

Planning Commission

Public Hearing



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

STAFF REPORT

RURAL RESIDENTIAL CENTER DESIGNATIONS

Date: April 18, 2025

Staff: Mindy Brooks, Director

Guilherme Motta, Senior Long Range Planner

Attachments: A – Proposed RRC Zoning Maps

SUMMARY

Lewis County allocated 20-year population increases to all jurisdictions in the county. Outside of cities, Packwood and Onalaska, the county population is anticipated to increase by 425 people by 2045. There are different strategies to accommodate growth. Staff have recommended focusing population growth in areas of the county where there is already higher density housing.

Rural Residential Centers (RRC) and Small Town Residential (STR) zones are Type I Limited Areas of More Intense Rural Development (LAMIRDs). That means, when Lewis County came into compliance with the Growth Management Act, areas where housing or other development was more dense than 1 dwelling unit per 5 acres were identified and zoned appropriately. LAMIRD Type I outer boundaries are prohibited from expanding; however, growth and development within the boundaries is expected.

There are multiple versions of RRC that allow minimum lot size for new lots to be 10,000 square feet, ½ acre, 1 acre and 2 acre. STR allow minimum lot size for new lots to be ¼ acre. The proposal is to combine all RRC and STR into one RRC with a minimum lot size for new lots of ¼ acre. This size was chosen based on an analysis of existing lots in the RRC and STR zones and the median lot size is 0.279 acres.

RRC and STR Acreages (November 2024)

Mean Lot Size: 0.4158

Median Lot Size: 0.279

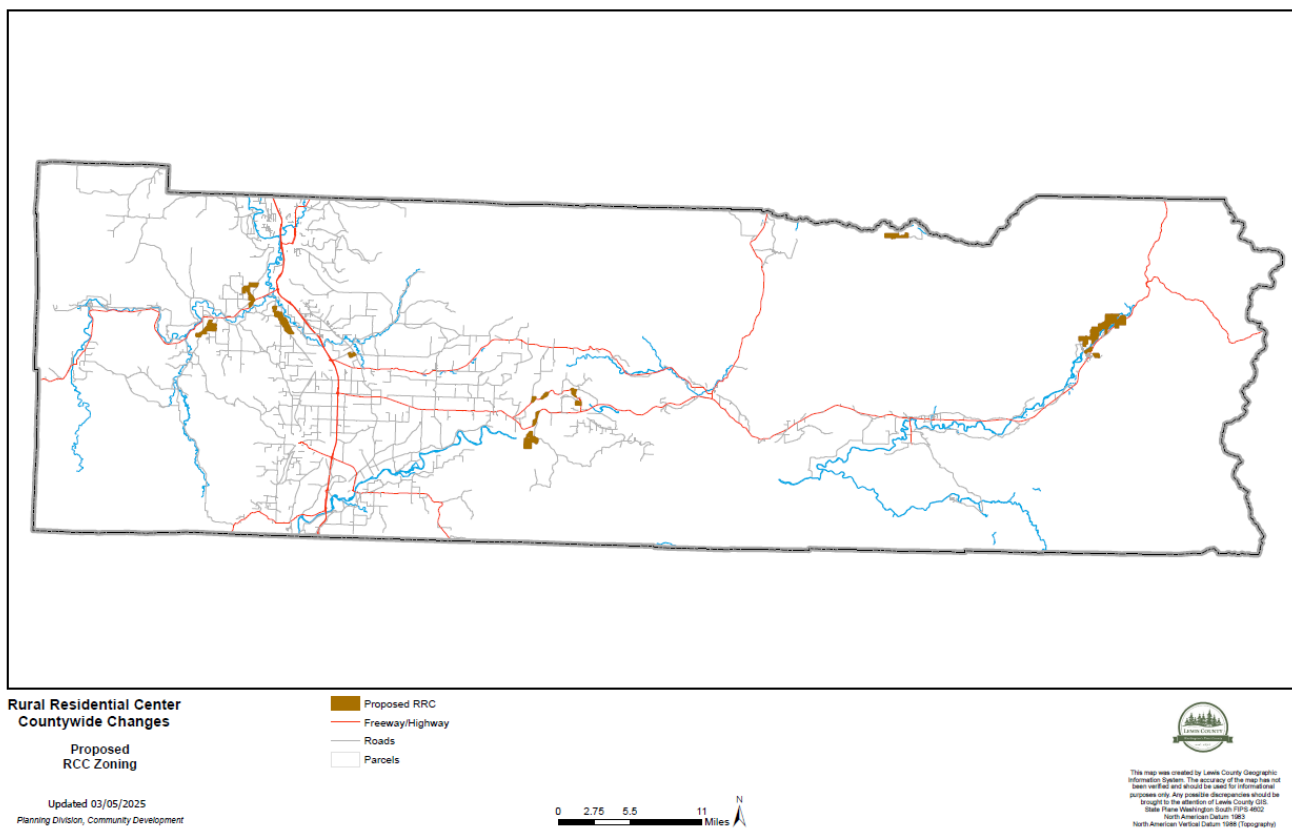
Standard Deviation: 0.356

When a division of land is proposed, the actual minimum lot size is based on water availability, soil conditions to support on-site septic and location of critical areas such as stream buffers, wetlands or steep slopes. A minimum lots size of ¼ acre cannot be achieved on all properties.

Increasing the allowed density of development in the RRC and STR zones is not necessary to meet the population and housing needs over the next 20 years. There is sufficient capacity within the Rural Development District (RDD) zones to accommodate an additional 425 people. However, that disperses the population growth, making it more difficult to provide services such as police, fire, ambulance and school. By increasing the allowed density of development in the RRC and STR, new housing can be focused and allow more efficient planning for services and reducing development impacts on rural lands.

