

[Mindy.brooks@lewiscountywa.gov](mailto:Mindy.brooks@lewiscountywa.gov)

Lewis County Planning Commission

c/o Mindy Brooks

Re: Zoning change for 146 Roundwood Ln, Packwood, WA

March 14, 2025

Thank you for listening to the property owners regarding changing the zoning.

I'm submitting an **opposition** to this change in the zoning of area properties from the current 2 acre minimum to ¼ acre per house. One of the attractive features of the neighborhood is the sparseness of buildings and vehicles. Though dividing property into ¼ acre parcels for building will not actually happen overnight, with time the whole area will become less of a peaceful retreat and necessitate more road maintenance, electrification, and probably eventually sewer and water services. This will eventually ruin the peacefulness and turn the area into a metropolitan environment, which we can have in moving to any city.

Please keep the current zoning for this area and focus on small plots of land closer to the current center of Packwood where it makes more sense.

I realize the county is always interested in increasing the tax base, but please leave this area "as is" and look to other sources for the increase in the county income.

Thank you very much.

Sincerely,

Carol Colleran

[cacolleran@msn.com](mailto:cacolleran@msn.com)

**From:** [David Hansen](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Proposed Amendments To Lewis County Comprehensive Plan And Associated Zoning Designation Changes  
**Date:** Sunday, March 16, 2025 9:18:41 AM

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To Whom It May Concern:

I wish to state that I am against any of the proposed changes to the Lewis County Comprehensive plan and associated zoning designation changes involving the areas of Tanglewood Drive, Mossyrock and the areas around the Lake Mayfield Resort.

I am against the proposed changes for the following reasons:

1. The local water district provides water from a community well. At this time, the water available is barely satisfactory for the current population. Every year we have numerous days of water restrictions and a few days of water outages. The water quality is substandard. This water system cannot support additional users.
2. The road system involving Tanglewood Dr and its branches are all private roads. They are poorly maintained single lane roads. The current roads are barely adequate for the current population and cannot support additional traffic. In addition, the roads are minimally maintained being serviced only by local residents, often with poor or substandard results. The local road system is in a state of disrepair and cannot handle an increase in users.
3. The Tanglewood Dr area of Mossyrock is a popular place to live because it has larger houses and lots. This is what attracts people here. Your proposed zoning changes will cause a loss in property value and quality of life.

Sincerely,

David A Hansen  
224 Tanglewood Dr  
Mossyrock, WA 98564

(360) 985-0245 (home)  
E-mail: dah8486@gmail.com

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**From:** [Sherry Anderson](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Regarding parcel: 017953045002  
**Date:** Wednesday, March 19, 2025 9:03:23 PM

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Regarding parcel: 017953045002, 868 Hwy. 603  
Hello Mindy,

My property is a 7.88 acre parcel across the road from the proposed zoning changes creating higher density directly across from me along old highway 603. I would like to add a request to add my property to that parcel to allow it to be divided into at least 2 parcels. I already have installed an access road and lane to the back of my conveniently long reectangular 7.88 acres where a perfect building site exists. It would not change the immediate area, as all distances, house to house would remain very much the same providing similar private enjoyment of the rural surroundings. It would be about 3-4 acres, or it could be 5, leaving 2.88 for the older house at the front of the lot. Please let me know what you need from me to make this happen. It does not make sense to build two homes on the same lot. With the need for additional housing everywhere, this seems like a sensible request, and due to desirability of the lot I would create at the back half of my property, it would be additional tax base for Lewis County.

Thank you,  
Sherry Anderson  
[sherry.dot@gmail.com](mailto:sherry.dot@gmail.com)  
719-339-3745

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Patrick and Gloria Duncan

114 Roundwood Lane

Packwood, WA 98361

206-963-3261

Parcel 035064075002

High Valley Park/Hinkle Tinkle Road/Roundwood Lane

My letter is regarding the Packwood Subarea Plan phase 2. Our property was bought approximately 30 years ago and developed in 20008 with a 2-acre minimum per home. Everyone knew the zoning when they bought property here and the result has been a peaceful cohesive rural neighborhood. We maintain our narrow gravel roads, plow each other out when it snows and watch each other's homes when they are away.

You can imagine our surprise (outrage) when we learned part of the plan was to eliminate our 2-acre minimum and jump two zoning designations from RRC-R2 zoning to RRC zoning. This would allow for development of 4 units per acre. This is extreme. This would only benefit people that do not live here and want to make a buck sub-dividing or selling their land. A housing development would be totally out of character with our existing rural area.

People that have purchased property and want to develop it should stick with a 2-acre minimum lot size. If they want to rent it out as a vacation rental, I believe they have property rights that protect them. All we are asking is for our property rights to be protected and for fairness.

All our lots currently have wide forested buffers that support wildlife elk, deer, bear, eagles, hawks, western brown squirrels, coyotes and many more. There must be a rural component to any plan. I can't stress enough how strongly myself and my neighbors oppose this rezone.

Please come visit our neighborhood and see what a development would do to it.

Sincerely,

Patrick F Duncan



## **Public Testimony on the Onalaska Subarea Plan – Phase 1 Final Draft (November 18, 2024)**

Presented to the Lewis County Planning Commission and Board of County Commissioners

Dear Lewis County Commissioners and Planning Staff, and Planning Commission,

My name is Harry O. Bhagwandin, and I have been a resident of Onalaska since moving here in 1985 where I raised 4 children through the Onalaska School District with my wife Annie of 41 years. Thank you for the opportunity to provide public comments on the *Onalaska Subarea Plan – Phase 1 Final Draft*. This plan outlines a long-term vision for Onalaska. I have been a part of the Subarea Planning process and appreciate the extensive community engagement, staff research, and collaboration that has gone into this important document.

I would like to address several key elements of the plan and provide comments for your consideration:

### **1. Support for the 20-Year Vision:**

The vision articulated in the plan – of Onalaska as a *vibrant small town that preserves its history, supports local businesses, encourages recreation, and provides affordable housing* – is what inspires our family farm and timber community. I fully support this vision, as it recognizes the unique character of Onalaska and balances future growth with the need to maintain the rural charm that we have found that our residents cherish.

### **2. Housing Affordability and Diversity:**

I commend the plan's focus on affordable housing and the encouragement of diverse housing options, including duplexes, accessory dwelling units (ADUs), and tiny home villages. However, it will be essential to ensure that zoning updates in Phase 2 truly reflect these priorities and remove any unnecessary barriers to affordable housing development.

### **3. Local Economic Development:**

The plan's goals to strengthen Onalaska's local economy, particularly by attracting businesses that provide essential services like grocery stores, medical facilities, and small-scale manufacturing, are critical. I urge the county and the Economic Alliance of Lewis County to actively pursue partnerships and incentives that will make this vision a reality. A thriving local economy will reduce the need for residents to travel long distances for basic goods and services.

### **4. Transportation and Pedestrian Safety:**

The emphasis on improving pedestrian and bicycle infrastructure, especially along State Route 508, is a welcome addition to the plan. As traffic increases, enhancing walkability

and slowing vehicle speeds will be crucial to ensuring safety and encouraging residents to support local businesses.

#### **5. Environmental Protection and Recreation:**

Onalaska's natural resources, including Carlisle Lake and the South Fork Newaukum River, are central to the community's identity. The plan's policies to protect these resources while expanding recreational opportunities, such as trails and parks, strike an appropriate balance. I encourage the county to prioritize any appropriate funding and ongoing implementation of these goals in Phase 2.

#### **6. Public Facilities and Aging in Place:**

The plan's recognition of the importance of public services, including water, sewer, and high-speed internet, is critical to supporting future growth. Additionally, the emphasis on services that allow residents to age in place, such as senior housing, adult daycare, and in-home healthcare, will help Onalaska remain a multigenerational community where people can live and thrive throughout their lives.

In closing, I want to express my gratitude to the Lewis County Planning Department staff and the Planning Commission, Community Advisory Committee members, and the volunteers who have contributed their time in the development of this plan. As the process moves forward into Phase 2, I encourage the county to maintain open lines of communication with residents and ensure that the final zoning and development regulations align with the community's vision.

Thank you for the opportunity to share my comments. I look forward to seeing how the *Onalaska Subarea Plan* continues to evolve in the coming months.

With all due respect,

Harry O. Bhagwandin  
183 Shady Grove Road  
Onalaska, WA 98570

**From:** [Reed McGraw](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Onalaska planning commission  
**Date:** Tuesday, March 25, 2025 11:53:32 AM

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To whom it may concern:

I am the owner of 314 Railroad St (parcel number 032840001000) in Onalaska, WA. I have a few concerns regarding the new zoning proposal.

- 1- I have personally been watching and saving up to do storage units on my property, this new zoning would kill that opportunity for the community.
- 2- This new proposal would impact future growth with sewer and water connections currently available.
- 3- Diminishing property values for current\future occupant(s)

I will be at the meeting tonight and would appreciate consideration on these concerns.

Thank You,  
Reed McGraw

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March 29, 2025

Dear Planning Commission,

I am writing in support of the Packwood Subarea Plan Phase 2.

Packwood is seeing an unprecedented number of people who are coming to the Packwood area to live, recreate, and pass through. The Packwood Visitors Center reported that in 2024 there were 10,350 people who stopped in. They estimate that it is only 1 to 3 percent of the number of people who are actually coming into the Packwood area.

To share their numbers, 2020 = 3979 people, 2021 = 6351 people, 2022 = 8133 people, 2023 = 9809 people, and 2024 = 10350 people. As you can see the number is growing.

Packwood needs protection from the sheer number of people coming to our area. I believe that the Packwood Subarea Plan Phase 2 is doing that. By changing the zoning from STMU (small town mixed use) to other zoning, the implementation of stricter regulations will curb unwanted behavior. This change will also promote economic growth in the correct areas. Instead of a grocery store being implemented in High Valley, it is encouraged along Highway 12.

One point of contention is the implementation of the UGA (urban growth area). I believe that the only way for the plan to move forward is to change Packwood from its various LAMIRD (limited area of more intense rural development) designations to a UGA. While the sewer project has been delayed, I am hopeful that it will come to fruition. By having the UGA in place, the economic growth that will take place with sewer would have limitations in place. Currently the limitations are put in place by the Department of Health instead of Lewis County.

The main reason that I am in favor of the new zoning and regulations will be the potential for multifamily housing. Currently, the zoning does not allow for it. The new zoning promotes it, although it is mostly dependent upon the sewer. However, for landowners with large parcels (like the new millsite owners) they could put in their own private sewer system and build an apartment building or a condo. Under the current zoning, they are not allowed to do that.

Multifamily means more affordable. The businesses in Packwood are already suffering with a lack of workers. The potential employees cannot afford to live in Packwood and therefore have to drive. The extra mileage means more time and money. Minimum wage has not caught up with the cost of living and the choice to find employment towards the west end of the county where there is more housing and employment opportunities is the one being made. Labor day of 2024, Blanton's Market in Packwood only had 12 employees to run the store against the onslaught of people coming into town. When Hal Blanton owned the store, he had somewhere between 25-30 employees.

Thank you for taking the time to consider the needs of Packwood and finding a way to protect the town that, perhaps too many, people love.

Thank you,

Amber S. Brown

12985 US Hwy 12, Packwood, WA 98361

March 24, 2025

Gina Owen  
647 Silverbrook Road  
Randle, WA 98377  
ginaowen321@gmail.com

Dear Planning Commissioners,

I am writing to express my support for the Packwood Subarea Plan Phase 2 and to urge you to adopt it.

I am a resident of Randle, having moved here 9 years ago with my husband when we retired. We are very connected to East Lewis County as residents, family business owners, active community participants and recreators.

Our family members own the Packwood Station in Packwood as well as Raintree Nursery in Morton. They have worked very hard to grow these businesses and contribute to a vibrant business community. In addition, we are very active volunteers for the community as Board members for Pinchot Partners, Lewis County Water Conservancy Board, Members of Skate Creek Park, the Gifford Pinchot Trash Force and many other activities. We are committed to this community, and feel very optimistic about its future.

I am in support of the Packwood Subarea Plan Phase 2 for the following reasons. Growth is happening in Packwood, and all of East Lewis County. This is an incredibly beautiful part of the country, with easy access to Mount Rainier National Park, White Pass Ski Resort, endless hiking, fishing, biking and hunting opportunities. Packwood is emerging from the economic malaise of the last 30 years, and rapid expansion is here. How that expansion and growth is managed is the central question, not whether growth should be allowed. Growth is happening, and with the sewer system project soon to begin, it will only accelerate. As I see it, growth can be either ignored, and it occurs in a haphazard and unthoughtful way, or it can be carefully managed and planned, which is what I believe this first phase of the Subarea plan does.

First and foremost, the Plan addresses the Small Town Mixed Use zoning that is resulting in haphazard growth. It calls for more varied zoning that will allow for better housing options, businesses and future planning for planned expansions. It specifically proposes UGA zoning to bring clarity and organization to the subarea section. It will allow for better housing options for locals, and minimize short term rentals in the downtown area.

As family business owners in Packwood, one of the most difficult issues is affordable housing. The current zoning prevents options for more affordable housing with multifamily housing, ADUs, bunkhouses, etc. that can meet present and future needs for citizens of Packwood and business owners having difficulty hiring due to lack of affordable housing.

Jobs, housing and quality education are in short supply in Packwood. It is nearly impossible to hire

additional staff due to lack of affordable housing and quality education. Few young families can live in, move to or remain in Packwood without good job opportunities, affordable housing and quality education. White Pass school, in the next town over is the only option, and even that school has declining enrollment. A vibrant community cannot exist without meeting young families needs.

Aging in place for long time residents is not an option with the lack of medical and pharmaceutical services. Older people have almost no option but to leave when medical needs increase. The plan supports the addition of amenities that will address this and allow better options for Packwood's senior citizens.

Thank you for your time and I urge you to adopt the Packwood Subarea

Phase 2 plan.

Sincerely,

Gina Owen

**From:** [Cindy Dolowy](#)  
**To:** [Mindy Brooks](#)  
**Subject:** TESTIMONY re: proposed zoning designation amendments  
**Date:** Monday, March 31, 2025 9:02:59 AM

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*I'm writing in regards to the proposal of amendments to the comprehensive plan map affecting zoning designations, in particular the proposal to reduce the size to 1/4 acre that a parcel may be divided into. This is my written testimony:*

*I am vehemently AGAINST the proposal to reduce parcel size to 1/4 acre.*

*In general this is simply 'urban sprawl' which most rural folks do not want invading and destroying their peaceful, rural lifestyles. Keep urban sprawl in town and build UPWARD, not outward!!*

*In my case this would turn my area into a crowded suburban neighborhood rather than the lovely, rural atmosphere we currently enjoy. This proposal would drastically increase the number of single family homes that could be crammed onto ANY land in the affected area. My understanding is the current Boistfort water situation is already at its limit so that alone would be an issue.*

*My immediate concern is that the clearcut that was recently created on the top of Curtis Hill Road is being considered to become a housing development. The clearcut is bad enough but to turn it into a crowded neighborhood would not only cause more damage to the physical land and affect all the surrounding neighbors with noise and traffic forever, but it'll also permanently destroy a huge chunk of natural habitat for the wildlife in the area which is bountiful. There is a nearby creek which is beneficial to all the wildlife. And the surrounding undeveloped woodland and open fields has provided them safe haven for centuries. It's just heartbreaking to think this natural beauty could be destroyed for the people and the wildlife residing in the area.*

*If tax revenue is what the bottom line is here then build high rise condos in town - not wipe out precious farmland, woodland and greenbelts.*

*~Cynthia J. Dolowy*

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**From:** [tracyleigh2@juno.com](mailto:tracyleigh2@juno.com)  
**To:** [Mindy Brooks](#)  
**Subject:** RE: zoning concerns/ Questions Lewis County  
**Date:** Thursday, April 3, 2025 9:05:38 PM

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Tracy and Leigh Fassett  
116 Hinkle Tinkle Ln/114 Roundwood LN PUMP  
Packwood, WA 98361  
parcel # 035064075001  
High Valley Park/Hinkle Tinkle LN/Roundwood

Dear Mindy, the area of the proposed zoning change that I am mainly speaking about is the proposed change in zoning designations from RRC-R2 to RRC zoning.

I strongly disagree with this type of a change to such a rural neighborhood. That kind of change would allow for people who use their properties as rentals, or bare land to seek making the most money for the land. When our property was purchased it was a 2 acre minimum. All of the existing houses have wide forested buffers that help support the wildlife. That type of zoned building in that area would be out of character for the current rural neighborhood. I am very surprised that that big of a change is even being considered. People bought property in those types of areas for that reason.

Thank you again,  
Leigh Fassett

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Commerce Meadows, LLC  
PO Box 921  
Brush Prairie WA. 98604

## Packwood UGA Support Letter

To Whom It May Concern,

To start, this is a letter in support of the Packwood Urban Growth Boundary. My business partner Joel Stirling and I own a 131-acre site in Packwood known as the Old Mill. This site historically employed hundreds and drove the economy in East Lewis County. The mill has been shuttered for nearly over 25 years.

The draw to Packwood is no longer the timber industry, the town currently hosts over 1 million tourists a year because of our proximity to Mt. Rainier National Park, White Pass Ski Resort and Goat Rocks Wilderness. Increasingly, like many tourist towns, the people who work in the area cannot afford to live in town. The cost of a single-family home has gone up 300% since 2012.

Today, the Old Mill site sits ready to serve this area in a different way. Over 100 years of industrial use left a large site of pavement and old buildings. This property will have a major impact in solving housing affordability issues in this part of Lewis County as well as bring in millions in economic development. And as a bonus, the environmental impact of repurposing this site greatly is negated compared to most raw land developments.

Due to the lack of sewer, housing options remain severely constrained. The onsite septic systems, pose a threat to drinking water and the upper Cowlitz River due to our unique geography.

The people who love and enjoy Packwood have been the groundswell for the rezone and proposed growth management area. The County has worked closely with the Citizens Advisory Council for years and have made great progress. This is not the work of outside developers or foreign industry. They wish to be stewards of this area and manage growth before growth cannot be contained- which will happen. This UGA approval is a very important first step to bring sewer and missing middle housing to the Packwood area.

Currently, there are no multifamily housing options in town and the nearest incorporated city is 30 miles away. Businesses in town have closed because they can't find employees who can afford to live in Packwood. The Old Mill site has nearly 10 acres of multifamily housing availability. We also have 65 acres of cottage and attached product proposed. Joel and I stand committed to help provide housing stock to support the 'missing middle' of housing in the area. These changes will create more affordable housing for people living and working in Packwood.

Demand for housing cannot be ignored in the area, the opportunities for growth in tourism related industries stands to make Packwood another national destination in Washington-with such, the benefits will be felt state and county wide. The town was named in a March 2022 Wall Street Journal article identifying 5 undiscovered mountain towns in the West. Packwood was first on the list and the only named town in Washinton State. The increase in tourism, related jobs and commerce and immediate need for major civil construction projects and housing stock will stoke consumer spending to levels far past what this town has experienced and provide a strong return the investment of taxpayer dollars into this area.

Please support local housing, jobs, tourism and water quality by supporting the Packwood UGA and Zoning Proposals.

Sincerely,

David Campos  
Commerce Meadows, LLC.

**From:** [Mindy and Steve Fohn](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Packwood Subarea Plan Comments from Mindy Fohn April 7, 2025  
**Date:** Monday, April 7, 2025 9:13:34 AM

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Thank you for the opportunity to respond to the Packwood Subarea Plan. My connection to the Packwood area began in 1970 skiing at White Pass traveling from Spanaway. After that, I visited Timberline Community beginning in 1980 with my in-laws. They've owned a small vacation home since 1970, which is still in the family, and my family built a home in Timberline completed in 2010. Yes, we are part-time vacation home owners in the Packwood area.

I want to acknowledge the speedy and thorough responses to my emailed questions from Mindy Brooks of the Lewis County Planning Department.

I am generally supportive of the Packwood Subarea Plan. The plan has sideboards and rules for accommodating affordable housing. The challenge will be enforcing the rules including the designated rent cost and short-term rentals. In regards to short-term rentals, I encourage Lewis County to review codes and methods used by other counties for code language and enforcement. Requiring a permit and relying upon complaints to code enforcement may suffice. However, the County should be aware of how unit owners can circumnavigate the guidelines by limiting the stays to just under the specified threshold of nightly or weekly rentals.

The plan is highly dependent on upgrading utility infrastructure. Infrastructure improvements should include roads, stormwater, sewer, lighting, sidewalks and drinking water.

The sewer plan has been completed, selecting the MBR plant site and drainfield, along with the initial collection system. Funding this system will be challenging in light of the Washington State budget shortfall and cuts to Federal grants. This system is likely too expensive to be funding solely by those that connect to the system. It appears this plan is contingent upon building the sewer system.

The existing water purveyor, Lewis District 3, does not have existing capacity for water service in the case of full build out. A new source and expanded distribution system, possibly additional reservoir and pump station may be needed. The County is encouraged to consider how to phase the growth in light of this limitation, possibly prioritizing the existing water service capacity first for the multi-family housing in order to move forward the goal of affordable housing. The County and or Washington State Department of Health should require Lewis District 3 revise or amend their water system plan to address this growth.

There is little mention of stormwater, roads, lighting, and sidewalks improvements in the plan. The County could consider a "complete streets" planning effort to specify the look, feel and function of the side road areas with the vision of how Packwood should look (mountain village community). Integrating these utilities may open the County to funding each portion – stormwater from Centennial Clean Water Funds, roads from Public Works Trust Fund, and lighting and sidewalks from other sources. This integrated approach may provide cost savings and benefits to the goal of a walkable and lively village.

It would be proactive to work with WSDOT to encourage frontage improvements on Highway 12. Highway 12 frontage is a prominent feature when entering or exiting the Packwood subarea. It seems this plan basically is waiting on WSDOT to improve that section and tack on the frontage improvements (curb/gutter/sidewalk/landscaping) at that time. That "time" may be far into the future.

Thank you for giving me the opportunity to comment on the Packwood Subarea Plan.

Sincerely,

Mindy Fohn

msfohn@comcast.net

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**From:** [Mindy and Steve Fohn](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Packwood Urban Growth Area Rezone  
**Date:** Monday, April 7, 2025 9:42:47 AM

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Hi Mindy,

There's a chance I can testify in person. However, below are my second set of comments.

Thanks!

Mindy Fohn

Thank you for the opportunity to respond to the proposed rezoning of RRC area including Goat Rocks, High Valley and Timberline. My connection to the Packwood area began in 1970 skiing at White Pass traveling from Spanaway. After that, I visited Timberline Community beginning in 1980 with my in-laws. They've owned a small vacation home since 1970, which is still in the family, and my family built a home in Timberline completed in 2010. Yes, we are part-time vacation home owners in the Packwood area.

I have several reservations about the rezoning of RRC to ¼ acre lots, where septic/water/critical areas can support the lot size.

### **Lack of Consideration for Rural Characteristic Preservation**

**This rezone will codify and uneven pattern of development and not in line with the rural characteristic of the area.** The current boundary includes large lots that can be subdivided to ¼ acre lots adjacent to other large lots. For some areas, islands of dense development will be in-between areas of 2 acre lots that the landowners purchased in order to live in a rural area. The boundary was drawn in the 1990's at the time of the Growth Management Act for this LAMIRD Type 1 area. From the WAC

WAC 365-196-425 (Emphasis added)

(D) The fundamental purpose of the logical outer boundary is to minimize and contain the LAMIRD. Counties should favor the configuration that best minimizes and contains the LAMIRD to the area of existing development as of the date the county became subject to the planning requirements of the act.

When evaluating alternative configurations of the logical outer boundary, counties should determine how much new growth will occur at build out and determine if this level of new growth is consistent with rural character and can be accommodated with the appropriate level of public facilities and public services. Counties should use the following criteria to evaluate various configurations when establishing the logical outer boundary:

- (I) The need to preserve the character of existing natural neighborhoods and communities;
  - (II) Physical boundaries such as bodies of water, streets and highways, and land forms and contours;
  - (III) The prevention of abnormally irregular boundaries; and
  - (IV) The ability to provide public facilities and public services in a manner that does not permit low-density sprawl.
- (E) Once a logical outer boundary has been adopted, counties may consider changes to the boundary in subsequent amendments. When doing so, the county must use the same criteria used when originally designating the boundary. Counties should avoid adding new undeveloped parcels as infill, especially if doing so would add to the capacity of the LAMIRD.

### **Recommendations:**

1. The County has the option to change the boundary. It is encouraged to review the boundary and remove large lots where rural character will be compromised.
2. Additionally the County should consider the criteria in the WAC and provide more details for this Urban Growth Area.

### **Drinking Water Infrastructure**

**The County has neglected to consider the problems with drinking water capacity in this Urban Growth Area.** It is well known the drinking water systems are struggling to meet capacity and will need to develop new sources, distribution system, reservoirs and pump stations. The growth will be biased towards developers in line waiting for connections, and then those that are late to the game.

**Recommendation:**

1. The County and Washington State Health Departments should require updated water system plans that address full build out.

**Affordable Housing Goals**

The Plan is hiding behind “Affordable Housing” goals and does not address the high probability of the majority of the new development to become vacation homes and/or short-term rentals. With the limitation of water systems and lack of any short-term rental codes, affordable housing will not be enhanced with this rezone.

**Recommendation:**

1. The County should adopt short-term rental codes developed from the Packwood Subarea Plan in this Urban Growth Area.

**Stormwater Management**

**Stormwater Management is limited on ¼ acre lots.** Any residential lot under 0.77 acres requires and “Abbreviated Drainage Plan”. When multiple ¼ acre lots are developed, there may not be an understanding of cumulative effects of conversion of larger areas from forest to impervious surfaces.

**Recommendation:**

1. The County should address multiple/clustered ¼ acre lots and the cumulative impacts of stormwater to critical areas such as groundwater recharge, streams, and wetlands.

Thank you for giving me the opportunity to comment on the Packwood Subarea Plan.

Sincerely,

Mindy Fohn

msfohn@comcast.net



Lewis County Planning Commission  
c/o Mindy Brooks  
351 NW North St.  
Chehalis, WA 98532

Jim & Patti Correll  
15310 SE 28<sup>th</sup> Way  
Vancouver, WA 98683

Subject: Proposed Packwood Rezoning

My wife and I would like to express our appreciation to the Packwood Community Advisory Committee for the thoughtful and appropriate development of the Packwood zoning recommendations. The zoning plan should very effectively guide implementation of the Packwood Subarea Plan.

We would also like to express our opposition, however, to designating the undeveloped forested area lying adjacent to Thompson Road as a Master Planned Resort zone (MPR). This entire area is far outside of the town's proposed Urban Growth boundary. It is currently zoned as Rural Development District (RDD-10) which permits low density residential development but which does not permit large scale, dense commercial uses. Alternatively, the proposed MPR zoning allows development of a variety of very potentially impactful uses including lodges, a golf course, spas, an RV park and campgrounds. All of these uses are totally incompatible with the adjacent rural residential land.

Implementation of the MPR zone would permit conversion of completely undeveloped second growth forested land into a densely occupied area. The impacts to the nearby residential properties would be enormous. Water supply, wastewater collection, treatment and disposal, groundwater protection, stormwater management, meander zone constraints, traffic and vehicular access. To proceed with any MPR development all of these impacts would require extensive evaluation, analyses, planning and controls and for what purpose? To our knowledge there is no compelling justification to modify the land usage of this area.

In summary, we respectfully request that the proposed MPR reclassification of the property along the entire length of Thompson Road be deleted and that the existing RDD-10 zone remain unchanged.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Correll Patti Correll". The signature is written in a cursive, flowing style.

Jim & Patti Correll

Packwood Address:  
201 Riverdance Lane,  
Packwood, WA.



April 8th, 2025

James Owen

Parcel # **035142001000**

13068 US 12, Packwood WA 98361

james@visitwonderlands.com

Dear Planning Commission,

I am a multi-year active member of the Packwood CAC, for phases 1 and 2. My wife Rye and I own Packwood Station, the retired GPNF Forest Service Station which sits on the corner of HWY 12 and Snyder Rd. I fully support all the hard work done by our county representatives and the community on putting out their vision for the future of Packwood.

