



## *Community Development*

125 NW Chehalis Avenue  
Chehalis WA 98532

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The Lewis County Code proposed amendments are presented with development regulations on the odd pages, edits shown in underline for text to be added and ~~strike through~~ for text to be removed, and commentary on even pages. Complete new chapters are not underlined for ease of reading. Commentary is an explanation of the code amendments and serves as legislative intent. Commentary is not required for every proposed code amendment.

Public comments may be provided on both the development regulations and the commentary; however, the development regulations are what will be adopted and will apply to new development in Lewis County.

Public comments may be provided when the record is open. The record is open when a public hearing on the development regulations are noticed in the newspaper. To receive the notices directly, please subscribe to the [Lewis County Planning Announcements](#).

Question should be directed to Mindy Brooks at [mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov) or 360-740-2610.

Project webpage: [lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/](http://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/)

## Commentary

### LEWIS COUNTY CODE 17.20E AMENDMENTS

The County has designated in the Lewis County Comprehensive Plan locations that meet RCW 36.70A.360 Master planned resorts. Designation of additional master planned resorts requires an amendment to the Lewis County Comprehensive Plan map.

The purpose of the Master Planned Resort designation is to create resort-style destinations that provide access to unique natural features. The development of the Master Planned Resort will be coordinated through a Binding Site Plan to ensure that resort has minimal impacts to surrounding properties.

The MPR zone is an overlay, meaning that it overlays the underlying zone. The property owner or owners can choose to follow the underlying zone or the overlay zone, but may not mix and match standards and requirements. For example, if the MPR overlay is used then the setbacks and height requirements for the MPR zone must be followed, instead of the underlying zone.

## Chapter 17.20E MASTER PLANNED RESORT

### Sections:

- 17.20E.010 Purpose.
- 17.20E.020 ~~Designation criteria for master planned resorts~~ Applicability.
- 17.20E.030 Permitted Uses.
- 17.20E.040 ~~Minimum~~ Standards.
- 17.20E.050 ~~Master plan a~~ Approval Process.
- ~~17.20E.060 Approved master planned resort.~~

### 17.20E.010 Purpose.

Master planned resorts in Lewis County are intended to enhance and diversify the recreational and economic opportunities that complement the natural and cultural attractiveness of the area without having significant adverse impacts on environmental and natural features, cultural or historic resources and their settings, or existing development. This chapter provides for the development of planned resorts with well-designed visitor-oriented accommodations, including residential, recreational, and commercial uses consistent with the comprehensive plan.

### 17.20E.020 ~~Designation criteria for master planned resorts~~ Applicability.

This title applies to development proposed for lands designated as Master Planned Resort (MPR) on the Lewis County Comprehensive Plan. The MPR is an overlay zone, where the underlying zoning remains in effect. A property owner(s) may choose to comply entirely with the standards of the underlying zoning, except as related to transient accommodations, or entirely with the standards of the MPR overlay zone. Master planned resorts may be developed as a Type III binding site plan application when:

- ~~(1) The comprehensive plan specifically identifies policies to guide the development of master planned resorts;~~
- ~~(2) The comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the master planned resort, except in areas otherwise designated for urban growth under RCW 36.70A.110;~~
- ~~(3) The county includes a finding as a part of the approval process that the land is better suited, and has more long-term importance, for the master planned resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forest land or agricultural land under RCW 36.70A.170;~~
- ~~(4) The county ensures that the resort plan is consistent with the development regulations established for critical areas; and~~

### **Commentary**

The list of allowed uses is now included in Table 2 of Title 17.42, LCC. There is no need to repeat allowed uses in this section.

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- ~~(5) On-site and off-site infrastructure and service impacts have been fully considered and appropriate mitigation measures have been established.~~

### **17.20E.030 Permitted uses.**

See 17.42 Table 2 Summary of Land Uses. ~~The following uses are permitted provided the uses are part of an approved master planned resort pursuant to this chapter:~~

(1) Prohibited uses.

- (a) Use of the subject property will be bound by the approved application and/or development agreement. No other use is allowed without the receipt of necessary approvals.
  - (b) Where the underlying base zone allows transient accommodations pursuant to Chapter 17.42, Table 2, LCC, new transient accommodations shall be prohibited unless approved through a binding site plan associated with a Master Planned Resort development.
  - (c) Proximity to a master planned resort designation, development or an associated extension of infrastructure shall not provide a basis for a comprehensive plan amendment to change the land use designation for property adjacent to the resort to a land use district with greater development density or more intensive uses.
- ~~(1) Visitor-oriented accommodations such as lodges, hotels, motels, bed and breakfast facilities, rental homes and cabins, rental condominiums, rental townhouses, time-share units, similar transient lodging facilities, convention and conference facilities, and appropriate support facilities.~~
- ~~(2) Residential dwellings such as single-family dwellings, multifamily dwellings, condominiums, townhouses, time-share units, and other residential dwellings compatible with the purposes of this section.~~
- ~~(3) Developed recreational facilities such as golf courses, clubhouses, pro shops, and sports and spa facilities, and undeveloped recreational areas.~~
- ~~(4) Boat docks and marinas compatible with the purposes of this section and the Lewis County shoreline master program.~~
- ~~(5) Commercial facilities and services such as restaurants, barber shops, beauty salons, specialty shops, real estate and other professional offices, grocery stores, pet boarding and care facilities, and other such services which provide for the needs of the community's residents and visitors and which are compatible with the purposes of this section.~~
- ~~(6) Open space areas such as lakes, wetlands, golf courses, greenbelts, buffers, and wildlife preserves.~~

