



# **Comprehensive Plan Periodic Update Development Regulations**

**Lewis County Planning Commission  
Public Hearing**

July 8, 2025

# Periodic Update

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



July 8, 2025

Lewis County Planning Commission - Hearing

# 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](#)  
[Chapter 17.05.060 Contents of Application](#)  
[Chapter 17.10 Definitions](#)  
[Chapter 17.12.110 Approval Criteria](#)  
[Chapter 17.15 UGA Cities](#)  
[Chapter 17.17 UGA Small Towns](#)  
[Chapter 17.20E Master Planned Resort](#)  
[Chapter 17.30 Resource Lands](#)

[Chapter 17.42 Land Use Summary](#)  
[Chapter 17.105 Short Term Rentals](#)  
[Chapter 17.110.090 SEPA](#)  
[Chapter 17.127 Energy Facilities](#)  
[Chapter 17.142.020 Lighting Standards](#)  
[Chapter 17.142.080 LAMIRD Commercial Building Size](#)  
[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](#)  
[Chapter 17.142.207 Sign Standards](#)  
[Chapter 17.142.210 Surface Mining](#)  
[Chapter 17x Other Minor Changes](#)



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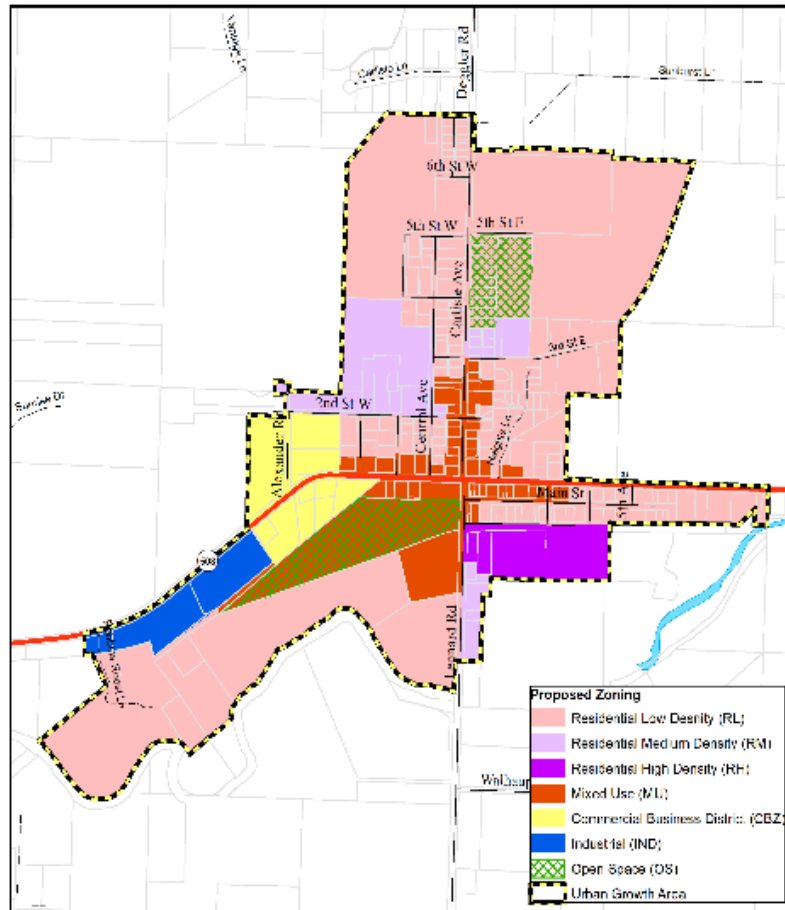
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# City Urban Growth Areas

- 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
  - Division to create 5 or more lots, all lots must be 2 acre or larger in size
  - Divisions to create 4 or less lots, shall conform to city lot size and density standards



