



Comprehensive Plan Periodic Update Small Town UGA & MPR Regulations

Lewis County Planning Commission – Workshop

May 27, 2025

Periodic Update

- ~~Comprehensive Plan~~
- ~~Zoning Designations~~
- Development Regulations
- Critical Areas Ordinance

BOCC hearings in September (*tentative*).
Anticipated effective date October 1, 2025.



Periodic Update

- ~~Comprehensive Plan~~
- ~~Zoning Designations~~
- Development Regulations
 - Small Town Urban Growth Areas & Master Planned Resort
 - Energy Code
 - All other
- Critical Areas Ordinance

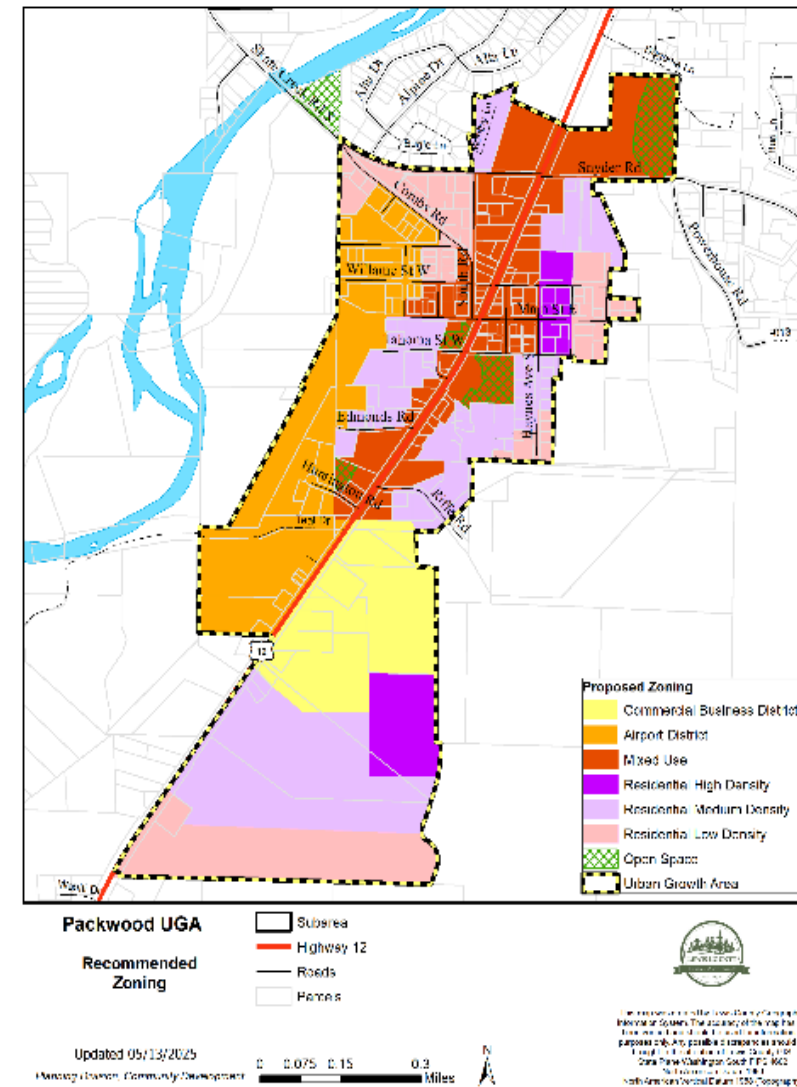
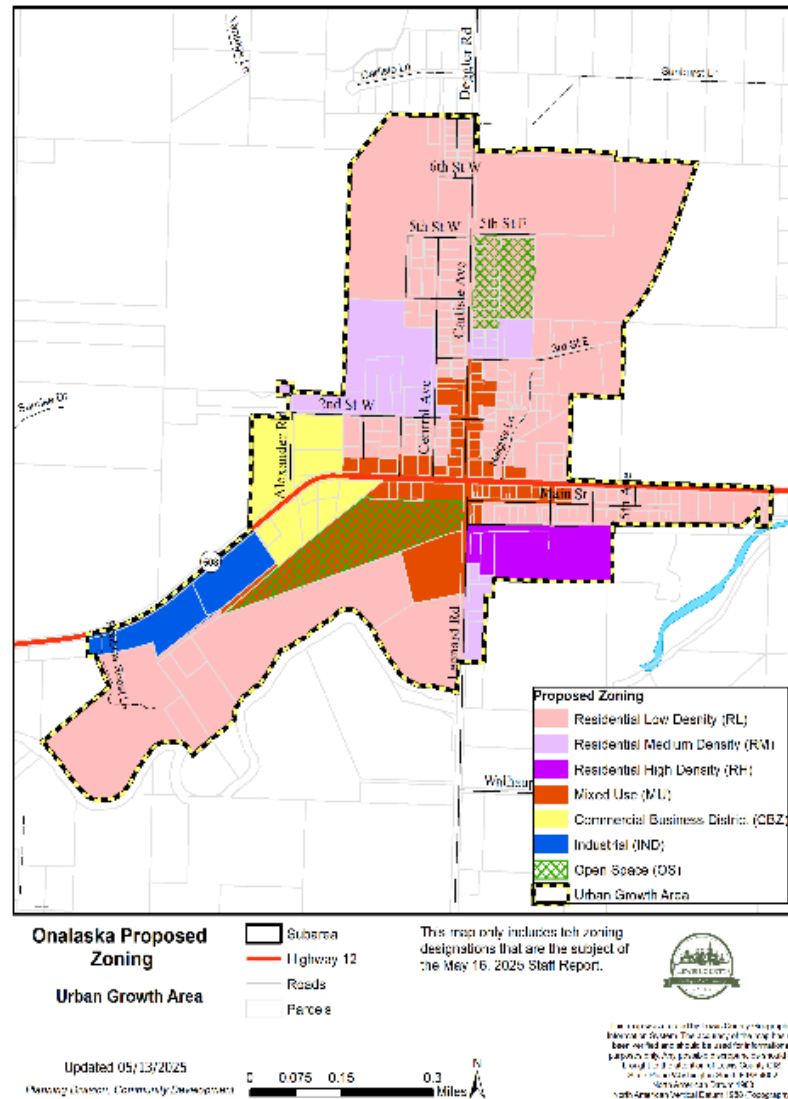