AREAS IMPACTED

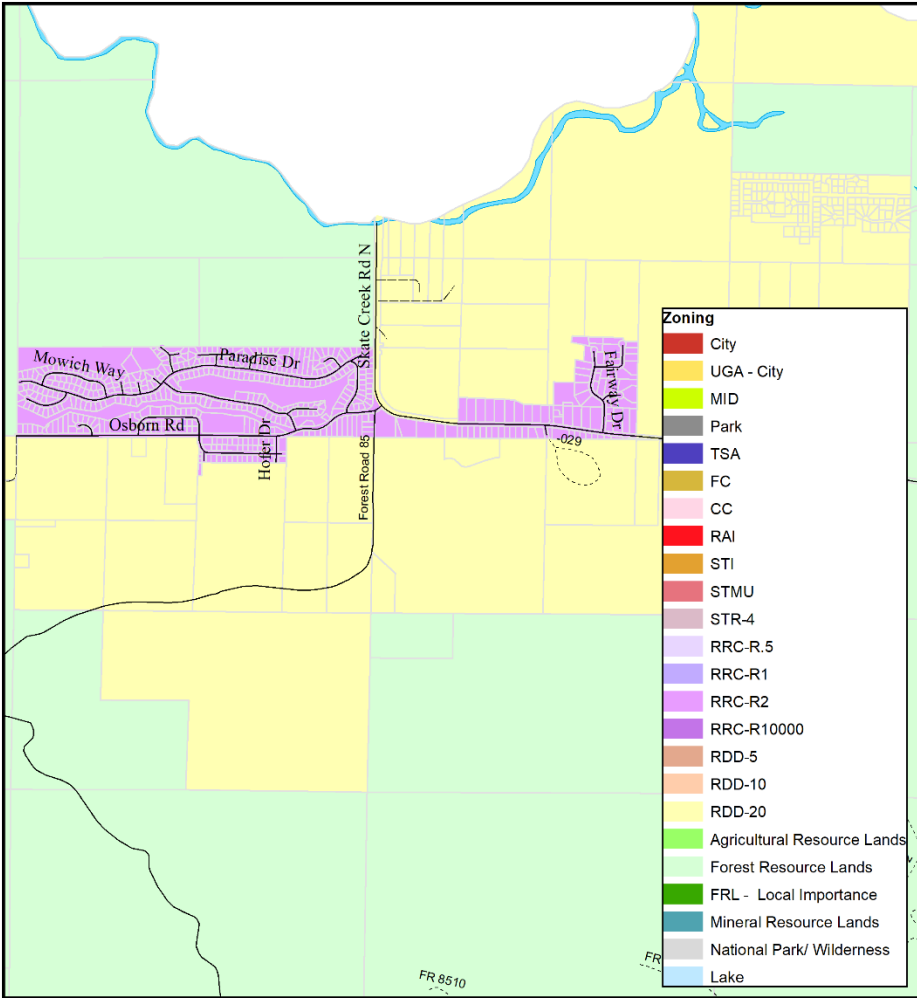
This proposal is countywide. Map 1 shows the areas impacted. All of these locations are currently zoned RRC or STR. Attachment A includes maps for each location with the existing and proposed zoning designations.



NEXT STEPS

The Planning Commission will continue to take testimony on this proposal, as well as the rest of the Comprehensive Plan Periodic Update and zoning proposals, through May 7, 2025. The Commissioners may close the public record and deliberate on May 7 or continue the hearing through May 13 to deliberate. More information on the Comprehensive Plan Periodic Update can be found here <https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>

Attachment A - Proposed Rural Residential Center Designations Updated March 3, 2025



**Rural Residential Center
Ashford Area**

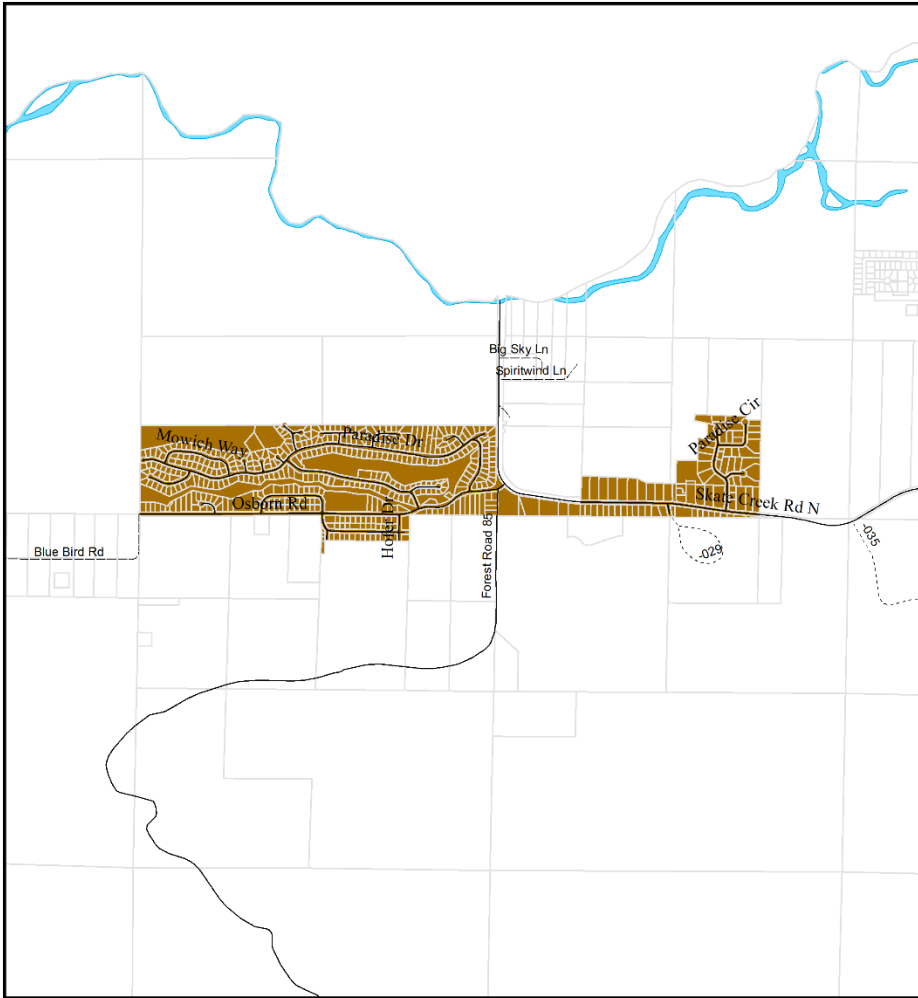
**Existing
RCC/STR Zoning**

- Subarea
- Highway 12
- Roads
- Parcels

Updated 03/05/2025
Planning Division, Community Development



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**Rural Residential Center
Ashford Area**

