

# Planning Commission

## Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

### STAFF REPORT

### PROPOSED ZONING AMENDMENTS

**Date:** March 5, 2025  
**Staff:** Mindy Brooks, Director

### SUMMARY

As part of the Lewis County Comprehensive Plan Periodic Update, zoning designations are proposed to change for some properties. There are no changes proposed to Agricultural Resource Land (ARL) or Mineral Resource Land (MRL). There is a proposed increase in Forest Resource Land (FRL). The City of Centralia's Urban Growth Area (UGA) is being decreased and a new UGA is being added to Packwood. The table below explains the proposed zoning amendments. There are links embedded in the table that include maps of existing and proposed zoning. To look up changes to a specific property, please visit <https://gis.lewiscountywa.gov/webmap/>, search for an address or parcel number, and use the Layer List to review existing and proposed zoning designations.

### PROPOSED ZONING AMENDMENTS

Area of County	Zones Impacted*	Description	Rationale
Packwood Subarea Plan	Existing: STMU, STI, STR  Proposed: MU, CBZ, AX, RH, RM, RL, OS, RRC	An UGA is proposed for the portion of the subarea plan within the future sewer service area. In the UGA the zoning will be amended to implement the <a href="#">Packwood Subarea Plan</a> Future Land Uses Map. Outside the UGA and within the Subarea Plan boundary, the STMU and STR zones are changes to RRC with a minimum lot size of ¼ acre, dependent on septic requirements. Note, STMU has no	The Packwood Subarea Plan, adopted January 2024, includes policies to focus commercial uses and areas of higher density residential to land near Highway 12, while protecting surrounding neighborhoods. The LAMIRD designation must be removed and a UGA applied to require multifamily housing in the RH zone (defined as 3 attached dwelling units or more) and to allow retail buildings up to

		minimum lots size requirement and STR is already ¼ acre minimum lot size.	<p>20,000 square feet in the CBZ. The UGA boundary is based on the 20-year sewer service area, as well as areas already developed with urban uses and density, and the updated 100-year floodplain.</p> <p>Outside the proposed UGA and in the Subarea Plan boundary, within the remaining LAMIRD, the zoning will change to RRC with a minimum lot size of ¼ acre (see RRC description below).</p>
Onalaska Subarea Plan	<p>Existing: STMU, STI</p> <p>Proposed: MU, CBZ, IND, RH, RM, RL, OS</p>	The <a href="#">Onalaska Subarea Plan</a> , originally adopted in 2017 along with application of the UGA, is updated and the zoning amended to implement the Future Land Uses Map. There are no changes proposed for the UGA boundary. Please see <a href="#">Onalaska Proposed Zoning Map</a> for details.	The STMU and STI zones implement the LAMIRD designation, which was removed in 2017 when the UGA was applied. To rectify the mismatch, STMU and STI are removed and zones that implement the UGA applied. The policies focus commercial uses and areas of higher density residential near SR508, Carlisle Ave., and Leonard Rd., while protecting surrounding neighborhoods.
Rural Residential Center	<p>Existing: RRC-2, RRC-1, RRC.5, RRC 10000, STR-4</p> <p>Proposed: RRC</p>	Countywide, the RRC and STR zones are consolidated into one RRC zone with a minimum lot size for newly created lots of ¼ acre, dependent on water availability, septic requirements and critical areas (e.g., wetlands, steep slopes). This impacts all properties zoned RRC or STR. Please see <a href="#">Rural Residential Center Proposed Zoning Map</a> for details.	<p>The intent is to focus expect growth and housing in areas of existing higher density neighborhoods. The minimum lot size for newly created lots, ¼ acre, is based on the existing conditions for RRC and STR zones across the county.</p> <p>RRC and STR: 2,986 parcels Median Lot Size: 0.279 acre Standard Deviation: 0.356 acre</p>
Park	Park	The Park zone is applied to the Cowlitz River Access Park, PUD Ballpark and Skate Creek Park.. Please see <a href="#">Packwood Proposed Zoning Map</a> for details.	The Park zone recognizes the existing use of these properties and prohibits residential uses, except caretaker accommodations. well.
Master Planned	MPR	Two new MPR overlays are proposed: one at TransAlta on land near a lake that will remain	<a href="#">TransAlta</a> – As reclamation occurs, some of the mine will be forest, lakes and streams.

