



Lewis County Comprehensive Plan Periodic Update

**Board of County Commissioners
Workshop – Development Regulations**

August 27, 2025

Staff Presentation Agenda

1. Background

2. Recommended Regulations

- Land Use Table
- UGA – Cities
- UCA – Small Towns
- Energy Facilities
- Signs
- SEPA Categorical Exemptions
- Clustered Tourist Services
- Multifamily in LAMIRDs
- Definitions

3. Next Steps



August 27, 2025

BOCC Workshop

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Background

All materials are online:

<https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>



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



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) ⁴	P	P	P	P	P	P	X	X	X	X	P	P	X	X	X	X	P	P	X/P ²	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 ¹	X	X	X	X	X	X	X	X	X	P	X	X	X	P ¹	P ¹	P ¹	P ¹	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 ¹	A ¹	X	X	X	X	X	X	X	X	X	X	X	A ¹	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 ^{3,4}	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 ³	X/P ^{3,4}	X	P	X	A
Townhomes, up to six attached dwelling units	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	P ¹	P ¹	P ¹	P ¹	X	X	X	X
Triplex	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	P ¹	P ¹	P ¹	P ¹	X	X	X	X
Quadplex	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	P ¹	P ¹	P ¹	P ¹	X	X	X	X
COMMERCIAL/PROFESSIONAL	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
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																								

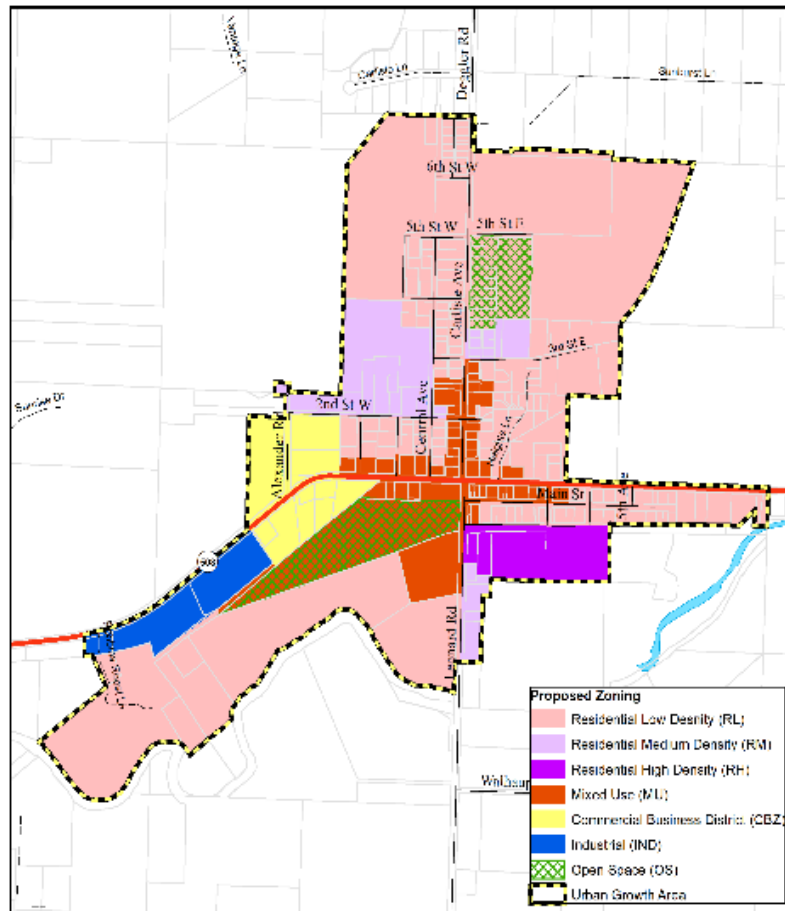


City Urban Growth Areas

- Around each city is an urban growth area (UGA)
- UGAs are where the city is supposed to annex over next 20 years
- Option 1 is RDD-5
 - Mossyrock, Napavine and Winlock
- Option 2 ILA co-management
 - Centralia, Chehalis, Morton, Pe Ell, Toledo and Vader
- Subdivisions in the UGA will be significantly restricted prior to annexation



