



Lewis County Comprehensive Plan

Goals & Policies

October 22, 2024

Staff Presentation Agenda

- 1. Comprehensive Plan Overview**
- 2. Existing Goals & Policies**
- 3. Why Goals & Policies Are Important**
- 4. Priorities for Change**
- 5. Draft Goals & Policies**
- 6. Next Steps**

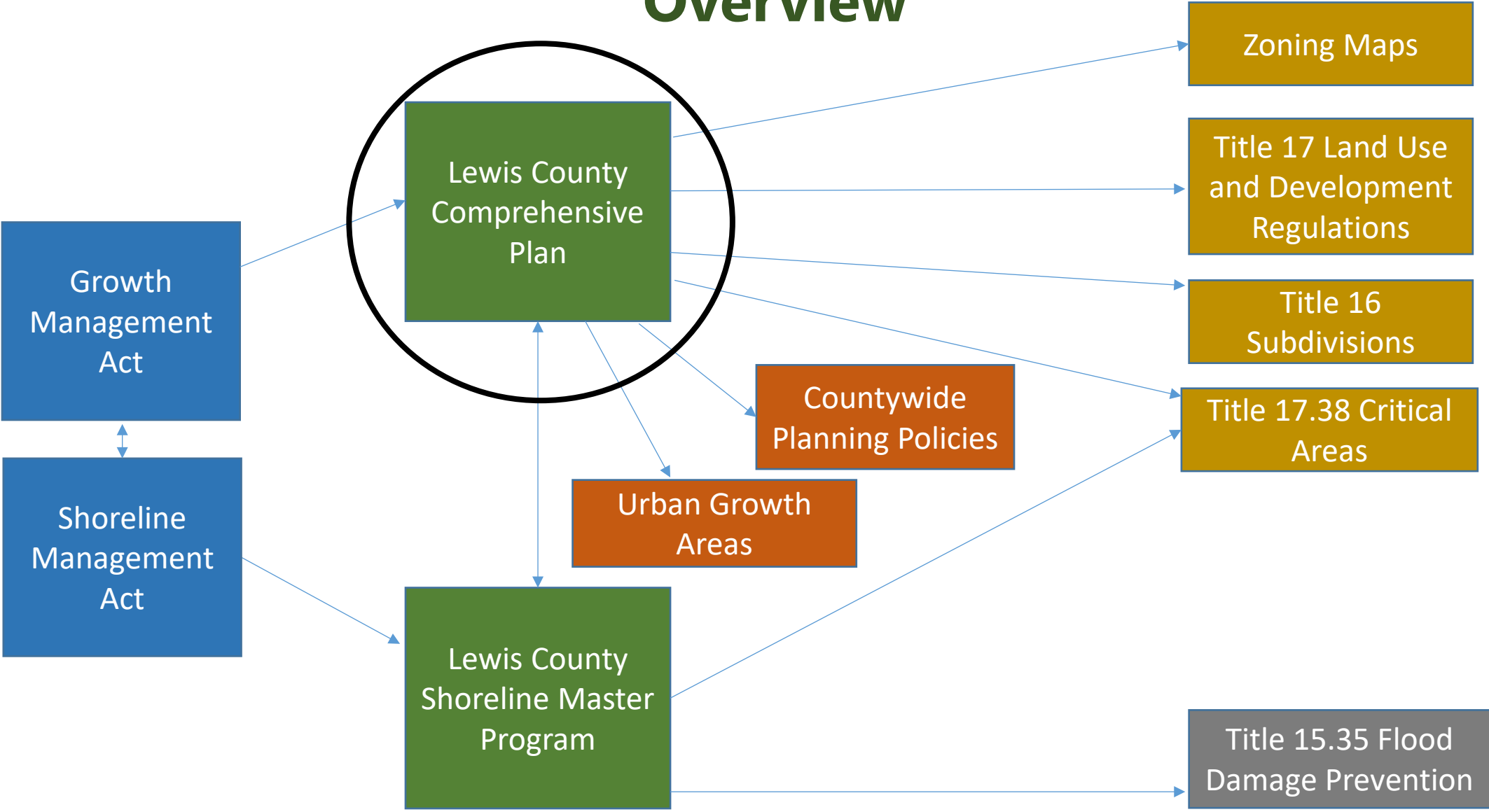


October 22, 2024

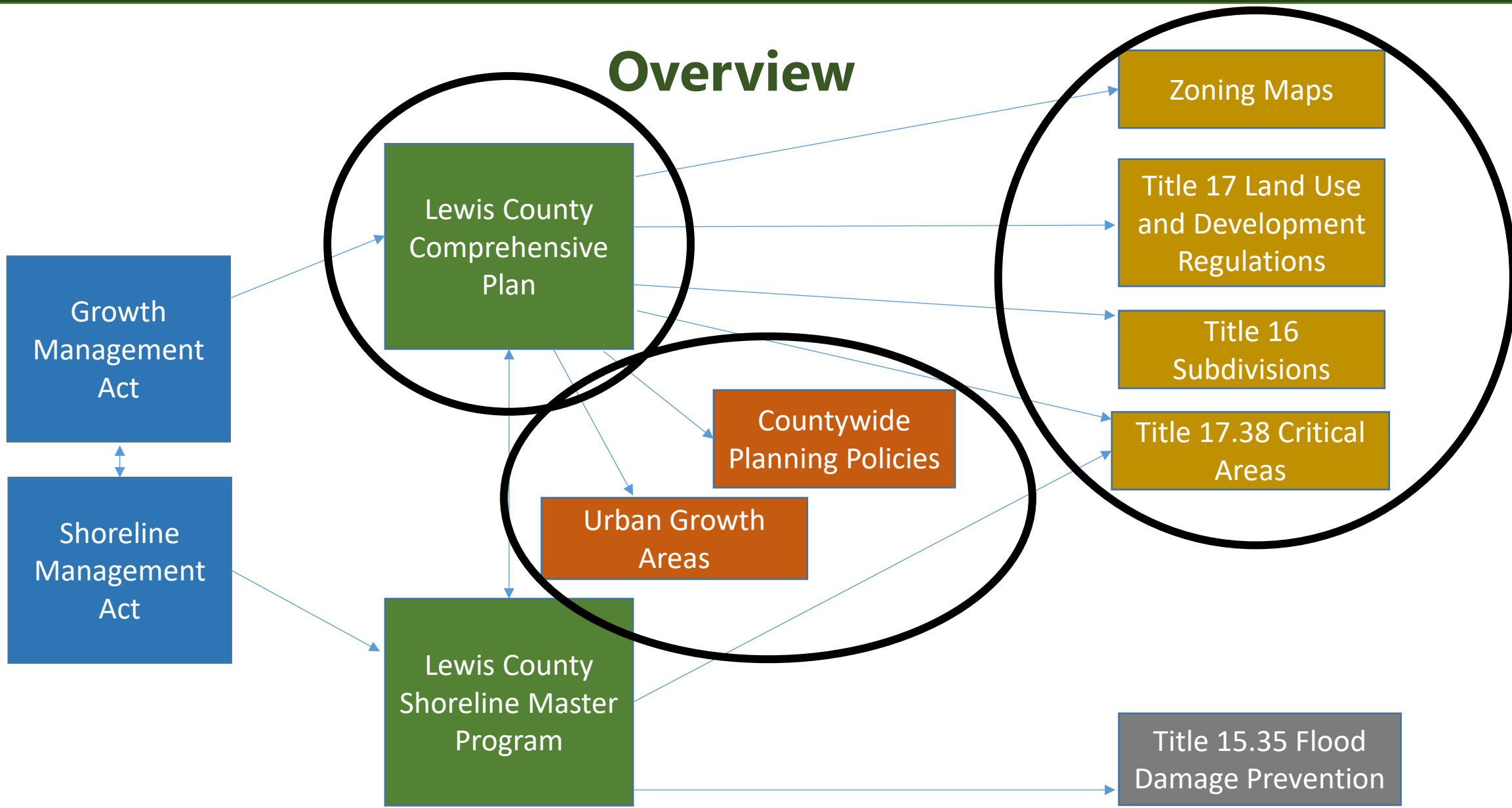
Lewis County Planning Commission - Workshop