Staff Reports

- Cover memo – summary of big topics
- Attachments – development regulations
 - Commentary on the left
 - Code on the right
 - Underlined if new; strike through of removed

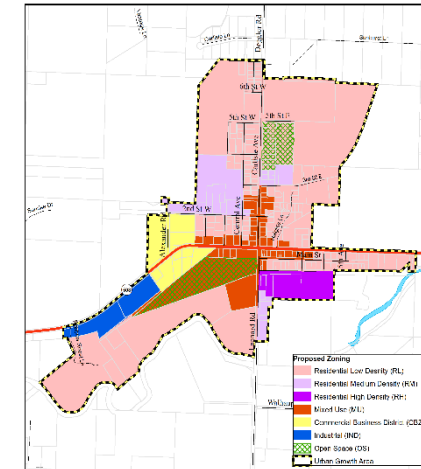


Small Town Urban Growth Area (UGA)



Small Town Urban Growth Area (UGA)

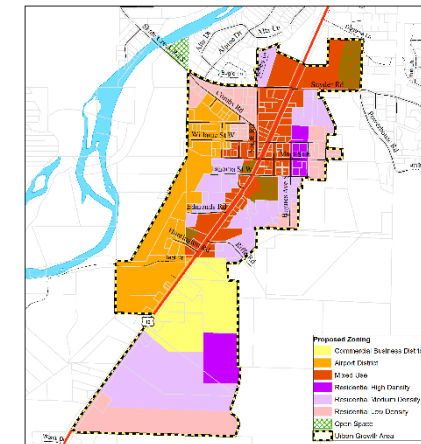
- Regulations apply to **new** uses and development
- Existing uses and development can:
 - Stay
 - Be maintained
 - Be replaced
 - Be sold



Onalaska Proposed Zoning Urban Growth Area

This map only reflects the zoning designations that are the subject of the May 16, 2025 Staff Report.