**Proposed
RCC Zoning**

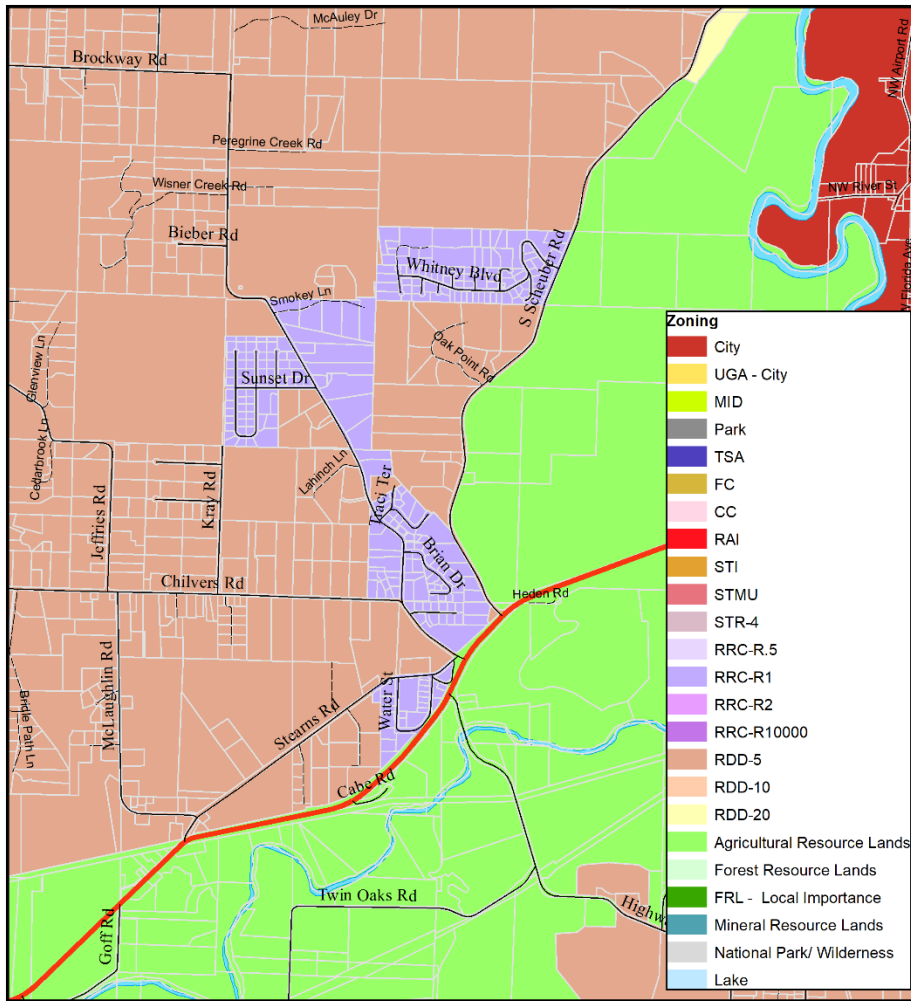
- Proposed RCC
- Highway 12
- Roads
- Parcels

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This map highlights the areas of Rural Residential Center changes. Please see other maps that show other proposed zoning changes.



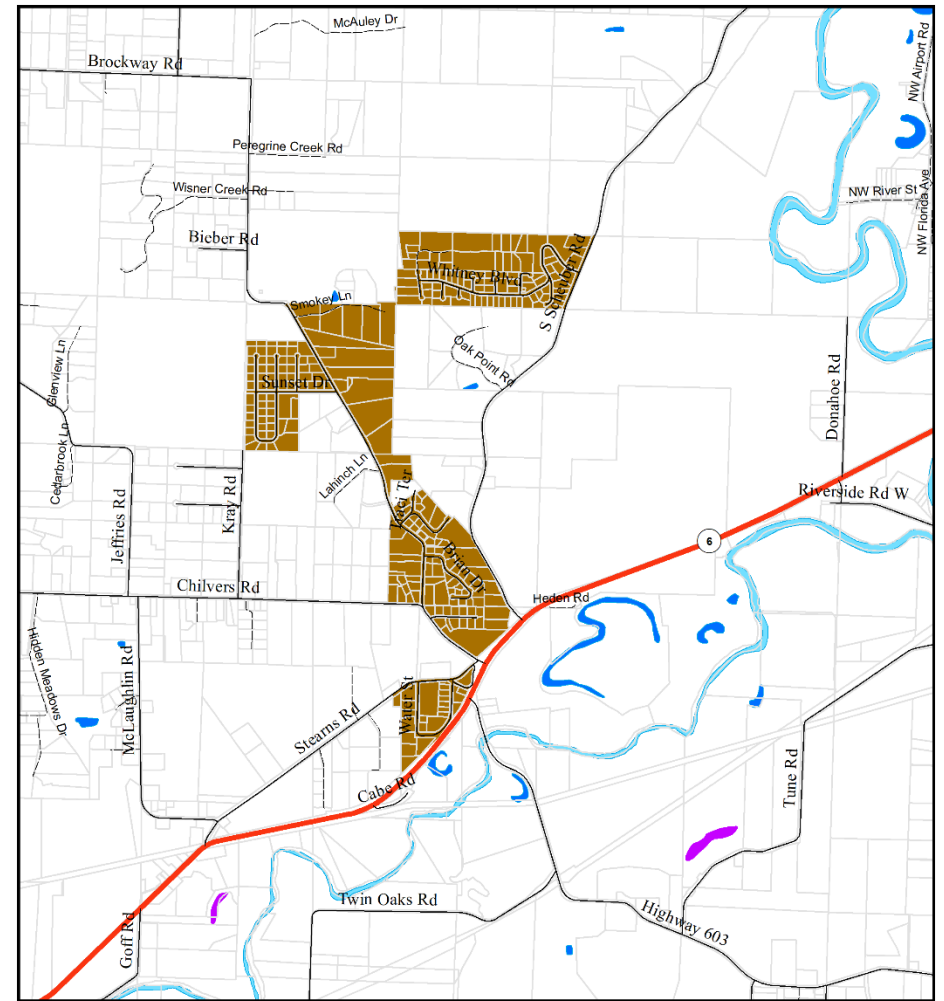
Rural Residential Center Brockway Area

Existing RCC/STR Zoning

- Subarea
- Highway 12
- Roads
- Parcels



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Rural Residential Center Brockway Area