# Small Town Urban Growth Areas



**Onalaska Proposed Zoning**

Urban Growth Area

Subarea  
Highway 12  
Roads  
Fences

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

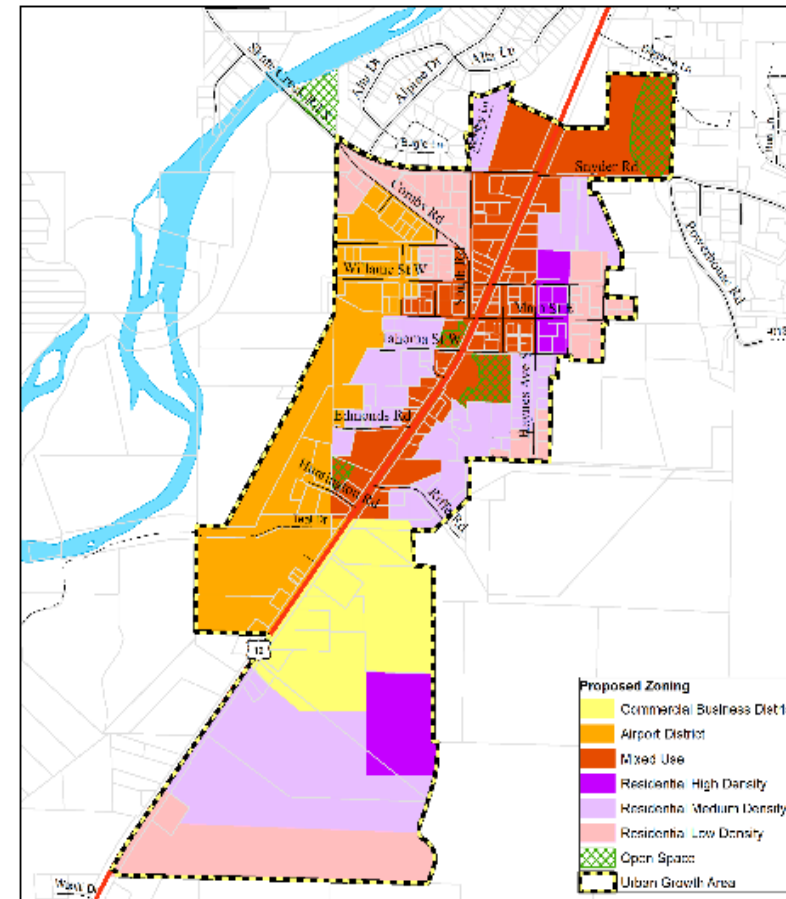


This map is a representation of the zoning designations for the Urban Growth Area. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice. The map is based on the zoning designations for the Urban Growth Area as of the date of the map. The map is not a legal document and should not be used for legal purposes. The map is subject to change without notice. The map is based on the zoning designations for the Urban Growth Area as of the date of the map.

Updated 05/13/2025

Planning Division, Community Development

0 0.075 0.15 0.3 Miles



**Packwood UGA**

Recommended Zoning

Subarea  
Highway 12  
Roads  
Fences



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Updated 05/13/2025

Planning Division, Community Development

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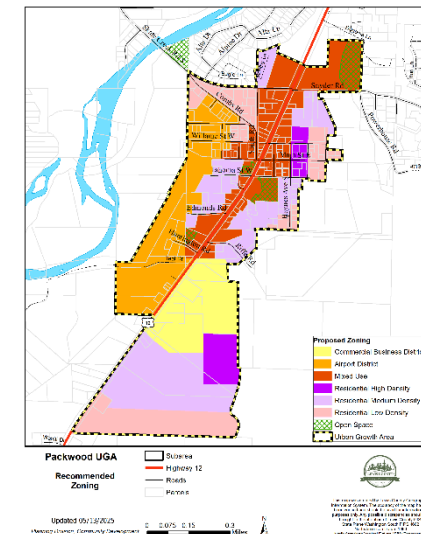
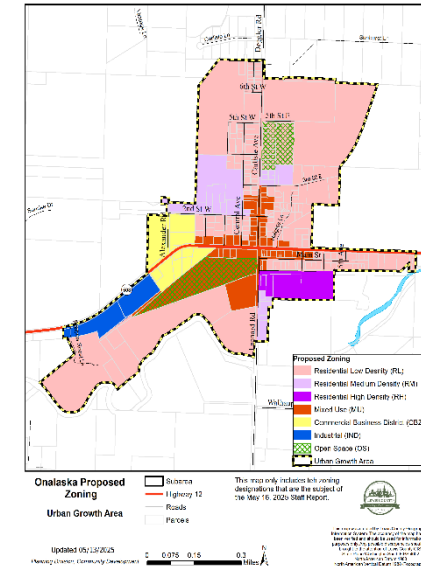


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# Small Town Urban Growth Area (UGA)

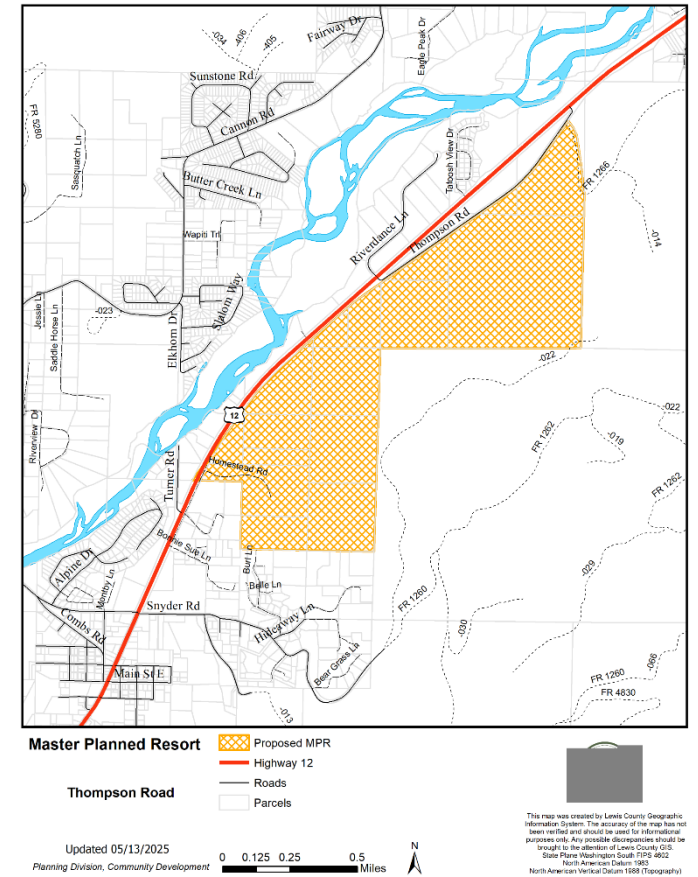
- New housing RH (dark purple) must be multifamily
- New housing in RL (pink) must be single family, ADU or duplex
- New development in MU (red) fronting main streets must be ground floor commercial
- Max size of commercial is 10,000 sq ft in MU (red) and 20,000 sq ft in CBZ (yellow)
- Design and color standards for Packwood
- No drive-throughs allowed in Packwood



