



Comprehensive Plan Periodic Update Packwood Area

Lewis County Planning Commission – Public Hearing

April 8, 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

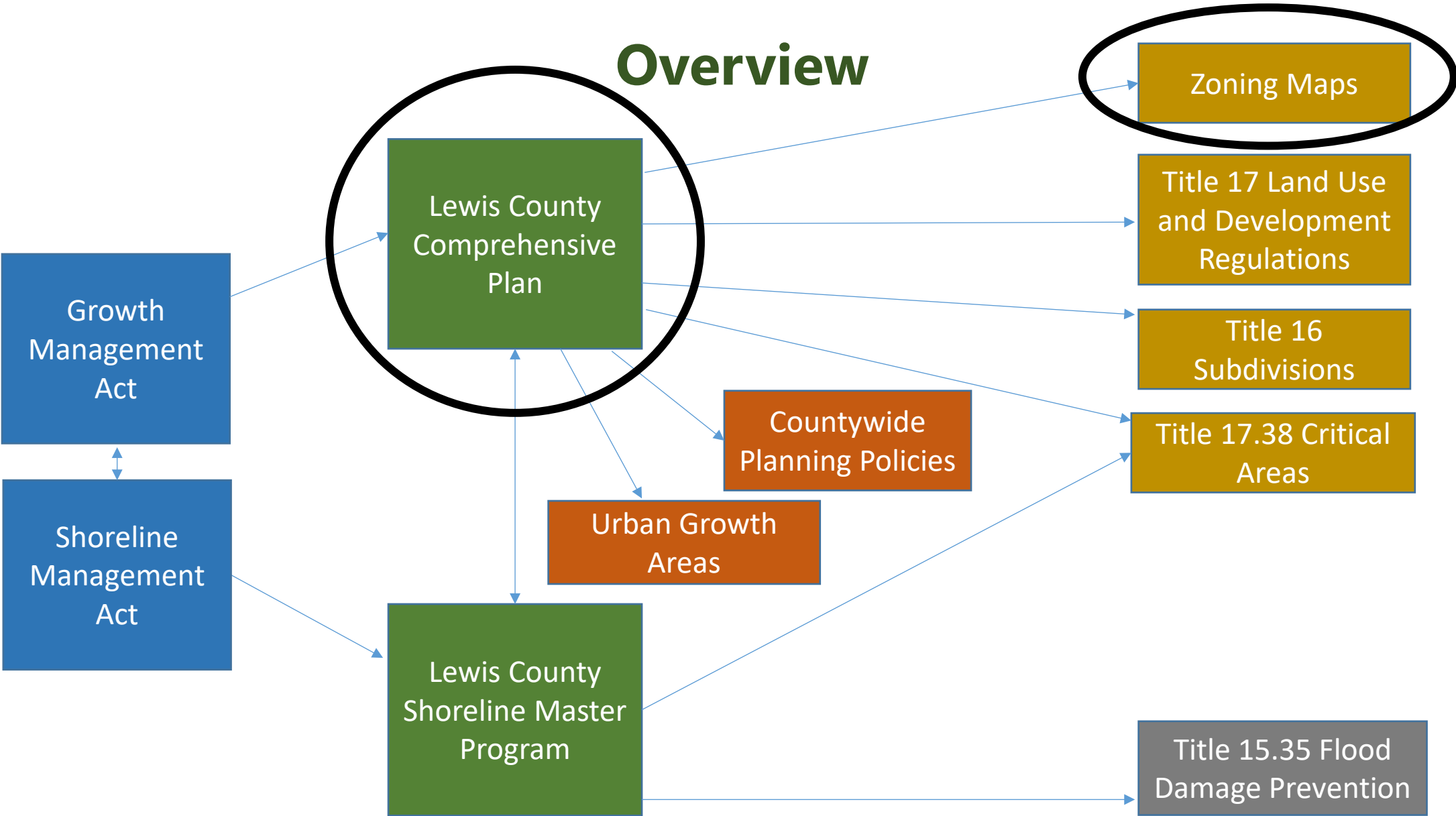
- 1. Overview**
- 2. Packwood Subarea Plan**
- 3. Rural Residential Center**
- 4. Master Planned Resort**
- 5. Skate Creek Park**
- 6. Next Steps**



April 8, 2025

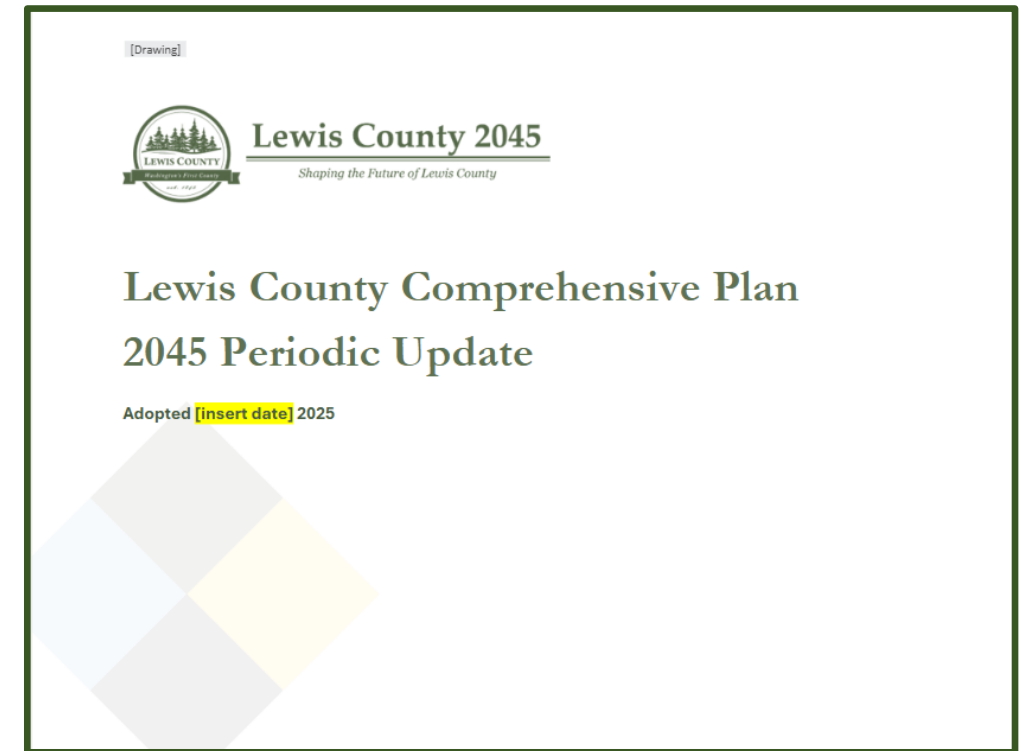
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Overview