Proposed RCC Zoning

- Proposed RCC
- Highway 12
- Roads
- Parcels



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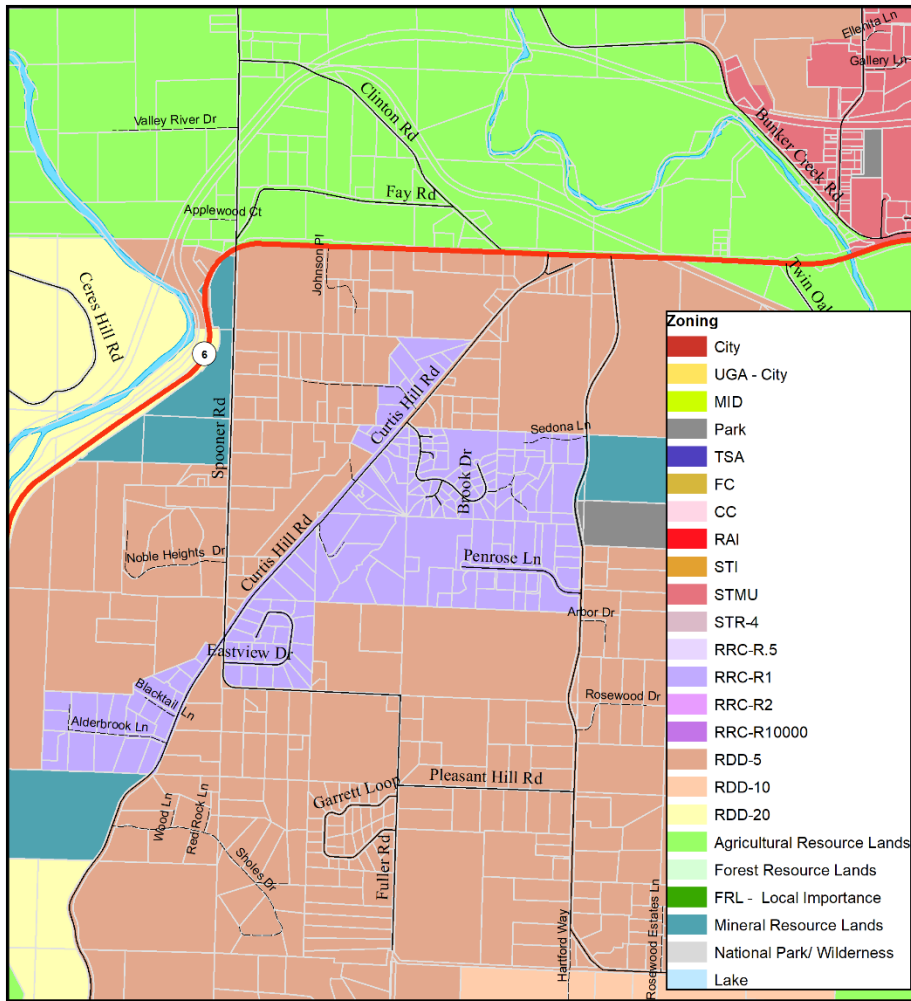
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Rural Residential Center Curtis Hill Area

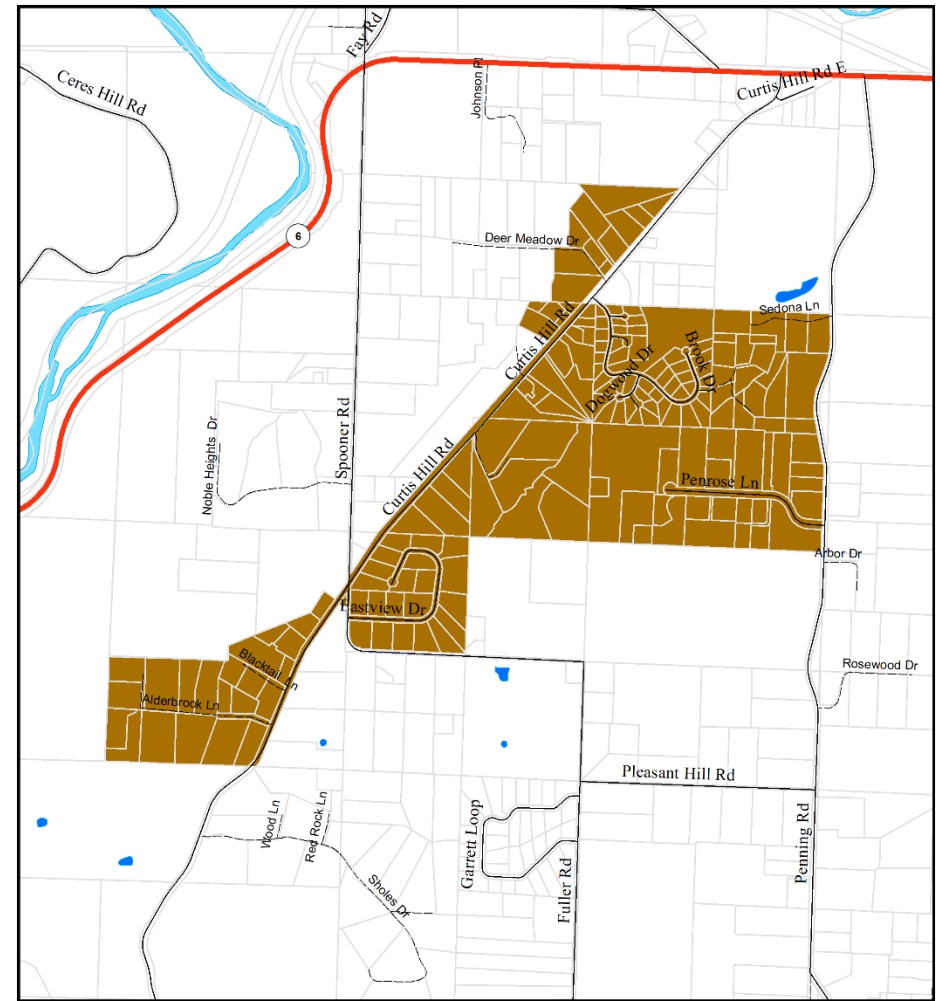
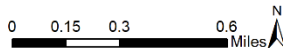
Existing RCC/STR Zoning

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- Roads
- Parcels



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Rural Residential Center Curtis Hill Area