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# Master Planned Resort

- Mineral Lake, TransAlta & Thompson Rd
  - Regulations will apply to all 3
- MPR requires:
  - Binding Site Plan – one plan, phase development
  - Water, sewer, transportation, etc.
  - 40% open space
  - Employee housing





# 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																								



# Energy Production Facilities

- Location
- Standards to protect public safety, health and welfare; and rural character

	A	P	P	X	X	X	X	P	X	P	ac.	P	X	X	X	X	X	X	X	X	X	X	P	X
Over 20 acres	SUP	SUP	SUP	X	X	X	X	SUP	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X
<b>UTILITIES/TRANSPORTATION</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>MID</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>
Airport, aircraft landing field, helipad (domestic, private, general)	SUP	SUP	SUP	X	X	X	X	X	X	P	P - ac.	P - ac.	P - ac.	X	X	X	X	X	X	X	X	P	X	X
Battery Energy Storage System (BESS)																								
Minor	A	A	A	X	X	X	X	A	X	P	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	X	X	A
Major	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Bus parking, fueling, maintenance shop																								
School	P	P	P	P	X	P	X	X	X	X	P - ac.	X	X	X	X	X	X	X	X	X	X	X	X	X
Other	A	A	A	A	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bus stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dams, levees, water control facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Energy production, distribution or storage for off-site use or sale																								
Geothermal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	X	X
Hydroelectric, hydropower	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	P	X	X	X	X	X	X	X	X
Hydrogen	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Natural gas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	X	X
Nuclear Reactor - Micro	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Nuclear Reactor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Solar Power Production - Small	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	SUP	SUP	SUP
Solar Power Production	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Small Wind Energy System	A	A	A	X	X	X	X	A	X	A	X	X	X	X	X	P	X	X	X	X	X	SUP	SUP	SUP
Wind Farms	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Other, not specified	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Linear transmission facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park-and-ride	P	P	P	P	X	P	p	X	P	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X

# 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



# Short Term Rentals

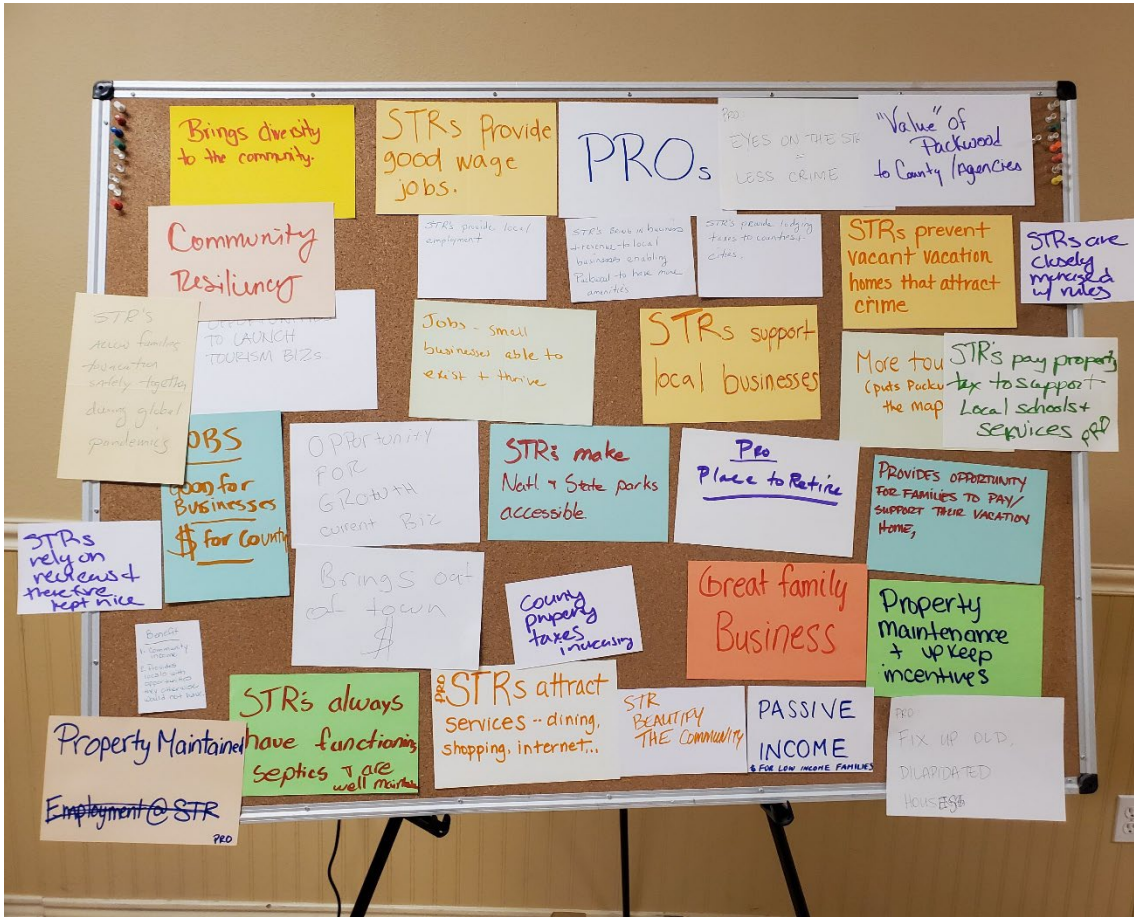
Packwood Subarea Plan (adopted January 2024)