Resort		after reclamation; and one north of Packwood on Thompson Road, which is located <u>outside</u> of the Subarea Plan boundary. The underlying zoning – FRL at TransAlta and RDD-10 on Thompson – will remain in place. The MRP overlay adds allowed uses to the existing uses to support development of recreational uses that increase the tourism economy. Please see <a href="#">TranAlta Proposed Zoning Map</a> below or <a href="#">Packwood Proposed Zoning Map</a> above for details.	One large lake provides a unique opportunity for new recreational uses including but not limited to RV Park, fishing and golfing. <u>Packwood</u> – Tourism is a primarily economy in East Lewis County. The location of the property near an entrance to Mt Rainier National Park, White Pass Ski Resort and Goat Rocks provides a unique opportunity for recreation. Note, casinos are not allowed in MPR zones per the existing code.
Freeway Commercial	Existing: FC, RAI  Proposed: FC	Expansion of the FC zone at each Interstate 5 interchange to support economic development. There are also two RAI zones that should be converted to FC. Please see <a href="#">Freeway Commercial Proposed Zoning Map</a> for details.	Interchanges along Interstate 5 provide a unique opportunity for economic development. Expanding this allowance to include large lots, will consolidate development on the primary transportation system in Lewis County.
Centralia Urban Growth Area	UGA	There are areas of the Centralia UGA that the city has identified that urban services, e.g., water and sewer, will not be provided within the 20-year planning timeframe. These areas are proposed to be removed from the UGA and zoned RDD. Please see <a href="#">Centralia UGA Proposed Zoning Map</a> for details.	UGAs associated with cities are based on the 20-year population allocation, planned urban services and avoidance of critical areas. The City of Centralia revised their Capital Facilities Plan and removed certain areas that won't be served with urban services (e.g., water, sewer) over the next 20 years. The remaining city limits and UGA, with city-proposed zoning changes, will accommodate the population and housing allocations based on the updated Land Capacity Analysis.
TransAlta/IPAT	Existing: RAI, MID  Proposed: MID, FRL	The RAI zone is removed and the existing UGA boundary changed to include the formerly RAI area as well as portions of the reclaimed mine where industrial uses are likely. Overall, the UGA area is decreased and	The TransAlta/IPAT coal mine closes fully in 2026 and reclamation is underway. The changes are intended to support transition to other energy production, storage and transmission and associated industrial uses.

		those areas removed are proposed FRL. Please see <a href="#">TransAlta/IPAT Proposed Zoning Map</a> for details.	FRL is appropriate for reclaimed areas that will remain in forest, stream and lakes.
Urban Reserve	Urban Reserve	There are two Urban Reserve areas along Interstate 5 near Exit 63. Those are consolidated into one that extends from the Toledo UGA to Interstate 5 along SR505. See <a href="#">Urban Reserve Propose Zoning Map</a> for details.	The purpose is to allow Toledo to plan for future UGA expansion along SR505 based on additional transportation, environmental and economic studies.
LAMIRD 2	TSA	TSA is clarified as a zone that implements the LAMIRD 2 comprehensive plan designation. There are no changes proposed for the properties zoned TSA; therefore, no map is included. Please see the <a href="https://gis.lewiscountywa.gov/webmap/">https://gis.lewiscountywa.gov/webmap/</a> to review existing zoning.	The previous Comprehensive Plan inadvertently left out the LAMIRD 2 designation.

**\*Legend**

ARL – Agricultural Resource Land  
 MRL – Mineral Resource Land  
 RDD – Rural Development District  
 STMU – Small Town Mixed Use  
 RRC – Rural Residential Center  
 FC – Freeway Commercial  
 UGA – Urban Growth Area  
 RH – Residential High Density  
 RL – Residential Low Density  
 CBZ – Commercial Business District  
 AX – Airport District

FRL – Forest Resource Land  
 TSA – Tourist Service Area  
 MPR – Master Planned Resource  
 STI – Small Town Industrial  
 STR – Small Town Residential  
 RAI – Regional Area Industrial  
 MID – Major Industrial District  
 RM – Residential Medium Density  
 MU – Mixed Use  
 IND - Industrial  
 OS – Open Space