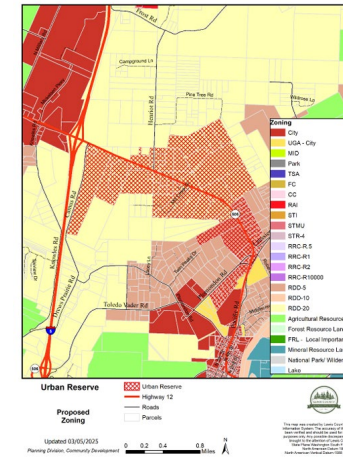
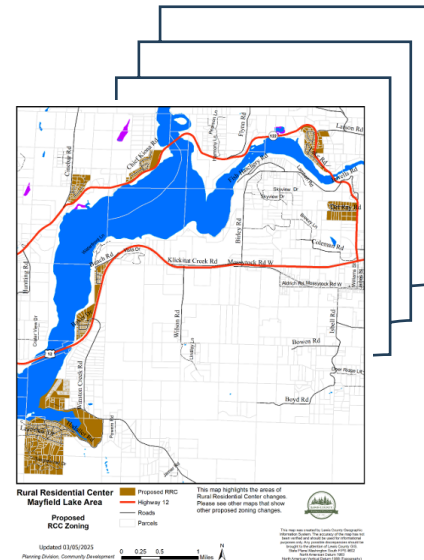
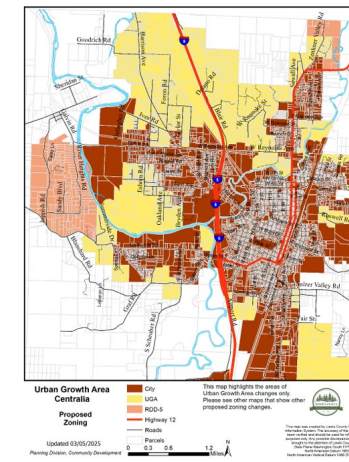
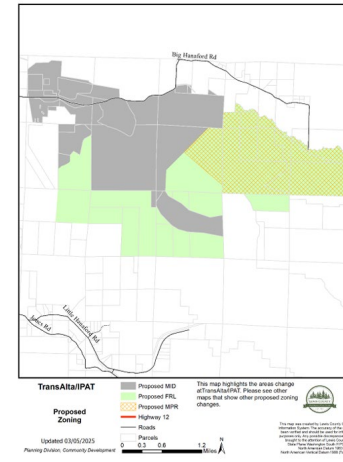
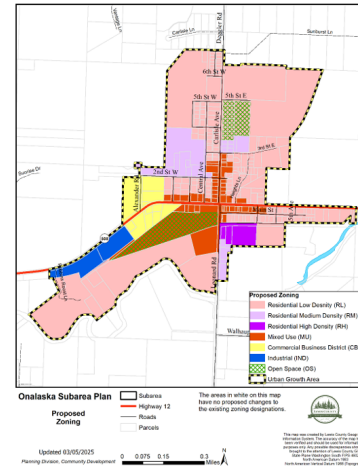
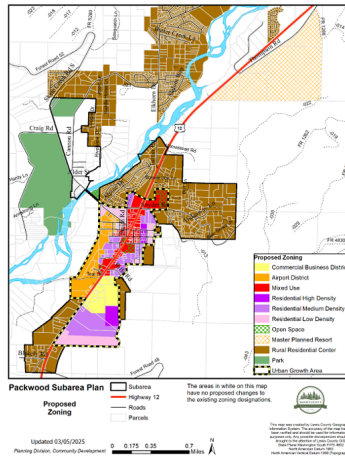