Small Town Urban Growth Area (UGA)



Onalaska Proposed Zoning

Urban Growth Area

- Subarea
- Highway 12
- Roads
- Fence

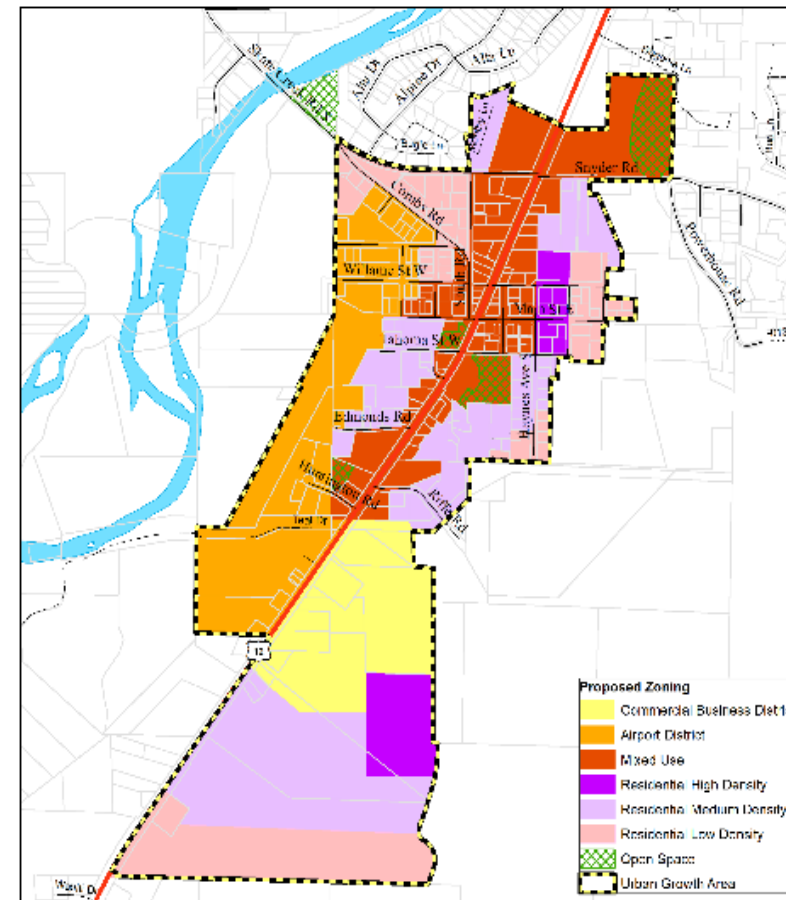
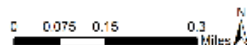
This map only includes the zoning designations that are the subject of the May 16, 2025 Staff Report.



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 zoning designations are subject to change without notice. The map is for informational purposes only. The Lewis County Planning Commission is not responsible for any errors or omissions. The 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 zoning designations are subject to change without notice. The map is for informational purposes only. The Lewis County Planning Commission is not responsible for any errors or omissions.