The only piece of the proposed zoning changes that I would like to insist on is the small portion of our parcel that looks to be getting moved to Open Space designation. Our 20 acre parcel is one of the largest STMU parcels in downtown Packwood, but more than  $\frac{2}{3}$  of its area is either located on the other side of the creek with no bridge, or in the riparian zone, or part of the archeological site that is there as well.

So I would ask that this small piece that might possibly be a developable home site be excluded from the Open Space designation and keeps it's STMU designation like the remainder of the parcel. I am proposing that the dividing line for the Open Space and it's current zoning be the riparian zone buffer coming from Hall Creek that runs the length of the property. That would still leave well over  $\frac{1}{2}$  of the 20 acre parcel in open space zoning.

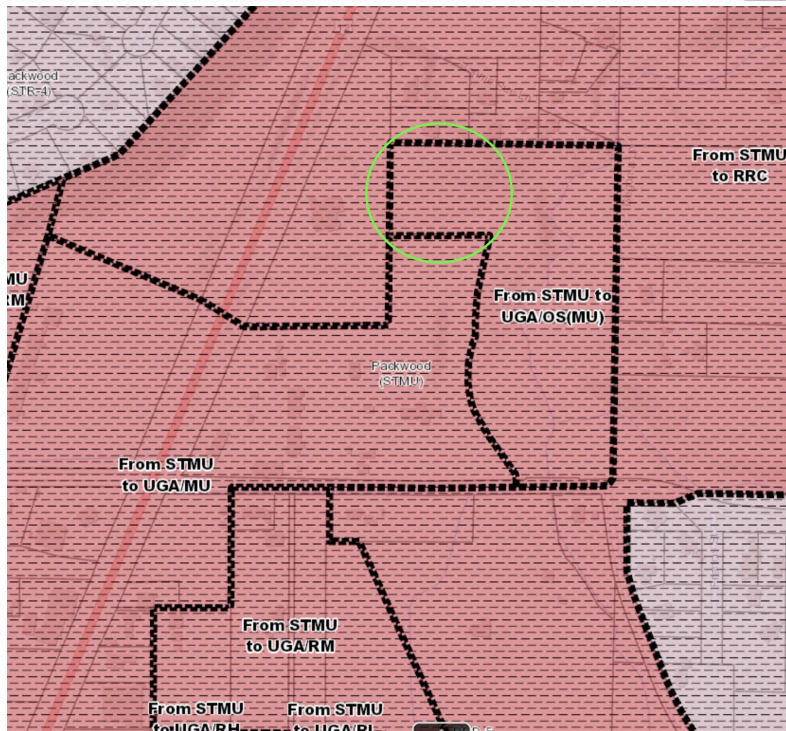
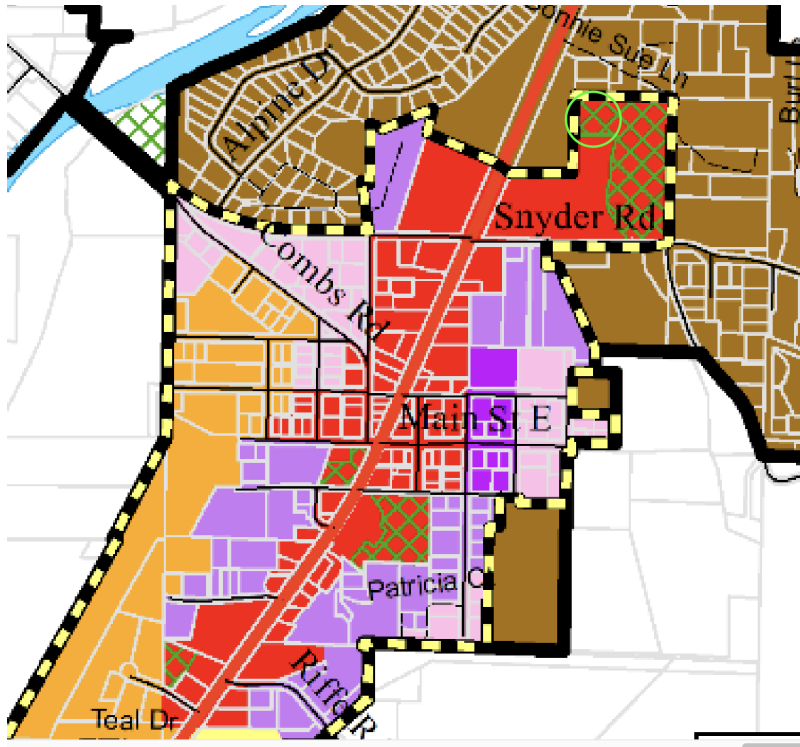
Here are some photos to help locate the piece I am referencing. Thank you for your time and again I am so pleased with all that the Planning Commission and Mindy and Preston have done for our community.

Thanks,

James Owen

Packwood Station

## CURRENT PROPOSED ZONING

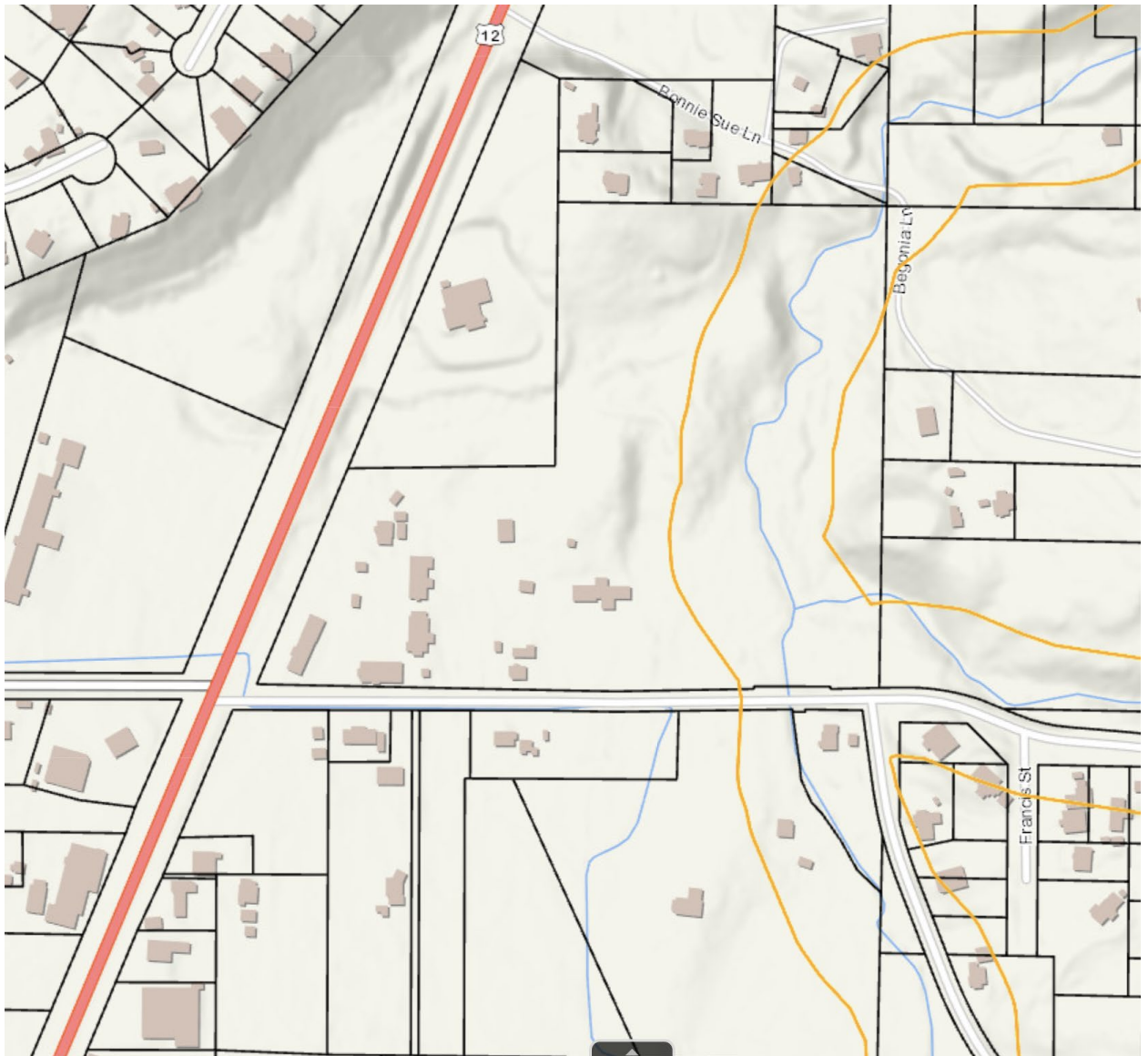


Where it says Snyder Road, the top of the large L shaped Parcel with the green circle around it is the area we would like to exclude from the Open Space designation.

## REQUESTED MODIFICATION OF OPEN SPACE ZONING

We are happy to give the open space designation to a good portion of the parcel, it truly makes the most sense. But as this property is so close to downtown, and was purchased with the whole thing being zoned as STMU, we would like to keep the value for the property in alignment with the goals for us and Packwood.

Ideally we would use the Hall Creek Stream Buffer as our deliniator for the open space designation. This will allow us to continue to maintain our trails that are used by many locals to access downtown as well.



4.7.25

Dear Planning Commissioners, Lewis County Planning

I was a member of the Advisory Committee on the sub-area planning that understand that whether Packwood core should be designated as a UGA. I am in support of this for the following reasons:

- 1) The UGA allows us to locate multifamily housing in the high residential zone, rather than allowing it throughout the Packwood. The high residential zone areas are located close to the core. The areas will be served by the sewer when it comes. They are walkable, not on the highway and well suited for livable multifamily residences.
- 2) The ability to have commercial spaces over 10,000 sq. ft has been discussed as folks would like to see additional stores, particularly as more people are coming to the town, both residents and visitors.

The UGA provides added benefit of requiring two ADUs be allowed, which I definitely think is a good option for adding homes. I am concerned that ADUs are not allowed to be used as STRs unless there are restrictions that are in the subarea plan for requiring owner occupancy or long-term rental for one of the units. This helps Packwood residents, rather than supporting out-of-town speculation.

Also ,the UGA will require that Hwy 12 be studied under the complete streets program which we hope will be useful in implementing traffic quieting. Highway 12 is not a pleasant place for pedestrians, with puddling and traffic that I would hope we could address through this process.

I have had property in Packwood for 20 plus years and practice architecture in Tacoma and the surrounding areas. I believe the subarea process has produced a good vision for Packwood in the next 20 years. I think the UGA is addresses real community concerns and needs to be adopted..

Thank you,

Jill Sousa

**From:** [e. Morgan](#)  
**To:** [Mindy Brooks](#)  
**Subject:** No resort  
**Date:** Thursday, April 10, 2025 7:09:48 AM

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You don't often get email from olequa@gmail.com. [Learn why this is important](#)

Hello Mindy,

I have recently read the article about the resort and potential rezoning of Packwood and I would like to have my testimony on the record.

I am from Toledo, a very small town and have been skiing in White Pass for 45 years. I have family in Packwood, my uncle runs the museum.

I do not believe that a resort is in the spirit of Mt. Ranier or Packwood. Packwood is a scrappy town, not a "destination" town as these Seattlites are making it into, it is the intbetween town in the mountains, just because the mountain is there, bonus! A resort will increase the population without giving much of anything back, except to line the pockets of those investors who will build. Many of those investors will talk the talk but not really tell the full story, just make themselves and what they have going look really good. Infrastructure, staffing, resources all have to be thought of.

Packwood needs to be for the residents, it needs to be for the folks who live there 24/7. Not just the investors who think they should buy a house there and rent it out to make some good money. Families have lived there for generations, and I wonder how many BnB owners have gone out of their way to befriend any of them...probably not many. Just out there to make a buck off the mountain and an ill prepared town. Packwood residents need laws for their town that makes money off of the developers and Bnb owners and that line the pockets of the town. If anything zoning laws should be made for no resorts, no-bnb's, keep the town's for the residents because we have a housing crisis in Lewis County already.

Drastic, but called for.

Emily Morgan

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**From:** [Collin Salcido](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Regarding resort development  
**Date:** Wednesday, April 9, 2025 9:58:22 PM

---

You don't often get email from collinpnw@gmail.com. [Learn why this is important](#)

A resort will have a significant impact on the community, potentially exploiting local residents in a manner similar to that of Airbnb. The town's rapid development has resulted in a loss of its charm and a diminished sense of community.

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**From:** [Van Anderson](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Public comment on Packwood Subarea Plan  
**Date:** Sunday, April 13, 2025 8:54:32 PM

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First, I want to make clear that I am sending these comments in my capacity as a long-term private resident of the Packwood area, and not as a representative of any public or private entity with which I may be associated.

I have participated in several events throughout the creation of the Packwood Subarea Plan, and have engaged at many of these public events, providing written and oral commentary, as well as engaging with county officials and the broader public at open houses and outside forums. As this process and associated developments have proceeded, I have seen public reactions ranging from the supportive to the hostile, much of it on both sides motivated by personality and procedural conflicts, rather than the current status of any proposals. I am going to lay out my commentary only on proposed plan as an end product, not because I do not share concerns about the process, but because the results of the process will have a significant impact the future of the Packwood community, no matter what I or anyone else feels about the process.

The Comprehensive Plan Periodic Update of April 2<sup>nd</sup> lays out 5 topics of the subarea plan and related developments, so I will comment on those individually.

1 - Comprehensive Plan. I support the adoption of the Rural Residential Center designation by the county to allow for the natural expansion of existing dense residential development to adjacent areas. By limiting the RRC effectively, I believe we can do two things that I had previously believed incompatible: adhere to the intent of the Growth Management Act to prevent suburban sprawl into rural lands, and prevent the "Glenomazation" of Lewis County's rural areas, where productive agricultural and forest lands are partitioned into grandiose 5 and 10 acre unproductive lawns of unmowed field grass legally hogtied to a single residence.

2 - Packwood Subarea Plan. I support most of the Packwood Subarea Plan zoning as proposed, with a few minor tweaks that I believe would improve the plan. The UGA is a bit more complicated.

Utilizing the proposed UGA boundaries, I strongly support the reclassification of STMU areas outside of those boundaries to RRC. By retaining residential character in those areas, but allowing development based on practical rather than artificial constraints, RRC seems wholly appropriate to Snyder Road, Skyline, and other areas away from the downtown business core. Additionally, the concentration of Mixed Use designation to properties immediately adjacent to Highway 12 between the tailrace and Skate Creek Rd - as well as a few blocks east and west of the highway at Main Street - is well considered and reflects a measured proposal to allow

commercial and services development to support the residential and tourism support needs of the community. My only concern is the inclusion of Residential Low Density zoning instead of Residential Medium Density in the blocks adjacent to the MU zoning west of Smith Rd in the Combs Rd/Willame St area, and east of Cowlitz Ave in the Willame St/Main St area. If tradeoffs need to be made to maintain the balance of RL vs. RM, Residential Low Density feels much more appropriate south of Tahoma Ave, where there are not pre-existing city block style grids, but Residential Medium Density is somehow deemed appropriate, even behind Chevron / Cliff Droppers and the old Highway Shopper offices, without public streets to service many of the properties.

I also appreciate the creation of an Airport District to help minimize development not commensurate with that property and its uses. Unfortunately, as we deal with increased wildland fires in the area, preserving the viability of air services to that property become more important, and zoning supportive of that goal seems like a positive step.

The UGA is presented as an option in response to two questions: the requirement of high density development in the blocks east of Hayes Ave, as well as the allowance of 10k-20k ft<sup>2</sup> commercial spaces in a commercial business district south of the tailrace. On those questions, I have no objection to Residential High Density, but I am vehemently opposed to 20k ft<sup>2</sup> commercial spaces. Big Box commercial developments are a scam that bleeds municipalities of property tax revenue with schemes like the "Dark Store" theory of building valuation. They require large parking lots which generate minimal tax revenue, promote car dependency, and prevent development density that can justify the public cost of road, water, and sewer infrastructure to service those facilities, making them an absolute loss for the community. Furthermore, they utilize monopolistic practices to get favorable bulk discounts, undercutting local businesses and undermining the entire goal of the Subarea Plan to build business diversity and residential density to serve the emerging needs of Packwood.

Even though I have some pretty forceful opinions on those two questions, they are not foremost on my mind when it comes to the UGA. My read is that the most salient consequence of the UGA is and always has been about the sewer project. I know that I am not versed on every development, but to my knowledge there are enough questions about the viability of that project that it feels premature to make decisions about UGA vs. LAMIRD designation. I would hold off on the question of a UGA and its associated zoning to take in every possible development in the sewer project up to the last possible minute.

If UGA designation would not just potentially, but actually make the sewer project viable due to outside funding opportunities being made available, then I would have no objection. In addition, leveraging the UGA to get WSDOT to properly design highway 12 to meet multi-modal usage in the downtown corridor would be incredibly beneficial to the community, and should not be relegated to a footnote when it comes to considering establishment of a UGA.



On the other hand, if UGA just ends up backing the county and Packwood community into advancing what turns out to be an unaffordable and fundamentally non-viable sewer project required under WAC 365-196-320(1)(d), then it is decidedly not in the best interest of the Packwood community and should be rejected.

3 - Rural Residential Center. The creation of RRC areas adjacent to High Valley could have a knock-on effect of allowing the community to offer tie-in to its water system and give recreational rights to new properties with minimal development cost, while utilizing the buy-in of new properties to build up its reserves to meet the maintenance and replacement needs of its aging water system. The same sort of opportunity exists in the Timberline and Skate Creek Terrace neighborhoods as well. My only concern is that with many of those areas adjacent to High Valley already subdivided into large lots and sold off individually in the last 20 years, building out a new subdivision might be prohibitively complicated. Some better lands for that possibility exist behind the High Valley Fire Station for both possible High Valley and Skate Creek Terrace services. I would strongly suggest RRC designation for the existing RDD-5 lands between the proposed RRC and forest service in all the areas from along Butter Creek through the Skate Creek Rd hairpin, north of Skate Creek Terrace. Again, if properties would need to be traded out of RRC designation to make this happen, I would suggest properties in areas adjacent to High Valley and Timberline that are largely within the FEMA 100 year flood designation to be excluded in compensation.

4 - Master Planned Resort. I am pretty unequivocally opposed to this new designation. My trepidation is not ideological, but rather fundamentally practical: I don't believe we have the services necessary to support the kind of development this might bring, nor that those will be forthcoming in a timeframe that would support the kind of development this designation would enable. If it is something that is a priority for the state or county, it should be pursued at a future update to the comprehensive plan.

5 - Skate Creek Park. This one is a no-brainer. Of course this is a park and not RDD-10. I would hope proper zoning would deter the state from offloading this property, which has considerable potential for future recreation amenities, for private development that would remove the property from public access.

I hope these comments are useful to the coming process of adopting a new subarea plan for Packwood, and would welcome any clarifying questions.

Van Anderson, Packwood resident for 35 years since 1979  
vanisaac@hotmail.com  
360-304-9937

**External Email - Remember to think before you click!**

**From:** [LaKeda Sullivan](#)  
**To:** [Mindy Brooks](#)  
**Subject:** RE: Zoning Barriers for Childcare Expansion in Onalaska, WA  
**Date:** Tuesday, April 15, 2025 9:31:15 AM

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Lakeda Sullivan

Owner, Lakeda House Family Daycare

(253) 266-5732

April 15, 2025

Lewis County Planning Commission

c/o Mindy Brooks

351 NW North St

Chehalis, WA 98532

RE: Zoning Barriers for Childcare Expansion in Onalaska, WA

Dear Planning Commission Members,

I am writing to express my concern and request urgent attention to the zoning restrictions currently impacting the establishment and expansion of licensed childcare facilities in Onalaska, Washington.

As the owner of Lakeda House Family Daycare, a licensed in-home childcare provider serving families in a designated childcare desert, I have witnessed firsthand the growing need for accessible, high-quality early learning environments in our rural community. Our current capacity is not enough to meet demand, and I have been actively working on plans to expand into a larger facility that would allow us to serve more families, offer school-age care, and create a hub for wraparound services.

However, my efforts to secure a suitable location have been hindered by zoning limitations. The available buildings or lots within Onalaska that meet the space and safety requirements for a licensed daycare center are not zoned for this type of use. This poses a significant challenge not only to my business but to the families who depend on reliable care in our area.

I respectfully urge the Planning Commission to consider options for revising or updating the zoning codes to better support the development of licensed childcare facilities in unincorporated areas like Onalaska. Childcare is essential infrastructure. Without appropriate zoning, providers like myself cannot grow to meet community needs, and families are left without vital support.

I am eager to collaborate with the Planning Department to identify possible solutions—whether through a zoning code amendment, conditional use permits, or new designations that accommodate rural childcare development. This issue must be addressed if we hope to create sustainable support systems for families in Lewis County.

Thank you for your time and consideration. I am available to discuss this further and look forward to your leadership in making Onalaska more supportive of working families.

Sincerely,

Lakeda Sullivan

Touched By One, Touched By All / Lakeda House Family Daycare

Nonprofit & Childcare Provider

[Sent from Yahoo Mail for iPhone](#)

**External Email - Remember to think before you click!**

**From:** [LaKeda Sullivan](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Fw: Follow-Up on Building Review for Childcare & Community Center – One Week Update  
**Date:** Tuesday, April 15, 2025 12:04:28 PM

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Kindly forward the email so it can be included in the testimony you'll be presenting before the county commissioners. Thank you.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, April 1, 2025, 2:27 PM, Preston Pinkston <[Preston.Pinkston@lewiscountywa.gov](mailto:Preston.Pinkston@lewiscountywa.gov)> wrote:

Hi Lakeda,

I was able to look more into your proposed use and the zoning summary table. The current zoning does not allow your after school childcare facility in that location. Afterschool childcare is currently allowed as a home-based business in an existing residence, or as an isolated small business. This location is in Small Town Mixed Use zoning which does not allow isolated small businesses, and because the structure isn't a residence, it would not qualify as a home-based business. We are actively updating our zoning code right now for the 2025 Comprehensive Plan Periodic Update. The current draft of the zoning code would allow a use like yours in that location. If you would like to receive notifications from us when the zoning code or any other changes made to the code make their way through the process, you can sign up at the link below. This parcel is also located in the Onalaska Subarea. The Subarea Plan is also being updated and you can subscribe to those notifications as well.

<https://lewiscountywa.us4.list-manage.com/subscribe?u=e15a047830cb4487f0f83e478&id=3250c8f8ee>

Let me know if you have any additional questions,

**Preston Pinkston**

Planner  
Lewis County Community Development  
125 NW Chehalis Ave  
Chehalis, WA 98532

360-740-1389

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**From:** lakedadaycare@yahoo.com <lakedadaycare@yahoo.com>  
**Sent:** Monday, March 31, 2025 9:11 PM  
**To:** Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>; Hall Shelley (DCYF) <shelley.hall@dcyf.wa.gov>; BOCC <BOCC@lewiscountywa.gov>  
**Subject:** Follow-Up on Building Review for Childcare & Community Center – One Week Update

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April 1, 2025

Hi Preston,

I hope you're doing well. I wanted to follow up regarding the building next to Brenda's Gas Station in Onalaska that I inquired about for the proposed childcare and after-school community center.

When we last communicated, you mentioned that the review process would take about a week. Today marks one week since that conversation, and I wanted to kindly check in to see if there have been any updates or a decision made regarding whether the building can meet the zoning and code requirements for this type of use.

Additionally, I have an interview scheduled today with The Chronicle newspaper to share more about the child care needs in East Lewis County and the work we're doing to address them. I would like to be able to share any information or updates you can provide regarding the status of this building review.

I truly appreciate your time and the work you and your team are doing to assist with this process. Please let me know if you need anything further from me to help move things forward.

Looking forward to hearing from you.

Warm regards,

Lakeda Sullivan

Owner, Lakeda House Family Daycare

Founder, Touched By One, Touched By All

Phone: 253-266-5732

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Concept Summary: Proposed Childcare & After-School Community Center

Location: 900 sq ft building next to Brenda's Gas Station, Onalaska, WA

Project Overview:

The proposed space will serve as a licensed Childcare and After-School Community Center to meet the urgent need for child care and youth programming in East Lewis County, identified as a childcare desert by Child Care Aware of Washington.

Proposed Use & Community Benefits:

- Licensed Childcare Facility: Serving children ages 5–12 before and

after school.

- **Community Resource Center:** Offering homework help, mentorship, enrichment activities, and a safe place for children during non-school hours.
- **Youth Employment & Mentorship:** The center will employ local youth and support career development in childcare and education fields.
- **Family Support:** Providing a reliable, local childcare option to help parents maintain employment and family stability.

#### Building Suitability:

- **Size:** Approximately 900 sq ft — suitable for small group licensed care.
- **Layout Potential:** Ability to create an open learning area, quiet/rest space, and small office/reception area.
- **Location:** Less than one mile from Onalaska School, making it easily accessible for families and school transportation.
- **Outdoor Play Area:** The property already includes a fenced outdoor area that can be safely used for supervised play, meeting licensing requirements.
- **Parking & Access:** Accessible parking and safe drop-off/pick-up area available.
- **Zoning:** Property is commercially zoned — requesting consideration for childcare/community center use or conditional use approval.

#### Health & Safety Readiness:

- Building is structurally sound.
- Equipped with restroom facilities.

- Potential for ADA compliance with minor modifications.
- Outdoor fenced area already in place, reducing costs and preparation time.

#### Licensing & Code Requirements:

- Committed to meeting Washington State licensing requirements for childcare centers:
- Minimum indoor space of 35 sq ft per child.
- Minimum outdoor space of 75 sq ft per child.
- Fire, health, and safety regulations.
- Appropriate staff-to-child ratios and supervision policies.

#### Why This Location:

- Centrally located in Onalaska.
- Less than a mile from the school.
- Outdoor fenced play area already exists.
- Immediate community need for accessible, affordable childcare and after-school care.

[Sent from Yahoo Mail for iPhone](#)

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**From:** [Charlie Vineyard](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Re: Proposed zoning changes  
**Date:** Tuesday, April 15, 2025 6:38:03 AM

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Hi Mindy,

After some thought about the proposed change in zoning on my parcel 012429005002 I would ask that lewis county reconsider this. The parcel was split zoned a few years back. One reason was because the part of the parcel to be rezoned is in the 100 year flood zone. It is currently being used as a hay field and the county has in the past refused any commercial use of the property. I don't believe any developer would risk a commercial investment in a flood plain parcel. I believe the current and best use of the property should remain agricultural. Is there anyone else I should contact regarding this? I currently reside out of state so attending meetings is very difficult. Thank you for your help in this matter.

Charlie Vineyard

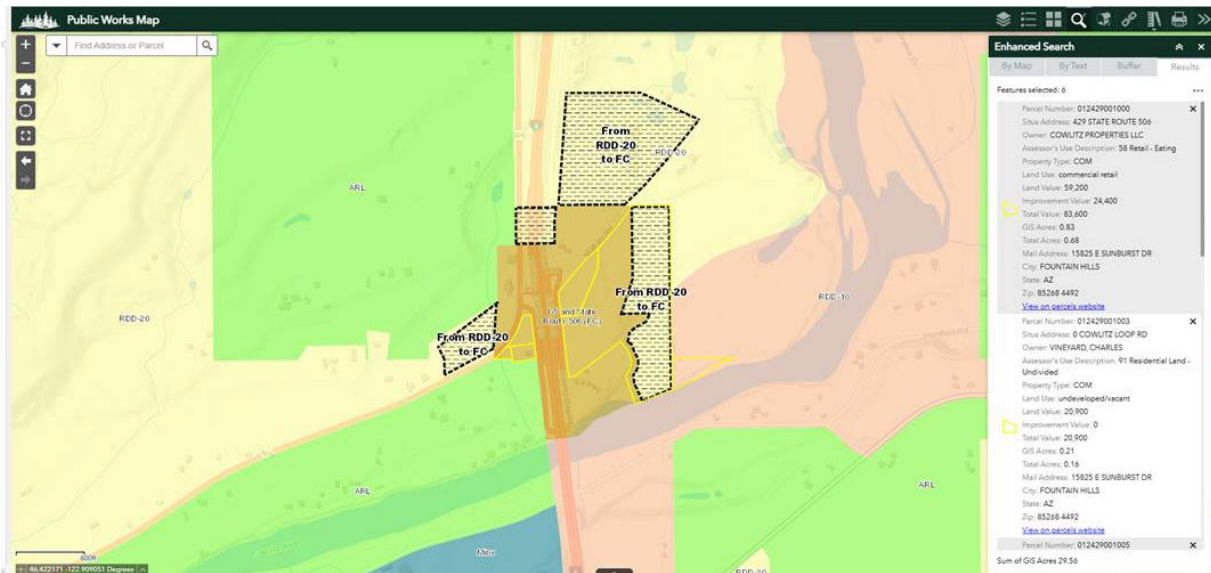
On Friday, March 14, 2025 at 09:07:30 AM MST, Mindy Brooks <[mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)> wrote:

Hi.

