



# **Comprehensive Plan Periodic Update Proposed Development Regulations**

**Lewis County Planning Commission – Workshop**

June 24, 2025

# Periodic Update

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

BOCC hearings in September (*tentative*).



# Periodic Update

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



# Development Regulation Amendments

[Chapter 2.25.010 Definitions](#)  
[Chapter 8.41 On Site Sewage Systems](#)  
[Chapter 15.15.040 Setbacks](#)  
[Chapter 15.50.035 Wireless Communications Facility](#)  
[Chapter 16 Subdivisions](#)  
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[Chapter 17.142.100 Clustered Tourist Uses](#)  
[Chapter 17.142.105 Data Processing Center](#)  
[Chapter 17.142.107 Detached Bedrooms](#)  
[Chapter 17.142.160 Multifamily Housing](#)  
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[Chapter 17.142.210 Surface Mining](#)  
[Chapter 17x Other Minor Changes](#)



# Staff Reports

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



# Tonight's Agenda

- City Urban Growth Areas
- Land Use Table
- Clustered Tourist Uses
- RRC and STR
- Multifamily in LAMIRDs
- Signs
- Lighting
- Definitions
- Short Term Rentals



June 24, 2025

Lewis County Planning Commission - Hearing

# City Urban Growth Areas

- Around each city is an urban growth area (UGA)
- UGAs are where the city is supposed to annex over next 20 years
- Subdivisions in the UGA will be significantly restricted prior to annexation



# Land Use Table

Code text to be removed is shown  
with a ~~strike through~~ and code text to be added is shown with an underline.

## 17.42.020 Land Use Summary

See Table 2 of this section.

Table 2: Land Use Summary

USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL		UGA	UGA – Small Towns							
RESIDENTIAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Accessory dwelling unit (ADU) <sup>4</sup>	P	P	P	P	P	P	X	X	X	X	P	P	X	X	X	X	P	P	X/P <sup>2</sup>	X	X	P	X	X
Assisted living facility, adult family home																								
Up to 6 persons	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X
7 or more persons	A	A	X	P	A	X	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	X	X	X
Apartments, condos	X	X	X	A <sup>1</sup>	X	X	X	X	X	X	X	X	X	P	X	X	X	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	X	X	X
Cohousing, except assisted living facility, adult family home	P	P	P	P	P	X	X	X	X	X	X	X	X	P	X	X	P	P	P	P	X	X	X	X
Cottage housing, manufactured home park	X	X	X	A <sup>1</sup>	A <sup>1</sup>	X	X	X	X	X	X	X	X	X	X	X	A <sup>1</sup>	X	X	X	X	X	X	X
Crisis housing, safe or shelter home	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X
Detached Bedroom	P	P	P	P	P	X	X	X	X	X	P	P	X	X	X	X	P	X	X	X	X	X	X	X
Duplex	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X
Emergency housing (e.g. night-by-night)	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X
Family day care, childcare provider	P	P	P	P	P	P	X	X	X	X	See home-based		X	P	X	X	P	P	P	P	P	P	X	X
Farm labor housing	P	P	P	P	P	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X
Non-permanent supportive housing	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X
Outbuildings - detached garage, barn, shop, shed, chicken coop	P	P	P	P	P	P	X	X	X	X	P	P	P	P	X	X	P	P	P	P <sup>3,4</sup>	X	P	X	X
Permanent supportive, transitional housing	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X
Single family residential	P	P	P	P	P	A	X	X	X	X	P	P	P	P	X	X	P	P	X <sup>3</sup>	X/P <sup>3,4</sup>	X	P	X	A
Townhomes, up to six attached dwelling units	X	X	X	A <sup>1</sup>	A <sup>1</sup>	X	X	X	X	X	X	X	X	P	X	X	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	X	X	X	X
Triplex	X	X	X	A <sup>1</sup>	A <sup>1</sup>	X	X	X	X	X	X	X	X	P	X	X	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	X	X	X	X
Quadplex	X	X	X	A <sup>1</sup>	A <sup>1</sup>	X	X	X	X	X	X	X	X	P	X	X	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	X	X	X	X
<b>COMMERCIAL/PROFESSIONAL</b>	<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>RRC</b>	<b>CC</b>	<b>TSA</b>	<b>STI</b>	<b>FC</b>	<b>RAI</b>	<b>ARL</b>	<b>FRL</b>	<b>MRL</b>	<b>MPR</b>	<b>Park</b>	<b>MID</b>	<b>RL</b>	<b>RM</b>	<b>RH</b>	<b>MU</b>	<b>CBZ</b>	<b>AX</b>	<b>IND</b>	<b>OS</b>
Agriculture, agricultural activities, farming (except CAFO)	P	P	P	X	P	P	X	X	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X
Agritourism	P – ac.	P – ac.	P – ac.	X	P – ac.	P – ac.	X	X	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X
Agricultural Waste Storage	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X	X
Animal																								





