



# **Comprehensive Plan Periodic Update & Zoning Proposals**

**Lewis County Planning Commission – Public Hearing**

April 22, 2025

# Subject of the Hearing

- Comprehensive Plan Periodic Update
  - Goals and policies
  - Zoning designations – RRC, FC, MPR, MID
- Packwood Subarea Plan
  - UGA and zoning designation
  - *Note – the goals and policies were adopted in January 2024*
- Onalaska Subarea Plan
  - Goals, policies and zoning designations

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>



# Staff Presentation Agenda

1. Periodic Update Overview
2. Master Planned Resorts
3. Rural Residential Center
- ~~4. Freeway Commercial~~
5. Next Steps



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# Comprehensive Plan Periodic Update

## What is Periodic Update?

1. Comply with state law changes
2. Accommodate 20-year growth projections
3. Address community priorities
4. Done every 10 years



# Comprehensive Plan Periodic Update

## Community Priorities – public, Planning Commission and BOCC

- **Land Use** – Use zoning to bolster economic development and support housing; streamline permitting
- **Rural Areas** – Preserve rural character
- **Housing** – Increase opportunities for affordable housing; make sure there is infrastructure and services; address STRs
- **Transportation** – Infrastructure improvement; expand transit
- **Economic Development** – Focus big development near I5; support and grow local businesses; expand energy industries
- **Resource Lands** – Protect and maintain agriculture and forestry resources.



# Comprehensive Plan Periodic Update

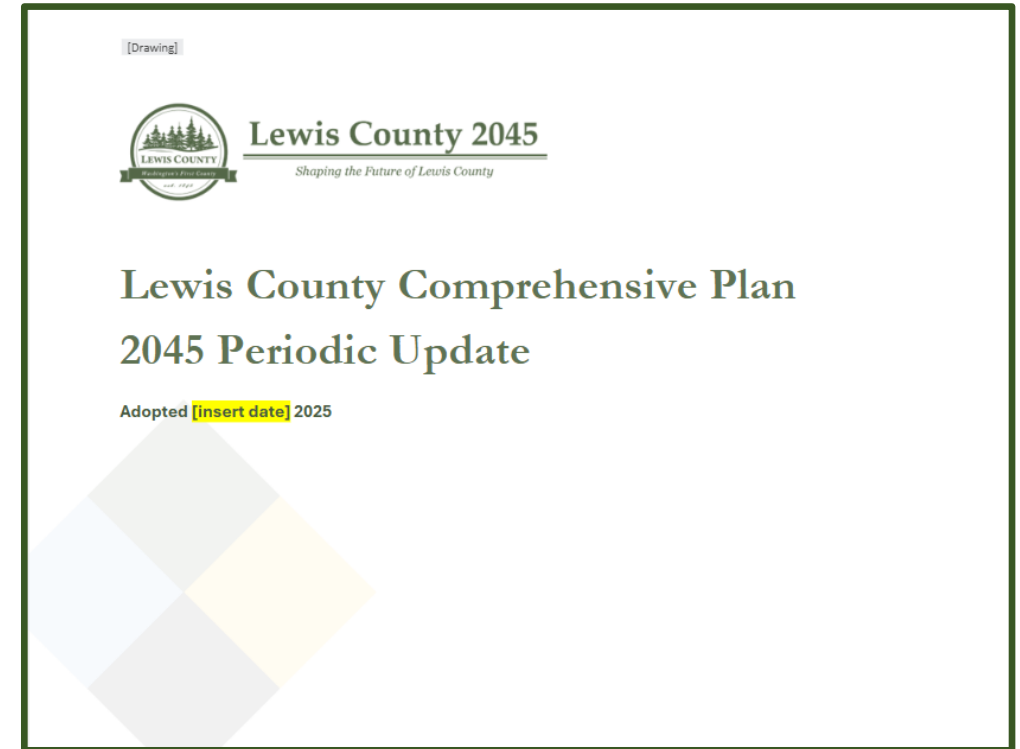
## How do we implement the priorities?

1. Comprehensive Plan Goals and Policies
2. Changes to zoning designations
3. Changes to development regulations



# Comprehensive Plan Periodic Update

- Goals and policies
  - Land Use
  - Housing Transportation
  - Utilities and Capital Facilities
  - Economic Development
  - Climate and Resiliency
- Implementation
  - Zoning Designations
  - *Coming soon – Development Regulations*



# Zoning Designation Amendments

## Tonight:

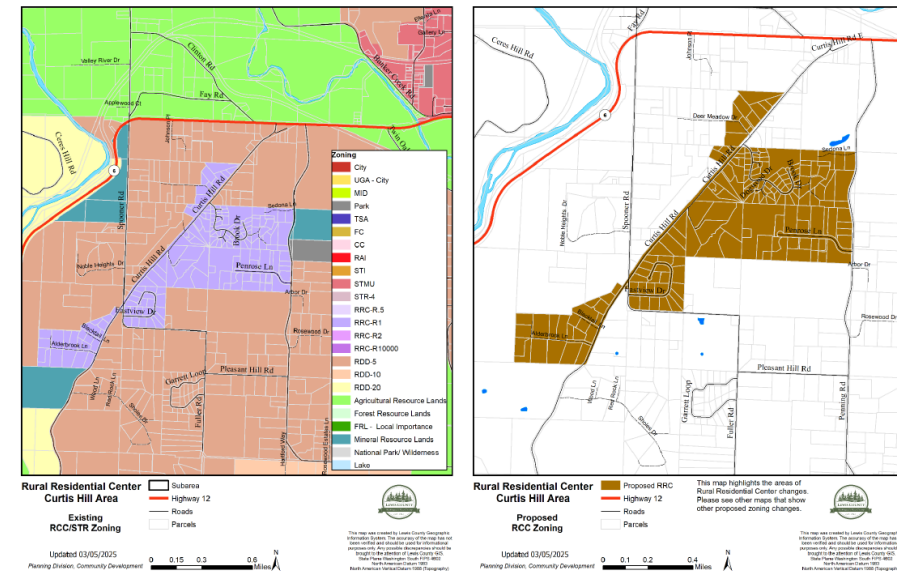
- Master Planned Resort
- Rural Residential Centers
- Freeway Commercial

## Previous meeting:

- Packwood

## Next meeting:

- Onalaska





# Master Planned Resort

- RCW 36.70A.360
  - self-contained
  - In a setting of significant natural amenities
  - Primary focus on destination resort facilities
  - All services (e.g., water, sewer, utilities, emergency) must be provided on-site
  - Services cannot be extended