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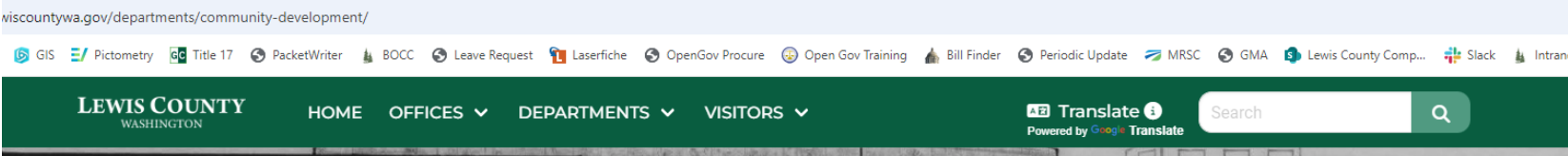
Overview



Overview



Overview



COMMUNITY DEVELOPMENT

SERVICES

- Permit Apps And Handouts
- Current Planning Applications
- ✓ Rezones
- Comp Plan & Development Regulation Amendments
- Codes And Flood Regulations
- Maps And Data
- Adopted Plans**
- Boards & Commissions
- Staff Directory

CONTACT US






Community Development
125 NW Chehalis Ave
Chehalis, WA, 98532

General Line / Inspections: (360) 740-1133
Permit Center: 360-740-1146

Community Development

Our Mission

To ensure growth and development occurs in a manner that protects public health, safety, and welfare, supports community prosperity, sustains natural resources, and preserves the quality of life enjoyed by citizens and visitors of Lewis County, Washington. Learn more about how we will provide Great Service Daily through our [Strategic Priorities](#).

-  **Building Inspections**
View the daily inspection schedule or submit an inspection request
-  **Permit Applications and Handouts**
Master Site Review, building permits, fill and grade permit, fee schedule, etc.
-  **Planning Applications Under Review**
Notices for active applications being reviewed by the Lewis County Planning Department
-  **Rezones**
Proposed and adopted rezone application materials
-  **Comprehensive Plan and Development Regulation Amendments**



Overview

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Adopted Plans

The Lewis County Comprehensive Plan identifies a vision for the future for the community, and establishes a set of long-term goals, policies and land use patterns for growth over a 20-year period. The current version of the Comprehensive Plan is available below.

Lewis County Comprehensive Plan (Amended February 8, 2021)

- Introduction
- Economic Development
- Land Use
- Housing
- Transportation
- Utilities and Capital Facilities
- Onalaska Subarea Plan
- Appendices
- Zoning & Comprehensive Plan Maps

Countywide Planning Policies (Adopted June 13, 2023)

Countywide Planning Policies

Shoreline Master Program

- Adopted Shoreline Master Program
- Shoreline Environmental Designations - Map Folio
- Shoreline Master Program Inventory and Characterization Report
- Shoreline Restoration Plan



Existing Goals & Policies



HOUSING ELEMENT



H GOAL 2.0 | Ensure concentrations of housing units are located close to transportation, employment, shopping, and daily activities, and adequate capital facilities and utilities are present for the dwellings.

POLICY H 2.1

Consider access to transportation and proximity to employment, shopping and community services in planning the location of new housing.

POLICY H 2.2

Encourage residential development in areas where water and/or sewer services, and amenities such as local schools are available.

POLICY H 2.3

Address the impacts of new residential development on transportation infrastructure and other public facilities through the use of SEPA mitigation, development standards, concurrency requirements and/or other approaches.

POLICY H 2.4

Encourage the construction of group homes, foster care facilities and housing for other special needs populations near services and public transportation routes wherever possible.



Existing Goals & Policies



LAND USE ELEMENT



Concentrated Development

URBAN GOAL 2.0 | Focus development in urban growth areas.

POLICY URBAN 2.1

Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.

POLICY URBAN 2.2

Locate intensive development where adequate public services and facilities are present, or can be provided concurrently with development.

POLICY URBAN 2.3

Encourage infill development and higher density zoning where services have already been provided and/or sufficient infrastructure capacity exists.

