



Lewis County 2045

Shaping the Future of Lewis County

Planning Commission Workshop

Lewis County 2045 Comprehensive Plan

February 2025



Introduction

January 28 Agenda – Project Overview, Existing Conditions Briefing

Preliminary Draft Policies:

- Land Use, Rural, Housing
- Environment
- Implementation – How will we get this done?

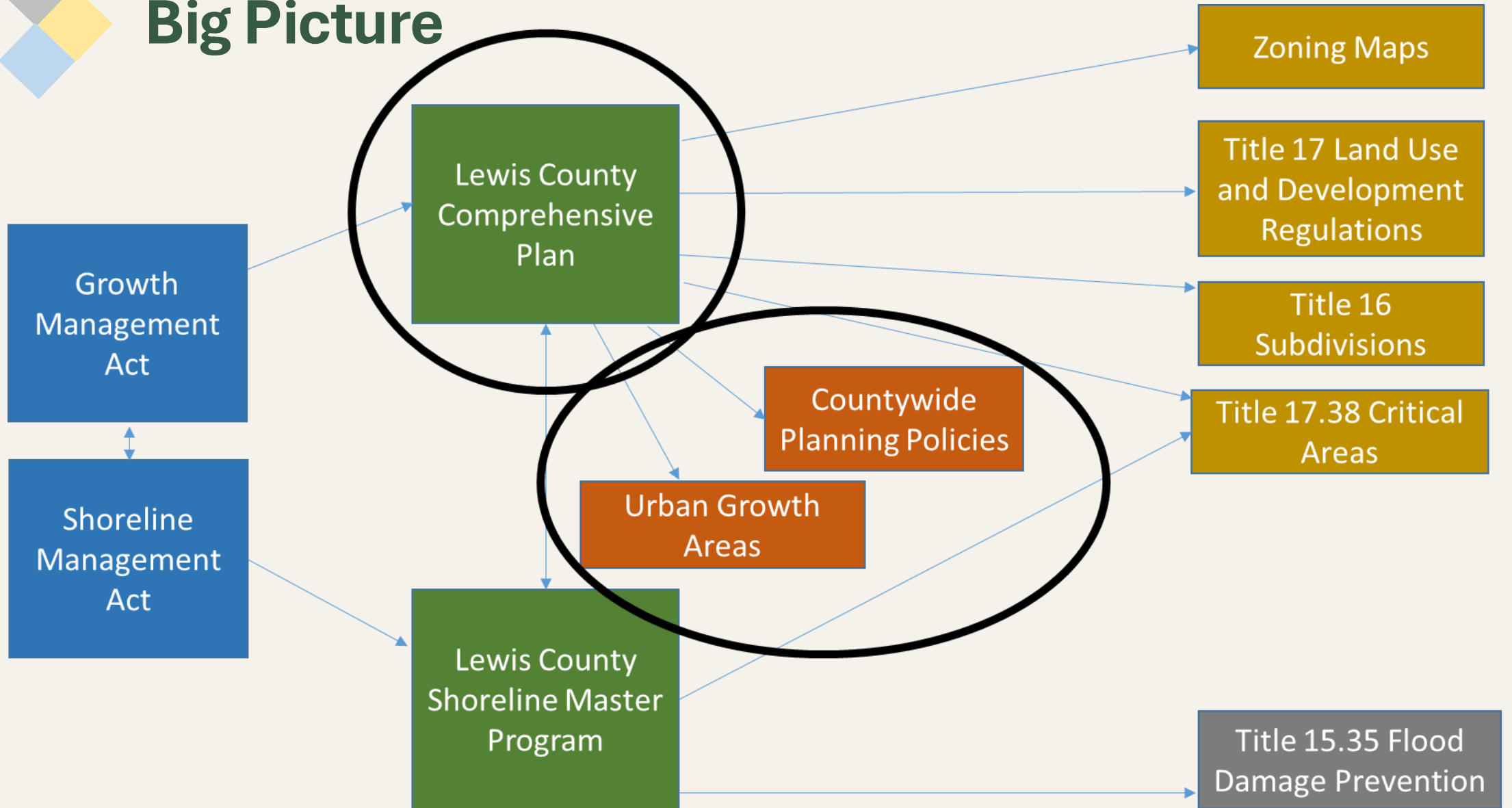


2025 Planning Commission Schedule

January	Workshop Comprehensive Plan – High Level Project	January 14, 2025
	Workshop Comprehensive Plan – Proposed Policy Changes & Implementation	January 28, 2025
February	Workshop Comprehensive Plan – Proposed Policy Changes & Implementation	February 11, 2025
	Workshop Onalaska Subarea Plan – Overview and Proposed Policies	February 25, 2025
March	Workshop Packwood Subarea Plan – Overview and Proposed Policies	March 11, 2025
	Hearing Onalaska Subarea Plan	March 25, 2025
April	Hearing Packwood Urban Growth Area (UGA)	April 8, 2025
	Hearing Comprehensive Plan	April 22, 2025
