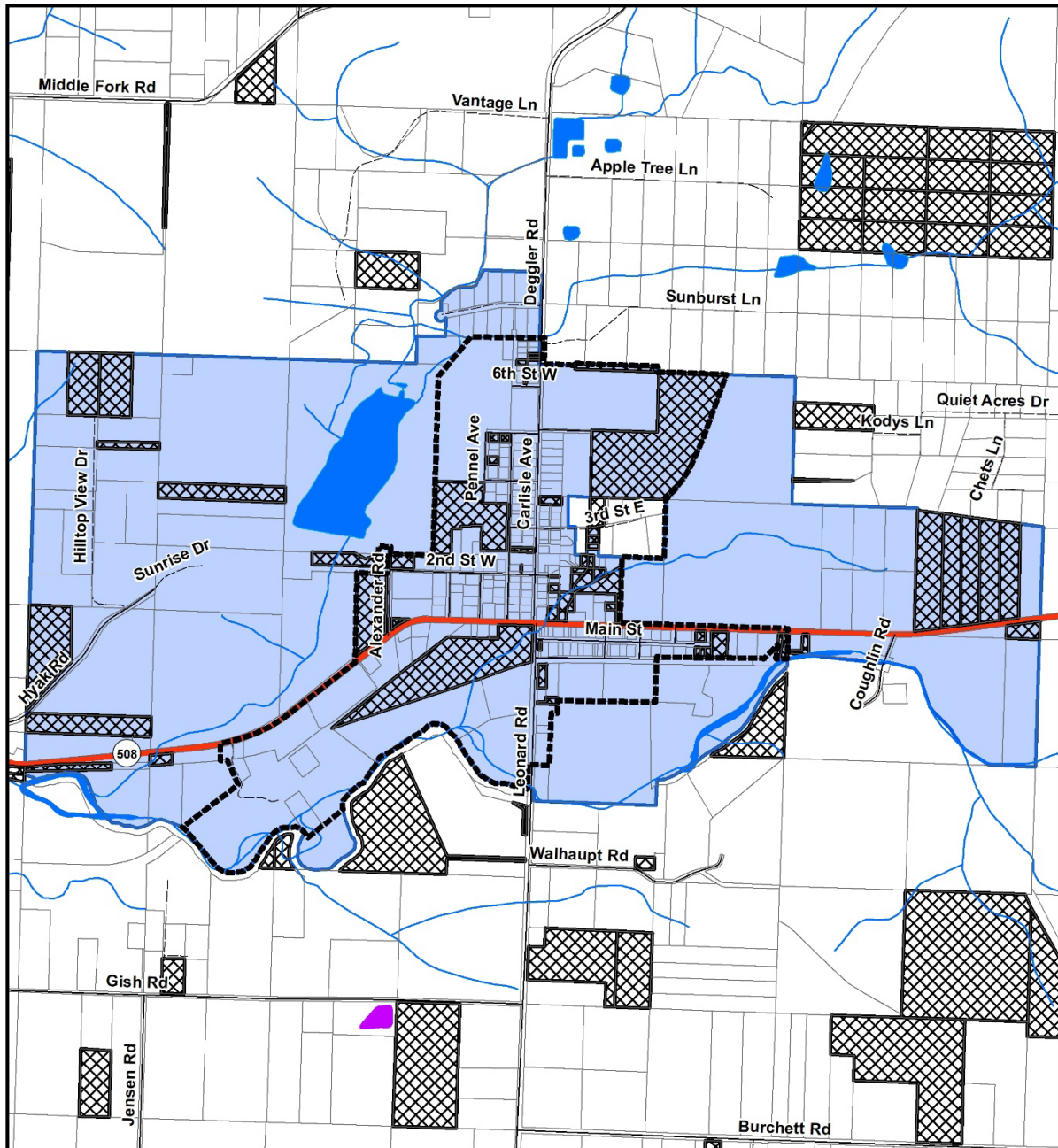
Commercial and industrial development is not expressed in terms of density of development. The STMU zone allows commercial uses including grocery stores and other retail stores, restaurants, breweries, hotels, motels, RV Parks, professional offices, manufacturing, storage, event centers, etc. The STI zone allows industrial uses and commercial that is associated with the industrial uses, as well as grocery stores and storage. Water and sewer requirements for commercial and industrial uses depends entirely on the use. For example, a brewery requires significantly more water than a sporting goods store.

Current Development Capacity Restrictions

Development to the densities listed in this memo cannot be achieved based on the current water and sewer system capacity. Based on discussions with Lewis County Water/Sewer District #2 (LCWSW2) staff, there are approximately 240 water hook-ups and 200 sewer hook-ups still available within the entire water district boundary (Map 3). It is typically the case that existing infrastructure capacity is the controlling factor for future development because once the hook-ups are used, new development will require expansion of the existing water and sewer systems, which can be costly.



Map 3: Lewis County Water/Sewer District #2 Service Area



Onalaska Subarea Plan

Existing Land Use

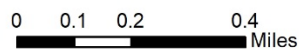
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-  Onalaska Urban Growth Area
-  Parcels
-  SR 508
-  Roads
-  Waterbodies

-  LCWSD2
-  Vacant



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Map 4: Lewis County Water/Sewer District #2 Sewer Lines

