



# **Lewis County Comprehensive Plan Periodic Update**

**Lewis County Planning Commission  
Continued Public Hearing  
Development Regulations**

July 22, 2025

# Non-STR Development Regulations

1. UGA – Small Towns
2. Master Planned Resorts
3. Energy Production Facilities
4. Mining
5. Land Use Table
6. UGA – Cities
7. All Other Non-STR
8. Short Term Rentals



# Topic 1: Urban Growth Area – Small Towns

***Potential Motion:*** *I move to recommend the Board of County Commissioners approve the new Chapter 17.17, UGA – Small Towns, LCC.*



## Topic 2: Master Planned Resort

***Potential Motion:*** *I move to recommend the Board of County Commissioners approve amendments to Chapter 17.20E, Master Planned Resort, LCC.*



## Topic 3: Energy Production Facilities

**Potential Motion:** *I move to recommend the Board of County Commissioners approve the new Chapter 17.127, Energy Production and Storage Facilities, LCC with the following changes:*

- 1. Remove the limitation on solar being placed on slopes greater than 7%.*
- 2. Clarify that Figure 1 is not related to substations or transmission lines.*
- 3. Exempt properties in the MID zone from screening and buffering standards*



## Topic 4: Mining

**Potential Motion:** *I move to recommend the Board of County Commissioners approve amendments to Table 2, Chapter 17.42, Land Use Summary with the following changes:*

- 1. Change "Mineral Extraction" to "Mining".*
- 2. All Mining as a Permitted use in the Major Industrial District zone.*



## Topic 5: Land Use Table

**Potential Motion:** *I move to recommend the Board of County Commissioners approve amendments to Table 2, Chapter 17.42, Land Use Summary, LCC, except for the Mining changes as recommended under Topic 4.*



## Topic 6: Urban Growth Area - Cities

***Potential Motion:*** *I move to recommend the Board of County Commissioners approve amendments to Chapter 17.15 UGA Cities with one change to strike the City of Napavine from subsection 17.15.040(2) and to change the zoning on the parcels in the unincorporated UGA to Rural Development District, RDD-5.*





# Topic 7: All Other Development Regulations

**Potential Motion:** *I move to recommend the Board of County Commissioners approve amendments to the development regulations listed under Topic 7 in the July 17 staff report and as shown on the screen.*

[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 17.30 Resource Lands](#)

[Chapter 17.110.090 SEPA](#)

[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](#)

