



## Community Development

2025 NE Kresky Ave

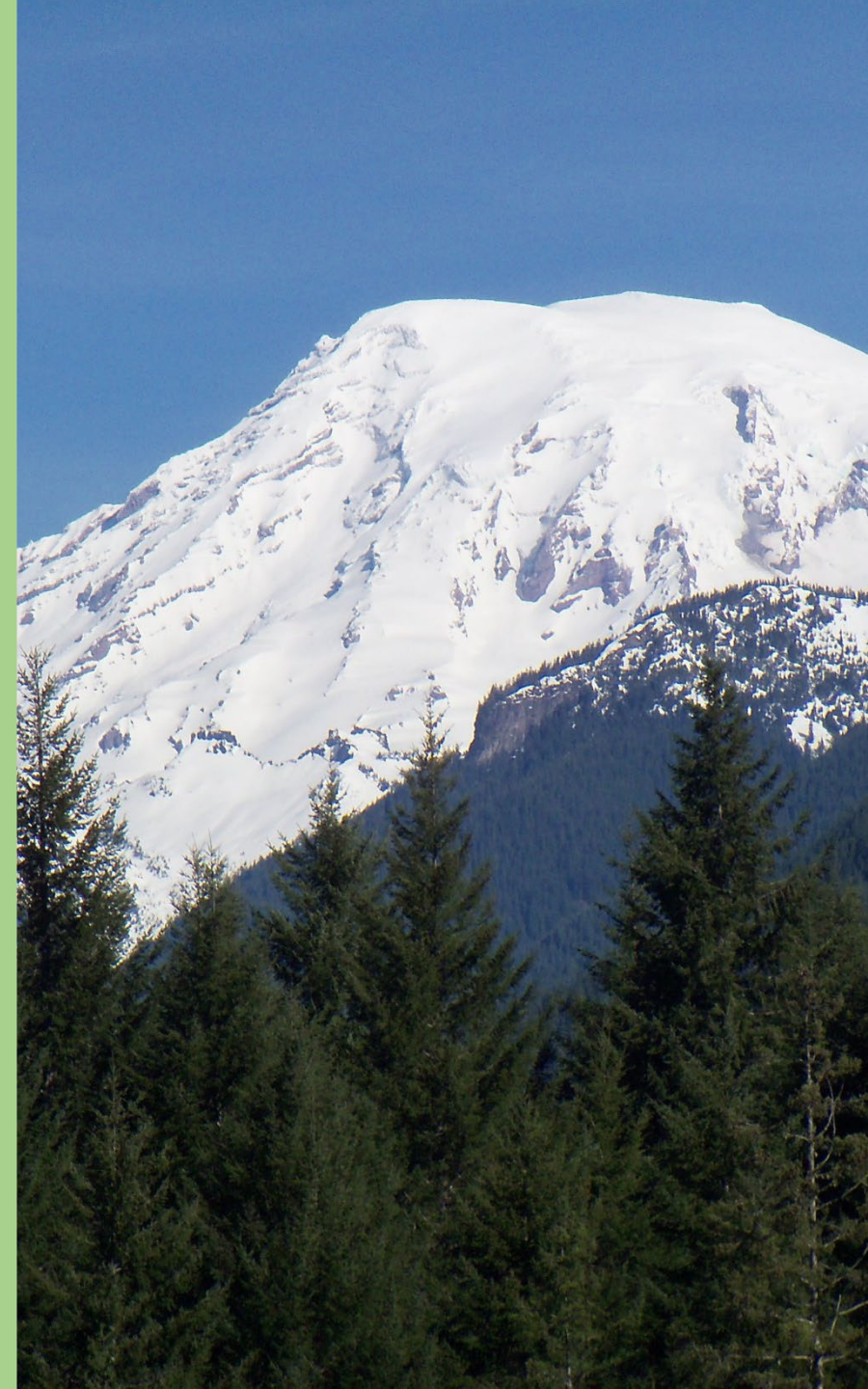
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# Lewis County Comprehensive Plan Periodic Update

