



# Lewis County 2045

*Shaping the Future of Lewis County*

# Lewis County Comprehensive Plan 2045 Periodic Update

Adopted [insert date] 2025

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# Introduction

## Acknowledgements

### Lewis County Staff

Ryan Barrett, County Manager  
Mindy Brooks, Community Development Director  
Eric Eisenberg, Housing and Infrastructure Specialist  
Josh Metcalf, Public Works Director  
Wes Anderson, Assistant County Engineer  
Mike Kroll, Transportation Planner  
Meja Handle, Public Health and Social Services Director  
Doug Carey, Capital Facilities Manager  
Erika Katt, Emergency Management Planner  
Matt Hyatt, GIS Manager  
Gary Hurley, GIS Supervisor

### Kimley-Horn Consultants

Clay White, Project Manager, Director of Planning  
Erin O'Kelley, Long-Range Planner  
Joel Farias, Land Use Planner  
Brad Lincoln, Transportation Advisor  
Heidi Rous, Climate Advisor  
Denise Truong, Climate Planner  
Alice Cao, Climate Planner  
Olivia Bitten, Community Engagement Planner  
Makena Gove, Policy Analyst

### Facet Consultants

Dan Nickel, Director of Planning  
Nell Lund, Senior Environmental Planner





## Terminology and Acronyms

A full glossary of terms can be found in the appendix.

### Legal Terms

**Countywide Planning Policies (CPPs)** - A written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100<sup>1</sup>.

**Growth Management Act (GMA)** – The Growth Management Act is the State’s governing land use law. This act requires Counties to develop comprehensive plans to manage future population growth, along with many other statutes that regulate the County’s land use practices.

**Limited Area of More Intense Rural Development (LAMIRD)** – These are designated rural areas outside of cities and urban growth areas that characteristically have higher density and development than surrounding rural areas. There are three types of LAMIRDs recognized under the GMA and WAC with unique purposes and regulations.

**Natural Resource Lands (NRL)** – Referred to in this document as resource lands. These are areas designated for future forest, agriculture or mineral activities to support the State of Washington’s strong natural resource industry. These are projected and regulated under by the State under the GMA.

**Revised Code of Washington (RCW)** – The States compilation of all permanent laws now in force.

**Urban Growth Area (UGA)** – These are areas designated for future urban growth. UGAs are regulated by State under the GMA.

**Washington Administrative Code (WAC)** – The Washington Administrative Code is a set of regulations associated with the State’s land use law in the GMA. These regulations are codified and administered by the State Legislature and provide additional information or context to the laws found in the GMA.

### Comprehensive Plan Terms

**Development Regulations:** Land use goals and policies will be implemented through the County’s accompanying development regulations. This is Title 17 Land Use and Development Regulations of the Lewis County Code. It is required that development regulations be updated with the Comprehensive Plan to be consisted with new and revised policies.

**Element:** Elements are chapters of the Comprehensive Plan that focus on a specific topic like land use, housing, and transportation. The following elements are required under the Growth Management Act: land use, rural, housing, transportation, capital facilities, utilities, parks and recreation, economic development climate and resiliency. See RCW 39.70A.070 Mandatory Elements

**Existing Conditions:** Relevant data used to inform the goals and policies in the element.

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<sup>1</sup> Revised Code of Washington, 36.70A.210 Countywide planning policies.  
<https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.210>



**Framework:** Explains the methodology, approach, or intent of Lewis County when updating the 2025 goals and policies for each element.

**Goals:** Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1.

**Implementation:** Refers to the important milestones, projects, or actions to help Lewis County achieve the goals in each element. Identifies when potential policies or actions might occur and who is responsible.

**Policies:** Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

**Vision:** Identifies the most important features or aspects of Lewis County that should be continued and improved within the next 10-20 years. The vision is meant to uphold a collective vision of the community to enhance residents and visitors' quality of life.

DRAFT

**Relevant Documents, Studies, and Plans**

- 2021 Shoreline Master Program
- 2022 Parks, Recreation, and Open Space (PROS) Plan
- 2023 Countywide Planning Policies
- 2023 Public Safety Radio System Engineering Study Report
- 2024 Economic Development Strategic Plan
- 2024 Onalaska Subarea Plan
- 2024 Packwood Subarea Plan
- 2024-29 Transportation Improvement Plan
- 2025 Comprehensive Solid and Hazardous Waste Management Plan
- 2025 Hazard Mitigation Plan

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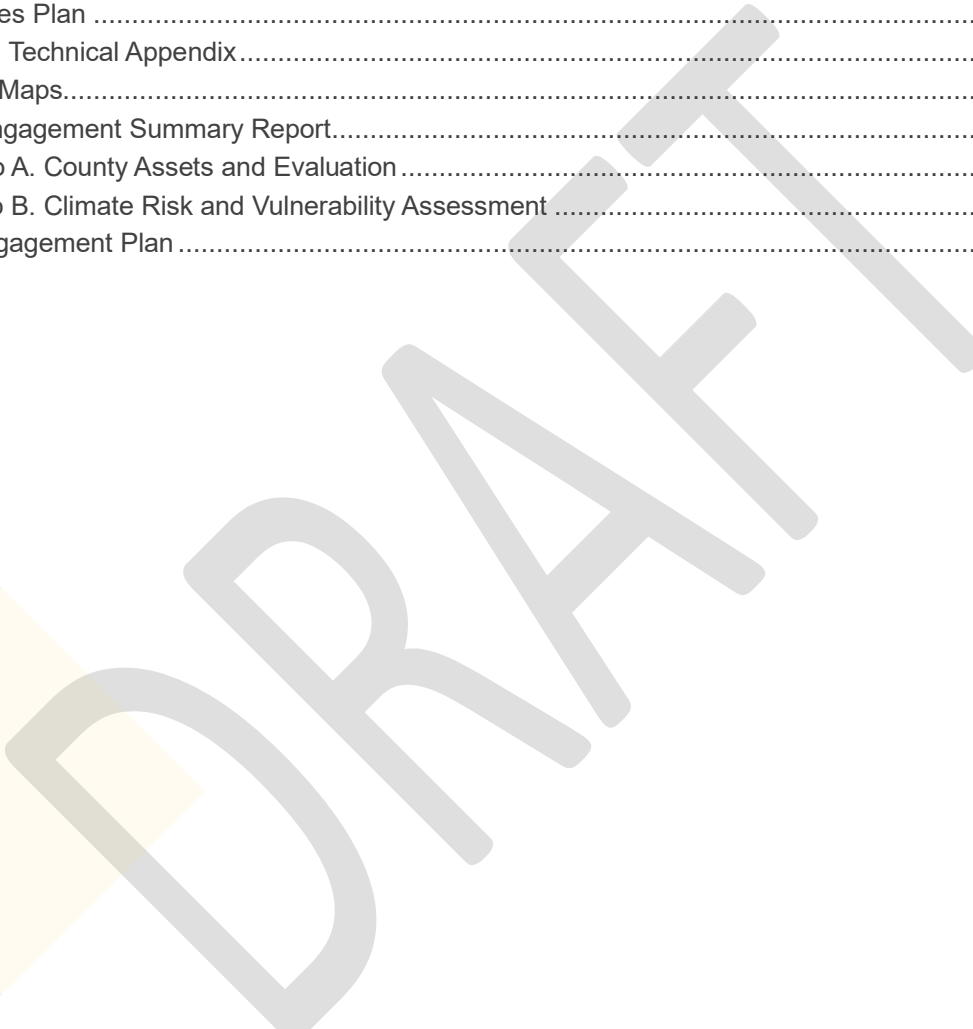
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## Statewide and Regional Planning

It is required in the GMA that the Comprehensive Plan of each County and City shall be coordinated with and consistent with adjacent comprehensive plans<sup>2</sup>.

### Countywide Planning Policies

Countywide Planning Policies are policies used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted<sup>3</sup>. It is the intent of this document to be consistent with the Countywide Planning Policies. The most recent version of Countywide Planning Policies can be found on the Lewis County website on the [adopted plans page](#).

### Planned Growth Committee

The Planned Growth Committee (PGC) is made up of the mayor, or their designee, from each city in Lewis County and the Chair of the Board of County Commissioners. The PGC makes recommendations on population and housing allocations to the Lewis County Planning Commission before the Board of County Commissioners (BOCC) adopts the final numbers. This group is another method for continued coordination between cities and Lewis County during the planning period and the Periodic Update. Visit the [Lewis County's Boards and Commissions webpage](#) to see details about the Planned Growth Committee.

### Statewide Planning

It is Lewis County's intent to uphold the Statewide Planning goals identified in the Growth Management Act<sup>4</sup> through the Comprehensive Plan, as required by state law. There are fifteen unique planning goals identified in [RCW 36.70A.020](#) to assist with the development and adoption of all comprehensive plans.

### Tribal Coordination

The County invites tribes to participate in any planning efforts. In accordance with the Growth Management Act and guidance provided by the Department of Commerce, the County sent out letters inviting tribes to participate at the beginning of the periodic update<sup>5</sup>.

<sup>2</sup> Revised Code of Washington, 36.70A.100 Comprehensive Plans – Must be coordinated., 2024, <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.100>

<sup>3</sup> Revised Code of Washington, 36.70A.210 Countywide planning policies., 2024, <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.210>

<sup>4</sup> Revised code of Washington, 36.70A.020 Planning Goals., 2024, <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.020>

<sup>5</sup> Revised Code of Washington, 36.70.040 Who must plan, 2025 <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.040>

## Organization of Document

Each chapter in this comprehensive plan is a required Element regulated under the Growth Management Act 36.70A.070. The required Rural Element is included in the Land Use Element.

### Land Use Element 36.70A.070(1)

The Land Use Element translates the implications of the population, development, economic and environmental trends into official land use policy. The element is broken into four major sections:

The urban growth areas section is intended to establish a course for Lewis County that promotes the vitality of the cities and urban growth areas.

The Rural Element, included in the Land Use Element, is meant to provide a series of goals and policies that preserve the rural character of the County, support healthy small unincorporated settlements, protect parks and recreational areas (36.70A.070(5)), and access to job opportunities for rural residents, which are key components of that character.

The resource lands section is intended to designate and preserve resource lands and encourage the long-term commercial viability of resource-related uses on the lands, commonly referred to as natural resource lands in the Revised Code of Washington.

The environment section is meant to articulate goals and policies to protect critical areas, including Frequently Flooded Areas, Critical Aquifer Recharge Areas, Geologically Hazardous Areas, Wetlands, and Fish and Wildlife Habitat Conservation.

### Housing Element 36.70A.070 (2)

The Housing Element offers a set of goals and policies to plan for and accommodate housing for all income levels of Lewis County's population. Key goals and policies include strategies to encourage the location of housing near existing facilities and services, and the

**LEWIS COUNTY:** Comprehensive Plan Introduction Element

*Whole Numbers are Goals Decimal Numbers are Policies*

pursuit of activities to maintain, enhance and/or build low to moderate-income dwellings.

### Transportation Element 36.70A.070 (6)

The Transportation Element considers the potential transportation impacts of future growth. Projects to alleviate potential transportation concerns, as well as strategies to promote alternative transportation modes (buses and teleworking) and non-motorized transportation (bicycles and pedestrian travel) are also included.

### Utilities and Capital Facilities Element 36.70A.070 (3) (4)

The Capital Facilities Element established goals and policies to guide future capital improvement projects and activities, such as parks and recreation, and a Ten-Year Capital Improvement Program are also included within the element and coordination between utilities, special service districts and other service providers.

### Economic Development Element 36.70A.070 (7)

The Economic Development Element establishes a series of goals and policies to promote economic development.

### Climate and Resiliency Element 36.70A.070 (9)

The Climate and Resiliency Element is aimed to reduce impacts of natural hazards in human communities and ecological systems,



consistent with best available science and climate projections. **Integrated goals and policies relating to climate and resilience have been integrated across all elements, note by this icon to the left.**



## Appendices

Appendices within the Comprehensive Plan include information related to the definition of rural character, agricultural lands, the

types of housing allowed for certain populations, and supplementary transportation and capital facilities information.

## 2025 Community Profile

The community profile is a form of existing conditions, informing the reader of what Lewis County looks like today, capturing all the necessary information to plan. Refer to the community profile for important information about community demographics, housing composition, economics, or transportation.

### County Overview

Lewis County is located in the southwest part of Washington State. The county touches eight other Washington counties: Grays Harbor, Thurston, and Pierce Counties to the north; Yakima County to the east; Skamania, Cowlitz, and Wahkiakum Counties to the south; and Pacific County to the west. The boundaries of the county are purely political creations except for a portion of the northern boundary that briefly parallels the Nisqually River and the eastern boundary which tracks along the crest of the Cascade Mountains. Lewis County is the largest county in western Washington. The county covers 2,452 square miles and measures about 90 miles (east to west) by 25 miles (north to south). The topography of the area varies widely, from the broad, flat and low-lying western section of the county to the Cascade Mountains to the east. Roughly three-fourths of the county is rugged, mountainous and forested. The remainder is characterized by low rolling hills interspersed with rivers and tributaries including the Cowlitz and Chehalis systems. The major population centers of Centralia, Chehalis, and Napavine, are located on the flood plains of the Chehalis River and its tributaries, including the Skookumchuck and Newaukum rivers.

### Population and Growth Forecast

Historically, Lewis County's population has increased at a constant rate since 1960. The County's population has increased from 41,858 in 1960 to an estimated 84,950 as of April 1<sup>st</sup>, 2024.

FIGURE 1. Population Growth in Lewis County, 1960-2024

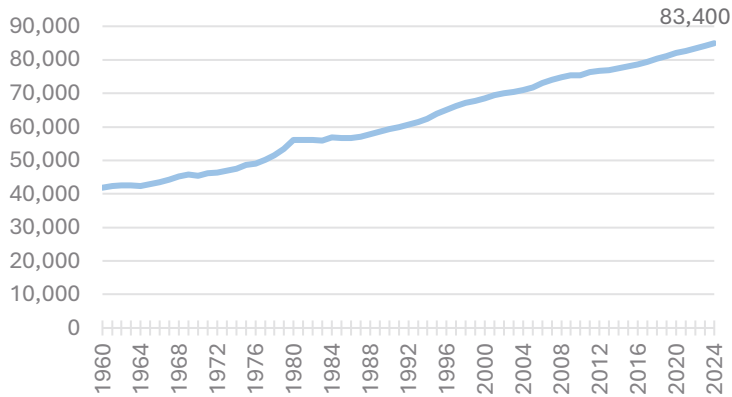
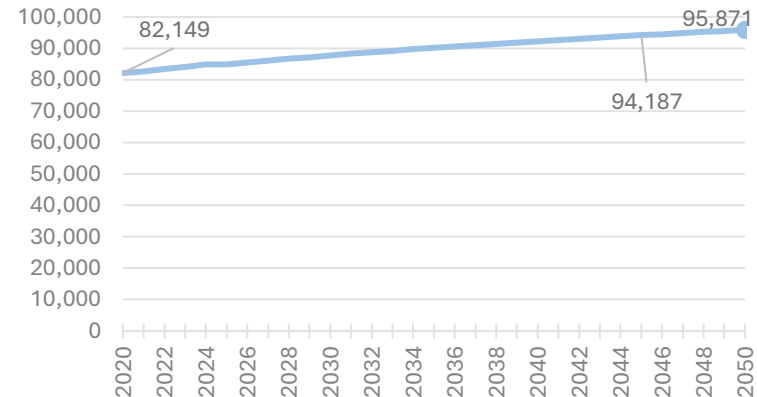


FIGURE 2. POPULATION GROWTH FORECAST IN LEWIS COUNTY, 2020-2050



Between 2020 and 2050, the medium projection from the Office of Financial Management (OFM) estimates the population of Lewis County to grow to nearly 96,000.

In 2024, Lewis County adopted OFM's medium population forecast of 94,348 which will require an increase of 5,778 housing units by 2045. In summary, an increase of 12,374 population and 5,778 housing units by 2045 are being planned for in this update. These increases were allocated to incorporated cities and unincorporated County areas in coordination with jurisdictions. To see the allocation for communities within Lewis County, please see the latest adopted copy of the Lewis County Countywide Planning Policies (adopted herein by reference).

A housing needs assessment was conducted as part of this periodic update and is included as **Appendix B**. The housing needs assessment identifies the housing need in the County as required by using the most current demographic data available from the American Community Survey, Department of Housing and Urban Development, and the State of Washington and other sources as cited.

TABLE 1. CENSUS TABLE S1101 HOUSEHOLDS AND FAMILIES, 2023

Housing Data	
Total Housing Units	36,370
Occupied Housing Units	32,149
Average Household Size	2.63
Vacant Units	4,221
Homeowner Vacancy Rate	2.9
Rental Vacancy Rate	10.9
Owner Occupied Units	75.3%

### Existing Housing Supply

Lewis County has a total of 36,370 housing units of which 32,149 are occupied. Over 70% of the current housing stock in Lewis County is single-family. The average unit size by bedrooms is three rooms, complete stock in **Table 1** and **Table 2**. The Housing Needs Assessment found that almost 60% of households are 1 to 2 persons per household which indicates that current housing stock is not proportionate to the needs of the current population.

### Household Economy

The median single-family home in Lewis County costs \$369,300 and the average monthly rent for a multifamily unit is about \$1,273 (WA Center for Real Estate Research, 2024). About 24,788 housing units are owner-occupied (77%) and about 7,361 housing units are renter-occupied (23%). The Housing Needs Assessment found that there is a gap in affordability when analyzing the median income of households and how much households are paying in mortgage and rent in Lewis County.

The median household income in the County is \$69,067 (US Census, 2022) and the expected mortgage payment on a median single-family home is approximately \$2,424. This means that for household would need to make at least \$97,000 to afford the median cost of a single-family home in the County, which is higher than the median household income. This Comprehensive Plan provides a framework and policies to increase the types of housing allowed in appropriate zones and meet the demand for more affordable housing in the County.

Per State regulations, The Comprehensive Plan must plan for the housing needs of future population growth, but also for the current population. Of the 32,149 occupied housing units in Lewis County, 8,780 are cost-burdened (spend more than 30% of their income on housing costs) and make between the 0-80% area median income range. It is likely these households would not be able to qualify for a mortgage to purchase a home and would be cost-burdened if they are able to. **Table 4** has a snapshot of cost-burdened households US HUD affordability data (renter-occupied and owner-occupied households are summarized). **Figure 6** shows total households within each area median income (AMI) threshold which are cost-burdened, extremely cost-burdened, or not cost-burdened.

### Economic Development

To better understand the economic conditions of Lewis County, this section looks at a variety of employment, spending, and commuting data. This data explains how residents of the County commute, their type of work, and spending habits. In comparing County and State data, a narrative can

TABLE 2. CENSUS TABLE DP04, 2022

Housing Units	
Single-Family Detached	26,095
Single-Family Attached	529
Duplex	803
Triplex & Fourplex	913
5-9 Units	563
10-19 Units	715
20 or More Units	1,897

TABLE 3. CENSUS TABLE S2401 OCCUPATION BY SEX, 2023, WASHINGTON CENTER FOR REAL ESTATE RESEARCH 2024, FANNIE MAE MORTGAGE CALCULATOR ASSUMES 20% DOWN PAYMENT AND 30-YEAR MORTGAGE AT 6% INTEREST RATE. ZILLOW OBSERVED RENTAL INDEX 2024

Economic Data	
Employed in Lewis County	35,059
Median Household Income	\$67,169
Average Monthly Rent	\$1,273
Average Monthly Mortgage	\$2,424
Median Home Price	\$369,300
Median Condominium Price	\$290,000



## 2025 Periodic Update

Every ten years Lewis County is required to update the Comprehensive Plan, referred to under the GMA as the periodic update. Each update comes with unique conditions that impact the process, engagement, and final goals and policies in the Comprehensive Plan. It is required during the periodic update that Lewis County review and revise the Comprehensive Plan and Development Regulations to comply with any new state laws passed since the previous update. It is also an opportunity to engage the community and incorporate their goals for the future.

### Relevant Legislation

For the 2025 Periodic Update, the following legislation played a critical role in the 2025 Comprehensive Plan process, analysis, and final goals and policies. A full list of legislation that affected the 2025 periodic update can be found on the [\*Washington Department of Commerce's Periodic Update webpage\*](#).

#### HB 1220 – Housing Legislation Summary

Passed in 2021, requires counties to identify sufficient land and zoning capacities to accommodate a diversity of housing types for community members at all economic levels: moderate, low, very low, and extremely low- income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes. This legislation revised the following sections of the GMA: RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW.

#### SB 5275 – Relating to Enhancing Opportunities in LAMIRDs Summary

This bill, passed in 2022, introduces changes to LAMIRD requirements, allowing for development and redevelopment within these areas, provided that there is confirmation of adequate public facilities and services to meet new demands. It also permits changes to land use designations on vacant land, as long as the development aligns with the county's definition of rural character. Commercial development within mixed-use zones is allowed, with size limits on certain types of businesses. Additionally, this legislation modifies RCW 36.70A.070 of the GMA.

#### HB 1181 – Improving the State's Climate Response Summary

Passed in 2023, this bill requires all cities and counties to adopt a climate element and a resiliency sub-element in the Comprehensive Plan. The resiliency sub-element requires the County to plan for and mitigate climate hazards, advance environmental justice, adapt to and mitigate the effects of climate, and protect and enhance the environment, economy, and human health and safety. The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate related topics. This legislation revised the following sections of the GMA: RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480.

**Growth, Housing, and Employment**

The Planned Growth Committee completed the reconciled population and housing allocations in August 2024. Through this process, Lewis County was allocated the following population and housing numbers.

*TABLE 12. LEWIS COUNTY POPULATION ALLOCATIONS*

<b>Unincorporated Areas*</b>	<b>2022 Total Population</b>	<b>2045 Population Allocation</b>	<b>20-Year Population Increase</b>	<b>20-Year Growth Rule</b>
<b>Onalaska UGA</b>	562	700	138	24.56%
<b>Packwood UGA</b>	910	1,200	290	31.87%
<b>Other Rural</b>	41,157	41,582	425	1.03%
<b>Total Unincorporated</b>	42,629	43,482	853	1.97

*\*Growth Within Unincorporated Areas Around Cities*

*TABLE 13. LEWIS COUNTY HOUSING ALLOCATIONS*

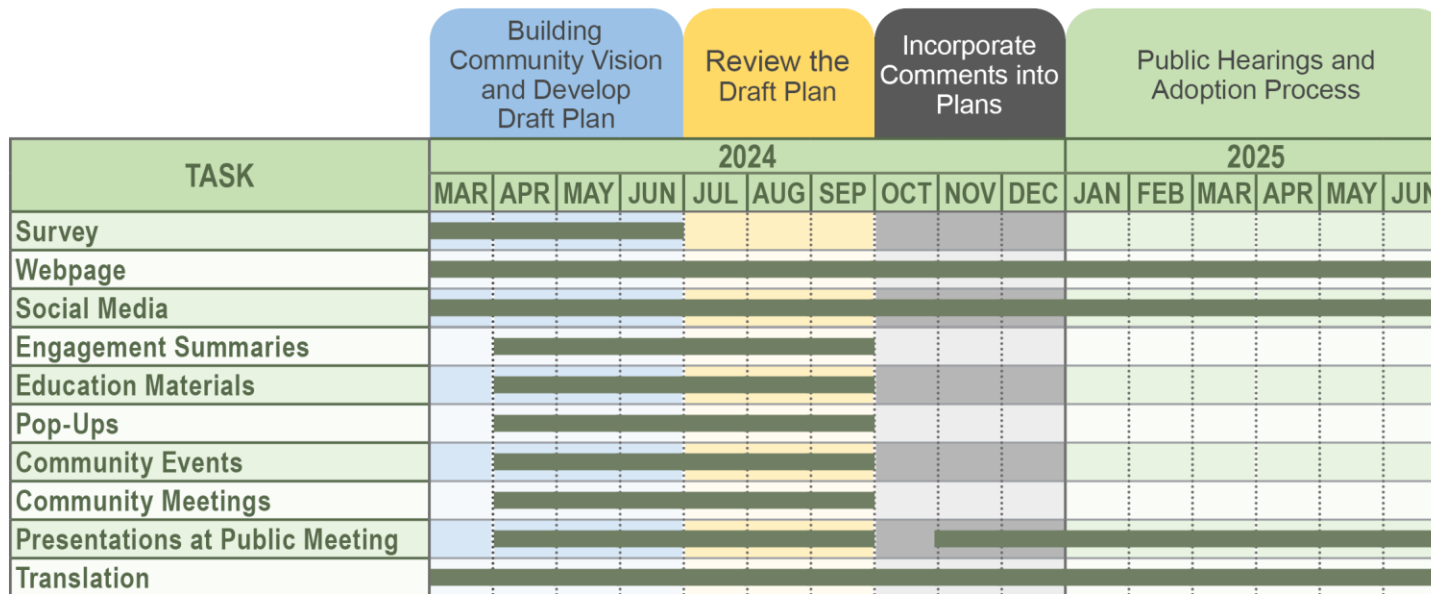
<b>Unincorporated Areas</b>	<b>Total</b>	<b>Non-PSH</b>	<b>PSH</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>&gt;100-120%</b>	<b>&gt;120%</b>	<b>Emergency Housing</b>
All Unincorporated Areas (Total)	741	310	185	130	73	28	10	5	70
Onalaska UGA (Portion of Total)	58	4	2	12	24	16	0	0	4
Packwood UGA (Portion of Total)	121	13	9	18	56	25	0	0	17

The Planning Growth Committee assigned population and housing targets to each urban growth area. Lewis County worked with cities through the Planned Growth Committee to ensure that during this periodic update population and housing accommodation would be studied in each city’s land capacity analysis and include any unincorporated land in the urban growth area boundary. The Land Capacity Analysis for Lewis County’s urban growth areas can be found in Appendix A. Community Engagement

The most important part of the 2025 Periodic Update is providing the community with an opportunity to provide input to help shape the goals for the future of Lewis County. The GMA requires that Lewis County develop a plan for community engagement and provide participation materials, events and other tools throughout to process to amend of comprehensive land use plans and development regulations implementing the plans<sup>7</sup>.

Lewis County established a Community Engagement Plan early 2024 and distributed the plan through community public meetings and online. A copy of the Community Engagement Plan and results can be found in Appendix I.

FIGURE 3. LEWIS COUNTY COMMUNITY ENGAGEMENT TIMELINE



<sup>7</sup> Revised Code of Washington, RCW 36.70A.140 Comprehensive plans – Ensure public participation. <http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.140>

<b>5</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>20+</b>	<b>6</b>
<b>Community Meetings (One Climate Event) 116 Attendees</b>	<b>Surveys 786 Total Responses</b>	<b>Open Houses</b>	<b>Pop-Ups / Community Events</b>	<b>Presentations at Public Meetings</b>	<b>Public Hearings</b>

**Community Engagement Results**

In the community survey released between April to May 2024, 736 respondents ranked their top priorities for the next twenty years. Improving public safety (police and EMS) emerged as the highest concern, followed by the need to mitigate natural hazards such as flooding and wildfires. Other significant priorities included increasing local job opportunities, preserving agricultural and forestry land, and protecting natural and scenic resources. The community also emphasized the importance of improving utilities (such as water and internet), enhancing transportation infrastructure, and expanding housing options.

During the climate engagement event, attendees raised several climate-related issues, with a strong focus on flooding risks, particularly riverbank erosion, and wildfire response times. Additional concerns included logging impacts on landslide hazards, the need for better evacuation routes and education on emergency preparedness, and the control of invasive plant species. These findings underscore the community’s awareness of environmental risks and the need for proactive measures to address both climate and infrastructure challenges in the coming decades.

In October 2024, Lewis County released a survey to gather public input on proposed new policies for the 2045 periodic update of its comprehensive plan. The survey revealed strong community support for key policies across various elements. For the Land Use Element, top priorities included preserving the existing rural character, supporting local farming opportunities on agricultural resource lands, and creating policies to protect urban growth areas from natural hazards. In the Housing Element, respondents favored improving permit processes and regulations, increasing middle housing, manufactured housing, and ADUs, and ensuring a range of housing options for all income levels, as mandated by the state. The Transportation Element saw strong backing for improving transportation access for disadvantaged populations in small towns and LAMIRDs, creating multi-modal transportation networks, and prioritizing improvements to infrastructure vulnerable to natural hazards. For the Capital Facilities Element, the community supported enhancing broadband and telecommunications projects, protecting facilities from natural hazards, and expanding park networks with better connectivity between communities. The Economic Development Element saw emphasis on expanding telecommunications, integrating economic development into other planning elements, and supporting the transition of IPAT/TransAlta from mining to industrial uses. Lastly, in the Climate and Resiliency Element, policies to ensure continued wildfire planning, provide education on wildfire preparedness, and enhance protections for wildfire-prone areas were highly endorsed. These findings reflect the community's priorities for a resilient, sustainable, and thriving future in Lewis County.

### Community Meetings

October 2023 through January 2024, the County hosted four (4) community meetings to ask the public to help scope the highest priorities over the next 20 years. The meetings were held in South County near Toledo, Salkum, Mineral and Randle. A total of 86 people attended the meetings.

Each meeting began with an overview of the Comprehensive Plan Periodic Update (see handout) and questions from the attendees. Then there was a facilitated workshop with the prompting question “What is your vision for Lewis County in 20-years?” Participants were asked to write 5-10 statements about what they hope Lewis County will be like in 2045, covering topics such as transportation, housing, land use, recreation, jobs, etc. Next, participants were asked to star the top 3 priorities. The participants paired up and shared their top 3 priorities. Together, each team was asked to agree on a combined 3 and write each priority on a notecard. These were shared with the whole group and organized, by the group, into topics. The results of the workshop are provided below. Finally, staff shared the next steps which are to produce notes from this meeting and each of the upcoming community meetings throughout the county and post them on the webpage.