Thank you for reaching out. Below is a screen shot of your parcels and the proposed zoning changes. You can look this up as well, by following the steps below:

1. Open webpage at <https://gis.lewiscountywa.gov/webmap/>
2. In upper left, search for a parcel number or street address
3. Chose "Layer List" from the icons on the top right.
4. Once the Layer List is expanded, select Zoning & Permitting.
5. Expand the Zoning & Permitting options by clicking the small gray arrow.
6. From the options, select Zoning Layers and expand the options by clicking the small gray arrow.
7. Make sure both the Zoning Proposed Changes and Zoning are selected.
8. Zoom out a little, using the minus (-) tool near the address search so you see changes within ¼ mile.

The proposal is to expand the Freeway Commercial (FC) zone at this interchange on I5. Your parcels below are shown in yellow. One of the parcels, 012429005002, is split zoned FC and Rural Development District (RDD-20). The proposal is to make the entire parcel FC. The other parcels received a notice because they are within ¼ mile of parcels that are changing.



~

**Mindy Brooks**

**360-740-2610**

**From:** Charlie Vineyard <cvineyard@ymail.com>  
**Sent:** Thursday, March 13, 2025 5:25 PM  
**To:** Mindy Brooks <Mindy.Brooks@lewiscountywa.gov>  
**Subject:** Proposed zoning changes

You don't often get email from [cvineyard@ymail.com](mailto:cvineyard@ymail.com). [Learn why this is important](#)

Hi Mindy,

I know you will be receiving many calls and emails regarding these changes. I tried looking at the parcel maps but could not find the proposed changes following the directions given by scanning the QR code. I own approximately 6-7 parcels as follows 012429001003, 012429001005, 012429005001, 012429005002, 012467000000, and 012429001000. Can you please tell me if there are any proposed changes to these parcels. Most are commercial parcels located at freeway exit ramps so these are the ones I am most concerned about. I am sorry to bother you with this but I tried several times to follow the instructions from the QR code but did not find the listing of Proposed Changes and Zoning once I had the drop down options completed. I will also try calling you but if you could email me the changes that would be great. My cell phone number is 206-914-7101.

Thank you

Charlie Vineyard

Richard Gilham  
982 Shorey Road  
Chehalis, WA 98532

April 12, 2025

Lewis County Planning Commission  
351 NW North Street  
Chehalis, WA. 98532

Dear Planning Commission:

I received your notification of proposed zoning changes to many areas of Lewis County, including my property. I appreciate Ms. Brooks's assistance helping me understand the proposals.

My particular concern is consolidating large areas of Rural Residential Center properties (RRC-2, RRC-1, RRC.5, RRRC 10000), which currently have varying minimum lot sizes, into one catch-all RRC with a  $\frac{1}{4}$  acre minimum lot size. This proposed change has the potential to alter the rural character of areas affected. These minimum lot sizes were established for a reason. The increased density could very well eliminate the reason many of us have chosen to live in these areas of Lewis County. Could you even still call the areas "*rural* residential"?

I am asking you to carefully reconsider this sweeping change to rural residential areas. Though it may be just a personal preference, I hope you take this viewpoint into consideration before any final decisions are made. I appreciate your thoughtfulness and diligence.

Thank you,

A handwritten signature in cursive script that reads "Richard Gilham".

Richard Gilham

**From:** [Dawn Ragan](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Packwood changes  
**Date:** Thursday, April 17, 2025 4:20:23 PM

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You don't often get email from dawnrragan@gmail.com. [Learn why this is important](#)

Hello Mindy,

My husband Mark and I attended the meeting in Packwood recently regarding potential changes.

It is important you and others on the planning committee know we are not happy about the proposed changes.

#1 - Without a doubt we do not have any interest in a Casino or Indian Resort in our community.

#2 - The proposed changes to properties on the High Valley side of the Cowlitz River. Reducing property size requirements. After the Goat Rocks fire it became apparent that fire threats are not being properly addressed. Burn bans are not imposed quickly enough in East Lewis County. The City of Morton will issue Burn Bans long before the County does for East Lewis county. This puts us at increased risk. We do not have any fire hydrants. If we allow more high density housing, that will increase the fire risk. It must not be allowed.

If the UGA does go forward, short term rentals must be limited to solve the housing issues we are experiencing.

#3 - Fire and police services. We do not have the resources. We only have one officer in the area sometimes. This is not acceptable. When we have complaints, nobody shows up.

#4 - Short term rentals are destroying the housing industry. We need to require permits for a maximum number for our area. Permits and ADA requirements. Hospitality rules should be applied.

Lastly, addressing rumors. We are hearing many rumors regarding potential changes.

A) Name change to Aspen.

- This should not happen. Packwood is nothing like the Aspen of Colorado. It will make us look like fools if we try to compare ourselves to it. There is a rich history of logging here and we should respect it, and remember.

B) A casino is being allowed.

- Casino not being allowed in Lewis county needs to be upheld. The element casinos bring into the area will bring crime which we do not have enough law enforcement to combat. Where will the workers live as we have no long term housing available.

C) The county wants Packwood to become like Leavenworth, WA.

- I can't even explain how awful that sounds. We already despise the 2x yearly swap meet. We can't even get to the Post office to collect our mail on these weekends. Shoppers park in the Post office parking lot, the traffic is horrific.

Our fear is the county is only placating the community and not taking our concerns seriously enough. Remember, most STR owners don't live or vote in our community, the residents do and our voices should be given more weight on this issue than STR owners opinions.

Sincerely,  
Dawn and Mark Ragan  
Resident of Packwood, WA

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**From:** [Michelle Jacobsen](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Lewis county comprehensive plan written testimony  
**Date:** Saturday, April 19, 2025 3:05:06 PM

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You don't often get email from parti.pom.mom@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I am writing to express my disagreement at this stage with both the UGA designation and the RRC proposal for Packwood.

Like many others in our community, I strongly believe that the short-term rental (STR) situation must be addressed before any zoning changes are considered. The real issue we face is not a shortage of housing, but rather how existing housing is being used and the lack of affordability for local residents.

Packwood is primarily home to retired, full-time residents--not to a large population of employed individuals seeking long-term rentals. Those who do work locally often find themselves unable to afford housing due to the rapid rise in property values. Local wages have not kept pace with this increase, making it nearly impossible for working individuals and families to buy or even rent in the area.

This spike in housing cost is harming our community across the board. Homeowners living on fixed incomes are struggling to keep up with soaring property taxes. The only people who seem to benefit from these changes are wealthier individuals--those who can afford to own multiple homes and either vacation here or invest for personal gain. These developments do not support local housing needs. The hospitality jobs that may result from such growth do not offer wages sufficient to allow local workers to live in the community they serve.

It's also important to recognize that East Lewis County has some of the highest poverty levels in the county, with fewer job opportunities that offer a livable wage. Increasing housing density will not solve these issues. On the contrary, it may worsen them by driving up property values and taxes even further, encouraging more purchases by investors and second-home buyers and ultimately displacing the very residents who call Packwood home year-round.

It seems that the county's priority is to capture tourist dollars without adequately considering the impacts on those of us who live, work and contribute to the day-to-day function of Packwood 365 days a year. Most of our residents have chosen to live here precisely because it is a quiet, rural community--removed from the congestion, crime and stress of city life. We understand the trade-offs involved in rural living and do not want to see unchecked "tourist growth" disrupt the character and sustainability of our town.

As it stands, these proposed changes appear to serve as a revenue opportunity for the county and outside investors, rather than a meaningful effort to support and protect the needs of the people who truly make up this community.

Sincerely,

Michelle Jacobsen

103 Tumac St W  
Packwood, WA 98361

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**

April 21, 2025

Lewis County Planning Commissioners,

My name is Teresa Fenn. My address is 118 Woodland Lane, Packwood. I am a full time resident and my family has three generations living here.

I was a member of the Packwood Subarea Plan Community Advisory Committee. I am a founding board member, past president and current treasurer for an affordable housing non-profit called Livable Packwood. We also operate the Livable Packwood Pantry located in the Packwood Senior Center. I have spoken numerous times to this group in person, via zoom, and in writing on my own behalf and on behalf of Livable Packwood.

I am writing today to say that I DO NOT support:

- The proposed Urban Growth Area designation for Packwood
- The Master Planned Resort on Thompson Road
- The Zoning Changes in High Valley
- The Packwood Sewer Project

Before I list my reasons, I will give you a bit more background information.

As a member of the Packwood Subarea Plan Community Advisory Committee and attended every meeting for 2-1/2 years. Early in the process, the committee was asked if they wanted a Master Planned Resort near Highway 12 and Thompson Road and we all said no. Additionally, the committee was not told until Phase 2 that the Subarea Plan was dependent upon Sewer and an Urban Growth Area designation. At that point, I resigned the committee in order to fight this process.

The USDA considers Packwood unique for two important reasons. First, communities like Packwood are called Rural Recreational Communities or Gateway Communities because of their close proximity to natural amenities and resources like National Forests, National Parks and Ski Areas. These communities suffer similar issues of affordability and livability. City and county governments need to take this into consideration.

Secondly, the USDA ranks Packwood as Extremely Remote. Their Frontier and Remoteness Area (FAR) Ranking puts Packwood at level FAR4. The only level higher is Frontier. The government expects city and county planning departments to take these remoteness levels into consideration when developing because of the very high cost of doing business in an Extremely Remote area.



First, I am opposed to the proposed changes because they are all dependent upon installation of a sewer system in Packwood. The sewer system installation process was started purely for commercial growth and will not benefit Packwood residents. Many residents who would be required to hook into the system will be financially burdened to the point that some will have to sell and leave the area. The annual water quality reports provided by Lewis County Water District 3 show that our ground water is NOT being contaminated, therefore, the river is NOT being contaminated. However, installing a sewer system drain field in close proximity to Hall Creek might contaminate the river. Some of the Mill land is contaminated from Mill operations and much of the property is covered in asphalt. Improvements to individual septic systems and development of smaller community systems would have less impact on the environment and would be less expensive and less burden on the community.

I am against the Urban Growth Area designation for Packwood because Packwood is a rural community. It always has been. It always will be. We are 150 miles round trip in either direction from a major highway. This area is not Urban, no matter what you call us. We live here because we choose to live a rural life despite the difficulties. Development this far from a major highway will always be very expensive. Continued development in Packwood without the appropriate controls will not address our housing crisis. You CANNOT build your way out of a housing crisis. Development and building without the proper controls are not the answer. Multi family housing will simply become short-term rentals or vacation homes just like over 70% of the properties in Packwood unless the proper controls are in place first.

I don't believe Lewis County is meeting the intent of the Growth Management Act by placing an Urban Growth Area designation on Packwood. The Act states that Urban Growth Areas should be placed where there is already Urban Growth. That might be the case in Onalaska but that is not the case in Packwood. Packwood is different from Onalaska for many reasons. Three of them being affordability, livability and remoteness.

Lewis County does not have the money to provide the appropriate infrastructure for Packwood now and they won't in the future. The growth that is likely will be in tourism. We are already being overrun by tourists more every year. Lewis County continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area. Why don't we do things the right way around. Why don't we improve the infrastructure of a community before we start developing and building.

Packwood is not like Onalaska. Please do not lump us in with Onalaska to save money. Please look at Packwood as the unique Rural Recreational Community that it is. Please study Rural

Recreational Communities in the US and around the world to gain some insight into how to plan and develop in these unique places.

I am against the proposed Master Planned Resort. Packwood is already overrun by tourists. This Master Planned Resort would not benefit Packwood residents. In fact, we might not even be able to use facilities built there. But the more important point is that the Packwood Subarea Plan Community Advisory Committee, back when the committee was still a large, representative group, said NO to the idea of a Master Planned Resort. This idea should not even be addressed again. The committee representing the community spoke.

The businesses in town have barely enough employees to stay open. This resort would not only pull business from every small business in town, but it would also compete for employees. Bringing this resort up again after the committee said no feels like Lewis County is exploiting Packwood for their own financial gain.

I am against the zoning proposal for High Valley. The proposed area was set aside by the Community Advisory Committee as land that could be zoned with higher density in the future if Packwood grew. Even though the population of Packwood is not expected to grow any time soon, this proposal is being pushed forward against the wishes of the community representatives.

My final point is that I believe the county should take a step back. With the failure of the sewer system funding, continuing to spend planning funds in this way seems irresponsible.

Thank you.

Teresa Fenn



1201 3rd Ave Suite 2200, Seattle, Washington 98101  
p. (206) 343-0681  
futurewise.org



April 21, 2025

Lewis County Planning Commission  
c/o Mindy Brooks  
351 NW North St  
Chehalis Washington 98532

Dear Planning Commissioners and County Staff:

**Subject: Comments on the Lewis County 2045 Comprehensive Plan Periodic Update.**

Sent via email to: [mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)

Thank you for the opportunity to comment on the Lewis County 2045 Comprehensive Plan Periodic Update. Futurewise strongly supports the comprehensive plan update. This letter will first summarize our comments and then provide more detailed comments and recommendations.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. We have members across Washington State including Lewis County.

## Summary

- We recommend that the County provide and document enough zoning capacity to accommodate its fair share of the housing affordable to families earning 30 percent or less of the adjusted county median income and emergency shelters, transitional housing, emergency housing, and permanent supportive housing. This is necessary to provide housing for all in the community and is required by the Growth Management Act. Please see page 2 of this letter for more information.
- Futurewise supports the Climate and Resiliency element with some suggestions. One of the significant climate impacts is a reduction in stream flows which will adversely affect wells, surface water withdrawals, and salmon habitat. The Climate and resiliency element should address these impacts. Please see page 4 of this letter for more information.
- The Freeway Commercial designation and zoning should not be expanded. This expansion violates the Growth Management Act. Please see page 4 of this letter for more information.



- The Growth Management Act requires Lewis County to adopt water quantity regulations as part of the 2025 comprehensive plan and development regulations update. Please see page 6 of this letter for more information.
- Agricultural water rights should not be transferred for use by rural residential development. Please see page 8 of this letter for more information.
- Development regulation amendments are needed to implement the resiliency element and comply with RCW 36.70A.070(9)(e). These amendments are needed to protect people and property from increasingly severe natural hazards such as increased flooding. Please see page 9 of this letter for more information.

**Comments on the Housing Element, Appendix B Housing Capacity and Housing Needs Assessment, and the Comprehensive Plan Periodic Update Housing Needs Assessment Final.**

RCW 36.70A.070(2)(c) requires the Lewis County housing element, and the housing elements of the cities, to identify “sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, [and] permanent supportive housing ....” Using the State of Washington Department of Commerce Housing for All Planning Tool (HAPT) methodology, the population targets are converted to needed housing units by income category and beds for permanent supportive housing. The County must then identify the land with the zoning capacities needed to accommodate these housing units by income band or category.

The Comprehensive Plan Periodic Update Housing Needs Assessment Final identifies a 126 housing unit deficit consisting of 88 housing units of permanent supportive housing affordable to families earning 30 percent or less of the adjusted county median income and 38 housing units affordable to families earning 30 percent or less of the adjusted county median income.<sup>1</sup> The Comprehensive Plan Periodic Update Housing Needs Assessment Final contends that the county cannot provide housing types affordable to these families. Low-rise and mid-rise multifamily housing with subsidies can be affordable to these

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<sup>1</sup> The Comprehensive Plan Periodic Update Housing Needs Assessment Final p. 22 of 23 (Nov. 2024).

income groups.<sup>2</sup> These are not high rise housing types.<sup>3</sup> They can, and must, be accommodated in the unincorporated urban growth areas jointly planned with the County's cities.

RCW 36.70A.070 and RCW 36.70A.070(2)(c) provides that the housing element "shall" "[i]dentif[y] sufficient capacity of land for housing including, but not limited to, ... emergency housing" and "emergency shelters ...." Last July, the Washington State Department of Commerce published a User Guide and Best Practices Report for Emergency shelter, Transitional housing, Emergency housing and Permanent supportive housing (STEP). The report correctly states that "all fully planning jurisdictions must do a land capacity analysis to show land capacity for permanent supportive housing and emergency housing/shelters, not just those jurisdictions that have occupancy, spacing and intensity of use requirements."<sup>4</sup> We were not able to find the County's identification of sufficient land for STEP housing. This identification is necessary to comply with state law.

RCW 36.70A.070(2)(d) requires that the housing element "[m]akes adequate provisions for existing and projected needs of all economic segments of the community, including:

- (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
  - (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations[.]
- We were also not able to find parts of the housing element or appendix addressing these requirements. Please including this analysis and policies in the next version of the comprehensive plan update.

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<sup>2</sup> Washington States Department of Commerce, Local Government Division Growth Management Services, *Guidance for Updating Your Housing Element: Updating your housing element to address new requirements* p. 35 (Updated Sept. 2024) last accessed on April 21, 2025, at: <https://deptofcommerce.app.box.com/s/1d9d5l7g509r389fomjpowh8isjpirlh> and at the link on the last page of this letter with the filename: "HB 1220\_Book2\_Housing Element Update\_230823 Final\_updated 240920.pdf."

<sup>3</sup> *Id.*

<sup>4</sup> Washington State Department of Commerce, *STEP Model Ordinance, User Guide and Best Practices Report* p. 31 (July 2024) last accessed on Aug. 30, 2024, at: <https://deptofcommerce.app.box.com/s/rawnssegfkxagfm1g45xf4b7dm3awwg1> and at the link on the last page of this letter with the filename: "240724\_STEP\_MOandUserGuide\_FINAL\_V1.pdf."

Policy H 7 on page 57 of 135 seems to have omitted some words. We suggest that H 7 be reworded long these lines with our additions underlined:

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

### **Futurewise supports the Climate and Resiliency element with some suggestions.**

Futurewise supports the Climate and Resiliency element. This element will help the County manage the adverse changes caused by global climate change.

We do suggest addressing several other priority impacts. Climate change is projected to decrease minimum stream flows in Lewis County.<sup>5</sup> This will reduce available water supplies including surface and ground water. The Climate and Resiliency element should address reduced summer flows and reduced surface and ground water availability and how it will impact existing and planned development and fish and wildlife habitats. RCW 36.70A.070(9)(e)(i)(A) requires the Climate and Resiliency element to address areas of vital habitat for safe passage and species migration which will be affected by low stream flows. RCW 36.70A.070(9)(e)(i)(C) requires the Climate and Resiliency element to address drought and changing precipitation patterns which includes changing stream flows and ground water availability.

### **The Freeway Commercial designation and zoning should not be expanded.**

The Freeway Commercial designation and zoning, when applied outside urban growth areas, allows urban growth outside urban growth areas in violation of the Growth Management Act and does not meet the requirements for limited areas of

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<sup>5</sup> A.K. Snover, G.S. Mauger, L.C. Whitely Binder, M. Krosby, and I. Tohver, *Climate Change Impacts and Adaptation in Washington State: Technical Summaries for Decision Makers* p. 6-2 – 6-7, p. 6-10 – 6-11 (State of Knowledge Report prepared for the Washington State Department of Ecology. Climate Impacts Group, University of Washington, Seattle: 2013) last accessed on April 18, 2025, at: <https://cig.uw.edu/projects/climate-change-impacts-and-adaptation-in-washington-state-technical-summaries-for-decision-makers/> and at the link on the last page of this letter with the filename: “snoveretalsok816.pdf;” Perteet, *Draft Lewis County Hazard Mitigation Plan Update Volume 1: Planning-Area-Wide Elements* p. 100 (March 2024) last accessed on April 21, 2025, at: <https://lewiscountywa.gov/departments/emergency-management/2023-lewis-county-hazard-mitigation-plan-update/> at the link on the last page of this letter with the filename: “LewisCountyHMP\_Vol\_1\_4-22-2024\_Fiu8PB3.pdf.”

more intense rural development (LAMIRDs) in RCW 36.70A.070(5)(d). The Washington State Supreme Court has concluded that:

¶ 5 LAMIRDs are not intended for continued use as a planning device, rather, they are “intended to be a one-time recognition of existing areas and uses and are not intended to be used continuously to meet needs (real or perceived) for additional commercial and industrial lands.” *People for a Liveable Cmty. v. Jefferson County*, No. 03-2-0009c, 2003 GMHB LEXIS 34, at \*2 (W. Wash. Growth Mgmt. Hr’gs Bd. Final Dec. and Order Aug. 22, 2003). (In general, planning in rural zones must “protect the rural character of the area” and “contain[ ] or otherwise control[ ] rural development.” RCW 36.70A.070(5)(c), (i)).<sup>6</sup>

For these reasons the Growth Management Act contains specific standards that limited areas of more intense rural development (LAMIRDs) must meet. RCW 36.70A.070(5)(c)(iii) allows the intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses, but the Freeway Commercial comprehensive plan designations and zones are not limited to isolated cottage industries and isolated small scale businesses.

The Growth Management Act also prohibits urban growth in rural areas.<sup>7</sup> RCW 36.70A.030(44) defines “urban growth” as

growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

The Freeway Commercial uses qualify as urban growth because they cover most or even all of a lot with buildings and impervious surfaces such as paving. Therefore they are “incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural

<sup>6</sup> *Gold Star Resorts, Inc. v. Futurewise*, 167 Wn.2d 723, 727-28, 222 P.3d 791, 793 (2009).

<sup>7</sup> RCW 36.70A.070(5)(b), RCW 36.70A.110(1), & *Diehl v. Mason Cty.*, 94 Wn. App. 645, 655 - 57, 972 P.2d 543, 547 - 49 (1999).

uses, rural development, and natural resource lands ....” There is simply not enough open land left to farm where these uses are constructed. So, the Freeway Commercial uses are not allowed in rural areas.

We recommend that the Freeway Commercial designations and zones not be expanded outside urban growth areas or limited areas of more intense rural development that existed when county was required plan under the Growth Management Act.

**The Growth Management Act requires Lewis County to adopt water quantity regulations as part of the 2025 comprehensive plan and development regulations update.**

RCW 36.70A.070(1) provides that “[t]he land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.” RCW 36.70A.070(5)(c)(iv) provides that “[t]he rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by: ... Protecting surface water and groundwater resources.” The Growth Management Act (GMA) in RCW 36.70A.590 also provides that:

For the purposes of complying with the requirements of this chapter [the GMA] relating to surface and groundwater resources, a county or city may rely on or refer to applicable minimum instream flow rules adopted by the department of ecology under chapters 90.22 and 90.54 RCW. Development regulations must ensure that proposed water uses are consistent with RCW 90.44.050 and with applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW when making decisions under RCW 19.27.097 and 58.17.110.

Development regulations must comply with the GMA including these requirements.<sup>8</sup> These development regulations are required because overuse of surface or ground water often harms senior water rights holders and fish and wildlife habitat. For example:

Increasing demands for water over time, from ongoing population growth, agriculture, and other consumptive uses as well as associated land use practices, have resulted in lower streamflows and declining

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<sup>8</sup> *Kittitas Cnty. v. E. Washington Growth Mgmt. Hearings Bd.*, 172 Wn.2d 144, 164, 256 P.3d 1193, 1203 (2011) citing RCW 36.70A.130(1); accord RCW 36.70A.290(2).



groundwater levels in some areas. These decreases have impacted important resources for fisheries and general stream health. The impacts of climate change in WRIAs 22 and 23 are also yet to be fully realized. However, it is apparent that water availability is limited throughout the Chehalis Watershed.<sup>9</sup>

The word “limited” overstates the available water. According to Ria Berns, who manages the Washington State Department of Ecology’s Water Resources Program, “[e]ven when there is enough snowpack and enough water flowing through Washington’s rivers and streams, it’s all spoken for ....”<sup>10</sup> All of the state’s waters are already allocated.

To comply RCW 36.70A.070(1), RCW 36.70A.070(5)(c)(iv), and RCW 36.70A.590, the comprehensive plan and development regulations should adopt policies and regulations to ensure development complies with the water codes, the applicable instream flow rules, the watershed plan updated under RCW 90.94.020.

RCW 36.70A.590 requires the policies and development regulations to ensure that proposed water uses are consistent with RCW 90.44.050. To comply with RCW 90.44.050 for residential permit exempt wells, the policies and development regulations must require that the County when determining if a development, land division, or use qualifies for a permit exempt well under RCW 90.44.050 to ensure that the water used by the parent parcel that existed in 2002, any lots created from the parent parcel, and any development built on or after 2002 on those lots does not in total exceed the 5,000 gallons a day allowed by RCW 90.44.050. Under the State Supreme Court’s *Campbell and Gwinn* decision, each lot is entitled to one 5,000 gallon per day permit exempt withdrawal for single or group domestic uses under RCW 90.44.050.<sup>11</sup> A “developer may not claim multiple exemptions for the

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<sup>9</sup> State of Washington Department of Ecology Water Resources Program, *WRIA 22 & 23 Chehalis Watershed Water Availability* p. 3 (Publication 20-11-022 Revised Sept. 2022) last accessed on April 21, 2025, at:

<https://apps.ecology.wa.gov/publications/documents/2011022.pdf> and at the link on the last page of this letter with the filename: “2011022.pdf.”

<sup>10</sup> Conrad Swanson, *Trump keeps talking about taking PNW water — is that possible?* The Seattle Times (Updated Feb. 23, 2025 at 7:00 am) last accessed on April 21, 2025, at: <https://www.seattletimes.com/seattle-news/climate-lab/trump-keeps-talking-about-taking-pnw-water-is-that-possible/> and at the link on the last page of this letter with the filename: “Trump keeps talking about taking PNW water is that possible.pdf.”

<sup>11</sup> *State Dep’t of Ecology v. Campbell & Gwinn, L.L.C.*, 146 Wn.2d 1, 14, 43 P.3d 4, 110 (2002).

homeowners.”<sup>12</sup> So each lot that existed in 2002, the year the *Campbell and Gwinn* decision was decided, is entitled to one permit-exempt withdrawal under RCW 90.44.050.

As lots are subdivided or developed over time, part or all of the permit exempt withdrawals are used by the lots created or the development authorized. To qualify for a permit-exempt groundwater withdrawal authorized under RCW 90.44.050, the lot must have some remaining water from the parent parcel’s single 5,000 gallon per day permit exempt withdrawal for single or group domestic uses.

Therefore, the required development regulations can only authorize the use of a permit exempt-well or well system for single or group domestic uses if the water use does not exceed the 5,000 gallons a day allowed by RCW 90.44.050 including the parent parcel that existed in 2002, any lots created from the parent parcel, and any development built on or after 2002. To comply with RCW 36.70A.590, the proposed policies and development regulations must include this important limitation. Therefore, we recommend the water quantity development regulations comply with the applicable state water laws including limiting each lot that existed in 2002 to one permit-exempt withdrawal under RCW 90.44.050 including the water used by any land divisions or developments and also comply with RCW 36.70A.590.

This regulation also helps to protect families that buy lots and houses that rely on permit exempt wells. Developments that are approved in violation of RCW 36.70A.590 and RCW 90.44.050 do not have a legal water right. Their current and future water use is not legal.

**Agricultural water rights should not be transferred for use by rural residential development.**

Also, because water is so limited, agricultural water rights should not be transferred for use by rural residential development. The county’s development regulations should prohibit the approval of rural residential subdivisions and other rural residential developments that will obtain their water from the transfer of water agricultural water rights.