“Encourage a balance between short term rentals and affordable residential housing options to support people working in and around Packwood.”





# Short Term Rentals



# January and February 2022 Community Forums



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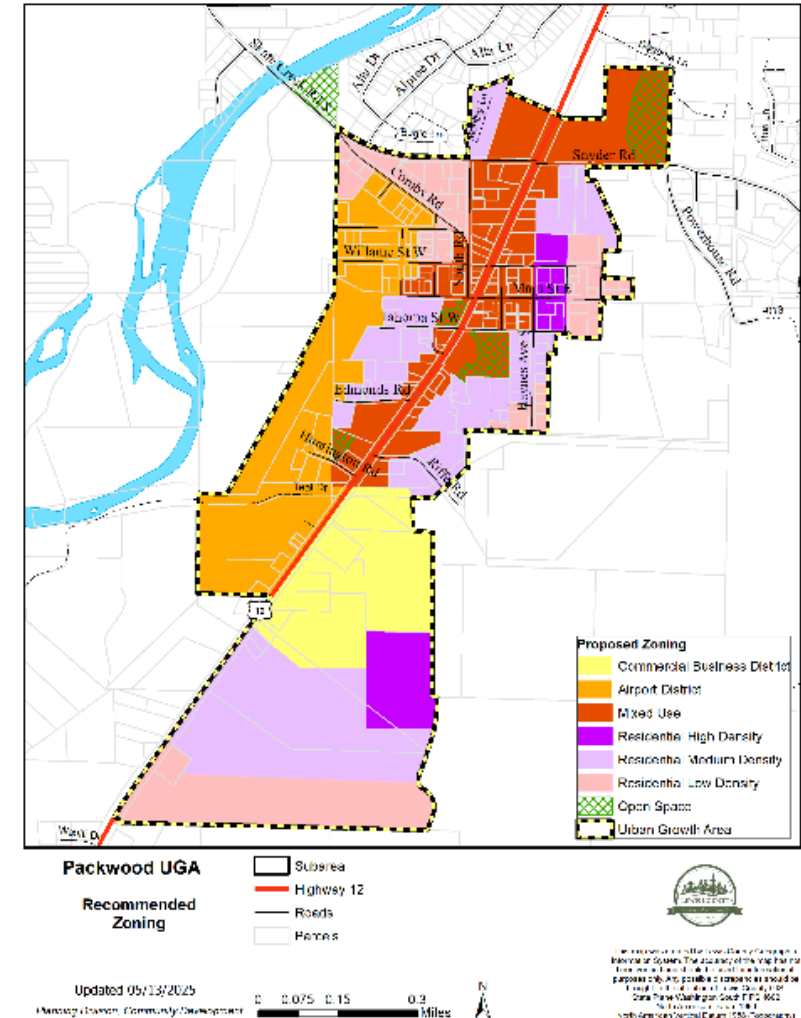
# Short Term Rentals

- January 2022 Online Survey re: Housing
  - 48% very concerned about housing
  - Lack of long term rentals
  - Short Term Rentals
- June 2022 Business Interviews
  - Lack of places for employees to live
- July 2022 Community Meeting
  - Regulation of STRs
- March 2023 Planning Commission
  - Testimony re STRs > > remanded
- May 2023 Open House
  - Tourism, loss of small town
- December 2024 Board of Community Commissioners
  - Testimony re STRs > > final policy



# Short Term Rentals

- Packwood CAC recommended regulations for Packwood UGA
- May 27 Planning Commission
  - Countywide
  - Cap
  - Other requirements



# Short Term Rentals

- State – UBI and insurance
- Neighboring counties: Grays Harbor, Thurston, Pierce, Yakima, Skamania, and Pacific
- Different requirements
  - Occupancy limits
  - Parking requirements
  - Health and safety, building inspection
  - Good neighbor