The comments from the meetings are summarized below. The top themes were:

1. Protect the rural character of the County by maintaining farms and forests and keeping dense development and big commercial near Interstate 5.
2. Make sure infrastructure and services (e.g., roads, EMS, police, schools, internet, etc.) keeps pace with development.



FIGURE 4. NOVEMBER 30, 2023 COMMUNITY MEETING AT MINERAL AMERICAN LEGION BUILDING



A climate event was hosted by Centralia College in April 2024 as part of their “Climate Connections Film and Speakers Series”. Mindy Brooks was requested to speak about Lewis’s County’s Comprehensive Plan and the new start requirements regarding Climate Resiliency. The event was hybrid with in person and Zoom options. There were 30 attendees and the key concerns were:

- Flooding risks and river bank erosion
- Concerns about the response time to wildfires
- Logging impacts related to landslide hazards
- Evacuation routes and education
- Invasive plant species controls

Early October 2024 Lewis County hosted three open houses in three separate locations across the County. The open houses were hosted in multiple locations and times to provide more opportunities for residents to have the opportunity to attend. The events were a self-guided format, attendees could walk around and read the posters at their own pace. Staff were available to answer any questions. There was no formal presentation at these open houses. The events had approximately 5 attendees that discussed policy changes with staff. The following comments were collected:

- Multiple comments mentioned the need for increased transit in rural areas to assist with Lewis County rural and low-income populations.
- Multiple comments expressed the need for new job creation to keep younger populations living in rural communities with their families.
- Multiple comments mentioned the support for hazard mitigation and natural hazard preparedness policies.
- Multiple comments mentioned that need for stronger regional coordination between cities and small communities. The cities, Centralia and Chehalis, produced the better jobs while the rural communities are where residents would like to continue living. There was a strong desire to be able to live and work in the same place.

## Lewis County Vision

The Lewis County Comprehensive Plan seeks to ensure the following vision is continued as the County plans for the next twenty years of growth.

### Strong Central Cities

Lewis County seeks a vital central group of cities - Centralia, Chehalis, Winlock, Toledo, Napavine, Vader, Mossyrock, Morton and Pe Ell - that offer a variety of jobs, living arrangements, and activities for individuals to enjoy. The success and vitality of these central cities will influence the communities throughout Lewis County, especially those in the small settlements and rural areas near the communities.

### Vital Small Communities

Lewis County also desires vibrant small communities dispersed through the County. Adna/Doty, Onalaska, Mayfield, Mineral, Glenoma, Randle and Packwood are historic small towns that are unincorporated but provide critical housing, jobs and services for people living and working in rural areas and resource lands. These vibrant communities are designated as Type 1 LAMIRDs and UGA - Small Towns in the land use map on Page 35.

Vital Small Communities have a rural character that includes housing densities similar to incorporated cities of Mossyrock and Morron, with a mix of single-family houses, accessory dwelling units, duplexes, triplexes, manufactured home parks and small apartment complexes. Services typically include a post office, library, community center, grocery store, auto parts store, hardware store, restaurants, breweries, small hotels, doctor office, veterinary clinic, and other business that support the rural population, The communities are typically compact, preserving the farms, forests and open spaces around them.

**LEWIS COUNTY:** Comprehensive Plan Lewis County Vision Element  
*Whole Numbers are Goals Decimal Numbers are Policies*

It is important that in Vital Small Communities the following strategies are encouraged:

- Placemaking – Each Vital Small Community is unique, with its own history and character, which should be preserved, celebrated and incorporated into new development.
- Housing – Part of the rural strategy for providing housing for community members at all economic levels is to encourage infill development in Type I LAMIRDs and UGA – Small Towns.
- Strong retail core – Each of these communities has a main street where locally owned, small business should be supported and a pedestrian environment encouraged.
- Industrial Development – The surrounding farms and forests can be supported by lumber mills, butchers, farmers markets and other businesses located in these communities.
- Recreation – These communities provide access to internationally renowned recreational opportunities, such as Mt. Rainier, which are an important driver of the County's economy.
- Services – Adequate police, fire and ambulance services are necessary to support these communities and help them plan for and react to natural hazards including flooding and wildfire.
- Infrastructure – Centralized water and sewer systems are needed to support expanded housing and employment opportunities; as well as, roads designed for a growing population and increased transit options.
- Broadband – The expansion of broadband will support new economic opportunities and support for emergency and communication services.

### Retain Resource Lands and Natural Areas

Lewis County envisions linking communities with their surrounding farms, forests, parks and open spaces as a fundamental strategy to preserve rural character, promote the quality of life for area residents, and a means to support the local economy. Enhancements of the connections to these surrounding areas are intended to encourage additional development inside the existing communities and better showcase the resource lands and natural amenities nearby. In the rural areas, strategies like cluster subdivisions will help protect natural and rural character as Lewis County continues to grow in population .

### Flourishing Agricultural Industries and Uses

Lewis County envisions additional flexibility in the uses allowed on agricultural lands. Traditionally, Lewis County farmers have held

secondary employment to help pay their bills, and often this employment was located off the farm. The County pictures the additional allowance of on-the-farm opportunities to generate income, such as agritourism and agricultural accessory uses, as a key method to promote the continued economic viability of local agriculture<sup>8</sup>.

### Plan for Facilities for Growth

Lewis County visualizes high quality capital facilities serving targeted areas for future development, and the encouragement of growth where existing underutilized facilities have development capacity. This emphasis on public facilities is intended to encourage responsible growth patterns within the county, while limiting the potential impacts that may occur from a proliferation of individual private facilities (such as wells and septic systems).

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<sup>8</sup> Evidence of this secondary employment is available in historic Agricultural Censuses for Lewis County. For example, in 1954, 1,506 of the 2,837 farms in Lewis County (53.1 percent of farms) had other family income that exceeded the value of farm products sold. This total increased to 63.3 percent of Lewis County farms in 1959.

Other evidence of off-farm employment, though measured in different ways, is also shown in older agricultural censuses. In 2012, only 24 percent of farms had sales greater than \$10,000.

# Land Use

## Introduction

The Land Use Element establishes the land use designations for Lewis County to accommodate growth for the next twenty years. The goals and policies in this element are heavily supported by supplemental policies in the other elements.

The Land Use Element includes the following goals and policies to adequately distribute land uses and address Growth Management Act requirements.

**Urban Growth Areas<sup>9</sup>:** These areas include unincorporated urban growth areas around cities and the small unincorporated towns of Onalaska and Packwood. These are used for the purposes of accommodating the County’s projected growth and shall provide adequate urban services and facilities to the community. Urban Growth Areas are planned jointly with cities.

**Limited Areas of More Intense Rural Development:** Type I LAMIRDs are historic unincorporated communities with a variety of housing, businesses and services that support the surrounding rural lands. Type II LAMIRDs are recreational parks and developments that contribute to the local tourism economy. Type III LAMIRDs are industrial areas that provide manufacturing and energy hubs.

**Rural Lands:** Also known as the Rural Element, these areas include Lewis County’s low density rural housing, cottage industries and agricultural uses outside of urban growth areas and designated resource lands. These areas provide rural services and facilities to Lewis County’s rural residents.

**Natural Resource Lands<sup>10</sup>:** These areas include Lewis County’s designated agricultural, forest, and mineral resources lands.

**Natural Environment:** These areas include rivers, streams, wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geographically hazardous areas.

<sup>9</sup> RCW 36.70A.110 Comprehensive plans – Urban growth areas.

<sup>10</sup> RCW 36.70A.170 Natural resource lands and critical areas—Designations.

## Land Use Element Requirements

The Land Use Element is required to address:

- Distribution and general location of land uses
- Population densities, building intensities, estimates of future population growth
- Provisions for the protection of groundwater
- Consideration of urban planning approaches to promote physical activity, and
- Considerations and review of drainage, flooding, and stormwater

Counties are required to include a Rural Element in the Comprehensive Plan to accommodate for land not designated for urban, agriculture, forest, or mineral resources.

*RCW 36.70A.070 Mandatory Elements  
WAC 365-196-405 Land Use Element  
WAC 365-196-425 Rural Element*



**Existing Conditions**

The land use designation table for Lewis County highlights a contrast between urban and rural land areas. Urban Growth Areas (UGAs), including both city and industrial designations, account for a very small portion of the total land area, with the UGA City (including unincorporated UGA) making up only 1.11% and UGA Industrial areas just 0.08%. In comparison, the county's rural and natural resource lands dominate the landscape, with forest lands covering the largest portion at 81.08%, followed by rural residential areas at 12.54%. Smaller rural and nonresidential lands account for a modest 1.06%, while agriculture and mineral lands together represent just 4.59% of the county's land use. This distribution emphasizes the prominence of rural, forest, and natural resource lands in Lewis County, while urban areas remain limited in size.

TABLE 14. LAND USE DESIGNATION AREA IN ACRES

Urban Growth Areas	Area in Acres	Percent of Total
UGA City (Includes Unincorporated UGA)	25,473	1.11%
UGA Industrial / Major Industrial Development	1,887	0.08%
UGA Small Town	1,092	0.05%
<b>Rural Lands</b>		
Rural Small Communities (Type I LAMIRD)	7,894	0.34%
Recreation and Tourism (Type II LAMIRD)	1,514	0.07%
Rural Nonresidential (Type III LAMIRD)	938	0.04%
Rural Residential	288,437	12.54%
Parks	2,220	0.10%
<b>Natural Resource Lands</b>		
Forest	1,864,735	81.08%
Agriculture	92,447	4.02%
Mineral	13,205	0.57%
<b>Total County Acre</b>	<b>2,301,887</b>	<b>100%</b>

## Planning for the Future

### City Urban Growth Areas

Unincorporated urban growth areas adjacent to incorporated cities are intended to support cities in their accommodation of projected population, housing, and employment. Over the next 20 years the UGA should be annexed by cities, therefore, these areas are planned jointly with the cities through coordination and collaboration with the Lewis County Planned Growth Committee.

### Small Town Urban Growth Areas

The Small Town Urban Growth Areas are the UGAs not associated with an incorporated city. These are intended to accommodate Lewis County's projected population growth and employment, including a diversity of low, medium and high density housing types with urban levels of services and facilities. It is intended that these areas will provide additional services to Lewis County to mitigate the displacement of rural residents.

### Industrial Urban Growth Areas

Industrial urban growth areas are intended to provide employment and economic opportunities for Lewis County. Some of these areas are known as the Trans Alta Urban Growth Area and the Cardinal Glass Urban Growth Area.

### Limited Areas of More Intense Rural Development

Lewis County has multiple Type I LAMRIDs known as rural small communities, which are historic unincorporated towns that provide a diversity of housing and commercial opportunities to rural residents. Lewis County also has Type 2 and Type 3 LAMRIDs which are identified as nonresidential Rural Recreation and Tourism (Type II) and Industrial (Type III).

### Rural Areas

Rural areas that are not designated natural resource lands are intended to provide housing at rural densities, a diverse range agricultural and recreational uses, as well as cottage industries.

### Natural Resource Lands

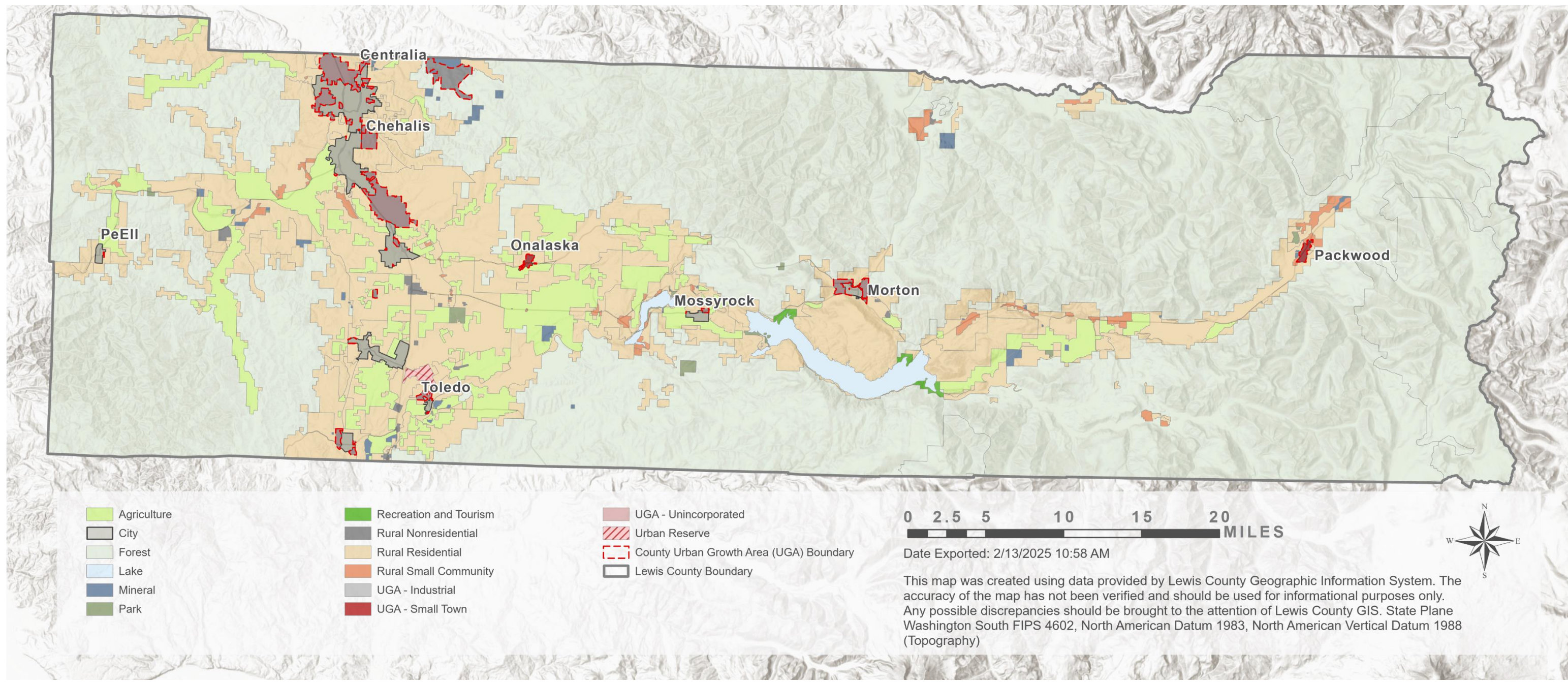
Natural resource lands follow the state mandated designation of natural resources lands under the Growth Management Act. These lands are intended to be preserved to provide vital natural resources and economic opportunities for Lewis County. Lewis County has vital agricultural, forest, and mineral lands that account for more than eighty percent of the County.

### Natural Environment

The natural environment section seeks to preserve Lewis County's vital wildlife, habitat, water resources, and mitigate geologic or flood hazards, also known as critical areas.



FIGURE 5. LAND USE DESIGNATIONS MAP





**URBAN GROWTH AREAS GOALS AND POLICIES**

Areas where urban density and intensity of development has occurred or is planned to occur are included in an urban growth area, as designated by Lewis County. All cities must have an associated urban growth area. Urban growth areas are also applied to some unincorporated historic small towns with urban-density of development where public facilities and services are planned, and to regional-scale recreational, commercial and industrial areas. Urban growth areas are intended to accommodate a broad range of needs and include greenbelt and open space areas. Urban Growth Areas are subject to all requirements under the GMA, specifically 36.70A.110, and all other applicable sections.

**Table 15** establishes high-level policy approaches to the scale, density, use, and form for the land use designations of Urban Growth Areas. Lewis County’s Land Use and Development Regulations Code Title 17 further explains the allowances and limitations of these designations through the implementing zones.

TABLE 15. URBAN GROWTH AREA CHARACTERISTICS

	UGA - Cities	UGA– Small Towns	UGA – Industrial Major Industrial Development
<b>Characteristics</b>	Provides a variety of urban densities and urban levels of service.	Provides urban densities and urban levels of services, further clarified by Subarea Plans	Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area.
<b>Density</b>	Low to Very High	Low to High	None
<b>Uses</b>	Commercial, Mixed-use, Residential, Industrial, Public Facilities and Services, Parks, Open Space, Utilities	Commercial, Mixed-use, Residential, Industrial, Public Facilities and Services, Parks, Open Space, Utilities, further clarified by Subarea Plans	Industrial, Manufacturing, and Commercial
<b>Supplemental Information</b>	Unincorporated urban growth areas adjacent to cities are planned jointly between the County and the City to ensure that adequate provisions to accommodate growth and address statewide planning goals with the intent that they will be annexed in the future.	As of 2025, there are two adopted Subarea Plans for the Onalaska and Packwood UGAs that assist with zoning, densities, and other land use administration, allowed under WAC 365.196.445.	
<b>Implementing Zone(s)</b>	UGA – Cities, Urban Reserve Overlay District	CBZ, MU, AX, IND, RL, RM, RH	IPAT UGA, Cardinal Glass UGA

## URBAN GROWTH AREAS

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

**UGA 1 Ensure sufficient land within urban growth areas, designated for appropriate development densities, to accommodate the county's adopted 20-year population forecast, housing targets, and employment projections allocated to those areas.**

**UGA 1.1** Review and update urban growth area boundaries every five (5) years based on the Office of Financial Management's population growth forecast.

**UGA 1.2** Consider application of new urban growth areas to Type I LAMIRDS based on adopted subarea plans to acknowledge existing densities of urban development and projected population growth and need for housing.

**UGA 1.3** Review land use maps and identify opportunities and barriers to responding to rapid population growth or decline, rebuilding housing and services after disasters, and other extreme climate impact scenarios.

**UGA 1.4** Allow for annual revisions to urban growth area boundaries based on patterns of development and protection of critical areas and ecosystems.

**UGA 1.5** Prioritize amendments to urban growth boundaries where transportation systems have adequate capacity to accommodate

anticipated growth or impacts to transportation systems can be mitigated concurrent with development.

**UGA 1.6** Evaluate the extent of available industrial and commercial land in urban growth areas to provide goods and services to residents and visitors.

**UGA 1.7** Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

**UGA 1.8** Prioritize amendments to UGA boundaries where adequate public services and facilities are present, or can be provided, concurrently with development.



**UGA 1.9** Encourage infill development and higher density zoning that promotes pedestrian friendly forms where services have already been provided and/or sufficient infrastructure capacity exists.

**UGA 1.10** Prioritize wildfire resilient land use regulations in urban growth areas located in the Wildland Urban Interface and Intermix, as defined by the State of Washington's Department of Natural Resources.



### CITY URBAN GROWTH AREAS

#### **UGA 2 Focus development in urban growth areas with adequate public facilities and services.**

**UGA 2.1** Establish interlocal agreements or other procedures with cities to create compatible development regulations that will support the city's and county's goals and policies for urban development patterns.

**UGA 2.2** Coordinated with cities for annexation of the urban growth areas.

**UGA 2.3** Allow infill development and higher density zoning where public facilities and services have already been provided or sufficient infrastructure capacity exists.

**UGA 2.4** Encourage application of new urban growth areas to Type I LAMIRDs that have adequate public facilities and services for the projected population growth or where public facilities and services are planned over the next six years.

### URBAN RESERVE OVERLAY ZONES

#### **UGA 3 Use the Urban Reserve Overlay Zone as a method to prepare for potential urban growth area expansions.**

**UGA 3.1** Apply urban reserve area overlays at sites well served by existing or planned transportation systems or adjacent to an existing urban growth area.

**UGA 3.2** Avoid including critical areas and resource lands within urban reserves to the maximum extent possible.

**UGA 3.3** Classify lands within designated urban reserve area overlays as Rural or Resource lands that are subject to minimum lot size requirements that will not preclude more intensive future urban development.

**UGA 3.4** Expand urban growth areas to include urban reserves when necessary to provide sufficient land to accommodate the adopted 20-year population, housing and employment projections for that jurisdiction.

## Joint Coordination

It is required by State Law to jointly coordinate urban growth areas between Cities and Counties.

Goals UGA 2 and UGA 3 are implemented through coordination efforts with the cities and counties through the Planned Growth Committee and other methods. These typically discussed annually unless during the periodic update.

These goals and policies are also reflected in the Countywide Planning Policies.

### SMALL TOWN URBAN GROWTH AREAS

#### **UGA 4 Create vibrant city centers and corridors with complete streets and pedestrian oriented building forms.**

**UGA 4.1** Encourage a mix of affordable housing options adjacent to employment opportunities and near public transit stops.

**UGA 4.2** Encourage mixed-use campus development along primary transportation corridors, near regional transit stops and at Interstate 5 interchanges.

**UGA 4.3** Support long-term viability of urban growth areas by maintaining public facilities and services.

**UGA 4.4** Promote transit-oriented development near major transit stops.

#### **UGA 5 Ensure the long-term economic sustainability of historic unincorporated small towns.**

**UGA 5.1** Plan, design and implement public facilities and services to support existing and new businesses.

**UGA 5.2** Recruit industrial, commercial and tourism development that creates new jobs.

**UGA 5.3** Grow a sustainable retail economic base focused around the primary transportation corridors.

**UGA 5.4** Design streets to promote multimodal transportation.

**UGA 5.5** Preserve the historic character of small towns by minimizing the visual impact of new larger-scale development.

**UGA 5.6** Encourage and expand options for home-based businesses.

**UGA 5.7** Promote local communities' events.

### **UGA Small Towns: Sub-Area Plans**

UGA 4, 5, 6, and 7, establish broad goals and policies for urban growth areas Onalaska and Packwood defined as Small Towns on the Land Use Designation Map. However, Sub-Area plans have been adopted as part of this comprehensive plan that further establish detailed goals and policies to accommodate growth and housing and provide adequate services for the next 20-years.

#### **Adopted Sub-Area Plans As of 2025**

Onalaska UGA Sub-Area Plan

Packwood UGA Sub-Area Plan

**UGA 6 Support a diversity of housing options that are affordable for people working in and near unincorporated small towns.**

**UGA 6.1** Plan, design and implement public facilities and services necessary to support middle housing and multifamily housing.

**UGA 6.2** Support programs that reduce cost of maintaining existing housing stock.

**UGA 6.3** Reduce regulatory barriers to subsidized housing options.

**UGA 6.4** Manage short term rentals to reduce the impact on housing.

**UGA 7 Promote complete streets and transit-oriented development within unincorporated small towns.**

**UGA 7.1** Coordinate with Washington State Department of Transportation to implement complete street policies within unincorporated small towns.

**UGA 7.2** Increase transit services to unincorporated small towns and add stops near community assets such as senior centers, grocery stores, schools and doctor's offices.

**UGA 7.3** Designate high density residential areas within ½-mile of regional transit stops.

**MASTER PLANNED RESORTS**

**UGA 8 Encourage and plan for Master Planned Resorts throughout Lewis County in areas of significant natural amenities.**

**UGA 8.1** Support the designation of new Master Planned Resorts that provide access to unique outdoor recreational opportunities and that are better suited for a resort than for other rural land uses including forestry or agriculture.

**UGA 8.2** Ensure that Master Planned Resorts are self-contained, provide adequate public facilities and services to serve the planned development and will not promote new urban or suburban development near the resort, except within existing urban growth areas or LAMIRDs.

**UGA 8.3** Encourage a mix integrated development including short-term visitor accommodations, conference facilities, commercial activities and residential uses associated with a range of indoor and outdoor recreational activities.

**UGA 8.4** Preserve at least 40% of the land within the Master Planned Resort as open space, which may include outdoor recreational opportunities.

**UGA 8.5** Allow development of the Master Planned Resort to be phased overtime, while encouraging continued forestry and agricultural uses to occur during the intervening periods.

**UGA 8.6** Ensure transportation corridors that connect to nearby urban growth areas or LAMIRDs can support additional traffic resulting from the Master Planned Resort

**MAJOR INDUSTRIAL DEVELOPMENTS**

**UGA 9 Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.**

**UGA 9.1** Locate industrial uses in area with adequate transportation and utility infrastructure.

**UGA 9.2** Continue to monitor the need for industrial land and the availability of industrial sites within the urban growth areas of Lewis County. Encourage potential industrial applicants to use the monitoring information to help meet the required standard in RCW 36.70A.365(h).

**UGA 9.3** Use a master plan process to plan for phased development within the major industrial development area.

**UGA 9.4** Avoid siting industrial uses in locations with significant critical areas to the maximum extent possible.

## Rural Element

The Rural Element of Lewis County's comprehensive plan is a required component under RCW 36.70.070, which mandates counties to establish policies that guide rural development while preserving the area's character. This element focuses on maintaining the distinct identity of the county's rural communities while accommodating growth in a sustainable manner.

The rural character of Lewis County, as established in the Lewis County Vision section of the Comprehensive Plan, reflects the uniqueness of its Vital Small Communities, each with its own history and identity that should be preserved and celebrated. The county promotes infill housing development in designated areas to provide diverse housing opportunities while supporting locally owned businesses and vibrant, pedestrian-friendly main streets. Rural industries, including lumber mills, butchers, and farmers' markets, play a key role in sustaining local farms and forests.

Additionally, the county's proximity to Mt. Rainier and other renowned recreational sites is a major economic driver. Ensuring adequate police, fire, and emergency services, along with preparing for natural hazards such as floods and wildfires, is essential for community resilience. To accommodate growth, centralized water and sewer systems, improved transportation infrastructure, and expanded public transit options are necessary. Finally, broadband expansion is a priority to support economic opportunities, communication services, and emergency response capabilities. Through these strategies, Lewis County aims to preserve its rural identity while fostering sustainable growth and economic vitality.

## Planning for the Future

Lewis County's rural lands include a diversity of land uses and development patterns including agricultural, open spaces, recreational destinations, rural residential development and limited areas of more intense mixed-use, residential, commercial, industrial and recreational rural development.

**Table 16** establishes high-level policy framework to the scale, density, use, and form for the land use designations of rural areas, which taken together summarize rural character in Lewis County. Lewis County's Land Use and Development Regulations Code Title 17 further explains the allowances and limitations of these designations through the implementing zones.

## Rural Element Requirements

The Rural Element is required to:

- Define and maintain rural character
- Establish rural land use patterns
- Preserve agricultural, forestry, and resource-based industries
- Limit residential and non-agricultural uses
- Provide rural services and facilities



TABLE 16. RURAL DENSITIES

	Rural Residential	Rural Small Communities (Type I LAMIRD)	Recreation and Tourism TYPE II LAMIRD	Rural Nonresidential Type 2 LAMIRD
<b>Characteristics</b>	Large lot residential areas with cottage industries and supportive agricultural uses	Clusters of commercial uses, supportive services such as post office, and a mix housing types including single family, accessory dwelling units, duplexes, townhomes and cottage housing, as well as apartments located above commercial establishments	Tourism and recreational service areas with a mix of RV parks, campgrounds, trails, boat launches and supportive commercial uses	Regional-scale industrial uses that support local economy and dense commercial uses focused around Interstate 5 interchanges
<b>Density</b>	Very Low	Moderate	None	None
<b>General Uses</b>	Residential, Agricultural, Public Facilities, Open Space, Public Lands, Public Utilities, Public Services	Residential, Mixed-Use, Commercial, Public Facilities, Public Utilities, Public Services	Recreation, Open Space, Mixed-Use, Commercial	Industrial, Manufacturing, Commercial, Rural Facilities and Services
<b>Implementing Zone(s)</b>	RDD	STMU, CC, RCC	TSA, Park	RAI, STI, FC

## RURAL LANDS GOALS AND POLICIES

### RURAL CHARACTER

#### **RL 1 Encourage rural development, outside of defined urban growth areas and resource lands, in a pattern and density that:**

- Compliments rural character.
- Promotes the natural environment over the built environment.
- Supports the surrounding and prevailing land use pattern.
- Minimizes impacts to resource lands and critical areas.
- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).
- Does not create demands for urban services for county taxpayers to support.

**RL 1.1** Consider Rural Residential (RDD), Rural Small Communities (Type I LAMIRDs), Recreational and Tourism Areas (Type II LAMIRDs) and Industrial and Commercial Areas (Type III LAMIRDs) as described this section, as development types that are consistent with the rural character of Lewis County.

**RL 1.2** Consider the small unincorporated communities and other Limited Areas of More Intensive Rural Development (LAMIRDs) as key elements of the rural character of Lewis County and as a tool to contain higher density development and to protect surrounding resource lands.

**RL 1.3** Continue to zone rural lands for a variety of densities and uses. Consider land capability existing development characteristics proximity to rural facilities and other relevant factors in the zoning of land.

**RL 1.4** Encourage rural clustering both at smaller scales (such as farm clusters) and larger scales as a means of balancing growth and the protection of natural resources.

### RURAL ECONOMIC DEVELOPMENT

#### **RL 2 Provide a diversity of employment options and increase the number of living wage jobs in Lewis County.**

**RL 2.1** Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, ecotourism, recreation, energy production, agritourism, manufacturing, productions of goods and other cottage industries, such as breweries.

**RL 2.2** Encourage home occupations that provide goods and services to rural areas.

### RURAL SERVICES

#### **RL 3 Ensure that rural development is provided with appropriate rural services and facilities.**

**RL 3.1** Ensure that public facilities and services are provided concurrent with development and at levels that support rural development and uses and do not promote low-density sprawl.

**RL 3.2** Coordinate with special districts, including but not limited to water/sewer, fire and school districts, to incorporate adopted growth projections into district planning.