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<sup>12</sup> *Id.*

**Development regulation amendments are needed to implement the resiliency element and comply with RCW 36.70A.070(9)(e).**

As part of the 2025 comprehensive plan update, Lewis County is required to adopt a resiliency subelement.<sup>13</sup> RCW 36.70A.070(9)(e)(i) provides in relevant part that:

The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. Specific goals, policies, and programs of the resiliency subelement must include, but are not limited to, those designed to:

- (A) Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;
- (B) Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice; and
- (C) Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.

Complying with these requirements will require new and amended regulations especially to protect and enhance natural areas, to protect and enhance community resiliency, and to address the natural hazards. For example, the

The County's highest risk hazard is flooding. There are over 5,500 buildings within the 1% annual chance floodplain, exposing about 20% of the economic value of the county.

However, not all of these buildings are highly vulnerable to flooding. Buildings that have their floor elevated above flood waters will sustain less damage. Over time these buildings as well as buildings

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<sup>13</sup> RCW 36.70A.070(9)(c).

current outside of the 1% chance floodplain will become more vulnerable as flood discharges increase and flood levels rise.<sup>14</sup>

Development regulations are necessary to address rising and expanding flood plains and other hazards created or aggravated by climate change.

Thank you for considering our comments. If you require additional information, please contact me at telephone 206-343-0681 or email [tim@futurewise.org](mailto:tim@futurewise.org).

Very Truly Yours,



Tim Trohimovich  
Director of Planning & Law

Enclosures at the following link:

<https://futurewiseorg.sharepoint.com/:f:/g/EvssmbmIn2ZFpTopKYJyA94Bf95jJxz8Fc5DST7GEwhAvw?e=WXesgt>

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<sup>14</sup> Lewis County Emergency Management, *Natural Hazards in Lewis County* story map last accessed on April 21, 2025, at: <https://lewiscountywa.gov/departments/emergency-management/2023-lewis-county-hazard-mitigation-plan-update/>. See also the climate change increases in the County's flood plain shown on page 101 of the Pertee, *Draft Lewis County Hazard Mitigation Plan Update Volume 1: Planning-Area-Wide Elements* (March 2024).

**From:** [kokocabin@gmail.com](mailto:kokocabin@gmail.com)  
**To:** [Mindy Brooks](#)  
**Cc:** "Jowen Ko"; "kokocabin"  
**Subject:** Zoning written testimony on the Zoning change proposal - 4/22 public hearing  
**Date:** Monday, April 21, 2025 3:20:44 PM  
**Attachments:** [Zoning Change Proposal - Petition.pptx](#)

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You don't often get email from kokocabin@gmail.com. [Learn why this is important](#)

Hi, Mindy,

**We would like to present our testimony in tomorrow's (4/22) public hearing. Please find the attached handout for the committee members. We are looking forward to meeting you soon.**

**Shang**

**To:** Lewis County Community Development Department

**CC:** Lewis County Planning Commission, Board of County Commissioners

**Subject:** Parcels at I-5 Exit 57 – Support for Maintaining Freeway Commercial Zoning

Dear Commissioners and Planning Staff,

I am writing to urge the County to retain the existing **Freeway Commercial zoning** for the parcels at and near **Exit 57 off I-5**. (Parcel (#012705001002 & #012705002000)) While we understand the County's current focus on development near Chehalis and Centralia, Exit 57 presents **unique strategic value** that **complements**, rather than competes with, those areas. South Lewis County surrounding Exit 57, is the **psychological and geographic midpoint between Portland and Puget Sound Region**, making it a prime location for traveler services such as **EV charging, food, rest stops, and hospitality**. It also serves as a **logical rest and logistics break for freight traffic**, which is increasing along the I-5 corridor.

Moreover, Exit 57 is a **gateway to Mt. St. Helens and what south Lewis County has to offer**, including outdoor destinations like the Cowlitz River. Promoting commercial development here would bring **much-needed economic activity and jobs to South Lewis County**—something not easily replicated through residential zoning alone.

Unlike more developed interchanges to the north, Exit 57 offers **large, cost-effective, undeveloped parcels** with room to grow and **fewer constraints**. Rather than downzoning, this is the moment to encourage **smart, well-buffered commercial development** that aligns with the County's long-term goals.

Please reconsider any rezone efforts that would strip this area of its commercial potential. The future of balanced, countywide economic growth depends on leveraging assets like Exit 57.

Sincerely,

Shang & Jowen Ko



# Petition for Reconsider Downzoning of Two FC Parcels

- Names: Shang Ko & Jowen Ko
- Property Address: 139 Barnes Dr., Toledo, WA
- Live in: North Carolina
- Contact: kokocabin@gmail.com
- Parcels We Own:

Parcel ID	Description	Acquired	Zoned
<b>012705001002</b>	12 acres at I-5 Exit 57	2005	FC
<b>012705002000</b>	2 acres at I-5 Exit 57	2002	FC
<b>011751000000</b>	76 acres on SR505	2006	ARL (Timber)

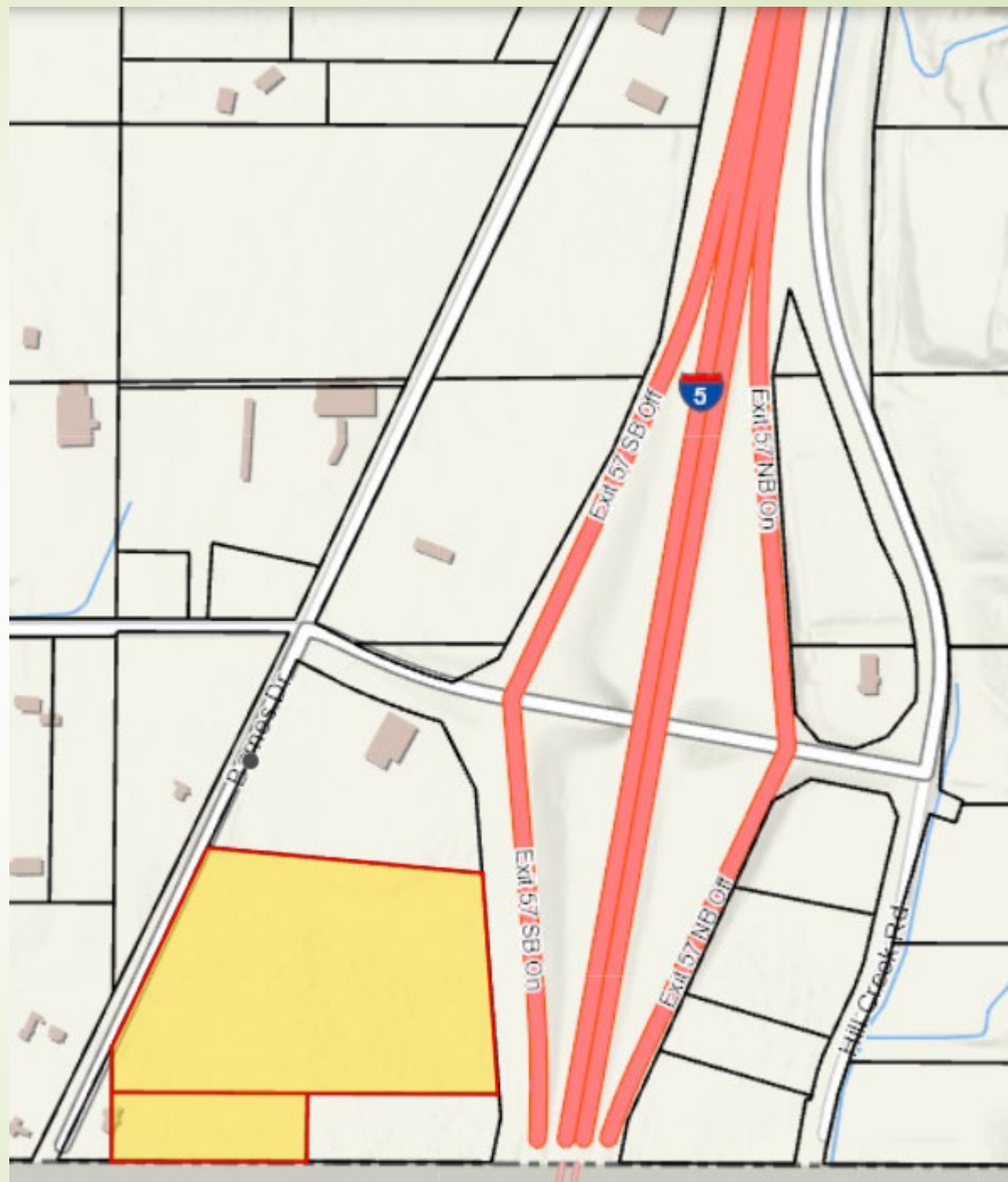
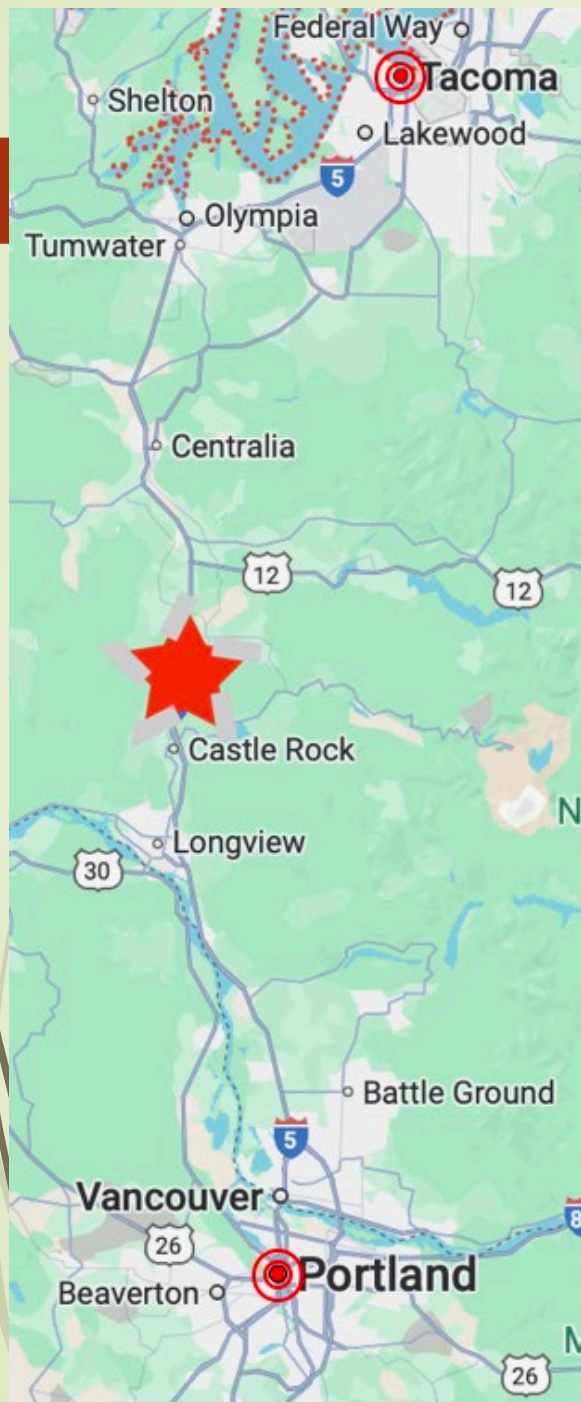
- The Petition: Retaining Freeway Commercial zoning for two parcels at I-5 Exit 57 (#012705001002 & #012705002000)



# Background

- We purchased two parcels zoned Freeway Commercial (FC) back in 2002-2005.
- Both parcels are located right at I-5 Exit 57 on-ramp, right at the county line. We also own an adjacent 40+ acres on the Cowlitz County side.
- We also purchased 76 acres of timber land for the main purpose of wetland mitigation for the two FC parcels.
- Two decades later, a comprehensive set of zoning changes was proposed – include downzoning of the two parcels from FC to RDD-10.









# More Background

- I-5 traffic through Lewis County averages 20,000 to 25,000 vehicle per day.
- South Lewis County, including I-5 Exit 57, is the midpoint between Portland and Puget Sound Region
- Gateway to Mt. St. Helens, Spirit Lake, Cowlitz River recreation



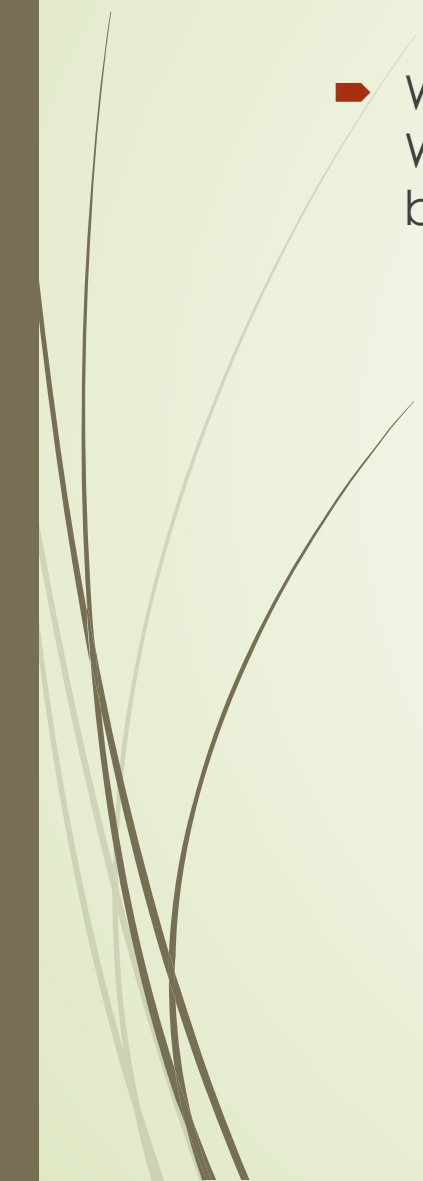
# Overview



- We submit that keeping these parcels in FC zoning is the most beneficial path for the county.
- We also submit that downzoning these two parcels to RDD-10 zoning will negatively impact the county.
- We also submit that proceeding with this change will bring substantial and undue loss to us, the property owners.
- Our request: Reassess the downzoning decision and keep these parcels (#012705001002 / #012705002000) in FC zoning.



# Best Uses (1/7)

- We all want the best uses for all properties.  
What are the best uses of a property on an I-5 ramp half-way between Portland and Olympia?
- 



# Best Uses (2/7)

1. Gas Station or EV Charge Station with Convenience Store: Serving the immediate needs of travelers
2. Fast-Food Restaurant: Quick dining
3. Coffee Shop: A pleasant reset
4. Mid-Range Hotel or Motel: For serving the needs of long-hauls
5. RV Park or Campground: For tourists and long-hauls
6. Warehouse or Distribution Center: logistics operations serving multiple major cities
7. Retail and Offices: Combines shopping and professional services
8. Light Manufacturing: Some industries that benefit from highway access

**Table A - Best Uses – A Comparison**  
between FC and RDD-10:

Best Uses	USE TYPE	Description	FC	RDD-10
1. Gas Station / EV Charge Station with Convenience Store	COMMERCIAL - F	Convenience grocery or fuels	P	P
2. Fast-Food Restaurant 3. Coffee Shop	COMMERCIAL - E	Restaurant	P	SUP
4. Hotel / Motel	LODGING – C	Transient accommodations (other than bed and breakfasts)	P	SUP
5. RV Park / Campground	LODGING – B	RV parks and campground	SUP	SUP
6. Warehouse / Distribution Center	COMMERCIAL - K	Storage, transportation and handling of goods	SUP	Use isolated small business process
7. Retail and Offices	COMMERCIAL – C	Standalone retail, sales, or professional services	P	Use isolated small business process
8. Light Manufacturing	COMMERCIAL - J	Manufacturing, assembly, and process of goods	SUP	Use isolated small business process

# Table B - Other Potential

Uses — A Comparison between FC and RDD-10:

USE TYPE	Description	FC	RDD-10
PUBLIC – C	public assembly 5,001 to 10,000 sf (~330 to 660 attendees)	P	A
COMMERCIAL - D	Recreation service retail (tackle shop, camping supplies, etc. incl. storage)	P	A
COMMERCIAL - H	Event center ≤ 5,000 sf (~450 attendees)	A	A
	Event center 5,001 to 10,000 sf (~450 to 900 attendees)	SUP	SUP
COMMERCIAL - L	Mini-storage	A	Use isolated small business process
RESOURCE - B	Forestry uses ...	P	P



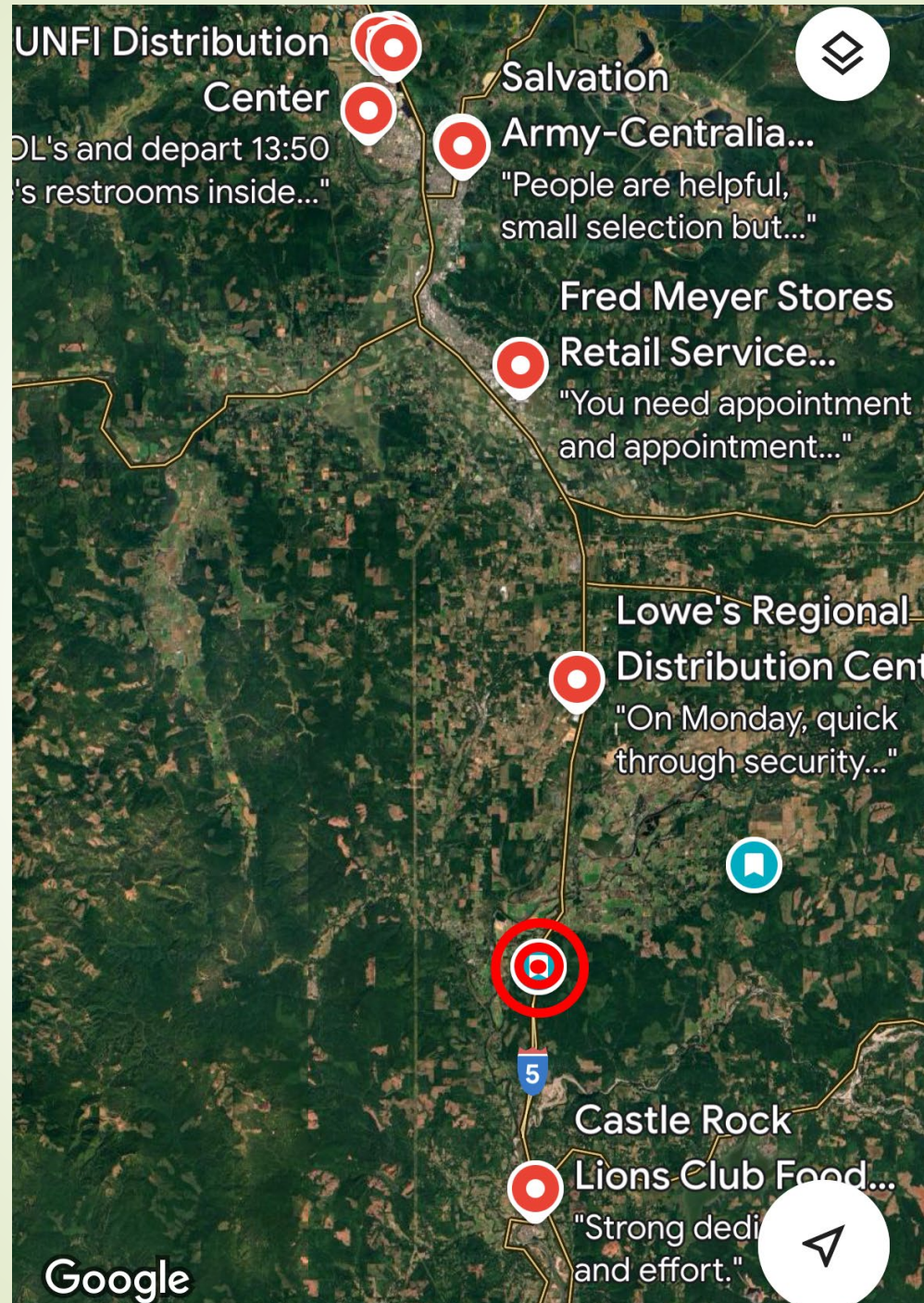
# Best Uses (5/7) - RE: Warehouse / Distribution Center

- near a freeway interchange - great advantages for warehouses / distribution centers
- halfway between major cities - logistic advantage for serving multiple cities
- Job opportunities
- Affordable acreages
- Room to grow/ Expansion potential/Future development prospects

**Table C: Warehouse / Distribution Center**

Small warehouse (5-20 acres)	10-50 employees
Medium warehouse (20-50 acres)	50-200 employees









# Best Uses (7/7)

Conclusion - Keeping these parcels as FC is for the best interest of the county

- enables their best uses
- brings economic development and job opportunity to underserved areas
- provide more revenue to the county than with RDD-10

Some may say: *"You can still do many commercial activities with RDD-10"*

Our response:

- why take away good options and replace with unfit ones

# RDD-10 - Not the Best Use

- RDD-10 allows some uses that are not allowed in FC, such as single-family dwelling, ADU, duplex, B&B.

Our response:

- Who wants to live along the freeway with 8 million vehicles whipping by your backyards per year?
- Shown here is an actual property in RDD-10 zoning near the I-5 Exit 57 on-ramp (next to our parcels). This scenery is more likely to happen in RDD-10 than FC zoning.
- Is more of this how we want to showcase Lewis County to millions of drivers?



# RDD-10 - Not the Best Use

Conclusion - Downzoning these parcels to RDD-10 compromises the benefits of the county

- prevent them from best uses
  - less economic development and job opportunity
  - less revenue to the county
- 





# From Property Owners' Perspective

- We bought this property decades ago with the understanding that we are paying a premium for its potential use as a FC.
- If we wanted a Rural Residential land, we would have picked somewhere quieter and at a fraction of the cost.
- The property tax is much higher too, due to its commercial designation.
- After paying decades of property tax (\$4000/year), it is going to be downzoned to RDD?  
for no good reason other than "we have added more FC elsewhere"?
- This is a classic example of a lose-lose situation



# Final Thoughts



- Keeping them in FC zoning does not take away county resources. In fact, it replenish county resources.
- Downzoning them will reduce county future revenue
- We don't need more houses on 10 acres by the freeway. The county needs more job opportunities and better income.
- Keeping them in FC will add job opportunities and boost income sources.
- Downzoning them to RDD-10 will bring substantial and undue loss to the property owners.



# Conclusion



We urge the county planning commissioners to reassess the downzoning decision and keep these parcels (#012705001002 / #012705002000) in FC zoning



# Quinault Indian Nation

POST OFFICE BOX 189 • TAHOLAH, WASHINGTON 98587 • TELEPHONE (360) 276-8211

April 21, 2025

Mindy Brooks  
Senior Long-Range Planner  
Lewis County Planning Commission  
351 NW North St  
Chehalis WA 98532  
[mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)

RE: Draft Lewis County Comprehensive Plan, 2025

Dear Ms. Brooks:

The Quinault Indian Nation ("QIN" or "Nation") provides the following comments regarding the *Draft Lewis County Comprehensive Plan 2045 Periodic Update, Summary of Climate Hazards and Policy Gaps & Opportunities Memo, Best Available Science Review Draft Critical Areas Ordinance Update*, and the *Draft Gap Analysis Lewis County Critical Areas Ordinance Update*.

## Quinault Indian Nation Treaty Interests

The Nation is signatory to the Treaty of Olympia (1856) by which it reserved, among other things, the right of "taking fish, at all usual and accustomed fishing grounds and stations" and the privilege of hunting and gathering on open and unclaimed lands, among other rights, in exchange for ceding lands it historically roamed freely.

In a landmark court case known as the "Boldt decision," a federal court confirmed the Quinault Nation's Treaty fishing rights and established the plaintiff tribes, including the Quinault Nation, as co-managers of off-Reservation fisheries resources entitled to half of the harvestable number of fish returning to Washington waters. *United States v. Washington*, 384 F. Supp. 312 (W.D. Wash. 1974), *aff'd* 520 F.2d 676 (9th Cir. 1975), *cert. denied*, 423 U.S. 1086 (1976). Based on evidence provided, the court determined the usual and accustomed areas of the Quinault Nation include "the waters adjacent to their territory" and "Grays Harbor and those streams which empty into Grays Harbor." *Id.* at 374-75; *see also United States v. Washington*, 459 F.Supp. 1020, 1097 (W.D. Wash. 1978), *aff'd* 645 F.2d 749 (9th Cir.1981). In a later compilation of key court findings, the court concluded: "The Quinault Tribe has usual and accustomed fishing places in Grays Harbor and its watershed, including the Humptulips River." *United States v. Washington*, 459 F.Supp. 1020, 1038 (W.D. Wash. 1978)

*aff'd*, 645 F.2d 749 (9th Cir. 1981). The entire Chehalis Basin is within the QIN usual and accustomed fishing area.

## **Current Conditions**

Over time the conditions in the Chehalis Basin have changed with major changes observed in salmon habitat and production and catastrophic floods that are becoming more frequent and of higher magnitude. The Governor's Workgroup found that "[f]loods are the most destructive natural hazard in the U.S., causing more deaths and financial loss in the 20th century than any other type of natural disaster. In the past century, major flood events have occurred on an average of twice a decade on the Chehalis River and its tributaries. The 1990, 1996, 2007, and 2009 floods are the largest on record and caused massive damage to private property, public buildings, roads, and bridges." It also noted that the estimate for a flood with a statistical occurrence probability of 1% in any given year (the 100-year flood), had increased by 33% over the previous 30 years (Governor's Work Group 2014).

The cumulative development and land use has reduced habitat quality across the basin leading to major reductions in salmon and steelhead returns with estimated declines of 70% for coho, 47% for fall Chinook, 84% for spring Chinook, and 52% for winter steelhead (ASEP 2014). While there have been reasonable returns in some years the salmon populations are showing a downward trend.

In response to the above conditions the Legislature passed House Bill (HB) 2856 in 2016 which created the Office of the Chehalis Basin (OCB) with the assigned task of aggressively implementing an integrated strategy for long-term flood damage reduction and aquatic species restoration in the Chehalis river basin. While this strategy was specifically assigned to the OCB it will require compatible actions from others including local governments to be successful.

## **Anadromous Fisheries**

*Draft Lewis County Comprehensive Plan 2045 Periodic Update* goals and policies include measures to use best available science to preserve and enhance resources for anadromous fish which we support, but "Table 10. Fish Populations" is missing important anadromous fish species found in the Chehalis Basin. The document is not using best available science without including Chehalis spring Chinook, Chehalis Coastal cutthroat, Chehalis winter steelhead, and Chehalis coho. This information is presented in Washington Department of Fish and Wildlife's (WDFW) Salmon Conservation and Report Engine (SCoRE) maps by Lead Entities, or WDFW's interactive mapping application SalmonScape. To be compliant with the previously stated goals and policies these species need to be added to the fish populations in Table 10.

It is incorrect to exclude anadromous salmonid species in the Habitats and Species of Local Importance in the *Best Available Science Review Draft Critical Areas Ordinance Update* (pg. 52). At a minimum for compliance with the stated goals and policies anadromous salmonid species and their habitats need to be included in the listing of locally important habitat and species. In addition spring Chinook need to be highlighted due to their extreme reduction in population size, their local importance, unique habitat and life cycle needs, and cultural significance to QIN and the entire Chehalis basin. The Center for Biological Diversity and Pacific Rivers has petitioned to list the spring-



run Chinook Salmon on the Washington Coast as a threatened or endangered Evolutionarily Significant Unit. NOAA Fisheries determined the petition presents substantial scientific information and NOAA is currently conducting a status review to determine whether action to list is warranted.

### **Frequently Flooded Areas & Flood Hazard Management**

Development has historically occurred – and continues to occur – in floodplains, channel migration zones, and erosion hazard areas. As a result, public dollars are frequently spent on emergency flood hazard reduction measures to protect infrastructure and property and in most cases these measures are detrimental to aquatic habitats. This reactive use of resources is ultimately counterproductive. To reduce long-term risk and avoid further impacts, substantial land use changes are necessary.