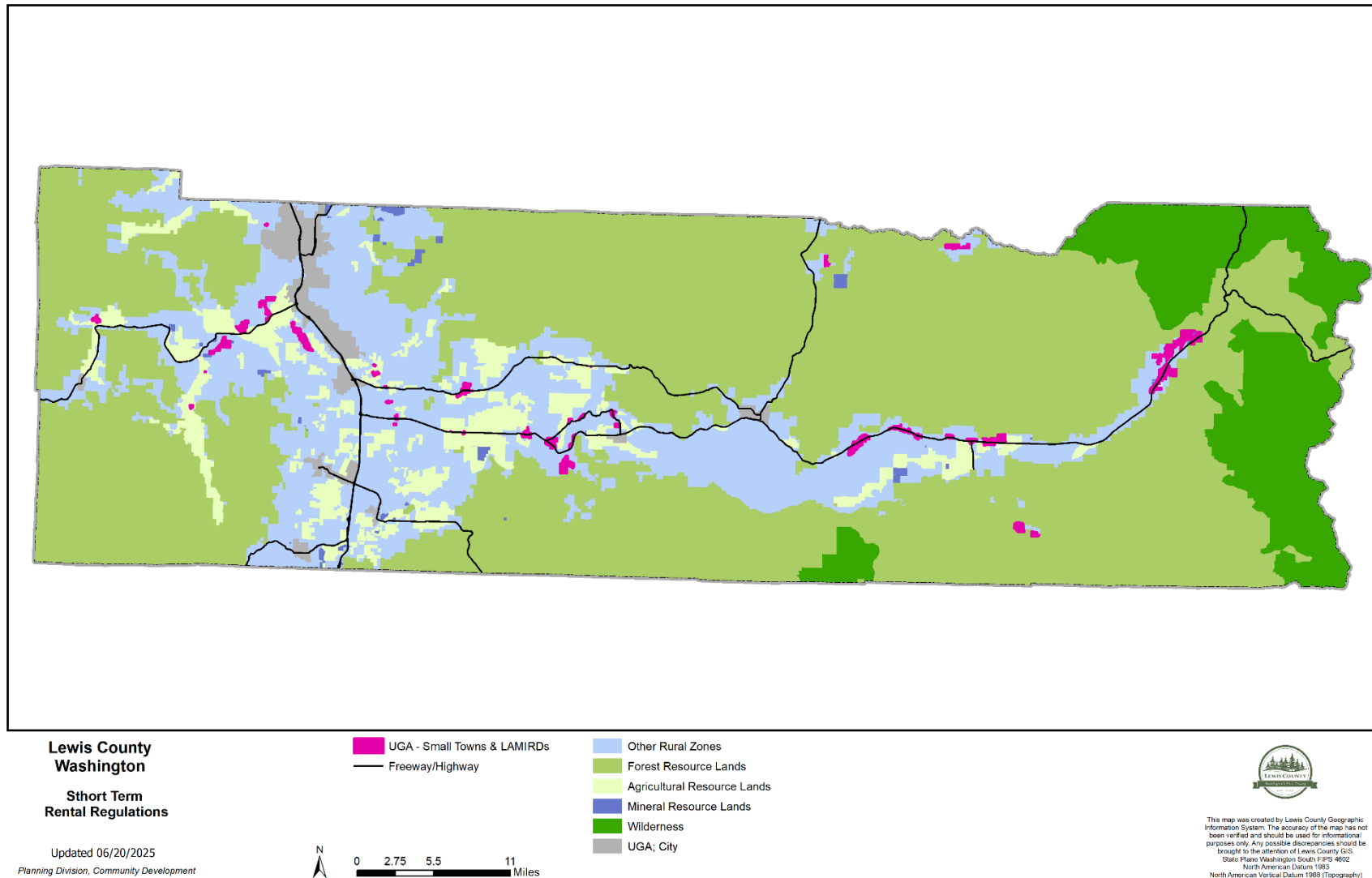


# Short Term Rentals

- Why are counties and cities regulations STRS?
  - Short term rentals using housing stock
  - Neighborhood livability
  - Health and safety
  - Economic equity



# Proposed Short Term Rental Regulations



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# Proposed Short Term Rental Regulations

"Short term rental" means a lodging use, that is not a hotel, motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest for a fee for fewer than thirty (30) consecutive nights and for no more than 180 days during a calendar year. "Short-term rental" does not include the following:

- (i) An owner-occupied dwelling unit within which no more than three individual rooms are rented at any time.
- (ii) A dwelling that is rented on a month-by-month basis where the renter is required to sign a full month lease.
- (iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals Certified on 7/12/2024 Combined Chapter 64.37 RCW Page 1 who are being treated for trauma, injury, or disease, or their family members.