**RL 3.3** Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

*RURAL SMALL COMMUNITIES Type 1 LAMIRD*

**RL 4 Support the economic sustainability of small-scale commercial, residential and mixed-use areas designated as Type 1 LAMIRDs.**

**RL 4.1** Promote and grow businesses and industries that support the local economy and provide goods and services to rural areas.

**RL 4.2** Encourage infill, redevelopment and new development that provides a diversity of affordable housing options including single family, accessory dwelling units, duplexes, townhomes and cottage housing, as well as apartments located above commercial establishments.

**RL 4.3** Allow new development that is complimentary to existing development in terms of size and scale to existing development.

**RL 4.4** Provide public facilities and services that support infill development, redevelopment and new development within the existing boundaries.

**RL 4.5** Complete subarea plans for Type 1 LAMIRDs that contain historic downtowns that have a mix of existing uses and that are experiencing significant growth.

*RECREATION AND TOURISM Type II LAMIRD*

**RL 7 Support existing and designated allow new Type 2 LAMIRDs with clustered small-scale recreation and tourist uses that rely on a rural location.**

**RL 7.1** Prohibit development that requires public facilities or services that are beyond what is available in rural areas.

**RL 7.2** Promote and grow ecotourism and recreation as a vital part of the rural economy.

**RL 7.3** In existing Type 2 LAMIRDs, encourage infill, redevelopment and new development that is complimentary in terms use, size and scale to existing recreation and tourism development.

**RL 7.4** Designate new clustered recreational and tourist areas that are small-scale and rely on a rural location or natural amenities.

**RL 7.5** Prohibit residential uses within Type 2 LAMIRDs, except for limited caretaker accommodations.

**RL 7.6** Designate natural resource areas for active recreation while preserving the environmental features and functions.

**RL 7.7** Designate and protect unique areas that have provided or could provide public access to nature.

**RL 7.8** Provide limited improvements, such as bathrooms, trails and water access points, to manage and control human impacts.

**RL 7.9 Actively** maintain areas to encourage native plants and wildlife.

*RURAL NONRESIDENTIAL Type III LAMIRD*

**RL 5 Support existing and designate allow new Type 3 LAMIRDs for small-scale isolated industrial uses, and associated commercial uses, to provide job opportunities to rural residents.**

**RL 5.1** Promote and grow small-scale industrial and commercial business as a vital part of the rural economy.

**RL 5.2** In existing Type 3 LAMIRDs, encourage infill, redevelopment and new development that is complimentary in terms use, size and scale to existing industrial and commercial development.

**RL 5.3** Designate new small-scale isolated industrial and commercial uses in rural areas located near major transportation facilities including freeways, highways, railroads and airports.

**RL 5.4** Prohibit development that requires public facilities or services that are beyond what is available in rural areas.

**RL 5.5** Prohibit residential uses within Type 3 LAMIRDs

#### *RURAL RESIDENTIAL*

**RL 6 Encourage development that is consistent with existing rural character.**

**RL 6.1** Maintain lot patterns that are typically 5 acres in size or larger, except in subareas where the historic lot patterns maybe smaller scale.

**RL 6.2** Allow a wide range of uses including residential, farming, forestry, cottage industries, home occupations and similar uses the do not rely on urban level of services.

**RL 6.3** Encourage farming and forestry uses within the rural development district.

**RL 6.4** Allow for clustered development to encourage preservation of open space.

#### *RECREATION AND TOURISM Type II LAMIRD*

**RL 7 Support existing and designated allow new Type 2 LAMIRDs with clustered small-scale recreation and tourist uses that rely on a rural location.**

**RL 7.1** Prohibit development that requires public facilities or services that are beyond what is available in rural areas.

**RL 7.2** Promote and grow ecotourism and recreation as a vital part of the rural economy.

**RL 7.3** In existing Type 2 LAMIRDs, encourage infill, redevelopment and new development that is complimentary in terms use, size and scale to existing recreation and tourism development.

**RL 7.4** Designate new clustered recreational and tourist areas that are small-scale and rely on a rural location or natural amenities.

**RL 7.5** Prohibit residential uses within Type 2 LAMIRDs, except for limited caretaker accommodations.

**RL 7.6** Designate natural resource areas for active recreation while preserving the environmental features and functions.

## NATURAL RESOURCE LANDS GOALS AND POLICIES

### NATURAL RESOURCES LANDS AND CHARACTER

#### **NRL 1 Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the character of Lewis County.**

**NRL 1.1** View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

**NRL 1.2** Strive to promote the economic viability of natural resource industries.

**NRL 1.3** Encourage resource uses, particularly agricultural and timber uses, in all rural areas.

**NRL 1.4** Ensure that the Lewis County Resource Lands Ordinance is consistent with the provisions of this plan.

### AGRICULTURAL RESOURCE LANDS

#### **NRL 2 Designate lands that are suitable for long-term natural resource use as resource land.**

**NRL 2.1** Promote the long-term economic viability of agricultural resource lands.

**NRL 2.2** Designate agricultural lands of long-term commercial significance as follows:

1. Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.

2. Identify lands that are classified as having prime farmland soils that occupy a significant portion of the parcel. Prime farmland soils include soils classified by National Resource Conservation Service (NRCS) as "prime farmland," "prime farmland if drained," "prime farmland if drained and either protected from flooding or not frequently flooded during the growing season," and "prime farmland if irrigated." Lands with soils that are classified by NRCS as "prime farmland if drained" or "prime farmland if irrigated" are presumed to be drained or irrigated in the absence of evidence to the contrary.

3. Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations.

4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- The availability of public facilities.
- Tax status.
- The availability of public services.
- Relationship or proximity to urban areas.
- Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture).
- Land use settlement patterns and their compatibility with agricultural practices.
- Intensity of nearby land uses.
- History of land development permits issued nearby.
- Land values under alternative uses.
- Proximity of markets.

**NRL 2.3** Encourage the continuation of non-soil dependent agricultural activities through development regulations and, where appropriate, the designation of the land as agricultural land of long-term commercial significance.

**NRL 2.4** Allow uses that are complementary with agricultural production on agricultural resource lands.

**NRL 2.5** Where possible, establish provisions to allow landowners the opportunity to redesignate portions of their property that contain poor soils or are otherwise not suitable for agricultural purposes.

**NRL 2.6** Continue to allow landowners the opportunity to request zoning changes to agricultural resource lands that have been designated in error or based on incorrect information.

**FORESTRY RESOURCE LANDS**

**NRL 3 Continue to designate large blocks of forest resource land in Lewis County.**

**NRL 3.1** Utilize the following factors to classify forest resource land:

- A. Forestlands of Long-Term Commercial Significance: Designate forests with a predominance of forest land grade 2 and forest land grade 3 (see Table LU-2), and a minimum block size of 5,000 contiguous acres as forest lands of long-term commercial significance. Additionally, include all federally owned lands that are managed for their forest resources in the designation.
- B. Forestlands of Local Importance: Designate forestlands with the general attributes of Forestlands of Long-Term Commercial Significance, but with less than the required minimum of 5,000 contiguous acres, as Forestlands of Local Importance. Forestlands of Local Importance may only be designated by an “Opt-In” process and must generally be a

minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in the designation for a minimum of 10 years.

TABLE 17. WASHINGTON STATE PRIVATE FOREST LAND GRADES

Species	Growth Potential*	Land Grade**
<b>Douglas Fir</b>	136 feet and over	1
	118-135 feet	2
	99-117 feet	3
	84-98 feet	4
	Under 84 feet	5
<b>Western Hemlock</b>	136 feet and over	1
	116-135 feet	2
	98-115 feet	3
	83-97 feet	4
	68-82 feet	5
<b>Red Alder</b>	Under 68 feet	6
	117 feet and over	6
	Under 117 feet	7

\*On a fifty-year basis

\*\*Land Grade 1 = highest; Land Grade 7 = lowest



### MINERAL RESOURCE LANDS

#### **NRL 4 Classify mineral resource lands in accordance with the standards of the Growth Management Act.**

**NRL 4.1** Designate currently permitted surface mining operations as Mineral Resource Lands of Long-Term Commercial Significance<sup>11</sup>.

**NRL 4.2** Allow the designation of new mineral resource lands as part of a land use application process.

**NRL 4.3** Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations when necessary.

### RIGHTS OF RESOURCE LANDOWNERS

#### **NRL 5 Ensure that county policies support property owners that seek to utilize natural resource lands.**

**NRL 5.1** Continue to protect the interests of landowners who want to utilize the natural resources on their property.

**NRL 5.2** Ensure land use activities within or adjacent to natural resource lands are sited and designed to minimize conflicts with the management of the resources and/or other activities on the land.

**NRL 5.3** Ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands.

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<sup>11</sup> As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the "Rock Aggregate Resource Inventory Map of Lewis County, Washington" by Daniel Eungard dated July 2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, "Lewis County has a maximum of 45

**NRL 5.4** Minimize the possibility that resource management activities, performed in accordance with county, state, and federal laws, are subject to legal action as public nuisances

### ECONOMIC IMPACTS

#### **NRL 6 Strive to minimize the economic impacts of resource land designation for landowners.**

**NRL 6.1** Encourage forest and agricultural resource lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).

**NRL 6.2** Discourage the establishment or expansion of special purpose taxing districts and local improvement districts on lands designated for natural resource use.

**NRL 6.3** Allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use or occur in a manner inconsistent with rural character.

### ENVIRONMENTAL IMPACTS

#### **NRL 7 Ensure resource activities protect the environment.**

**NRL 7.1** Work to ensure that agriculture (including ranching), forestry and mineral resource activities are conducted in a manner that

*years (until 2060) of accessible aggregate." Given this finding, no change to the existing mineral resource classification was considered necessary.*

minimizes their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

**NRL 7.2** Cooperate with appropriate agencies to confirm that mineral extraction sites are restored in a manner consistent with Washington State and Lewis County laws and regulations.

**NRL 7.3** Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.



## NATURAL ENVIRONMENT GOALS AND POLICIES

### SCENIC BEAUTY

#### **NE 1 Preserve the natural and scenic beauty of Lewis County and minimize the impact of development on the county's environmental resources.**

**NE 1.1** Encourage development to occur in areas with few environmental hazards to minimize the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

**NE 1.2** Locate new development in areas that have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, and flood prone lands).

**NE 1.3** Preserve hazardous areas (that are subject to geologic and/or flood hazards) as open space wherever possible.

**NE 1.4** Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

**NE 1.5** Encourage the use of alternative, cleaner burning fuels and other sources of energy.

**NE 1.6** Establish educational programs that address the impacts of wood burning on Lewis County's air.

### WATER QUALITY

#### **NE 2 Preserve and enhance the quality of water in Lewis County.**

**NE 2.1** Encourage development on septic systems to occur in areas with few soil limitations for drain fields to help prevent the contamination of groundwater supplies.

**NE 2.2** Nurture the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients (as a result of septic systems).

**NE 2.3** Encourage developments that are located near surface waters to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

**NE 2.4** Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

### CRITICAL AREAS

#### **NE 3 Maintain the quality of the county's environmentally sensitive critical areas.**

**NE 3.1** Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

**NE 3.2** Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

- Prohibiting, discouraging, and/or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.

- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.
- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.



- Replanting disturbed hillsides.

#### AQUIFER RECHARGE AREAS

**NE 4 Ensure the protection and restoration of streams, wetland, riparian zones, and floodplains to achieve healthy watersheds that are resilient to climate related hazards.**

**NE 4.1** Continue to revise wetland maps as new information becomes available.

**NE 4.2** Consult available wetland maps to determine if a proposed development will potentially impact a wetland. Where a wetland impact may occur, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

**NE 4.3** Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

**NE 4.4** Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

#### FLOOD HAZARDS

**NE 5 Protect aquifer recharge areas from floodwater contamination, wildfire, and hazards exacerbated by climate to help ensure a long-term, high-quality supply of water for Lewis County residents, especially rural property owners in.**

**NE 5.1** Encourage the infiltration of water into the soil near where it falls to help replenish groundwater supplies.

**NE 5.2** Continue to apply standards and policies that limit unneeded impervious surfaces, especially in areas of critical aquifer recharge.

#### CRITICAL AREAS AND FLOODS

**NE 6 Protect life and property from increasing flood hazards worsened by climate.**

**NE 6.1** Support efforts to implement the Chehalis Basin Strategy to limit impacts associated with Chehalis River flooding, as well as other local flood hazard reduction projects.

**NE 6.2** Prioritize land uses such as forestry, agriculture, public recreation, and water dependent uses in areas subject to flooding.

**NE 6.3** The expansion of an urban growth area is prohibited into the one-hundred-year floodplain of any river or river segment that: (i) is located west of the crest of the Cascade mountains; and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology.

**NE 6.4** Evaluate areas with potential for permanent flooding and extreme heat and implement measures that protect public health from arthropod disease vectors and zoonotic disease reservoirs due to climate.

**NE 6.5** Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not within a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

**NE 6.6** Utilize Lewis County flood standards to encourage developments to avoid damage from floods and include compensating design features.

**NE 7 Retain the flood storage and transmission capacity of rivers and streams.**

**NE 7.1** Prohibit fill in wetlands and discourage fill elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be retained.

**NE 7.2** Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.35 and 17.35A.



**NE 8 Ensure the protection and restoration of critical areas to achieve healthy watersheds that are resilient to climate.**

**NE 8.1** Encourage private forest landowners to increase the climate resilience of forests and streams on their lands.

**NE 8.2** Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watersheds.

**NE 8.3** Implement and encourage measures to reduce sedimentation in streams resulting from wildfire damage and the associated impacts of landslides and flooding.

**NE 8.4** Create and support natural resource management plans that address existing stressors, consider climate impacts, emphasize taking a precautionary approach to reduce risk of environmental harm, and guide adaptive management for streams, riparian zones, estuaries, wetlands, and floodplains.

**NE 8.5** Ensure no net loss of ecosystem composition, structure, and functions, especially in Priority Habitats and Critical Areas, and strive for net ecological gain to enhance climate resilience.

**NE 8.6** Evaluate the use of beavers as an adaptation strategy for addressing climate impacts on water quality, streamflow volume, and riparian habitat, and work with partners to develop recommendations on how and where beavers can be incorporated strategically.

**NE 8.7** Restore and maintain critical areas and open space areas to maximize the climate resilience benefits they provide.

**WILDLIFE**

**NE 9 Protect and enhance critical resources and habitats.**

**NE 9.1** Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

**NE 9.2** Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- Monitoring of ongoing research about the species.
- Encouragement of landowners to explore potential site design options to protect the species or habitat.
- Establishment of new regulations (if necessary).

**NE 9.3** Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks (see Table LU-3).



TABLE 18. FISH POPULATIONS

Natural Population Source		CH	CO	DE	NI
Population Name	Species				
Lower Cowlitz Fall (Tule) Chinook	Chinook		T		
Salmon Creek Fall (Tule) Chinook	Chinook		T		
Upper Cowlitz Fall (Tule) Chinook	Chinook		T		
Upper Cowlitz and Cispus Spring Chinook	Chinook		T		
Cowlitz Fall Chum	Chum		T		
Cowlitz Summer Chum	Chum		T		
Salmon Creek Fall Chum	Chum		T		
Lower Cowlitz Coho	Coho		T		
Tilton Coho	Coho		T		
Upper Cowlitz and Cispus Coho	Coho		T		
Lower Cowlitz Winter Steelhead	Steelhead		T		
North Fork Toutle Winter Steelhead	Steelhead		T		

Natural Population Source		CH	CO	DE	NI
Population Name	Species				
Tilton Winter Steelhead	Steelhead		T		
Upper Cowlitz and Cispus Winter Steelhead	Steelhead		T		
Chehalis Fall Chinook	Chinook	NW			
Chehalis Summer Steelhead	Steelhead	NW			
Deschutes Coho	Coho			NW	
Cowlitz Coastal Cutthroat	Cutthroat		NW		
Nisqually Coastal Cutthroat	Cutthroat				NW
Toutle Coastal Cutthroat	Cutthroat		NW		
Skookumchuck/Newaukum Winter Steelhead	Steelhead	NW			

CH = Chehalis River and tributaries  
 CO – Cowlitz River and tributaries  
 DE – Deschutes River and tributaries  
 NI = Nisqually River and tributaries  
 T – Threatened Species (according to Federal Government)  
 NW – Not Warranted for Protection (at this Time)

Please note: this data is from [https://fortress.wa.gov/dfw/score/score/maps/map\\_counties.jsp](https://fortress.wa.gov/dfw/score/score/maps/map_counties.jsp) as of August 1, 2016. Please check that site for the latest information.

**NE 9.4** Utilize projects from the Lewis County Shoreline Restoration Plan, the Chehalis Basin Strategy Aquatic Species Restoration Plan, studies from the lead entities for salmon recovery, and other applicable reports to promote the restoration of anadromous fish habitat within Lewis County.

### WILDFIRES



**NE 10** Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures.

**NE 10.1** Identify and implement strategies for reducing residential development pressure in the wildland urban interface.

**NE 10.2** Implement the Hazard Mitigation Plan and the Community Wildfire Planning for the Future.

### SHORELINES

**NE 11** Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

**NE 11.1** Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

### STORMWATER

**NE 12** Strive to ensure that stormwater runoff does not contribute to larger flooding issues or pollute ground or surface waters.

**NE 12.1** Work to ensure that existing and new development:

- Maximizes on-site infiltration.

- Avoids altering natural drainage systems.
- Does not increase peak stormwater runoff.
- Minimizes increases in the overall quantity of runoff.

**NE 12.2** Verify that increased stormwater runoff from new development will not adversely impact other properties.

**NE 12.3** Ensure that land use activities and septic tank discharges do not pollute stormwater runoff that degrades surface or groundwater.

**NE 12.4** Promote educational outreach about stormwater management. Focus on strategies that address:

- Potential water quality impacts (including increased sediments, nutrients, oils and grease, pathogens, and trash).
- Potential water quantity impacts (including increased runoff, reduced infiltration, decreased groundwater recharge, and alterations to stream geomorphology).

### OPEN SPACE

**NE 13** Ensure the protection and preservation of streams, riparian zones, wetlands, floodplains, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife, healthy watersheds resilient to climate, and the quality of life of county residents.

**NE 13.1** Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed function.

# Housing

## Introduction

The housing policies established in this element are intended to accommodate and provide housing for all incomes in Lewis County. The policies are implemented through development regulations in Lewis County's Land Use Code<sup>12</sup>, through public works infrastructure projects and capital facilities management, and through housing programs with Lewis County Health and other organizations.

## Existing Conditions

Over 70% of the current housing stock in Lewis County is single-family residential. This includes Urban Growth Area – Small Towns of Onalaska and Packwood .The County's population allocation is by 3.9% of the total growth of Lewis County or 1,222 residents in twenty years. Translated to housing units this is 570 units, per new state requirements and guidance from the Department of Commerce. Refer to the community profile for a high-level summary of Lewis County existing conditions.

Overall, the plan reflects a strong focus on affordable housing for households earning below 50% of the AMI, with a smaller proportion of units for middle- and higher-income groups. Additionally, a significant portion of the total housing (38 units) will provide permanent supportive housing for those with special needs. Error! Reference source not found.. Identifies the households by income bracket adopted in the 2025 Countywide Planning Policies.

## Planning for the Future

Overall, the plan reflects a strong focus on affordable housing for households earning below 50% of the AMI, with a smaller proportion of units for middle- and higher-income groups. Additionally, a significant portion of the total housing (38 units) will provide permanent supportive housing for those with special needs. Error! Reference source not found.. Identifies the households by income bracket adopted in the 2025 Countywide Planning Policies.

## Housing Element Requirements

The Housing Element is required to include the following:

- Inventory and analysis of existing and projected housing needs
- Goals and policies for the preservation, improvement, and development of housing,
- Identification of land sufficient for housing; and
- Provisions for projected housing needs of all economic segments

*RCW 36.70A.070 Mandatory Elements  
WAC 365-196-410 Housing Element*

<sup>12</sup> Lewis County Title 17, Land Use and Development Regulations, 2024 <https://www.codepublishing.com/WA/LewisCounty/html/LewisCounty17/LewisCounty17.html>

TABLE 19. HOUSING ALLOCATIONS BY INCOME LEVEL ADOPTED IN THE COUNTYWIDE PLANNING POLICIES

Income Level	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
All Unincorporated	741	310	185	130	73	28	10	5

**Housing Strategy**

To accommodate housing at all incomes Lewis County intends to focus efforts to improve housing in the Onalaska and Packwood UGA. With the help of the sub-area plans, adopted as part of the Comprehensive Plan. The UGAs will be provide



**Lewis County Housing Initiative**

The Lewis County Housing Initiative was started in 2020 with the directive to increase housing availability and affordability.

This initiative is a multi-step, countywide strategy that involves revising land use policy and regulations to allow for housing types, provide infrastructure to support new housing, and establish programs to facilitate housing for middle to low-income demographics.

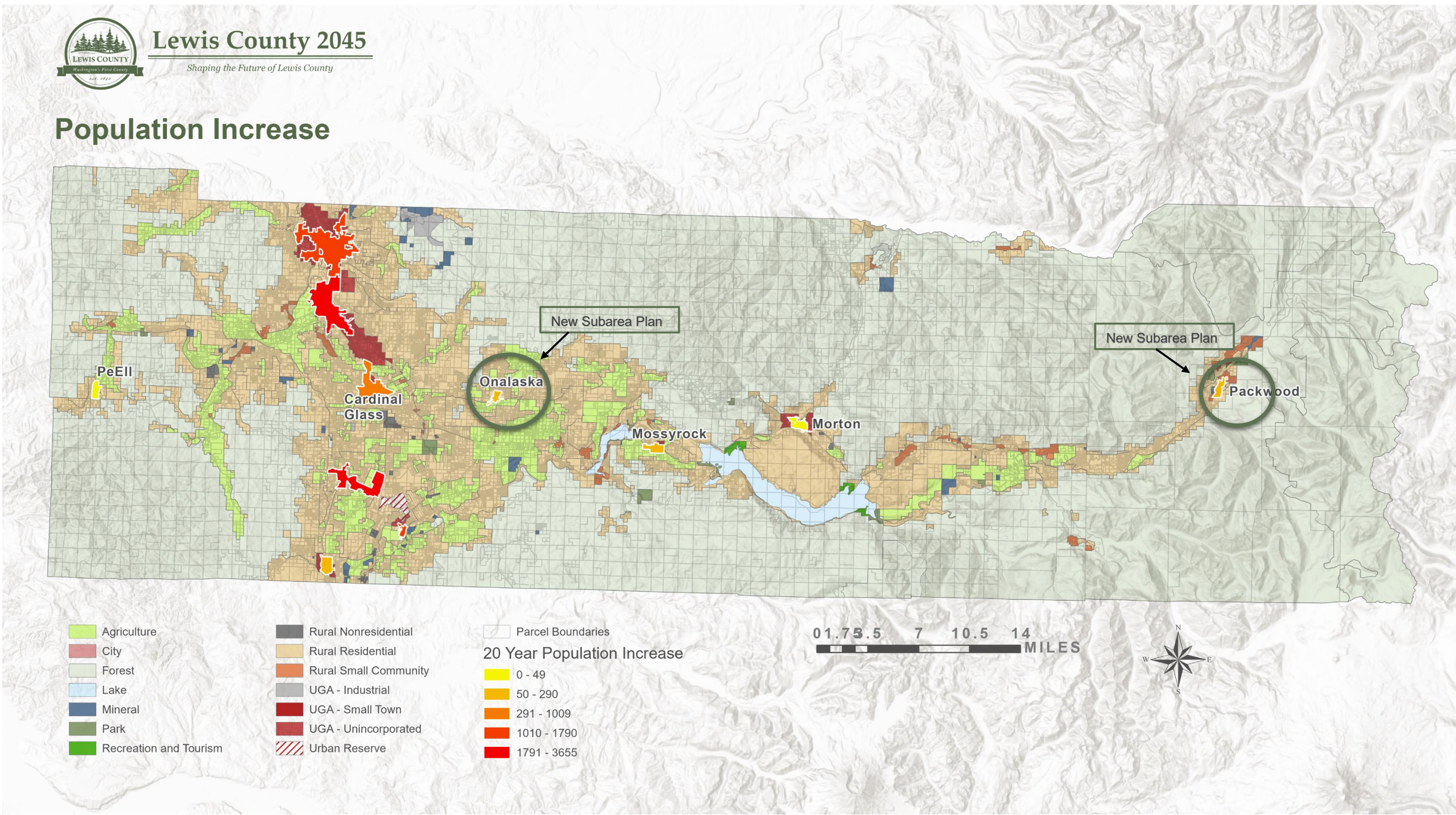
**Actions Established**

- Night-by-night Shelter and Step-up Facilities
- Infrastructure Assessment
- Multi-Family Housing Proof of Concept
- Packwood Subarea Plan
- Packwood Sewer Project

Visit [Lewis County's website](#) for more information.



20-YEAR POPULATION INCREASE





## HOUSING GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

### HOUSING TYPES

**H 1 Promote a diversity of housing types, neighborhood settings, and price ranges to meet the needs of all residents and income levels.**

*A diversity of housing includes detached and attached single family housing, accessory dwelling units, clustered housing, middle housing (e.g., triplex, quadplex, townhomes, cottage housing) senior housing, cohousing, condominiums, apartments and mixed residential/commercial uses. Prioritize a mix of housing options near employment centers and transit stops.*

**H 1.1** Plan for housing in rural areas, limited areas of more intense rural development and urban growth areas – small towns.

**H 1.2** Permit manufactured housing in the same locations and at the same density as other housing, consistent with state law.

**H 1.3** Promote flexibility in the permitting of farm housing units for farm employees and their families in agricultural areas and on working farms.

### HOUSING NEAR FACILITIES

**H 2 Ensure concentrations of housing units and special housing types, group homes and other unique occupancy conditions, are located close to transportation, employment, shopping, and daily activities, and adequate capital facilities and utilities are present for the dwellings.**

**LEWIS COUNTY:** Comprehensive Plan Housing Element  
*Whole Numbers are Goals Decimal Numbers are Policies*

**H 2.1** Consider access to transportation and proximity to employment, shopping and community services in planning the location of new housing.

**H 2.2** 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.

**H 2.3** Encourage the creation of group homes, foster care facilities and housing for other special needs populations near services and public transportation routes wherever possible.

**H 2.4** Study housing needs and identify priority areas for housing types, emergency shelters, and temporary supportive housing for rural populations.

**H 2.5** Allow and encourage the creation of emergency housing, emergency shelters, temporary supportive housing near services and public transportation routes wherever possible.

### HOUSING PRESERVATION

**H 3 Work toward preservation and improvement of existing housing stock.**

**H 3.1** Lead a countywide analysis to study the rehabilitation and redevelopment potential of the county's existing housing stock and the subsidized and low-cost non-subsidized housing that may be lost due to redevelopment deteriorating housing conditions and/or public policies and actions.

**H 3.2** Encourage the rehabilitation of substandard housing and the maintenance of older housing that appears to be suited for restoration. Consider identifying priority areas for focused attention and resources.

**H 3.3** Seek opportunities to identify, protect, and rehabilitate historic properties to meet housing goals.

#### HOUSING AVAILABILITY AND AFFORDABILITY

### **H 4 Provide housing options that are available and affordable to Lewis County residents.**

**H 4.1** Collaborate with local jurisdictions, non-profits, private developers and other agencies to maintain and enhance affordable housing options.

**H 4.2** Work with the private sector, the Lewis County Affordable Housing Network, neighborhood groups, tribes and other affected citizens to facilitate the development of attractive, quality low- and moderate-income housing.

**H 4.3** Facilitate the development of low-income and special needs housing, through approaches such as:

- Developing an inventory of buildable lands in urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs) where additional development could occur.
- Rezoning certain developable lands that have adequate facilities to accommodate additional growth.
- Working with housing advocates and providers to develop sources of funding and strategies to enable the production of affordable housing, including multifamily tax exemptions, bond issues and levies, and grants and loan programs.
- Promoting the use of surplus publicly owned vacant lands for special needs or transitional housing, where appropriate.

- Encouraging self-help housing efforts and programs such as Habitat for Humanity and the Community Action Council of Lewis, Mason and Thurston Counties.
- Participating in programs such as the Housing Trust Fund (HTF) to address extremely low income and special needs housing.

**H 4.4** Encourage the retention of existing subsidized housing.

**H 4.5** Evaluate existing and future use of short-term rentals in the County and establish policies and regulations to reduce the impact of short-term rentals on long term housing.

#### HOUSING EQUITY

### **H 5 Provide appropriate housing options and programs throughout the community for all demographics and work to remove barriers previously created through past policies or development regulations.**

**H 5.1** Areas identified has high risk of displacement should be further analyzed and supported through development regulations and programs.

**H 5.2** Encourage housing opportunities for all citizens regardless of race, color, religion, sex, national origin, handicap disability, economic status, familial status, age, sexual orientation, or other discriminatory factors.

**H 5.3** Explore ways to promote and adopt equitable development practices in programs and regulations.

**H 5.4** Analyze health impacts when considering new areas for County growth, ensure to review health impacts by race.

**H 5.5** Consider the demographic makeup of smaller areas in the community, like subarea plans, and collect engagement data from all races and ethnicities in the study area.

**H 5.6** Consider cultural differences and cultural assets in neighborhood design.

**H 5.7** Consider environmental justice and efforts to avoid worsening environmental health disparities when reviewing land use using considerations for housing growth.