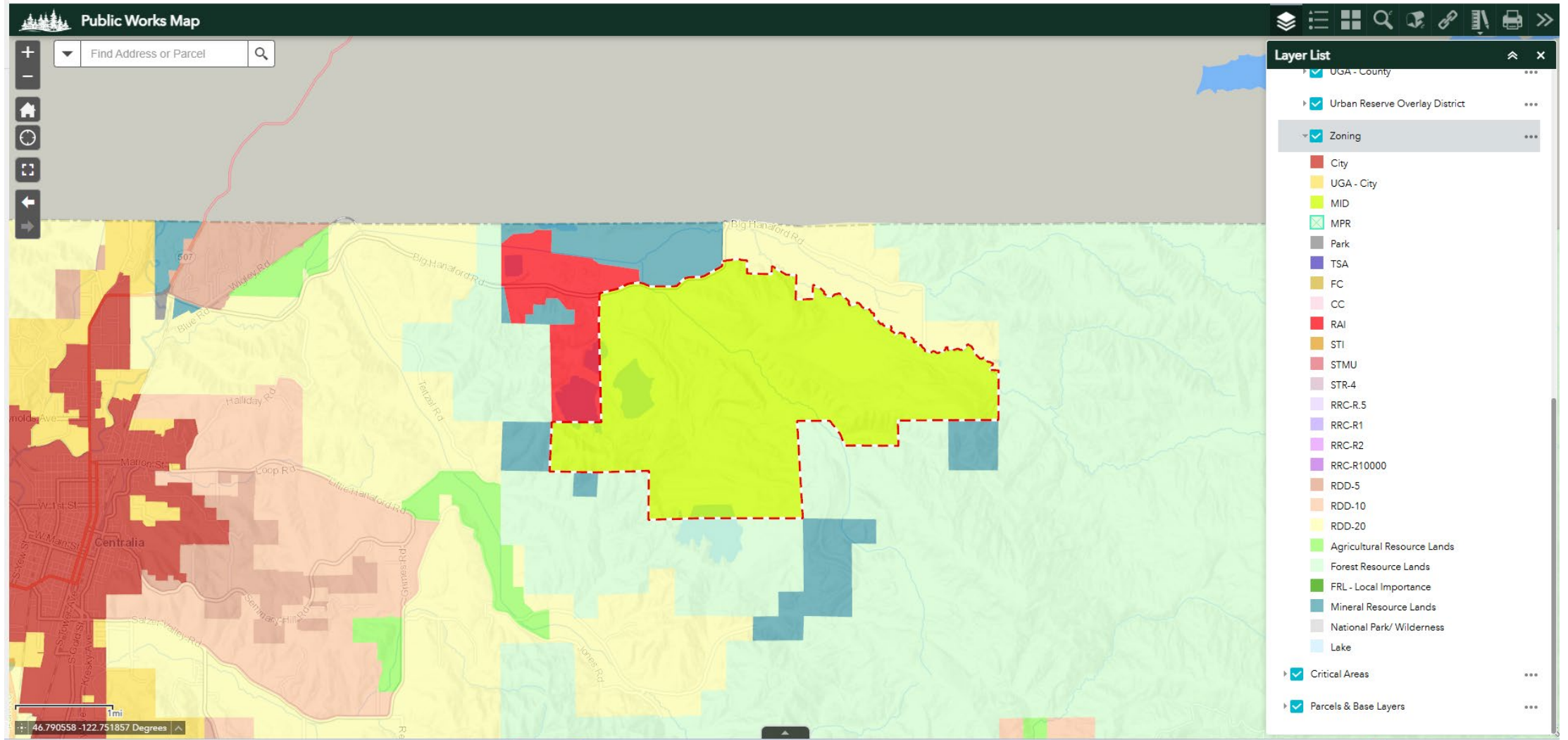


# Master Planned Resort

- Why?
  - Proactive
  - Binding Site Plan
  - Cumulative Impacts
- Where?
  - Existing – Mineral Lake
  - New – TransAlta
  - New – Thompson Road



# Master Planned Resort – TransAlta

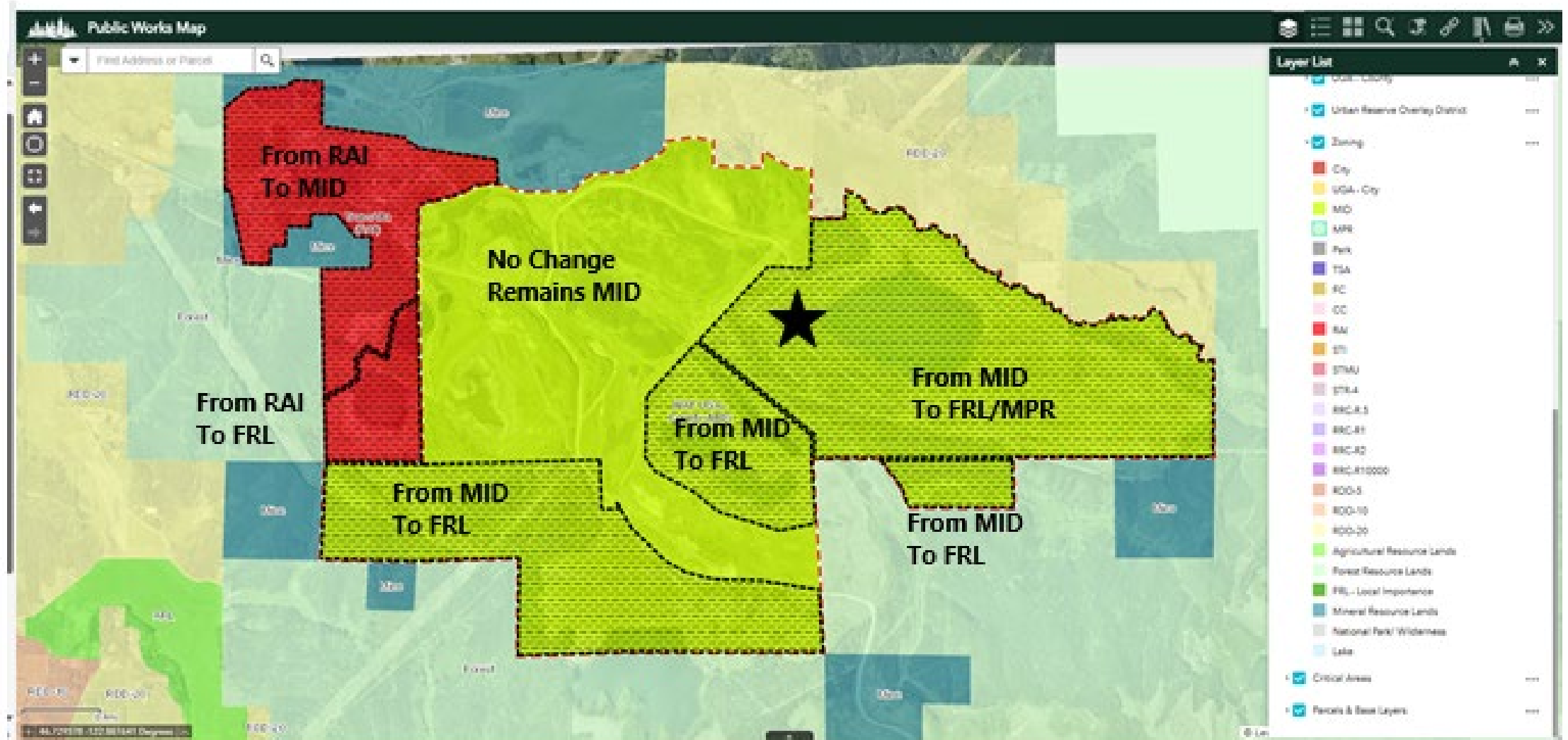


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# Master Planned Resort – TransAlta