Floodplains provide aquifer recharge and assist the control of flooding downstream by slowing runoff and storing flood waters. Development in the floodplain can directly, indirectly, and cumulatively cause negative impacts to fish life and habitat. Development in the floodplain can cause riparian degradation, habitat fragmentation, increased impervious surfaces, reduced aquifer recharge, water quality impacts, and ultimately impair natural watershed processes.

Following the Governor’s Work Group the Office of the Chehalis Basin was created in 2016 to develop and implement the Chehalis Basin Strategy (CBS) with the legislative mandate to reduce flood-related damage and restore and improve aquatic species habitat. QIN has played an integral role in this effort in order to ensure the protection of its Treaty resources. The Goals and Policies in NE 6.1 and NE 9.4 of the Comprehensive Plan support efforts to implement the Chehalis Basin Strategy and utilize the Chehalis Basin Strategy Aquatic Species Restoration Plan (ASRP) to promote the restoration of anadromous fish habitat within Lewis County, but more fundamental changes to land use must be implemented to reach these goals. We recommend the following:

- Designate large areas of floodplain for restoration and sustaining natural processes such as flooding and channel migration that support ecosystems services and resilient fish and wildlife populations. This action would be consistent with the Governor’s Work Group recommendations (2014) that included the statement that local land use plans should be revised to protect natural functions and prevent more flood damage. It is also essential to supporting the goals of the Chehalis Basin Strategy.
- Coordinate with the Office of the Chehalis Basin including the ASRP to strengthen the alignment between the ASRP and Lewis County Comprehensive plan.
- Coordinate with the Local Actions Non-Dam Alternative (LAND) team and utilize resources offered such as technical assistance to assess flood related development codes and incorporate comprehensive flood hazard management planning into the comprehensive plan.
- Develop more accurate flood models and maps for the Chehalis Basin with focus on sub-basins.
- Delineate erosion hazards through a comprehensive channel migration zone delineation of Chehalis and its tributaries.

- Work to eliminate new development in flood prone areas as this development clearly does not support an effort to reduce flood damage by placing new infrastructure in areas known to flood.

The Lewis County Comprehensive Plan update should serve as an opportunity to integrate avoidance of flooding of new infrastructure in the future with the best available science that considers geomorphic and biological process to address flood hazards. We strongly recommend coordinating with the Office of the Chehalis Basin on the Comprehensive Plan updates and associated documents. Further, Additional language should be included in the Lewis County Comprehensive Plan update to reduce development permitted within frequently flooded areas. A holistic approach to project planning and permitting that includes Tribal participation should be implemented. In order to support the Chehalis Strategy, as stated in the Comprehensive Plan, ***Lewis County needs to prohibit new development in floodplains, channel migration zones, and erosion hazard zones.***

### **Moving People Out of Harm's Way**

The best possible flood protection is to not build in areas prone to flood or erosion damages as homes and other infrastructure in these areas increase future flood damage and increase the risks to human life. Unlike some lowland regions of the United States, the Chehalis Basin has abundant upland locations outside flood or erosion hazard areas. While portions of the Basin are susceptible to mass wasting hazards (e.g. landslides), there are also large areas to safely develop that have gently sloping or level ground with no mass wasting, flood or erosion hazards. Focusing development in areas not subject to natural hazards eliminates the high costs of flood damages, prevents an increased risk to human life and prevents future protective measures aimed at avoiding flood damages to new infrastructure placed in Harm's Way.

Helping people get out of harm's way not only protects them, but can save taxpayers millions of dollars not only in flood relief, but in the costs of building and maintaining flood defenses. Acquisitions and relocations permanently remove flood damage liabilities while providing valuable environmental benefits. ***We recommend supporting economic development in upland areas that do not conflict with environmental goals and Treaty rights.***

### **Climate Change and Resiliency**

House Bill 1181, enacted by the Legislature in 2023, requires Comprehensive Plans to include climate change and resilience elements to mitigate the effects of a changing climate, support greenhouse gas emissions reductions, and promote environmental justice. The Lewis County Climate Risk Vulnerability Memo identifies gaps and opportunities to build climate resilience but, it appears to be incomplete. The report ends prematurely at "Task 2.2: Determine next steps" and includes information for the city of Port Angeles. We recommend completion of this document and would like to know when a complete document is ready for review. Please keep QIN informed of this work.

Further, the Lewis County Climate and Resiliency efforts appear to be lacking policies to promote environmental and social justice. There also needs to be recognition that catastrophic flooding is likely to continue to increase in frequency and magnitude in the future. The Washington Department of Commerce has created a [Climate Menu of Measures](#), which includes suggested goals and policies, we recommend including the following measures from this work:

- Protect, enhance, and restore ecosystems in order to meet Tribal Treaty rights and conserve culturally important consumptive and non-consumptive resources including foods, medicinal plants, and materials that could be adversely impacted by climate change.
- Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff.
- Ensure that development and redevelopment projects are resilient to the impacts of climate change.
- Consider climate stressors when determining allowed activities and uses within wetlands and Fish and Wildlife Habitat Conservation Areas, and ensure regulations maintain habitat integrity and function.

## **Critical Areas**

QIN staff conducted a cursory review of the Critical Areas Ordinance Update documents currently available and agreed with many of the recommendations provided in the *Draft Gap Analysis*. QIN intends to review the Critical Areas Ordinance proposed changes in the future and provides the following high-level comments:

- We support the 75-foot buffers on Type Np and Ns waters and we recommend increasing Type F buffers to a minimum of 200 feet.
- With the high level of reduction in spring Chinook production, we recommend implementing special Critical Areas Ordinances in areas known to be used by spring chinook. Spring-run Chinook salmon have the narrowest spatial distribution within the watershed (ASEP 2014) and with their reduced population special attention measures in the rivers where the adults are known to over-summer and where they spawn are justified.
- We recommend adopting “net ecological gain” as a new management and planning standard to enable us to begin making substantial strides necessary to reverse widespread ecological damage.
- We support the recommendation to further define the classification of water types by adopting the Washington Department of Natural Resources (DNR) water typing system but be aware that the DNR water typing rule is currently being updated and WAC 222-16-031 should be used in the meantime. More information can be found on DNR’s Forest Practices Board Rule Making website. Further, we would like to see language in the critical area’s ordinance 17.38.470 (2) that includes Tribal involvement in all stream typing decisions and consultations.

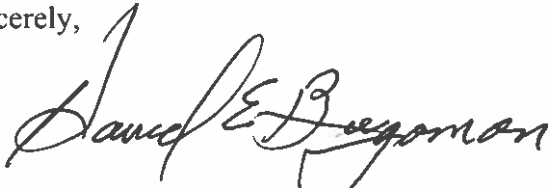
## Other Considerations

The Comprehensive Plan update and associated documents appear to be missing information on the following elements:

- Information is lacking related to the Streamflow Restoration Act and Water Use. How is the availability of water rights and adequate water supply considered when reviewing future land use designations?
- We recommend incorporating goals and policies to support the Timber Fish and Wildlife agreement and process. Further, there is a need to provide education to forest landowners on county rules and buffers for conversions.

Thank you for considering these comments. QIN is interested in reviewing future revisions of the Lewis County Comprehensive Plan and associated materials. For questions and future coordination please reach out to [Lauren.Macfarland@quinault.org](mailto:Lauren.Macfarland@quinault.org) and Caprice Fasano at [cfasano@quinault.org](mailto:cfasano@quinault.org).

Sincerely,

A handwritten signature in black ink, reading "David E. Bingaman". The signature is fluid and cursive, with the first name "David" being the most prominent.

David E. Bingaman, Director  
Quinault Division of Natural Resources  
Quinault Indian Nation

#### Literature Cited

Aquatic Species Enhancement Plan. 2014. The Aquatic Species Enhancement Plan Technical Committee. Prepared for the Governor's Work Group. August 29, 2014. Page 23.

Governor's Work Group. 2014. Governor's Chehalis Basin Work Group. 2014 Recommendation Report. February 25, 2014.

**From:** [Dan](#)  
**To:** [Mindy Brooks](#)  
**Subject:** Planning Commission Public Hearings  
**Date:** Monday, April 21, 2025 11:37:45 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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You don't often get email from drsbpay@gmail.com. [Learn why this is important](#)

Hello Mindy,

I am writing you in response to the Notice of Public Hearings letter sent out in late March. I am responding as a home owner and as a Commissioner for Water/Sewer District 6.

I am opposed to any zoning changes that will allow higher population density and/or smaller lots sizes. I am responding as a homeowner and a Commissioner for Water/Sewer District 6.

I live at 102 Summerwood Ln., Mossyrock. Although I receive my mail via the Mossyrock post office I do not live within the city limits. I live just south of Mayfield Lake just east of Mayfield dam. See the maps below.

Where I live there are approximately 50 homes on a hillside above what is often referred to as the village area which is very close to lake Mayfield. These 50 homes are all served by a single private dead-end road (Tanglewood). The road is maintained by local volunteers. It is barely wide enough for two vehicles to pass each other. There is no other way out. In the event of any kind of disaster there is no way all 50 homeowners could get out on Tanglewood at the same time first responders are trying to get up Tanglewood. The hillside is heavily forested in many areas. Our summers are getting hotter, longer and drier. There is also extensive use of fireworks the week of 4<sup>th</sup> of July. At some time in the future that hillside is going to catch on fire. When it does there will be loss of life.

If some of the home owners do make it down Tanglewood, they will find themselves in the "village" area which is a collection of approximately 200 homes on much smaller lots. There is also an RV park alongside the lake. With

fire raging in the area, home owners in the village area, the guests at the RV park and those who made it down Tanglewood will all be trying to exit the area on a single road. That road is Hadaller. Hadaller is a county road and regularly maintained by the county. However, it is only two lanes and it is not hard to imagine panicked drivers driving on both lanes to exit the area at the same time 1<sup>st</sup> responders are attempting to enter the area. There will be a massive traffic jam and a high potential for injury and loss of life.

As a Commissioner for Water/Sewer district 6, I can report that the District was designed and built around supplying water and sewer services to 270 single family homes. There are no plans, land or money available to build additional facilities to support a higher population density.

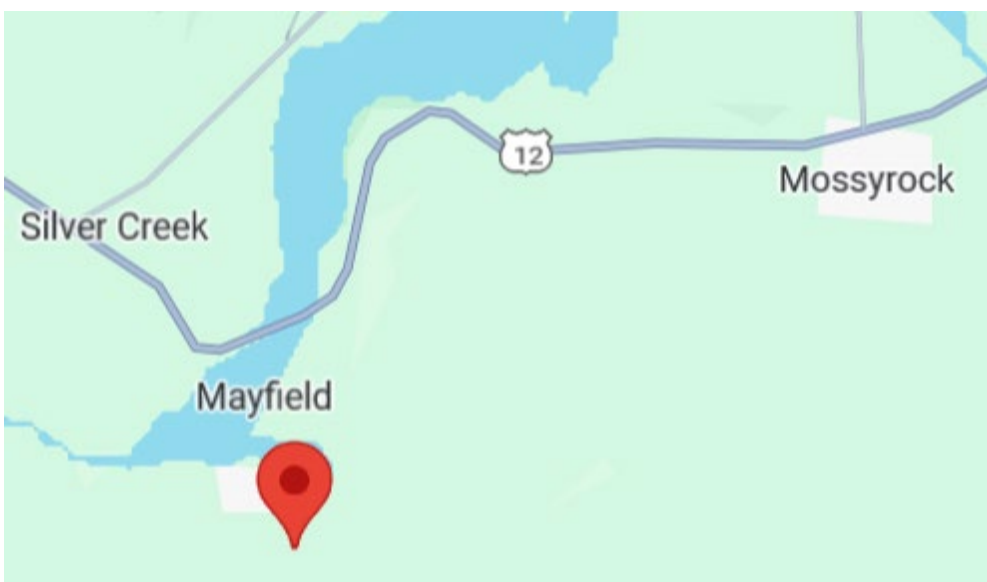
All of the concerns discussed above will be made worse by any zoning changes that allow for increased density and reduced lot size.

I trust you will give serious consideration to my arguments against changing existing zoning laws in the area described above.

If you have any questions regarding this email, please feel free to email me or call me at 714-336-9586.

Dan Sparks

Mgr./Commissioner  
Lewis County Water/Sewer District 6  
714-336-9586



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April 23, 2025

Lewis County Planning Commissioners,

David Anthony  
100 Robinwood Place  
Packwood, WA 98361

I am writing today to raise my voice against:

- The proposed Urban Growth Area designation for Packwood
- The Master Planned Resort on Thompson Road
- The Zoning Changes in High Valley
- The Packwood Sewer Project

These proposed changes are dependent upon the installation of a sewer system in Packwood. **I am against the sewer system installation** because it was started purely for commercial growth and will not benefit Packwood residents. Many residents who are required to hook into the system will be financially burdened to the point that some will have to sell and leave the area. The annual water quality reports provided by Lewis County Water District 3 show that our ground water is not being contaminated, therefore, the river is not being contaminated. However, installing a sewer system drain field in close proximity to Hall Creek might contaminate the river. Some of the Mill land is contaminated from Mill operations and much of the property is covered in asphalt. Improvements to individual septic systems and the development of smaller community systems would have less impact on the environment and would be less expensive and less burden on the community.

**I am against the Urban Growth Area designation for Packwood.** Packwood is a rural community. It always has been. We are 150 miles round trip in either direction from a major highway. This area is not Urban, no matter what you call us. We live here because we choose to live a rural life despite the difficulties. Development this far from a major highway will always be very expensive. Continued development in Packwood without the appropriate controls will not address our housing crisis. You CANNOT build your way out of a housing crisis. Development and building without proper controls are not the answer. Multifamily housing will simply become short-term rentals or vacation homes just like over 70% of the properties in Packwood unless the proper controls are in place first. Lewis County does not have the money to provide the appropriate infrastructure for Packwood. The growth that is likely will be in tourism. We are already being overrun

by tourists more every year. Lewis county continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area.

Packwood is not like Onalaska. Please do not lump us in with Onalaska to save money. Please look at Packwood as the unique Rural Recreational Community that it is. Please study Rural Recreational Communities in the US and around the world to gain some insight into how to plan and develop in these unique places.

**I am against the proposed Master Planned Resort.** Packwood is already overrun by tourists. This Master Planned Resort would not benefit Packwood residents. In fact, we might not even be able to use facilities built there. But the more important point is that the Packwood Subarea Plan Community Advisory Committee, back when the committee was still a large representative group, said NO to the idea of a Master Planned Resort. This idea should not even be addressed again. The committee representing the community spoke.

The businesses in town have barely enough employees to stay open. This resort would not only pull business from every small business in town, but it would also compete for employees. Bringing this resort up again after the committee said no feels like Lewis County is exploiting Packwood for their own financial gain.

I am against the zoning proposal for High Valley. The proposed area was set aside by the Community Advisory Committee as land that could be zoned with higher density in the future if Packwood grew. Even though the population of Packwood is not expected to grow any time soon, this proposal is being pushed forward against the wishes of the community representatives.

My final point is that I believe the county should take a step back. With the failure of the sewer system funding, continuing to spend planning funds in this way seems irresponsible.

Thank you.

David Anthony

April 23, 2025

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Minonne Anthony  
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Packwood, WA 98361

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Thank you.

Minonne Anthony

**From:** [paul cemulini](#)  
**To:** [Mindy Brooks](#)  
**Subject:** keep packwood rural wa please  
**Date:** Saturday, April 26, 2025 8:46:40 PM

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You don't often get email from pdcemulini@gmail.com. [Learn why this is important](#)

Dear Mindy and Lewis County Washington Planning Commissioners:

We are Paul and Dawn Cemulini and have owned property in Packwood since 1998 and we live at 104 Forest Lane.

We are writing to you today because we strongly object to the development plan for Packwood Washington which includes the following:

- the proposed Urban Growth Area Designation for Packwood.
- the Master Planned Resort on Thompson Road in Packwood.

We bought property here for the rural small community that Packwood is. We do not want a large number of people running through our backyard and disrespecting it. We already have rental properties in our neighborhood and some of these people do not care. We have seen the following over the last couple of years:

- People dump their garbage behind the rental house
- People have large fires during burn bans
- People have loud parties that continue past midnight.

We have dealt with these on our own without your help and face these people as needed. The county closed or could not clean the bathrooms at the Palisades viewpoint due to a lack of resources because we are too far east from their office. How will the county deal with more issues and more demand on our resources when it cannot provide the needed support today? These proposals do not make sense with the limited resources the county has.

We already have a septic system. It is inconsiderate for the county to force us to pay for something we do not need, do not want and to finance someone else's financial endeavor and not listen to us as residents. Please do not sell us out for a potential gain when we bear the risk and burden for an unknown outcome for the county.

These will directly impact our small community neighborhood that we love as it was and is today.

Please take a step back and be responsible. Please do not pass these proposals and respect your local community. We care!

Thank you for your consideration,

Packwood Homeowner and taxpayer.

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**

**From:** CR COLLERAN  
**To:** Mindy Brooks  
**Subject:** RE: Question about proposed changes  
**Date:** Friday, April 25, 2025 6:07:45 PM

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Hi Mindy,

I attended the community meeting in Packwood, and it was very interesting. Here are some thoughts about my property and the proposed decrease overall in the land needed for housing.

1. I am very much against changing the zoning of the area north and west of Cannon Road to RRC, Rural Residential Center, which would allow houses on ¼ acre pieces of land. This serves only the purpose of ruining the reason people purchased the property in the first place, plus as there are no services in that area it would mean more people would use the roads (pollution) and the sewage would become an issue .
2. It is understandable that the land in the core area of Packwood be zoned for RRC, CBZ, MUY, RH, RM, RL, as that area is closer to services.
3. The issue of affordable housing is a serious issue both in Packwood and in every city, town and recreational community in the USA. Just rezoning to allow denser residential is NOT going to solve the problem, and hopefully all the commission members are aware of that fact. Without requirements to maintain a portion of the new construction as low-income housing, there will only be built luxury, expensive dwellings as that is how developers can make the most money. My daughter lives near Whitefish, MT, and over the past 13 years has seen zero low-income housing built. A friend has family in a resort town, not even a skiing area, in Colorado and says it is the same there...all new construction is for the more affluent. If the “powers that be” want to address the housing crisis of Packwood, there must be requirements put in place to make sure that happens. Several very nice townhouses can be built on ¼ acre that will sell for \$900,000 each. That might help the grocery store, coffee shop, brewery, etc., but not solve a housing problem.
4. The question of increase in assessed value was raised and you said it was not your area of expertise. But knowing that the cost of running a county structure is always increasing, it seems, in addition to planning for growth, this might be an underlying motive for designating so much land RRC.
5. I have very little opinion about a MPR. If it is done well, it could be an asset. However, it should be required that housing be provided for all employees.

Thanks very much for all your information and a well-run meeting.

Carol Colleran  
146 Roundwood Lane

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**From:** Mindy Brooks <Mindy.Brooks@lewiscountywa.gov>  
**Sent:** Friday, March 14, 2025 11:51 AM  
**To:** CR COLLERAN <cacolleran@msn.com>  
**Subject:** RE: Question about proposed changes

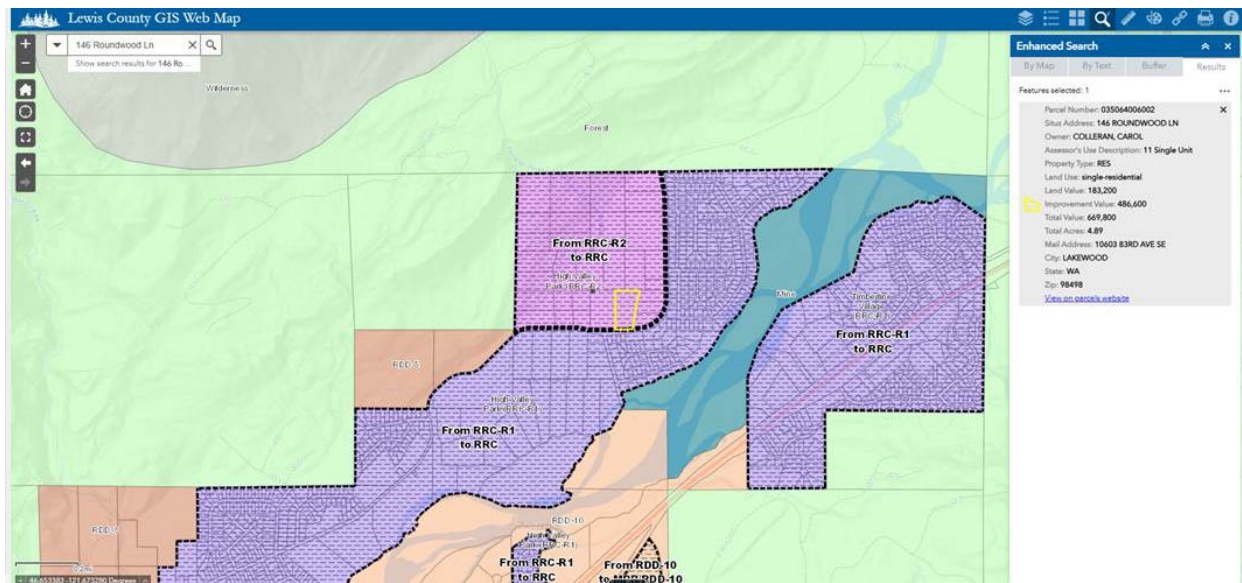
Hi,

Thanks for reaching out. Below is a screen shot of the changes proposed for 146 Rowndwood Land. The change is from Rural Residential Center RRC-2 to RRC. What that means is currently the minimum allowed lot size for new lots is 2 acre and the proposal is that the minimum allowed lot size for new lots will be ¼ acre.

To look up the changes:

1. Open webpage at <https://gis.lewiscountywa.gov/webmap/>
2. In upper left, search for a parcel number or street address
3. Chose “Layer List” from the icons on the top right.
4. Once the Layer List is expanded, select Zoning & Permitting.
5. Expand the Zoning & Permitting options by clicking the small gray arrow.
6. From the options, select Zoning Layers and expand the options by clicking the small gray arrow.
7. Make sure both the Zoning Proposed Changes and Zoning are selected.
8. Zoom out a little, using the minus (-) tool near the address search so you see changes within ¼ mile.

The materials that explain the changes are found [here](#).



~  
**Mindy Brooks**  
**360-740-2610**

**From:** CR COLLIERAN <[cacolleran@msn.com](mailto:cacolleran@msn.com)>  
**Sent:** Friday, March 14, 2025 11:37 AM  
**To:** Mindy Brooks <[Mindy.Brooks@lewiscountywa.gov](mailto:Mindy.Brooks@lewiscountywa.gov)>  
**Subject:** Question about proposed changes

You don't often get email from [cacolleran@msn.com](mailto:cacolleran@msn.com). [Learn why this is important](#)

**Hi Mindy,**  
**I've looked at the map of my property at 146 Roundwood Ln, Packwood, and do not see anything that indicated changes. If there are, could you give me better instructions as to searching?**  
**Thank.**  
**Carol Collieran**

**External Email - Remember to think before you click!**

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4/26/25

ATT: Lewis County Planning Commission

C/O Mindy Brooks

From; Steve & Kathie Henricksen

7429 Boston Harbor RD NE

Olympia WA 98506

Phone; 253 732 6655

E-mail; [steve@dlhenricksen.com](mailto:steve@dlhenricksen.com)

Dear Commissioners, we have owned a home in upper Timberline [135 Deer Park Ln Packwood] for the past 7 years. We are very concerned about the ongoing zoning changes to our community.

It is our understanding a zoning change in our area [upper Timberline] is proposed to go from RRC-R1 [1-acre minimum lot size] to as small as ¼ acre lots.]

We are opposed to changing the zoning to allow for more density, the following are a few of our reasons;

Timberline was originally designed to have large enough lots to allow for privacy and mountain living atmosphere.

This area is far from an urban growth area, it is remote living as it was designed.

Reducing lot sizes will affect the Aquifer from the increased septic systems draining into the aquifer [as has been claimed in Downtown Packwood].

Amenities such as water, power, internet, roads are already over capacity.

Currently wildlife such as the local elk herds exist quite well in our area, increasing the density will certainly affect their existence.

Our next area of concern is the planned resort proposal, it is our understanding that the current zoning is RDD-10 which is 10 acre minimum. Allowing a resort to be built in a thriving forest area will adversely change the fabric of what the area is which is why people love the mountains and wilderness area around Packwood.



It has been said the State of Washington is in support of this type of development to provide access to Mount Rainier Park. If you have visited the park in the last few years, it is already beyond capacity. White pass ski resort is also beyond their maximum capacity. Building a resort will make it even worse.

One last area of concern is the short-term rentals and the effect they have put on lower cost housing for local residents and people that work in the area. It is our opinion the property taxes need to be adjusted [much higher] for commercial usage of the properties which is done in other areas, Hawaii is one of the areas that has taken to this type of adjusted taxing to encourage long term housing availability.

Lastly, we are concerned about the Downtown area of Packwood and how sewers will affect the community. First of all, we along with many others began hearing about the need for sewers. Then next thing we know is it is in design stages. Maybe we missed the memo? Talking with friends and acquaintances the opinion many people have is this has not been pushed by the local community but people who are interested in developing.

We hope our letter in this form has been sent correctly so our opinion is considered.

Please advise if there is a better way to get our concerns in the right hands.

Thank You, Steve & Kathie Henricksen

April 23, 2025

Lewis County Planning Commission

125 NW Chehalis Ave

Chehalis, WA, 98532

Please accept this written testimony regarding the requested zoning proposed in the Packwood Subarea Plan. Below are my thoughts on why a Master Planned Development, or a Binding Site Plan, overlay is most beneficial for the Mill Property Development.

## **Master Planned Development**

### **Packwood Mill Property**

**Introduction:** Packwood has a unique opportunity to shape its future growth patterns and satisfy a number of needs. The Packwood Mill Property (Mill site) is an assemblage of properties that are all vacant or are ready for redevelopment. This 160 acre property sits on the Southern edge of the Packwood Village District and is located at the Southern Gateway to the community. The CAC has considered the uses for this property that would best serve the property owners as well as the community. Attached is a copy of the proposed land use map that shows the different uses proposed for the property along with the acreages for each of these uses.

**Purpose of my written testimony:** I would like to suggest that the future land Use Map be amended to include a Master Planned Development Overlay on the Mill site. Below is my presentation of the benefits for this Overlay.

**Vehicular circulation;** By planning out the development on the property in advance, the vehicular circulation system can be determined and thus provide a limited number of vehicular access points onto Highway 12, allowing better traffic control, as well as providing stubs to neighboring properties to tie into an integrated vehicular system enhancing traffic flow and safety.

**Pedestrian circulation:** Pedestrian circulation systems can be determined to tie the different portions of the community together, thus making it truly a unified community.

**Bike paths:** Bike paths are an integral part of the pedestrian experience and through Master Planning they can be safely located to minimize conflicts and interaction with the vehicular circulation system.

**Active/Passive Recreation:** In any community of this scale, recreation is a mandatory component for the residents. Through Master Planning, park areas can be created and located to best serve the residents of the community.

**Parks and Open Spaces:** A vital part of a community are parks and open spaces for the residents. Parks can be formal with active recreation as well as smaller pocket parks for casual relaxation, offering a place for the residents to enjoy the mountain experience that our area offers.

**Retention of the mountain character:** Mature trees are essential to providing an interesting space and through a Master Planning effort, tree retention can be integrated thereby retaining the mountain character that our community offers. (Editorial Comment: A classic example of bad planned planning is right across Highway 12. The Enclave subdivision, currently under construction, denuded the property with a removal of the majority of the trees, many of which were mature evergreen trees. It is now a “prairie” in our mountain community.)

**Commercial center:** The commercial component of the Master Plan needs to be integrated with the residential components to best serve the community. This is best achieved by Master Planning the entire community so that pedestrian and bicycle provisions can be located in the best places to serve everyone.

**Housing types:** With a variety of housing types available, a Master Plan can locate the different densities so that they are all woven into the fabric of the community offering a cohesive environment for everyone.