Importance of Goals & Policies

Must implement
all goals & policies
over next 10 years

Cannot adopt
regulations that
conflict with goals
& policies



Importance of Goals & Policies



Importance of Goals & Policies

- Population and Housing Projections – **DONE!**
- Urban Growth Areas
 - Land Capacity Analysis to right-size for pop/housing allocations
 - Changes to zoning designations
- 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



Importance of Goals & Policies



Priorities

- 2023 Community Meetings
- September 2023 Joint Work Session
- May 2024 Online Survey
- August 2024 Director's Meeting
- August 2024 Joint Work Session
- October 2024 Community Open House
- **NOW** – Online Survey (closes 10/31)



Draft Goals & Policies

Review the posters online >>>



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Land Use Designations



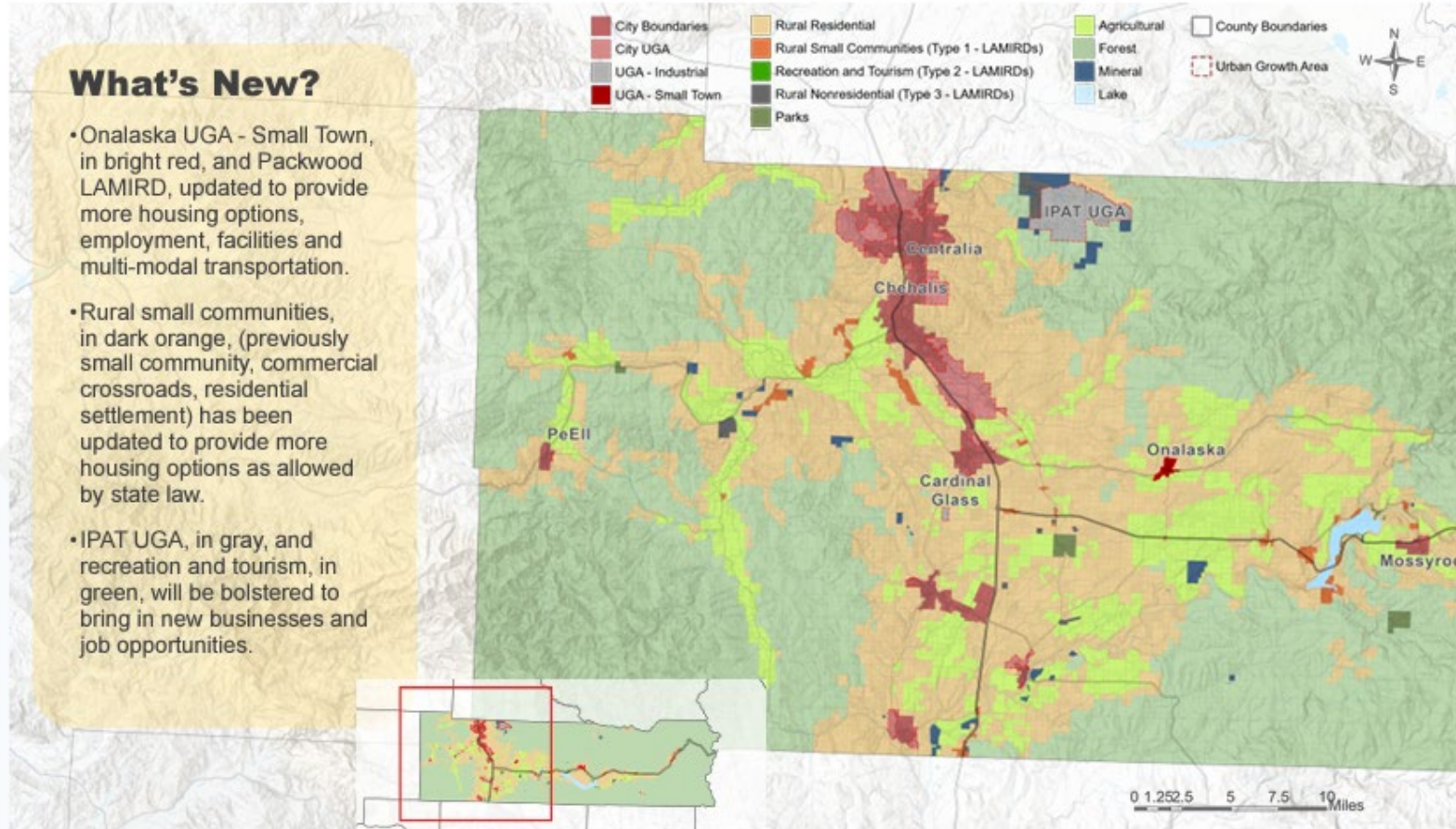
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What's New?