### HOUSING DEVELOPMENT

**H 6 Plan future development in a manner which promotes quality neighborhood settings and environments.**

**H 6.1** Minimize residential/non-residential land use conflicts in unincorporated areas of Lewis County through the use of development and performance standards such as buffers and setbacks.

**H 6.2** Design and site residential construction adjacent to or within designated natural resource lands in a manner that reduces potential land use conflicts.

### GOVERNANCE

**H 7 Regulations and permit processes promote and support the development and remove unnecessary development.**

**H 7.1** Strive to improve permit processing services and process permits in a timely manner.

**H 7.2** Where appropriate, reduce regulatory barriers and other requirements that add unnecessary costs and/or discourage affordable and market rate housing construction. Strategies to consider include the revision, replacement or elimination of regulations that cause higher than expected costs or extend time periods for the review of a permit.

# Transportation

## Introduction

The transportation policies established in this element provide guidance on the County's future goals for transportation. As of 2025, the County's priorities for transportation are to improve county roadways and facilities through the TIP and Capital Facilities planning, improve resilience of facilities against natural hazards and increase transportation options for low-income residents like transit walking and biking.

## Existing Conditions and Facilities

Some existing conditions have been highlighted in the element to understand the goals and policies. Other existing conditions for transportation are identified in the capital facilities element, capital facilities technical appendix and transportation technical appendix.

### Road Classification

Lewis County contains over 2,240 miles of roadways. These roads vary in character and the facilities can be categorized in a number of different ways. Among the methods include the Federal Functional Classification System and a classification based on the amount of freight moved along the roadways.

The Federal Functional Classification System breaks roadways into three major types: arterials, collectors and local roads, based on the function of the road.

If a roadway is intended to move traffic as smoothly as possible with the least amount of potential for conflicts (such as onramps or turns), the roadway is designated as an arterial. Interstate Highways, such as Interstate 5 (I-5), are considered the most important type of arterial. If a roadway is primarily intended to provide access to adjacent land uses, such as homes along a residential street, the roadway is classified as a local road.

## Transportation Element Requirements

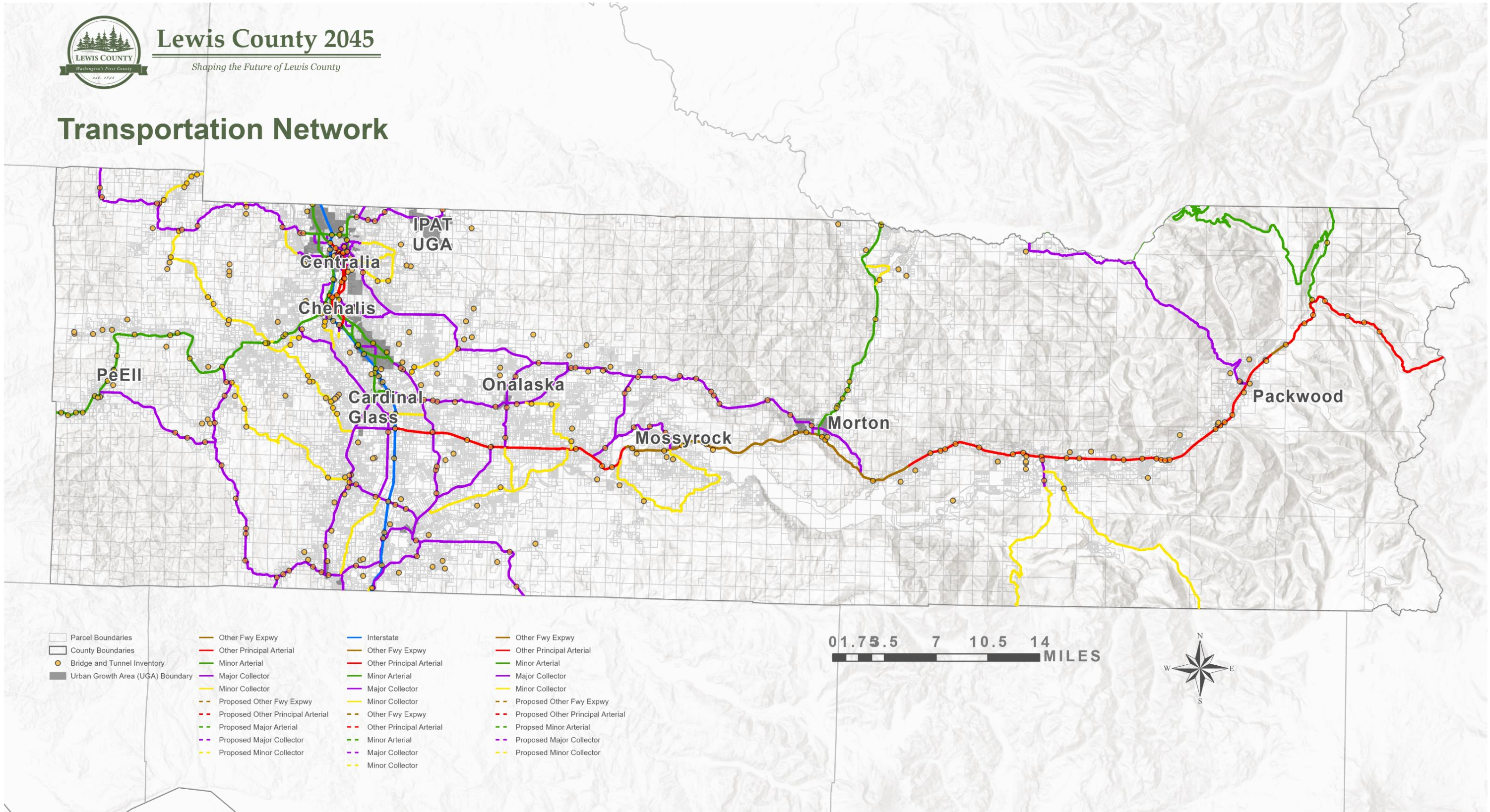
The Transportation Element is required to include:

- Land use assumptions
- Estimated traffic impacts
- Facilities and services needs
- An inventory of facilities
- Level of service standards
- State owned facilities
- Projected finances
- Multi-modal facilities
- Six-year plan of projects
- Demand management strategies

For a full inventory of all facilities and the six-year plan of transportation see the Capital Facilities Plan and Transportation Technical Appendix in the Appendices.

*RCW 36.70A.070 Mandatory Elements  
WAC 365-196-430 Transportation Element*



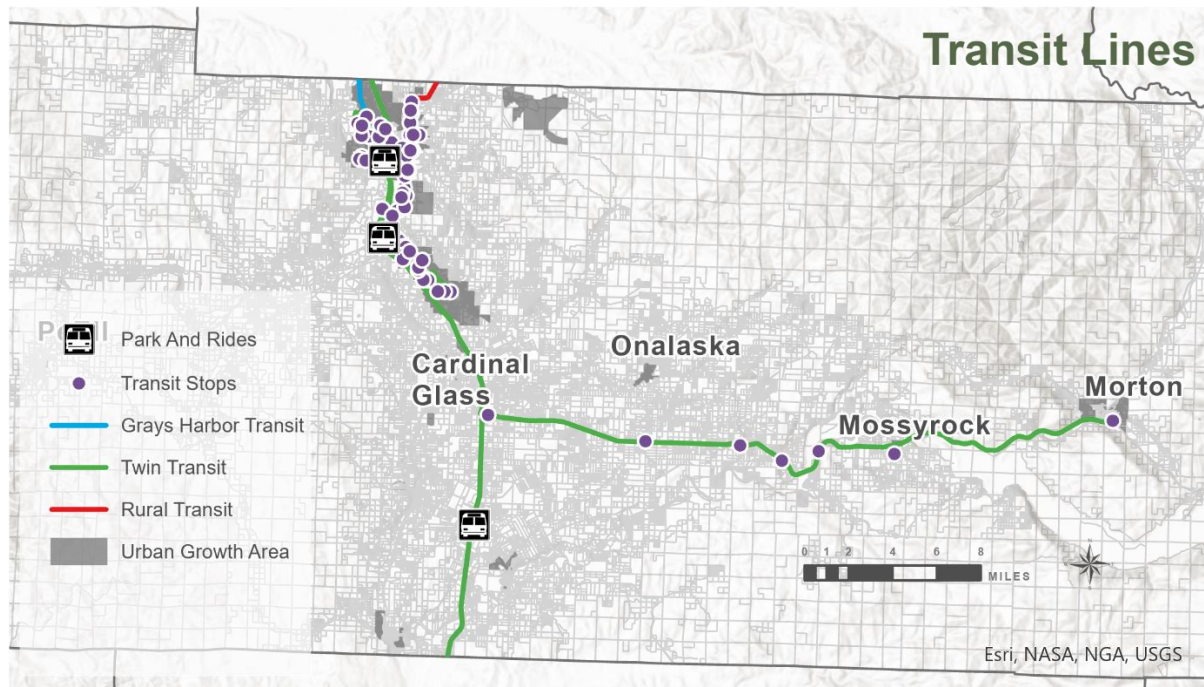




## Transit

All the transit lines in Lewis County are managed by Lewis County Transit. The transit system has six different transit lines that run between Centralia and Chehalis. The brown route is the only transit line that provides an East West connector between Chehalis and Packwood. The following routes are managed by multiple transit agencies in the area including Twin Transit, Lewis Mountain Highway Transit, Grays Harbor Transit. The blue, yellow, and orange routes provide transportation Centralia, Chehalis, and Grand Mound. The red line provides transportation around Chehalis. The brown, purple, green lines provide transportation between Centralia and further landmarks like Olympia, Kelso, and Packwood. The frequency of these stops changes annually.

Visit the [Lewis County Transit website](#) for more information. See the technical appendix for the full list of transit facilities. A large format map of transit routes can be found in the Appendices.



## Transportation Coordination

### Agency Coordination

Lewis County relies on several other agencies for proper coordination of transportation facilities. See the technical appendix for all organizations and their facilities.

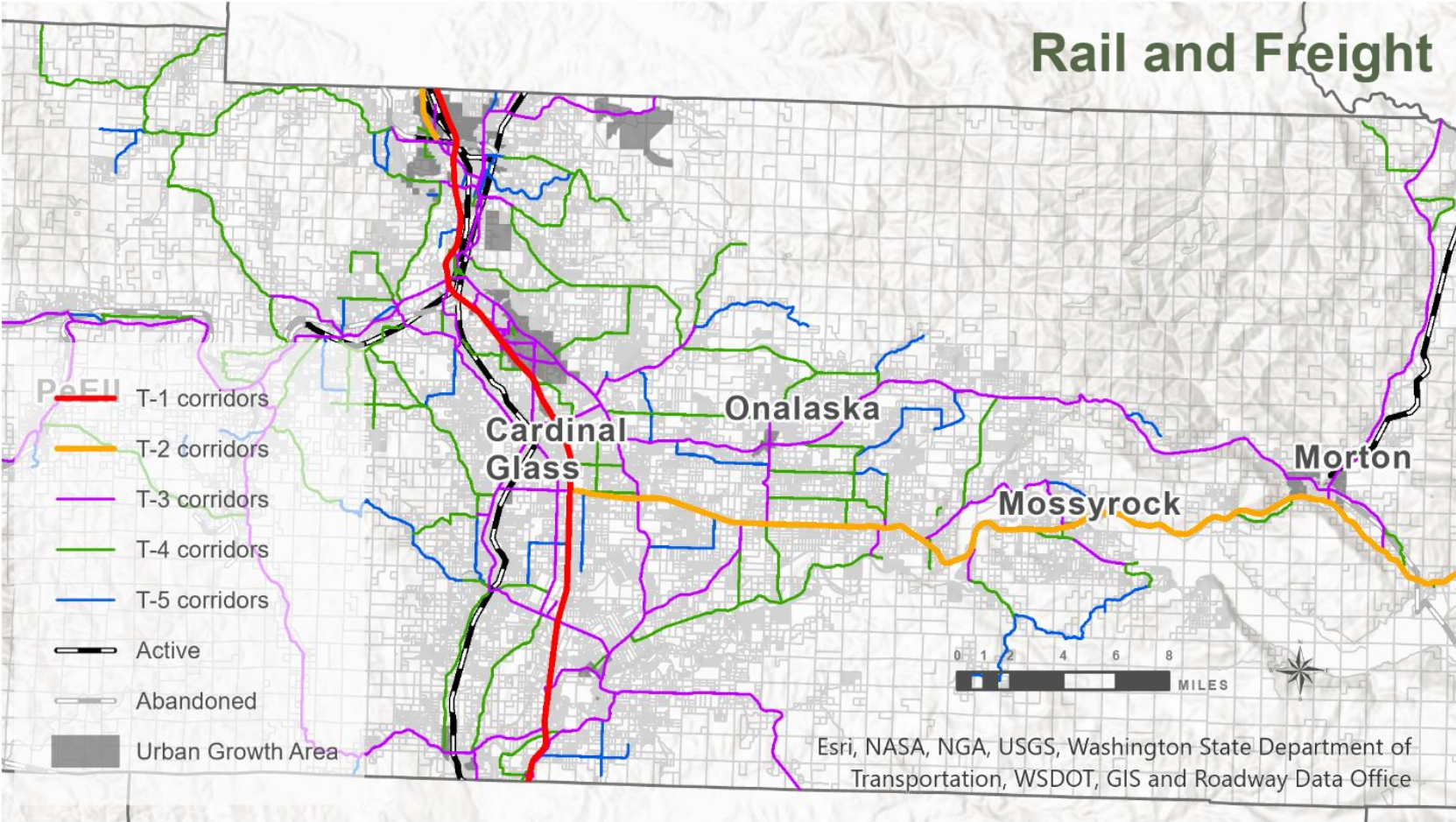
### Land Use Coordination

It is required that transportation facilities are coordinated between jurisdictions and agencies and are consistent with existing and future land uses. To facilitate coordination the growth and housing allocations that impact transportation facilities are established through the Planned Growth Committee which assembles all jurisdictions within the County to appropriately address where adequate facilities can be provided.

If facilities cannot be provide provided where housing or growth is allocated, the Planned Growth Committee can reassess and reconcile growth targets that can be accompanied by financially feasible capital facilities.

Rail and Freight

Lewis County is located between the two largest metropolitan areas in the Pacific Northwest, Portland and Seattle. It provides several critical routes for rail and freight. The rail line follows US I-5 and runs North and South on the western side of Lewis County. Freight lines run east-west and north-south across the County between all urban growth areas, municipalities, and other smaller rural population areas, like Mineral.



## Levels of Service

Lewis County utilizes Level of Service to evaluate the capacity of road segments, intersections and multi-modal transportation facilities. This measure considers the amount of delay or congestion experienced by motorists as they pass through intersections and travel along a road.

Though Level of Service is a qualitative measure of traffic conditions, the analysis is based on quantitative indicators, including the time required to wait at an intersection or the overall congestion of a road.

To evaluate the Level of Service along road segments, the county utilizes the Volume to Capacity ratio (V/C). This measurement considers the overall capacity of the segments, and the volumes that exist or are likely on the facility. When a road segment has sufficient capacity for the traffic it handles (i.e. the road is not full), the Level of Service is high, traffic flows freely and overall driver comfort is maximized. When the volumes of a road approach the capacity of the facility, the LOS decreases, the road is congested, and drivers are forced to slow and/or wait in traffic.

As of 2025, all jurisdictions are required to address multimodal transportation networks and not only vehicle transportation when planning for growth and housing. To address these new requirements, jurisdictions are required to establish new levels of service multimodal transportation.

## Area Classifications

Area classifications are as follows, recommended from WSDOT:

- Rural: 0-4 people and/or jobs per acre. No existing fixed-route transit service.
- Suburban: 4-8 people and/or jobs per acre, or, 1-4 people and/or jobs per acre if there is any fixed-route transit service.
- Urban: 8-30 people and/or jobs per acre, OR, 4-8 people and jobs per acre IF the regional share of employment is in the top 5% of block groups for employment.
- Urban Core: More than 30 people and/or jobs per acre, OR, 8-30 people and jobs per acre IF there are more than 30 pedestrian links per square mile.
- Freight dependent land use: More than 2,000 freight dependent jobs in the block group. Freight dependent jobs include NAICS sectors 11 (Agriculture, Forestry, Fishing and Hunting), 21 (Mining, Quarrying, and Oil and Gas Extraction), 22 (Utilities), 23 (Construction), 31-33 (Manufacturing), 42 (Wholesale Trade), and 48-49 (Transportation and Warehousing).



Roadway Level of Service

Level of Service for Roadways	Characteristics of Traffic <sup>13</sup>	Volume to Capacity Ratio
A	Free flow, low volumes and densities. Drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles.	<i>Less than 0.60</i>
B	Reasonably free flow, operating speeds beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom to select their speed.	<i>0.60-0.70</i>
C	Speeds remain near free flow, but freedom to maneuver is noticeably restricted.	<i>0.70-0.80</i>
D	Speed begins to decline with increasing volume. Freedom to maneuver is further reduced, and the traffic stream has little space to absorb disruptions.	<i>0.80-0.90</i>
E	Unstable flow with volume at or near capacity. Freedom to maneuver is extremely limited, and level of comfort afforded to the driver is poor.	<i>0.90-1.00</i>
F	Breakdown in flow. Both speeds and volumes can drop to zero.	<i>Above 1.00</i>

<sup>13</sup> From Wolfgang Homburger, Jerome Hall, Will Reilly, and Edward Sullivan. *Fundamentals of Traffic Engineering*. 16th ed.

### *State Facilities*

The Level of Service standard for state highways in Lewis County is C for rural roadways and D for urban facilities. Map T-3 depicts the levels of service for state highway facilities.

### *Local Roads*

Local level of service is Level of Service D for area roadways and intersections.

### Multimodal Levels of Service (MMLOS) for Active Modes

The following levels of service have been established between urban and rural areas due to the difference in needs.

### *Urban*

For any areas located in an Urban Growth Areas Boundary the level of traffic stress (LTS) is 2. See the Land Use Element for urban growth area boundaries.

### *Rural*

For any areas located outside of an Urban Growth Area boundary the level of traffic is 3. As defined by WSDOT, rural areas have less than 4 people per acre. See the Land Use Element for rural land use designations and their implementing zones for their densities.

### Existing and Future Deficiencies

Utilizing these standards, Lewis County evaluated existing (as of 2015) and forecasted future roadway conditions (in 2040) based on the land use from the Land Use Element of this plan. Capacity issues as of 2015 are shown on Maps T-4 and T-6. Capacity issues projected in 2040 are shown on Maps T-5 and T-7.

Major roadway capacity issues identified within unincorporated portions of the county by 2040 include:

- The need for additional capacity along Harrison Avenue in the Centralia Urban Growth Area.
- The need for improvements along SR 505 to accommodate the development of the Winlock Urban Growth Area.
- The need for an intersection improvement at US Highway 12 and the southbound off-ramp of I-5.

## TRANSPORTATION GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

### **LEWIS COUNTY:** Comprehensive Plan Transportation Element

*Whole Numbers are Goals Decimal Numbers are Policies*



### SAFE NETWORKS

#### **T 1 Provide a safe, and well-maintained transportation system.**

**T 1.1** Maintain a comprehensive inventory of existing transportation facilities including age condition use useful life maintenance history and maintenance requirements.

**T 1.2** Periodically perform condition and operational surveys of roads to prioritize and prepare for county maintenance projects.

**T 1.3** Encourage complete streets in urban growth areas and limited areas of more intense rural development to provide safe pedestrian and bicycle facilities.

### RESILIENT

#### **T 2 Provide a transportation system that minimizes flood and wildfire risks for all users.**

**T 2.1** Design new transportation improvements with safety as a key priority, include safety metrics when designing new improvements.

**T 2.2** Identify existing locations in the road system that have access management and/or safety problems and prioritize corrective actions in those locations.

**T 2.3** Continue improving ADA facility inventory and revise ADA transition plan to prioritize ADA facility updates near population centers, low-income residents, or overburdened or disadvantaged communities.

### COORDINATED SYSTEMS

#### **T 3 Coordinate the plans, programs and projects of local, regional, state and federal agencies and organizations to ensure consistency between the development of land uses and the availability of transportation facilities and other capital facilities.**

**T 3.1** Continue to participate in inter-jurisdictional forums, such as the Southwest Regional Transportation Planning Organization (SWRTPO) and the Lewis County Transportation Strategy Council, to coordinate planning and decision-making efforts that benefit the county, cities, and other jurisdictions.

**T 3.2** Utilize a coordinated development review process, or similar mechanism, to harmonize transportation improvements that affect multiple jurisdictions or agencies.

### FINANCIALLY FEASIBLE

#### **T 4 Develop strategies to ensure that sufficient financing is available to maintain countywide transportation facilities.**

**T 4.1** Strive to implement the projects identified within this Transportation Element and continue to use the Six-Year Transportation Improvement Program (adopted herein by reference) as the principal implementation tool for carrying out the element's goals, objectives, and policies.

**T 4.2** Continue to research and pursue potential options to finance transportation facility projects improvements and maintenance.

**T 4.3** Establish a procedure to reassess land use patterns if funding falls short.

*State law requires jurisdictions to have policies and procedures in place in case probably funding falls short to plan for land use and transportation needs.  
RCW 36.70.070(6)(a)(iv)(A), WAC 365-196-430(2)(k)(iv)*

### ENVIRONMENTALLY SOUND

**T 5 Manage the growth of the transportation system in a way that minimizes adverse environmental impacts and incorporates design measures that account for hazards exacerbated by climate.**

**T 5.1** Utilize sound and environmentally responsible design principles in the construction of transportation facilities.

**T 5.2** Use mitigation sequencing to minimize and mitigate unavoidable environmental impacts associated with transportation projects.

### PUBLICLY REVIEWED

**T 6 Promote public involvement in transportation planning and design to ensure that the county's decisions about the transportation system are reflective of the community's goals and objectives and are sensitive to the special interests of affected individuals and entities.**

**T 6.1** Ensure that county residents are involved in the planning and design of transportation infrastructure as early as practical to help influence the character of the facilities.

**T 6.2** Establish a procedure to coordinate with all jurisdictions with planning in land use and transportation initiatives.

### FREIGHT

**T 7 Strive to fund construct and maintain adequate routes to serve rail air and port facilities.**

**T 7.1** Partner with a variety of public and private agencies to fund build and maintain routes that support rail air and port facilities.

### AIRPORTS

**T 8 Provide adequate capacity and safety for air and emergency services of county airports, especially during hazard events exacerbated by climate.**

**T 8.1** Use the program in list in Six Year Transportation Improvement Program (TIP) the as supplemented by airport facility plans, as the basis of future improvements to county-owned airports.

**T 8.2** Discourage residential development in airport approach zones and adjacent high noise areas.

*See Lewis County Code Chapter 17.80 for Airport Obstruction Zoning Washington State Law discourages the siting of incompatible uses to general aviation uses. RCW 36.70.547. Airport planning and associated regulations must be filed with the Aviation Division of WSDOT.*

### MILITARY TRAINING ROUTES

**T 9 Maintain compatibility and minimize conflict between existing military training areas and county land uses.**

**T 9.1** Coordinate with the United States Armed Forces to resolve potential land use conflicts through the early exchange of project related information when development projects or Comprehensive Plan amendments may affect military operations including Military Training Routes (see Map T-10).

### RAIL

**T 10 Preserve and improve existing rail corridors and facilities that minimizes vulnerability and risk worsened by climate.**

**T 10.1** Maintain sufficient rail capacity to accommodate freight rail traffic storage and passenger service.

**T 10.2** Support the long-term beneficial use of rail corridors, either as rail spurs, roads, or trails.

### MULTI-MODAL TRANSPORTATION

Multimodal levels of service for all roads are required per State law.

**T 11 Provide a safe multimodal transportation that includes transit, biking, and walking, where possible, to provide opportunities to all populations in the County and reduce vehicles miles traveled.**

**T 11.1** Focus improvement efforts to enhance the system in or near Urban Growth Areas and Limited Areas of More Intensive Rural Development (LAMIRDs).

**T 11.2** Encourage the maintenance of existing park-and-ride lots, and the establishment of new park-and-ride facilities at suitable, convenient locations.

**T 11.3** Establish active transportation connections between centers and other population centers and employment.

### TRANSIT

**T 12 Coordinate land use decisions with existing and planned transit services and reduce vehicle miles traveled.**

**T 12.1** Increase transit availability and frequency in urban growth areas and limited areas of more intense rural development.

**T 12.2** Encourage expansion of bus service to East Lewis County and establish service in the western and southern portions of the county.

### DESIGN OF ROADWAYS

**T 13 Utilize roadway improvements as a method to help enhance the character of Lewis County.**

**T 13.1** Consider potential pedestrian, bike and aesthetic enhancements (as feasible) in road improvement projects.

### WAYFINDING AND SIGNAGE

**T 14 Implement new wayfinding and signage to promote safety, community character, and environmental resources.**

**T 14.1** Create new signage and enhance the use of technology to improve the ease of finding areas such as Mount Rainier, Mount St. Helens, Mount Adams, Riffe and Mayfield Lakes, the various wilderness areas, the national forest lands, and other natural areas.

**T 14.2** Seek funding for interpretive signage to promote economic and historic preservation.

### CONCURRENCY AND LEVELS OF SERVICE

**T 15 Ensure adequate transportation facilities are offered concurrent with development.**

**T 15.1** Maintain multi-modal LOS on county roadways that is level of service standards consistent with the Land Use Element and the goals and policies of the Comprehensive Plan.

**T 15.2** Coordinate with Washington State and Lewis County's incorporated communities to:

- Monitor the level of service standards for transportation facilities in the unincorporated urban growth areas.
- Review traffic volumes and other transportation data for proposed projects.
- Identify potential transportation needs and strategies for required improvements.

**T 15.3** Develop and administer transportation concurrency procedures to ensure that adequate transportation facilities and services are in place or are planned and funded to be in place within six years of any development.

# Utilities and Capital Facilities

## Introduction

This element establishes goals and policies for capital facilities. Policies related to county-owned facilities focus on funding, improvements, and future uses and non-county owned facilities focus on coordination, data sharing, support, and joint planning between the two.

## Existing Conditions

The required existing conditions and planned projects section of the Utilities and Capital Facilities element is in **Appendix C Capital Facilities Plan (CFP)**. The CFP outlines the existing inventory and locations of the utilities and capital facilities currently serving the County’s population. This CFP covers all County owned facilities, and the financing plan is updated annually in collaboration with the Department of Public Works. Lewis County is a largely rural county with some facilities (schools, fire, private utilities) serving large portions of the county with very little population. Non-County owned facilities may be difficult to collect due to the size and frequency of communication. The following table is a summary of the facilities and utilities covered by the CFP.

TABLE 20. SUMMARY OF FACILITIES AND UTILITIES COVERED BY THE CFP

County Owned	Non-County Owned
Government Services	Schools
Parks and Recreation	Fire Protection
Solid Waste Management	Electricity
Storm Drainage systems	Natural Gas
Transportation	Telecommunications
Wastewater Systems	Water Systems (all other major systems)
Water Systems (Only Vader)	Transit

## Capital Facilities Element Requirements

- (a) An inventory of existing capital facilities owned by public entities, also referred to as "public facilities," showing the locations and capacities of the capital facilities;
- (b) A forecast of the future needs for such capital facilities based on the land use element;
- (c) The proposed locations and capacities of expanded or new capital facilities;
- (d) At least a six-year plan that will finance such capital facilities within projected funding capacities; and
- (e) A requirement to reassess the land use element if probable funding falls short

The utilities element shall contain at least the following features: The general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

WAC 365-196-415 Capital Facilities Element  
 WAC 365-196-420 Utilities Element



**Planning for the Future**

The Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan prioritizes improving and funding county-owned facilities while fostering partnerships for non-county-owned infrastructure. Key county facilities include parks, transportation, wastewater, and storm drainage systems, with an emphasis on enhancing services to meet growth demands, ensure compliance with regulations, and protect public health. For non-county-owned services like schools, fire protection, electricity, and broadband, the county focuses on coordination with providers to align improvements with community needs and leverage shared resources.

Key policies support sustainable and financially responsible infrastructure development. This includes aligning utilities with land use plans, monitoring capacity, and utilizing conservation and renewable energy. Collaboration with external providers aims to improve efficiency, address capacity challenges, and reduce environmental impacts. The plan emphasizes equitable cost-sharing for developments, pursuing grants for major projects, and expanding broadband in underserved areas. Additionally, it promotes resilience through climate-conscious practices and partnerships with fire districts and other agencies to enhance public safety and essential services.



