



Lewis County Comprehensive Plan Periodic Update

**Lewis County Planning Commission
Continued Public Hearing
Short Term Rental Regulations**

August 12, 2025

Staff Presentation Agenda

1. Background
2. Summary Planning Commission Direction
3. Revised Chapter 17.105
4. Revised Short Term Rental Definitions
5. Potential Motion
6. Steering Commission Example



Background

[Packwood Subarea Plan](#)

[Housing Needs Assessment](#)

[Comprehensive Plan Goals and Policies](#)

[Draft Development Regulations](#)

[Planning Commission Staff Reports & Presentations](#)

[Planning Commission YouTube](#)



Background

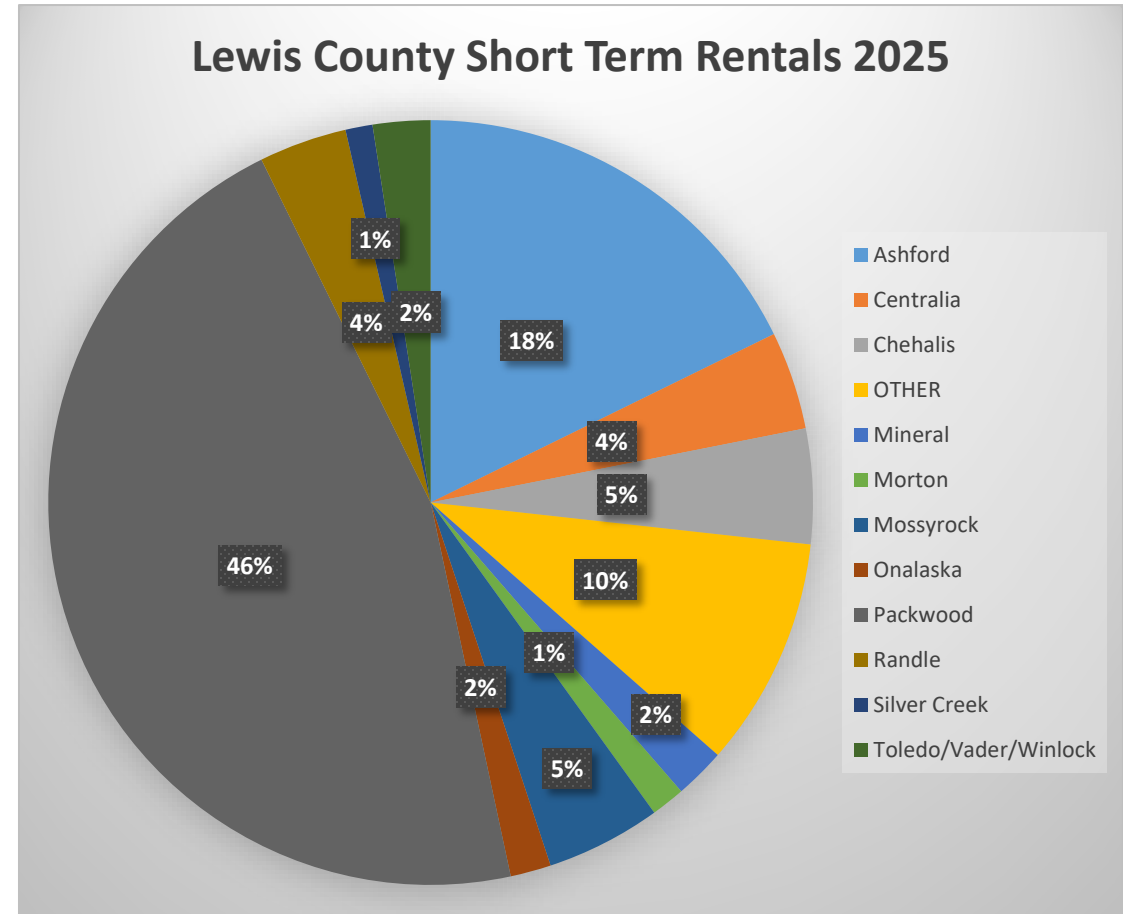
- STRs discussed since 2022
 - East Lewis County Housing Forums
 - Multiple online surveys
 - Packwood Subarea Community Advisory Committee
- Fall 2023 Packwood Subarea Plan
- May 2025 Planning Commission Direction
- June 18 Draft Development Regulations
- July 8 Public Hearing
- July 22 Planning Commission Direction