- Onalaska UGA - Small Town, in bright red, and Packwood LAMIRD, updated to provide more housing options, employment, facilities and multi-modal transportation.
- Rural small communities, in dark orange, (previously small community, commercial crossroads, residential settlement) has been updated to provide more housing options as allowed by state law.
- IPAT UGA, in gray, and recreation and tourism, in green, will be bolstered to bring in new businesses and job opportunities.



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Draft Goals & Policies

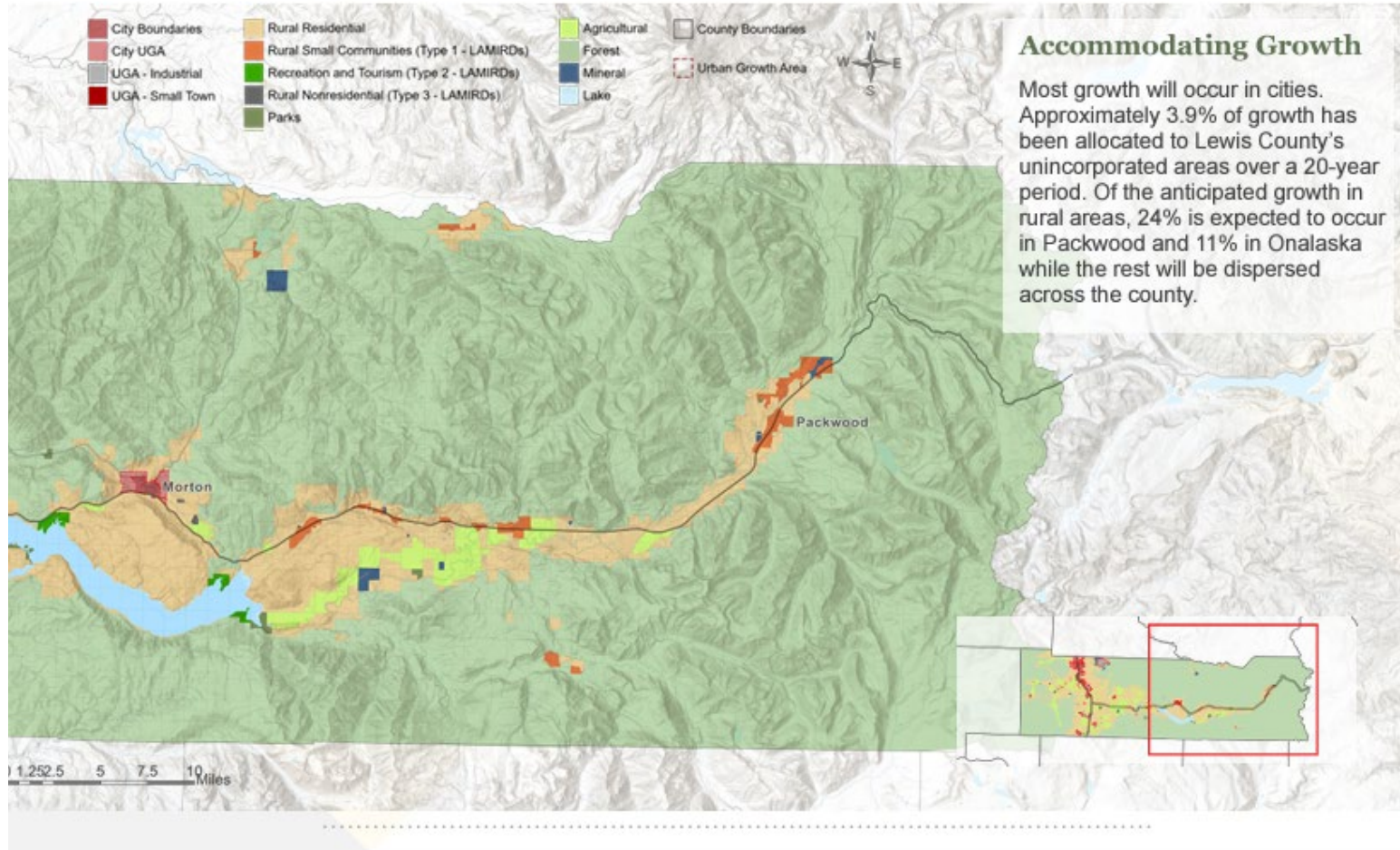
Comprehensive Plan Periodic Update Open House Land Use Designations



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Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Land Use



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Urban Growth Areas

These areas focus on providing urban densities or housing, employment, services, and facilities. Land uses and development patterns in urban growth areas around cities are established in coordination with the cities.