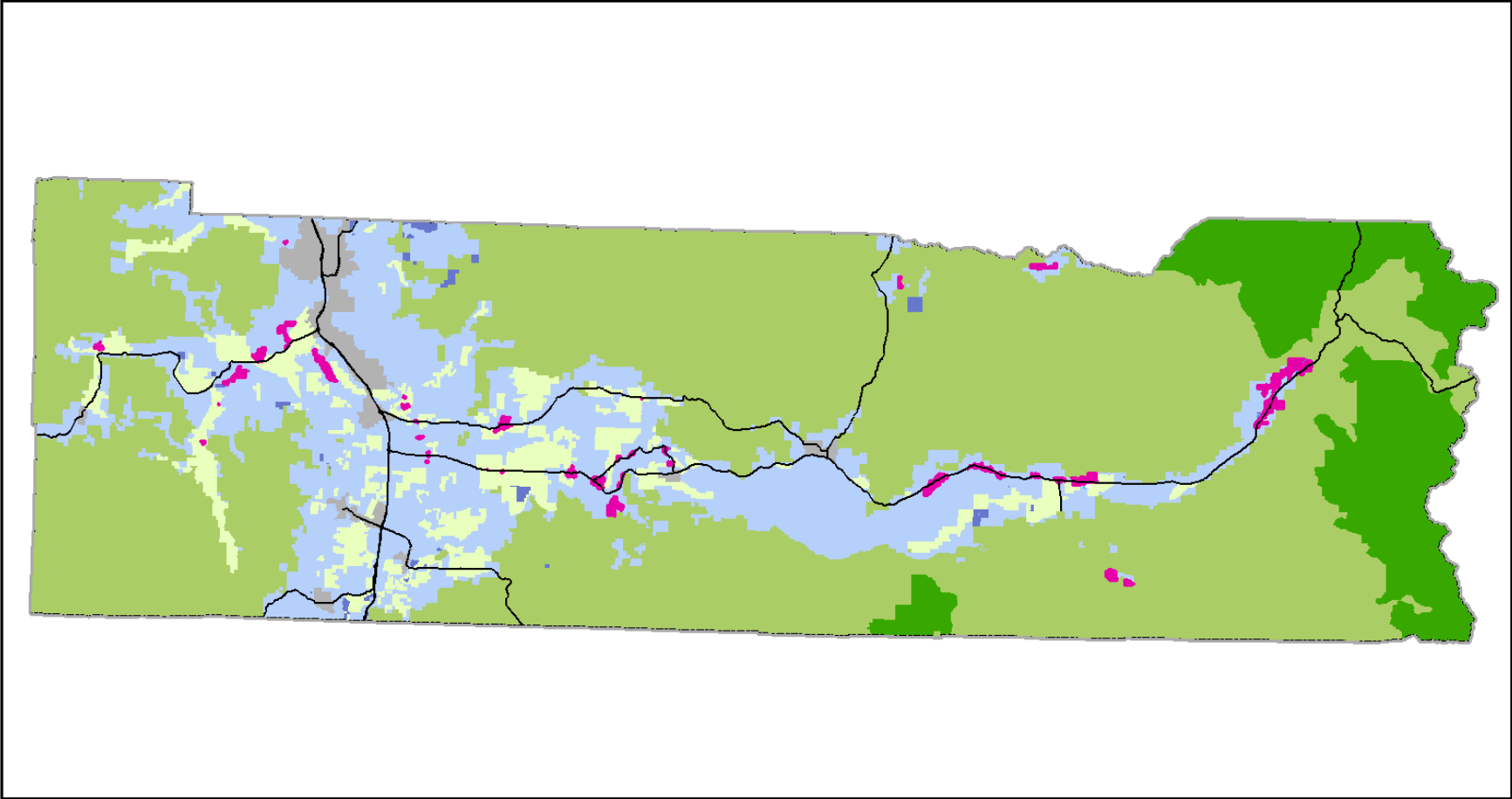
[Chapter 17.142.207 Sign Standards](#)

[Chapter 17.142.210 Surface Mining](#)

[Chapter 17x Other Minor Changes](#)



# Topic 8: Short Term Rentals



**Lewis County  
Washington**

**Short Term  
Rental Regulations**

Updated 06/20/2025  
Planning Division, Community Development

UGA - Small Towns & LAMIRDS  
Freeway/Highway

Other Rural Zones  
Forest Resource Lands  
Agricultural Resource Lands  
Mineral Resource Lands  
Wilderness  
UGA City