Updated 05/16/2025
Lewis County Planning Commission



Packwood UGA Recommended Zoning

Updated 05/16/2025
Lewis County Planning Commission

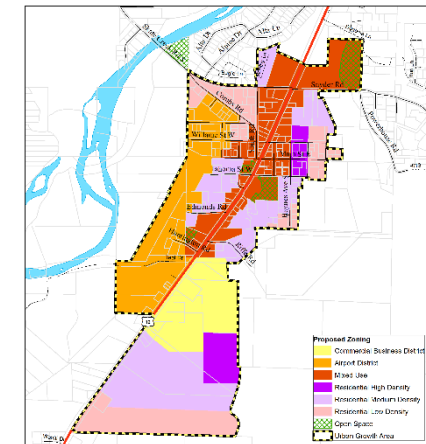
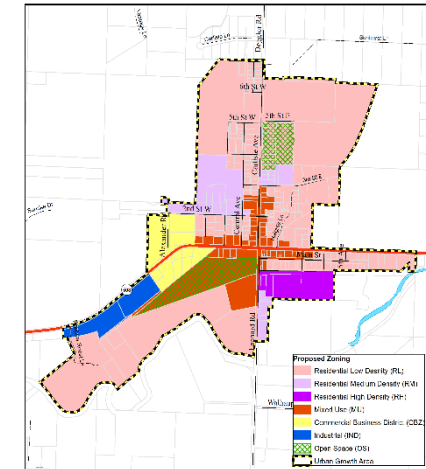


May 27, 2025

Small Town Urban Growth Area (UGA)

Mixed Use (MU) Zone

- Similar to STMU
- Ground floor commercial – 508, Carlisle, Leonard, Highway 12, Main & Willame
- Commercial capped at 10,000 sq ft
- Height capped at 35 ft
- Second/third story residential
- Parking to side or behind
- 0 setback, 10 ft setback
- Live-work

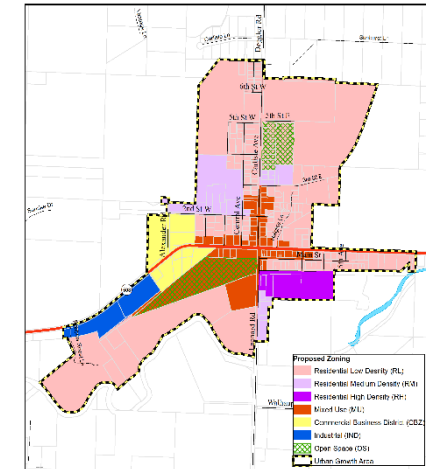


May 27, 2025

Small Town Urban Growth Area (UGA)

Commercial Business District (CBZ) Zone

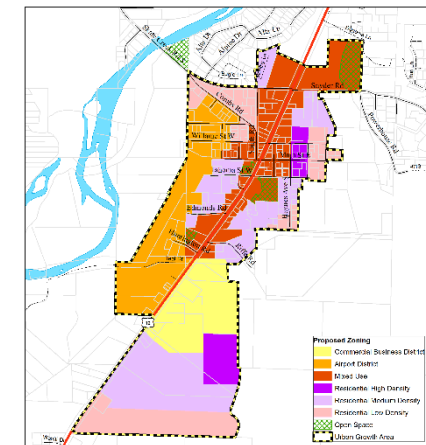
- Similar to STMU
- Ground floor commercial – 508, Carlisle, Leonard, Highway 12
- Commercial capped at 20,000 sq ft
- Height capped at 35 ft
- Second/third story residential
- Parking to side or behind
- 0 setback, 10 ft setback
- Live-work



Onalaska Proposed Zoning Urban Growth Area

Updated 04/28/2025

This map only includes the zoning designations that are the subject of the May 16, 2025 Staff Report.



Packwood UGA Recommended Zoning

Updated 04/28/2025

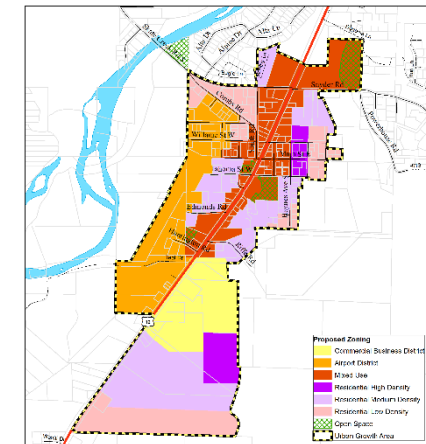
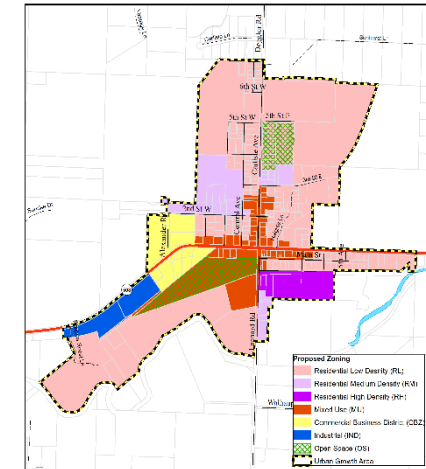
This map only includes the zoning designations that are the subject of the May 16, 2025 Staff Report.