Comprehensive Plan Periodic Update

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



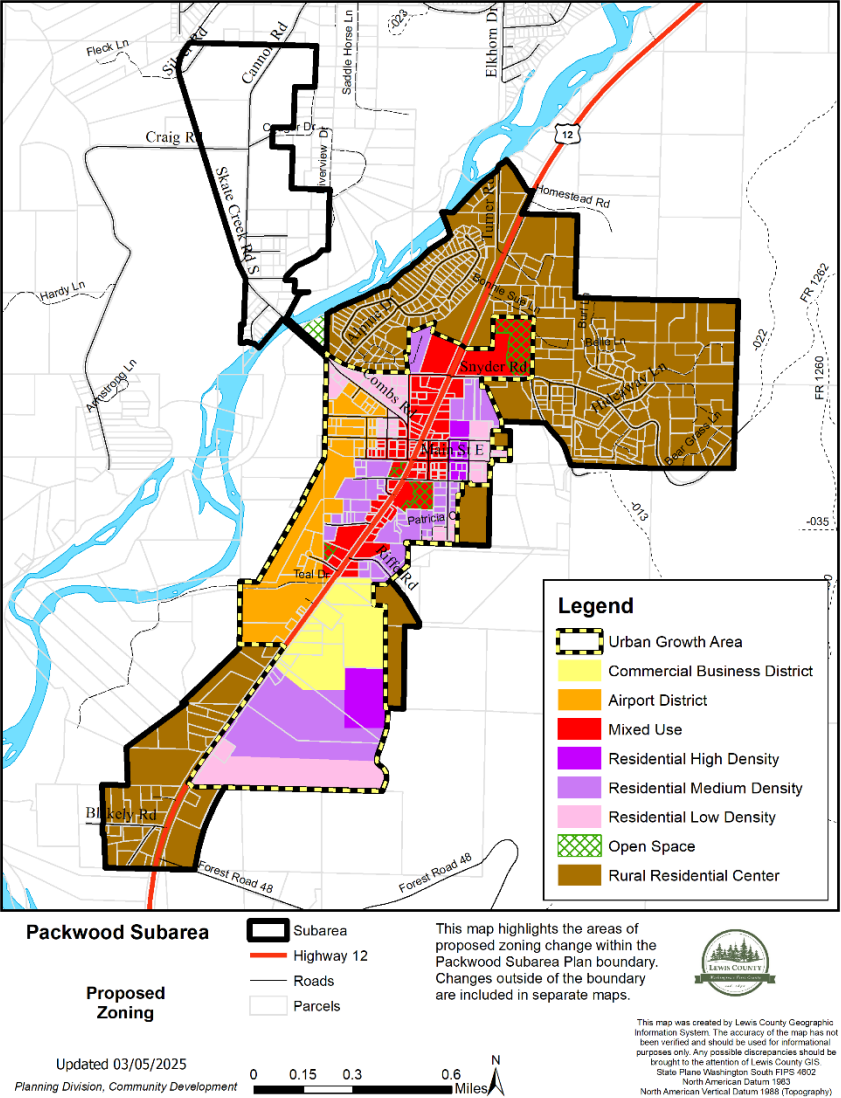
Countywide Zoning Designations



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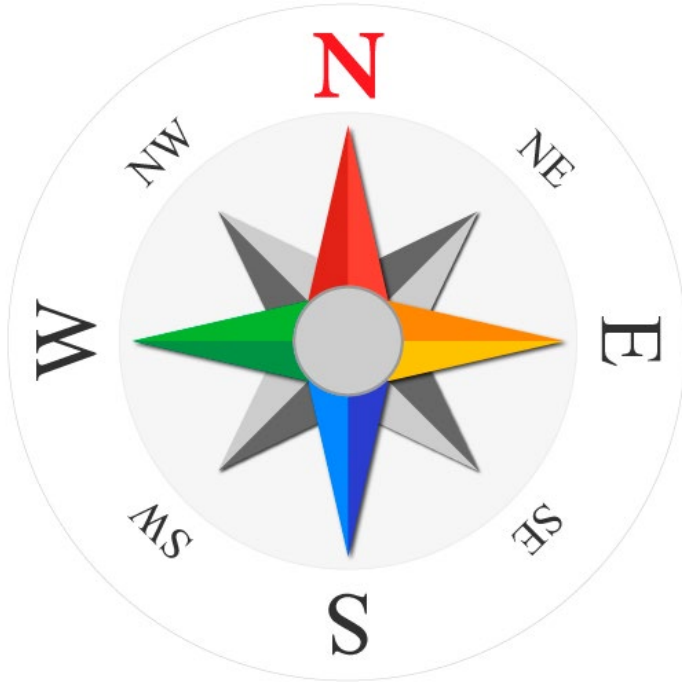
Packwood Subarea Plan



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Packwood Subarea Plan



Where are we going?

Subarea Plan Phase 1 – Adopted January 2024



How do we get there?

Zoning Designations – now

Development Regulations - summer



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Packwood Subarea Plan – Phase 1

Goals and Policies:

- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and the Environment
- Public Facilities



Packwood Subarea Plan – Phase 1

- 35-member Community Advisory Committee – 18 meetings
- Email list – monthly updates
- Updates at PBOC & PIC
- 3 newspaper articles
- 3 online surveys (also at Timberland Library)
- 4 community forums on housing
- 4 community meetings in Packwood
- Business interviews

Top 3 Priorities for Packwood
Place your dots in the squares to cast your votes.