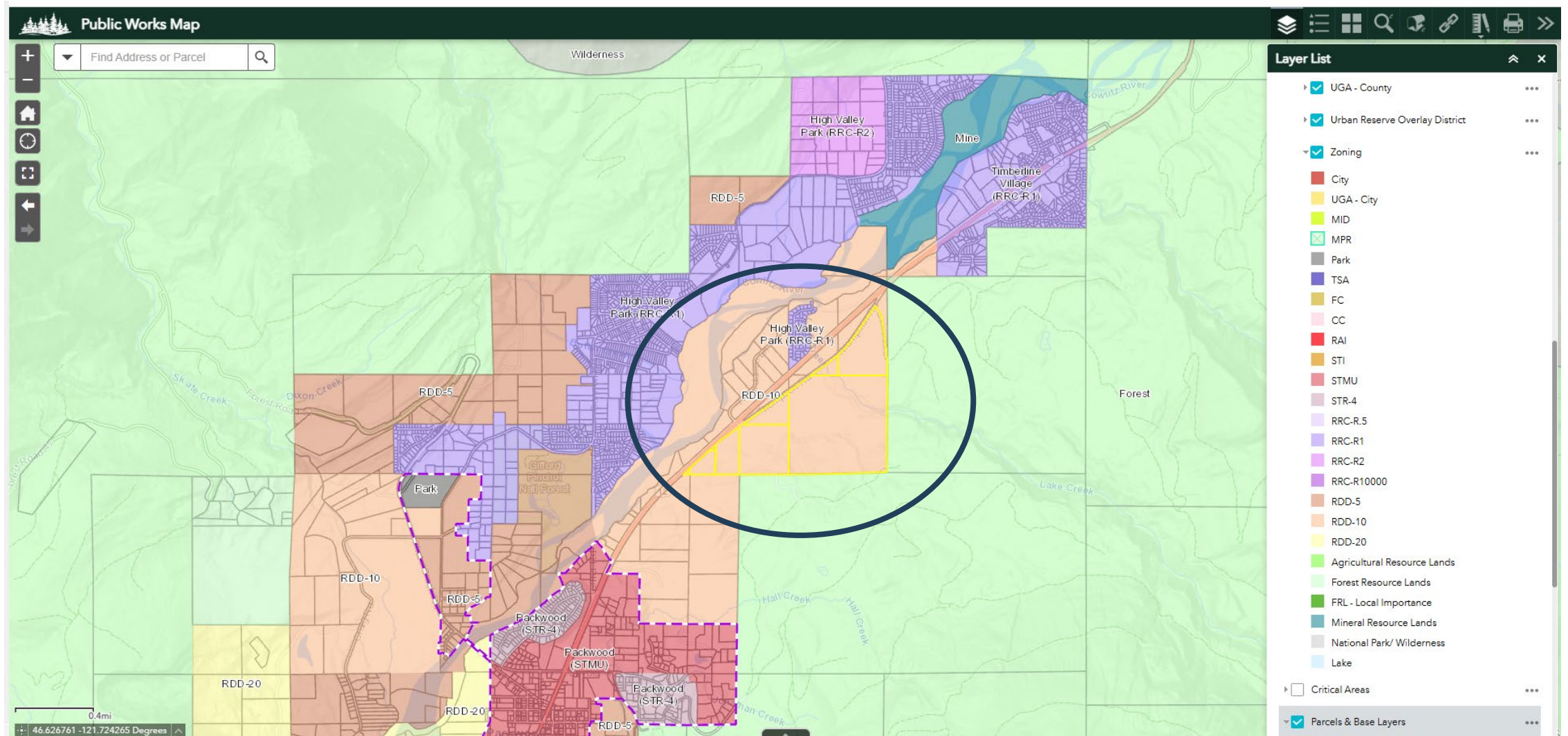
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# Master Planned Resort – Thompson Road



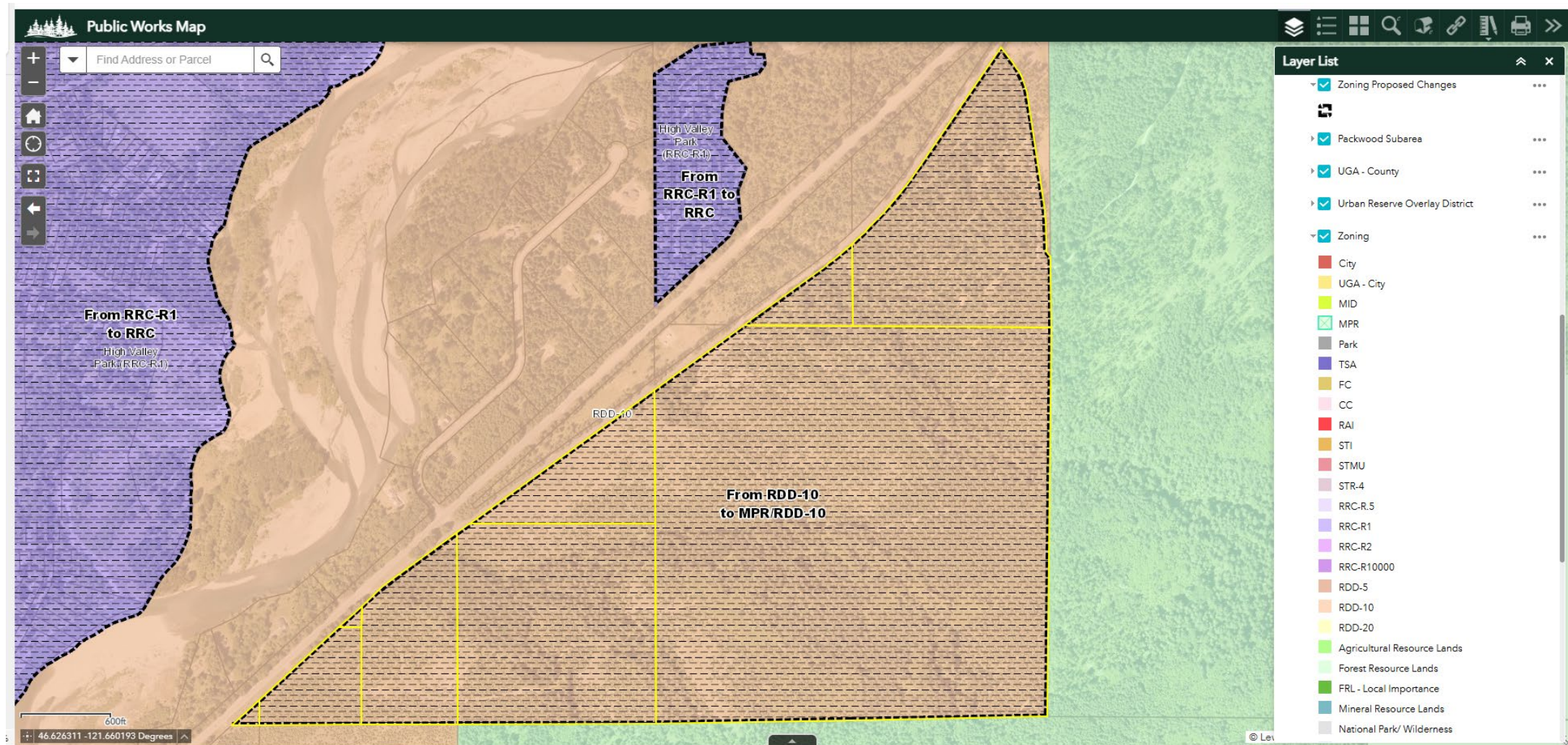
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# Master Planned Resort – Thompson Road