Small Town Urban Growth Area (UGA)

Residential High (RH) Zone

- Density 12 – 18 dwelling units per acre
- Minimum lot size 4,000 sq ft
- New single family residential prohibited
- Most commercial prohibited
 - Home-based business allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft

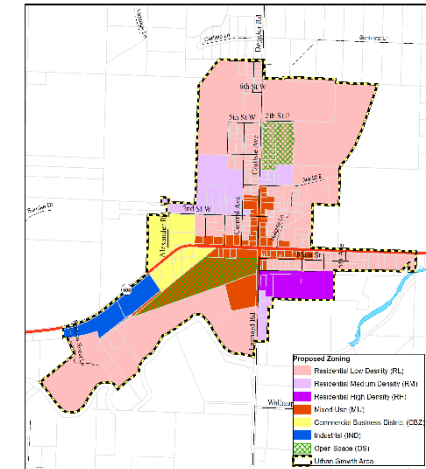


May 27, 2025

Small Town Urban Growth Area (UGA)

Residential Medium (RM) Zone

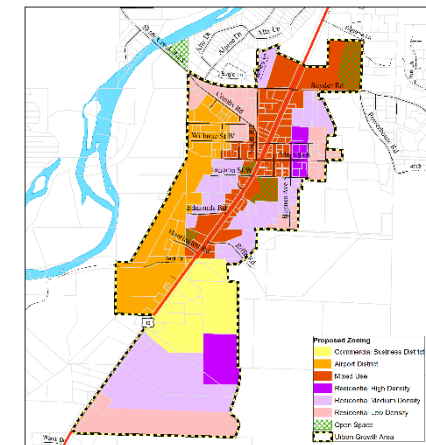
- Density 4 – 16 dwelling units per acre
- Minimum lot size 2,500 sq ft
- Singel family and multifamily allowed
- Most commercial prohibited
 - Home-based business allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Onalaska Proposed Zoning Urban Growth Area

Updated 04/2024

Planning Commission Community Development



Packwood UGA Recommended Zoning

Updated 04/2024

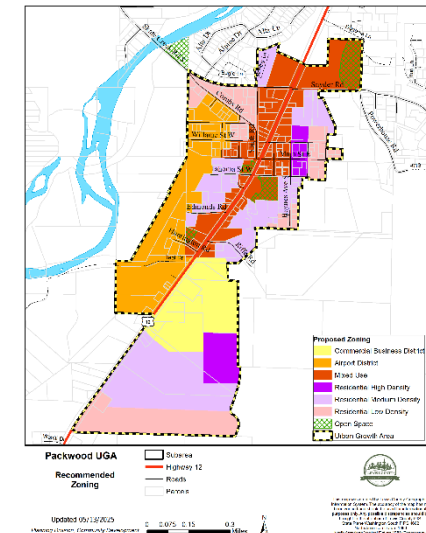
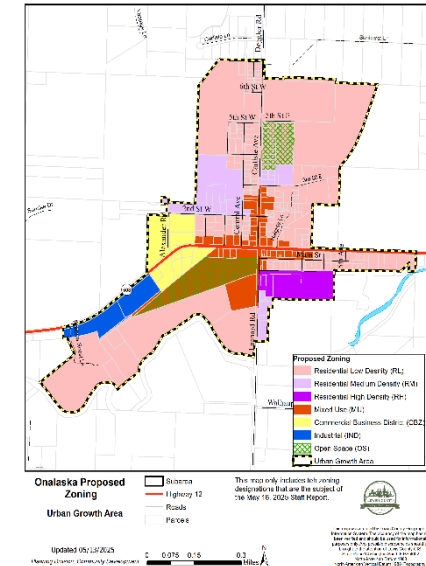
Planning Commission Community Development



Small Town Urban Growth Area (UGA)