Thank you for this opportunity to present my thoughts. Should you have any questions or desire any further explanation(s) on the benefit of Master Planning for a better, more unified community, please do not hesitate to contact me.

E. Dennis Riebe

A handwritten signature in black ink, appearing to read 'E. Dennis Riebe', written in a cursive style.

117 Robinwood Place

Packwood, Washington 98361

April 23, 2025

Lewis County Planning Commissioners,

My name is: Douglas and Annette Pape

My address is: 141 Tatoosh Trail Packwood, WA 98361

My history in Packwood...Full time residents in a generational home that was built by Annette's grandfather in 1967.

I am writing today to raise my voice against:

- The proposed Urban Growth Area designation for Packwood
- The Master Planned Resort on Thompson Road
- The Zoning Changes in High Valley
- The Packwood Sewer Project

These proposed changes are dependent upon installation of a sewer system in Packwood. **I am against the sewer system installation** because it was started purely for commercial growth and will not benefit Packwood residents. Many residents who would be required to hook into the system will be financially burdened to the point that some will have to sell and leave the area. The annual water quality reports provided by Lewis County Water District 3 show that our ground water is not being contaminated, therefore, the river is not being contaminated. However, installing a sewer system drain field in close proximity to Hall Creek might contaminate the river. Some of the Mill land is contaminated from Mill operations and much of the property is covered in asphalt. Improvements to individual septic systems and development of smaller community systems would have less impact on the environment and would be less expensive and less burden on the community. There has been no consideration of environmental impact due to potential flooding of the creek behind the mill and there is an inability to answer questions related to who is paying for and executing the toxic materials left behind by the mill. This area is also in a Lahar zone and even the most minor eruption of Mt. Rainier has the potential to cause seismic movement that could be catastrophic to a sewage plant. To date I have not seen any disaster recovery related to seismic activity. There is huge risk to the environment if the sewage plant is affected by a volcanic eruption and or seismic event. Packwood is surrounded by several seismic zones; Saint Helen's, Goat Rocks, and the Western Rainier.

Ref: [https://www.dnr.wa.gov/publications/ger\\_ofr2014-05\\_fault\\_earthquake\\_map.pdf](https://www.dnr.wa.gov/publications/ger_ofr2014-05_fault_earthquake_map.pdf)

**I am against the Urban Growth Area designation for Packwood.** Packwood is a rural community. It always has been. We are 150 miles round trip in either direction from a major highway. This area is not Urban, no matter what you call us. We live here because we choose to live a rural life despite the difficulties. Development this far from a major highway will always be very expensive. Continued development in Packwood without the appropriate controls will not address our housing crisis. You CANNOT build your way out of a housing crisis. Development and building without the proper controls are not the answer. Multi family housing will simply become short-term rentals or vacation homes just like over 70% of the properties in Packwood unless the proper controls are in place first. The county should hold the STRs accountable to the hospitality regulations governed by the state. EX: transient accommodations licenses, display of state business license,

The following standards apply to all short-term (less than 30 days) transient rentals of single-family residential units and guest houses (ADUs) or portions thereof: (a) **The transient residence or guest house shall be operated in a way that will prevent unreasonable disturbances to area residents.** (b) At least one additional off-street parking space shall be provided for the transient use in addition to the parking required for the residence or guest house. (c) If any food service is to be provided the requirements for a bed and breakfast residence must be met. (d) No outdoor advertising signs are allowed. (e) **The owner or lessee may rent the principal residence or the guest house on a short-term basis, but not both.** (f) Where there are both a principal residence and a guest house (i.e., an accessory dwelling unit), **the owner or lessee must reside on the premises.** (g) **Transient accommodations must meet all local and state regulations, including those pertaining to business licenses and taxes.** [Ord. 8-06 § 1]

The building being used for hospitality services must be permitted prior to approval. A fire/life/safety building review will be required. If items are found to be unsafe, not to code, or in need of repair, a building permit may be required to make the corrections. Any hospitality approvals will not be made until any required fixes are completed and building permits are finalized.

STRs that are NOT owner occupied, which are the majority in the Packwood area, must be ADA compliant.

Lewis County does not have the money to provide the appropriate infrastructure for Packwood. The growth that is likely will be in tourism. We are already being overrun by tourists more every year. Lewis county continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of

those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area.

Ingress and egress for emergency vehicles will come to a stand still with the additional traffic etc, just as it does yearly with the swap meet. I have not heard of any plans to address EMS.

Packwood is not like Onalaska. Please do not lump us in with Onalaska to save money. Please look at Packwood as the unique Rural Recreational Community that it is. Please study Rural Recreational Communities in the US and around the world to gain some insight into how to plan and develop in these unique places.

**I am against the proposed Master Planned Resort.** Packwood is already overrun by tourists. This Master Planned Resort would not benefit Packwood residents. In fact, we might not even be able to use facilities built there. But the more important point is that the Packwood Subarea Plan Community Advisory Committee, back when the committee was still a large, representative group, said NO to the idea of a Master Planned Resort. This idea should not even be addressed again. The committee representing the community spoke.

The businesses in town have barely enough employees to stay open. This resort would not only pull business from every small business in town, but it would also compete for employees. Bringing this resort up again after the committee said no feels like Lewis County is exploiting Packwood for their own financial gain. Transient workers would have to be housed at the "resort". With more people comes more crime, will the tribe have their own public safety? It already takes at least 30mins for a sheriff to show up.

I am against the zoning proposal for High Valley. The proposed area was set aside by the Community Advisory Committee as land that could be zoned with higher density in the future if Packwood grew. Even though the population of Packwood is not expected to grow any time soon, this proposal is being pushed forward against the wishes of the community representatives. Smaller lots will not create "affordable" housing, just an opportunity for investors to abuse the STR market.

My final point is that I believe the county should take a step back. With the failure of the sewer system funding, continuing to spend planning funds in this way seems irresponsible.

Thank you.

A handwritten signature in black ink, appearing to read "J. K. Pape", with a long horizontal flourish extending to the right.

**April 30, 2025**

**Lewis County Planning Commission**

**Lewis County Courthouse**

**351 NW North Street**

**Chehalis, WA 98532**

**Dear Members of the Lewis County Planning Commission,**

We are writing on behalf of a group of residents and business owners from the Greater Toledo Community to respectfully request the designation of specific parcels of land in our area as **Freeway Commercial (FC)** and **Rural Area Industrial (RAI)** in the current update to the Lewis County Comprehensive Plan.

We believe that these designations would provide important economic opportunities for the region, while also supporting the growth and development of the community. The parcels in question are located along the I-5 corridor and are strategically positioned to benefit from the FC and RAI zoning, which will encourage responsible commercial development, provide jobs, and enhance the local economy.

Enclosed with this letter is a detailed request for zoning that outlines the potential for these parcels to positively contribute to Lewis County and Greater Toledo Community growth, while maintaining the unique rural character of the Toledo area and the city's Historical nature.

The undersigned are long-term residents and small business owners who are deeply committed to the successful future of the Greater Toledo Community. Our shared goal is to present a thoughtful, community-driven vision that supports balanced and forward-thinking growth.

We greatly appreciate your consideration of this request, and we are happy to meet with you to discuss this proposal in more detail.

Thank you for your time and attention to this matter. We look forward to working with the Planning Commission to help shape the future of our community.

Sincerely,

On behalf of the Greater Toledo Community

**Lawrence Davidson, Owner, Orion Science and Technology, LLC, 360-490-6415**

**Joe Notch, Owner, River Works, LLC, 206-496-2788**

**John Novak, Owner, Southwest Washington Realty, LLC, 360-349-8281**

**Dan Gorton – President / South Lewis County Chamber of Commerce**

# ***I-5 and Highway 505 Interchange Zoning Request***

## **Lacamas Creek Station & Lacamas Creek Industrial Park**

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### **Submitted To:**

**Lewis County Planning Commission  
351 NW North Street  
Chehalis, WA 98532**

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### **Submitted By:**

**A Group of Community Members from the Greater Toledo Area  
Toledo, Washington**

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### **Date:**

**April 30, 2025**

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### **Subject:**

**Request for Freeway Commercial (FC) and Rural Area Industrial (RAI)  
Designations as Part of the Lewis County Comprehensive Plan Update**

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### **Prepared in Support of:**

- **Regional Economic Growth**
- **Community Revitalization**
- **Long-Term Master Planning**
- **Responsible and Sustainable Development**



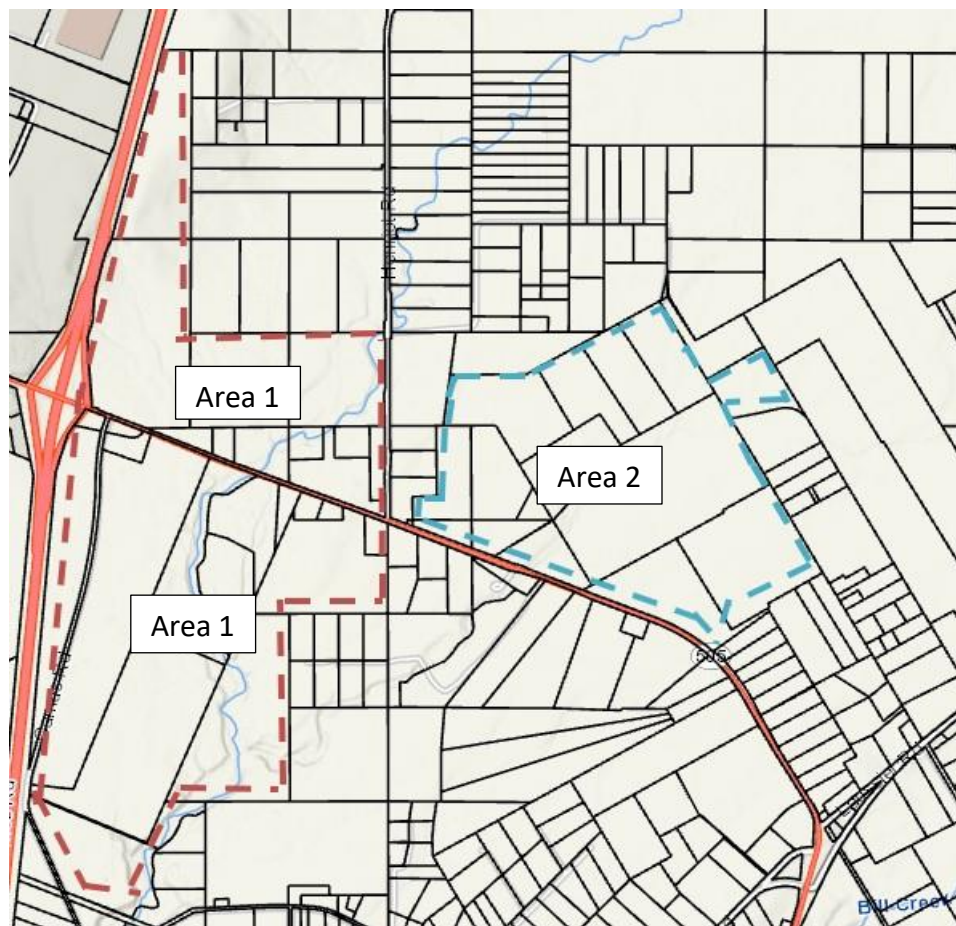
# I5 and 505 Interchange Zoning Request

## Introduction

The request to designate the following parcels as Freeway Commercial (FC) is made to support the continued growth of the Greater Toledo Community while ensuring economic vitality and responsible development. The parcels are located near the I-5 corridor, a key transportation route that connects our community to larger commercial centers. This designation will enable the development of businesses and services that align with the vision for the future of our region.

This request for zoning revision in the Lewis County Comprehensive Plan Update is for zoning that covers two areas that are separate but share a common boundary. Area 1 which is being called the Lacamas Creek Station and Area 2 that is being called Lacamas Creek Industrial Park. Freeway Commercial (FC) is being requested for Area 1 and Rural Area Industrial (RAI) is being requested for Area 2.

## Impacted Parcels Map – General Outline of Parcels



## Parcels Requested for FC Designation

### Lacamas Creek Station Area 1 – Freeway Commercial

#### I5 and Hwy 505 Intersection North

15652000000	JONES, CAROLYN J & AHO, WILLIAM D
11958000000	BAUCUM, KELLY D
11957001000	BAUCUM, KELLY D
11957002000	FLOCH, THOMAS A & JAMIE L
15650000000	JORGENSEN TIMBER LLC
15657000000	BUI, LONG DANG & NGUYEN, HANNA THI
15658000000	BUI, LONG DANG & NGUYEN, HANNA THI
11957002000	FLOCH, THOMAS A & JAMIE L
11955003004	DOROTHY, RICHARD A
11955003003	TRUJILLO, DEANNA
11955003001	DOROTHY, JEFFREY
11955002000	DOROTHY, MICHAEL

#### I5 and Hwy 505 Intersection South

11969001004	WASH STATE DEPT OF TRANSPORT
11969001001	SOUTH WIND DEVELOPMENT COMPANY
11969001002	SOUTH WIND DEVELOPMENT COMPANY
11969013001	NOTE BUYERS LLC
11969013002	RITOLA, DANIEL E & BONNIE R
11970000000	RITOLA, DANIEL E & BONNIE R
11970001001	REYNOLDS, SCOTT
11970001002	MASSA, LANA
11970002000	CALDWELL, ROXANNE
11971000000	AMRINE, CHAD
11960002000	DOREL PROPERTIES LLC
11961000000	FLINT, KELLY COMAN LIVING TRUST
11960001000	FRYE, DEAN J & LISA M
11953002000	BRIGGS, APRIL
11953001000	BRIGGS, JANELLE
12211009000	VANDEGRIFT, BYRON F

## Parcels Requested for RAI Designation

### Lacamas Creek Industrial Park Area 2 – Rural Area Industrial

#### Halberg Properties

11415000000	HALBERG, MAX & MELISSA
11410000000	HALBERG, MAX & MELISSA
11413000000	HALBERG, MAX & MELISSA
11414000000	HALBERG, MAX & MELISSA
11411000000	HALBERG, MAX & MELISSA
11399001000	HALBERG, MAX & MELISSA
14790002002	HALBERG, MAX & MELISSA
11399003000	HALBERG, MAX & MELISSA
11399004000	HALBERG, MAX & MELISSA
11399005000	HALBERG, MAX & MELISSA
11390001001	HALBERG, MAX & MELISSA

#### Rainier Properties

11419000000	Rainier Properties LLC
11401000000	Rainier Properties LLC
11402000000	Rainier Properties LLC
11400000000	Rainier Properties LLC

## Background

The Toledo area has deep historical roots in trade, commerce, and recreation along the Cowlitz River. From the days when the steamer *Toledo* transported goods and passengers to the town—the final navigable point upriver—Toledo served as a hub of activity supported by warehouses and river-based commerce. However, with the advent of highways and the decline of water transportation, the area lost much of its port-related economic activity and commercial infrastructure.

In the years since, Toledo and the surrounding Greater Toledo Community have experienced minimal growth. The region continues to face challenges in creating jobs and fostering sustainable economic development. Compounding this issue is the absence of a comprehensive Master Plan that addresses the broader needs of the community beyond Toledo's city limits.

As growth inevitably approaches, it is critical to ensure that it occurs in a deliberate and strategic manner. Without a forward-thinking Master Plan, the area risks uncoordinated and inefficient development that could undermine future economic opportunities.

The group submitting this request sees the proposed zoning designation change as a necessary and foundational step toward responsible planning. It sets the stage for a community-driven Master Plan—one that honors Toledo's heritage while proactively shaping a stronger economic future.

## Justification for FC Designation

1. **Economic Development:** The FC designation will allow for the development of businesses that take advantage of the prime location along I-5. This can bring new commercial opportunities, such as retail, hospitality, industrial businesses, and services, which will boost local employment and tax revenue.
2. **Strategic Location:** These parcels are well-positioned to support the growing demand for highway-accessible commercial spaces. The proximity to I-5 ensures that businesses in this area will attract both local customers and travelers passing through the region.
3. **Compatibility with Local Needs:** The FC zoning will enable commercial and industrial development that aligns with the needs of the local community while maintaining a balance between growth and preservation of the rural character of the area. The development will adhere to design guidelines that complement the surrounding environment.

4. **Infrastructure Readiness:** The area is already supported by basic infrastructure, including road access and some utilities. Communication services are in the process of being upgraded throughout the area.
5. **Benefits to the Greater Toledo Community:** The development of these parcels will provide significant benefits to the local community, including job creation, increased commercial tax revenue, and enhanced services for residents. It will also promote the revitalization of underutilized land, creating a positive economic impact for the county. It will also provide opportunity for growth while maintaining the core historical nature of the City of Toledo.

## Development Potential

The proposed development will prioritize sustainable building practices and incorporate green space, pedestrian access, and landscape features that reflect the values of the Greater Toledo Community.

The FC zoning update for the Lacamas Creek Station (Area 1) and follow on development will lead into a Master Plan that envisions a mix of uses that will serve the needs of both local residents and travelers, such as:

- **Retail:** Providing a variety of goods and services for both residents and passing travelers.
- **Hospitality:** Hotels, motels, or other accommodation options to support tourism and the transient workforce.
- **Dining:** Restaurants, cafes, and coffee shops.
- **Recreation:** Recreational facilities to serve as gathering spots for community members and visitors.
  - **Sports Fields:** Multi-purpose sports fields for youth sports leagues, adult recreation, and community fitness programs. This facility will promote health and wellness in the community while providing a venue for competitive sports events.
  - **Amphitheater:** Public events and entertainment.
  - **Equestrian and Event Center:** A dedicated space for equestrian events, competitions, and community gatherings. The arena will offer a venue for local events such as rodeos, horse shows, and training, which can draw visitors to the area and support regional tourism.

- **Retirement Center:** Facilities and services in the area would provide needed support to a retirement center and Senior Center.
- **Medical, Dental and Pharmacy Center:** A modern medical center to serve the growing needs of the Greater Toledo Community. This facility will provide essential healthcare services, such as emergency care, routine check-ups, and specialty services, ensuring that the community has access to quality medical care.
- **Creation of a Port District:** Provide management of growth within the commercial areas within the Master Plan.
- **Creation of a Mt. St. Helens and Toledo Visitor Center:** As exit 63 is a jumping off point through Toledo to the Mt. St. Helens National Monument and the Mt. St. Helens Institute, a visitor center is greatly needed to educate visitors and direct them to the town and the mountain.

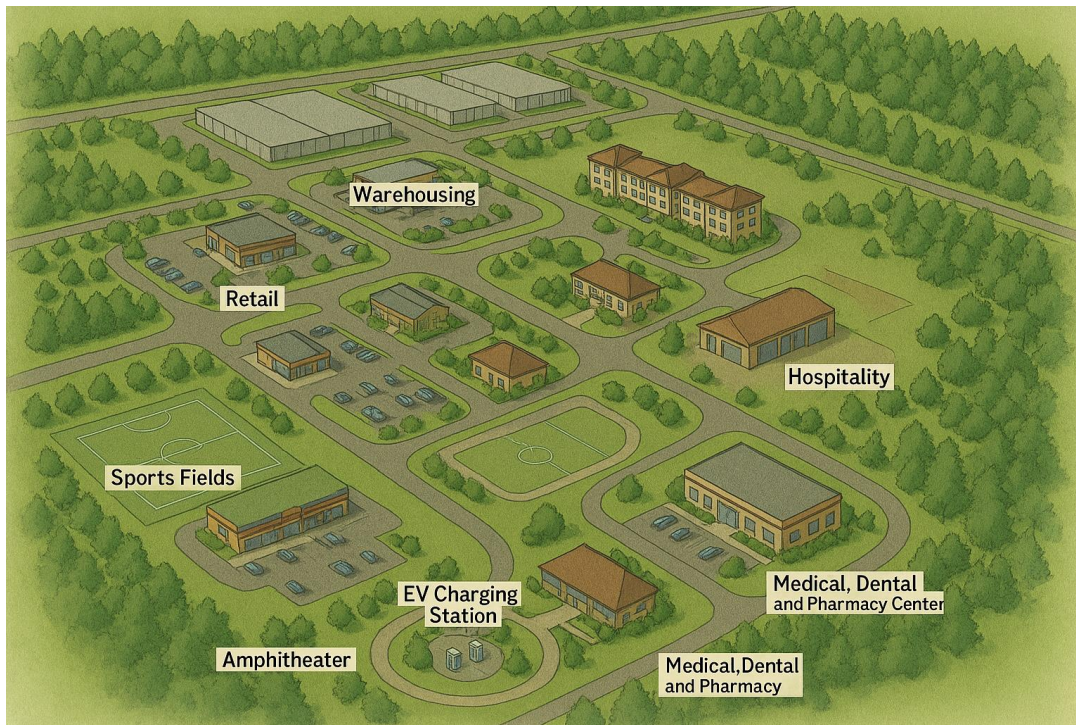
The RAI zoning update for the Lacamas Creek Industrial Park (Area 2) and follow on development will lead into a Master Plan that envisions support for clean light manufacturing (like electronics and assembly work) that will help to provide needed jobs in the local community.

- **High-Tech Industrial:** A designated area for High-tech Industries, including research and development centers, Technology Manufacturing, Warehousing and Clean Energy facilities. This will bring skilled jobs to the region, contribute to technological advancements, and foster innovation that can enhance the local economy.
- **Opportunity to form a Port District:** Provide management of growth in the commercial areas and within a well-defined the Master Plan.
  - **Phase I** – Area 1 and Area 2
  - **Phase 2** – Cowlitz River Waterfront shoreline from approximately 2 miles upstream of the City of Toledo to approximately 2 miles downstream of the City of Toledo
  - **Phase 3** – Toledo South Lewis County Airport
- **Educational:** Vocational training and STEM education resources.



## Conceptual Renderings of Area 1 and Area 2

### Lacamas Creek Station



### Lacamas Creek Industrial Park



## **Next Steps**

If approved, the submitting group intends to begin development of a long term Master Plan for the areas covered by the new zoning with the goal of attracting new investors and developers to the new economic area.

### **Begin Master Plan Development**

- Determine the feasibility and process for creation of a Port District including but not limited to the area in this request
- Define land use, infrastructure needs, and environmental considerations
- Lay out goals for economic development, service, recreation, community and future use
- Identify key areas for commercial, industrial, or mixed-use development
- Identify investor/developer interests and produce an investor pitch deck

### **Stakeholder and Community Engagement**

- Local residents
- Business owners and landowners
- City and county officials
- Transportation and infrastructure entities
- Environmental and tribal stakeholders, if applicable

## **Conclusion**

This request for FC and RAI designation is an opportunity to support the responsible and planned growth of the Greater Toledo Community while ensuring that commercial, industrial, and community-focused development align with both the county's vision and the desires of our residents. The proposed development will foster economic growth, improve local services, and enhance the quality of life for both current and future residents of Toledo and the surrounding areas. Creating these areas will provide economic benefits to both Toledo and South Lewis County while maintaining the historical small-town character of central Toledo and supporting the rural character of the surrounding areas.

We respectfully request that the Lewis County Planning Commission approve these designations for the identified parcels as part of the Comprehensive Plan update.



Thank you for your time and consideration.

Sincerely,

**On behalf of the Greater Toledo Community**

**Lawrence Davidson, Owner, Orion Science and Technology, LLC, 360-490-6415**

**Joe Notch, Owner, River Works, LLC, 206-496-2788**

**John Novak, Owner, Southwest Washington Realty LLC, 360-349-8281**

**Dan Gorton – President / South Lewis County Chamber of Commerce**

May 1, 2025

Mindy Brooks, Director  
Lewis County Community Development  
351 NW North St  
Chehalis WA 98532



Dear Ms. Brooks,

Subject: Lewis County Comprehensive Plan and Zoning - proposed changes to 1/4 acre parcels

This letter is in response to the public notice letter we received regarding amendments to the comprehensive planned map designation(s) or zoning designation applied to property owners in our neighborhood.

We have reviewed the notice and attended the April 22, 2025 planning commission meeting to voice our concerns. As there was no date on the notice that we received in the mail, please provide the date it was written and sent to us. Please provide the specific properties to which the notice applies and the list of property owners to whom it was sent.

According to Lewis County code, the notice of application should have required the placement of signage on affected areas that are clearly visible and readily readable from each right of way that provides primary vehicle access to the subject properties. However, no signs have been posted at any time informing the public or describing proposed plan.

In reviewing the notice, we were directed to open the GIS web map at <https://...> and directed to enter our address into the search bar and use the layered list on the right to review existing and proposed zoning and additional proposals by scanning the QR code. Please be informed that some of the residents in the area do not have the capabilities required to access the documents via the media to which we were directed. Please provide alternative methods to review the documentation.

We of the Brian Drive and Brockway Road neighborhoods, consider the following significant adverse impacts:

- Required improvements to support transportation. The development will have a negative impact on traffic flow.
- Impact on property values
- Intensive development - health & safety issues

- Septic/sewage
- Stormwater drainage
- Lighting
- Habitat

## ROADS

The roads serving the area are narrow and poorly designed and wind around curves as it climbs and descends through the rural community on the ridge. The shoulders are nonexistent with a drop into a two foot drainage ditch on either side of the road and somewhat unforgiving for the inattentive driver. Some residents routinely have their mail boxes taken out by careless drivers and it is not possible to walk or bike safely on the existing roads. The proposal to increase the density of housing will impact the safety of the existing road system, which is currently unsafe due to the amount of traffic. How does the County plan to address the inadequate road system and associated safety issue to upgrade the road system to handle the increase in traffic as a result of planned higher density in our rural area and at what cost to current residents?

## HUMAN WASTE

Currently the lamired community is not served by a sewage system and relies on individual septic systems at each residence. The soils are typically clay and due to the hilly terrain septic systems are often perched on a slope. The result can be sewage bleeding from one property into a lower neighboring property especially during or after a heavy rain storm. Unfortunately, this situation is increased by a defective or failing septic system and Reducing parcel size to ¼ acre and reliance on individual residential septic systems to handle human waste will exacerbate the problem going forward. This has the potential for a serious health and safety issue that will not go away and will become more problematic as a community grows. How does the County plan to address the short and long term health and safety needs of the residents as the parcel size is significantly reduced to increase the density of the housing by promoting smaller parcel size? What happens to those parcels that cannot accommodate a functional septic system and drain field?

## STORM WATER AND TERRAIN

As much of the LAMIR community is situated on a ridge the handling of storm water runoff is an important issue. Subdividing the property size into small ¼ acre lots will increase the percentage of the property that is covered in impervious surfaces such as buildings, patios and grav-

el or paved driveways. The result is increased run off of storm water. In addition, due to the small parcel size and sloping terrain, the construction of a house will require engineering studies to ensure structures are properly designed for the site on which they are constructed. How will the County ensure storm water is properly handled and ensure the building not only meets code but also adheres to rigorous standards for houses built on small sloping sites?

#### FIRE STATIONS

The nearest fire station is several miles away in either Chehalis or Centralia. How does the County plan on providing fire protection capabilities inside the more dense development that will result from significantly decreasing parcel size?

#### PLANNING

A well planned community requires thoughtful planning and design and should take into consideration all aspects of human needs and safety including roads, fire and police protection, storm water run off, lighting, etc. Simply decreasing parcel size without considering all the associated adverse consequences does not and will not accomplish the goal of creating a livable and comfortable community. More houses sandwiched between other houses will not accomplish that goal in a rural community. While the reduced parcel size may meet the desires and benefit of developers, there will be significant adverse impacts on the existing residents in our community. There are many questions that need to be addressed before approving the proposal. Without addressing these concerns, the proposal to increase the density of the housing in our rural area will just create another poorly designed , problematic and dysfunctional community in a rural area. **Therefore, we are opposed to the proposal to reduce permitted parcel size to ¼ acre.**

Thank you for your attention and consideration of our comments.

Sincerely,

Brian Drive and Brockway Road Neighborhoods

**May 5, 2025**

**To: Lewis County Planning Commission**  
**From: Packwood Subarea Plan Community Advisory Committee**

**Re: Testimony on Master Planned Resort and Rural Residential Centers Zoning Proposals**

Dear Commissioners;

Thank you for considering the Community Advisory Committees (CAC) testimony on two proposals that, although outside the Subarea Plan boundary, do impact Packwood.