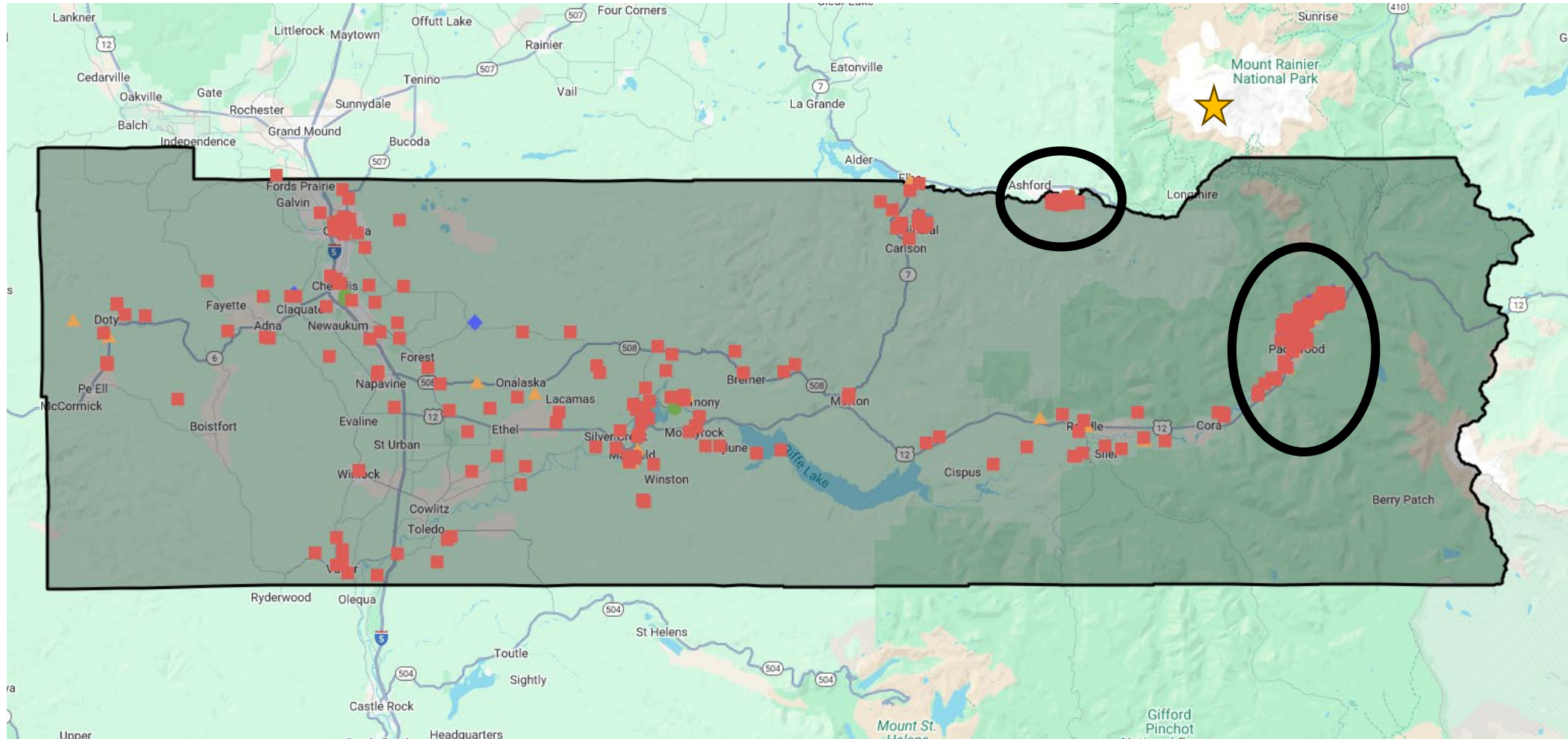
Background

- 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



Background



Source: Granicus, Office of the Assessor



July 22, 2025

Lewis County Planning Commission - Public Hearing

Planning Commission Direction

July 22 Direction

- Require a permit to track data
- No cap or ownership limits at this time
- Clarify “legal structure”
- Require approved water and septic
- Require on-site parking
- Require solid waste removal
- Require annual renewal
- Permit should be transferrable
- Form a steering committee or association



Chapter 17.105, Short Term Rentals

Revisions

- Removed the 25% cap
- Removed limits on number of STRs per parcel
- Clarified what can be used as STRs to include trailers, yurts and similar structures
- Maintained that multifamily cannot be used as STRs
 - 3 or more detached STRs on a single property can be permitted as a motel use
- Clarified that STRs cannot be used for commercial events unless the property has an event/wedding venue permit



Chapter 17.105, Short Term Rentals

Revisions

- Maintained that approved water and septic is required
- Maintained occupancy limits; clarified based on designed capacity
- Maintained parking requirement
- Clarified that if no solid waste service, then garbage in a secure receptacle
- Maintained providing local burn restriction information
- Removed address and contact visible from road



Chapter 17.105, Short Term Rentals

Revisions

- Maintained requirement for a c/o, building permit or inspection
 - Note – the permit application will also allow a waiver
- Maintained annual self-recertification
- Removed restriction on transferability
- Changes definition to remove 180 days



Questions



August 12, 2025

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Potential Motion

I move to recommend that the Board of County Commissioners approve the amendments to Lewis County Chapter 17.105 and the definition of Short Term Rental, as presented in Attachment A of the August 4 Staff Report and to use the state's definition of Short Term Rentals.



Steering Committee



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Next Steps

- Letter of Transmittal
- BOCC Workshops – Tentative
 - August 20 – Comp Plan Goals & Policies, Zoning
 - August 27 – Development Regulations
 - September 10 – Short Term Rentals
- BOCC Public Hearing – September TBD
- Critical Areas Ordinance
 - October – Planning Commission
 - November - BOCC





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