## **Commentary**

The intent of the Master Planned Resort provisions to the have one application for Binding Site Plan that includes all property under the overlay. All development in the MPR zone should be self-contained and oriented inward, thus intended to serve the MPR and not allow expansion and impacts outward.

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- (7) ~~Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county, notwithstanding any limiting provision of this chapter to the contrary.~~
- (8) ~~Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort.~~
- (9) ~~Cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and craft centers, and interpretive centers which are compatible with the purposes of this section.~~

#### **17.20E.040 ~~Minimum~~sStandards.**

The following ~~minimum~~ standards apply to all master planned resorts. All standards shall be met.:

- (1) ~~A master planned resort, when approved in accordance with this chapter, is established as an overlay zone and, as such, does not alter the existing, underlying zoning designation. Development standards of this chapter shall, as applied to an approved master planned resort, supersede those of the underlying zone.~~
- (2) ~~Master planned resorts are urban scale developments located in the rural area.~~
- (3) ~~The resort, including buffers and open space under the control of the development, is sited on a parcel or parcels of land no less than 40 contiguous acres.~~
- (4) ~~Existing state or county roads are adequate, or need minimal improvements, to serve the development.~~
- (5) ~~Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, and emergency medical, provided on site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers including municipalities and special purpose districts; provided, that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities; provided, that such facilities and utilities serve only the master planned resort or urban growth areas.~~
- (6) ~~At least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas, excluding streets, and parking areas.~~
- (1) General standards. In addition to any other applicable standards, the standards in Table 1 shall be met.

## **Commentary**

### **17.20E.040(2)**

The Master Planned Resort may be served by private water, sewer, transportation, security, etc. It is also anticipated that special districts or public providers provide the services. However, the cost of the shared services shall be covered by the Master Planned Resort owners, not the general public.

### **17.20E.040(3)**

Master Planned Resorts are in a natural setting and should have an abundance of unpaved, natural open areas that provide recreation for users of the resort, as well as maintaining wildlife habitat.

### **17.20E.040(4)**

There must be housing provided for employees of the master planned resort. There must be at least one (1) dwelling per every 10 hotel rooms, or every 10 bedrooms associated with short-term rentals or bed and breakfast establishments. For example, a resort with a 200-unit hotel and 25 two-bedroom cabins, 250 transient accommodation units total, is required to provide 25 dwelling units for employees. In addition, this example resort with 250 transient accommodation units, may include no more than 22 non-employee, long-term residential units, such as owner-occupied vacation homes.



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Table 1: General Development Standards

Development Standard	Commercial/Mixed Uses	Residential Uses
Minimum setbacks (feet)		
Front	0	10
Rear	5	5
Side	5	5
Maximum building Height (feet) <sup>1</sup>		
Habitable space	40	35
Non-habitable space	65	50
Minimum on-site parking		
Vehicle spaces per dwelling unit	0.5	1
Vehicle spaces for commercial uses	See Chapter 17.17.220	

<sup>1</sup> Height shall be measured as feet above the mean ground level. See Chapter 17.80, Airport Obstruction Zone, for additional requirements.

- ~~(7) Active recreational uses such as golf courses, pools, tennis courts and playing fields shall be provided to adequately meet the needs of the residents and guests of the master planned resort.~~
- (2) Capital facilities. Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, emergency medical, and transportation provided on site shall be limited to meeting the needs of the master planned resort and shall not serve any property or development outside of the master planned resort. Roads shall meet private road standards pursuant to Chapter 12.60, LCC. Such facilities, utilities, and services may be provided by outside service providers through a shared services agreement, including municipalities and special purpose districts; provided that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort.
- (3) Open space. At least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active unpaved recreational areas (e.g., golf course), excluding streets, parking areas and private yards associated with residential uses. Pedestrian and bicycle paths, separated by at least three (3) feet from streets, except at access points, may be counted towards meeting the 40 percent open space requirement.
- ~~(84) Residential uses. At least one (1) residential dwelling unit per every 10 transient accommodation units shall be provided for employees of the master planned resort. A transient accommodation unit is the equivalent of one (1) hotel room or one (1) bedroom in a short-term rental or bed and breakfast. Employee housing may be single family or multifamily. Additional long-term residential dwelling units for non-employees may be provided and shall not exceed 10 percent of the total transient accommodation units. The maximum density for residential dwellings including hotel and motel units shall not exceed two units per gross acre of the overall master planned resort. Residential dwellings for long-term occupancy shall be limited to no more than 10 percent of the total number of residential units.~~
- ~~(9) Parking shall be provided for in accordance with a transportation management plan as submitted with the application and approved for the project.~~

## **Commentary**

### **17.20E.040(5)**

Commercial uses are encouraged in master planned resorts; however, the commercial uses should be designed and oriented to serve the master planned resort, not the surrounding properties. Signs for the commercial uses should not be advertising outward of the master planned resort.