# Clustered Tourist Uses

- Clarify the list of uses
  - All transient accommodations
  - Restaurants and retail
  - Gas/charging stations, truck stops, automotive maintenance
  - Transit facilities
- 1,000 ft of all I5 interchanges
- Building footprint not to exceed 30,000 sq ft, individual not to exceed 15,000 sq ft



# RRC and STR

- STR-4 is ¼ acre minimum lot size
- Remove STR and combine with RRC, keep ¼ acre minimum lot size
- Change RRC naming to A-E for easier reaching on maps
- No other changes to RRC minimum lot sizes



# Multifamily in LAMIRDs

- In 2025, SB5471 limited multifamily in LAMIRDs to 4 dwelling units if there is sewer
- Lewis County allows up to 24 dwelling units in STMU, reduced to 4 dwelling units



# Signs

- Intention – prohibit signs on Lewis County property or within right-of-way unless authorized by Lewis County or to meet state or federal regulations
- Prohibit large digital billboards
- Most other signs are exempt
  - Real estate, political, garage, sandwich boards, murals, memorial plaques, school/church, gas stations and commercial business signs (up to 2) attached to the structure, etc.
- Freestanding signs that are not exempt must meet setbacks and wind/sheer requirements



# Lighting

- Intention – prevent light glare and spill from impacting rights-of-way and neighboring properties
- Exterior light fixtures must be pointed down, hooded and shielded
- Federal Aviation Administration requirements apply



# Definitions

- Many additions and amendments
- Many to address GMA housing requirements
- Some based on other code changes, e.g. definition of short term rental
- Qualified professional is included

Note – If there is not a Lewis County-specific definition, then we rely on WA State RCW/WAC or default to Merriam-Webster