1. Protect and support existing local business.

2. Preserve the small town character.

3. Encourage economic development and new job opportunities.

4. Enhance the downtown's sense of place.

5. Protect the Cowlitz River and surrounding forests.

6. Protect Packwood's unique features (e.g., museum, historic buildings).

7. Provide a high level of services (e.g., police, fire, schools).

8. Encourage affordable housing options.

9. Other (write your response on a sticky note)

10. Provide safe, walkable, rideable streets.

11. Increase recreational opportunities (e.g., parks, river access, trails).

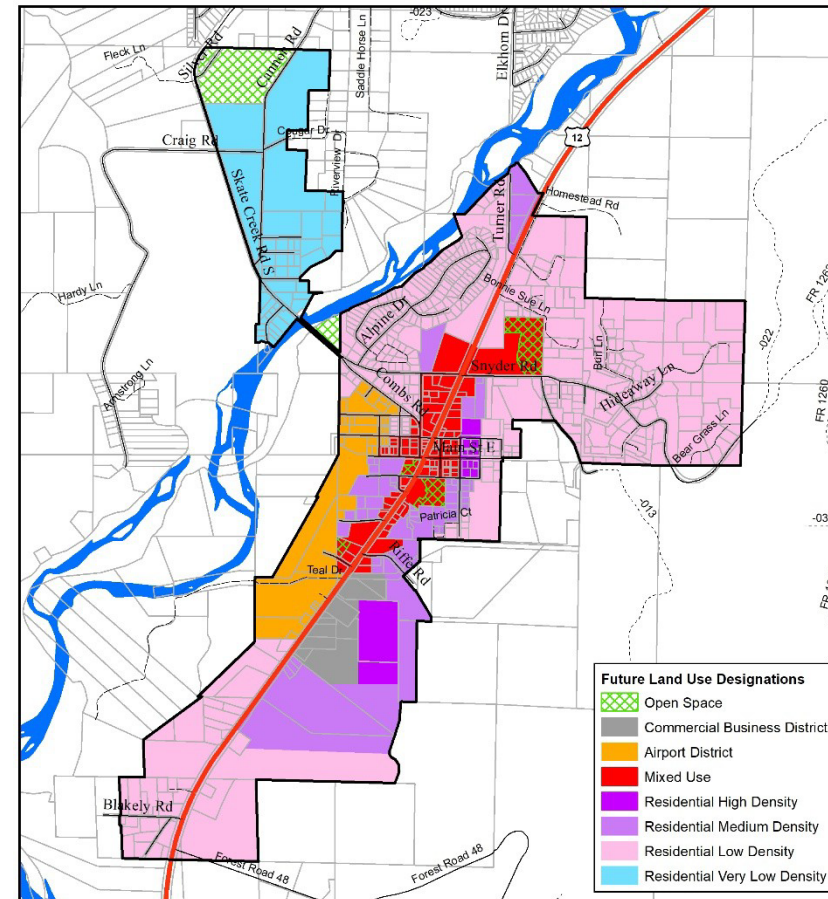
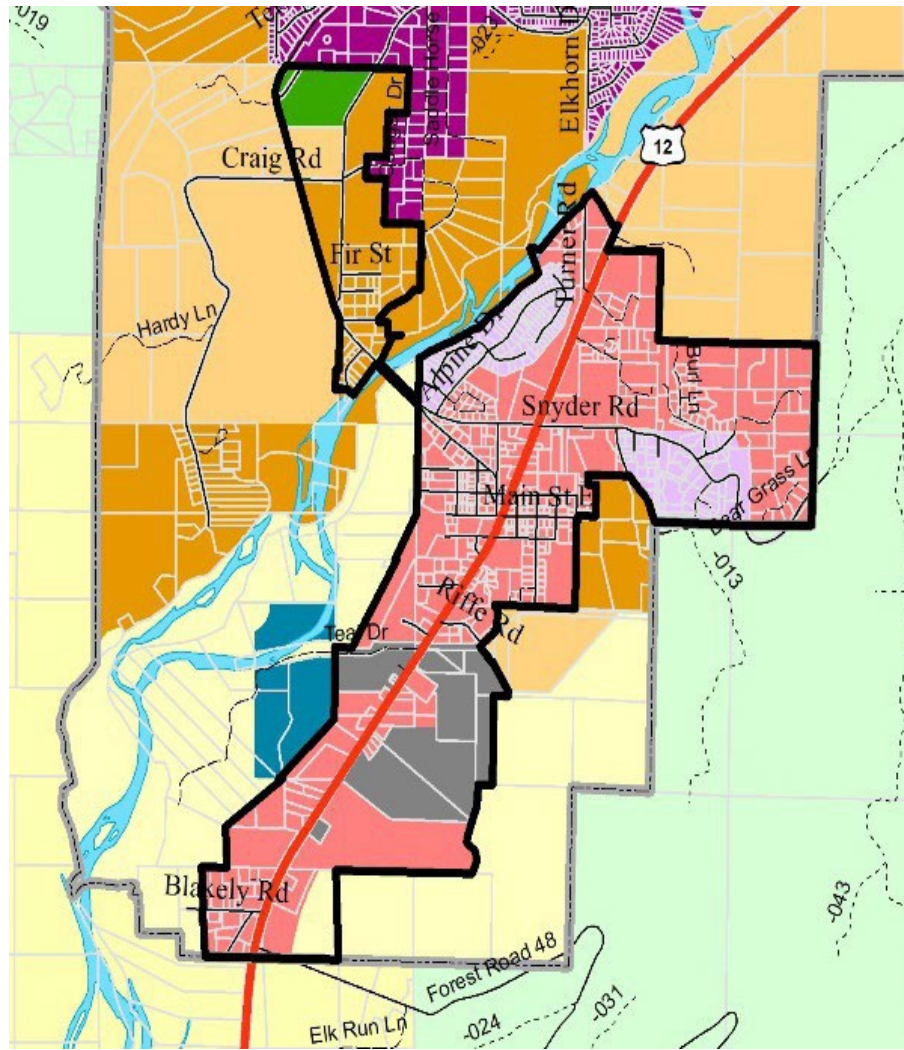
Scan the QR Code to visit our webpage.

More Questions?
Mindy Brooks, Sr. Long Range Planner
mindy.brooks@lewiscountywa.gov
(360) 740-2610



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Existing - Land Use - Phase 1

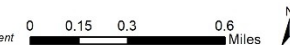


The Packwood Plan

Future Land Use Map

- Subarea
- Highway 12
- Roads
- Parcels
- River Channel

Updated 07/28/2023
Planning Division, Community Development



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Packwood Subarea Plan – Phase 2

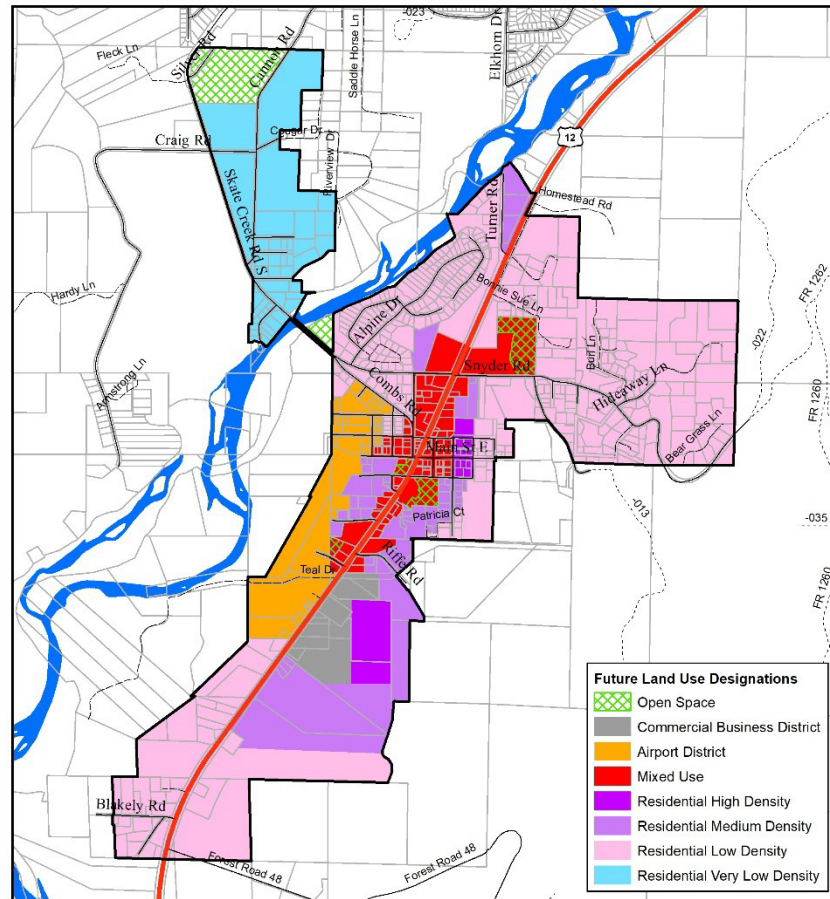
Implementation of Subarea Plan goals, policies and Future Land Uses Map.

- 1. Urban Growth Area – Public Hearing April 8**
- 2. Zoning Designation – Public Hearing April 8**
- 3. Development Regulations – Summer (TBD)**

Until all 3 are adopted, anticipated October 1, Packwood will remain under existing zoning and development regulations.