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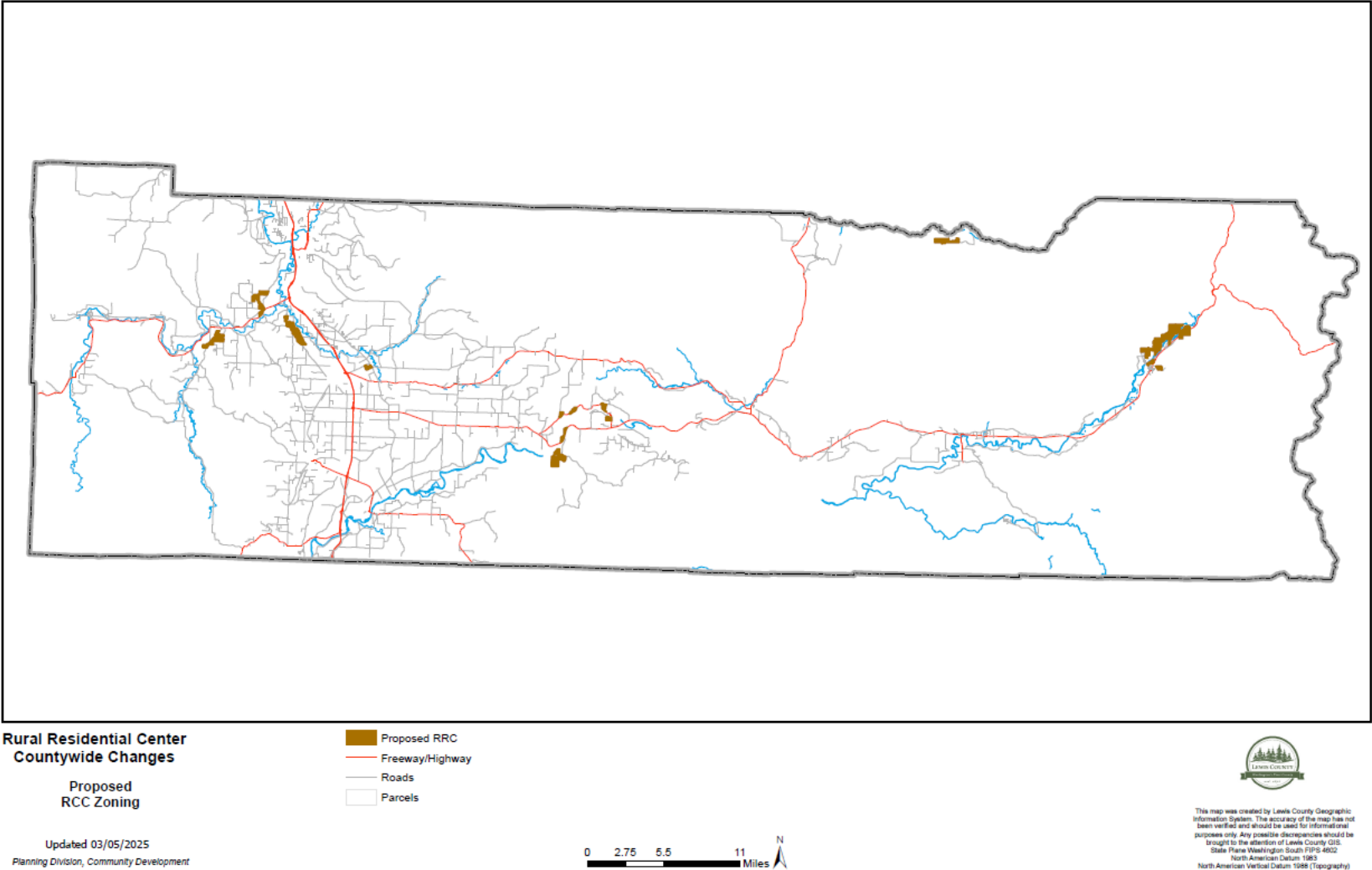
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# Rural Residential Centers

- RRC and STR are LAMIRD Type I
- Outside cities, Onalaska and Packwood, population increase of 425 people by 2045
- Focus on neighborhoods of existing higher density residential
- Rather than spread out
- Minimum lot size  $\frac{1}{4}$  acre
  - Dependent on water availability, soil for septic and critical areas

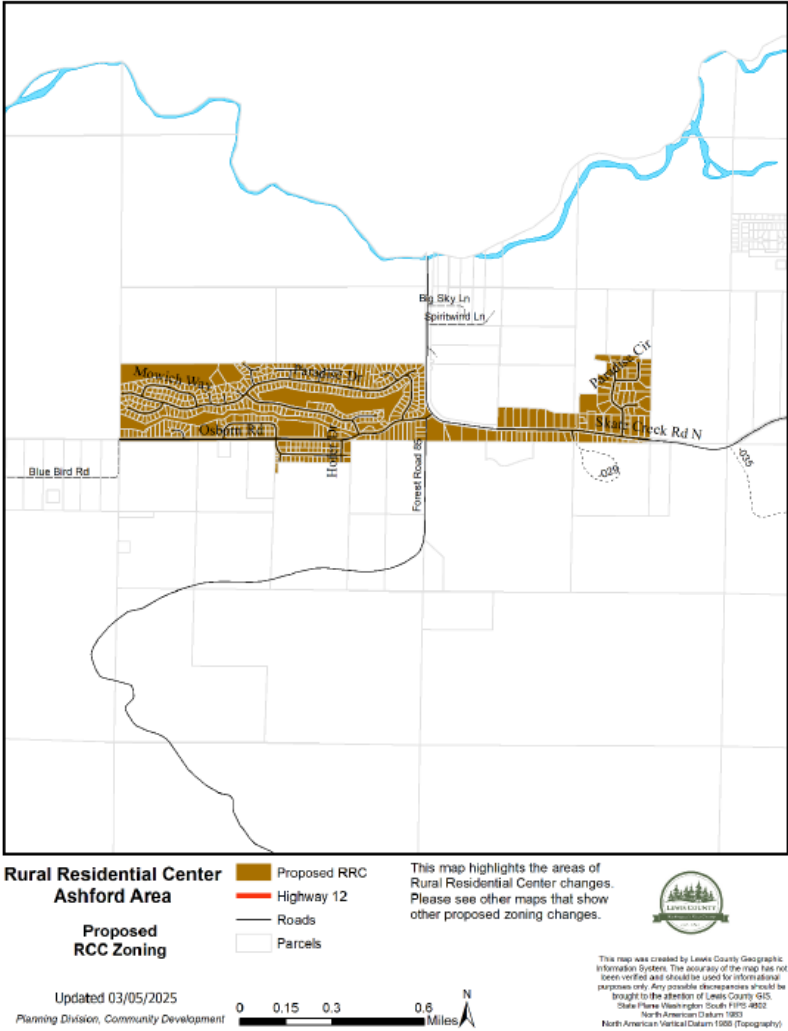
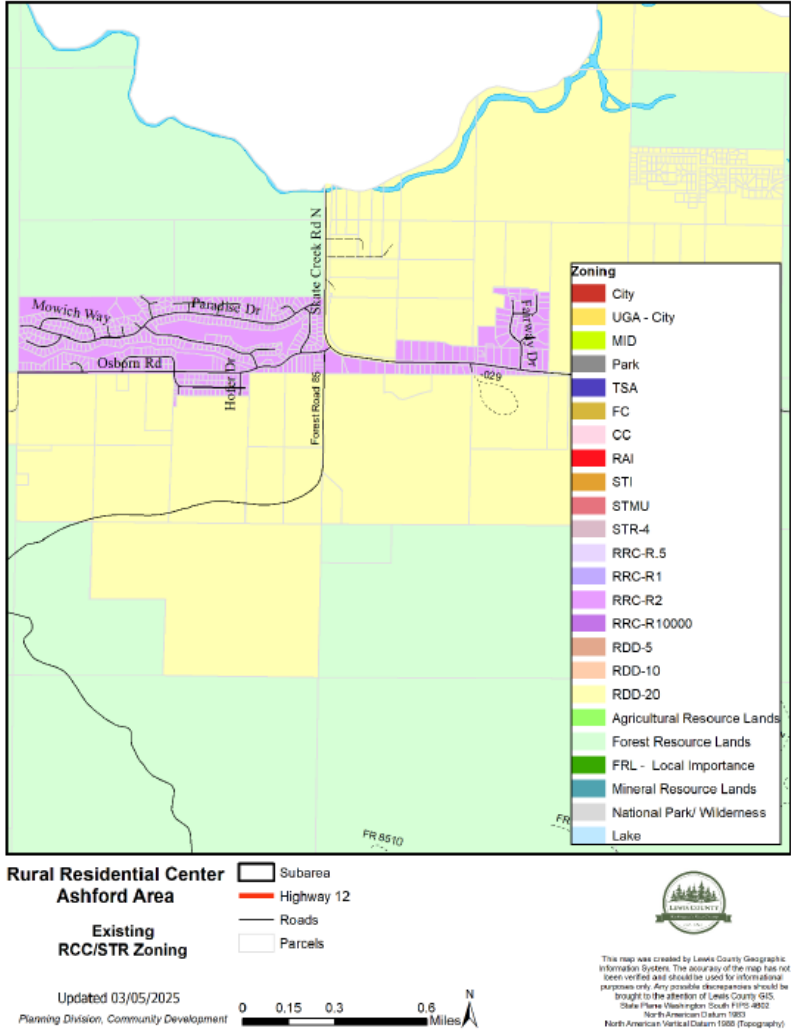