# Short Term Rentals

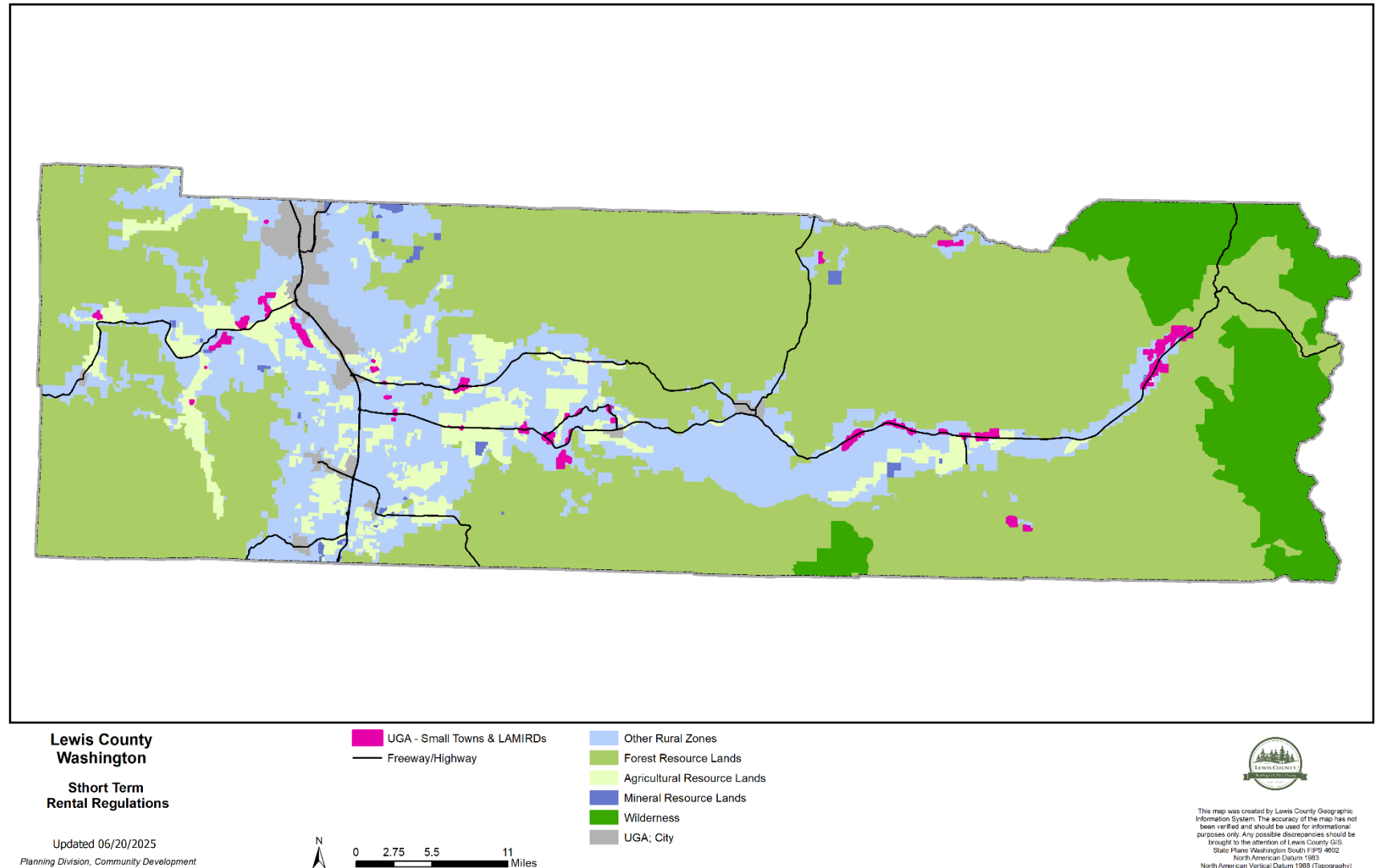
- Added based on Planning Commission's request ...
  - Expanded so regulations apply countywide
  - Add capacity limits in UGA-Small Town and LAMIRDs
    - 25% of total housing
  - Occupancy limits of 2 persons per bedroom plus 3 additional people



# Short Term Rental

In the pink ...

Only 25% of the existing dwelling units, per neighborhood, can be used as short term rental