UGA & Zoning Proposal



The Packwood Plan

Future Land Use Map

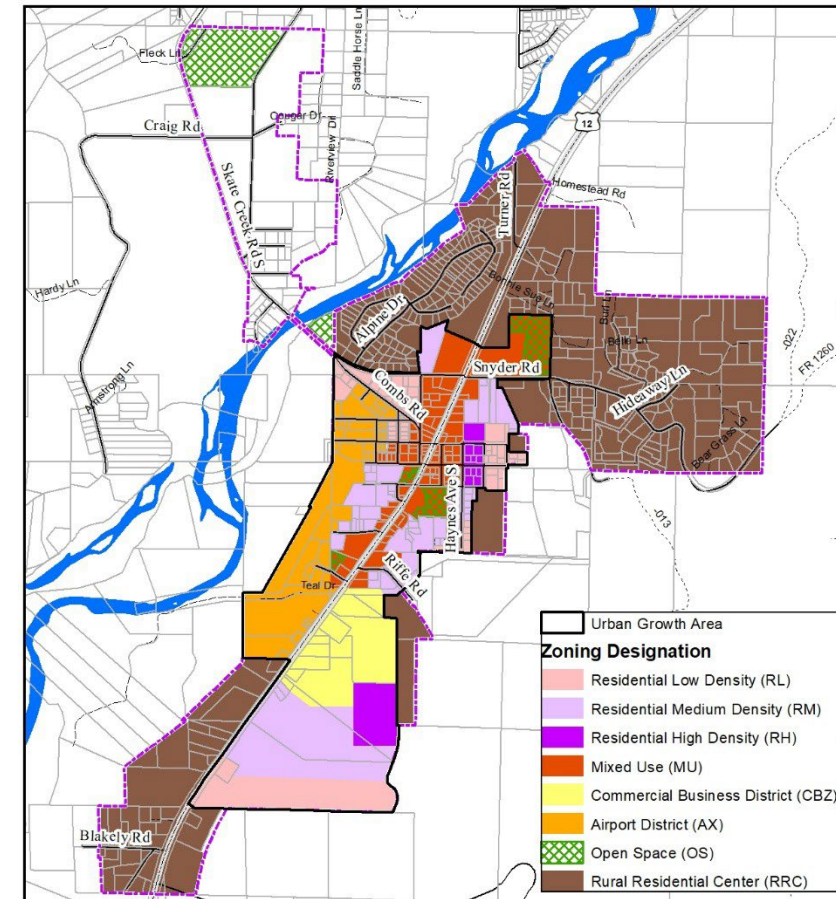
Updated 07/28/2023

Planning Division, Community Development

0 0.15 0.3 0.6 Miles



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**Packwood Subarea Plan
Phase 2
DRAFT
Zoning Designations**

Updated 02/14/2025

Planning Division, Community Development

0 0.175 0.35 0.7 Miles



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UGA & Zoning Proposal

UGA Questions:

1. Should there be designated places, shown in dark purple (RH zone), where new residential is **required** to be multifamily housing (3+ dwelling units per lot)?
2. Should there be designated places, shown in yellow (CBZ zone), where new commercial and retail can be **larger** than 10,000 square feet?



UGA & Zoning Proposal

UGA Questions:

1. Should there be designated places, shown in dark purple (RH zone), where new residential is **required** to be multifamily (3+ dwelling units per lot)?
 - Yes, then LAMIRD must be removed and UGA applied
 - No, keep LAMIRD – max 4 dwelling units and not required
2. Should there be designated places, shown in yellow (CBZ zone) where new commercial can be **larger** than 10,000 square feet?



UGA & Zoning Proposal

UGA Questions:

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2. Should there be designated places, shown in yellow (CBZ zone) where new commercial can be **larger** than 10,000 square feet?
 - Yes, then LAMIRD designation must be removed and UGA applied
 - No, keep LAMIRD – no commercial/retail larger than 10,000 sq ft



UGA & Zoning Proposal

UGA Questions:

1. Should there be designated places, shown in dark purple (RH zone), where new residential is **required** to be multifamily housing (3+ dwelling units per lot)?
2. Should there be designated places, shown in yellow (CBZ zone), where new commercial and retail can be **larger** than 10,000 square feet?



UGA & Zoning Proposal

UGA Requirements

1. Assign 20-year population ✓
2. Density of at least 4 dwelling units per acre ✓
3. Allow up to 2 ADUs per lot
4. Water and sewer over 20-years ✓



UGA & Zoning Proposal

UGA Requirements

1. Assign 20-year population ✓
2. Density of at least 4 dwelling units per acre ✓
3. Allow up to 2 ADUs per lot
4. Water and sewer over 20-years ✓
5. WSDOT complete streets