0 2.75 5.5 11  
Miles



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

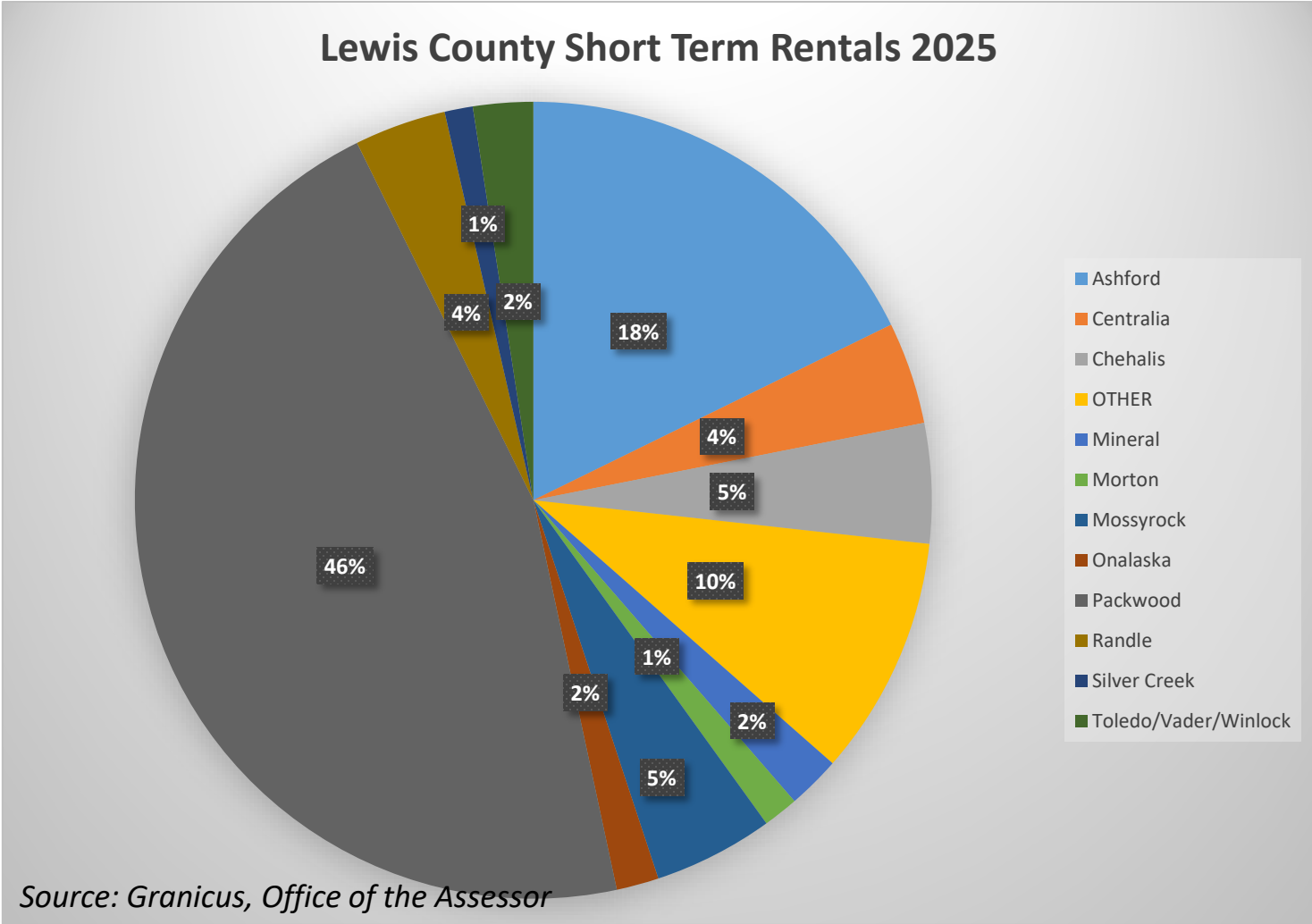


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# Topic 8: Short Term Rentals