May	Workshop Development Regulations – Overview & Proposed Changes	May 13, 2025
	Workshop Development Regulations – Proposed Changes	May 27, 2025
June	Workshop Critical Areas – Overview and Proposed Changes	June 10, 2025
	Hearing Development Regulations	June 24, 2025
July	Hearing Critical Areas Ordinance	July 8, 2025



Big Picture





Policy Revision Methodology

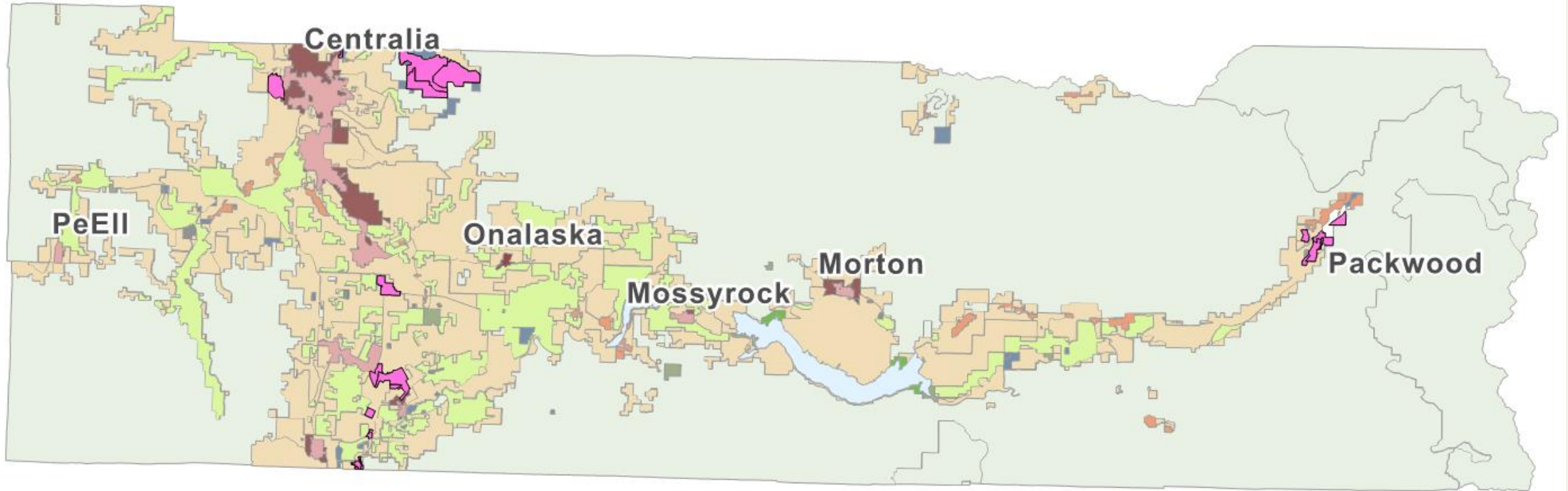
- Growth Management Act (GMA) – Recommendations to align policies with recent state legislative changes.
- Regional/Countywide Planning Policies (CPPs) – Recommendations to align with policies with CPPs.
- Community Vision – Recommendations based on community feedback collected through engagement.
- County Vision – Recommendations to align policies with vision of BOCC, PC, Staff, and adopted County plans.
- Administrative Cleanup – Recommendations to make the policies clear, concise, and actionable. Clearly identify what is being implemented.