UGA Allowances

1. Multifamily requirements
2. Larger scale commercial/retail



UGA & Zoning Proposal

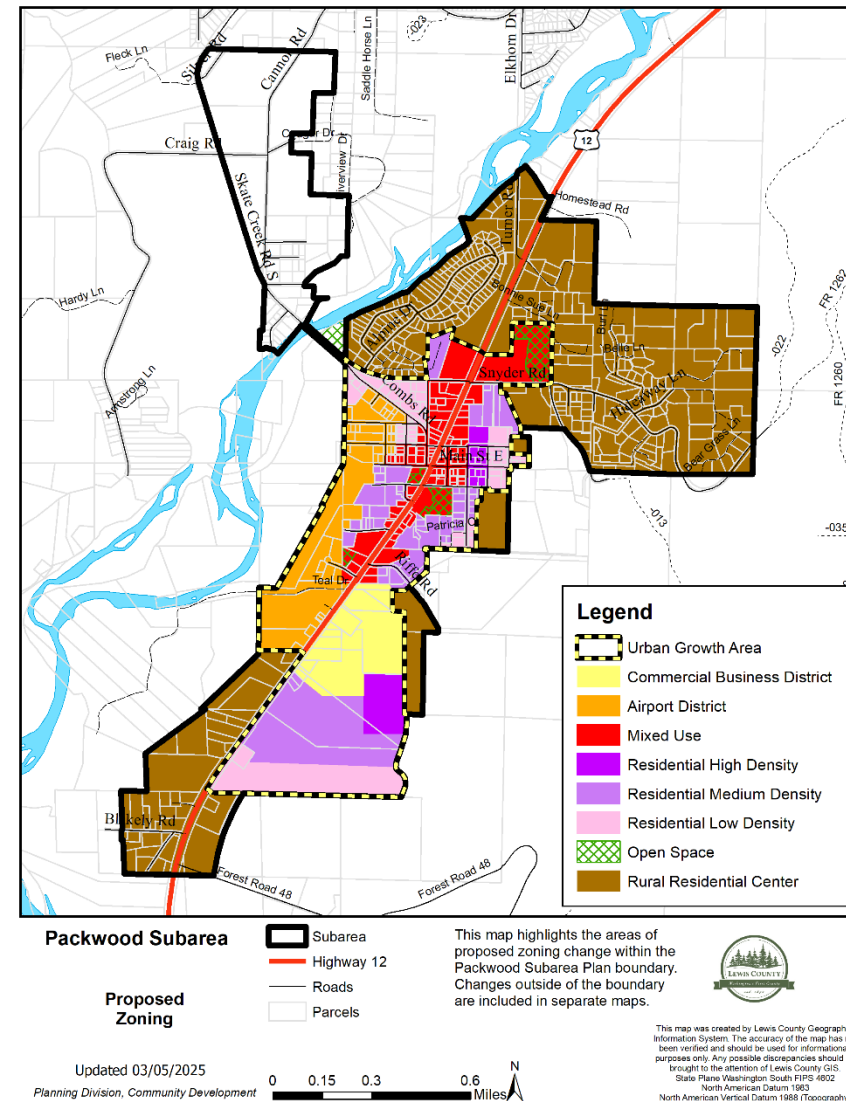
The UGA ...

- Does not increase development. The proposed zoning reduces options for commercial development compared to STMU and reduces where multifamily will be allowed when sewer is available.
- Does not change federal classifications of Packwood because the federal government definition of “urban area” is 50,000 people. There are no federal “urban areas” in Lewis County. UGA is a Washington State planning tool with no relationship to other states or federal government.



Packwood Subarea Plan

In the Subarea Plan boundary, outside of the UGA, the proposal is to change the STMU zone to RRC. STMU has no minimum lot size, meaning lots can be as small as the site will support. The RRC will set a minimum lot size of ¼ acre. RRC also prohibits most commercial uses. Therefore, the RRC zone in the subarea plan reduced overall development potential as compared to the existing STMU zone.