Updated 05/13/2025

Planning Division, Community Development



Packwood UGA

Recommended Zoning

- Subarea
- Highway 12
- Roads
- Fence



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August 27, 2025

BOCC Workshop

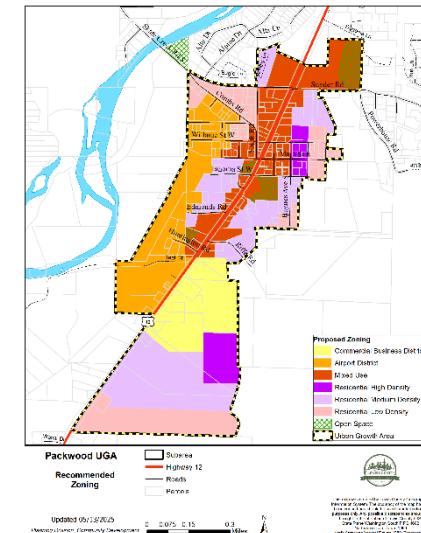
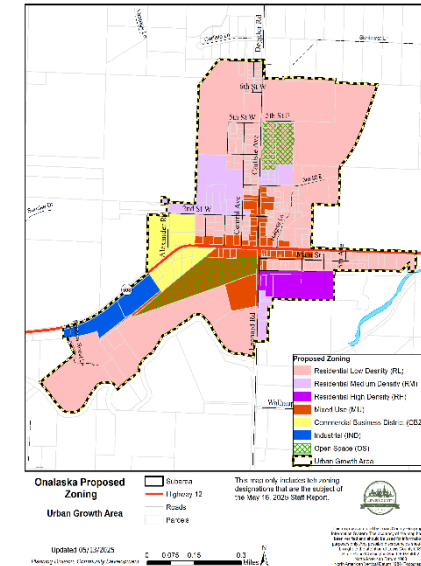
Small Town Urban Growth Area (UGA)

Mixed Use (MU) Zone

- Ground floor commercial – 508, Carlisle, Leonard, Highway 12, Main & Willame
- Commercial capped at 10,000 sq ft

Commercial Business District (CBZ)

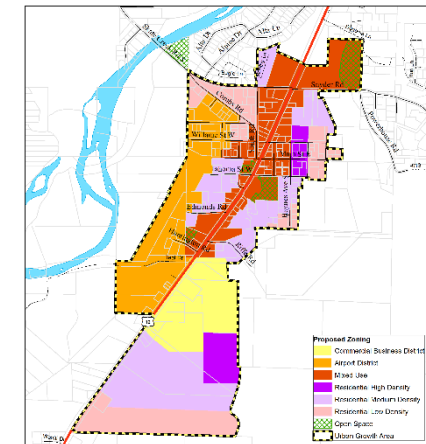
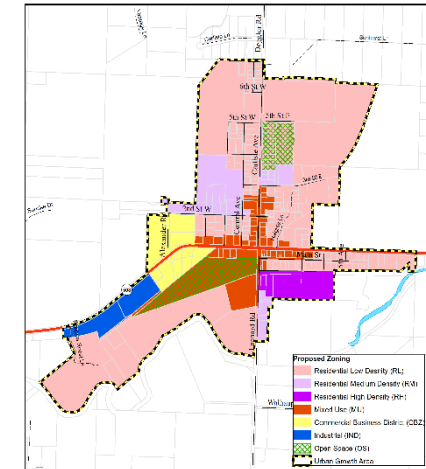
- Ground floor commercial – 508, Carlisle, Leonard, Highway 12, Main & Willame
- Commercial capped at 20,000 sq ft



Small Town Urban Growth Area (UGA)

Residential High (RH) Zone

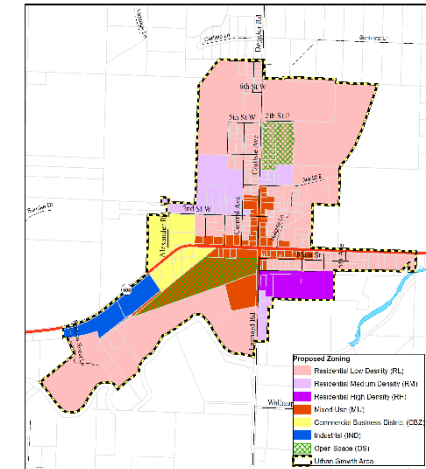
- Density 12 – 18 dwelling units per acre
- Minimum lot size 4,000 sq ft
- New single family residential prohibited
- Most commercial prohibited
 - Home-based business allowed
- Height capped at 35 ft



Small Town Urban Growth Area (UGA)

Residential Medium (RM) Zone

- Density 4 – 16 dwelling units per acre
- Minimum lot size 2,500 sq ft
- Singel family and multifamily allowed
- Most commercial prohibited
 - Home-based business allowed
- Height capped at 35 ft

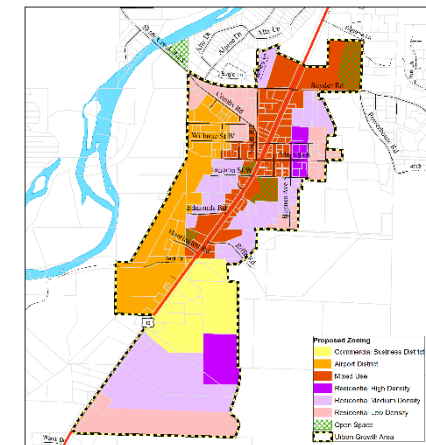


Onaska Proposed Zoning Urban Growth Area

This map only reflects preliminary designations that are the subject of the May 16, 2024 Staff Report.