FIGURE 7. LOCATION OF LEWIS COUNTY CONTROLLED PUBLIC FACILITIES AND LOCAL ROADS

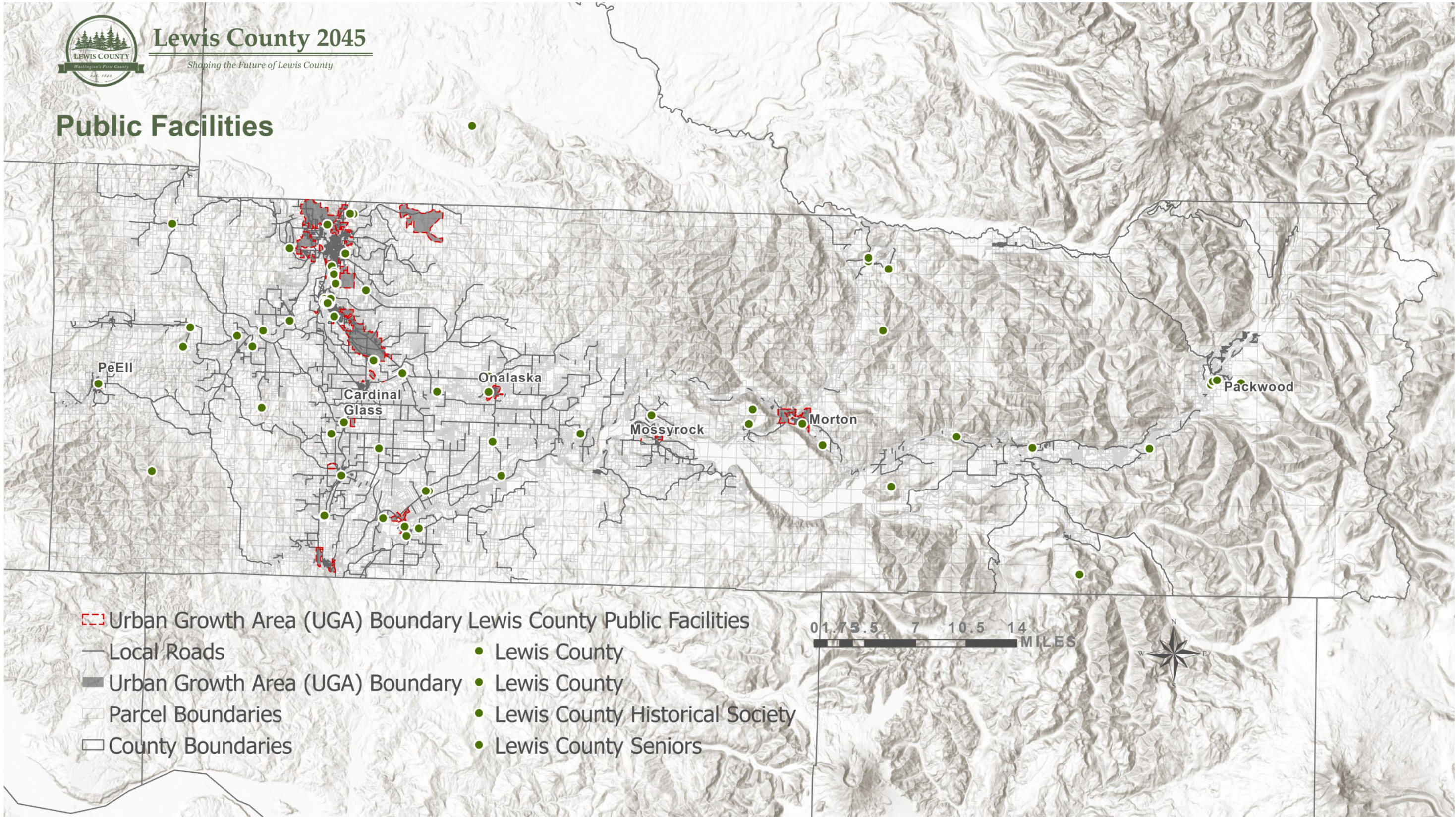
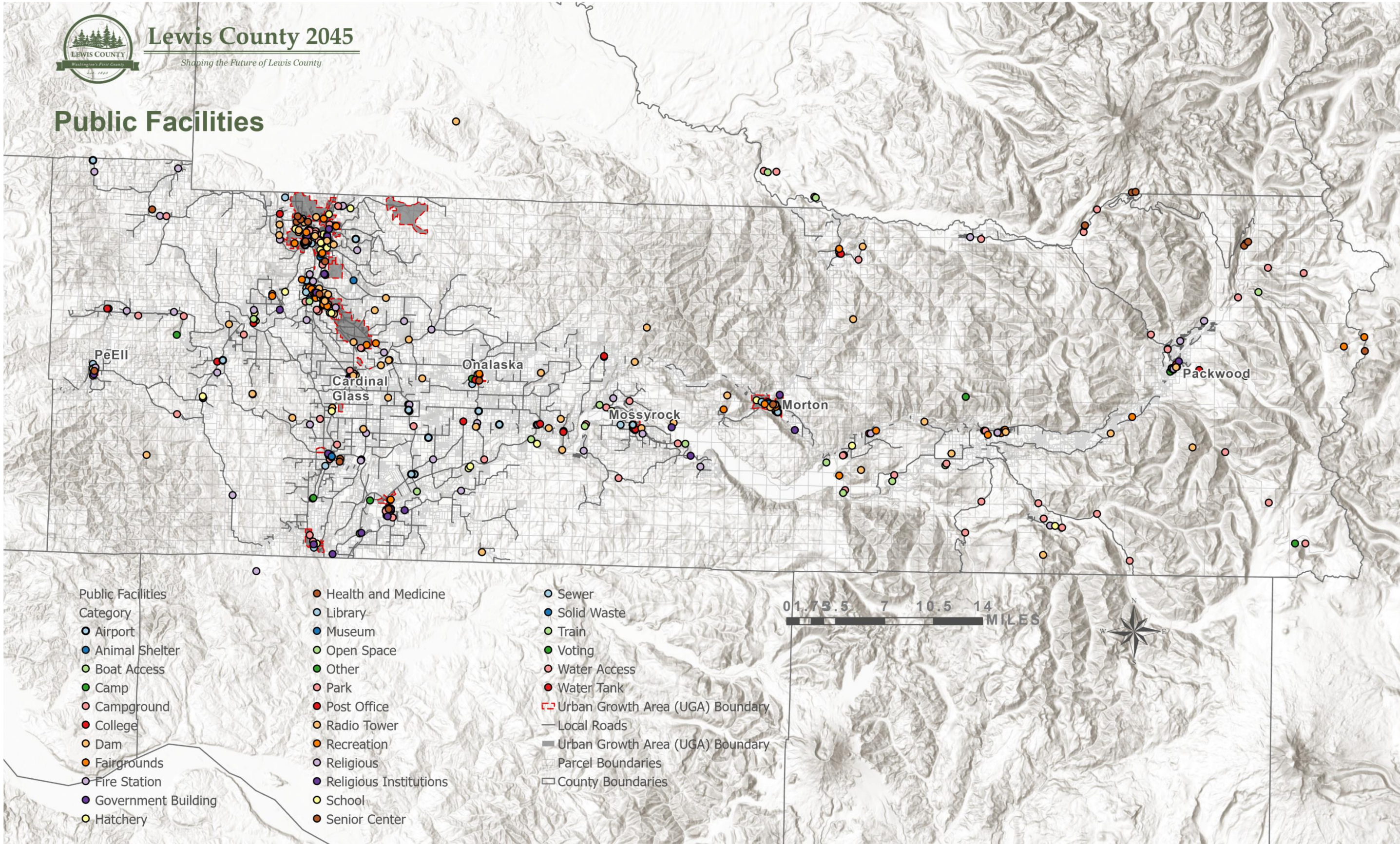




FIGURE 8. TYPES OF PUBLIC FACILITIES AND LOCAL ROADS





## UTILITY AND CAPITAL FACILITIES GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

### CAPITAL FACILITIES AND UTILITIES

**CF 1 Develop capital facilities and utilities in a manner that supports the implementation of the Land Use Element, including Urban Growth Areas under the County's jurisdiction where patterns of development have created pressure, and consistent with the transportation element.**

**CF 1.1** Plan, design, and operate public facilities and utilities to:

- Accommodate the demands of growth, consistent with the adopted land use and zoning designations.
- Comply with appropriate state and federal laws.
- Protect public health and safety.

**CF 1.2** Maintain an inventory of existing public facilities and utilities including (where possible) the locations and capacities of such facilities and systems.

**CF 1.3** Ensure that public facilities and utilities are compatible with surrounding areas, adopted design standards and relevant state laws.

**CF 1.4** Reassess the Utilities and Capital Facilities Element periodically to ensure that utility and facility needs and financing are consistent with the Land Use Element.

### COORDINATION

**CF 2 Coordinate the utility, land use, capital facility and transportation plans and designs of the county with other providers to plan for growth, leverage funding opportunities and effectively manage the construction of improvements.**

**CF 2.1** Make county plans, regulations and standards, including population forecasts and land use designations, available to utility and facility providers to assist in their planning.

**CF 2.2** Consider potential concurrent utility or facility improvements when utility or facility providers construct a project. Utilize the projects of service providers as an opportunity to enhance the county facilities when desirable.

**CF 2.3** Utilize the agreements between the county, and utility and facility providers, as a means to:

- Coordinate the functional plans of the provider and the capital facility plans of the county.
- Address the joint use of corridors and rights-of-way.
- Ensure that development permit reviews address other affected facilities and utilities.
- Mitigate the impacts of utility and facility improvement projects.



**CF 2.4** Establish a procedure for sharing vital data for planning public facilities, land use, and transportation between jurisdictions, and public and private agencies.

**CF 2.5** Establish a procedure to produce and routinely revise a coordinated transportation, facilities, and land use plan between jurisdictions, and private and public agencies.

**CF 2.6** Establish a procedure and communication protocols to consistently talk to capital facility and utility providers for land use and transportation planning efforts.

#### CONCURRENCY AND LEVELS OF SERVICES

**CF 3 Ensure adequate utilities, public facilities and services exist or can be provided concurrent with development.**

**CF 3.1** Monitor the capacity of county-owned existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

**CF 3.2** Coordinate with external providers to monitor the capacity of non-county-owned existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

#### FINANCIALLY FEASIBLE

**CF 4 Seek sustainable and economical methods to finance projects that use taxes wisely.**

**CF 4.1** Use conservation and demand management principles to extend the available capacities of utilities and public facilities.

**CF 4.2** Ensure that developments pay their fair share for improvements. Utilize mitigation measures impact fees and a variety of other mechanisms to help collect the necessary funds.

**CF 4.3** Weigh operation and maintenance costs as well as the financial impacts of ongoing debt service as part of the overall considerations about whether to build major infrastructure.

**CF 4.4** Target a limited number of high priority areas for major facility investments.

**CF 4.5** Pursue outside grants for major projects, such as the Packwood sewer system.

**CF 4.6** Establish a procedure to reassess land use patterns if funding falls short.

**CF 4.7** Study the possible implementation of an equipment rental and revolving fund.

#### ENERGY AND SUSTAINABILITY

**CF 5 Ensure that buildings and facilities use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions.**

**CF 5.1** Explore ways to implement electric vehicles in Lewis County.

**CF 5.2** Retrofit buildings for energy efficiency.

**CF 5.3** Deploy a county surplus program.

#### ENVIRONMENTALLY SENSITIVE

**CF 6 Use environmentally sound approaches to construct, operate and maintain utilities and facilities.**

**CF 6.1** Promote the conservation of energy, water and other natural resources in the siting and design of new utilities and public facilities.

**CF 6.2** Design and construct utility and facility projects, such as storm water drainage, water withdrawals, and sewage disposal, to respect the environmental limits of the area in which they are proposed.

COUNTY BUILDINGS AND FACILITIES

**CF 7 Provide county facilities and buildings and prioritize the adaptive reuse of buildings for economic and environmental benefits.**

**CF 7.1** Concentrate County facilities in two primary locations near the historic County Courthouse and near the Public Works Central Shop on Jackson Highway.

**CF 7.2** Implement the six year and twenty-year capital facilities plan and the associated capital improvement plans, revise as necessary.

**CF 7.3** Continue to proactively review the needs and priorities for improvements to capital facilities.

## PARKS

**CF 8 Provide a high-quality park and open space system that effectively utilizes existing open lands and minimizes costs for taxpayers.**

**CF 8.1** Update the Parks, Recreation, and Open Space Plan to provide action items to implement before the next periodic update.

**CF 8.2** Partner with agencies such as Tacoma Power, the Washington Department of Fish and Wildlife, Washington State Parks, and the US Forest Service to improve their park and recreation facilities.

## SCHOOLS

**CF 9 Promote and the restoration and construction of schools and higher education, while conserving resources, to provide essential community services.**

**CF 9.1** Encourage school districts to share available facilities and resources particularly for elective activities.

**CF 9.2** Urge school districts to act as centers for the surrounding community recognizing that the districts offer indoor and outdoor spaces that are useful to nearby residents and community organizations.

## WATER

**CF 10 Ensure that water supplies and infrastructure are sufficient to meet the needs of existing and future development in the county.**

**CF 10.1** Foster improvements to public water systems particularly within unincorporated urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs) to ensure that adequate water supplies and infrastructure are available to serve the future development of the areas.

**CF 10.2** Develop strategies to support the operation of small water systems and help address the technical managerial and financial difficulties that are experienced by small water providers.

**CF 10.3** Coordinate with Department of Health and Commerce for consolidation of water utilities when desirable.

**CF 10.4** Require new residential, commercial and industrial development to use existing water systems (when the facilities are available).

**CF 10.5** Implement practices to permit domestic groundwater withdrawals, like RCW 36.70A.590.

**CF 10.6** Participate in watershed planning for Water Resource Inventory Areas (WRIAs) 11, 13, 23 and 26 to help shape the amount of groundwater withdrawals available for permit-exempt domestic groundwater withdrawals, and the type of projects used to mitigate groundwater and stream impacts.

## SEWER

**CF 11 Coordinate with water sewer districts to develop or expand wastewater collection and treatment facilities to support development within urban growth areas, certain areas of more intensive rural development including but not limited to Onalaska and Packwood, and areas where known pollution or health hazards exist.**

**CF 11.1** Establish criteria for when connection will be required for properties within wastewater service areas to hook to the available system.

**CF 11.2** Work to construct a sewer system within the Packwood LAMIRD.

### STORMWATER

#### **CF 12 Reduce the potential impacts of stormwater on public health, property and safety.**

**CF 12.1** Use education and outreach to raise community awareness about the benefits of stormwater management, including its assistance in retaining water quality and reducing flood hazards.

**CF 12.2** Utilize best management practices, such as those outlined in the regional Road Maintenance Endangered Species Act Guidelines and the Department of Ecology Stormwater Management Manual, to treat stormwater runoff.

**CF 12.3** Developing & Implement Phase II Stormwater Program.

### SOLID WASTE

#### **CF 13 Provide solid waste services to residents of Lewis County in an efficient and cost-effective manner.**

**CF 13.1** Implement the strategies for solid waste management (including waste reduction, recycling and energy recovery) identified in the Lewis County Solid and Hazardous Waste Management Plan

### ELECTRICITY

#### **CF 14 Facilitate the provision of electricity to residents of Lewis County.**

**CF 14.1** Coordinate with Lewis County PUD and Centralia City Light in the provision of electricity to customers.

**CF 14.2** Encourage underground utility distribution lines where feasible to integrate features that reduce the impacts of climate and increase resilience, especially in new subdivisions, LAMIRDs and unincorporated Urban Growth Areas.

**CF 14.3** Encourage underground utility distribution lines where feasible, especially in new subdivisions, LAMIRDs and unincorporated Urban Growth Areas.

### GAS

#### **CF 15 Encourage the use of natural gas within Lewis County.**

**CF 15.1** Coordinate with Puget Sound Energy and other appropriate agencies to expand the availability of natural gas.

### TELECOMMUNICATIONS

#### **CF 16 Promote the development of a high-quality telecommunications network in Lewis County.**

**CF 16.1** Target underserved locations such as Doty, Onalaska, Mineral, PeEll, Vader, and Winlock for broadband expansion.

**CF 16.2** Craft the county's development regulations to be flexible and responsive to innovations and advances in telecommunications technology while accounting for design methods that are adaptable to flooding and wildfire events exacerbated by climate.

**CF 16.3** Assure that the regulations for wireless facilities minimize the potential adverse impacts from the facilities. Use adequate setbacks, appropriate landscape screening, and the utilization of existing sites and structures whenever feasible.

### BROADBAND

#### **CF 17 Support broadband infrastructure in Lewis County to give more opportunities to residents and reduce vehicle miles traveled.**

**CF 17.1** Partner with appropriate jurisdictions, agencies, and private partners to support broadband infrastructure.



**FIRE DISTRICTS**



**CF 18 Support local fire districts and share resources where possible.**

**CF 18.1** Coordinate with local fire districts at community meetings.

**CF 18.2** Share available data and coordinate on future development and land uses to ensure adequate facilities can be provided in rural areas.

**ESSENTIAL PUBLIC FACILITIES**

**CF 19 Allow the continued maintenance, identification and siting of essential public facilities.**

**CF 19.1** Ensure that the Comprehensive Plan and development regulations do not preclude the siting of essential public facilities.

**CF 19.2** In establishing development regulations for siting essential public facilities ensure that facilities follow a public participation process, are in conformance with applicable federal, state, and county land use regulations, adhere to applicable environment standards and review, and are reviewed in consultation with affected jurisdictions, agencies, and utilities.

**CF 19.3** In development regulations specific facility requirements for each essential facility shall be determined and identified for the following:

- Minimum acreage.

- Accessibility.
- Transportation needs and services.
- Supporting public facility and public service needs and the availability thereof.
- Health and safety.
- Site design.
- Zoning.
- Availability of alternative sites.
- Community-wide distribution of facilities.
- Capacity and location of equivalent facilities.

(b) Impacts of the facility:

- Land use compatibility.
- Existing land use and development in adjacent and surrounding areas.
- Existing zoning of the surrounding areas.
- Existing Comprehensive Plan designation for the surrounding areas.
- Present and proposed population density of the surrounding area.
- Environmental impacts and opportunities to mitigate the environmental impacts.
- Effect on agricultural, forest, or mineral lands, critical areas, and historic, archaeological and cultural sites.
- Effect on areas outside of Lewis County.
- Effect on the likelihood of associated development.
- Effect on public costs, including operation and maintenance.

# Economic Development

## Introduction

The Economic Development Element of this Comprehensive Plan outlines a strategic framework to guide the County's economic growth, sustainability, and resilience over the coming decades. As the County continues to evolve, this plan seeks to foster a vibrant, diverse, and inclusive economy that benefits all residents and businesses. It reflects the community's values, aspirations, and priorities, providing a blueprint for long-term prosperity while balancing economic growth with environmental stewardship and social equity.

This Economic Development Element builds upon past successes and addresses emerging opportunities and challenges. It provides policies and actions to support business retention and expansion, attract new industries, enhance workforce development, improve infrastructure, and ensure the availability of affordable housing and sustainable development practices. By enhancing the local economy, this element also contributes to broader goals such as improving quality of life, increasing resilience to economic shocks, and ensuring that future generations inherit a vibrant, equitable, and sustainable community.

## Existing Conditions

Lewis County has approximately 1,944 businesses and 21,581 employees. The top five major employers in Lewis County are Providence Hospital, Fred Meyer Distribution Center, UNFI, Hampton Lumber Mills, and Cardinal Glass Manufacturing Plant. Refer to the community profile for current economic and demographic data that relates to economic development policies.

### Tourism and Recreation Industry

Lewis County is also just South of Mt. Rainer National Park and has approximately 530,000 acres of public land drawing millions of visitors to Lewis County communities each year.

As of 2025, Discover Lewis County (DLC), is a branch of the Economic Alliance of Lewis County, and helps Lewis County in progressing the vital tourism industry in coordination with other supporting industries, like agriculture. Their goal is to balance tourism with local natural resources and cultural

## Economic Development Element Requirements

The Economic Development Element is acknowledged as a mandatory element in RCW 36.70A.070. Under the Washington Administrative Code the element should include:

- A summary of local economic data,
- A summary of strengths and weaknesses of the local economy,
- Identification of policies, programs, and projects to foster economic growth for future needs.

*RCW 36.70A.070(7) Mandatory Elements  
WAC 365-196-435 Economic Development Element*

stewardship to protect core assets of the County<sup>14</sup>. This organization is vital in continuing several goals and policies of the Economic Development Element.

### Strengths, Weaknesses, Opportunities, Threats

The Economic Alliance of Lewis County produced the 2022-2024 Comprehensive Economic Alliance Strategy for the County. The SWOT analysis for Lewis County's Comprehensive Economic Development Strategy identifies key strengths, weaknesses, opportunities, and threats based on community feedback.

**Strengths** include the county's central location along the I-5 corridor, offering convenient access to both Portland and Seattle for transportation and distribution. The area benefits from low utility costs, affordable land and housing, and a low tax burden, particularly on property. The county also has robust natural resources, good transportation infrastructure (including rail access and Highway 12), and a strong educational system with Centralia College offering bachelor's programs. Additionally, Lewis County enjoys a collaborative community culture, strong political support, and outdoor amenities, contributing to a high quality of life.

**Weaknesses** highlighted in the analysis include challenges related to flooding, limited infrastructure (such as inadequate sewer systems in certain areas), and labor availability, especially in terms of skill levels and work ethic. The county also faces low average wages and a lack of professional office space, which could deter business growth. Other concerns include slow rural development, high development costs, and a perception of limited cultural and entertainment offerings, particularly for younger generations. There is also an issue of brain drain, with local talent leaving for *opportunities elsewhere*.

**Opportunities** for economic growth in the county include the development of large-scale industrial sites, utilizing the TransAlta coal transition fund for economic revitalization, and strengthening business retention and expansion efforts. Additionally, there is potential for growth through partnerships with Centralia College, expanding educational programs, particularly in STEM fields, and enhancing recreational tourism. The county can also take advantage of its proximity to Portland and Seattle to attract more business investments. Flood mitigation efforts and the promotion of smaller community redevelopment also present growth opportunities.

**Threats** facing Lewis County include the potential impact of flooding, regulatory constraints such as those from the Growth Management Act, and the risk of economic downturns. The political climate, with potential challenges in cooperation between municipal, county, and economic development organizations, could hinder progress. Additionally, the county faces threats from increasing community polarization and declining enrollment in local school districts, which may affect long-term educational and workforce development.

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<sup>14</sup> Discover Lewis County, About DLC, 2024 <https://discoverlewiscounty.com/about/contact/>

## Planning for the Future

The Economic Development Element for Lewis County, Washington, for 2045 lays out a clear roadmap to enhance industrial growth and foster a more diverse rural economy, aiming to retain and support its rural residents. One key focus is creating a diverse employment base by attracting industries that provide family-wage jobs, thereby increasing local wages. Policies such as targeting export-oriented industries that bring new revenue to the county and supporting small businesses on agricultural and resource lands highlight the county's commitment to creating sustainable and diversified economic opportunities. The county recognizes the need for education and training to build a skilled workforce that aligns with the changing needs of these industries. Collaboration between local school districts, Centralia College, and other community organizations is key to ensuring that students are prepared for both existing and future job markets. Additionally, programs that retrain workers displaced by industry decline are also a priority, helping to ensure that no community member is left behind.

In tandem with industrial growth, the Economic Development Element emphasizes resilient economic activities that address climate disruption and ensure the county's infrastructure can withstand the effects of climate. Policies support the development of green jobs and incentivize businesses to adapt to climate realities. The county also aims to safeguard its natural resources, such as agriculture, forestry, and mining, through initiatives like promoting value-added production and protecting resource lands from conversion. Finally, expanding tourism and creating Master Planned Resorts are central to attracting a diverse range of visitors while supporting local businesses. With these integrated goals, Lewis County aims to not only diversify its economy but also ensure long-term resilience and prosperity for its rural communities.

## Economic Development in Lewis County

The Economic Alliance of Lewis County is a public private partnership organization in the community that assists with increasing jobs and improving quality of life in the community. The organization is responsible for collecting relevant economic data, crowdsourcing community engagement and producing the Lewis County Economic Development Strategy. A document revised every couple of years that outlines future economic development goals across the County.

### Largest Industries in Lewis County

- Logistics / Freight
- Wood Products
- Manufacturing
- Healthcare
- Energy
- Food Processing
- Telecommunications



## ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

### DIVERSE EMPLOYMENT BASE

#### **ED 1 Provide diverse employment opportunities and training to build Lewis County's workforce with increased wages.**

**ED 1.1** Target business sectors that provide family wage jobs and match the skills mix of the existing workforce.

**ED 1.2** Target basic industry sectors that export their goods and services outside the county and attract new dollars into the community.

**ED 1.3** Support the development of small businesses and cottage industries on agricultural, forest, or mineral resource lands.

**ED 1.4** Utilize the Growth Management Act standards for developments such as Master Planned Resorts, Master Planned Industrial, and Type ii and Type iii LAMIRDs, among others, to establish new locations for economic development.

**ED 1.5** Advocate for collaboration between school districts on items such as class offerings electives apprenticeship training and STEM (Science Technology Engineering and Mathematics) programs to ensure that smaller districts can offer a wide range of educational options for area students.

**ED 1.6** Pursue opportunities such as grants and programs to help absorb and retrain displaced workers from declining industries.

**ED 1.7** Foster continued collaboration between school districts Centralia College the Lewis Economic Development Council and other organizations to prepare students for existing and future jobs.

### RESILIENT ECONOMIC ACTIVITIES



#### **ED 2 Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.**

**ED 2.1** Facilitate a green jobs pipeline for frontline communities.

**ED 2.2** Support local businesses' efforts to bolster climate preparedness and continuity of operations.

**ED 2.3** Support workers displaced from carbon-intensive industries.

**ED 2.4** Consider climate hazard impacts during the development of infrastructure for tourism and goods movement.

**ED 2.5** Require review of climate hazard impacts to airport operations, facilities, and infrastructure and identify resilience measures in airport master plans.

**ED 2.6** Incentivize public investment into open-access telecommunications infrastructure, especially in new rural

developments and redevelopments, LAMIRDs, and unincorporated Urban Growth Areas.

**ED 2.7** Collaborate with rail authorities (i.e., BNSF, Amtrak, Union Pacific) that assesses impacts from climate hazards and considers adaptive measures for resiliency.



### NATURAL RESOURCE INDUSTRIES

#### **ED 3 Ensure that vital natural resources industries, like agricultural, forestry, and mining are continued and supported.**

**ED 3.1** Use public benefit taxation, the purchase or transfer of development rights, and other strategies to:

- Protect existing natural resources from the conversion to non-resource uses, and
- Help ensure the long-term vitality of the resource industries.

**ED 3.2** Ensure that sufficient agricultural land, support services, and skills are available to encourage a healthy, economically viable and diversified agricultural economy.

**ED 3.3** Work with the Washington State University Extension, and other organizations and individuals to encourage agricultural diversity and sustainability within the county.

**ED 3.4** Nurture the ability of farms to generate on-farm, non-farming income to help support the economic viability of their agriculture operations.

**ED 3.5** Encourage on-farm housing for farm families and workers.

**ED 3.6** Promote the expansion of value-added food processing facilities and markets to showcase and support local Lewis County's agricultural products and promote local food security.

**ED 3.7** Seek to construct a regional distribution facility/food hub along I-5 to better link farms in Lewis County (particularly on the west and east sides of the county) to markets in Portland and Seattle.

**ED 3.8** Support efforts to promote local and regional agricultural producers, events, exhibitions, and farmers' markets.

**ED 3.9** Maintain the existing base of commercial forestland to assure the continued vitality of timber production and processing.

**ED 3.10** Encourage expanded production of value-added forest products.

**ED 3.11** Encourage mineral extraction and processing.

**ED 3.12** Allow mineral-related land uses on forest and mineral resource lands, and in other appropriate locations.

### ENERGY AND SUSTAINABILITY

#### **ED 4 Encourage energy-related industries and facilities in Lewis County.**

**ED 4.1** Support the creation of new energy generation facilities, and the establishment of businesses that harness the power of renewable natural resources.

**ED 4.2** Promote the increased production and availability of energy.

**ED 4.3** Create regulation for energy and storage facilities.

### TOURISM

#### **ED 5 Develop the recreational and tourism potential of Lewis County.**

**ED 5.1** Encourage and support infrastructure and other efforts to attract and support tourists.

**ED 5.2** Continue to coordinate with local and regional destination marketing organizations to promote tourism.

**ED 5.3** Market cultural, recreational and social activities that showcase the unique natural attractions, historic places, and activities of Lewis County.

**ED 5.4** Attract a variety of tourists, including individuals that visit for business, food, nature and recreation.

**ED 5.5** Encourage the use and enhancement of county, state and national parks.

**ED 5.6** Encourage the creation of Master Planned Resorts.

**ED 5.7** Continue to invest lodging tax collections in facilities and programs that maximize tourist activity and spending.

**ED 5.8** Support the creation of signage, maps, and other items that showcase area attractions.

#### *BUSINESS RETENTION AND EXPANSION*

**ED 6 Promote the retention and expansion of existing businesses and the establishment of new small and local businesses.**

**ED 6.1** Work to improve communication between entrepreneurs and Lewis County.

**ED 6.2** Strive to understand common reasons for small business success and failure, and potential methods to encourage success.

**ED 6.3** Continue to provide information, resources, and technical assistance to promote the retention and expansion of existing and new businesses.

**ED 6.4** Advocate for collaboration between school districts on items such as class offerings electives apprenticeship training and STEM (Science Technology Engineering and Mathematics) programs to ensure that smaller districts can offer a wide range of educational options for area students.

**ED 6.5** Foster continued collaboration between school districts Centralia College the Lewis Economic Development Council and other organizations to prepare students for existing and future jobs.

**ED 6.6** Encourage continuing education skills upgrading mentoring and lifelong learning among area residents.

**ED 6.7** Support apprenticeships and job training programs that meet the labor force needs of targeted businesses and industries.

**ED 6.8** Pursue opportunities such as grants and programs to help absorb and retrain displaced workers from declining industries.

#### *PARTNERSHIPS*

**ED 7 Strengthen partnerships between public and private organizations to advance economic development.**

**ED 7.1** Encourage public and private partnerships among economic development entities.



# Climate and Resiliency

## Introduction

The Climate Element and Resiliency Sub-Element must maximize economic, environmental, and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation, and land use. [Washington Department of Commerce, 2024](#). Climate related goals, policies, and strategies are found throughout the other chapters of the Comprehensive Plan. Goals and policies that are specifically related to Climate and Resiliency, rather than incidentally related, appear in this chapter.