# Rural Residential Centers





# Rural Residential Centers



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



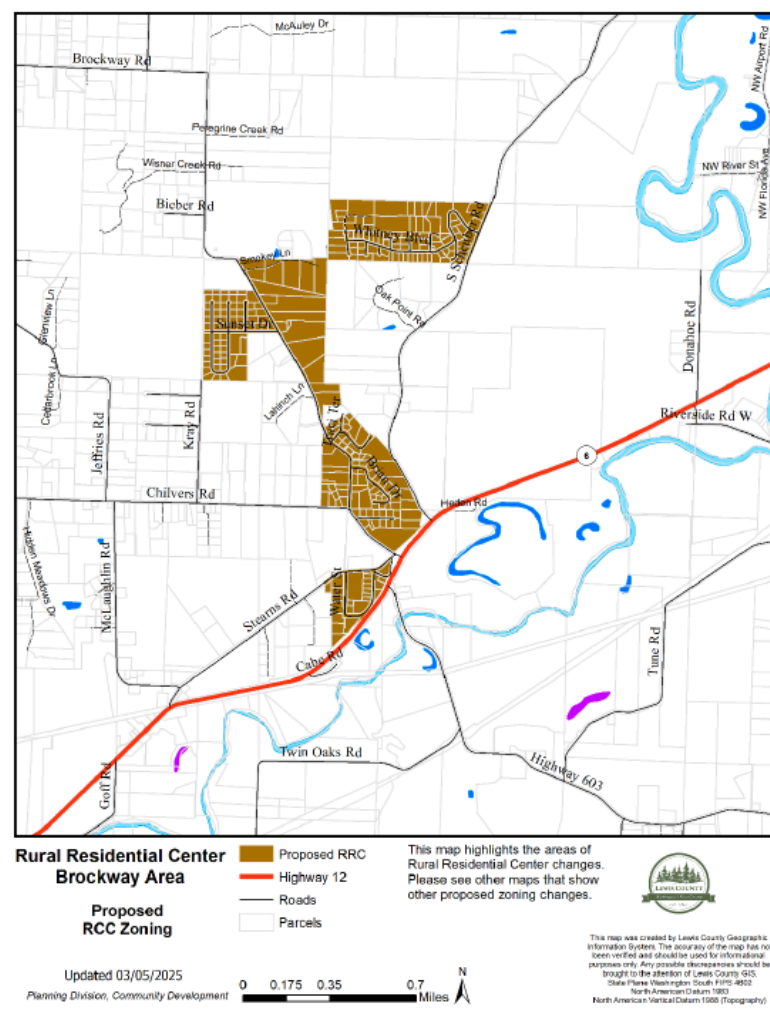
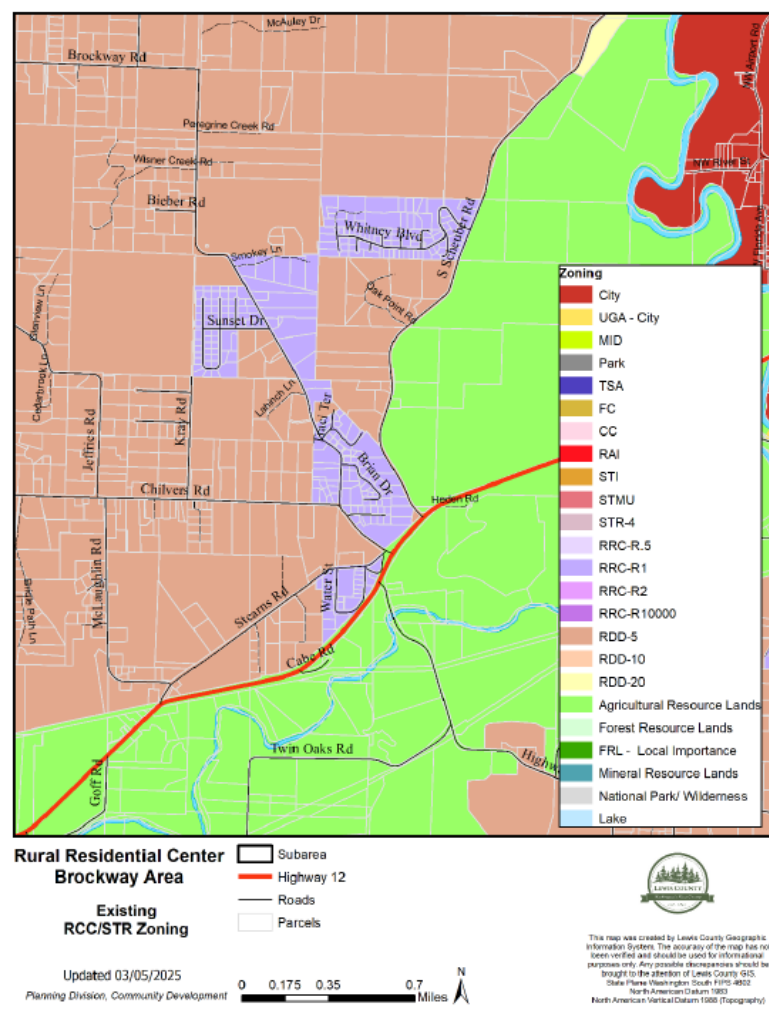
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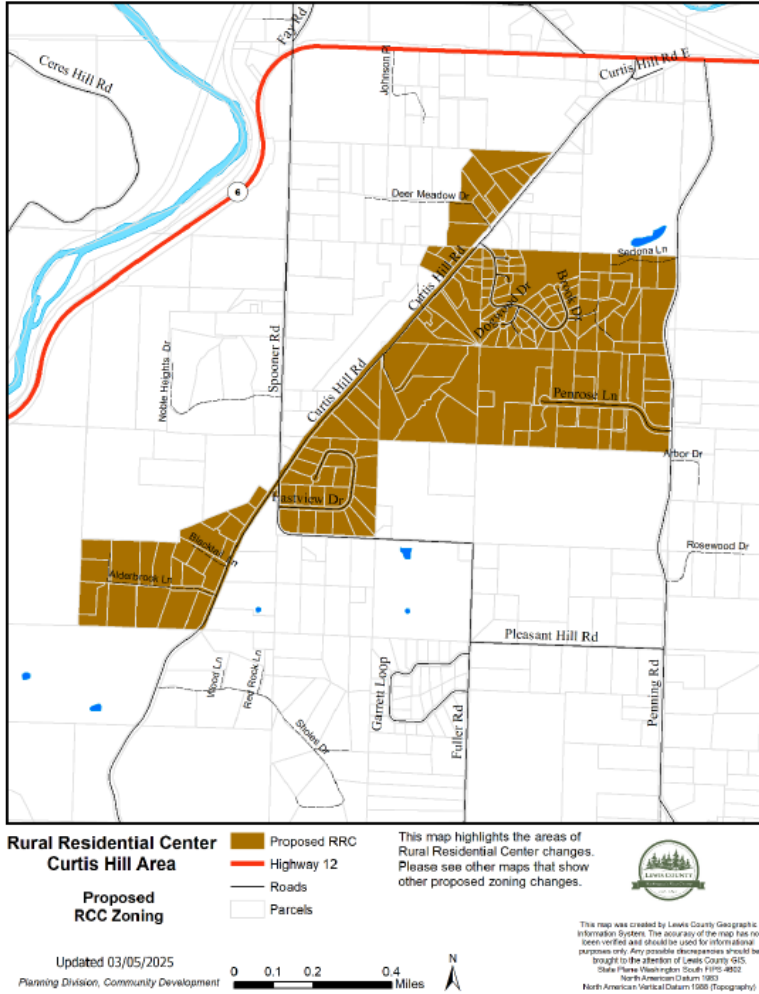