Updated 04/23/2024

Planning & Community Development



Packwood UGA Recommended Zoning

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Updated 04/23/2024

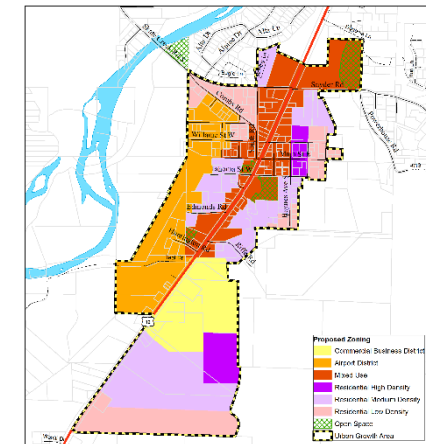
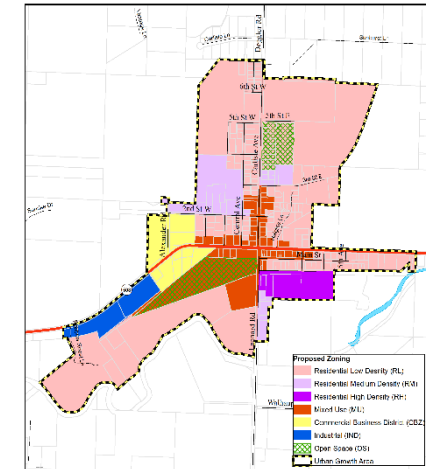
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Small Town Urban Growth Area (UGA)

Residential Low (RL) Zone

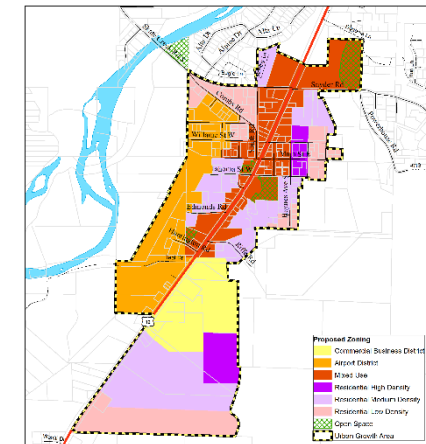
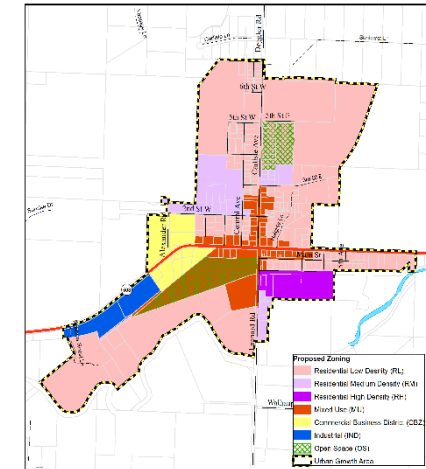
- Density 4 – 12 dwelling units per acre
- Minimum lot size 5,000 sq ft
- Duplexes and ADUs allowed
- Multifamily housing prohibited except cohousing and assisted living
- Most commercial prohibited
 - Home-based business allowed
- Institutional uses (e.g., schools) allowed
- Height capped at 35 ft



Small Town Urban Growth Area (UGA)