Residential Low (RL) Zone

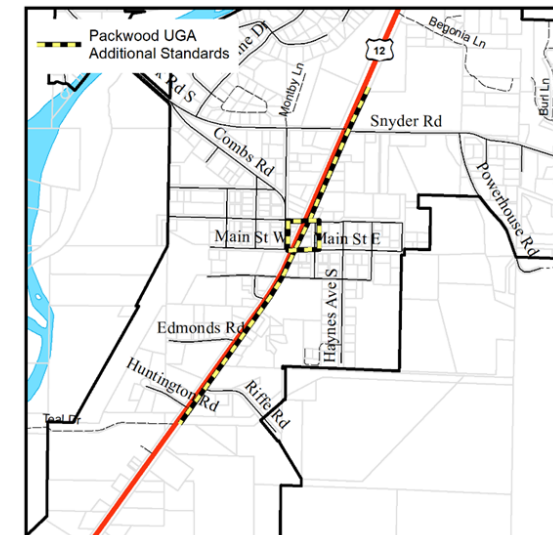
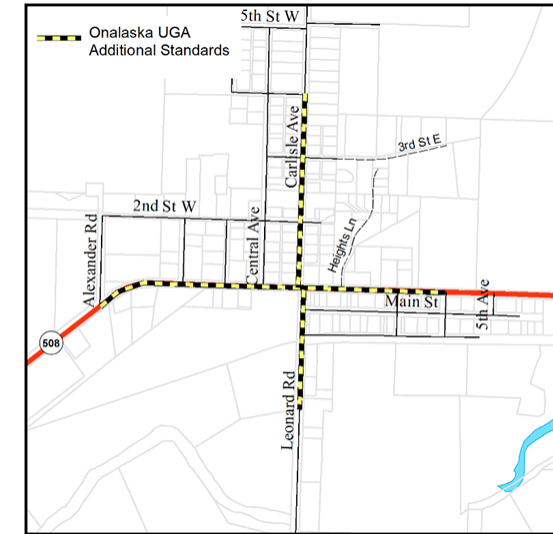
- Density 4 – 12 dwelling units per acre
- Minimum lot size 5,000 sq ft
- Duplexes and ADUs allowed
- Multifamily housing prohibited except cohousing and assisted living
- Most commercial prohibited
 - Home-based business allowed
- Institutional uses (e.g., schools) allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Small Town Urban Growth Area (UGA)

Design Standards

- Ground floor commercial 50% clear glass
- Primary pedestrian entrances with awnings/overhangs
- In Packwood
 - Standards for rooflines
 - Required colors
 - Prohibition on new signs with internal illumination
 - Prohibit drive-throughs



Small Town Urban Growth Area (UGA)