The CAC has worked with staff since 2022 to develop the Packwood Subarea Plan that was adopted; and now the proposals before you for the Urban Growth Area (UGA) and zoning within the Subarea Plan boundary. The CAC feels that this is the best approach for Packwood to manage and direct the development that is already happening and is likely to increase.

The CAC has not been involved in preparing the zoning proposals for areas outside of the Subarea Plan boundary. Those include the staff-proposed application of a Master Planned Resort (MPR) overlay to land on Thompson Road, and the reclassification of the Rural Residential Centers (RRC) minimum lot size allowances for the High Valley, Goat Rocks and Timberline neighborhoods. The CAC supports the application of MPR and requests an extension of that designation. The CAC opposes the reduction in minimum lot size allowances for the neighborhoods near Packwood. The rationale for each is offered below.

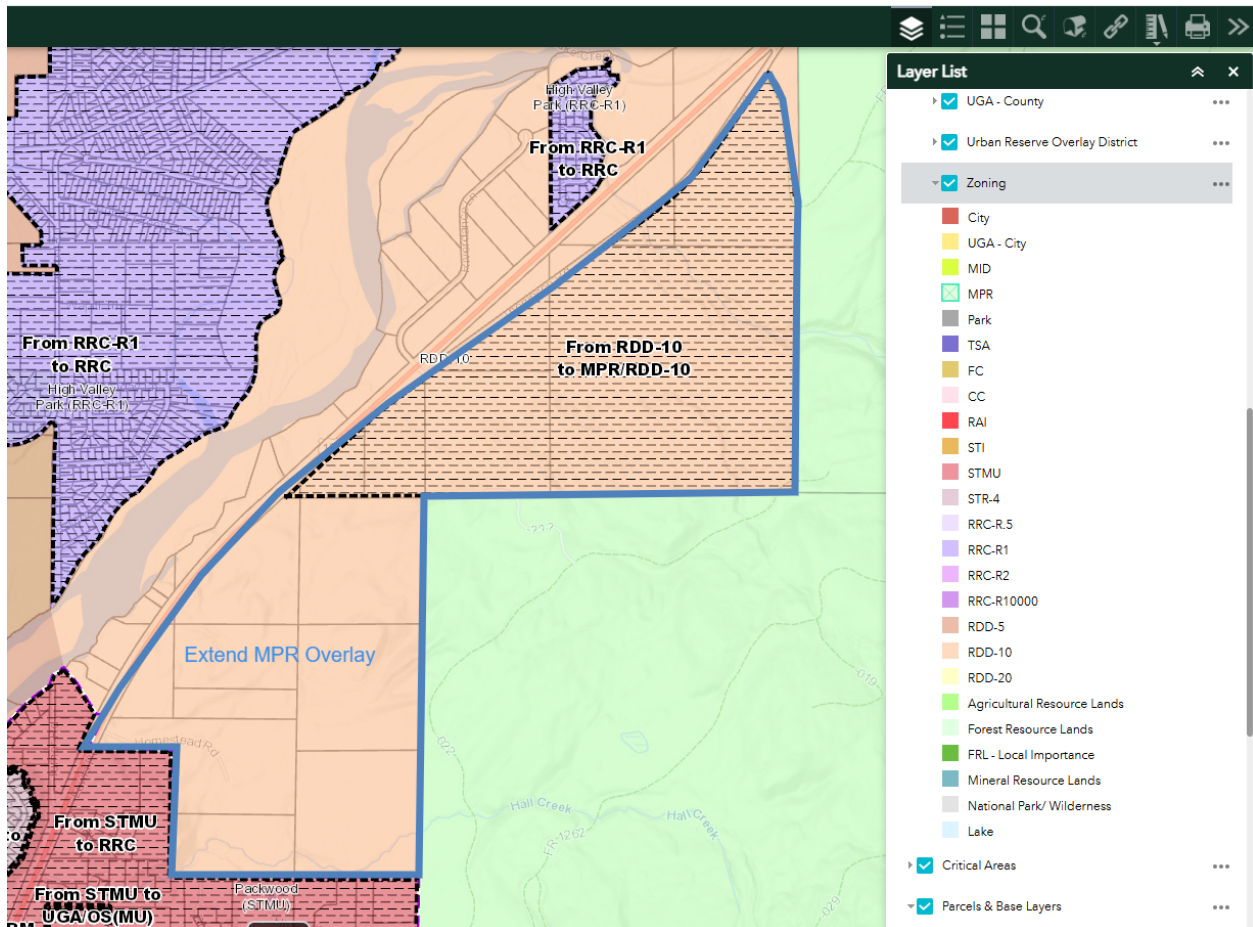
#### Master Planned Resort

The property located east of Highway 12, from the edge of the Subarea Plan boundary north to the intersection of Thompson Road and Highway 12, shown in Map 1, is currently zoned Rural Development District (RDD-10). In addition to residential uses, RDD-10 allows commercial uses including hotels, motels, RV parks and campgrounds, restaurants and event centers ([LCC 17.42, Table 2](#)). Under RDD-10, each individual lot could be developed with these commercial uses, without coordination with other developers or consideration of cumulative impacts.

Requiring a master planning process means that all of the property owners within the MPR overlay must coordinate if they would like to develop commercial uses. The two property owners would have to propose a single Binding Site Plan for all the MPR property that addresses on-site sewage and water, as well as cumulative traffic impacts. In addition, the MPR requires that 40% of the land remain in open space – a requirement that is not part of RDD-10 development.

The CAC recommends that the MPR overlay be expanded to include all of the RDD-10 land to the Subarea Plan boundary, as shown in Map 1. This would include a total of three property owners, with most of the land owned by the Squaxin Tribe. This would ensure a coordinated development plan and the greatest opportunity for open space protection.





**Map 1: Master Planned Resort Recommendation**

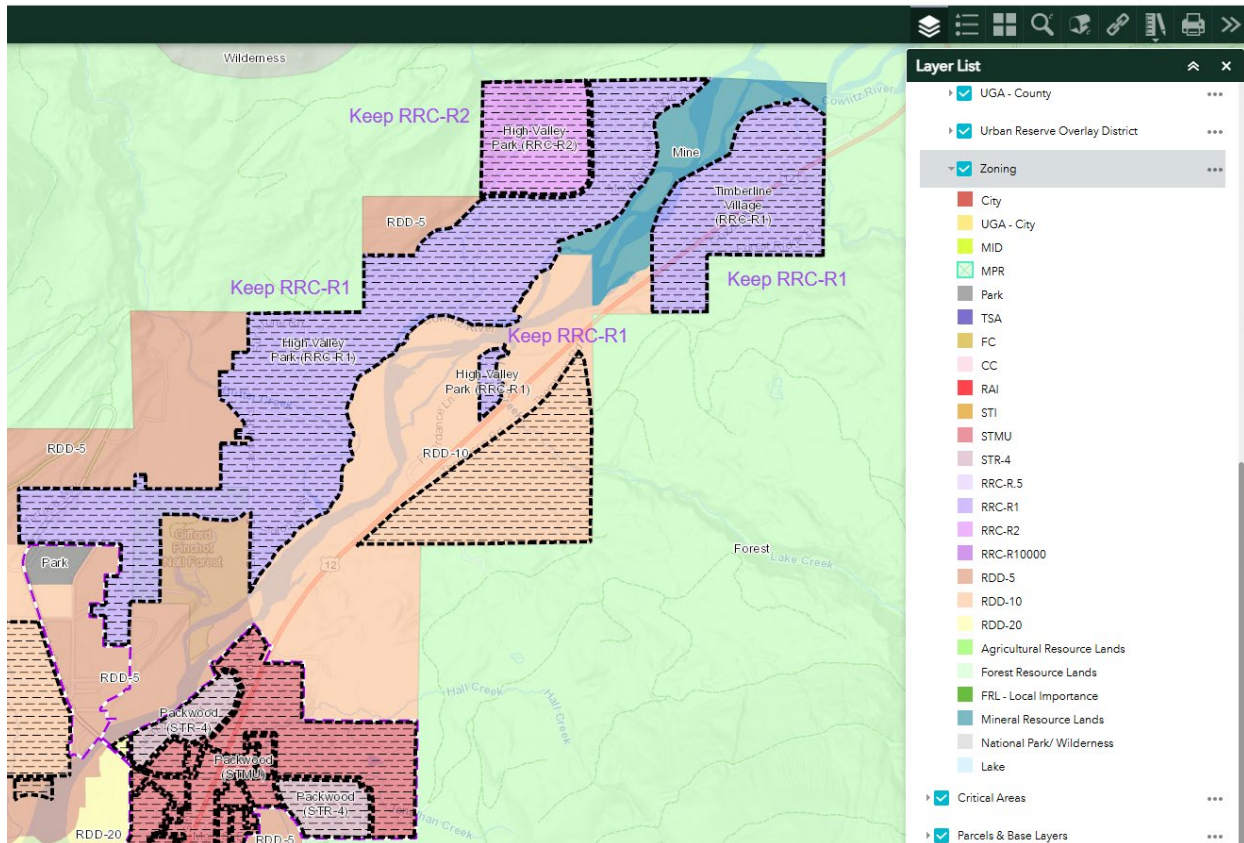
### Rural Residential Centers

The CAC understands and supports the overarching approach proposed by staff to focus new population growth in neighborhoods where higher density of housing already exists, which are the RRCs. However, the circumstances in the Packwood area are different than anywhere else in Lewis County.

The goal of the Packwood Subarea Plan, and proposed UGA and zoning, is to focus growth and development along Highway 12. The plan creates sufficient capacity in the UGA for new housing to accommodate population growth; and the upcoming development regulations will further support housing in the area to be served by sewer. Adding housing density in the outlying neighborhoods is not necessary and antithetical to the goal of focusing growth within town along Highway 12.

In addition, new single-family houses and ADUs in High Valley, Goat Rocks and Timberline are likely to be vacation homes and/or Short Term Rentals (STRs), not housing for residents. Nearly half of the STRs in Lewis County are in the Packwood Area, particularly in these neighborhoods. Allowing additional density will result in more STRs, exacerbating the issues that are already occurring including risk of septic failure, noise, garbage and risk of wildfire due to visitors not knowing or obeying the local burn bans.

The CAC requests that the Planning Commission recommend that the BOCC exclude the RRC neighborhoods of High Valley, Goat Rocks and Timberline, as shown in Map 2, from the minimum lot size allowance reduction and retain the existing minimum lot size allowances of one and two acres.



Map 2: High Valley, Goat Rocks and Timberline Rural Residential Centers

Ronn Schuttie  
Owner  
333 2nd St West  
Onalaska Wa

I participated for the last year on the CAC for the Onalaska Community

Importance of Growth! In 1946 when my Dad graduated from Onalaska High School there was less than 2 million people in Washington, now we have over 8 million. UGA time period is 20 years, so another 2-3 million will be added to our State. The reason we are hear tonight.

Some facts that we really didn't make decisions off of - The current Lamrid(Proposed UGA) is approx. 300 acres which 80 acres is School property, 35 acres is stream buffer, 25 acres commercial/and Industrial and approx. 20 acres in road and alley R/w. This leaves approx. 140 acres for residential and small businesses. Approximately 50 % of current residences are original Carlisle houses or remodeled. Many Carlisle home still exist in the County such as most residences in Salkum. Not much change since 1919 when Onalaska was created actually a reduction in size.

The established sewer and water District has the capacity to add an additional 250 or so sewer hookups. Water hookups are actually controlled by water rights thru the Dept of Ecology. They have varied mostly being reduced over the years. The aquifer is from Mt Rainer and has much additional capacity based, off of DOE approval. So additional acreage added to the current LAMRID is an option, the current Sewer and Water District boundary is near 700 acres.

I, like most on the CAC are comfortable with the way Onalaska exists today and change becomes a personal choice. I'm not familiar with the direction the County/State or Federal Growth policy's direct you. I assume UGA is focused on Growth not stagnation.

Decisions should consider available unoccupied space for things such as town houses, tiny home villages, the right for personal choices, Barn animals or the right to burn brush and organic debris on your property, the original design confinements established in 1919 such as the existing 20-30 ft road R/W's not the blind 60 ft R/W applied to new development. The current area west of Lenard and south of 508 as high density residential has standing water from December 1st thru March 30th, these physical limitations need to be considered in your decisions.

So the easy decisions are for little change the difficult decisions will need to address are actual future social pressures.



My Family moved to Ethel in the 1880's with my Dad, son and myself graduating from Onalaska High. I helped in tearing down the Carlisle Hotel and Mill Office finding my Grandads pay stubs in the safe. Currently 4 double wides sit their north on Central near the School property. I remember Mr Dow finding 6 silver dollars when the Carlisle Theater was tore down for the Twinstar Credit Union. I may not prefer change but I expect it, that's just life.

You are now aware of CAC personal preferences and now I expect the big picture decisions from you.

Ronn Schuttie

Date

Lewis County Planning Commissioners,

My name is

Delia Wood

My address is

112 Cedar St.

My history in Packwood is

I am writing today to raise my voice against:

- The proposed Urban Growth Area designation for Packwood
- The Master Planned Resort on Thompson Road
- The Zoning Changes in High Valley
- The Packwood Sewer Project

These proposed changes are dependent upon installation of a sewer system in Packwood. **I am against the sewer system installation** because it was started purely for commercial growth and will not benefit Packwood residents. Many residents who would be required to hook into the system will be financially burdened to the point that some will have to sell and leave the area. The annual water quality reports provided by Lewis County Water District 3 show that our ground water is not being contaminated, therefore, the river is not being contaminated. However, installing a sewer system drain field in close proximity to Hall Creek might contaminate the river. Some of the Mill land is contaminated from Mill operations and much of the property is covered in asphalt. Improvements to individual septic systems and development of smaller community systems would have less impact on the environment and would be less expensive and less burden on the community.

**I am against the Urban Growth Area designation for Packwood.** Packwood is a rural community. It always has been. We are 150 miles round trip in either direction from a major highway. This area is not Urban, no matter what you call us. We live here because we choose to live a rural life despite the difficulties. Development this far from a major highway will always be very expensive. Continued development in Packwood without the appropriate controls will not address our housing crisis. You CANNOT build your way out of a housing crisis. Development and building without the proper controls are not the answer. Multi family housing will simply become short-term rentals or vacation homes just like over 70% of the properties in Packwood unless the proper controls are in place first.

Lewis County does not have the money to provide the appropriate infrastructure for Packwood. The growth that is likely will be in tourism. We are already being overrun by tourists more every

year. Lewis county continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area.

Packwood is not like Onalaska. Please do not lump us in with Onalaska to save money. Please look at Packwood as the unique Rural Recreational Community that it is. Please study Rural Recreational Communities in the US and around the world to gain some insight into how to plan and develop in these unique places.

**I am against the proposed Master Planned Resort.** Packwood is already overrun by tourists. This Master Planned Resort would not benefit Packwood residents. In fact, we might not even be able to use facilities built there. But the more important point is that the Packwood Subarea Plan Community Advisory Committee, back when the committee was still a large, representative group, said NO to the idea of a Master Planned Resort. This idea should not even be addressed again. The committee representing the community spoke.


The businesses in town have barely enough employees to stay open. This resort would not only pull business from every small business in town, but it would also compete for employees. Bringing this resort up again after the committee said no feels like Lewis County is exploiting Packwood for their own financial gain.

I am against the zoning proposal for ~~High Valley~~. The proposed area was set aside by the Community Advisory Committee as land that could be zoned with higher density in the future if Packwood grew. Even though the population of Packwood is not expected to grow any time soon, this proposal is being pushed forward against the wishes of the community representatives.

My final point is that I believe the county should take a step back. With the failure of the sewer system funding, continuing to spend planning funds in this way seems irresponsible.

Thank you.

Your Signature

A handwritten signature in blue ink that reads "Delia Wood". The signature is written in a cursive, flowing style.

May 5, 2025

Lewis County Planning Commissioners,

Our names are; William and Traci Owens  
(Representing generations of Packwood residents!!!)

Address is 157-22 Willame St W, Packwood, Wa 98361

Our history here in Packwood is...

William...Here's a very short part of it.

Multi generation resident for 66+ years! My relatives were some of the earliest settlers here in Packwood and Randle! My father, mother, grandparents, and multiple great great grand parents and aunts uncles and cousins have resided in this valley for many many years. Our families ancestors are in the museum here in Packwood just to name one aspect of how deep my roots go here. I've lived here all my 66+ years and raised my family here. My children grew up here and attended school here! My son still lives here in Packwood and values the fact that he has so much family history here! My girls and grandkids love being able to come visit often and enjoy this beautiful area!

I started out after high school learning the ropes in the woods logging! I've done multiple jobs in the logging field over all these years, logging is my first love for sure! I worked at PLS Lumber once not long out of high school and again in 1990 until they shut down. Then I went to work in the city working construction driving daily to my job to support my family. I did this for over 22 years until I retired in 2021. I made that sacrifice because I love where I lived and didn't want to live in the city...so I drove a lot!

Traci...

I started coming to Packwood in approximately 84-85 to see my dad who owned the gas station across from the school. I was here often to see him and my step mom and her kids. Then in 1981 I met my now husband, next month we will have our 41st wedding anniversary. Over these years I've worked at many of the business' here in Packwood and raised our 3 kids here. They attended school here which I was very involved in while they were attending K-12th grade. I've been a member of the Improvement Club and involved in multiple groups etc in town over these many years! I've grown to love this town and it is HOME to me! I'd love to know that we would be able to enjoy living here for the rest of our lives too.

I'm writing this letter today to voice my opinion **against** the following:

- The proposed Urban Growth Area designation for Packwood
- The master Planned Resort on Thompson Rd
- The zoning changes in High Valley
- The Packwood Sewer Project

The proposed changes are based upon installation of a sewer system in Packwood. **I am completely against the sewer system installation**, this subject has been discussed sooooo much over the past 25 years here! Immeasurable amounts of grant money has been spent on this and it always fell short of actually a doable solution. This subject has been started and pursued and pushed for purely for commercial growth and will not benefit us the residents of Packwood!!! Many residents who would be "forced" to hook into this system will be financially burdened to the point than many will have to sell and leave the area! Lewis County Water District 3 annual reports show that our ground water is NOT BEING CONTAMINATED, meaning the river is not being contaminated either! But, installing this "system drain field" in such close area to Hall Creek might indeed contaminate our river. Much of the Mill land is contaminated,

from operations at the mill over that period of time and now that land is covered in asphalt. I clearly remember how many times the mill had to pay “huge” fines due to contamination found on the property! Septic systems and creating smaller community systems would have lots less impact on our environment and less financially burdens on our community and residents!

**Am STRONGLY against the Urban Growth Area designation for Packwood!!!** Packwood has always been a rural community area...always! We are 2 hours in any one direction from any large town or highway! This makes us RURAL NOT URBAN no matter what! Living here is a choice for our family, we choose to live in a rural community in spite of the difficulties of not having all the amenities right next door. Development in Packwood without the necessary controls will NOT solve our housing crisis!!! Building more doesn't magically FIX the housing situation! The answer is NOT MORE DEVELOPMENT!!! Over 70% of the properties in Packwood are vacation/Short term rentals right now, and all these changes will not change this at all, it will in fact make it worse! People working here in Packwood cannot afford to rent here because they are all short term rentals AND they cannot afford the giant rental prices “IF” they can even find one. This would be a devastating move on Lewis County's part for sure! This is not taking a responsible approach to Packwood and what is best for all! We've already seen negative impact to our community and our town! It saddens us as a long time Packwood family to see this happening here! Pure greed is happening here and it is running rampant sadly!

Lewis County isn't in a financial state to be able to provide the appropriate infrastructure for Packwood! The only growth we will see is tourism, and that isn't sustainable at all! Our community is already being over run by tourists more and more daily! I am aware of the fact that Lewis County has continued to promote tourism in Packwood because of the tax dollars that come from it! Packwood doesn't benefit from those tax dollars at all! Meanwhile our taxes etc keep going up and up and up! Tourist dollars don't pay for roads, schools, public toilets, public trash cans or public parking. (Which all is out of control here on a daily basis!!!). Maybe those things are needed but Lewis County will not provide those items even IF we are an Urban Growth Area!!!

Packwood is not like towns closer to the freeway, like Onalaska etc! Please look at Packwood for what it is, it is a Rural Recreation Area, always has been and that's how it needs to remain! We are already seeing so much of what we have always loved here changing and going away! This makes us extremely sad and it shouldn't be this way at all! Do some studying on rural recreation areas around the United States and gain some knowledge and insight as how to plan and develop these areas without pushing the residents who love it here OUT of their homes like I see happen here daily! We don't want all this growth! We want our town back!

**I Am also against the Master Planned Resort!!!** We are already being overrun by tourists daily!!! Nothing about this plan will benefit our residents! I'm sure we wouldn't even be able to access this facility! I do know that while the Packwood Subarea plan group was still a large group that they voted AGAINST THIS IDEA!!! This shouldn't even be a topic of discussion right now due to that fact! The committee representing the residents spoke to this subject, and the answer was a strong NO! This needs to be upheld and honored! We do not need a resort here in any fashion!!!!

The establishments, albeit such a small number now days, here in Packwood over the past several years are constantly short handed for employees due to no rentals and no one new moving here as a permanent resident. We use to know almost all of the employees etc at the business' but not anymore! What would happen to our very short list of business' here if there was a resort here? They would probably have to close, thus the resort owners having a

monopoly on business here! Not good at all! Lewis County bringing up this resort after the voice of the people have spoken is a slap in a face! Just telling us that the county doesn't care and is using this resort for their own financial gain! Packwood has spoken and we said NO!!!!

**I am against the zoning changes proposed for High Valley too!** This area being set aside by the community advisory committee to be zoned with a higher density in the future if Packwood grows...Even though the population isn't expected to grow any time soon, this is again being pushed forward against what the community representatives wishes! This is not the way to treat our area! Please stop this insanity!

I'm going to end this by saying, we are long time family residents here and now on a fixed budget! With EVERYTHING FROM GAS/FOOD/TAXES raising sky high it won't be long at this rate that we will be forced out of here. Lewis County needs to step back and re examine what your doing here!!! The funding for the sewer is now a failure! Continuing on this train wreck is completely irresponsible and wreckless as our officials!!! (Just as looking at spending 2? Million more on the airport here!!! Really? That is a insane amount of money for a air strip that has minimal traffic here!!! The numbers were fabricated to get \$\$\$'!!). Please for the future of Packwood and many other Rural Recreation Areas in our country, DO THE RIGHT THING!!!! Think with your heart and head and not a bottomless budget from taxpayers!

Please keep Packwood Recreational NOT Urban Growth!!!

The people have spoken!

Thank you,

William Owens

Traci Owens

Lewis County Planning Commission  
c/o Lewis County Community Development Department  
125 NW Chehalis Avenue  
Chehalis, WA 98532

May 5, 2025

RE: Packwood Subarea Plan  
Packwood UGA  
Countywide Rezoning Efforts

Dear Commissioners,

I am a full-time resident of Packwood. My family relocated from Olympia to Packwood during late 2020, and I am an original member of the Packwood Subarea CAC. My husband and I are also small business owners, own a long-term rental, and are developing property all here in Packwood. Professionally, I have been a land planner for over 20 years, and have worked for several agencies and engineering & surveying firms. I am also part of Livable Packwood, and I founded the Livable Packwood Pantry, the Packwood Community Garden and the Livable Packwood Winter Giving Tree. My family is invested in Packwood, both in the short and long term.

The “feel” of Packwood has evolved in the last 30 years – from a thriving timber-based town to a bustling tourism-based, seasonally-impacted gateway community. Post-COVID, general awareness of our proximity to White Pass, Mount Rainier, and the Goat Rocks and Tatoosh Ranges has resulted in a tourism explosion in our small mountain town. Our rural existence is being taxed constantly by a massive influx of visitors during the summer and winter months – a lack of public restrooms, garbage cans and law enforcement is a constant concern among full-time residents. It is assumed that East Lewis County has more “transient accommodations” (LCC 17.100.200 “T” definitions) per capita than any other location in Lewis County – including single-family homes used as short-term rentals. Many residents are now unable to afford to purchase land or a home because these units are being purchased for use as vacation homes or investments for business opportunities. The lack of reasonably-priced homes, coupled with skyrocketing property taxes, lack of jobs that pay more than a living-wage salary, and lack of supportive services (daycare, pharmacy, in-home healthcare, etc.), many – including life-long and/or multi-generational residents of Packwood – are being forced to relocate.

The Packwood Subarea Plan is an attempt to manage future growth and development of our town by focusing new commercial development to the areas immediately flanking Highway 12 and the former mill site, and adding higher-density residential zoning to encourage additional residential units. Because home ownership is unattainable for many of our living-wage earners in Packwood, I believe that the best way to provide housing is with the addition of multifamily housing opportunities. Per the Subarea Plan, approximately 107 acres of the former mill site will be designated for residential

purposes (15 acres of RH, 56 acres of RM, 36 acres of RL based on information provided by Mindy Brooks, Community Development Director). Even developed to the minimum density, this would provide an additional 630 dwelling units. The 2045 Population Allocation anticipates an additional 290 residents for our area. Even with the influx of seasonal workers, development at the Mill will adequately accommodate the residential needs of our community.

<u>Proposed Zoning Designation</u>	<u>Density Requirement</u>	<u>Acreage at Mill Site</u>	<u>Minimum</u>	<u>Maximum</u>
RL	4-6 du/ac	15 ac	144	216
RM	6-10 du/ac	56 ac	336	560
RH	10-16 du/ac	36 ac	150	240
		107 ac TOTAL	630	1,016
		acres for residential units	du	du

I am **not** in support of the County's current proposal to rezone much of the Packwood LAMIRD area to a single RRC designation, which would allow for a minimum of quarter-acre lots. Per LCC 17.95.010, Rural Residential Centers (RRC) "are areas in rural Lewis County which historically had development and facilities at densities and intensities greater than rural development..." The previously platted communities of Timberline, Goat Rocks, High Valley, Trails End and Skate Creek Terrace meet this requirement. However, there are many larger parcels in between these communities that are either undeveloped or contain individual wells and on-site septic systems. Additionally, many of these lots are constrained with various critical areas – including, but not limited to, flood zones, CMZ, steep slopes, wetlands/streams, and associated buffers and habitat. I believe that these areas must be protected to the greatest extent possible, and should remain zoned for 1 dwelling unit per 5 acres or 1 dwelling unit per 10 acres, as currently identified.

Additionally, I believe that the Resort Master Planning overlay that is proposed in the Thompson Road area east of Packwood should **not** be included in the current Comprehensive Plan update process. The residents of Packwood have not been given sufficient opportunity to educate and inform ourselves of the potential consequences of this change. The concept of zoning to allow for a resort at this location was briefly discussed by the Subarea CAC several years ago, but was abandoned when the geographic focus of the subarea shrunk to the current boundary. As representatives of the CAC, we were not informed that this proposal was going to be included in the 2025 Comprehensive Plan update.

However, I do think that a Master Plan overlay at the Mill site is necessary to allow for a visually and functionally cohesive mixed-use development. This is arguably the largest and most impactful development that has been proposed in the Packwood area in recent history. I believe that we need to anticipate the development potential and provide specific, guiding regulations to ensure the highest and best use of this area.



I believe that the designation of Packwood as an urban growth area will allow for increased funding for our community, including traffic/sidewalk safety along Highway 12, and other infrastructure and improvements required to support continued tourism.

Thank you for the opportunity to provide comments to the Planning Commission.

A handwritten signature in black ink, appearing to read 'Kim Pawlawski', with a stylized, cursive script.

Kim Pawlawski  
209 Crescent Beach Drive  
Packwood, WA 98361

**From:** [Kathy Tennyson](#)  
**To:** [Mindy Brooks](#)  
**Subject:** public comment  
**Date:** Tuesday, May 6, 2025 6:18:11 PM

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You don't often get email from ktennyson10@yahoo.com. [Learn why this is important](#)

Lewis County Planning Commission

Mindy Brooks, Senior Long-Range Planner

[mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)

Re: comments on the proposed plan

To: Mindy Brooks and the Board,

First, I want to congratulate Mindy and the Board on your hard work to bring this plan forward. This is not an easy task with so many stakeholders and regulations to consider and you have obviously worked hard on this project.