## Existing Conditions

Based on the review of best available science, analysis recommended by the State, and community engagement data, the following climate hazards were identified as priorities to address in goals and policies:

- Flooding
- Extreme precipitation
- Wildfire
- Reduced snowpack/avalanche

Assets most vulnerable to priority climate hazards are fire stations, airports, county roads, bridges, railways, and civic centers. Assets are most likely to be impacted by hazards from increased flooding and wildfire frequency. Assets are in wildfire interface zones where there is an increased exposure to wildfire conditions i.e., fuel loads, resulting in wildfire events. Risk of flooding and wildfire hazards are expected to impact communities countywide.

## Climate and Resiliency Element Requirements

The climate and resiliency element must:

- enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change,
- enhance the resiliency of natural and human systems,
- enhance beneficial opportunities,
- prioritize actions that benefit overburdened communities,
- identify, protect, and enhance natural areas to foster resiliency to climate impacts,
- identify, protect, and enhance community resiliency to climate change impacts, and
- address natural hazards created or aggravated by climate change.

*RCW 36.70A.070 Mandatory Elements*

### Planning for the Future

Lewis County, Washington, is actively working to enhance its climate resiliency and preparedness by establishing a new climate and resiliency element within its planning framework. This initiative focuses on creating policies and strategies that address the increasing climate risks, including extreme weather events, wildfires, flooding, and other hazards. The goal is to ensure that the county’s infrastructure, buildings, emergency systems, public health measures, and cultural resources are better prepared to withstand these challenges while minimizing their environmental impacts.

The newly proposed goals and policies for Lewis County cover a wide array of topics, including sustainable design for county buildings, the protection of historic and cultural resources, and improved emergency preparedness. For example, new building designs will integrate climate resilience features, such as fire-resilience standards in high-risk wildfire areas and energy-efficient solutions to maintain safe indoor temperatures during power outages. Additionally, the county aims to enhance emergency preparedness by upgrading communication systems, improving evacuation routes, and ensuring public health protection, particularly for vulnerable communities. These proactive steps reflect a comprehensive approach to safeguarding the county against climate-related threats, improving long-term sustainability, and promoting resilience for future generations.

### Lewis County Emergency Management Coordination

In 2023 Lewis County started revising the Countywide Hazard Mitigation Plan. The plan was in final review during the Comprehensive Plan Periodic Update and was used for the most relevant information for climate hazard and asset analysis.

Visit [Lewis County’s Emergency Management Website](#) to learn more.

## CLIMATE AND RESILIENCY GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

### HAZARD READY DESIGN FOR COUNTY BUILDINGS

**CR 1 Ensure that County buildings and utilities are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather and other climate hazards.**

**CR 1.1** Develop or modify design buildings to integrate exterior building features that reduce the impacts of climate and increase resilience.

**CR 1.2** Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.

**CR 1.3** Design County buildings for passive survivability to ensure that they will stay at a safe temperature for occupants if the power goes out.

**CR 1.4** Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate-exacerbated hazards.

**CR 1.5** Require new subdivisions to bury electricity transmission lines and associated infrastructure to reduce damage from storms and wildfire ignition risks.

**CR 1.6** Design buildings for passive survivability to ensure that they will stay at a safe temperature for occupants if the power goes out.

### HISTORIC AND CULTURAL RESOURCES

**CR 2 Ensure that cultural resources and practices throughout the County — including significant historic sites and culturally important traditional foods and natural resources — are**

**resilient to the impacts of extreme weather and other natural hazards worsened by climate.**

**CR 2.1** Create and implement culturally contextualized outreach and education initiatives and materials that will inform the community about near-term and longer-term climate threats and build resilience.

**CR 2.2** Protect significant historic sites prone to floods or other hazards worsened by climate induced hazards.

**CR 2.3** Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.

### EMERGENCY PREPAREDNESS

**CR 3 Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate.**

**CR 3.1** Prioritize operational and infrastructure upgrades to public safety radio systems that consider risks exacerbated by climate.

**CR 3.2** Consider the development of a long-term public safety communications strategy or plan that addresses climate and resiliency measures.

**CR 3.3** Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and

designate alternative travel routes for critical transportation corridors when roads must be closed.

**CR 3.4** Create distribution sites throughout the county utilizing the island map and CERT team placement.

**CR 3.5** Develop and implement notification alerts within the community to reduce risk exposure to wildfire smoke and particulate matter.

**CR 3.6** Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel.

**CR 3.7** Incorporate post-wildfire debris flow and flooding hazard information into critical area delineation in fire-prone communities.

**CR 3.8** Identify funding mechanisms and design standards to upgrade buildings with sheltering capabilities.

**CR 3.9** Consider climate hazards during development and redevelopment of critical public facilities in critical areas with sheltering and emergency response capabilities.

**CR 3.10** Update airport master plans to assess climate hazard impacts and incorporate resiliency measures for emergency response operations, facilities upgrades, and other services reliant upon County airports.

**CR 3.11** Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer.

**CR 3.12** Study supply chain planning implementation strategies and implement in Lewis County.

**CR 3.13** Establish new secondary location with equipment for Emergency Operation Center.

**CR 3.14** Work with Public Health and other departments within the county to establish an emergency sheltering plan during disasters for housed individuals.

#### EVACUATION SYSTEMS

**CR 4** Ensure that the local transportation system — including infrastructure, routes, and travel modes — is able to withstand and recover quickly from the impacts of extreme weather events and other climate-exacerbated hazards.

**CR 4.1** Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed.

**CR 4.2** Identify critical junction points for alternative routing for emergency evacuation.

**CR 4.3** Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.

**CR 4.4** Incorporate hydrologic climate impacts into the design of water-crossing structures (i.e., climate-smart culverts and bridges).

**CR 4.5** Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer.



### *PUBLIC HEALTH AND WELLBEING*

**CR 5 Protect community health and well-being from the impacts of climate-exacerbated hazards — prioritizing focus on overburdened communities — and ensure that the most vulnerable residents do not bear disproportionate health impacts.**

**CR 5.1** Link climate adaptation strategies with social equity and public health strategies.

**CR 5.2** Evaluate and implement habitat reduction and population control for arthropod disease vectors (e.g., mosquitos and ticks) and zoonotic disease reservoirs (e.g., rodents) using integrated pest-management methods.

**CR 5.3** Collaborate with tribal governments, water districts, and interagency departments to update water system plans by evaluating vulnerability and risk to existing systems and proposing upgrades for resiliency.

**CR 5.4** Collaborate with property owners, school districts, and medical agencies to enhance resiliency of schools and hospitals as emergency shelters by addressing climate hazards and impacts, especially from flooding and wildfire.

**CR 5.5** Address the social and mental health needs of displaced populations following disasters.

**CR 5.6** Ensure that all community members have equitable access to evacuation routes and shelters in the event that residents are displaced by climate-exacerbated weather events.

**CR 5.7** Protect the health and well-being of outdoor workers exposed to wildfire smoke, flooding, extreme heat, and other climate-exacerbated hazards.

**CR 5.8** Prioritize at-risk community members for actions that mitigate wildfire smoke, including providing personal protective equipment and filter fans or incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations.

### *GOVERNANCE*

**CR 6 Manage County administration processes, employees, and resources efficiently to serve County residents.**

**CR 6.1** Streamline the permitting process to provide education to property owners and businesses on permitting.

**CR 6.2** County staffing to properly execute comprehensive plan goals.

**CR 6.3** Establish a list of individuals for Lewis County Incident Management Team and Emergency Operation Center team that meets credentialing requirements

**CR 6.4** Establish functional CERT volunteer program throughout the County.

**CR 6.5** Develop, implement, and periodically update a plan to mitigate and adapt to climate -exacerbated impacts to the coastline.

**CR 6.6** Maintain and update a critical areas ordinance that incorporates climate considerations.

**CR 6.7** Evaluate areas with potential for permanent flooding and extreme heat and implement measures that protect public health from arthropod disease vectors and zoonotic disease reservoirs.

**CR 7 Seek out and utilize alternative methods of funding for County initiatives.**

**CR 7.1** Seek funding for emergency management initiatives.

**CR 7.2** Explore a Lewis County governmental emergency fund to be utilized during a disaster should it not meet Federal Declaration for funding.

## Implementation

The policies revised in this document are intended to be implemented until the next periodic update or until the 20-year growth and housing target and revised. Based on the feedback collected from the public, County staff, and partner agencies throughout the periodic update process, the following implementation has been established.

The goal of the implementation plan is to:

- Be transparent to the community
- Efficiently use resources
- Efficiently allocate County funds
- Manage County staff capacity

## Implementation Requirements

It is not required to include an implementation chapter in the Comprehensive Plan.

However, it is encouraged in the Growth Management Act to monitor and track progress on the Comprehensive Plan to the goals identified to adequately accommodate growth.

Lewis County is committed to transparently achieving goals that improve the community's quality of life and therefore has established an implementation plan to assist with annual planning, resource allocation, and grant funding.

**2025 Implementation Priorities**

During the periodic update between 2024 and 2025 the Community and County staff identified the following priorities by element that should be worked on until the next periodic update. During the next periodic update policies should be revised to include any new legislation, development regulations, or programs implemented that should be continued as these actions progress.

Element	Goals and Policies	Action ID #	Action	Priority	Cost	Timing	Responsibility
Land Use	UGA 4 UGA 5 UGA 6	A1	Implement the Onalaska Subarea Plan	High	\$	Short-Term	Community Development
Land Use	UGA 4 UGA 5 UGA 6	A2	Implement the Packwood Subarea Plan	High	\$\$\$	Short-Term	Community Development
Housing	H1 H 4	A3	Monitor progress to provide low-income housing types	High	\$	Long-Term	Community Development
Housing	H 2.4	A4	Study housing needs and identify priority areas for housing types, emergency shelters, and temporary supportive housing for rural populations.	High	\$\$	Short-Term	Health and Community Development
Housing	H 1 H 4	A5	Increase Housing Programs for populations below 50% AMI, prioritize disadvantaged communities	High	\$\$\$	Long-Term	Health and Community Development
Housing	H 4.5	A6	Develop policies and regulations for short-term rentals	High	\$	Short-Term	Community Development
Housing	H 4	A6	Continue reviewing benefits and impacts of ADUs	Medium	\$	Short-Term	Community Development
Transportation	T 11	A7	Coordinate to improve transit options or other alternative modes of transportation in rural areas	Medium	\$\$	Long-Term	Public Works
Transportation		A8	Start bridge repair and replacement program	High	\$\$\$	Ongoing	Public Works



Element	Goals and Policies	Action ID #	Action	Priority	Cost	Timing	Responsibility
Transportation		A9	Prioritize critical routes for evacuation in transportation improvements	High	\$	Short-Term	Public Works
Capital Facilities	UGA 4, 5, 6 H 4 CF 11.2	A10	Complete the Packwood Sewer Plan	High	\$\$\$\$	Short-Term	Public Works
Capital Facilities	CF 12.3	A11	Implement Phase II Stormwater Program	High	\$\$\$\$	Short-Term	Public Works
Capital Facilities	CF 5	A12	Implement County-wide EV opportunities	Medium	\$\$\$	Mid-Term	Public Works
Capital Facilities	CF 16	A13	Increased Broadband Connection and Coordination	Medium	\$\$	Long-Term	Public Works
Capital Facilities	CF 10.3	A14	Complete a coordinated water system consolidation	High	\$\$	Short-Term	Health Department
Economic Development	ED 3	A15	New businesses/business expansion in all priority sectors	High	\$	Short-Term	Community Development
Economic Development & Climate	ED 2	A16	Initiate resilience and economic development joint planning efforts	High	\$	Long-Term	Community Development & Emergency Management
Climate and Resiliency	CR 3	A17	Complete projects for evacuation preparedness (plan, sirens, routes, bridge replacements, emergency shelters)	High	\$\$\$	Short-Term	Emergency Management
Climate and Resiliency	CR 1, 2, 3, 4, 5	A18	Identify future funding for new emergency preparedness and resilience policies	Medium	\$	Long-Term	Emergency Management
Climate and Resiliency	CR 3.12	A19	Supply chain planning with local warehouses	High	\$	Short-Term	Emergency Management

### Implementation Timeline

Development regulations are the first step in implementation of the Comprehensive Plan. As required in RCW 36.70A.040 development regulations must implement the Comprehensive Plan. Lewis County will be adopting an updated Critical Areas Ordinance consistent with state laws, a new set of development regulations for the Onalaska and Packwood Subarea Plans, revised development regulations consistent with recent state legislation from passed since 2020, and revised development regulations for unincorporated urban growth areas to provide and accommodate housing for all incomes within the same year of adopting the 2025 Comprehensive Plan.

For the next ten years until the next periodic update the County will execute a series of strategies and actions to support the revised polices in the Comprehensive Plan. The Comprehensive Plan document provides the land use framework and development regulations to support housing, growth, transportation, and economic development but it does not guarantee the real-world application of these policies will be achieved. The following table outlines actions that the County may take given the proper resources are available to achieve real-world outcomes for the residents of Lewis County. To expedite the process, for each strategy or action identified, additional information has been provided to help the County plan out what the next ten years of implementation might look like.

The following timeline is based on a combination of state requirements for implementing the Growth Management Act, the County’s immediate needs and available resources, community engagement, and urgent vulnerabilities to identified climate hazards, like flooding. This is a recommended timeline and is not guaranteed to be completed as adopted as the County will require annual review of resources, funding, time, and other variables to consider before completing the actions listed below.

Action ID#	Action	1	2	3	4	5	6	7	8	9	10
A1	Implement the Onalaska Subarea Plan					M1				M2	
A2	Implement the Packwood Subarea Plan					M1				M2	
A3	Monitor progress for providing low-income housing type			M1			M2			M3	
A4	Increase Housing Programs for populations below 50% AMI, prioritize disadvantaged communities				M1			M2			M3
A5	Develop policies and regulations for short-term rentals			M1							
A6	Continue reviewing benefits and impacts of ADUs			M1							
A7	Coordinate to improve transit options or other alternative modes of transportation in rural areas					M1					
A8	Start bridge repair and replacement program		M1		M2						
A9	Prioritize critical routes for evacuation in transportation improvements		M1		M2						
A10	Complete the Packwood Sewer Plan				M1				M2		
A11	Implement Phase II Stormwater Program										
A12	Implement County-wide EV opportunities							M1			M2
A13	Increased Broadband Connection and Coordination										
A14	Complete a coordinated water system consolidation										
A15	New businesses/business expansion in all priority sectors					M1					
A16	Initiate resilience and economic development joint planning efforts										
A17	Complete projects for evacuation preparedness (plan, sirens, routes, bridge replacements, emergency shelters)			M1			M2			M3	
A18	Identify future funding for new emergency preparedness and resilience policies										
A19	Supply chain planning with local warehouses			M1							

## Implementation Funding

### Land Use Element

A significant number of goals and policies in this Comprehensive Plan are implemented through the development regulations. Development regulations are updated through this process and use the County's allocated money and staff resources from the Community Development budget. The Community Development Department is responsible for the ongoing administration, permitting, and updates to the County's development regulations, [Title 17 Land Use and Development Regulations](#). For updates and changes to the development regulations, contact the [Lewis County Community Development Department](#).

### Housing Element

Housing goals and policies not related to development regulations are typically executed through health departments or housing authorities and can be funded in a variety of ways depending on the County's budget limitations and available funding from federal agencies, which can change annually. For updates and changes to housing programs or housing initiatives contact [Lewis County Community Development Department](#).

### Transportation, Capital Facilities, and Utilities

The transportation, capital facilities, and utilities elements goals and policies are typically accomplished through a combination of regulations and on-the-ground projects to improve infrastructure. These projects are funded through the County's capital improvements budgets which are reviewed and updated annually. For updates and changes to budgets relating to transportation, infrastructure and capital facilities, contact [Lewis County Public Works Department](#).

### Economic Development

Economic development initiatives in Lewis County are executed through a combination of public and private partnerships between cities, the County, and local economic development groups, like the Economic Alliance of Lewis County and Discover Lewis County. Economic development actions are funded on a case-by-case basis and may be approved from the Board of County Commissioners, or secured through external funding state, federal, or private partnerships.

### Climate and Resiliency

As this is a new element starting in 2025 the goals and policies in this element will be a shared responsibility between all County Departments impacted or benefitting from the policies. However, goals and policies relating to hazard mitigation or emergency preparedness will be executed through Department of Emergency Management. Special projects identified in the element will need alternative funding sources that may be approved by the Board of County commissioners or secured through state or federal funding programs. Contact the [Lewis County Department of Emergency Management](#) for update on most recent projects.



**Implementation Monitoring**

Metrics to measure the County’s progress have been paired with the strategies and actions identified in the implementation plan. These metrics are already being tracked with the County by various departments. The community development department can track number of new housing units through building permit processes and can track new businesses by NAICS code through business licensing. The County Health Department of partnering housing authorities can help track housing programs and housing programs participants. The county will need to coordinate with Lewis County Transit to measure progress for transit expansion. The public works department tracks transportation and capital facility projects. The County Department of Emergency Management can track actions completed to reach new climate resiliency goals.

Element	Strategies / Actions	Metrics for Monitoring
<b>Land Use</b>	Implement the Onalaska Subarea Plan Implement the Packwood Subarea Plan	Total Housing Units Housing Units by AMI Total Businesses Businesses by NAICS Permits approved by type
<b>Housing</b>	Develop a strategy/regulations for short-term rental use in Lewis County Continue reviewing potential benefits and impacts of ADUs	Affordable Housing Programs Housing Program Participants Total Housing Units / By AMI
<b>Transportation</b>	Coordinate to improve transit options or other alternative modes of transportation in rural areas Start bridge repair and replacement program	Transit frequency, miles, routes Improvement project complete by type
<b>Utilities &amp; Capital Facilities</b>	Complete the Packwood Sewer Plan Implement Phase II Stormwater Program Implement County-wide EV opportunities Increased Broadband Connection and Coordination Complete a coordinated water system consolidation	Packwood sewer connections New EV infrastructure projects complete EV Sales / Ownership Broadband Service Area / Broadband Users
<b>Economic Development</b>	New businesses/business expansion in all priority sectors Increase in living wage employment Initiate resilience and economic development joint planning efforts	Businesses by NAICS

Element	Strategies / Actions	Metrics for Monitoring
<b>Climate and Resiliency</b>	Complete projects for evacuation preparedness (sirens, bridge replacements, emergency shelters) Use mapped high-risk hazard areas to prioritize critical routes for evacuation in transportation improvements Identify future funding for new emergency preparedness and resilience policies Supply chain planning with local warehouses Initiate resilience and economic development joint planning efforts	Number of Projects Completed for Community Preparedness Complete critical routes assessment mapping

## Glossary

**Active Transportation / Active Modes** Describes human scaled and often person powered ways of getting around, such as walking, bicycling, or rolling a wheelchair. [Washington Department of Transportation Active Transportation Plan, 2024](#)

**Adaptation** The process of adjusting to new (climate) conditions in order to reduce risks to valued assets. [U.S. Climate Resilience Toolkit](#)

**Affordable Housing** Residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development. [RCW 36.70A.030](#)

**Assets** People, resources, ecosystems, infrastructure, and the services they provide. Assets are the tangible and intangible things people or communities value. [U.S. Climate Resilience Toolkit](#)

**Climate** the usual weather of a place. [National Aeronautics and Space Administration \(NASA\)](#)

**Climate Resilience** the ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. [RCW 70A.65.010](#)

**LEWIS COUNTY:** Comprehensive Plan Glossary Element  
*Whole Numbers are Goals Decimal Numbers are Policies*

**Climate Stressor** A condition, event, or trend related to climate variability and change that can exacerbate hazards. [U.S. Climate Resilience Toolkit](#)

**Co-benefits** The ancillary or additional benefits of policies that are implemented with a primary goal, such as climate mitigation — acknowledging that most policies designed to reduce greenhouse gas emissions also have other, often at least equally important, benefits (for example, energy savings, economic benefits, air quality benefits, public health benefits). Also referred to as "multiple benefits." [U.S. Environmental Protection Agency](#)

**Community Wildfire Protection (Plan)** A Community Wildfire Protection Plan (CWPP) is a comprehensive wildfire safety plan developed by the local citizens and state and federal agencies. [Washington Department of Natural Resources](#)

**Concurrency (Regulatory)** Concurrency requires jurisdictions or a developer to provide any transportation improvements or programs required to reduce demand and meet an established transportation level-of-service within six years of the completion of a development. [RCW 36.70A.070 \(6\)\(b\)](#)

**Critical Areas** the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. [RCW 36.70A.030](#)

**Critical Infrastructure** Systems and assets, whether physical or virtual, so vital that the incapacity or destruction of such may have a debilitating impact on the security, economy, public health or safety, environment, or any combination of these matters, across any local, state, tribal and federal jurisdiction. [FEMA](#)

**Electric Vehicle (EV)** An EV is defined as a vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. [U.S. Department of Energy](#)

**Emergency Housing** Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. [RCW 36.70A.030](#)

**Emergency Shelter** A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. [RCW 36.70A.030](#)

**Exposure** The presence of people, assets, and ecosystems in places where they could be adversely affected by hazards. [U.S. Climate Resilience Toolkit](#)

**Green Infrastructure** Green infrastructure means a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by

storing, infiltrating, evapotranspiring, and harvesting and using stormwater. [RCW 36.70A.030](#)

**Growth Management Act** The Growth Management Act (Chapter 36.70A RCW) is a series of state statutes, first adopted in 1990, that requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth. [Municipal Research and Services Center](#)

**Hazard** An event or condition that may cause injury, illness, or death to people or damage to assets. [U.S. Climate Resilience Toolkit](#)

**Hazard Mitigation** Any sustainable action that reduces or eliminates long-term risk to people and property from future disasters. [FEMA](#)

**Levels of Service (LOS)** an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards. [WAC 365-196-210](#)

**Long-Term Commercial Significance** the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. [RCW 36.70A.030](#)

**Multimodal** Multimodal transportation includes public transportation, rail and waterways, bicycle and pedestrian. Multimodal access supports the needs of all users whether they choose to walk, bike, use transit or drive. It means more connections and more choices. [WSDOT](#)

**Multimodal Levels of Service (MMLOS)** Standards for all locally owned arterials, locally and regionally operated transit routes



that serve urban growth areas, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve the goals of this chapter consistent with environmental justice.

**Overburdened Communities** A geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020. [RCW 36.70A.030](#)

**Permanent Supportive Housing (PSH)** Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. [RCW 36.70A.030](#)

**Public Facilities** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. [RCW 36.70A.030](#)

**Public Services** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. [RCW 36.70A.030](#)

**Roadway Functional Classification** A grouping of highways, roads, and streets by the character of service they provide and use for transportation planning purposes. [Washington Department of Transportation Website, 2024](#)

### **Resource Lands / Natural Resource Lands**

- (a) Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;
- (b) Forestlands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;
- (c) Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and
- (d) Critical areas.

**Risk** The potential for negative consequences where something of value is at stake. In the context of the assessment of climate impacts, the term risk is often used to refer to the potential for adverse consequences of a climate-related hazard. Risk can be assessed by multiplying the probability of a hazard by the magnitude of the negative consequence or loss. [U.S. Climate Resilience Toolkit](#)

**Sensitivity** The degree to which a system, population, or resource is or might be affected by hazards. [U.S. Climate Resilience Toolkit](#)

**Transportation Improvement Program** A short-range planning document that is updated every year and shows the funding sources and amounts for transportation improvements projects and programs, including bicycle and pedestrian facilities, planned for the next six years. [RCW 36.81.121](#), MRSC Transportation Plans and Plan Elements

**Transportation System** Transportation system means all infrastructure and services for all forms of transportation within a geographical area, irrespective of the responsible jurisdiction or transportation provider. [RCW 36.70A.030](#)

**Transportation Demand Management (TDM)** Transportation demand management (TDM), or simply demand management, is defined a set of strategies aimed at maximizing traveler choices. Managing demand is about providing travelers, regardless of whether they drive alone, with travel choices, such as work location, route, time of travel and mode. In the broadest sense, demand management is defined as providing travelers with effective choices to improve travel reliability. [U.S. Department of Transportation](#)

**Urban Governmental Services / Urban Services** include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. [RCW 36.70A.030](#)

**Urban Growth Area** Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside

of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350. [RCW 36.70A.110](#)

**Vulnerability** The propensity or predisposition of assets to be adversely affected by hazards. Vulnerability encompasses exposure, sensitivity, potential impacts, and adaptive capacity. [U.S. Climate Resilience Toolkit](#)

**Vulnerable Populations** Vulnerable populations are groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: adverse socioeconomic factors such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and, sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations include but are not limited to: racial and ethnic minorities; low-income populations; and, populations disproportionately impacted by environmental harms. [RCW 36.70A.030](#)

**Wildland-Urban Interface (WUI)** Wildland-urban interface means the geographical area where structures and other human development meets or intermingles with wildland vegetative fuels. [RCW 36.70A.030](#)

# Appendices

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# Appendix A Land Capacity Analysis

Analysis starts on the next page.



# Appendix B Housing Capacity and Housing Needs Assessment

Assessment starts on the next page.

## Appendix C Capital Facilities Plan

### Introduction to Capital Facilities Plan

The Capital Facilities Plan is a six-year planning document showcasing existing conditions of the county’s capital facilities, levels of service of each facility, and financing for new or expanding capital facilities that is updated annually. The Capital Facilities Plan is divided into county and non-county facilities and then grouped by type of facility within each division. Each grouping includes an inventory, forecast of future needs over the 20-year planning period, and financing plan for projects within the next six years. Goals and policies specific to the Capital Facilities and Utilities element are within the County’s Comprehensive Plan document.

### Acronyms

RCW: Revised Code of Washington

WAC: Washington Administrative Code

CFP: Capital Facilities Plan

Planning Context

### Growth Management Act

This document, along with the County’s Capital Facilities and Utilities Element, implements Goal 12 of the Washington State Growth Management Act (“GMA”), which provides that the County must “[e]nsure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

The GMA ([RCW 36.70A.070](#)) specifically requires that the county’s Comprehensive Plan include a Capital Facilities Plan Element consisting of the following:

- a) *An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;*
- b) *a forecast of the future needs for such capital facilities;*
- c) *the proposed locations and capacities of expanded or new capital facilities;*
- d) *at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and*

- e) *a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.*

This Capital Facilities Plan will cover most of the requirements in a) through d) while other comprehensive plan elements (transportation element, parks and recreation element, land use element, and the economic development element) will cover the rest of d) and e).

### **Limitations of the Capital Facilities Plan**

This CFP covers all County owned facilities to our best knowledge and the financing plan is updated annually in collaboration with the Department of Public Works. Lewis County is a largely rural county with some facilities (schools, fire, private utilities) serving large portions of the county with very little population. Non-County owned facilities may be difficult to collect due to the size and frequency of communication.

The GMA states that,

*“The county or city shall identify all public entities that own capital facilities/utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by this subsection. If, after a good faith effort, the county or city is unable to gather the information required by this subsection from the other public entities, the failure to include such information in its capital facilities element cannot be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public entity's capital facility or system plans and emailing and calling the staff of the public entity.”*

Pursuant to this requirement, the information gathered and displayed within this document is the information that was able to be gathered after a good faith effort in communication with each public entity that owns either capital facilities or utility systems.

Capital Facilities and Utility System Ownership Summary

County Owned	Non-County Owned
Government Services	Schools
Parks and Recreation	Fire Protection
Solid Waste Management	Electricity
Storm Drainage systems	Natural Gas
Transportation	Telecommunications
Wastewater Systems	Water Systems (all other major systems)
Water Systems (Only Vader)	

County Owned Capital Facilities

Government Services

**Overview**

The government of Lewis County operates several facilities including court buildings, law enforcement, health services, shelters, and storage facilities.

General government buildings are primarily located in downtown Chehalis, while specialized services such as Senior Centers are spread more throughout the county. Each of the facilities operated by the county are listed in **Table CF- 1** and shown on Map CF-1.



**Existing Inventory**

**Table CF- 1. Government Services Inventory**

Building Name	Address	Location	Ownership*	Built	Square Feet
<b>GENERAL GOVERNMENT</b>					
Courthouse	351 NW North Street	Chehalis	OO	1927	57,166
Health Service Building	360 NW North Street	Chehalis	OO	1953	17,524
Law & Justice Center/Annex	345 W Main	Chehalis	OO	1978	67,054
Motor Pool	476 W Main	Chehalis	OO	1956	10,714
Jail	28 SW Chehalis Ave.	Chehalis	OO	1986	66,964
Evidence/Coroner Building	585 Center Street	Chehalis	OO	1950	18,312
Facilities Building	571 NW Prindle St.	Chehalis	OO	1950	14,000
Public Works/Community Dev.	2025 NE Kresky	Chehalis	OO	1987	12,650
Brick House	19 SW Cascade Ave	Chehalis	OO	1935	2,745
LCSD East County Substation	8901 US Hwy 12	Glenoma	OO	2024	2,232
Unused Building	185 NW Chehalis Ave.	Chehalis	OO	2020	6,000
Community Development	123 NW Chehalis Ave.	Chehalis	OO	2020	11,000
Public Works	57 W Main St	Chehalis	OO	2021	10,055
Masonic Building	123 W Main St	Chehalis	OO	2021	7,840
New Animal Shelter WSECU	2015 Kresky Ave	Chehalis	OO	2022	6,780
Extension Office	17 Cascade	Chehalis	OO	1954	2,269
Lewis County Animal Shelter (Including Storage)	560 Centralia - Alpha Road	Centralia	OO	1980	2,688
Youth Service Center	1255 SW Pacific	Chehalis	OO	1979	18,576
Drug Court House	1258 SE Washington Ave	Chehalis	OO	2022	3,422
<b>SENIOR CENTERS</b>					
Twin Cities Senior Center, Outside Office, and Storage Building	2545 N National Ave	Chehalis	OL	1983	9,788
Morton Senior Citizen Center	103 Westlake Ave (At 1st Ave)	Morton	OL	1983	4,616
Olequa Senior Center	119 SW Kerron	Winlock	OL	1987	4,944
Packwood Senior Center and Storage	12931 US Hwy 12	Packwood	OL	1983	4,068

Building Name	Address	Location	Ownership*	Built	Square Feet
Building					
Toledo Senior Citizen Center	150 Coal Street	Toledo	OL	1981	4,376

\*OO – Owned and Occupied by County, OL – Owned by County and Leased, LH – Not Owned by County and Leased

**Levels of Service**

Text. Text. Text. Text. Text. Text.