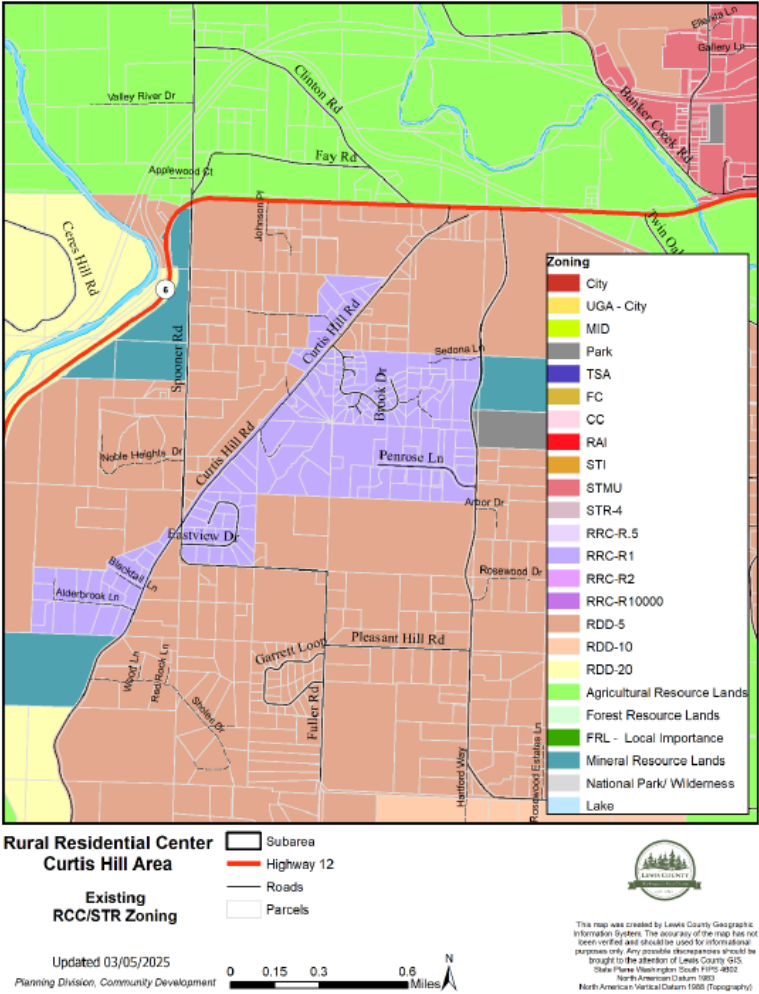
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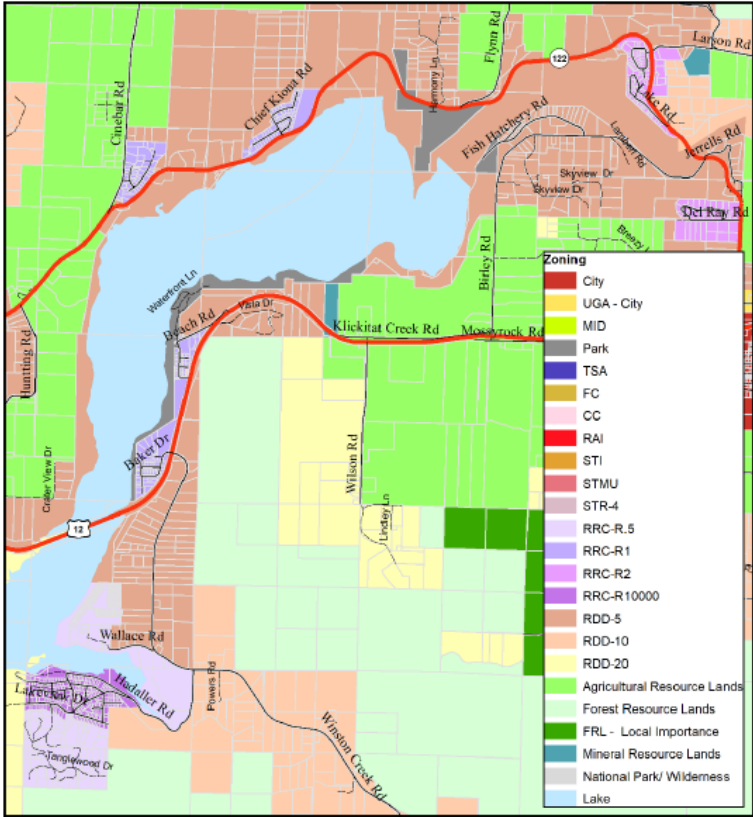
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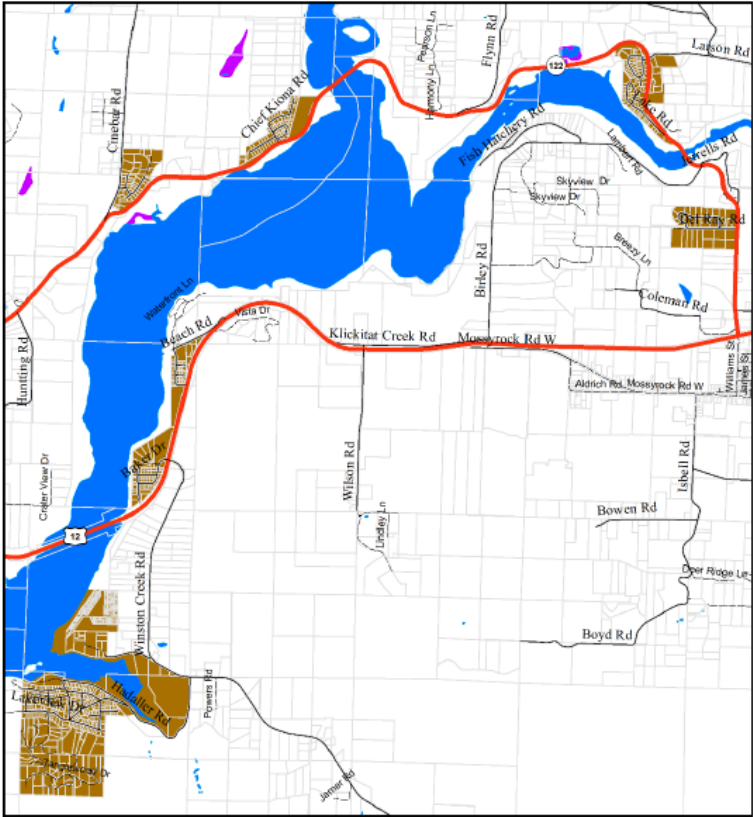
**Rural Residential Center  
Mayfield Lake Area**