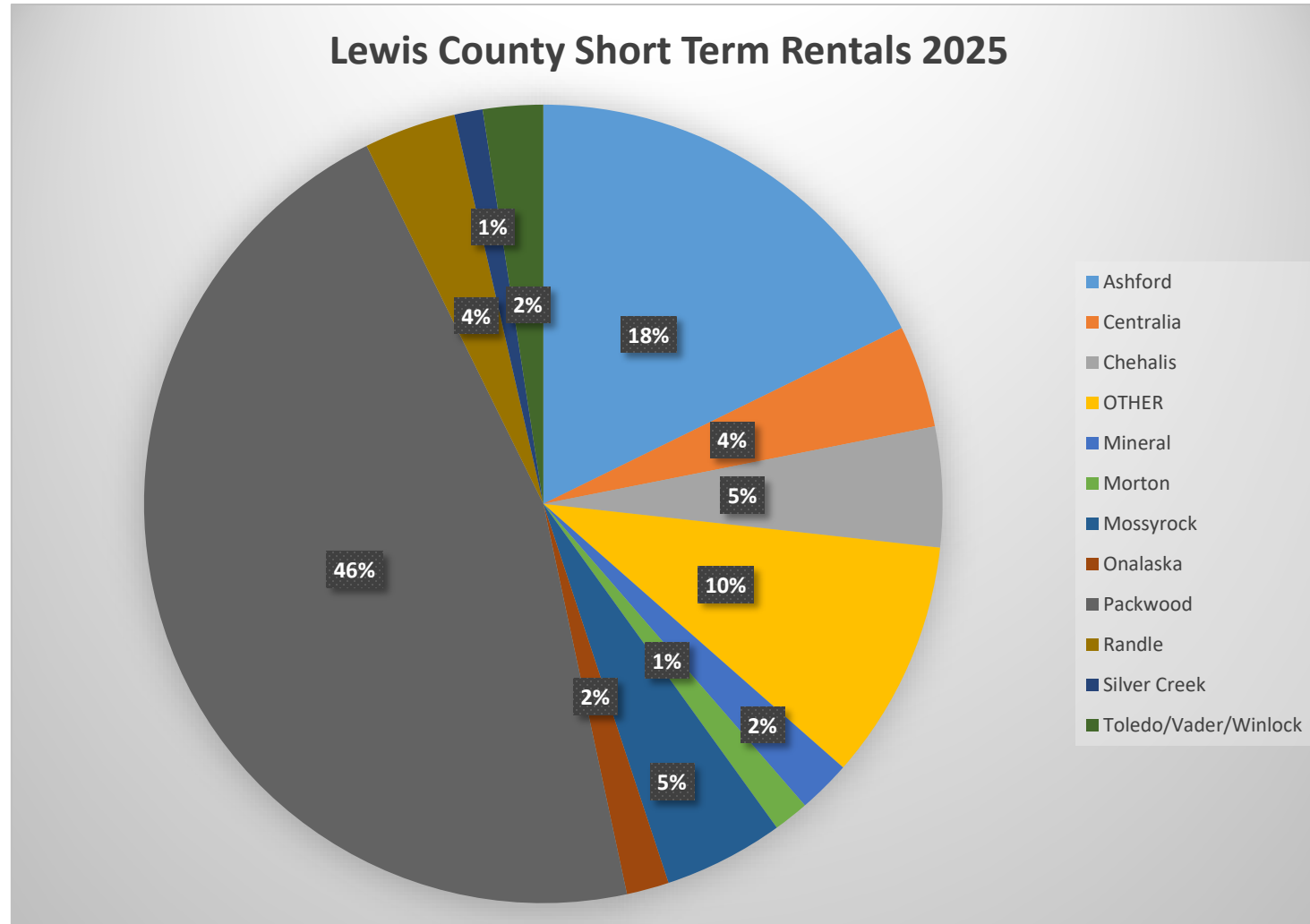
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Packwood Community Meeting