# Proposed Short Term Rental Regulations



Examples only, not pictures from Lewis County

# Proposed Short Term Rental Regulations

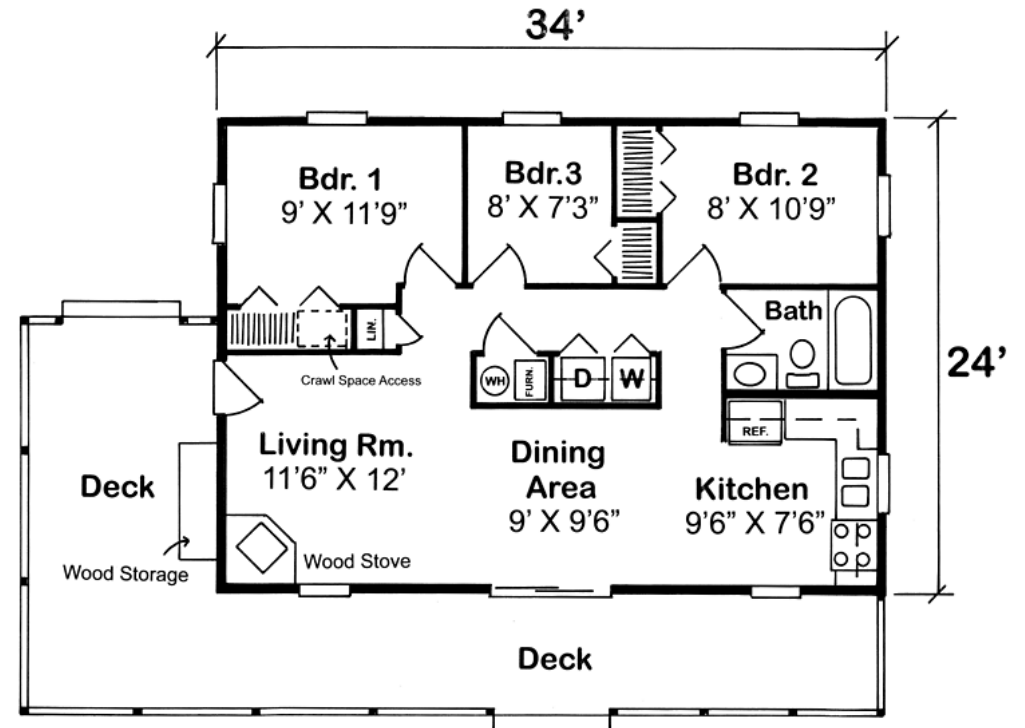
- Required to get a permit from Lewis County
- Must be a legal residential structure
- Functioning and inspected septic system or sewer hook up
- Water source that meets minimum water quality standards
- Smoke and carbon monoxide detector, fire extinguisher
- Solid waste service
- One on-site parking spot per bedroom
- State UBI
- State-required proof of insurance
- Basic information posted
  - Quiet hours
  - Burn restrictions
  - Others
- Annual recertification (self), non-transferable



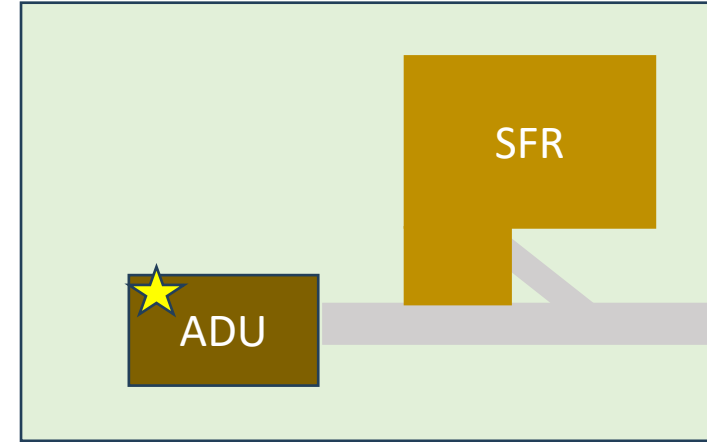
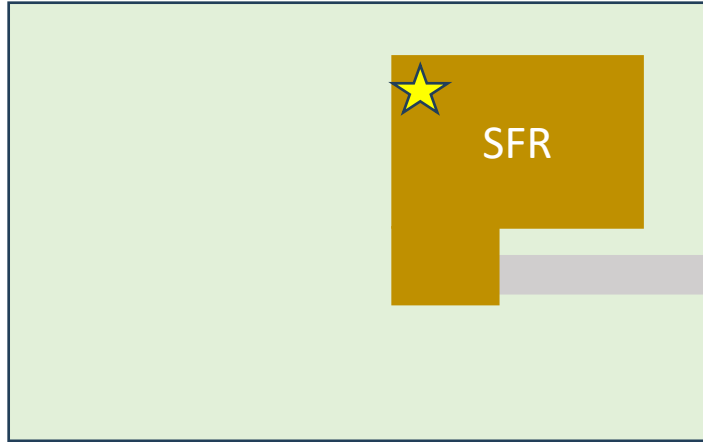