Rural Areas

These areas are established for agricultural and rural uses and housing at rural densities. Rural character is established and maintained to prevent urban and sprawl. Rural areas provide some commercial and employment options while maintaining rural character.

Resource Lands

These areas are designated for forestry, agriculture, and mining. Use of this land for these purposes is protected and support through local policies.

Natural Environment

Throughout all of Lewis County, regardless of land use designation, environmental policies are established and maintained to promote water quality, air quality, preservation of critical areas, stormwater, and open space preservation.

What's New?

Promote economic development and employment opportunities.

Promote multi-modal transportation.

Expand housing options, especially housing options for lower income households and those with special housing needs.

Expand parks, green infrastructure, and green space networks.

Create policies to protect communities from natural hazards.

Preserve (no change to) existing rural character, uses, and densities.

Where possible, expand housing options especially for lower income households and those with special housing needs.

Create policies to protect rural communities from natural hazards.

Preserve (no change to) existing goals and policies for natural resource lands.

Support and grow local farming opportunities.

Update policies to address best available science.

Update policies to address natural hazards and especially those worsened by climate change.

Complete the survey and let us know if you agree with these proposed changes.



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Housing



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Overview

Updated state laws require Lewis County to revise the Housing Element and include the following:

- Plan for and accommodate housing for moderate, low, very-low, and extremely-low incomes households.
- Include moderate density housing options.
- Plan for emergency housing and permanent supportive housing.

Existing Policies Focus On: Housing Types & Preservation, Housing Affordability, Housing Development

- Allow rural and urban densities, manufactured housing, accessory dwelling units.
- Provide housing for low-income families.
- Allow future housing development opportunities compatible with agricultural uses and adjacent natural resource lands.
- Preserve existing housing stock.
- Coordinate to establish affordable housing programs.

What's New?

Housing Types

Provide housing types in Lewis County for all incomes.
Increase middle housing, manufacture housing, and ADUs.
Establish emergency shelters.

Housing Affordability

Study and regulate short-term rental use in Lewis County to reduce the loss of long-term housing.

Housing Equity (New)

Provide opportunities for special housing types like group homes, and other housing conditions for specific users.
Understand and mitigate health impacts in housing.
Protect housing populations vulnerable to natural hazards and displacement.

Housing Preservation

Provide resources and services to rural residents to preserve housing stock.

Housing Development

Improve permit processes and establish clear regulations for housing development.

Complete the survey and let us know if you agree with these proposed changes.



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Transportation



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Overview

Updates to state law requires the following changes:

- Maintain existing transportation infrastructure.
- Enhance safety and transportation options equitably and for vulnerable users.
- Promote multi-modal transportation networks (transit, walking, biking, wheelchair, mobility).

Existing Policies Focus On: Maintenance, Safety, Construction, and Coordination, for Roads, Transit, Walking, Biking, Rail, Air transport

- Maintain safe and free-flowing transportation networks.
- Coordinate with all agencies for construction and maintenance.
- Seek funding for future projects.
- Provide air service at County airports with compatible adjacent uses.
- Maintain military training routes.
- Preserve existing rail corridors.
- Provide alternative transportation routes.
- Provide walking routes, biking routes, and transit.
- Ensure demand management and adequate levels of service.

What's New?

Resilient Transportation

Prioritize improvements to transportation networks vulnerable to natural hazards and disasters.
Provide transportation services equitably across the County, including rural areas.

Multi-Modal Transportation Network

In small towns and LAMIRDs, increase opportunities for transportation for low-income, disabled, or other disadvantaged populations.
In small towns and LAMIRDs, combine walking, biking, transit, roads and ADA facilities and create a multi-modal transportation network.



Include cars, buses, bikes, pedestrian, micromobility (scooters), wheelchair in transportation networks.

Complete the survey and let us know if you agree with these proposed changes.



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Infrastructure and Services



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Overview

Minimal changes to state law impacted the capital facilities and utilities elements in the Comprehensive Plan. Generally, policies have been revised to better coordinate with utility providers.