### **17.20E.040(6)**

In addition, the outer edge of the master planned resort should include a vegetated buffer that provides screen of the resort. A berm with shrubs and trees planted on top of the berm, or a shrub hedge with trees shall be included.

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- ~~(10) The minimum lot area, width, frontage and yard requirements, setback standards, street standards, and building heights otherwise applying to development in the underlying zone(s) may be modified consistent with the master planned resort, as approved in conformance with this chapter.~~
- ~~(11) The tract or tracts of land included in a proposed master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included.~~
- ~~(12) All uses within the master planned resort shall be harmonious with each other through the use of special design, placement, or screening.~~
- ~~(13) Unless otherwise approved in accordance with applicable sign regulations, on-premises signs and off-premises signs shall be designed and erected in conformance with design guidelines, as submitted and approved with the project and off-premises signs shall be limited to those necessary for directional purposes.~~
- ~~(14)~~ Commercial uses. Commercial ~~uses~~ services provided as part of the master planned resort shall be contained within the ~~development~~ master planned resort and shall be oriented to serve the master planned resort. Driveway entrances to commercial uses shall be provided from the interior roads of the master planned resort. Signs shall be placed within the master planned resort and shall not be facing outward of the master planned resort, except one (1) monument sign may be placed at the primary entrance; see 17.142.207 Signs for additional standards. The protection of public views shall be considered in orienting such commercial services.
- ~~(6)~~ Landscaping and screening. Landscaping installed for stormwater management may be counted towards meeting the landscaping requirements. Landscaping required below may not be counted towards meeting the requirement for 40% open space. Trees shall be selected and located to minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces, and to minimize potential damage to structures and injuries to people.
  - ~~(a)~~ Parking lots shall include at least one (1) tree and three (3) shrubs for every four (4) parking spaces.
  - ~~(b)~~ The external parcel boundaries of the master planned resort area, except within 10 feet of a road approach, shall be landscaped with at least one (1) tree every 20 feet on center and five (5) shrubs per every 10 linear feet. All shrubs and trees shall be native to the Pacific Northwest. Existing trees and shrubs that are retained may be counted towards this landscaping requirement.

#### **17.20E.050 ~~Master plan~~ Approval process.**

- ~~(1)~~ Permit type. The master planned resort may be approved through a Binding Site Plan, which is a Type III application decided by the Hearing Examiner. The Binding Site Plan shall include all tract(s) of land with the MPR zoning designation.

## **Commentary**

Expansion of the MPR boundary is not allowed through Lewis County Code. The MPR boundary would be processed as a Comprehensive Plan map amendment. However, within the outer boundary of the MRP, the Binding Site Plan could be amended by the Hearing Examiner.

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- (2) Ownership. The tract or tracts of land included in a master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included. All contiguous tracts of land within the master planned resort zone shall be included in the binding site plan application.
- (13) ~~Phasing of development, expansion, and future use of land shall be addressed as follows:~~
- (a) Phasing. The county recognizes that economic and other considerations may necessitate the phasing of a master planned resort. Project phasing may occur in accordance with the standards for land divisions in LCC 17.05.140.
- (c) ~~Use of the subject property will be bound by the approved application and/or development agreement. No other use is allowed without the receipt of necessary approvals.~~
- (d4) Environmental remediation. The owners of land approved and used for a master planned resort development shall be responsible for appropriate and suitable environmental remediation and/or restoration of the site in the case of abandonment of the project. The responsible party shall be identified in the development agreement and/or master plan approval. The responsibility for appropriate and suitable environmental remediation and/or restoration will be determined through environmental review of the application and commensurate with the impacts of the specific use permitted. An environmental remediation and/or restoration plan shall be established in the development agreement and master plan approval.
- (b5) ~~Expansion or a~~ Amendments. Amendment of the approved master planned resort:
- (i) ~~Beyond the boundaries of the original site plan, shall require a new master plan application and hearing as required in this chapter.~~
- (ii) ~~Within~~ Within the boundaries of the original site plan, shall require a master binding site plan amendment by the hearing examiner.
- (2) ~~Infrastructure.~~ Proximity to a master planned resort designation, development or an associated extension of infrastructure shall not provide a basis for a comprehensive plan amendment to change the land use designation for property adjacent to the resort to a land use district with greater development density or more intensive uses.

#### **~~17.20E.060 Approved master planned resort.~~**

~~The approved master planned resort binds the project proponents and their successors to the proposed project as approved, applicable development standards of this chapter, and conditions of approval, if any. Approval of the master planned resort confirms that the proposal is consistent with the purpose of and provisions for master planned resorts and the comprehensive plan and provides the basis upon which subsequent permits, including building permits, may be reviewed and issued.~~

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