**Future Needs**

Government services needs are outlined within the 6-year financial plan in **Table CF- 6**.

**Park and Recreation Facilities**

**Overview**

Lewis County contains several parks and recreation facilities (see **Map CF-2**). These facilities include parks operated by the federal government, Washington State Parks, Washington Department of Fish and Wildlife, Tacoma Power, Lewis County Public Utility District #1 (PUD), the incorporated cities of the county, and a variety of other agencies.

**Existing Inventory**

Lewis County owns and operates four parks, two historic museums, and a parks maintenance shop (shown in **Table CF- 2**). The county does not coordinate with other agencies, beyond the general review of permits, on their plans for parks and open space.

**Table CF- 2. Parks and Receptions Inventory**

Facility Name	Acreage	Address	Location	Facilities
<b>COUNTY PARKS</b>				
South County Park	43.0	212 Ray Road	Toledo	Swimming, fishing, boating, playground and picnic area
Schaefer Park	14.0	822 SR 507	Centralia	River swimming, fishing, group

Facility Name	Acreage	Address	Location	Facilities
				use, playground, picnic area
Rose Park	20.9	263 Penning Road	Chehalis	Covered picnic/kitchen area, picnic area, playground, volleyball area, horseshoe pit, trail with exercise stations
Back Memorial Park	5.0	146 Dieckman Road	Chehalis	Track, ball fields, playground, and picnic area
Cowlitz River Park	3.5	105 Alta Dr	Packwood	Picnic area, swimming, walking trail, and river access for hand-carried boats
<b>HISTORIC BUILDINGS</b>				
Claquato Church	600 sf	125 Water Street	Chehalis	Historic place museum
St Urban Church	1,656 sf	Military Road	Winlock	Historic building
<b>PARKS MAINTENANCE AND STORAGE</b>				
Onalaska Parks Shop	5,544 sf	951 Hwy 508	Onalaska	Storage and maintenance building

**Levels of Service**

Text. Text. Text. Text. Text. Text.

**Future Needs**

The Packwood Park System was identified in the 6-Year capital plan for improvements. The cost, funding source, and expected timing of improvements can be found in **Table CF-X**.

**Solid Waste Management Facilities**

**Overview**

Lewis County provides municipal and household solid waste disposal for area residents. The County’s Solid Waste Services operates two transfer stations (one in Centralia and the other just east of the City of Morton). Businesses and residential customers may haul their solid waste or recycling to one of the transfer stations, or have their trash collected by private companies as part of a curbside pickup program.

Trash collected in Lewis County is ultimately disposed in Wasco County Landfill in Wasco County, Oregon.

### Existing Inventory

Each transfer stations have various accessory buildings to support the stations including office buildings, employee buildings, and storage sheds. Capacity, levels of service, and waste generation rates are analyzed within the County’s [Solid and Hazardous Waste Management Plan](#), which is incorporated by reference. **Table CF- 3** gives a summary of existing County owned solid waste facilities.

**Table CF- 3. Solid Waste Facility Inventory**

Facility Name	Address	Location	Site Area (Acres)	Building size (Square Feet)
<b>SOLID WASTE TRANSFER STATIONS</b>				
Centralia	1411 South Tower Avenue	Centralia	88.50	12,280
Morton	6745 U.S. Hwy 12	Morton	6.98	8,600
<b>ACCESSORY BUILDINGS</b>				
Centralia	1411 South Tower Avenue	Centralia	88.50	6,648
Morton	6745 U.S. Hwy 12	Morton	6.98	399

### Levels of Service

See [Lewis County Solid and Hazardous Waste Management Plan](#).

### Future Needs

A new transfer station is proposed to be built within the planning period to serve the growing needs of the population in the south part of the County. Estimated funding needs and source of the funding to complete the construction of the new transfer station is still under analysis.

The new transfer station is mentioned in **Table CF-X** as “South County Transfer Station”.

## Transportation Facilities

### Overview



Lewis County operates a variety of facilities that are utilized to maintain existing county transportation infrastructure. These facilities include shop buildings, sand sheds, and pits and quarries, which help to provide materials for area roads. A complete list of these facilities is provided in **Table CF- 4**.

**Existing Inventory**

Roads, airports, rail, transit and non-motorized transportation are not included in this CFP because the County’s Transportation Element includes an inventory and level of service analysis, and the [six-year Transportation Improvement](#) Program (“TIP”) includes a financing plan. These plans are incorporated by reference.

**Table CF- 4. Transportation Facilities Inventory**

Building Name	Address	Location	Ownership*	Built	Square Feet
<b>Road Shops, Pits and Quarries, and Sand Sheds</b>					
Central Shop	109 Forest Napavine Road	Chehalis	OO	1955	17,664
Central Shop - Welding Shop	109 Forest Napavine Road	Chehalis	OO	1980	2,200
Equipment Storage - Truck Garage	109 Forest Napavine Road	Chehalis	OO	1957	7,200
Traffic Control	109 Forest Napavine Road	Chehalis	OO	1980	8,300
Bridge Shop	109 Forest Napavine Road	Chehalis	OO	1970	7,764
Wash Rack	109 Forest Napavine Road	Chehalis	OO	1998	1,400
Area Shop 1	148 Big Hanaford Road	Centralia	OO	1970	8,750
Bunker Garage and Shop #2	307 Spooner Road (SR-6)	Chehalis	OO	1961	6,870
Sand/Rock Shed	307 Spooner Road (SR-6)	Chehalis	OO	1999	2,400
Vehicle Wash Building	307 Spooner Road (SR-6)	Chehalis	OO	2010	90
Area Shop # 3	111 Pleasant Valley Road	Winlock	OO	1987	10,222
Area # 5 Road Shop - Vegetation	162 Brim Road	Ethel	OO	1992	2,952
Area #5 Road Shop	162 Brim Road	Ethel	OO	2016	20,060
Area 7 Administration/Shop Building	8911 US Highway 12	Randle	OO	2015	9,828
Vehicle Storage/Wash Rack Building	8911 US Highway 12	Randle	OO	1986	4,040
Sand Shed	8911 US Highway 12	Randle	OO	2004	2,400
Sheriff Storage	187 Kirkland Road	Chehalis	OO	1967	6,346
Toledo Sand Shed	134 Collins Road 125	Toledo	OO	1964	1,300
South County Airport Board Room	5235 Jackson Hwy	Toledo	OO	1960	1,002
South County Airport Hangar #5 50x160 Metal Building	5235 Jackson Hwy	Toledo	OO	1960	7,680
Airport Admin Building and MBR Building	5239 Jackson Hwy	Toledo	OO	2011	3,456
Lighting Control Building	5239 Jackson Hwy	Toledo	OO	2011	192
Packwood Airport	0 Main St W	Packwood	OO	1994	2,400

\*OO – Owned and Occupied by County, OL – Owned by County and Leased, LH – Not Owned by County and Leased

**LEWIS COUNTY:** Comprehensive Plan Appendices Element

Whole Numbers are Goals Decimal Numbers are Policies

### Levels of Service

Transportation-related facilities are built and leased on an as-needed basis to maintain the county's more specific road levels of service (details and methodology can be found in the transportation element of the comprehensive plan).

### Future Needs

There are renovations identified and planned for the Central Shop. The cost, funding source, and expected timing of improvements can be found in table CF-X. A full list of planned transportation improvements, extensions, and rehabilitations can be found in the Transportation Improvement Program (separate cover).

## Water Systems

### Overview

Lewis County is served by several public and private water utilities (see Map CF-4). Of these utilities, Group A water systems are the largest and:

- Have 15 or more service connections, or
- Serve 25 or more people 60 or more days per year.

These Group A water systems are required to prepare a Water System or Small Water System Management Plan to assist in the future planning for their facilities.

Lewis County only directly provides water service to the City of Vader (as a result of a Superior Court decision in 2010) but does review the water plans of each of the Group A systems to ensure consistency with the County's Comprehensive Plan and Countywide Planning Policies.

Due to the volume and complexity of information contained within these various plans, an inventory of existing facilities, necessary improvements, and financing information is not repeated within this Capital Facilities Plan. Instead, a list of basic information about the non-municipal major water systems is provided in **Table CF- 5**.

Copies of the Water System Plans for Group A systems are kept on file with the Lewis County Community Development Department and considered a key component of the background data that has been reviewed in the development of this Comprehensive Plan.

**Existing Inventory**

*Table CF- 5. Large Water System Inventory*

System	General Information		Connections		Source
	Plan Date	Governance	Existing	Approved	Water Source
Boistfort Valley Water	2024	Private	850	1,210	Little Mill Creek, Chehalis River, groundwater well
LCWD #1 – Randle	2024	Special District	116	142	Groundwater wells
LCWD #2 – Onalaska	2017	Special District	220	435	Groundwater wells
LCWD #3 – Packwood	2018	Special District	320	486	Groundwater wells
LCWD #5 - Middle Fork Water Sewer System	2020	County	17	100	Groundwater wells
LCWD #6 – Lake Mayfield Village	2006*	Special District	262	270	Groundwater wells
Vader-Enchanted Valley	2016	County	365	369	Cowlitz River

*\*Updated water system plans were not available, but updated information was obtained from direct communication with District Operator.*

**Levels of Service**

Each water system plan has detailed methodologies for levels of service specific to each district. These methodologies can be found in the specific water system plans.

**Future Needs**

Regular water pipe maintenance and flushing is planned in the 6-year finance plan. Each specific water district has a detailed list of planned projects to maintain levels of service within their water system plan.



## Wastewater Systems

### Overview

Lewis County reviews the sewer plans of jurisdictions and districts within the county. Review of these plans considers the growth forecasts used to project future wastewater flows and the management of areas that are outside incorporated communities and their urban growth areas. The sewer plans are specifically reviewed to ensure that: the district's planning area boundaries are consistent with UGA boundaries and to make sure that urban areas are adequately planned for future service.

### Existing Inventory

Beyond the wastewater treatment facilities located in incorporated jurisdictions, six water/sewer districts operate in Lewis County.

#### **Lewis County Water/Sewer District 1 – Randle**

District 1 serves the Randle area. At present, the district does not have any facilities to treat wastewater.

#### **Lewis County Water/Sewer District 2 – Onalaska**

District 2 serves the Onalaska area. The district operates a wastewater treatment facility with an annual average capacity of 107,000 gallons per day (gpd). The system is detailed further in the subarea plan for Onalaska.

#### **Lewis County Water/Sewer District 3 – Packwood**

District 3 serves the Packwood community. The district adopted a Wastewater Facility Plan in 2013 and is in the process of developing a sewer treatment system.

#### **Lewis County Water/Sewer District 4 – Chehalis**

District 4 serves the south Chehalis area. Wastewater from the system is treated at the Chehalis Regional Water Reclamation Facility.

#### **Lewis County Water/Sewer District 5 – North Onalaska**

District 5 serves the Birchfield area. Wastewater from the system is proposed to be treated by Water/Sewer District 2.

#### **Lewis County Water/Sewer District 6 – Lake Mayfield**

District 6 serves the Lake Mayfield Resort and the Mayfield Village LAMIRD. Wastewater from the area is treated at a small treatment plant along the shoreline of Mayfield Lake. The wastewater treatment plant is at capacity and no new growth is allowed or expected at this time in the Lake Mayfield community.

**Levels of Service**

Each sewer system plan has detailed methodologies for levels of service specific to each district. These methodologies can be found in the specific system plans.

**Future Needs**

Each specific sewer district has a detailed list of planned projects to maintain levels of service within their system plan.

**6-Year Financing Plan Summary**

Lewis County maintain an annually updated 6-year capital plan for county owned capital facilities and utility infrastructure. The 6-year Capital Plan and 6-year Transportation Improvement Program are supplementary to each other. **Table CF- 6** shows a snapshot of the planned projects and funding sources in the 2025-2030 Lewis County Capital Plan.

*Table CF- 6. 6-Year Financing Plan Snapshot (all amounts in \$1,000s)*

Project	Total Estimated Cost	Funding Source	2025	2026	2027	2028	2029	2030
<b>GOVERNMENT SERVICES</b>								
Courthouse campus yearly maintenance and improvements	350/yr	REET	350	350	350	350	350	350
Health building parking lot improvements	1,200	Bond/ REET	1,200					
Health Building HVAC and window improvements	2,000	Grant/ REET	650	650	700			
IT Building renovation/ conversion	1,250	Bond/ REET	300					
County elevator upgrades	1,000	REET	265	469.3	368.5			
County Jail yearly maintenance	250/yr	1/10 of 1%	250	250	250	250	250	250
Jail roof replacement	2,250	1/10 of 1%				750	1,500	
New emergency management complex	12,430	TBD	TBD					
Countywide broadband improvements	30,000	ARPA/	TBD					

Project	Total Estimated Cost	Funding Source	2025	2026	2027	2028	2029	2030
and extensions		Grant						
New animal shelter	3,125	Donations	TBD					
Code revisions for Drug Court Transitional Shelter	40	Drug Court funds	TBD					
Night by Night temporary and permanent shelter renovations	2,200	State Cap budget	1,500					
<b>PARKS AND RECREATION</b>								
Yearly parks and fairgrounds maintenance and improvements	500/yr	REET/ Grant	500	500	500	500	500	500
Fairgrounds master plan projects	TBD	REET/ Grant	TBD					
Equestrian Center engineering plans	200	State Cap budget	200					
Packwood Park system	5,000	REET/ Grant	TBD					
<b>OTHER</b>								
Solid Waste: South County Transfer Station	TBD	TBD	TBD					
Waterline rehabilitation	1,250	ARPA	500					

Plans Used for County Owned Facilities

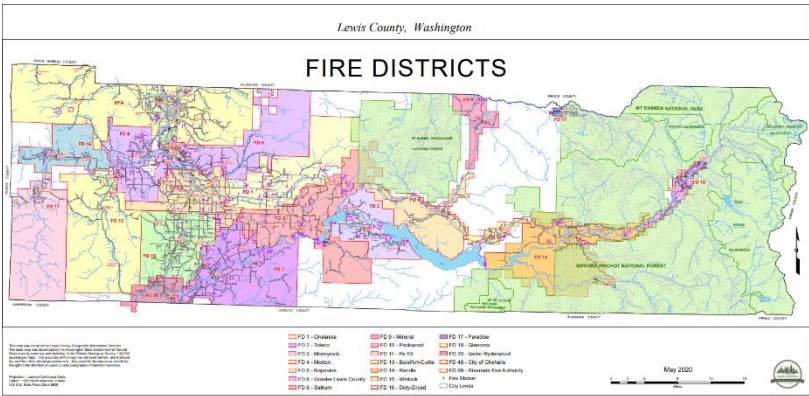
- Lewis County 6-Year Capital Plan and Inventory (excel file)
- [Lewis County 6-Year Transportation Improvement Program, 2024](#)
- [Vader-Enchanted Valley Water System Plan, 2016](#)
- Lewis County [Solid and Hazardous Waste Management Plan, 2023](#)

### Non-County Owned Capital Facilities

#### Fire Districts

##### Overview

Lewis County contains 18 fire districts. The fire districts serve both unincorporated Lewis County and incorporated cities. Fire District 17 is currently managed by Pierce County Fire District 23 which services approximately 67 square miles in Pierce County in addition to the Fire District 17 service area.



##### Existing Inventory

A complete inventory of each fire district serving Lewis County is in the County's [2024 Hazard Mitigation Plan](#). **Table CF- 7** below is a summary of the inventory for each fire district.



Table CF- 7. Fire District Inventory Summary

Fire District	Number of Stations	Staff		Service Area		Facility Inventory			
	Fire stations	Paid Staff	Volunteer	Population Served	Service Area (sq mi)	Fire Units	EMS Units	Command/Support	Other
#1	3	6	15	3,573	82	Engine-3 Brush-2 Tender-1	Ambulance-3 Rescue-1	3	Smoke trailer-1 Antique engine-1 Picnic truck-1
#2	3	10		5,400	98	Engine-3 Brush-2 Tender-2	Ambulance-1 Aid-1	2	Watercraft-1 Watercraft Trailer-1 Supply Trailer-1
#3	3	2	20	2,255 (6,500 in summer)	49	Engine-3 Tender-2 Brush-2	Ambulance-2	2	Flatbed Trailer-2 Mowers-2
#4	1	6	10	2,000	70	Engine-2 Tender-2 Brush-2	Ambulance-1 Rescue-2		
#5	3	10	10	9,500	70	Engine-4 Brush-3	Ambulance-3	Staff vehicle-1	
#6	4	13		8,572	145	Engine-5 Tender-2 Brush-1	Ambulance-2	Support/Staff vehicle-2	Trailers-3
#8	5	10	30	4,200	188	Engines-3 Tenders-3 Engine/ Tender-2	Ambulance-3	3	
#10	3	14		4,400 (30,000 seasonally)	360	Engine-5 Brush-2	Ambulance-2	Aircraft Rescue Truck-1	
#14	2	2	18	3,500	105	Engine-4 Tender-2	Ambulance-3	Staff vehicle-2	
#15	3	14	2	5,000	42	Engine-2	Ambulance-2		

Fire District	Number of Stations	Staff		Service Area		Facility Inventory				
						Tender-1 Brush-2				
#20	2	0	8	2,000	11	Engine-2 Tender-2 Brush-2	Ambulance-2	Command Car-1 Other support vehicles-2	Trailer-1	
#48 Chehalis	1	14	0	7,439	5.88	Engine-3 Ladder-1	Aid-1			
#99 RFA	8	31	65	28,000	184	Engine-12 Tender-4 Aerial apparatus-1	Ambulance-5	Support vehicles-8		

**Levels of Service and Future Needs**

Each fire district has their own analysis of the levels of service that work best for their service area. Each district plans improvements and new apparatus purchases as they are needed to best serve the population they serve and maintain those levels of service. See specific Fire District capital plans for specific information. That information is not repeated within this capital facilities plan but was used as guidance for land use and policy revisions.

**School Districts**

**Overview**

Lewis County contains 13 public school districts.

As part of this plan, Lewis County has reviewed each of the school district’s adopted facility plans and summarized the school districts’ inventories of school capacities and enrollment.

**Existing Inventory**

*Table CF- 8. Lewis County School District Inventory Summary*

School District	School Name	School Details		Year Built/Notes
		Name	Current Enrollment	
Adna	Adna Elementary	258		1980
	Adna Middle/High	362		1992
Boistfort	Boistfort	274		1936
Centralia	Centralia High	1000	1200	2019
	Centralia Middle	500	600	1906
	Edison	330	400	1889
	Jefferson Lincoln	410	550	2019
	Fords Prairie	400	550	2019
	Oakview	195	450	1978
	Washington	220	400	1950
Chehalis	Chehalis Middle	635	643	1988
	James W. Elementary	591	612	2018
	Orin C. Elementary	665	612	2019
	W.F. West High	912	1190	1950
Evaline	Evaline Elementary	50	60	1925
Mossyrock	Mossyrock Elementary	321		1938
	Mossyrock Junior/Senior High	279		1956
Napavine	Napavine High	390	395	1980
	Napavine Elementary	395	400	1951
Onalaska	Onalaska Elementary	388		1957
	Onalaska Middle	199		1987
	Onalaska High	265		1977
Pe Ell	Pe Ell	267	625	1956
Toledo	Toledo Elementary	436	363	1955
	Toledo Middle	194	223	1930

School District	School Name	School Details		Year Built/Notes
		Name	Current Enrollment	
	Toledo High	277	429	1978
White Pass	White Pass Elementary	210	265	1964
	White Pass Junior/High	148	228	2010
Winlock	Winlock Elementary	415	426	1949
	Winlock Middle/High	408	628	1974

\*Max/Permanent Capacity data from some schools was not available.

**Levels of Service and Future Needs**

Each School District has they own facility plan which has a detailed analysis of enrollment projections, planning projects, and levels of service. That information is not repeated within this capital facilities plan but was used as guidance for land use and policy revisions.

**Electricity**

**Overview**

**Lewis County Public Utility District No. 1**

Lewis County Public Utility District No. 1 (LCPUD) serves all of Lewis County, except the City of Centralia and areas covered by Centralia City Light. The utility provides electricity to over 35,000 individual electric meters. Roughly 84 percent of the energy came from hydropower.

The utility district owns and operates the Cowlitz Falls Hydro Project. The facility:

- Produces an average of 260,000 Mwh of electricity annually.
- Was developed through a partnership between the PUD and the Bonneville Power Administration (BPA). Under the partnership, the district owns the dam, and the BPA purchases the annual output of the facility under a long-term contract which is set to expire in 2032. In exchange for the output of the dam, the BPA pays all costs associated with the operation and maintenance of the facility. Starting in 2032, it is assumed that the Project will be used to serve LCPUD load.



In addition to the Cowlitz Falls Project, the utility has collaborated on or purchased energy shares from a variety of alternative energy projects such as the Packwood Hydro project, the Burton Creek Hydro project, and the 9 Canyon and White Creek Wind projects.

From [LCPUD's 2024 Integrated Resource Plan](#): *“LCPUD is currently meeting the energy demands of its customers with 90% carbon-free electric power, primarily sourced from the FCRPS. On an average energy basis, LCPUD's currently contracted resources are projected to meet or exceed its load throughout the 20-year IRP study horizon. However, on a capacity basis, LCPUD is already at a deficit of roughly 40 MW in winter months relative to the current requirements of the WRAP. Over the 20-year time horizon modeled in this study, load growth is forecast to grow this winter deficit to roughly 105 MW and to cause a summer deficit of up to 80 MW unless LCPUD procures additional capacity resources.*

*This analysis concludes that energy storage resources, such as Lithium-Ion batteries, in combination with small additions of wind and market purchases, would be the most economical technology solution to address these deficits, given current regulatory requirements and technology costs. Energy storage resources are particularly well-suited to LCPUD's needs because the utility is deficit on capacity, but adequate on total energy.”*

### **Centralia City Light**

Centralia City Light supplies power to approximately 10,000 customers in the City of Centralia and nearby areas, including Cooks Hill, Seminary Hill, and Salzer Valley. Of these customers, roughly 84 percent are residential uses, and 16 percent are commercial or industrial uses. Per the [2022 Centralia City Light Resource Plan](#), the Utility receives federal power from the Bonneville Power Administration (BPA), non-federal power from Northwest Energy Management Services (NEMS), and power from its own Hydroelectric Generation plant in Yelm. In 2021, the Utility had 30.704 aMW of total resources available to serve its TRL. BPA resources provide 75 percent of the available resource to the Utility. Non-federal resources contributed 13 percent. The Utilities Yelm Hydroelectric plant provides 11 percent. The remaining 1 percent comes from Conservation and Renewables.

## Natural Gas

### **Overview**

Puget Sound Energy offers natural gas service to nearly 800,000 gas customers in six counties, including consumers in Centralia, Chehalis, Toledo and Winlock. Gas is purchased from regional suppliers and transmitted to customers through local mains and service lines.

All of the natural gas consumed by homes and businesses in the Pacific Northwest comes from western Canada and the U.S. Rocky Mountain states. The majority of this natural gas moves straight to the customer through a network of pipelines, local gas mains, and other utility infrastructure. Northwest consumers, however, also receive a significant share of their natural gas supply—mainly in winter—from underground storage reservoirs.

Puget Sound Energy co-owns and operates the Northwest’s largest natural gas storage reservoir, the Jackson Prairie Underground Natural Gas Storage Facility in Lewis County, about 10 miles south of Chehalis. The Jackson Prairie facility is able to store 25 billion cubic feet of working natural gas, with a total storage of 47 billion cubic feet, and is capable of delivering 1.15 billion cubic feet of natural gas per day – enough to meet the peak wintertime natural gas consumption of the 1.2 million households in the Northwest.

PSE and its commercial, sister company Puget LNG, co-own a Liquefied Natural Gas (LNG) facility at the Port of Tacoma. Commissioned in 2022, the facility has the ability to liquefy up to 250,000 gallons of LNG a day and store the product in an 8-million gallon LNG storage tank. This stored gas supply resource can then both serve PSE’s natural gas customers and provide fuel to maritime vessels and trucks. The facility is designed to the highest safety standards, including to withstand a once-in-every-2,450-year earthquake.

## Telecommunications

### Overview

A variety of telecommunications providers offer service in Lewis County. Ongoing changes in cellular and fiber technology have transformed the delivery of telecommunications, and these shifts in equipment and providers have contributed to an industry that offers several options for customers. Anticipating future characteristics given these swiftly shifting conditions is near impossible.

Telecommunication providers are regulated by federal, state and local jurisdictions, and the County often reviews components of the service provision through the development review process.

Moving into the future, improvements to telecommunication infrastructure and services will play an increasingly important role in strategies for transportation demand management and rural economic development in Lewis County. These strategies will require the continued commitment to the development of telecommunications technology throughout the County, especially in underserved areas.

## Appendix D Transportation Technical Appendix

### ADA Transition Plan

As of 2023, Comprehensive Plans in Washington are required to establish a transition plan for transportation as required in the Americans with Disabilities Act Title II. Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles

At a minimum, the plan must meet the requirements state in 28 CFR 35.150(d)(3) as follows:

1. Identify physical obstacles in the public entity's facilities that limit the accessibility of its program or activities to individuals with disabilities.
2. Describe in detail the methods that will be used to make the facilities accessible.
3. Specify the schedule for taking the steps necessary to achieve compliance with this section. And, if the time period of the transition plan is longer than one year, identify steps that will be taken during each year of the transition period.
4. 4. Indicate the official responsible for the implementation of the plan.<sup>15</sup>

#### Identify Physical Obstacles

During the periodic update an initial assessment of existing pedestrian facilities was completed. It is intended that this first dataset established in this plan will be reviewed and expanded in the next few years to development a complete dataset.

The following facilities under Lewis County's Jurisdiction were inventoried using Google Earth:

- Intersections
- ADA Facilities in the Public Right of Way
- ADA Facilities at Lewis County Owned Buildings
- Sidewalks
- ADA Parking Stalls
- Crosswalks
- Crosswalk Signals or Lights

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<sup>15</sup> Revised Code of Washington 36.70A.070 (6)(a)(iii)(G) <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070>

The following attributes were assigned to each feature identified:

- Land Use Designation – See the Land Use Element for designations.
- Urban Growth Area – Identifies whether the feature is in an Urban Growth Area or unincorporated rural Lewis County.
- ADA Compliance (ADA Comp) – Notes whether the feature is compliant with current ADA standards.
- Pedestrian Facilities – Notes whether the feature is a pedestrian facility in the public right of way.
- Priority – Signifies a low, medium, or high priority for improvements. Facilities with high priorities were in Urban Growth Areas or near public facilities.

Most of the local roads in the County do not have any side treatments of sidewalk, curb, or gutter, it is unlikely these roads will received such treatments therefore these facilities were not reviewed during the analysis.

### **Gaps**

In Urban Growth Areas and near public facilities there are large gaps in ADA facilities.

No field work was performed for this initial analysis, Lewis County will assess high priority facility improvements out in the field before moving forward with implementation of projects.

Park facility improvements are typically included in Parks and Recreation plans and therefore park ADA facilities were not reviewed during this process. See the Lewis County Parks and Recreation Open Space Plan on the Lewis County website.