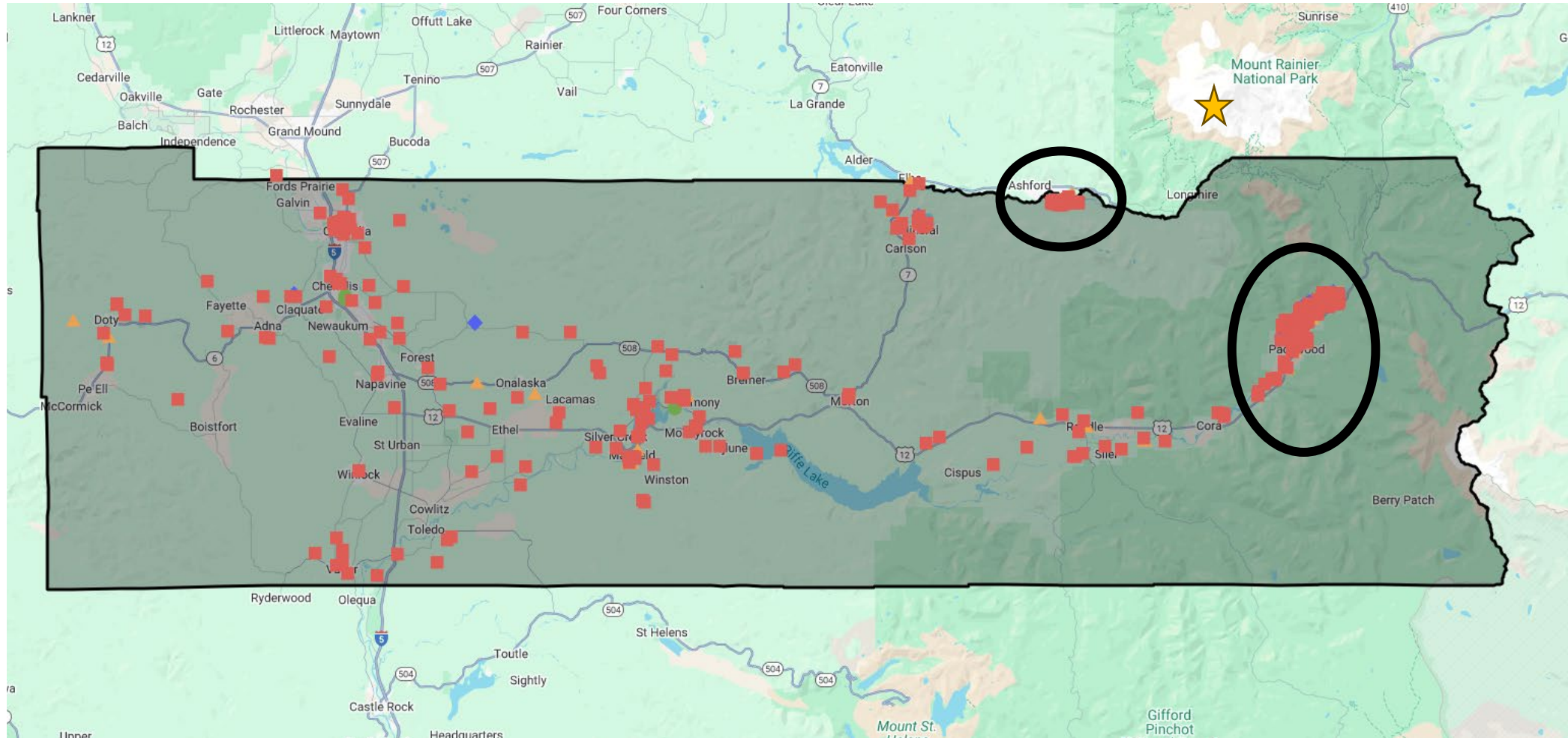
## Topic 8: Short Term Rentals

- May 2022 = 402 STRs
  - 48% in Packwood
  - 20% in Ashford
  - 3-4% Chehalis, Centralia, Mossyrock, Randle
- June 2025 = 650 STRs
  - 46% in Packwood
  - 16% in Ashford
  - Similar for the rest

*Source: Granicus, Office of the Assessor*



# Topic 8: Short Term Rentals



Source: Granicus, Office of the Assessor



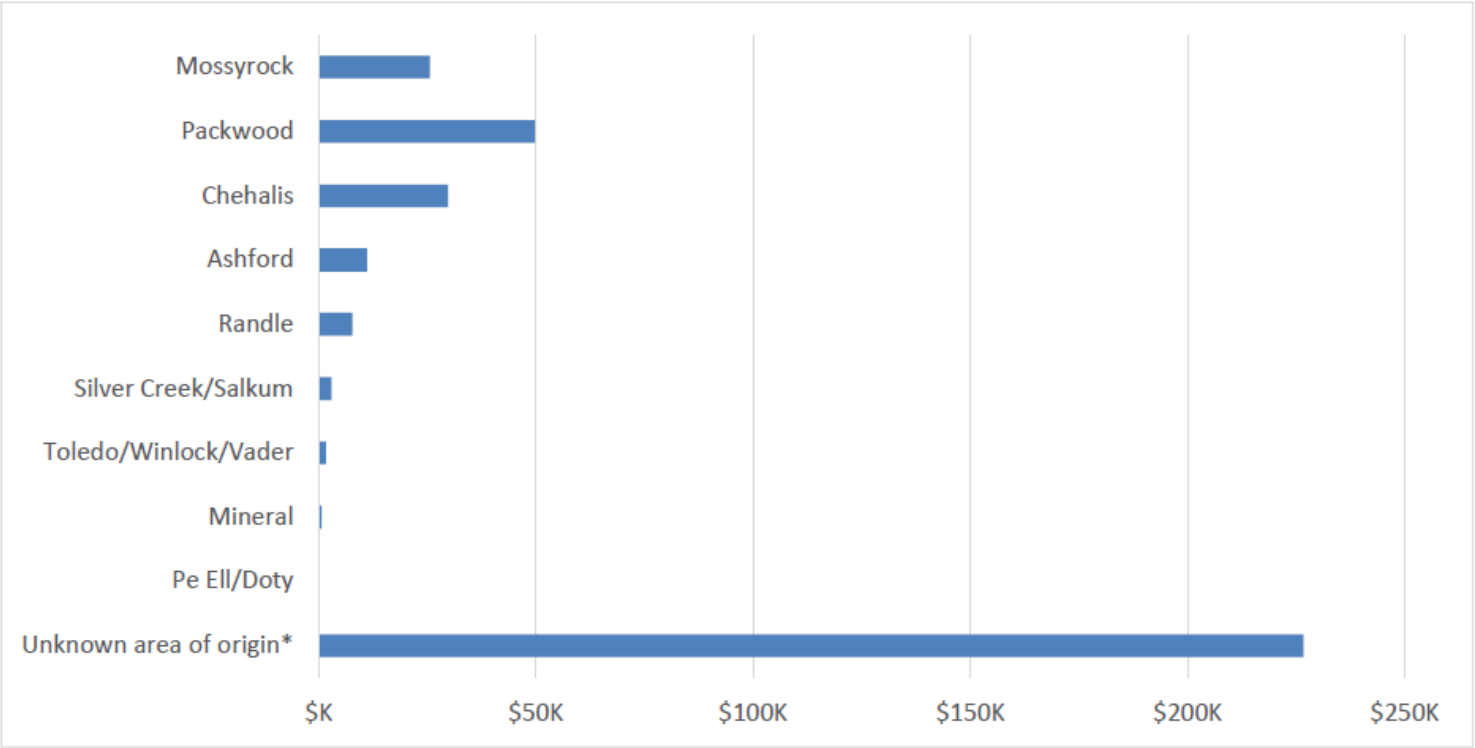
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# Topic 8: Short Term Rentals