Planning Commission Workshop

March 12, 2024

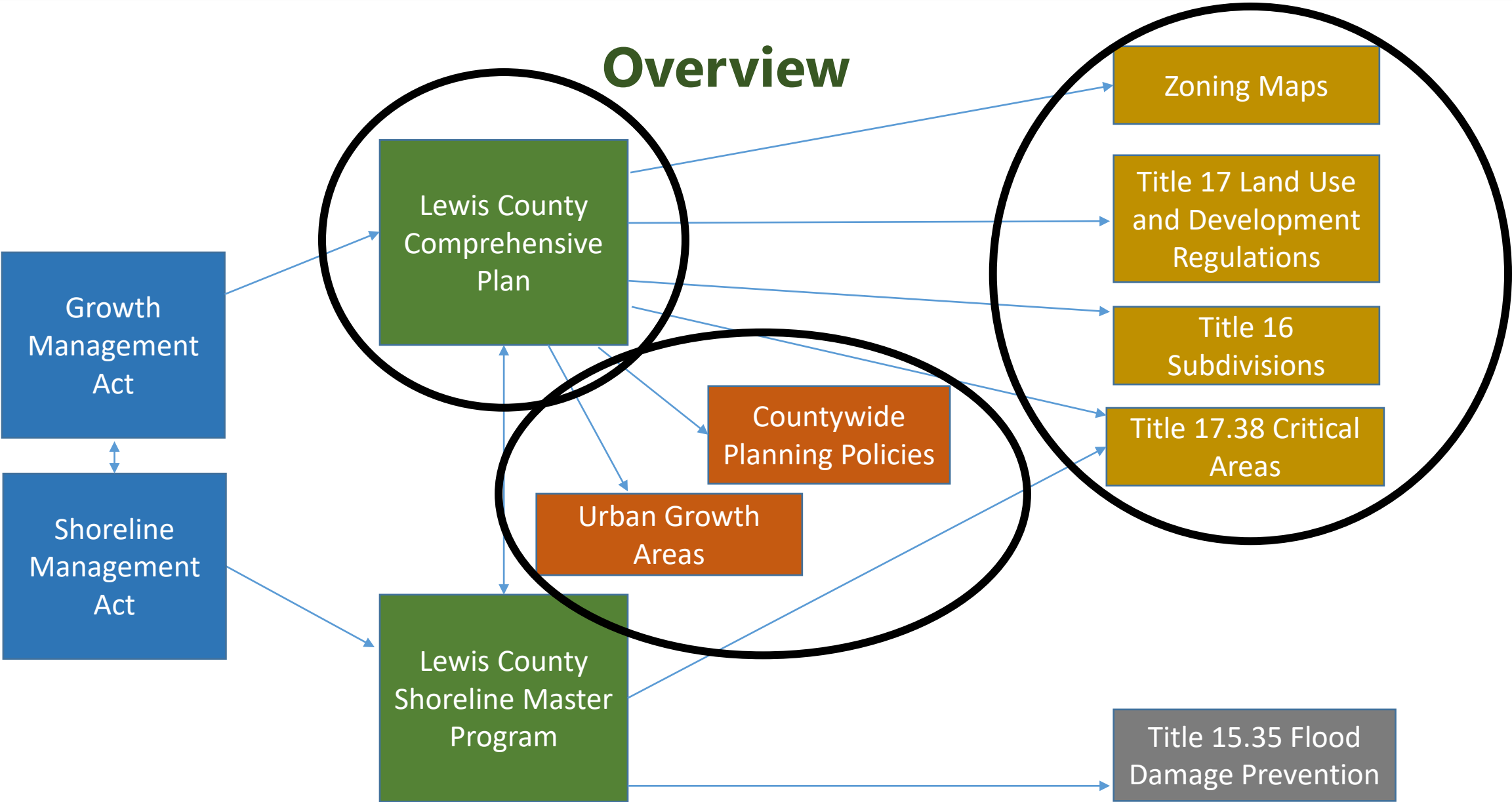


# Agenda

1. What is a Comprehensive Plan
2. Basis for the Comprehensive Plan
3. Requirements under GMA
4. Mandatory Updates
5. Planning Commission's Role



# Overview



# What is a Comprehensive Plan?

- 20-year vision
- Created with the community
- Addresses growth and impacts of growth
- Must comply with state laws



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# BIG FIVE State Laws

- RCW 36.70 – Planning Enabling Act
- RCW 36.70A – Growth Management Act (GMA)
- WAC 365-196 – Procedural Criteria for Adopting Comprehensive Plans & Development Regulations
- WAC 365-190 – Guidelines Agriculture, Forest, Mineral Lands, and Critical Areas
- WAC 365-196-425 – Rural Lands Element



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# Growth Management Act

**Purpose – protect rural areas, resources and environment and prevent sprawl**

Procedures for adopting Comprehensive Plans and development regulations (WAC 365-196)

Guidelines for classifying agricultural, forest, mineral and rural lands (WAC 365-190)

Guidelines for classifying critical areas (WAC 365-190)

Designate non-resource rural lands (WAC 365-196-425)





# Growth Management Act

## Required elements of GMA:

- Economic Development
- Land use
- Rural Character
- Housing
- Transportation
- Utilities and Capital Facilities
- *NEW* – Climate Resiliency
- *Optional* – Subarea Plans

<https://lewiscountywa.gov/departments/community-development/adopted-plans/>



# Periodic Update

Is NOT a wholesale rewrite.

Is NOT wordsmithing every goal and policy.

Is ...

Revising or adding goals and policies to implement state-mandated updates.

Addressing changes in local conditions.

*Optional*, addressing high community priorities.