# Proposed Short Term Rental Regulations

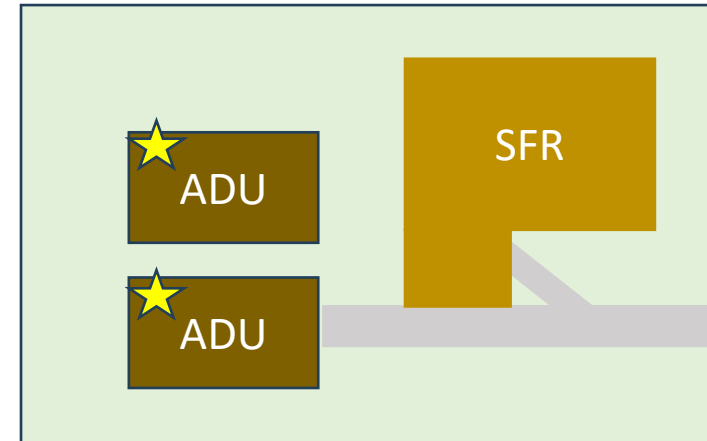
- 2 guests per bedroom
- Plus 3 guests
- 3 bedroom cabin = 9 guests total
- Why – septic system surge capacity and setting time



# Proposed Short Term Rental Regulations



- Per Property limits
  - 1 dwelling unit = 1 STR
  - 2 dwelling units = 1 STR
  - 3 dwelling units = 2 STRs
  - 4 dwelling units = 0 STRs\*\*



# Proposed Short Term Rental Regulations



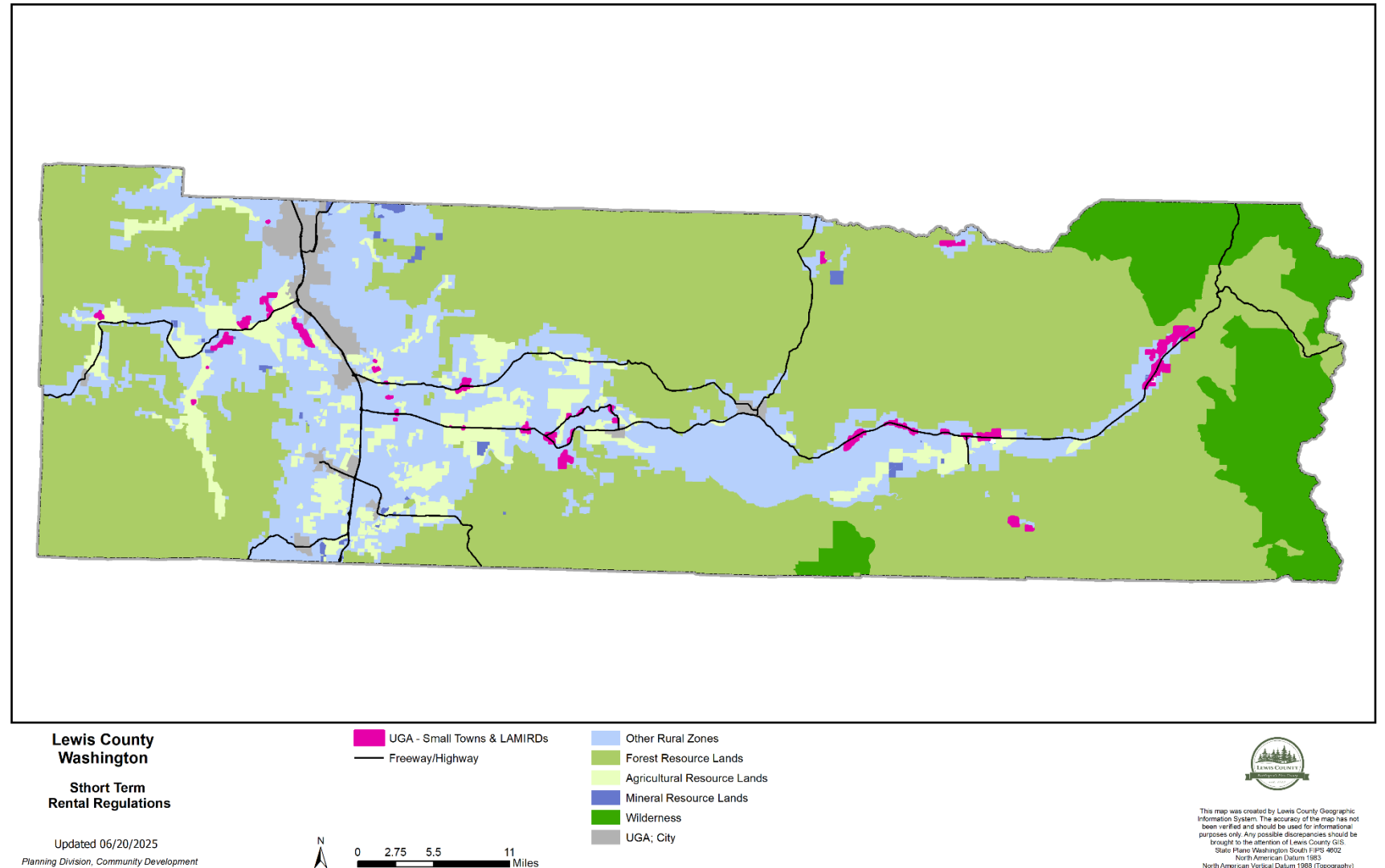
Examples only, not pictures from Lewis County



# Proposed Short Term Rental Regulations

In the pink ...