Proposed RCC Zoning

- Proposed RCC
- Highway 12
- Roads
- Parcels

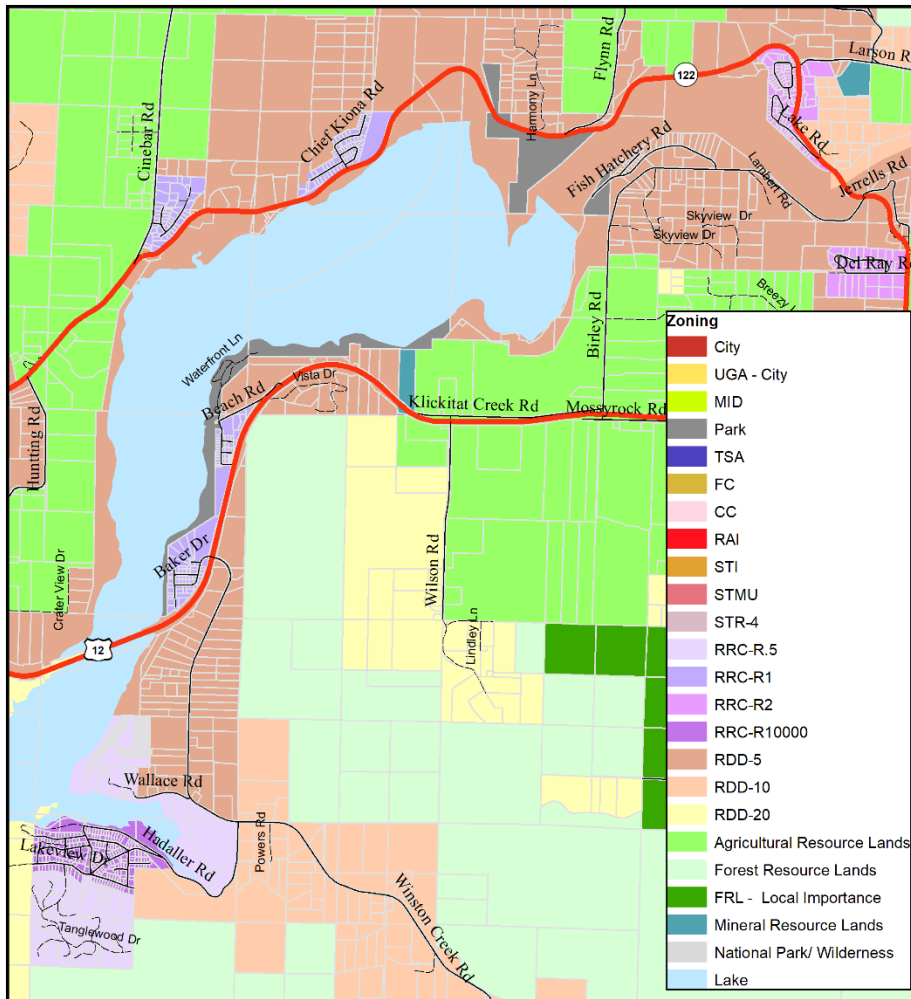


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Rural Residential Center Mayfield Lake Area

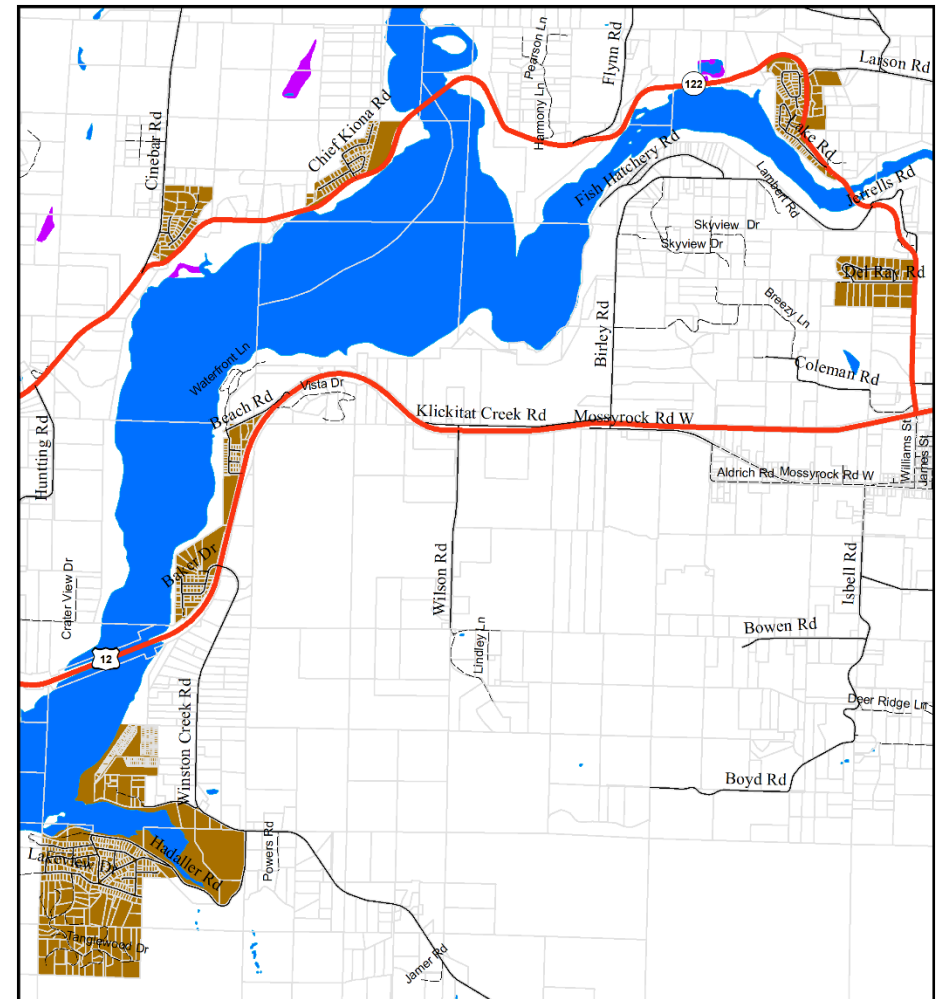
Existing RCC/STR Zoning

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- Subarea
- Highway 12
- Roads
- Parcels



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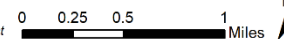