Existing  
RCC/STR Zoning

Updated 03/05/2025  
Planning Division, Community Development

0 0.25 0.5 1 Miles

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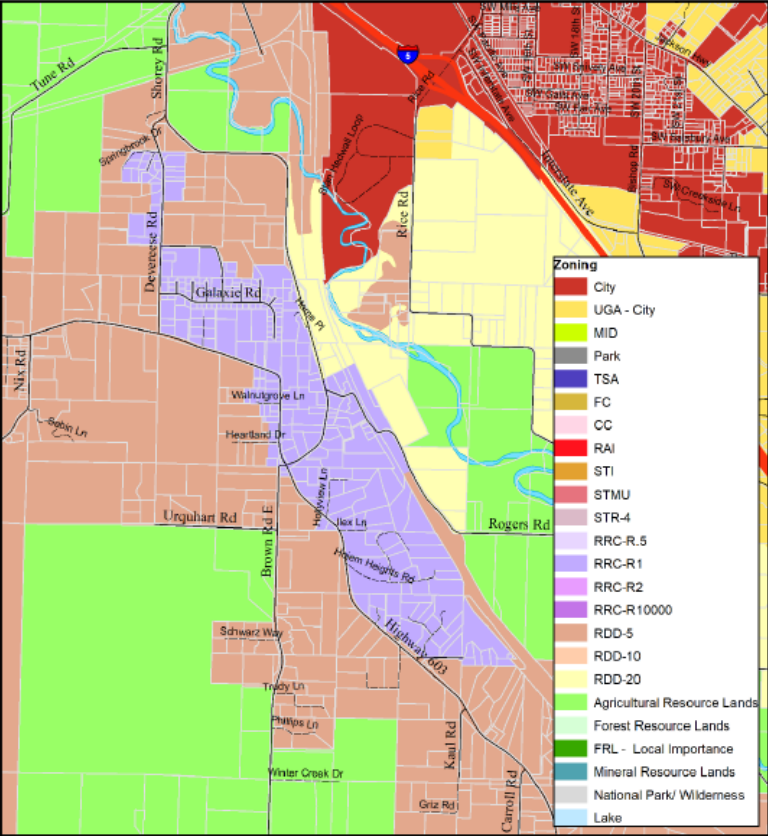
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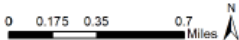
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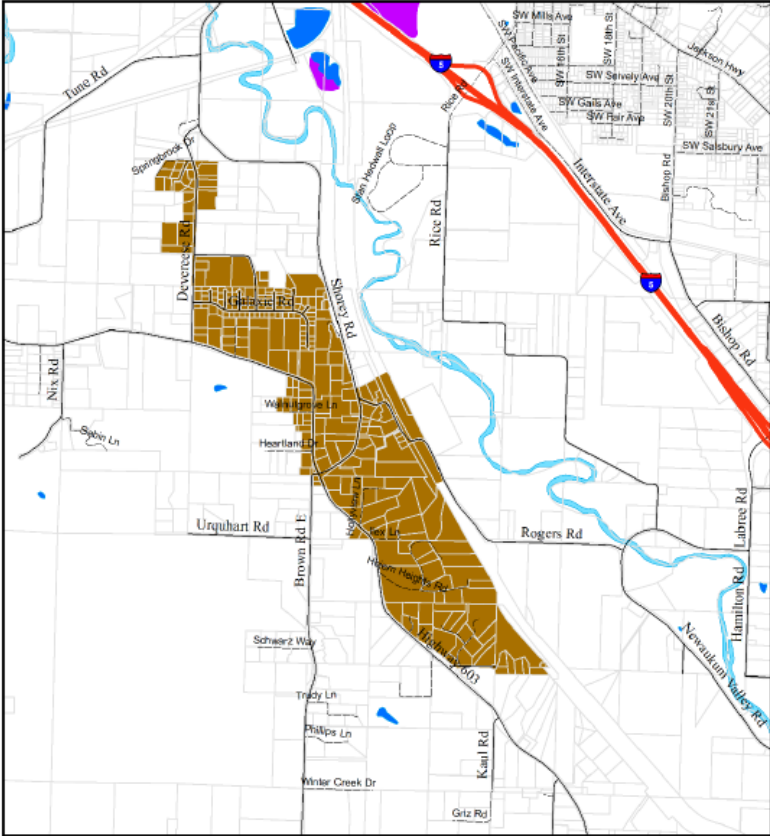
Rural Residential Center  
Newaukum Hill Area