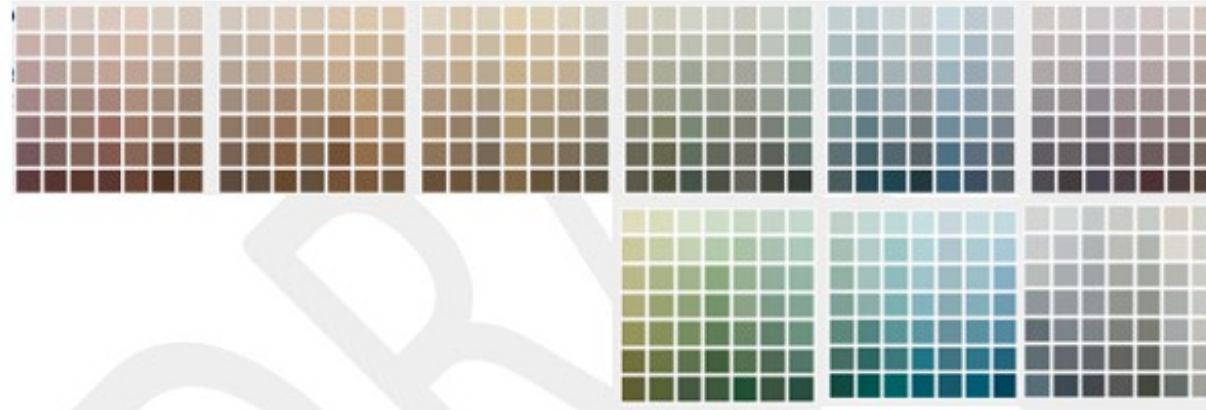
May 27, 2025

Lewis County Planning Commission - Workshop

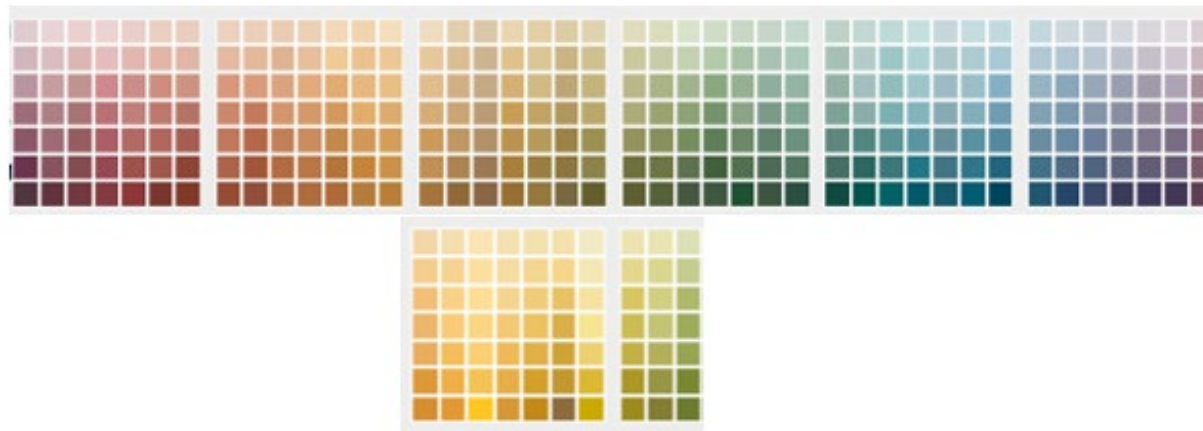
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Small Town Urban Growth Area (UGA)

Primary color or accents:



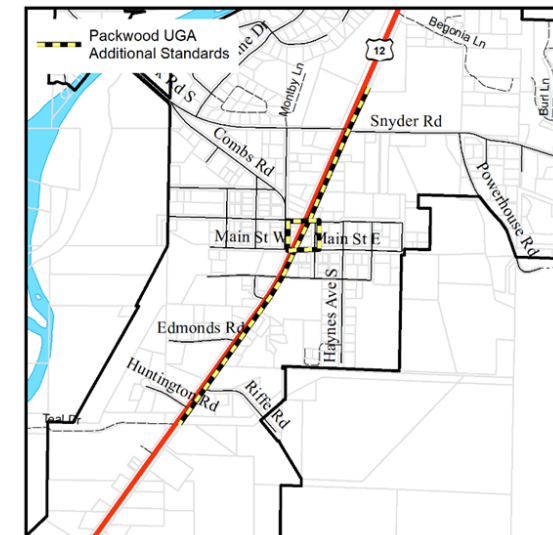
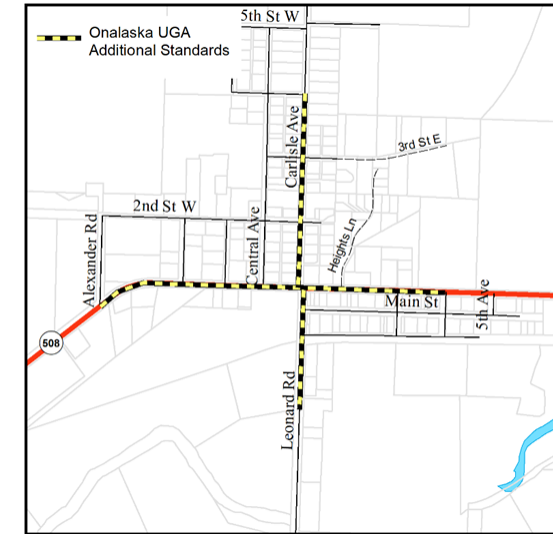
Accents only:



Small Town Urban Growth Area (UGA)

Design Standards

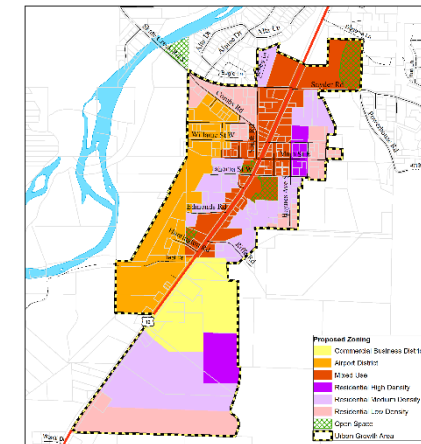
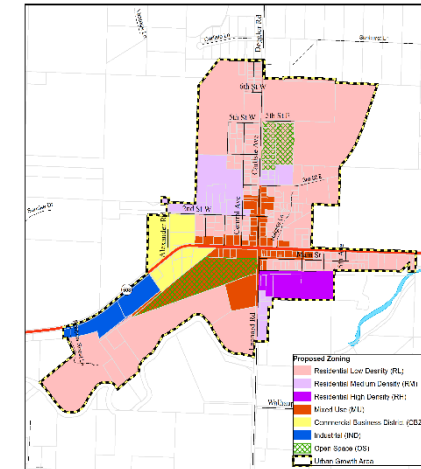
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Small Town Urban Growth Area (UGA)