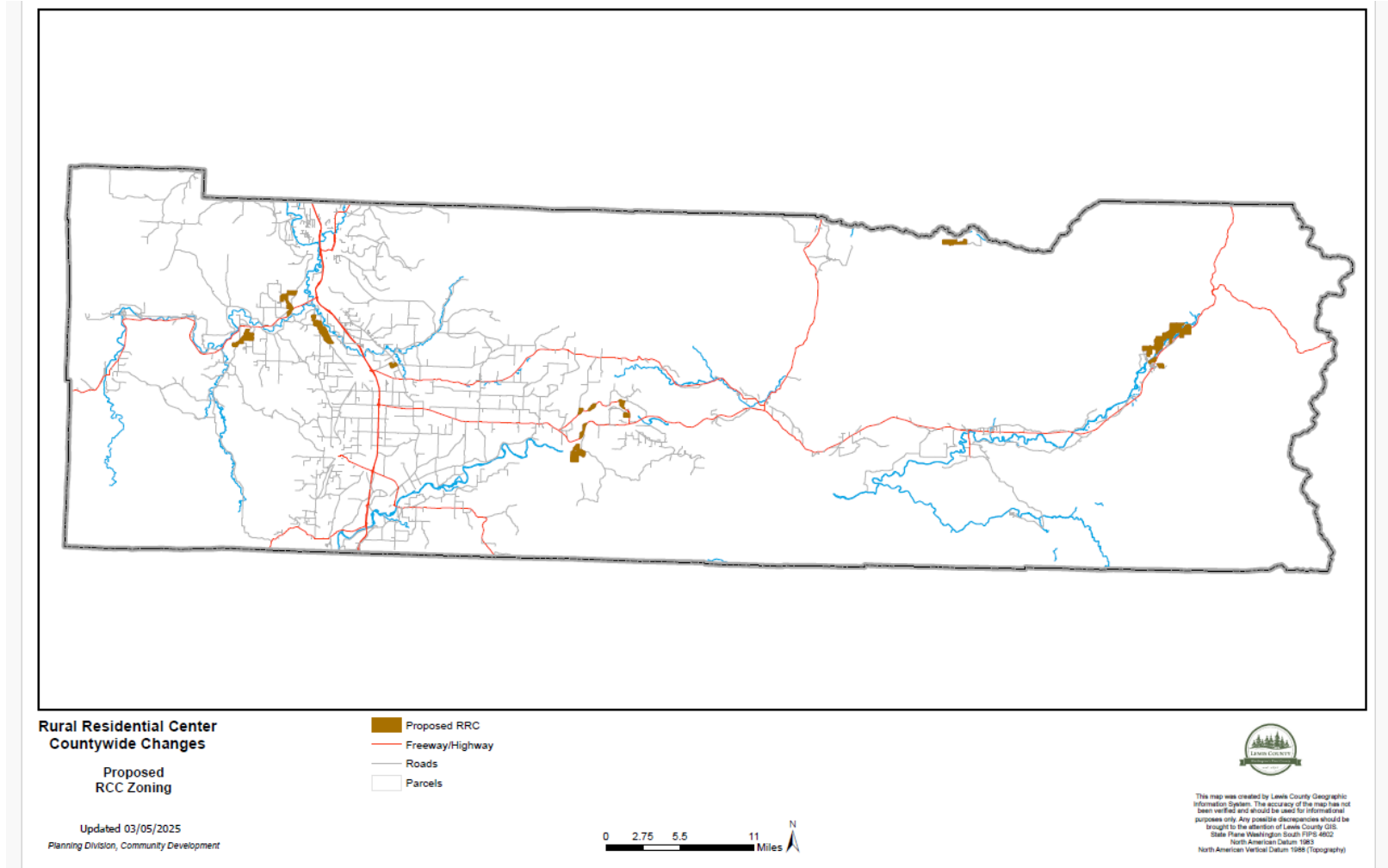


April 2, 2025

Community Presentation

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Rural Residential Centers

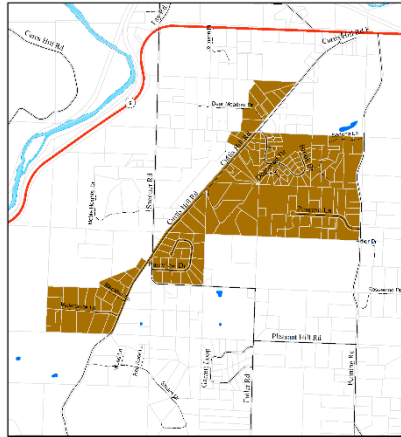


April 2, 2025

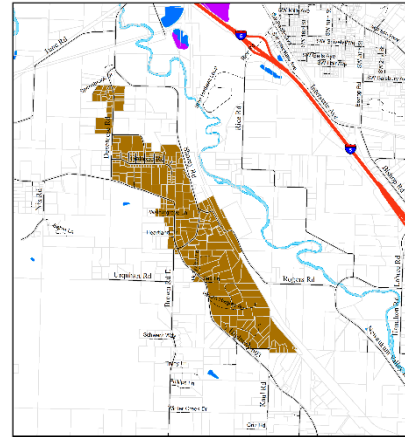
Community Presentation

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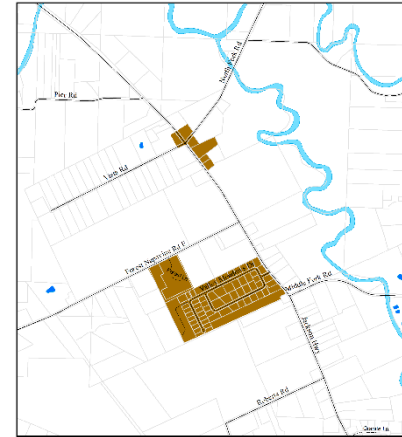
Rural Residential Center (RRC)



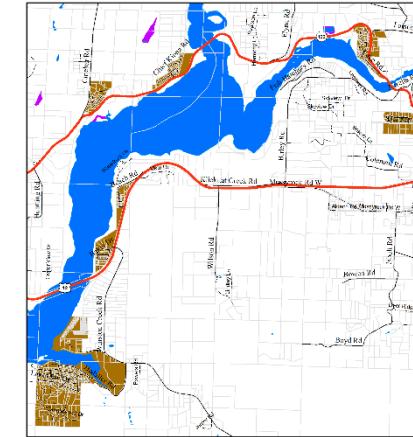
**Rural Residential Center
Curtiss Hill Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development



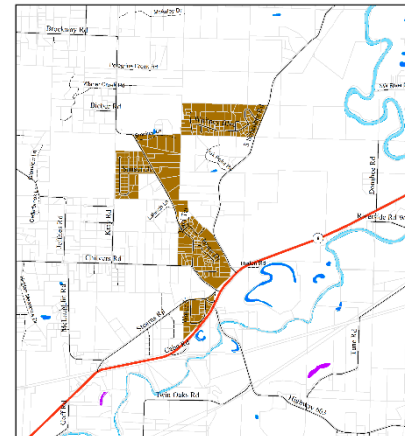
**Rural Residential Center
Newaukum Hill Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development



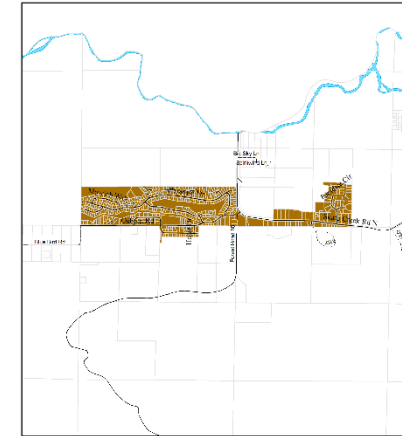
**Rural Residential Center
Valley Meadows Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development



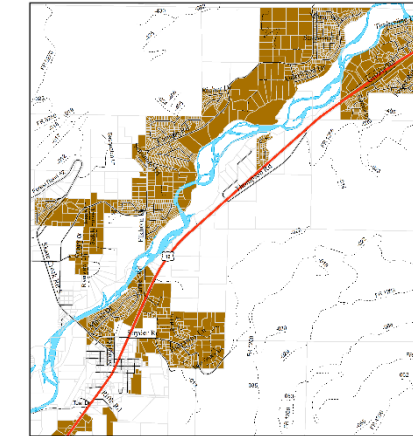
**Rural Residential Center
Mayfield Lake Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development



**Rural Residential Center
Brockway Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development

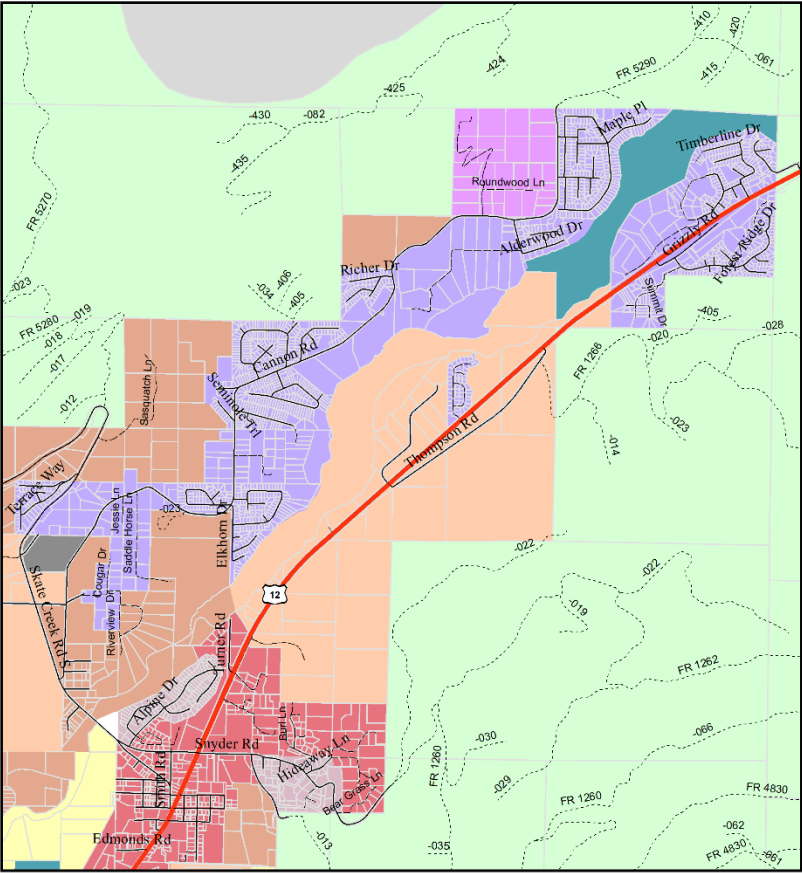


**Rural Residential Center
Ashford Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development



**Rural Residential Center
Packwood Area**
Proposed
RCC Zoning
Updated 03/05/2023
Planning Division, Community Development