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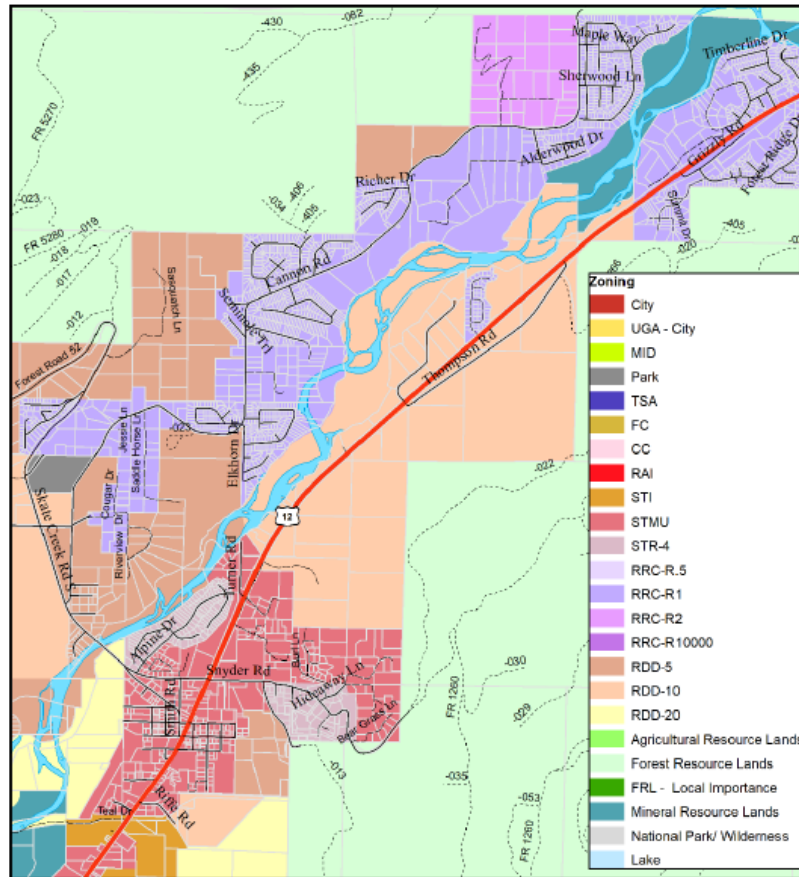


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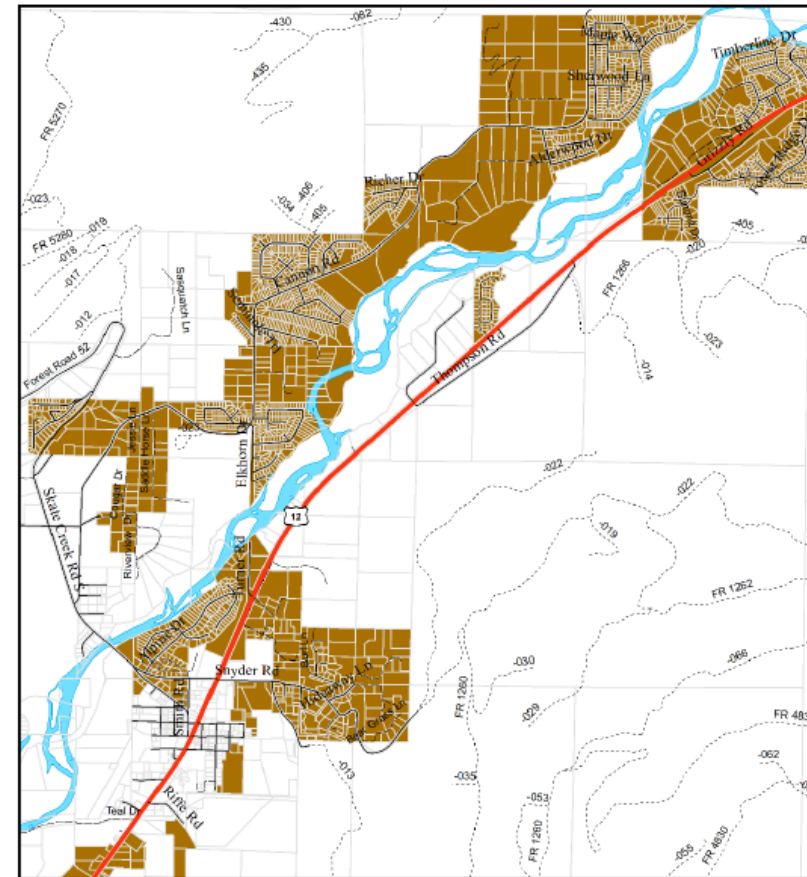


**Rural Residential Center  
Packwood Area**  
Existing  
RCC/STR Zoning

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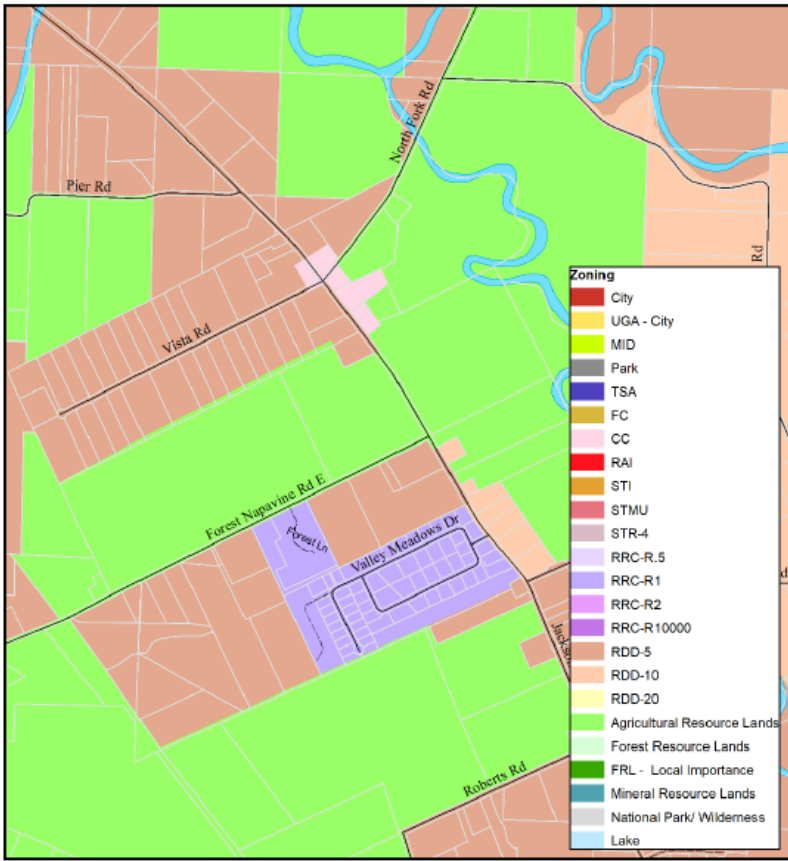
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# Rural Residential Centers



**Rural Residential Center Valley Meadows Area**

Existing RCC/STR Zoning

Subarea  
Highway 12  
Roads  
Parcels

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0 0.075 0.15 0.3 Miles



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# Process and Next Steps

~~March 5 – Notice of Hearing~~

~~April 8 – Public Hearing on Packwood~~

April 22 – Public Hearing on Other Comp Plan/Zoning

May 7 – Public Hearing on Onalaska & Freeway Commercial

May 13 – Deliberate and Vote

June/July – Board of County Commissioners







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