Short Term Rentals

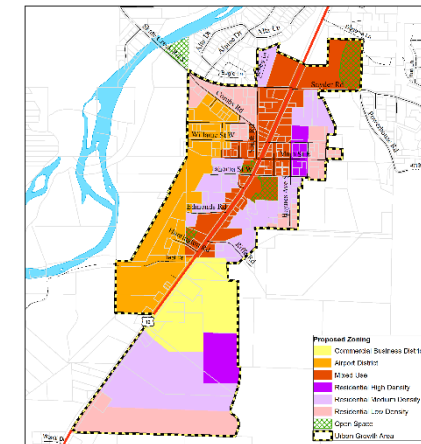
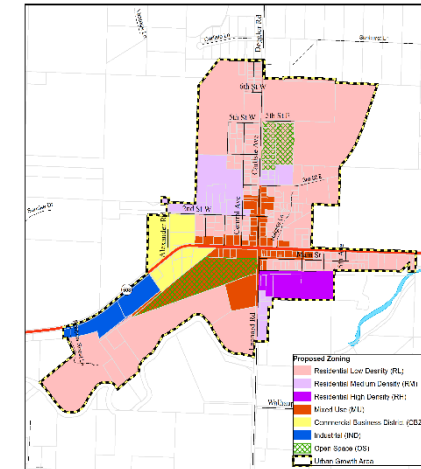
- Definition
 - A dwelling or portion of that is provided for a fee for less than 30 days
- Exempt
 - Owner-occupied renting no more than 3 rooms
 - Month by month lease



Small Town Urban Growth Area (UGA)

Short Term Rentals

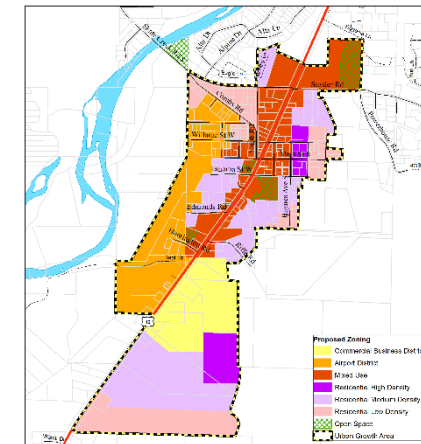
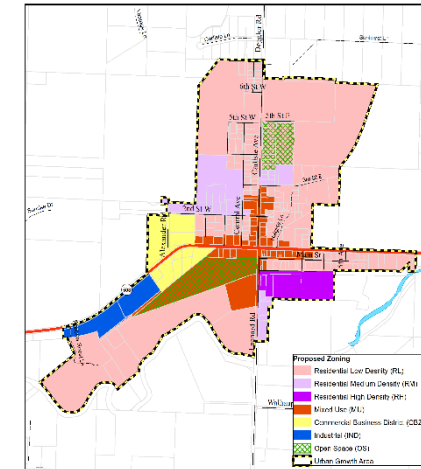
- Multifamily cannot be used as STR unless
 - 30% of the dwelling units are provided at 80% Area Median Income
- Example
 - Triplex with 1 unit capped rent; other 2 are market rate and can be STR
 - 12 unit apartment with 4 units capped rent; other 8 are market and can be STR



Small Town Urban Growth Area (UGA)