Rural Residential Center (RRC)



Existing Zoning

Name

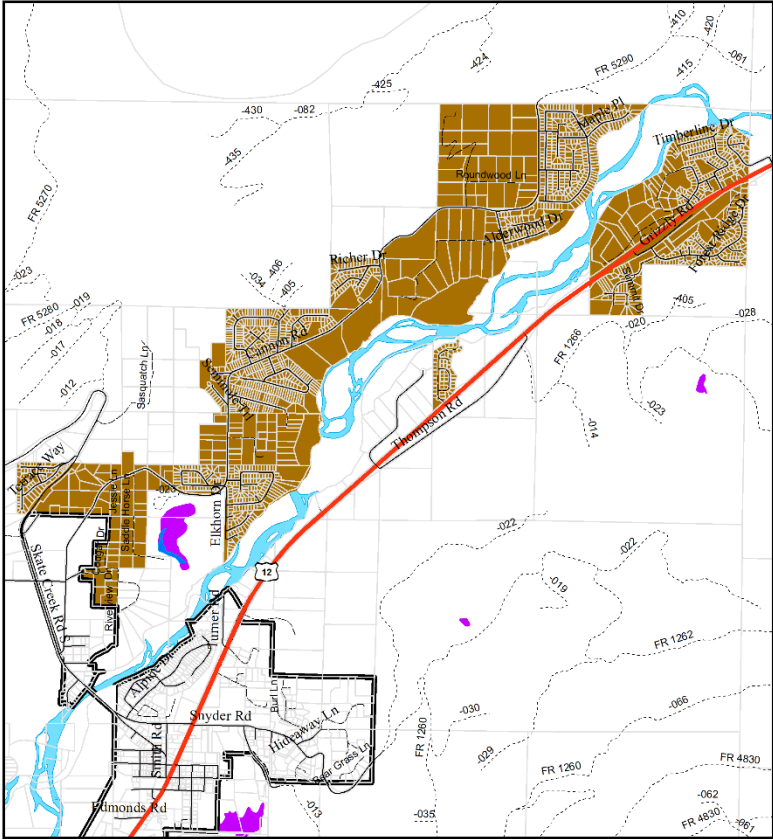
- Subarea
- Highway 12
- Roads
- Parcels

Updated 03/05/2025

Planning Division, Community Development

0 0.2 0.4 0.8 Miles

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Rural Residential Center

Name

- Subarea
- Highway 12
- Roads
- Parcels

Updated 03/05/2025

Planning Division, Community Development

0 0.2 0.4 0.8 Miles

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

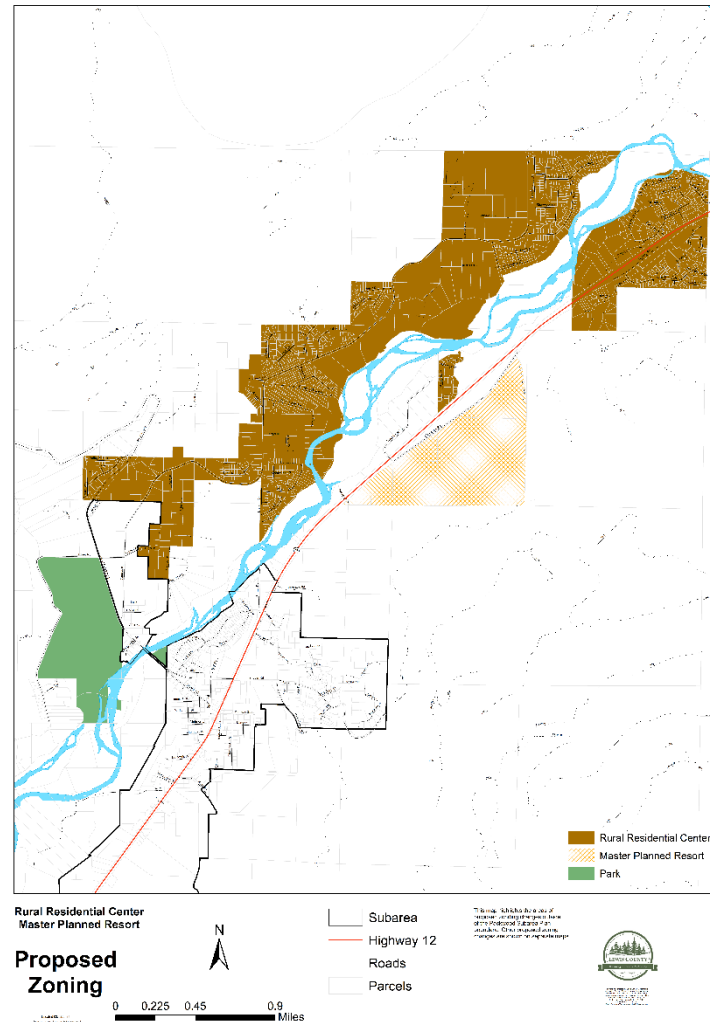
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April 8, 2025

Lewis County Planning Commission - Hearing

Master Planned Resort & Park



April 2, 2025

Community Presentation

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Wrap Up

Packwood Subarea Plan

- Only impacts the subarea
- Overall reduction in development potential
- Rural Residential Center reduces allowance compared to Small Town Mixed Use
- UGA –
 - Should multifamily be required?
 - Should commercial/retail up to 20,000 sq ft be allowed?

Outside Subarea

- Rural Residential Center increases residential development possibility
 - Dependent on water, septic and critical areas
- Master Planned Resort allows lodges, golf course, spa, etc. as well as RV park and campground
- Park removes residential and most commercial uses



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

May 13 – Deliberate and Vote

June/July – Board of County Commissioners





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