## YTD Lodging Tax Distribution Summary for May 2025 (Unincorporated Lewis County)



# Topic 8: Short Term Rentals

1. 25% cap
2. Ownership Limits
3. Health and Safety
4. Unique Stays
5. Good Neighbor
6. Permit Transfer
7. Definition of STR
8. Chair Corbin's Proposal



# Topic 8: Short Term Rentals

## 1. 25% cap

2. Ownership Limits
3. Health and Safety
4. Unique Stays
5. Good Neighbor
6. Permit Transfer
7. Definition of STR
8. Chair Corbin's Proposal

## 25% cap

- Is it appropriate to apply a cap and/or limits on the number of STRs countywide?
- If not countywide, are there specific neighborhoods where a cap and/or limit is appropriate?
- If a cap and/or limits are appropriate, what should the "grace period" be?





# Topic 8: Short Term Rentals

1. 25% cap
- 2. Ownership Limits**
3. Health and Safety
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## Ownership Limits

- Should there be a limit on the number of STRs one person or entity can own?



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## Health and Safety

- Is it appropriate to require that STRs be a legal residential structure (building permit or certificate of occupancy) with an approved water source and functioning septic system?
- Is it appropriate to have occupancy limits based on residential septic system capacity?



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## Unique Stays

- Is it appropriate to require that STRs be a legal residential structure (building permit or certificate of occupancy) with an approve water source and functioning septic system?
- Is it appropriate to have occupancy limits based on residential septic system capacity?



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## Good Neighbor

- Is it appropriate to require solid waste collection and minimum parking spaces, etc.?
- Is it appropriate to require a local contact with information visible from the road?



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## Permit Transfer

- If the answer to any of the above questions necessitates a permit, or other mechanism through the County, should the permit be transferable at the time of home sale?



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## Definition of STR

- Should an owner of a STR that lives full time in the building at least 6 months per year be excluded from the County's regulations?



# Topic 8: Short Term Rentals

## Chair Corbin's Proposal

- No cap or other ownership limits
- Yes require a permit or other mechanism
  - Exclude buildings lived in for 6 months
  - Include: building permit or c/o, water, septic, on-site parking, solid waste, ...? (you tell me)
  - Annual self-certified renewal
  - Transferable
- Steering Committee
  - Tracking
  - Good neighbor
  - Future standards



## Topic 8: Short Term Rentals

**Potential Motion:** *I move to continue the public hearing to August 12 at 6:00pm, here in the Community Development Hearing Room, to deliberate and take a vote on the short term rental proposal.*







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