Rural Residential Center Mayfield Lake Area

Proposed RCC Zoning

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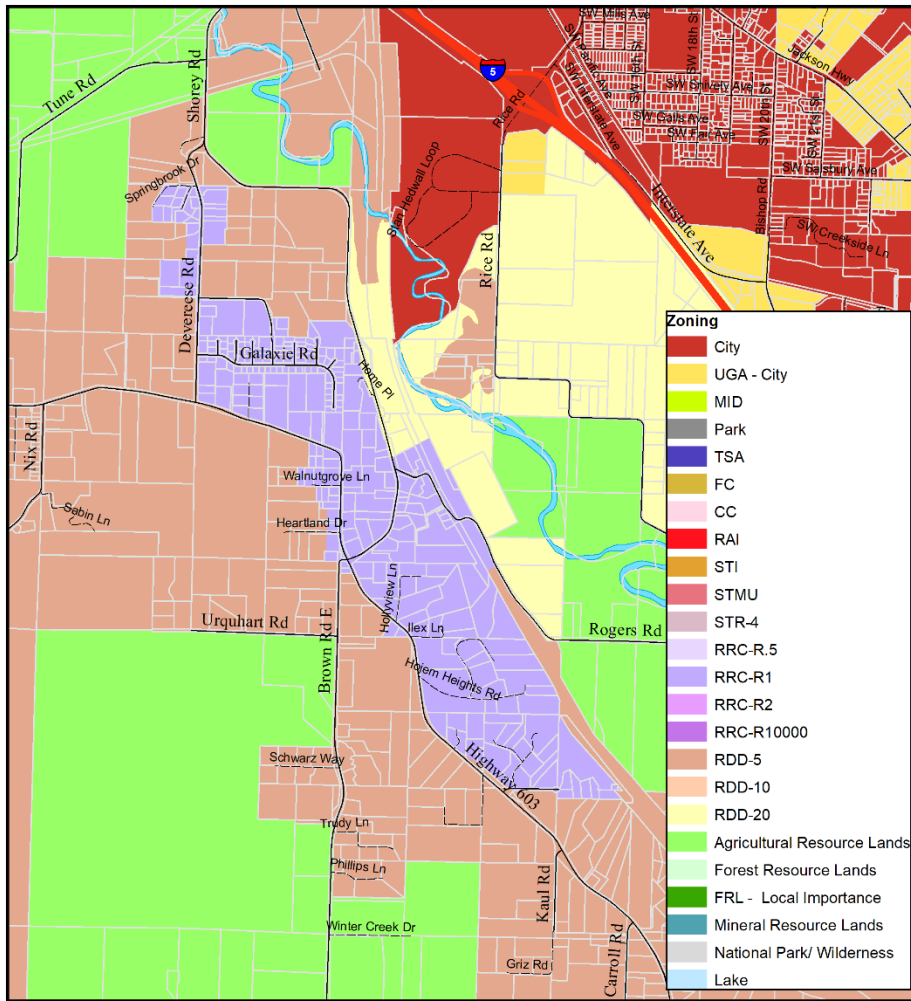
- Proposed RRC
- Highway 12
- Roads
- Parcels



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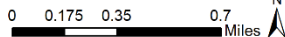
Rural Residential Center Newaukum Hill Area

Existing RCC/STR Zoning

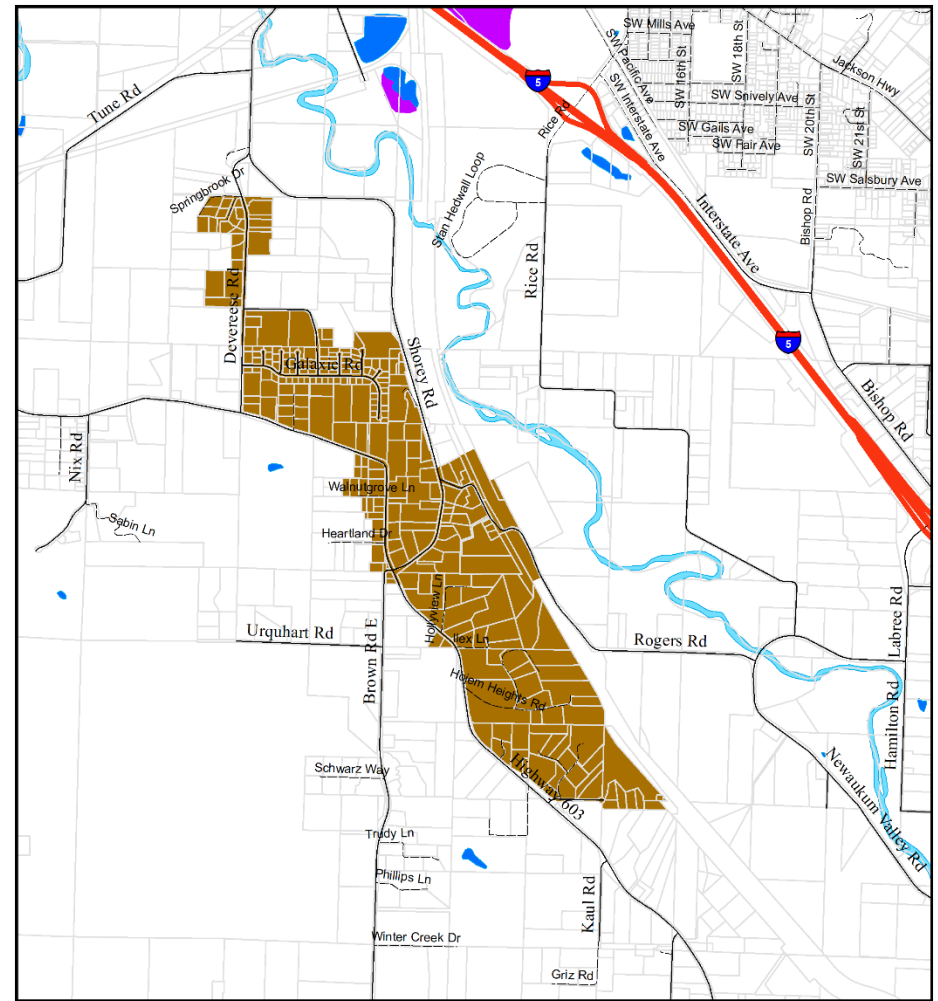
- Subarea
- Highway 12
- Roads
- Parcels

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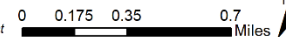
Rural Residential Center Newaukum Hill Area

