



Comprehensive Plan Periodic Update Energy Code

Lewis County Planning Commission – Workshop

June 10, 2025

Periodic Update

- ~~Comprehensive Plan~~
- ~~Zoning Designations~~
- Development Regulations – Energy Code
- Development Regulations – Others
- 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 – energy code, land use table and definitions.
 - Commentary on the left
 - Code on the right
 - No underlined or strike through language because it is a new code.



Energy Code – Administration and Standards

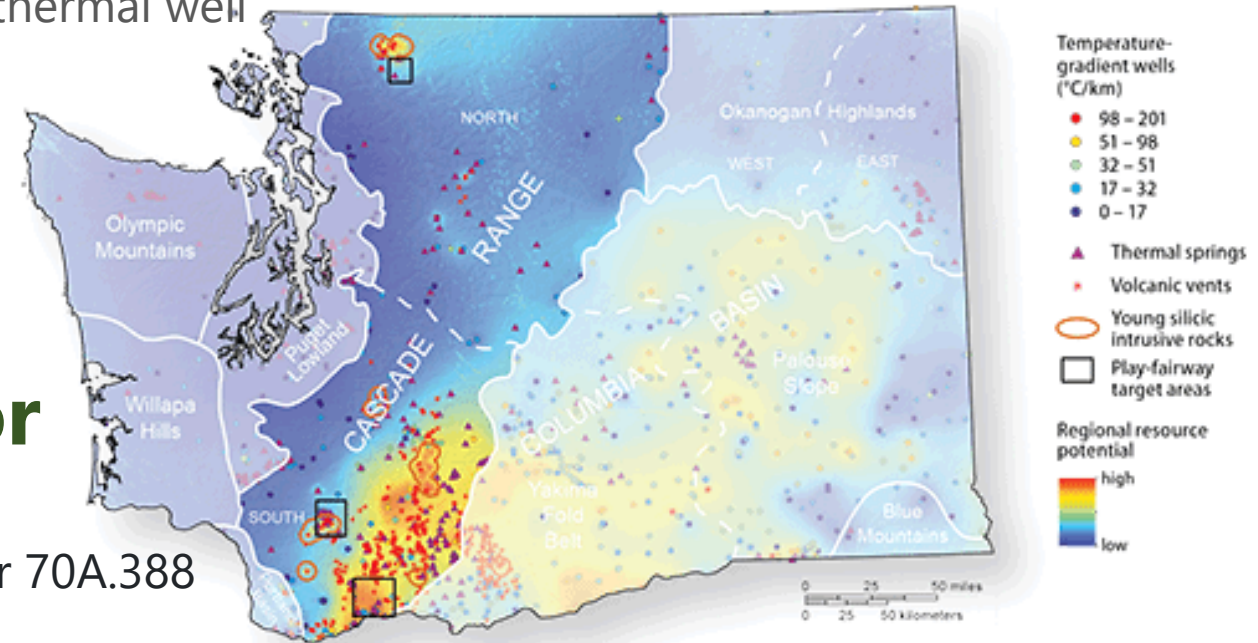
- Purpose and Intent
- Standards to protect health, welfare, safety and quality of life. Protect the rural character and ensure land use compatibility.



Energy Code – Geothermal

- Geothermal facilities are subject to rules and regulations under RCW 78.60 and the use of water associated with geothermal well is subject to RCW 90 (water rights).

Geothermal resources in Washington State – Source: DNR



Energy Code – Nuclear Reactor

- The Washington State Department of Health, Chapter 70A.388 RCW, is the state radiation control agency.

Energy Code – Hydroelectric / Hydropower

- Follow WA State Dam Safety regulations (WAC 173-175), Water Right Permit from WA Department of Ecology, Fish Passage Plan submitted to WDFW.



Energy Code – Natural Gas

- 1,000 feet setback
- Not exceed 55dBA (day), 45dBA (night)
- Emergency Response and Spill Prevention Plan.



Energy Code – Hydrogen

- 1,000 feet setback
- 500 feet from any water body or wetland.
- Storage tanks are limited to 15,000 gallons
- Hazard materials management plan.



Energy Code – Solar Energy

- Parcels under 10 acre.
- Prohibited on sites with a slope greater than 7%
- Setback 100 feet.
- Maximum height of 20 feet
- Glare resistant panels



Energy Code – Wind Farm

- Small: means a rated capacity of not more than 20kW, less than 120 feet high and primarily reduce on-site consumption of power.
- Wind farm: means single turbine exceeding 120 ft in height or more than one wind turbine of any size.
- In UGAs: not exceed 75 ft
- Setback: 1,2 times the total height.
- FAA standards.
- Wind Farms only permitted on MID. Smalls are permitted on RDDs, STI, RAI and MID.



Energy Code – Battery Energy Storage

- Minor means production of less than 1MWh. This is the size of one 20ft shipping container.
- Battery storage facility shall conform to applicable industry standards, and all other applicable fire and life safety requirements.
- Fence: 8 feet high
- Setback 100 feet from any parcel and 200 feet from residential parcels
- Noise shall not exceed 60dBA.
- Hazard mitigation analysis for energy storage exceeding 600kWh.



Energy Code – Abandonment and Decommissioning

Land Use Table for energy and storage facilities

	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MID	MPR	Park
Energy production, distribution or storage for off-site distribution																
Geothermal	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Hydroelectric, hydropower	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A
Hydrogen	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Natural gas	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Nuclear Reactor - Micro (less than 20 NW)	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	P	X	X
Nuclear Reactor	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Small Solar Power Production (less than 5 MW)	X	X	SUP	X	X	X	X	X	X	X	X	X	X	P	X	X
Solar Power Production	X	X	SUP	X	X	X	X	X	X	X	X	X	X	P	X	X
Small Wind Energy System	A	A	A	X	X	X	X	X	X	X	X	X	X	P	X	X
Wind Farms	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Other, not specified	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Battery Energy Storage System (BESS)																
Minor	A	A	A	X	X	X	X	A	X	P	P-ac	P-ac	P-ac	P	X	X
Major	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	P	X	X

	RL	RM	RH	MU	CBZ	AX	IND	OS
Energy production, distribution or storage for off-site distribution								
Solar Power Production - Small	X	X	X	X	X	SUP	X	X
Small Wind Energy System	X	X	X	X	X	SUP	X	X
Battery Energy Storage System (BESS)								
Minor	X	X	X	X	X	SUP	SUP	X
Major	X	X	X	X	X	X	X	X



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 Development Regulations
 - 7/8 Public Hearing on ALL
- Critical Areas Ordinance
 - 7/22 Workshop
 - 8/12 Public Hearing





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