# Agenda

1. What is a Comprehensive Plan
2. Basis for the Comprehensive Plan
3. Requirements under GMA
4. **Mandatory Updates**
5. Planning Commission's Role

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>



# Mandatory Updates

- Population and Housing Projections – ***DONE!***
- Urban Growth Areas
  - Land Capacity Analysis to right-size for pop/housing allocations
  - Changes to zoning designations (if ILA)
- Housing
  - Zoning to accommodate housing at all income levels
  - In UGAs, allow up to 2 ADUs in single family zone and allow co-living
  - Remove barriers to permanent supportive housing and shelters
- Climate Resiliency Element
  - Hazard Mitigation Plan
  - New goals and policies, will be focused on hazards
- LAMIRDs
  - Allow infill development
  - Retail size cap at 10,000 square feet

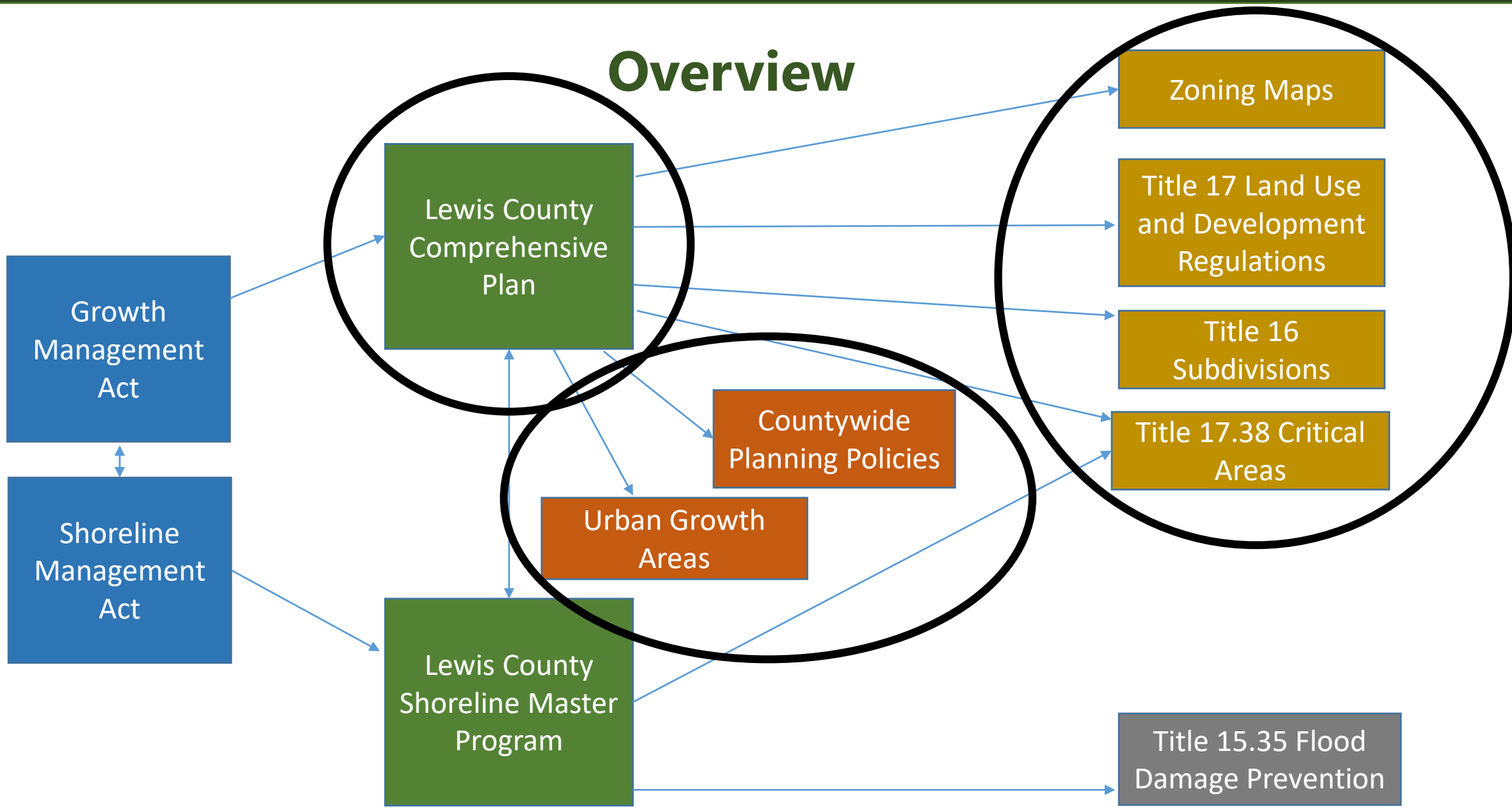


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# Planning Commission's Role

Recommendations ...

- Amendments to the Countywide Planning Policies
- Amendments to the Lewis County Comprehensive Plan
  - Changes to goals and policies
- UGA boundaries
- Zoning Designations
- Changes to development regulations
  - Title 17, Land Use and Development
  - Title 16, Subdivision





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