Proposed RCC Zoning

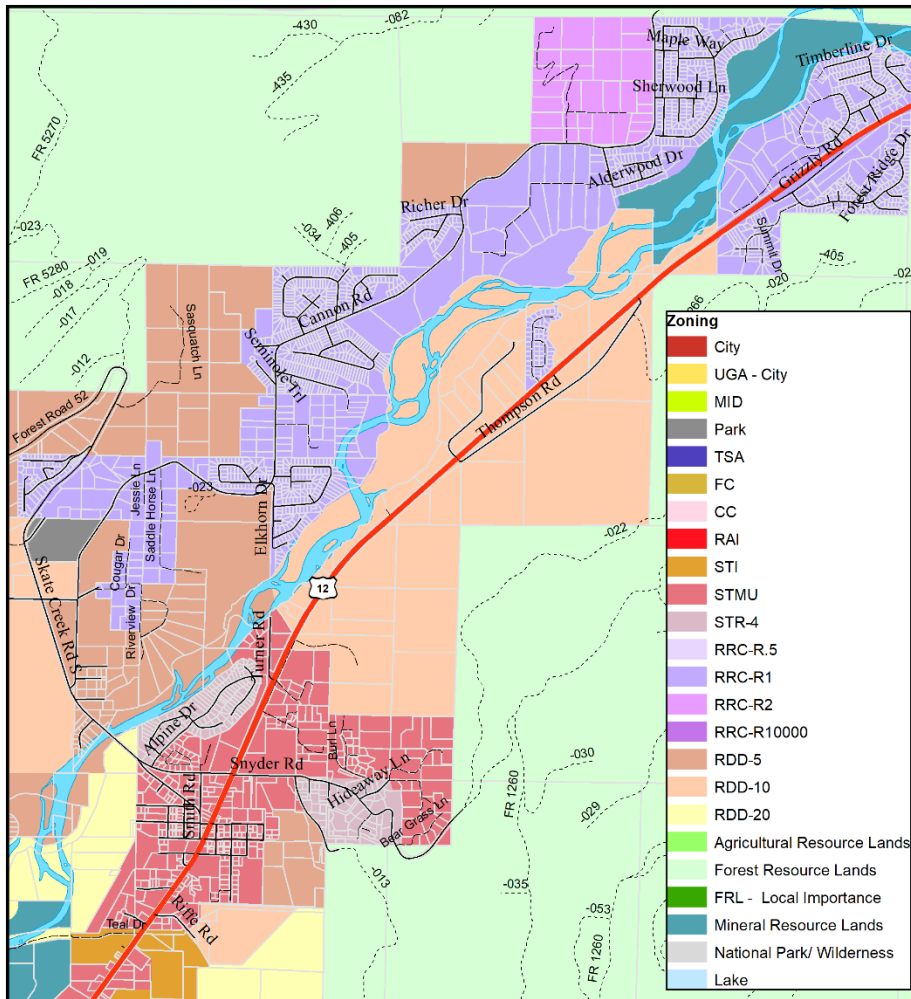
- Proposed RRC
- Highway 12
- Roads
- Parcels

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Rural Residential Center Packwood Area

Existing
RCC/STR Zoning

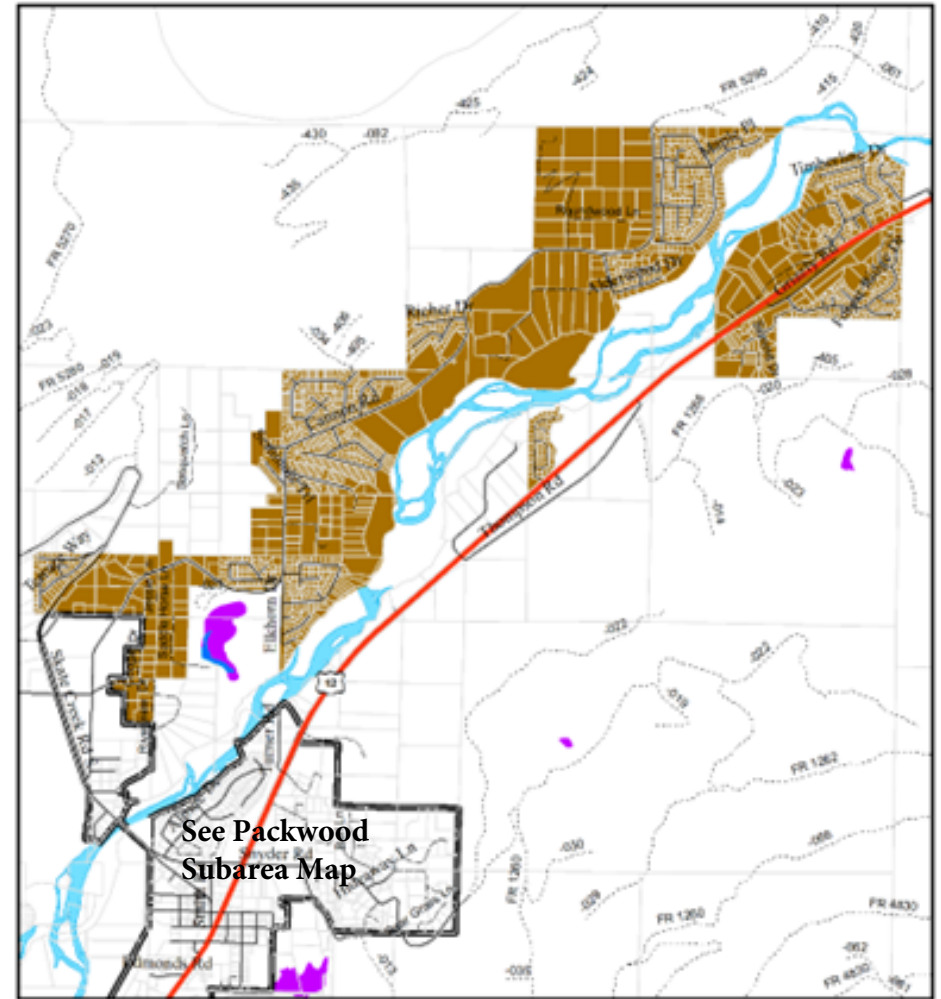
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- Subarea
- Highway 12
- Roads
- Parcels

0 0.2 0.4 0.8 Miles



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Rural Residential Center High Valley, Goat Rocks Timberline