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# Short Term Rentals

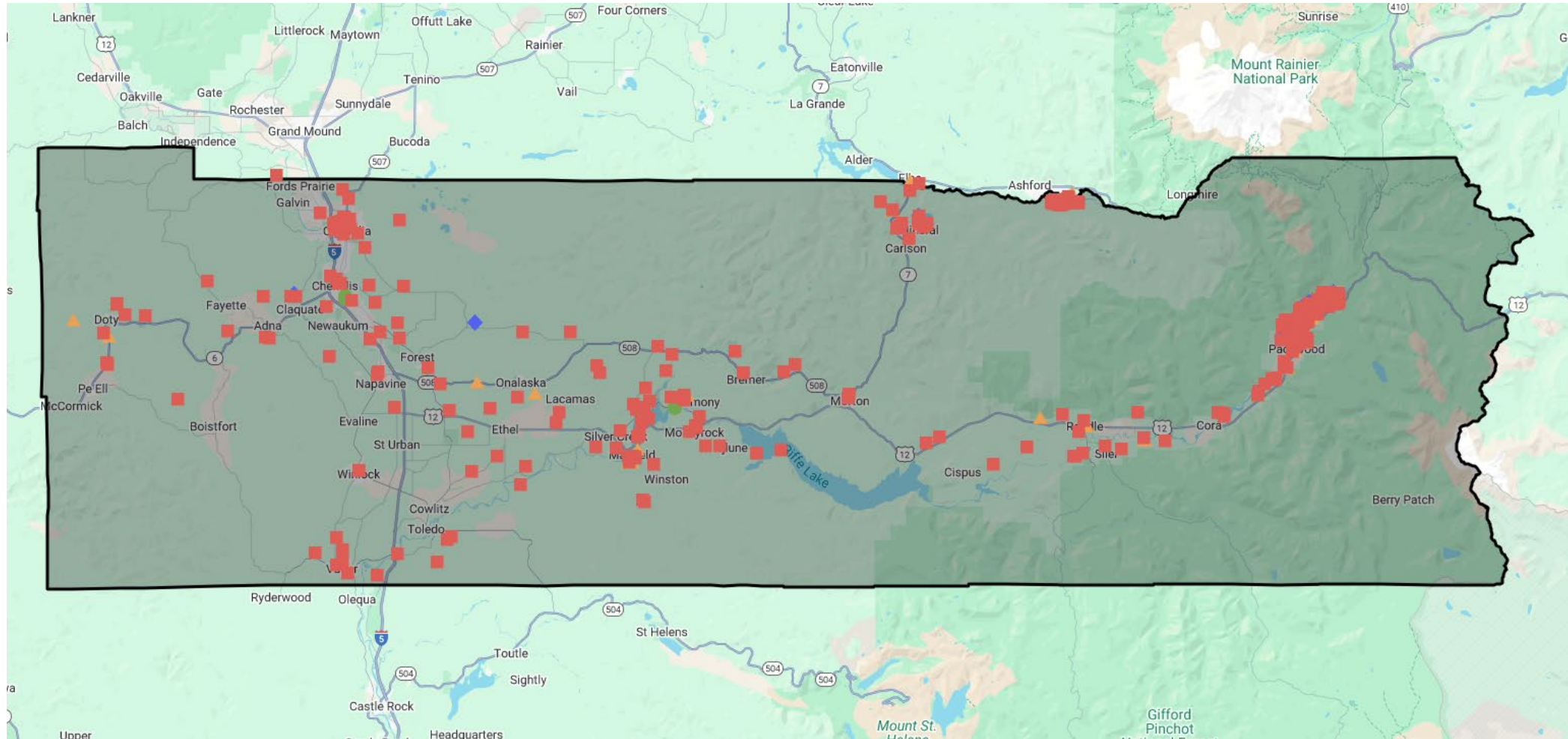


June 24, 2025

Packwood Community Meeting

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# Short Term Rental



# Short Term Rentals

	Existing Dwelling Units	Allowed STRs (25%)	Est. 2025 STRs	Capacity
Packwood	469	117	108	9
High Valley	965	241	222	18
High Valley Park	24	6	5	1
Goat Rocks	44	11	9	2
Timberline	291	72	67	9

Source: Lewis County Office of the Assessor, Granicus



# Short Term Rentals

- June 23 – Community meeting in Packwood
  - 184 attendees – 66 in the room, 118 on Zoom
  - Many questions
  - Presentation is online

This will likely receive the most testimony!



# Other

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# 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
    - Continue to 7/22 for deliberation & vote
- Critical Areas Ordinance





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