Land Use Map Changes

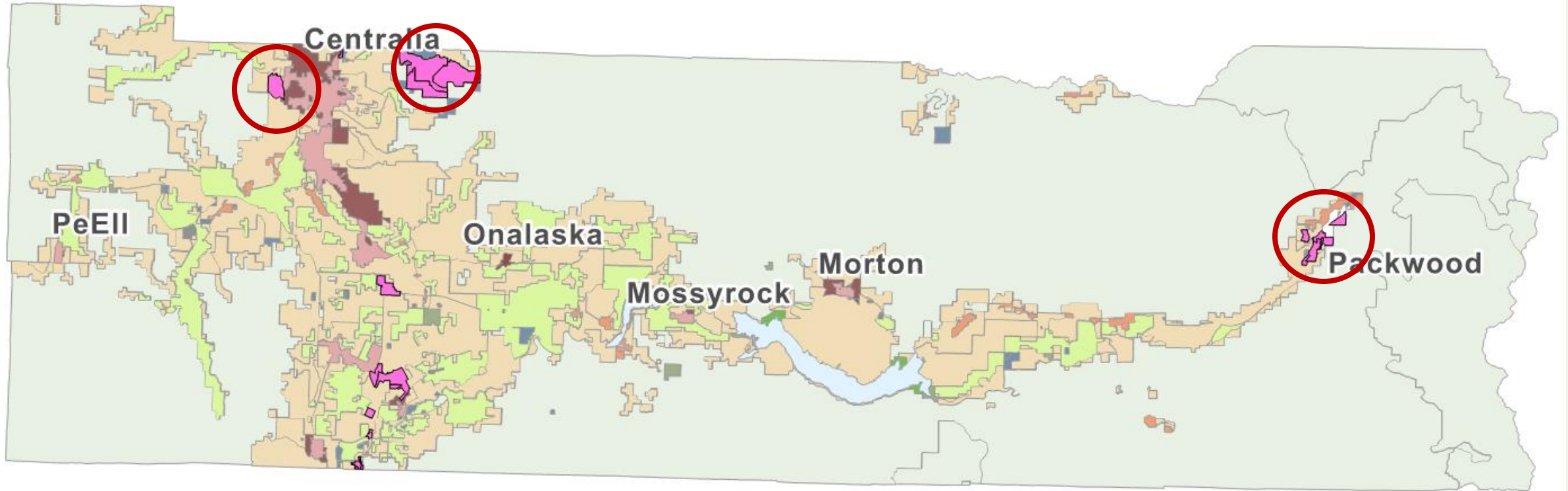


Land Use Map Changes





Land Use Map Changes





Proposed Policy Changes



Land Use

The topics covered in the element are...

- Urban Growth Areas
- Master Planned Resorts
- Industrial Development



Urban Growth Areas (Changes)

- **UGA 1, 2, 3 Urban Growth Areas Services/Administration.** Establish clear policies for boundary changes and administration of Urban Growth Areas, urban reserve, and address GMA.
- **UGA 4, 5, 6, 7 Small Towns.** Expanding housing, transportation, and services in Lewis County's UGAs (Onalaska & Packwood).
- **UGA 8 Master Planned Resorts.** Continue expanding opportunities for master planned resorts, address GMA.
- **UGA 9. Major Industrial Developments.** Continue expanding opportunities for master planned resorts, address GMA.



The topics covered in the element are...

- Rural Character
- Rural Economy
- Rural Services and Facilities
- Type 1 LAMIRDs
- Type 2 LAMIRDs
- Type 3 LAMIRDs



Rural (Changes)

- **RL 4 Type 1 LAMIRDs.** Encourage development, housing, and economic opportunities, provide rural services, and preserve history and character.
- **RL 5 Type 3 LAMIRDs.** Promote small scale industrial and commercial and support the rural economy, no residential in these areas.
- **RL 6 Rural Development.** Maintaining 5 acres or greater, allowing a variety of housing and clustered developments.
- **RL 7 Type 2 LAMIRDs.** Promote small scale recreation and tourism, ecotourism, and recreation, limit residential uses.
- **RL 8 Open Space.** Allowing for parks and open space zoning for preservation.



Housing

The topics covered in the element are...

- Housing Supply
- Affordability
- Housing Preservation
- Housing Coordination
- Housing Development



Housing (Changes)

- **H 4 Preservation and Improve.** Added stronger language to address STRs.
- **H 5 Housing Equality.** Start reviewing and selecting future housing opportunities to address natural hazard mitigation, reach low-income populations, reach potentially displaced populations, improve health and environment justice.



Environment

The topics covered in the element are...

- Critical areas
- Water quality and quantity
- Hazards



Environment (Changes)

- **NE 4 Water Quality.** Protect aquifers from natural hazards.
- **H 5 Housing Equality.** Start reviewing and selecting future housing opportunities to address natural hazard mitigation, reach low-income populations, reach potentially displaced populations, improve health and environment justice.