### **Schedule**

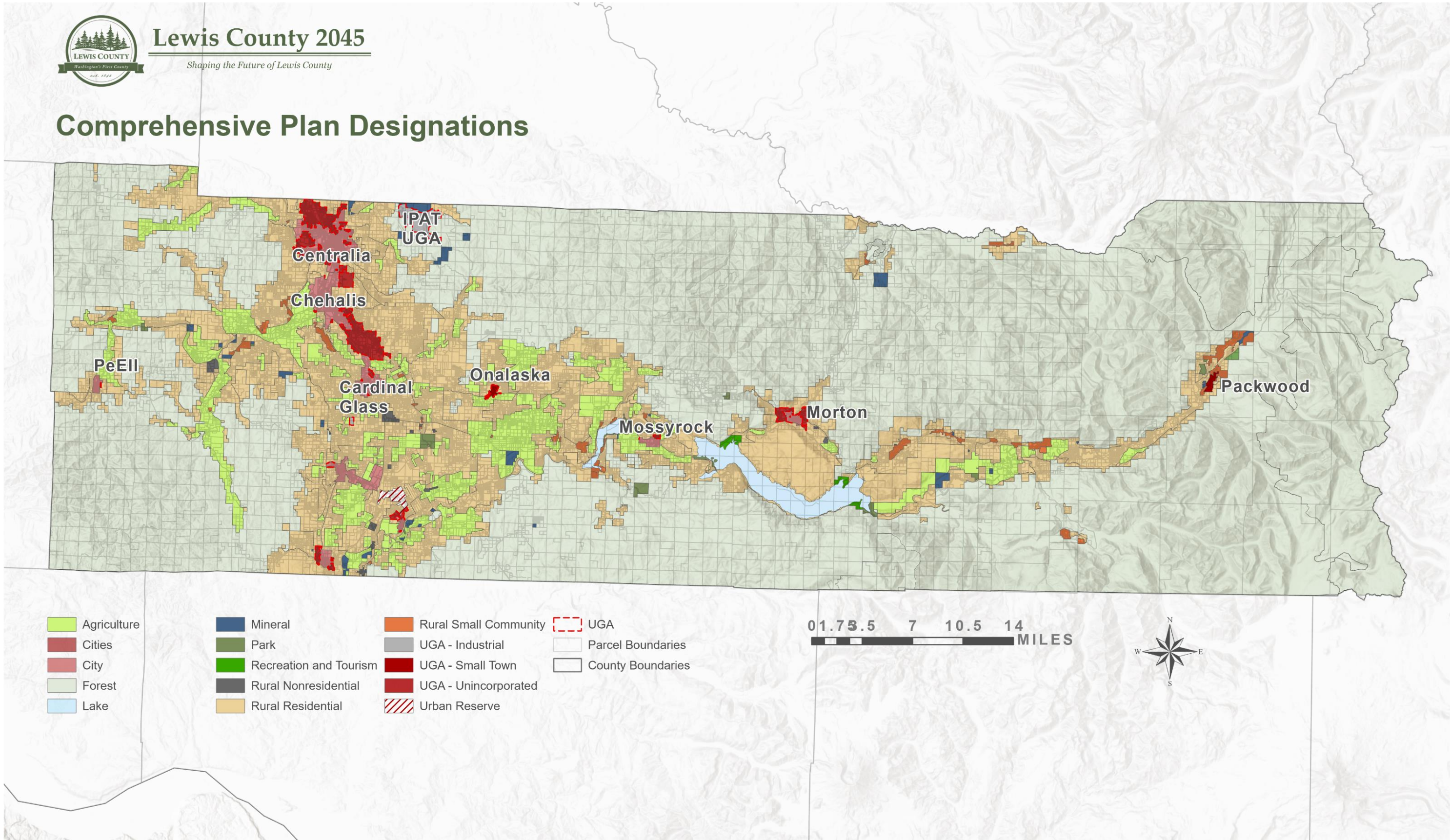
Lewis County will prioritize ADA improvements based on greatest need and proximity to Urban Growth Areas or other dense rural areas or facilities with a high volume of visitors, like senior centers. Lewis County will also prioritize ADA facilities that are necessary for climate hazard mitigation or evacuation routes as identified by the Department of Emergency Management.

### **Implementation**

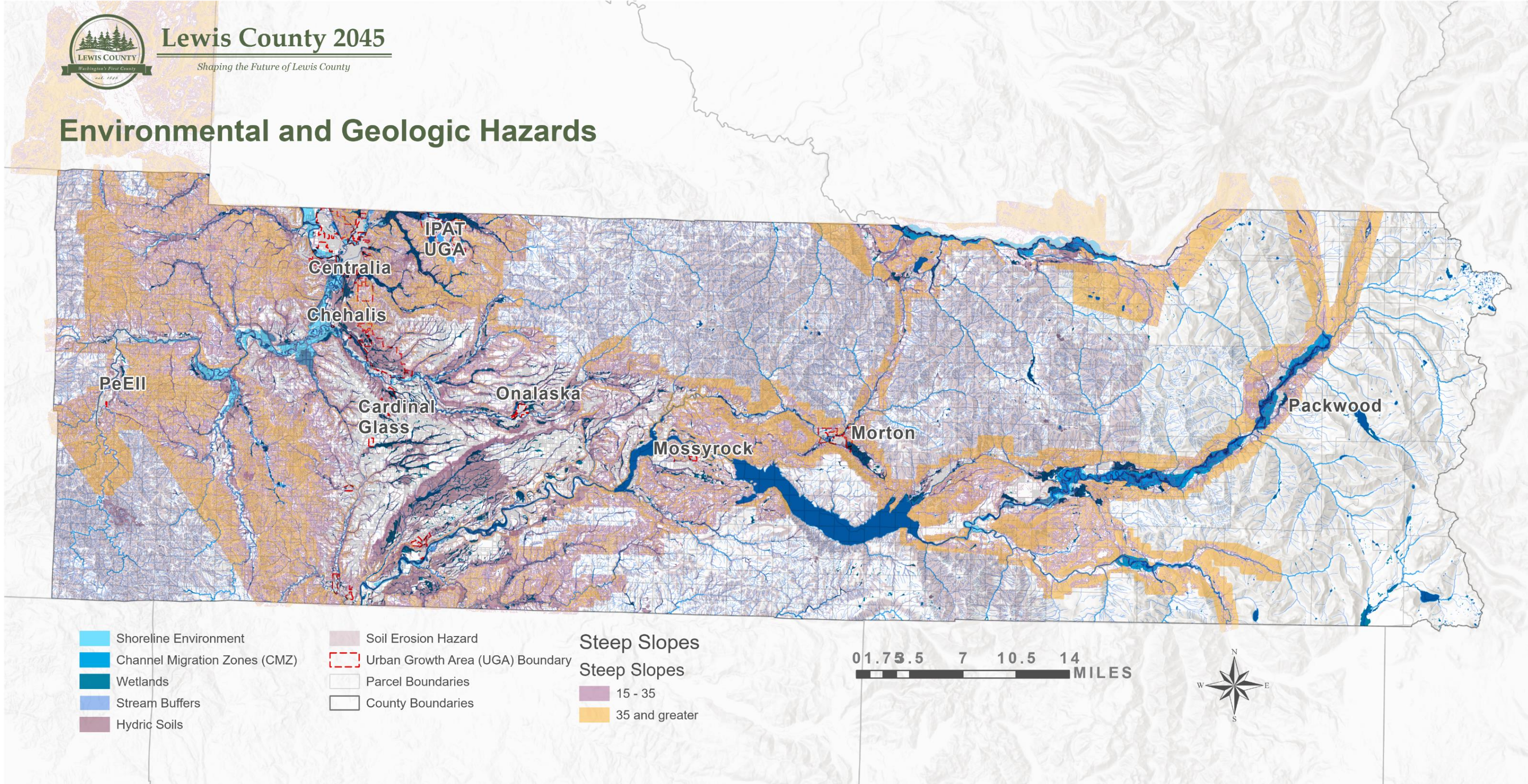
# Appendix E Large Format Maps

Large format maps start on the next page.







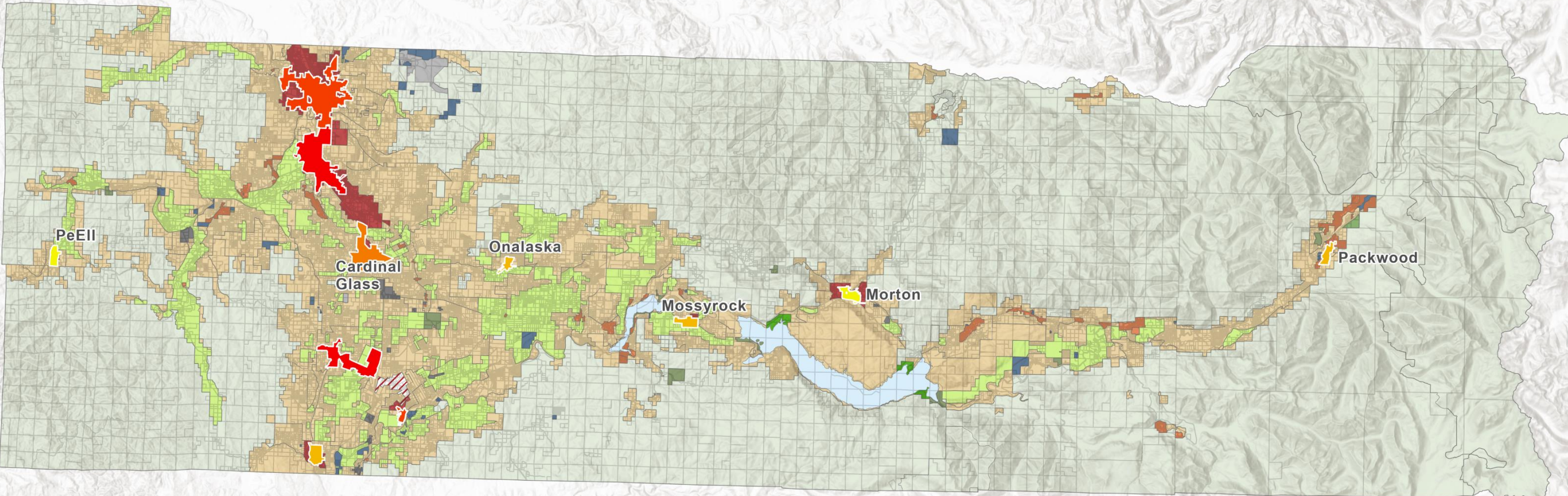






**Lewis County 2045**  
 Shaping the Future of Lewis County

**Population Increase**



- |                        |                       |                                    |
|------------------------|-----------------------|------------------------------------|
| Agriculture            | Rural Nonresidential  | Parcel Boundaries                  |
| City                   | Rural Residential     | <b>20 Year Population Increase</b> |
| Forest                 | Rural Small Community | 0 - 49                             |
| Lake                   | UGA - Industrial      | 50 - 290                           |
| Mineral                | UGA - Small Town      | 291 - 1009                         |
| Park                   | UGA - Unincorporated  | 1010 - 1790                        |
| Recreation and Tourism | Urban Reserve         | 1791 - 3655                        |



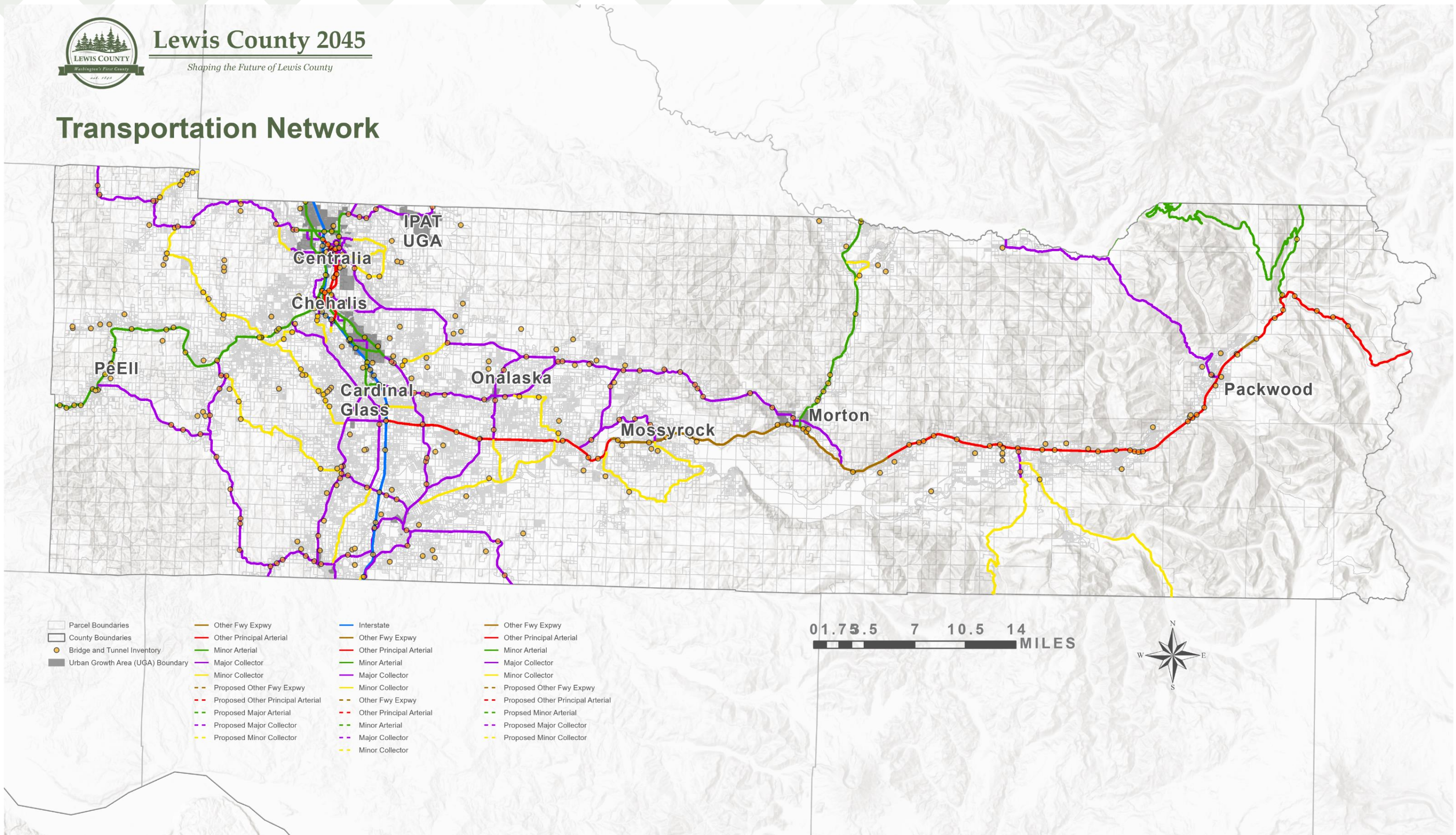
Esri, NASA, NGA, USGS





**Lewis County 2045**  
 Shaping the Future of Lewis County

**Transportation Network**



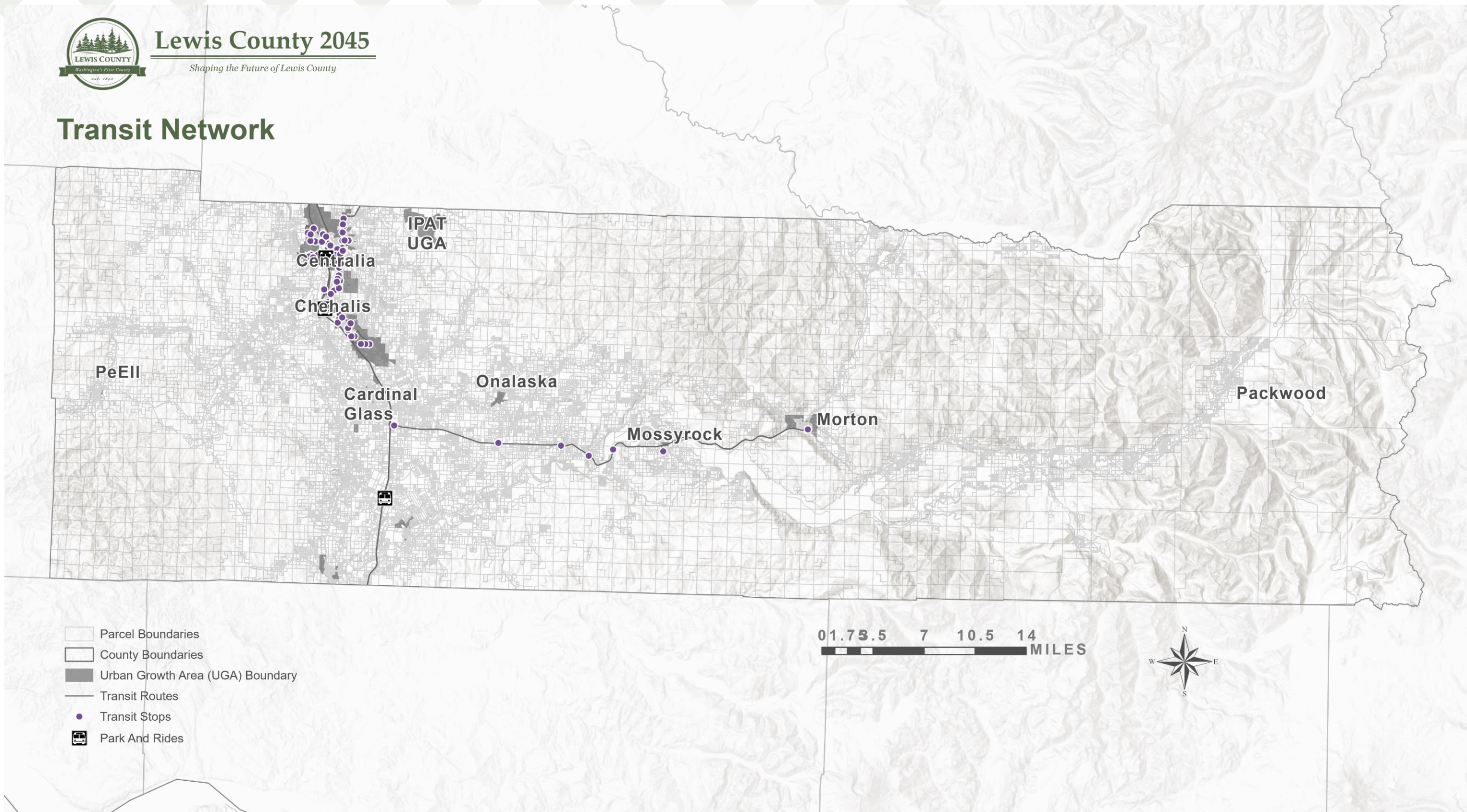




# Lewis County 2045

Shaping the Future of Lewis County

## Transit Network



- Parcel Boundaries
- County Boundaries
- Urban Growth Area (UGA) Boundary
- Transit Routes
- Transit Stops
- Park And Rides

0 1.75 3.5 7 10.5 14 MILES

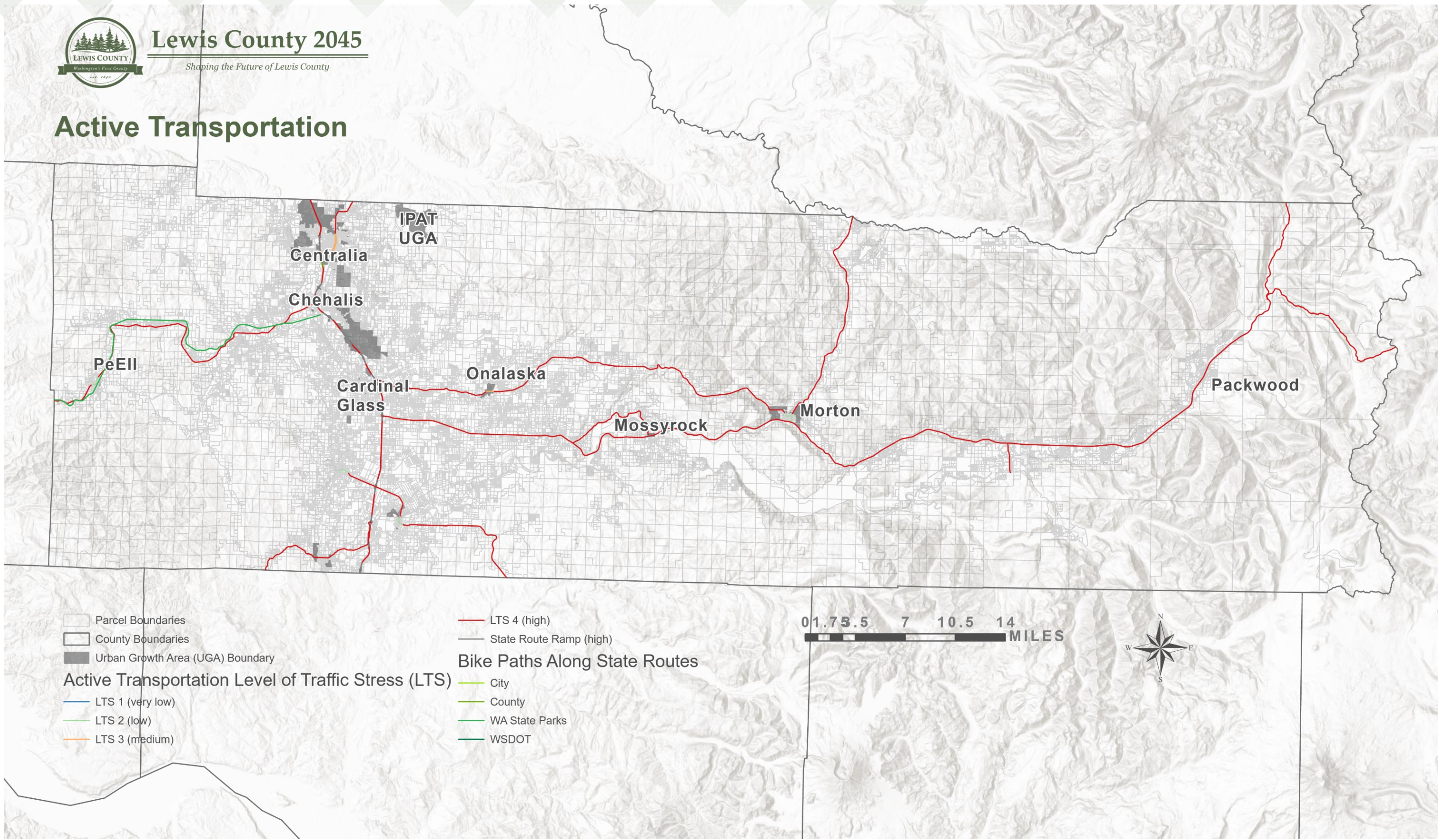




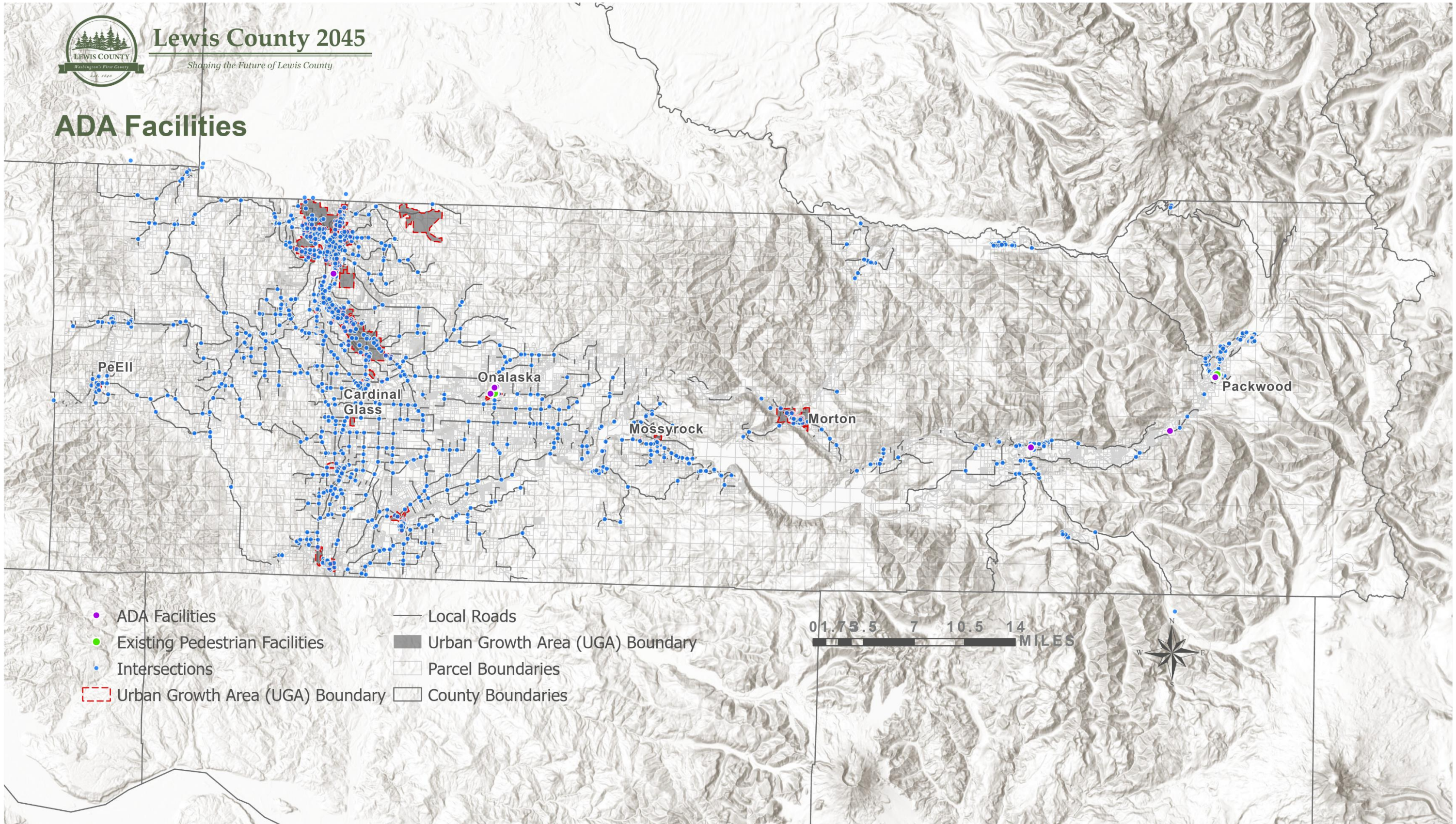


**Lewis County 2045**  
 Shaping the Future of Lewis County

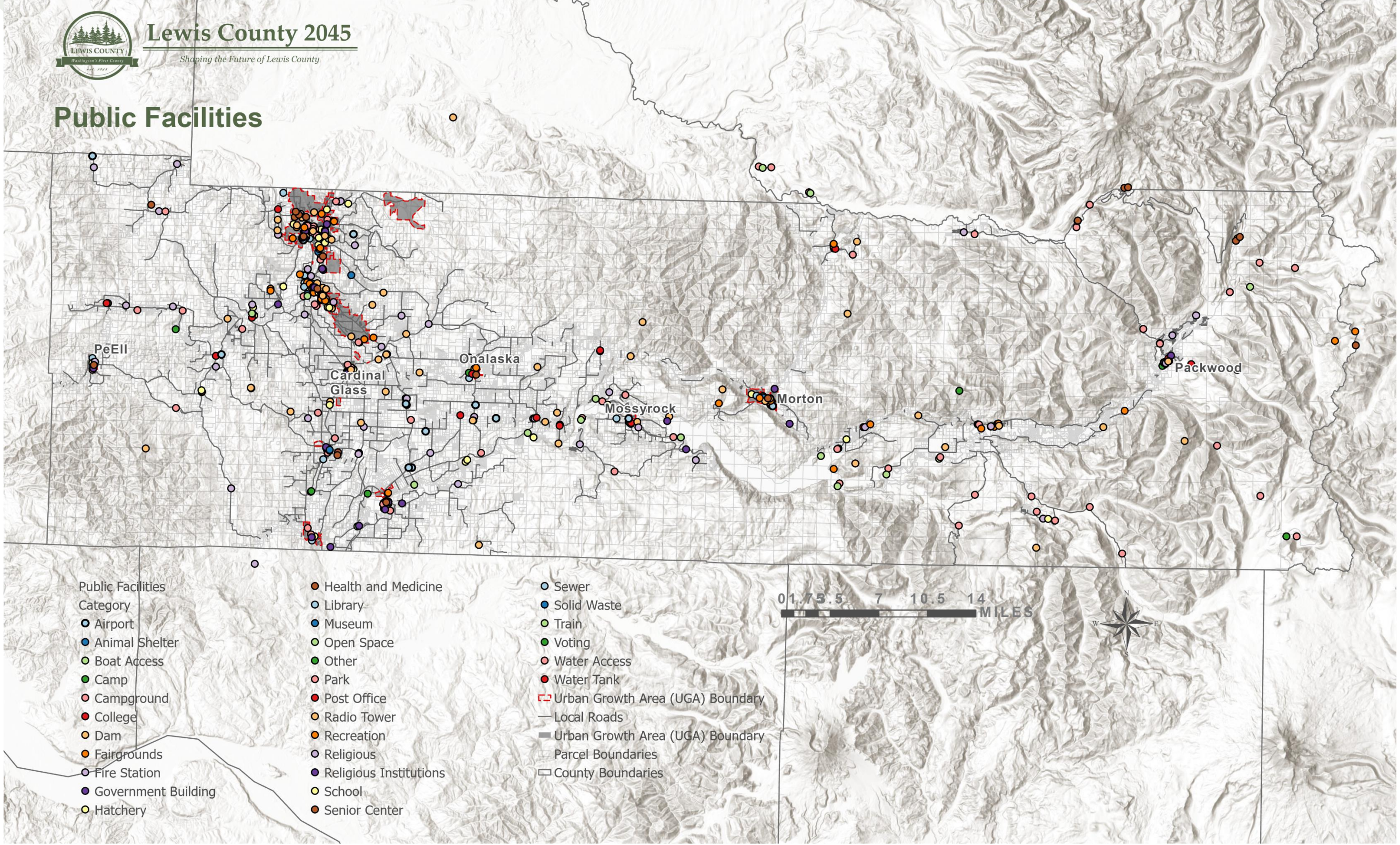
**Active Transportation**













# Appendix F Community Engagement Summary Report

Engagement summary report starts on the next page.



# Appendix G Climate Memo A. County Assets and Evaluation

Memo starts on the next page.

# Appendix H Climate Memo B. Climate Risk and Vulnerability Assessment

Memo starts on the next page.

# Appendix I Community Engagement Plan

Engagement plan starts on the next page.