Existing
RCC/STR Zoning

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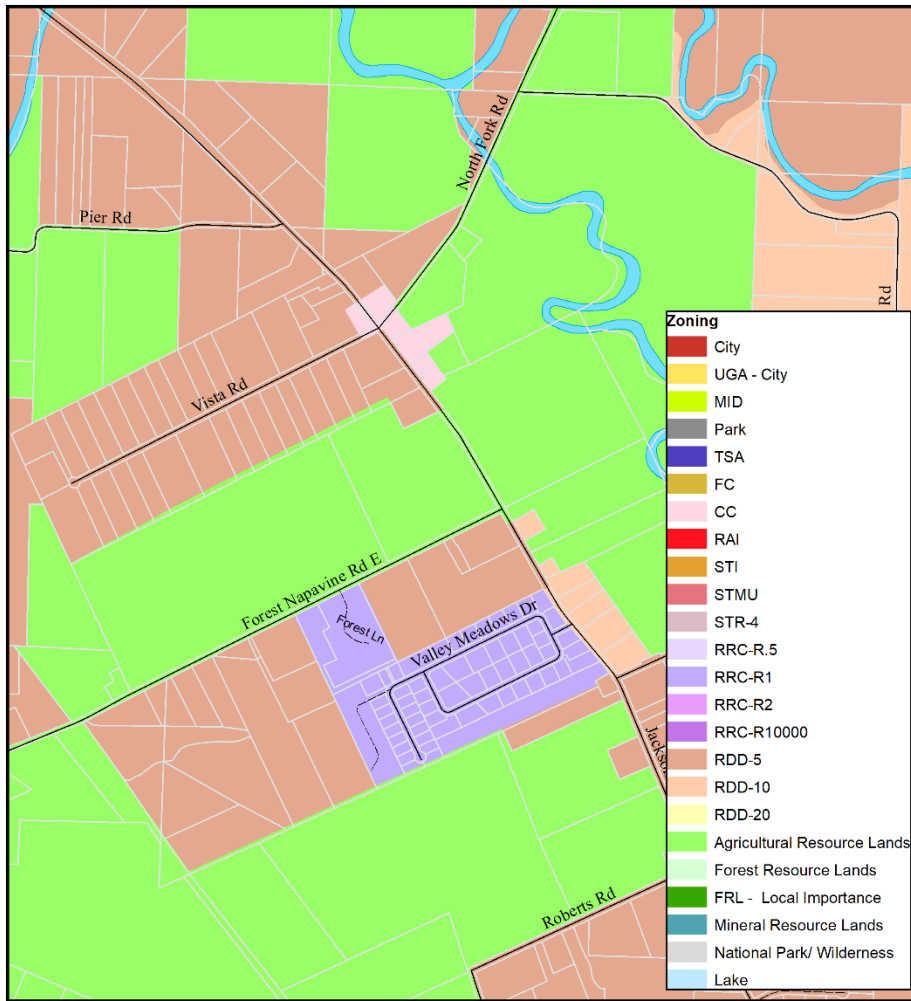
- Subarea
- Highway 12
- Roads
- Parcels

0 0.2 0.4 0.8 Miles



This map highlights the areas of Rural Residential Center changes outside of the Packwood Subarea Plan boundary. Other proposed zoning changes are shown on separate maps.

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Rural Residential Center Valley Meadows Area

Existing RCC/STR Zoning

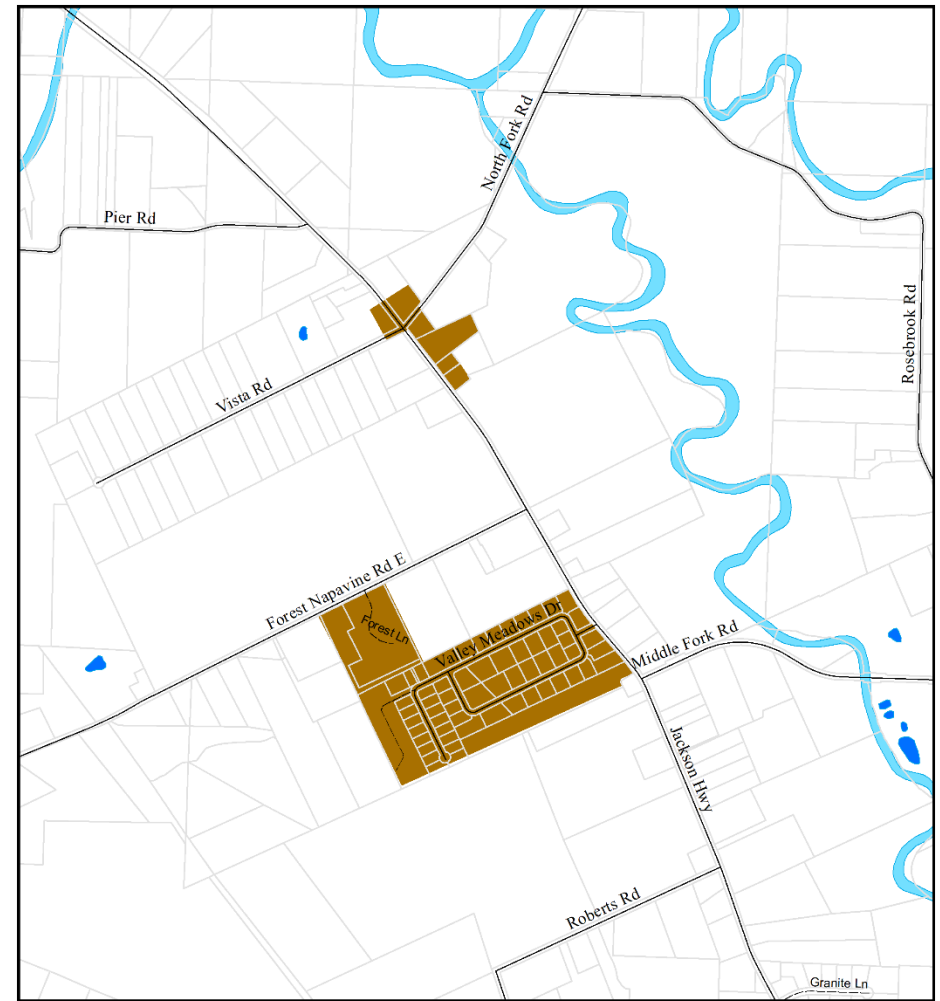
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0 0.075 0.15 0.3
Miles



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Rural Residential Center Valley Meadows Area

Proposed RCC Zoning

- Proposed RCC
- Highway 12
- Roads
- Parcels

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0 0.075 0.15 0.3
Miles



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