I do have some concerns and suggestions, which I hope will make your jobs easier.

You will have to carefully consider and implement the information from Futurewise. However, while they highlight mandates, they do not provide suggestions on implementation. Here are my suggestions.

The basin has an aquatic species plan, work is in progress on a flood control plan and the Chehalis Basin board is working on basin-wide plans. Becoming familiar with plans from the Chehalis Basin Board, the LAND Committee, The Chehalis Basin Partnership as well as Tribal goals and plans might help this Board develop a plan which will be more inclusive and acceptable to more stakeholders. While staff may not have time to make these connections, Board members could take on this responsibility and bring pertinent information back to staff and the entire Board.

Asking for feedback from groups earlier in the plan development might be helpful. For example, sending a portion of the plan to the above-mentioned groups and asking for feedback should help to decrease roadblocks as you get nearer to completion of the plan. Also, there might be other groups that you would want feedback from. The more inclusive the process is, the more acceptance of the final product should be. Working with the groups mentioned should strengthen your plan.

I am particularly interested in the health of our rivers including aquatic species and fish, and the flora and fauna of our forests. I participate with the Lewis County Conservation District, the Friends of Seminary Hill, The Chehalis River Basin Land Trust, and attend meetings of the Chehalis Basin Partnership, and The Chehalis Basin Board. All that I have learned from these organizations convinces me that reaching out to pertinent groups will strengthen your plan and make it much more relevant and up to date.

Thank you again for all your hard work.

Sincerely, Kathy Tennyson, Lewis County resident

[ktennyson10@yahoo.com](mailto:ktennyson10@yahoo.com)

**External Email - Remember to think before you click!**

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May 6, 2025

Lewis County Planning Commissioners

Dear Commissioners:

My name is Xander Homan. My address is 128 Woodland Lane, Packwood. My father and my grandmother also live in Packwood.

I am writing to tell you that I do not support:

- The proposed Urban Growth Area designation for Packwood
- The Sewer System in Packwood
- The proposed Master Planned Resort
- The proposed density increase in High Valley

Packwood is an extremely remote vacation community and we struggle to staff the businesses that serve the tourists. The county does not provide enough services to meet the needs of the tourists. We had so many people asking to use the toilet when I worked at the hardware store that we had to put up a sign. Tourists are constantly dumping their trash into other people's bins or dumpsters. Every Flea Market, local citizens and non-profits pay thousands of dollars to pay for trash removal and toilet service. Making the proposed changes would not provide funds to pay for toilets, trash, parking or county road improvement because tourist tax dollars are restricted. Lewis County can't keep Packwood in good shape now, these changes would only make that situation worse.

I don't believe the county is meeting the intent of the Growth Management Act by placing an Urban Growth Area designation on Packwood. The Act states that Urban Growth Areas should be placed where there is already Urban Growth. That is the case in Onalaska but that is not the case in Packwood. Packwood is different from Onalaska for many reasons. Three of them being affordability, livability and remoteness.

The sewer system is not necessary in Packwood because we are not contaminating the river. We use Lewis County Water District 3 water and their annual water reports are extremely good. The sewer system would not serve High Valley which is the area nearest the river and with the greatest potential for failed septic systems. This system would only serve 100 residents/businesses and the burden on each individual would be immense. The location of the drain field at the old Mill site in close proximity to Hall Creek and where there is contaminated soil, is a greater risk to the river than our current situation.

I do not support the Master Planned Resort because we already have a resort in High Valley that the rest of the community cannot use. This new resort would be restricted from most local residents and would take away the very few employees we have to staff the existing businesses. I heard that one of the reasons Lewis County is pushing this Resort is to increase attendance in the Park. Rainier National Park is already over run and unable to handle their current level of tourists. To the point that they had to go to timed entry. I also know that the Subarea Plan Community Advisory Committee voted against a Master Planned Resort almost three years ago. The Commission should not be able to override that vote.

I do not support the increase in density in the High Valley area. I know the area proposed was set aside by the Subarea Plan Community Advisory Committee for an increase in density in the future. Lewis County does not predict significant growth for Packwood in the future so why has this density increase been proposed now?

You cannot build yourself out of a housing crisis. Packwood is definitely in a housing crisis but if building could solve that problem, Aspen, Colorado would not have a housing crisis. If you make these changes to Packwood, the new homes built, even if they are multi-family, will only serve the tourists because they will be used for short-term rentals, not long-term rentals. We need homes for the employees of the ski area, the park and the national forest as well as the local mills. These houses will not serve that population.

Thank you,

Xander Homan

May 7, 2025

Lewis County Planning Commissioners

Dear Commissioners:

My name is Teresa Fenn. My address is 118 Woodland Lane, Packwood. I am a full time resident and my family has three generations here.

I want to provide testimony, one more time, to raise my voice against what the county is planning to do in Packwood.

I do not support:

- An Urban Growth Area designation for Packwood
- The Packwood Sewer Project
- The proposed Master Planned Resort
- Higher Density in High Valley

I was a member of the Packwood Subarea Plan Community Advisory Committee and I am one of the founding board members for an affordable housing non-profit here in Packwood called Livable Packwood. We fashioned ourselves after and named ourselves after Livable Hood River. For three years I have researched and studied Rural Recreational Communities (also called Gateway Communities) and the unique problems they all share. I have more information than most on what works and what does not work in these unique communities. As a member of the Community Advisory Committee, I shared this information with the committee as we prepared the Packwood Subarea Plan.

I am from Colorado and have seen what happened to Rural Recreational Communities around the state over the last six decades when the balance tipped and vacationers ultimately outnumbered local residents and a serious housing crisis began. COVID and the increasing popularity of short-term rentals served to turn a bad situation into a crisis. There are examples of this phenomenon around the world. Packwood is suffering deeply because of this situation. If Lewis County does not take a step back and gain some knowledge regarding these unique communities and how to plan for a successful future, you will seal Packwood's fate by setting us on the path to become another Rural Recreational Community struggling to meet the needs of the tourists at the expense of the local residents. McCall, Idaho has to bus employees in from Boise to work at the local grocery store. They ride that bus for 4.5 hours every day!

Packwood is an extremely remote community and development and building will always be expensive. Nothing built here will be affordable. Unless controls are put on building and who can buy and what they can do with their property, everything built here will be expensive and

will sell to the person willing to pay the most. Even multi-family construction is likely to become luxury condos purchased by wealthy skiers if appropriate controls are put into place.

Packwood is so far from the city that it is more expensive for Lewis County to do work in Packwood than any other community in the county. Applying an Urban Growth Area to Packwood does not make sense. Applying one to Onalaska does make sense. The commissioners need to step back and take a good look at the drastic differences between these two communities.

Lewis County does not project significant growth in Packwood in the near future. I don't understand why the county is trying to push these significant changes. Changes that will be very difficult to reverse.

Please take a look at all of the stand-alone Urban Growth Areas in the state. You will see that none of them are remote. Packwood is the very definition of a community that should not become an Urban Growth Area.

Thank you for your time and attention,

Teresa Fenn

May 7, 2025

Dear Lewis County Washington Planning Commissioners:

My name is Kait Foster. I live full time in Packwood at 128 Woodland Ln. My Boyfriend, his son and Mother all also live in Packwood. I have lived in Packwood since 2019. When I first moved to Packwood I was renting a tiny house in High Valley, at a very affordable cost. Unfortunately, like most long term rentals, the property owner decided to sell for top dollar after Covid and the new owners wanted to turn the tiny house into a short term rental. This meant I had to find another home. At this point if you could find a long term rental, it was likely to be a small loft or studio space for more than double my previous rent. This has been the case for many families and seasonal workers. Locals leaving the area due to rising costs and a housing crisis puts strain on the local workforce, having a negative impact on local (especially small) businesses.

I am writing to you today to raise my voice against:

- The Packwood Sewer Project
- The proposed Urban Growth Area Designation for Packwood
- The proposed Master Planned Resort
- The proposed Zoning Changes for a portion of High Valley

I am against the sewer system installation because it will not benefit most Packwood residents and is purely for commercial growth. Many residents (who would be required to hook into the system) will be financially burdened to the point that some will have to sell and leave their homes. Lewis County Water District 3 provides annual water quality reports that show that our ground water is not being contaminated, therefore, the river is not being contaminated. Installing a sewer system drain field in close proximity to Hall Creek might contaminate the river. Portions of the Mill land are contaminated as a result of past Mill operations, and much of the property is covered in asphalt. Improvements to individual septic systems and developing smaller, community-based water-waste systems would reduce environmental impact, would lower costs, and lessen the burden on the community.

I am against the Urban Growth Area designation for Packwood. Packwood is a rural community. We are 150 miles round trip in either direction from a major highway. This area is not Urban. Most live here because we chose to live a rural life despite the difficulties. Development at such a distance from a major highway will always involve significantly higher costs. Continued development in Packwood without the appropriate controls will fail to address our housing crisis.

Without proper regulations, multi-family housing will likely become short-term rentals or vacation homes just like over 70% of the properties in Packwood have.

Lewis County lacks the financial resources to provide the appropriate infrastructure to support growth in Packwood. The growth that is likely will be in tourism. Lewis County continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from the tourist tax revenue generated in the area. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area. Please look at Packwood for what it truly is, a unique rural community and recreational destination with distinct needs.

I am against the proposed Master Planned Resort. Packwood is already overrun by tourists. This Master Planned Resort would not benefit Packwood residents. It's important to recognize that the actual advantages to Packwood residents may be minimal- or even nonexistent. There is a strong possibility that local residents would not be granted access to the resort's facilities and would primarily cater to outside visitors of higher income. Then we are left bearing the costs of increased traffic, environmental impact, and changes to the character of our town. Where would the staff come from to work at and run the resort? Packwood already has few employees and existing businesses struggle to fill positions. How will this resort affect already existing businesses? Our few restaurants? Our one and only small grocery store? How will this affect the booking rates of our local hotels? We urge decision makers to carefully consider whether this development aligns with the long term interests and well being of Packwoods residents.

The Packwood Subarea Plan Community Advisory Committee, said NO to the idea of a Master Planned Resort. This idea should not be revisited. The proposal has already been addressed, and the committee representing the community made its position clear: Packwood does not support this development. Bringing this resort up again after the committee said no feels like Lewis County is exploiting Packwood for their own financial gain.

I am against the zoning proposal for High Valley. The proposed area was set aside by the Community Advisory Committee as land that could be zoned with higher density in the future if Packwood grew. Even though the population of Packwood is not expected to grow any time soon, this proposal is being pushed forward against the wishes of the community and its representatives.



High Valley is already the area with the highest density of houses in Packwood. Most of which are short term rentals that sit empty much of the time due to such a high volume of rentals available. This means these rentals will have fewer booked nights than they already have. Why continue to develop when so many short term rentals sit empty? New building will not be affordable to locals in need of affordable housing. Thus creating more empty homes that will likely just become underutilized or unbooked vacation properties. Possibly having the same effect on local hotels, creating less of a demand for nightly bookings as visitors gravitate toward the newest, most marketed option. Without expected growth in density in Packwood, rezoning and expanding growth in High Valley will not benefit our community and its full time residents.

With the failure to secure funding, the county should take a step back. Spending public planning resources without broad community support, and without secured financing, feels irresponsible and out of touch with the priorities of the people who live here. It's time the county pause and truly listen to the people.

Thank you.

Kait Foster

May 7, 2025

Lewis County Planning Commissioners

Dear Commissioners:

My name is Spencer Homan. My address is 128 Woodland Lane, Packwood. My mother, my son, and my girlfriend also live in Packwood.

I am writing to raise my voice against:

- The proposed Urban Growth Area designation for Packwood
- The Sewer System in Packwood
- The proposed Master Planned Resort
- The proposed density increase in High Valley

I grew up in Colorado and Packwood is a remote vacation community very similar to the places my mother took me 20-30 years ago. These towns all struggled to staff the businesses that served the tourists. Thirty years later, those towns still struggle to house their employees. You cannot build yourself out of a housing crisis. Packwood is in a housing crisis just like the rest of the world. If building could solve that problem, why does New York City have a housing crisis caused by short-term rentals? I used to manage the hardware store and I know the cost of building supplies in Packwood. Nothing built in Packwood will be affordable and everything built will go to the highest bidder. We need homes for the employees of the ski area, the park and the national forest as well as the local mills, stores, bars and restaurants. We don't need more vacation homes for more tourists we can't support but Lewis County is intent upon promoting.

The county can't provide enough services to keep Packwood in good shape and meet the needs of the tourists. The Flea Market is a drain on the community and the county does not help to pay for that burden. Local citizens and non-profits pay thousands of dollars for trash removal and toilet service. These proposed changes will not improve services like toilets, trash, parking or county road improvement because tourist tax dollars have to be spent on tourism.

In my opinion, the county is not meeting the intent of the Growth Management Act by placing an Urban Growth Area designation on Packwood. The Act states that Urban Growth Areas should be placed where there is already urban growth. Onalaska has urban levels of growth and development already and is in close proximity to the cities. Onalaska is not a Rural Recreational Community or a Gateway Community. It is not a remote community. Onalaska is projected to grow. Onalaska and Packwood are very different for many reasons. Onalaska is a place where urban development makes sense, Packwood is not.

The sewer system is not necessary in Packwood because we are not contaminating the river. We use Lewis County Water District 3 water and their annual water reports are extremely good. The

sewer system would not serve High Valley which is the area nearest the river and with the highest density and greatest potential for failed septic systems which could lead to contamination of the river. This system would only serve 100 residents/businesses and the burden on each individual would be immense. The location of the drain field at the old Mill site in close proximity to Hall Creek and where there is contaminated soil, is a greater risk to the river than our current situation.

I do not support the Master Planned Resort because we already have a resort in High Valley that the rest of the community cannot use. This new resort would be restricted from most local residents and would take away the very few employees we have to staff the existing businesses. Every business in Packwood draws from the very small set of potential employees and the businesses constantly fight over the good ones. I heard that one of the reasons Lewis County is pushing this resort is to increase attendance in the Park. Rainier National Park is already overrun and unable to handle their current level of tourists. To the point that they had to go to timed entry. This situation is only becoming worse under the new administration cutting budgets and seasonal employees for the National Park and National Forest organizations. I also know that the Subarea Plan Community Advisory Committee voted against a Master Planned Resort almost three years ago. The Commission should not be able to override that vote.

I do not support the increase in density in the High Valley area. I know the area proposed was set aside by the Subarea Plan Community Advisory Committee for an increase in density in the future. Lewis County does not predict significant growth for Packwood in the future so why has this density increase been proposed now in the area with the greatest population density and highest risk of geographic disaster.

I would like to make a final point about short-term rentals. When we first moved to Packwood there were lots of ski area, park and forest employees who lived here even if they worked three seasonal jobs. There were enough families living in Packwood to require two school buses. Over time that changed and Packwood students eventually required only one bus and long-term housing became non-existent due to short-term rentals and vacation homes. The proposed changes will force the remaining few residents to rethink their position here. Property tax increases alone may force many of our senior residents to sell out and leave chipping away at another element of our fragile population.

I currently work at a business serving tourists. That job was previously a full-time, year-round job. Tourism is down in Packwood sufficiently that we are now required to take layoffs during the off seasons. Bringing in more businesses or a Master Planned Resort to support more tourists would only result in making a living wage in Packwood nearly impossible.

Thank you, Spencer Homan

May 4, 2025

Kathy McMahon  
195 Elk Run Lane  
PO Box 278  
Packwood, WA 98361  
Faist2@msn.com

Lewis County Planning Department and Commissioners  
Chehalis, WA

RE: Proposed Packwood Subarea Plan Zoning Changes, Urban Growth Area, Master Planned Resort and Municipal Sewer Plan

Dear Planning Department and Commissioners:

My name is Kathy McMahon, I am a permanent resident/homeowner at 195 Elk Run Lane, Packwood, WA 98361. I am writing to express my strong opposition to the proposed subarea plan zoning changes, proposed Urban Growth Area, the Master Planned Resort and the Municipal Sewer Plan. I am concerned how these proposed changes will impact the rural nature and quality of life I am accustomed to. As a resident of Packwood, I believe these proposals are a detriment to our community.

With regard to the Subarea Plan zoning changes, I think the proposed rezoning will change the rural feel of our town and do not support this change. If the objective of the rezoning of lot sizes is to create more affordable housing I do not believe it will accomplish this. Likely it would create more short-term vacation rentals which I and our community is opposed to.

I am opposed to the proposed Urban Growth Area designation. Packwood is a rural area and I would like the area to remain rural. Yes, growth will happen, however we do not need a UGA to accelerate growth in the area. We do not need supermarkets that have 10-20,000 square foot floor plans, store fronts or mini-malls. UGA designation would change the rural nature of our community that we want to retain. Lewis County does not have the money to provide the appropriate infrastructure for Packwood. The growth that is likely will be in tourism. We are already being overrun by tourists more every year. Lewis county continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area.

I am opposed to the Master Planned Resort because the community does not need a large-scale resort of this nature. The surrounding natural features which include MRNP, White Pass, Mt Adams and Mt St Helens already draw hundreds to thousands of tourists annually. Management of recreation on public lands has been understaffed and underfunded. Trash from recreationists in Packwood and the surrounding Gifford Pinchot National Forest is a huge problem for both residents and wildlife. The problem often falls on the Packwood community to help clean up because of budgetary shortfalls of the Forest Service. A Master Planned Resort would multiply the existing problems of trash and overuse of the forests, fish and wildlife and the residents would be negatively impacted. The resort proposes to convert several hundred acres of forest to a resort with a golf course. This idea is not compatible and sharply contrasts with the natural treasures of the area and the goals for retaining the local rural feel of the community. The resort would push wildlife out of areas important to their survival, increase wildlife collisions on the highway with more people and cars for the resort and generally create chaos.

I do not support the public sewer plan because the location is at the Packwood Mill which is a toxic pollution site identified by the EPA and listed as such with Washington State Department of Ecology. It has not been cleaned up. I am concerned about this area not being cleaned up as required which could mean exposure of toxic waste to myself, others, animals and water. There is a sensitive salmon stream at this location, it needs to be protected. Our ground water (ground water recharge) needs to be protected from the cleanup and future sewage if the sewer system is placed here. I am concerned about foul smells that may be produced from the treatment system that would be very bad for me at my home. I am also concerned about flooding of the sewage drain-field since the location is prone to local stream flooding and are in the flood plain of the Cowlitz River. I am also very concerned that the public sewage plan could contaminate my ground water (proximity to mapped ground water recharge areas). For these reasons I am opposed to the public sewer plan.

For the reasons mentioned above I do not support the Sub Area Plan Zoning changes, the Urban Growth Area designation, the Master Planned Resort proposal or the Municipal Sewer Plan. I urge the county council to reconsider these proposals and prioritize more sustainable and community-friendly approaches to growth and development in our area.

Thank you for your time and consideration.

Sincerely,

*Kathryn S. McMahon*  
Kathryn McMahon

May 1, 2025

Barbara J. Moeller  
195 Elk Run Lane  
PO Box 278  
Packwood, WA 98361  
[Barbara.j.moeller@proton.me](mailto:Barbara.j.moeller@proton.me)

Lewis County Planning Department and Commissioners  
Chehalis, WA

RE: Proposed Packwood Subarea Plan Zoning Changes, Urban Growth Area, Master Planned Resort and Municipal Sewer Plan

Dear Planning Department and Commissioners:

My name is Barbara Moeller, I am a permanent resident/homeowner at 195 Elk Run Lane, Packwood, WA 98361. I am writing to express my strong opposition to the proposed subarea plan zoning changes, proposed Urban Growth Area, the Master Planned Resort and the Municipal Sewer Plan. As a resident of Packwood, I believe these proposals are a detriment to our community. I am concerned how these proposed changes will impact the rural nature and quality of life that drew myself, friends and neighbors to this area. I also have overall concerns for the negative impacts to fish and wildlife, fish and wildlife habitat and protections to the surrounding natural areas that accelerated recreation and development attractions like the Master Planned Resort will have on the health of the lands, fish and wildlife and their habitats.

Subarea Plan Zoning Changes: The plans are being presented with an emphasis of creating affordable housing through reclassifying minimum lots sizes from 2 acres to ¼ acres, and proposing high density housing in addition to many other details. There has not been any information on how rent caps would work? Who would manage that type of program, the County? How would high density units be guaranteed as affordable long-term housing with rent caps? How would the more “affordable housing” options be prevented from becoming short-term vacation rentals? Considering all of the uncertainties listed above and fact that I think the rezoning will change the rural feel of our town, I do not support this proposed change.

Urban Growth Area: I am opposed to the proposed Urban Growth Area designation. Packwood is a rural area and I and many friends and neighbors would like the area to remain rural. Yes, growth is and will happen however we do not need a UGA to accelerate growth in the area. For example, we do not need supermarkets /stores that have a larger footprint than the current grocery store. We do not want or need 10-20,000 square foot store fronts or mini-malls. UGA designation would change the rural nature of our community that we want to maintain.

Lewis County does not have the money to provide the appropriate infrastructure for Packwood. The growth that is likely will be in tourism. We are already being overrun by tourists more every year. Lewis county continues to promote tourism in Packwood because of the tourist tax dollar. Packwood does not benefit from those tourist tax dollars. Tourist tax dollars cannot be used to pay for roads or schools or public toilets or public trash cans or public parking. We need all of those things and Lewis County is not likely to provide them for us even if we are an Urban Growth Area. Packwood is not an urban area and we would like to keep it that way.

Master Planned Resort: I am opposed to the Master Planned Resort for the following reasons:

- The community does not need a large-scale resort of this nature. The surrounding natural features which include MRNP, White Pass, Goat Rocks Wilderness area, Mt Adams and Mt St Helens already draw hundreds to thousands of tourists annually. In fact, there has been an unprecedented level of outdoor recreation in Washington forests over the last decade. Management of recreation on public lands has been understaffed and underfunded. Trash from recreationists in Packwood and the surrounding Gifford Pinchot National Forest is a huge problem for both residents and wildlife. The problem often falls on the Packwood community to help clean up because of budgetary shortfalls of the Forest Service. A Master Planned Resort would amplify the existing problems of trash and overuse to the forests, fish and wildlife and residents.
- Critical winter range area of the South Rainier elk herd. The area proposed for the Master Planned Resort is within prime elk habitat, important calving areas and critical winter range areas for the South Rainier elk herd. The resort would effectively remove and exclude several hundred acres of prime elk habitat and refuge that are currently important and heavily used by the South Rainier elk herd. I care about the elk herd and would like it to remain healthy and sustainable for future generations.
- Vehicle collisions with elk in the Packwood – Randle area are currently one the highest collision areas in the state of Washington. The vehicle collisions with elk are one of the factors contributing to declining population trends for the herd. The Master Planned Resort would increase volumes of traffic and contribute to accelerated levels of vehicle collisions with elk. This in turn would create great safety risks to motorists and cause elevated levels of elk mortality from increasing collisions of SR12.
- The Puyallup Tribe in partnership the Washington State Department of Transportation was awarded a Federal Highway Administration grant under the Wildlife Crossing Pilot Program to conduct a wildlife crossing feasibility study along Hwy 12 in the Packwood – Randle areas. The study is currently being conducted, workgroup partners include: WDFW, USFS, MCT Tribes, Cowlitz Tribe, Lewis County, Conservation NW, Pinchot Partners and more. The Lake Creek area is one of the locations we are considering for a wildlife crossing structure. This is the location of the proposed master planned resort.

Public Sewer System: I do not support the public sewer plan for the following reasons:

- The location that was selected for the site is a designated EPA Superfund toxic waste site which has not had remediation. I have not seen any plan for clean up for the site which must include protocol for safe removal and disposal of the toxins that are on site.
- Hall Creek, an environmentally sensitive salmon bearing stream flows through the site. How will the Creek be protected from current and future contamination while maintaining standard protections including buffer areas?
- Groundwater recharge areas are in very close proximity to the proposed sewer and sewer drain field. Public sewer in the proposed area will risk contamination to local groundwater.
- The rationale for the need for the public sewer does not have hard data to support the plan. There is no data that shows the river nor the ground water in its current condition is being contaminated by local private septic systems.
- The proposed sewer is within the 100-year flood plain of both the Cowlitz River and Hall Creek. How will this project ensure that the proposed sewer and its drain field will not flood and contaminate adjacent and downstream areas?
- If the public sewer project was built, what type of written agreement will be made by the County to the community that the sewer will not contaminate ground water in the surrounding area?
- I am concerned about odor from the proposed sewage treatment site. There is really no surety the County can provide to guarantee there will not be odors emanating from the treatment site. Odor from the facility at our home would certainly negatively impact our quality of life.
- Currently the Packwood Mill owners (as of week of April 14<sup>th</sup>) have started demolishing the buildings on site. Toxic materials and insulation are blowing all over the site onto neighboring properties and the creek. Toxic materials include/or could include: asbestos, PCBs, lead, mercury from lightbulbs and more. (See WA Dept. of Ecology Construction and Demolition Rules and Regulations). This reckless demolition by the developer has been and will continue to pollute the site, creek and surrounding properties. The site is currently not following County Health requirements nor Clean Air standards for demolition of buildings and removal of the insulation and other contaminants on the site. There is no oversight by the County. The property owner is fast tracking demolition work without following any safe demolition, removal or disposal protocol. The developer's actions speak to their total indifference to protecting the environment, the neighbors and local residents of Packwood. In fact, during a recent public testimony held in Packwood the developer/property owner stated the mill property is not a toxic waste site and stated he took soil samples to back that up. According to current records from the State Department of Ecology, the Packwood Lumber Co. site is a state cleanup site this is currently awaiting clean up.



For the reasons mentioned above I do not support the Sub Area Plan Zoning changes, the Urban Growth Area designation, the Master Planned Resort proposal or the Municipal Sewer Plan. I urge the county council to reconsider these proposals and prioritize more sustainable and community-friendly approaches to growth and development in our area.

Thank you for your time and consideration.

Sincerely,

*Barbara J. Moeller*

Barbara J. Moeller

**From:** [Robert B. Barandon](#)  
**To:** [Mindy Brooks](#)  
**Cc:** [Lois Boome](#); [Dan Sandstrom](#); [Barbara Moeller](#)  
**Subject:** Puyallup Tribe Comments on Comp Plan Periodic Update  
**Date:** Wednesday, May 7, 2025 3:24:15 PM

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You don't often get email from [robert.b.barandon@puyalluptribe-nsn.gov](mailto:robert.b.barandon@puyalluptribe-nsn.gov). [Learn why this is important](#)

Hello Mindy,

Thank you for reaching out to the Puyallup Tribe as part of your Comprehensive Plan Periodic Update, and for doing so in accordance with House Bill 1717. We appreciate your efforts to engage tribal governments early in the process. I understand your public comment period closes today, May 7, and I wanted to share some preliminary feedback on behalf of the Puyallup Tribe. A formal letter from our Tribal Council will follow with more detailed comments.

The Puyallup Tribe has significant concerns regarding proposed changes related to the UGA designation and the Master Planned Resort in the Packwood area. As currently drafted, these updates appear likely to result in adverse impacts to wildlife and critical habitat connectivity within areas protected under the Medicine Creek Treaty. These concerns are not only ecological but also legal, as they affect our treaty-reserved rights.

In particular, the Master Planned Resort proposal would remove several hundred acres of vital elk habitat, located within a critical winter range area for the South Rainier elk herd, a population the Puyallup Tribe co-manages with the Washington Department of Fish and Wildlife. Given this herd's declining numbers, further habitat loss would exacerbate already existing threats to its survival.

At this time, due to the magnitude of these potential impacts and the absence of mitigation measures that adequately protect treaty-reserved resources, the Puyallup Tribe is unable to support the proposed changes.

We look forward to continued dialogue and will provide more comprehensive comments shortly through our Tribal Council's official correspondence.

Thank you,

**Robert Barandon**

Interim Director  
Planning and Land Use  
Puyallup Tribe of Indians  
Office: (253)573-7939  
Cell: (253)331-3935

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