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



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# Proposed Short Term Rental Regulations

	Existing Dwelling units	Allowed STRs (25%)	Est. Existing STRs (June 2025)	STR Capacity
Ashford	392	98	124	0
Goat Rocks	44	11	9	2
High Valley	965	241	222	18
High Valley Park	24	6	5	1
Mayfield (grouped)	420	105	34	71
Mineral	35	9	15	0
Packwood (grouped)	462	117	108	9
Timberline	291	72	67	9

Source: Lewis County Office of the Assessor, Granicus



# Proposed Short Term Rental Regulations

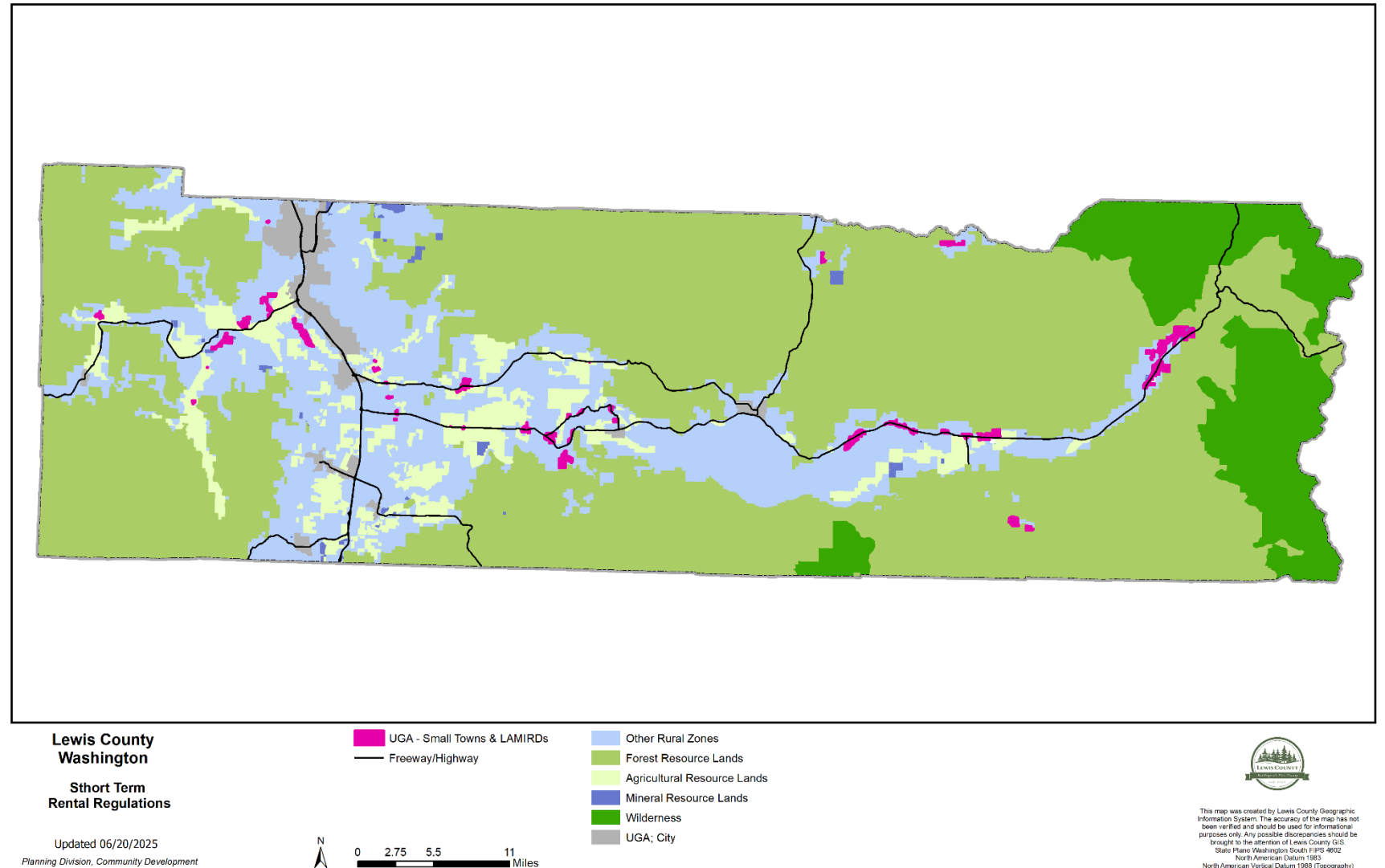
## "Grace Period"

- 6 months, all existing legal STRs could obtain a permit from Lewis County regardless of the cap
- Legal = meets building codes, approved water source, operating septic system, UBI, insurance
- After grace period, if 25% is not reached, then open for new STRs



# Proposed Short Term Rental Regulations

Neighborhoods  
Near services  
Retain housing



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# Affordable Housing





# Tourism Economy



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# Commissioner Questions



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