Existing Policies Focus On: Construction, Planning, and Coordination for Buildings, Parks, Schools, Water, Wastewater, Stormwater, & Utilities

- Seek sustainable and economic opportunities for funding projects.
- Provide services concurrent with development.
- Maintain established levels of service for facilities and services.
- Ensure adequate water supplies and infrastructure are provided.
- Reduce stormwater impacts on local rivers, streams, and wetlands.
- Provide high quality parks.
- Support improvement of schools.
- Provide solid waste service services.
- Coordinate with utility providers for gas, electric, telecommunications.

What's New?

Energy and Sustainability

- Explore electric vehicle opportunities.
- Establish new options for energy efficient buildings.
- Explore opportunities for renewable energy for facilities and services.
- Explore opportunities for efficient use of materials, like surplus programs, equipment rental programs.

County Buildings

Protect facilities and services from natural hazards.

Parks

Expand park networks, explore options for connections between communities.

Broadband and Fiber Optics

Coordinate for new projects and improvements to broadband and other telecommunications.

Complete the survey and let us know if you agree with these proposed changes.



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Economic Development



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Overview

Lewis County intends to continue economic development initiatives through land use integration. Most of the economic development goals and policies have been revised for feasibility and will be integrated throughout the comprehensive plan elements.

Existing Policies Focus On: Wage, Key Industries, Tourism, Infrastructure, Entrepreneurship, Business Retention, Workforce Development, & Government

- Increase wage levels.
- Promote diverse job opportunities.
- Target natural resource industries.
- Promote agricultural industries activities.
- Encourage energy related industries.
- Develop recreation and tourism opportunities.
- Provide infrastructure for economic development expansion.
- Promote entrepreneurship in Lewis County.
- Promote the retention and expansion of existing businesses.
- Provide workforce training opportunities.

What's New?

New Industries

Support transition of IPAT/TransAlta from mining to other industrial uses and explore options for new industrial areas near major transportation corridors.

Economic Development Integration

Economic development policies will be better integrated into the land use, transportation, and climate and resiliency elements to promote economic growth and economic resilience.

Resilient Economies

Protect industries vulnerable to natural hazards.
Protect critical networks that provide goods and services to the community, like airports and rail.
Expand telecommunications.

Complete the survey and let us know if you agree with these proposed changes.



Draft Goals & Policies

Comprehensive Plan Periodic Update Open House Climate and Resilience (New Element!)



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Overview

Per new state requirements the Climate and Resiliency element must establish goals and policies to:

- Reduce greenhouse gas emissions generated by transportation and land use (see other elements).
- Enhance resiliency to and adverse impacts of climate change.
- Reduce vehicle miles traveled (see transportation element).
- Address natural hazards aggravated by climate change.



Flooding



Reduced Snowpack /
Rising Temps.



Extreme
Precipitation



Avalanche



Wildfire & Smoke

Flood Resilience & Critical Areas

Protect ecosystems susceptible to natural hazards.

Wildfire Resilience

Ensure wildfire planning is continued.
Provide education on wildfire preparedness and property maintenance.
Enhance protection of areas vulnerable to wildfires.

Public Health and Wellbeing

Educate community members or natural hazards awareness, preparedness and mitigation.
Expand services to communities for hazard mitigation and disaster relief.

Emergency Preparedness

Expand emergency response, notification alerts, post disaster response, public facilities and sheltering, communication system upgrades.

Historic and Cultural Resources

Protect historic areas from natural hazards.

Resilient Economies

Protect industries vulnerable to natural hazards.
Protect critical networks that provide goods and services to the community, like airports and rail.
Expand telecommunications.

Evacuation Systems

Expand evacuation routes.
Protect critical evacuation routes from natural hazards.
Expand education on evacuation routes and practices.

Sustainable Design

Enhance buildings to increase resilience to flooding, fire, extreme heat, and utility loss.
Examples: fire resilience standards, utility improvements, power loss management.

Complete the survey and let us know if you agree with these proposed changes.



Next Steps

- December – Draft Updated Comp Plan
 - Table of all proposed changes
 - Proposed map changes
 - Updated Plan
- February – Hearings on Goals & Policies
- March – Packwood & Onalaska
- April/May – Draft Updated Zoning & Development Regulations



Next Steps

- Review existing Comp Plan
- Review posters
- Send me what topics you want me to focus on
- Send me questions





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