Short Term Rentals

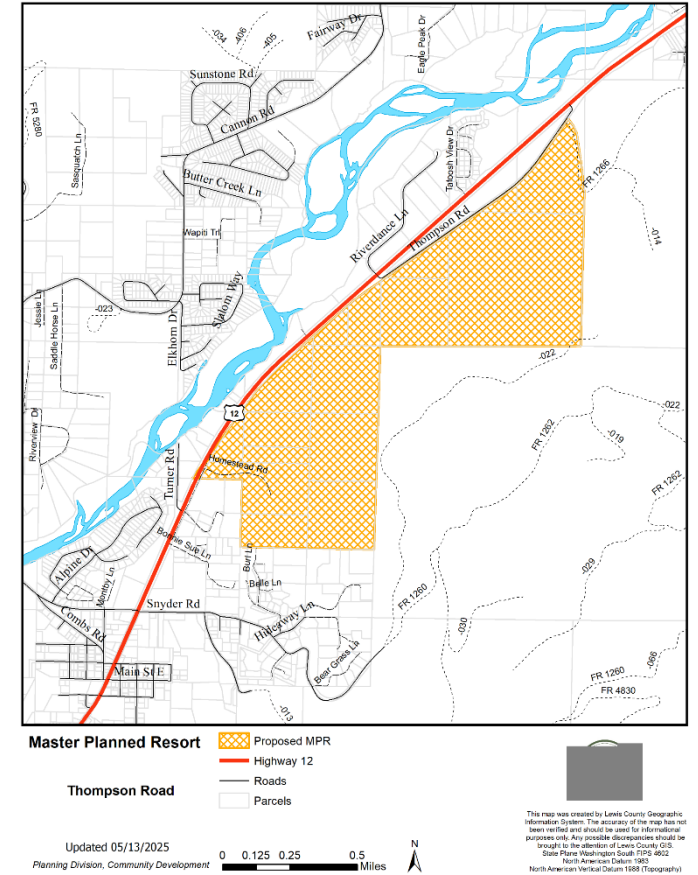
- Singel Family Residential
 - 1 house = 1 STR
 - 1 house + 1 ADU = 1 STR
 - 1 house + 2 ADUs = 2 STRs
- Standards
 - 1 parking space per bedroom
 - Verified adequate water and septic
 - Verified garbage services
 - Others – smoke detector, noise, insurance



May 27, 2025

Master Planned Resort

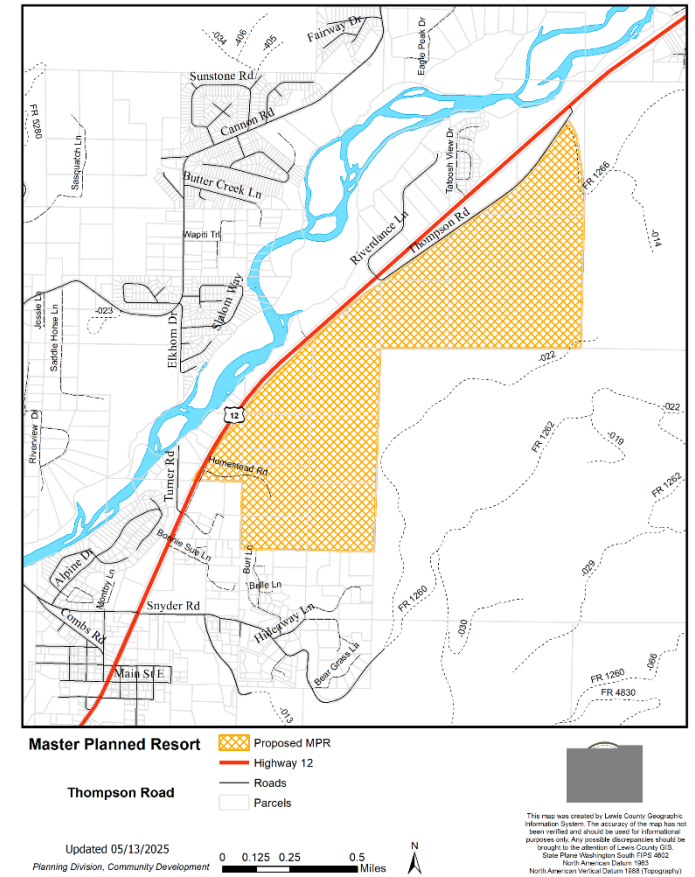
- Zoning
 - Existing at Mineral Lake
 - Recommended at TransAlta & Thompson Rd
 - Regulations will apply to all 3
- Thompson Road – RDD-10
 - Currently allowed: hotels, motels, restaurants, etc.
- MPR requires:
 - Binding Site Plan – one plan, phase development
 - Water, sewer, transportation, etc.
 - 40% open space



Master Planned Resort

Employee Housing

- Require at least 1 residential dwelling unit per 10 transient accommodation rooms



Next Steps

- ~~Comprehensive Plan~~
- ~~Zoning Designations~~
- Development Regulations
 - ~~5/27 Workshop Small Town Urban Growth Areas & Master Planned Resort~~
 - 6/10 Workshop Energy Code
 - 6/24 Workshop Other
 - 7/8 Public Hearing on ALL
- Critical Areas Ordinance
 - 7/22 Workshop
 - 8/12 Public Hearing





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