Short Term Rentals

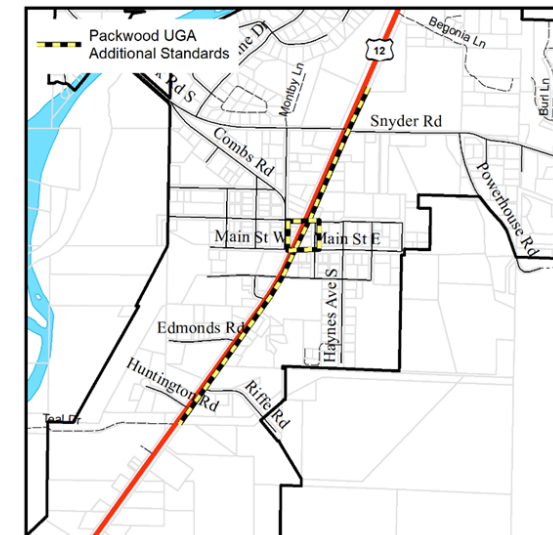
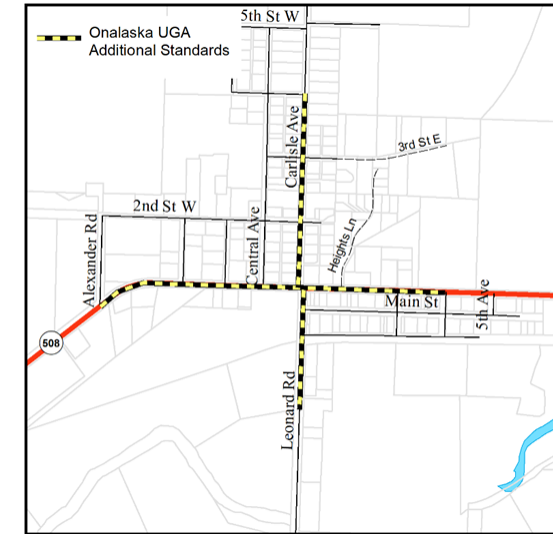
- Single family can be provided as STR
- Multifamily (3+ attached dwelling units) cannot be provided as STR unless
 - 30% of the dwelling units are provided a long term rental affordable to people making 80% AMI



Small Town Urban Growth Area (UGA)

Design Standards

- Ground floor commercial 50% clear glass
- Primary pedestrian entrances with awnings/overhangs
- In Packwood
 - Standards for rooflines
 - Required colors
 - Prohibition on new signs with internal illumination
 - Prohibit drive-throughs



Small Town Urban Growth Area (UGA)



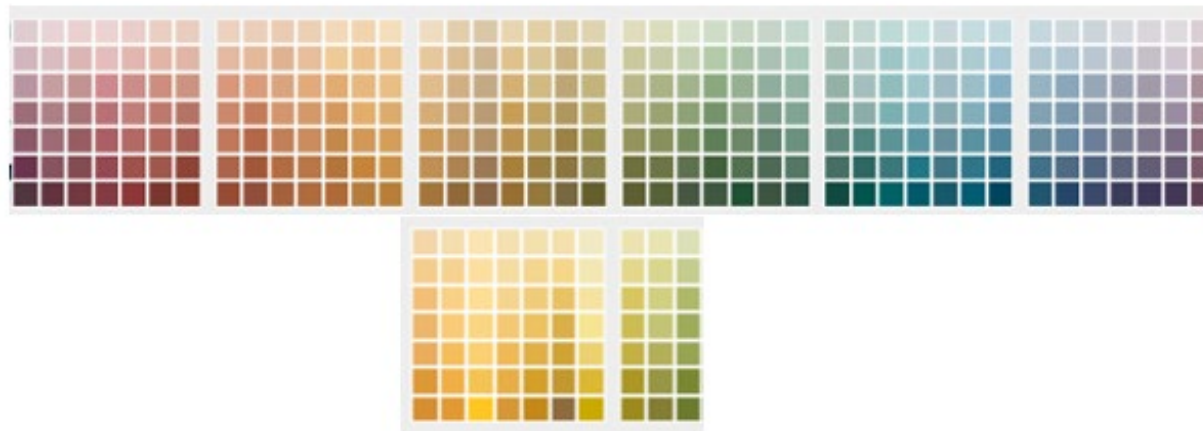
*Not to Scale

Small Town Urban Growth Area (UGA)

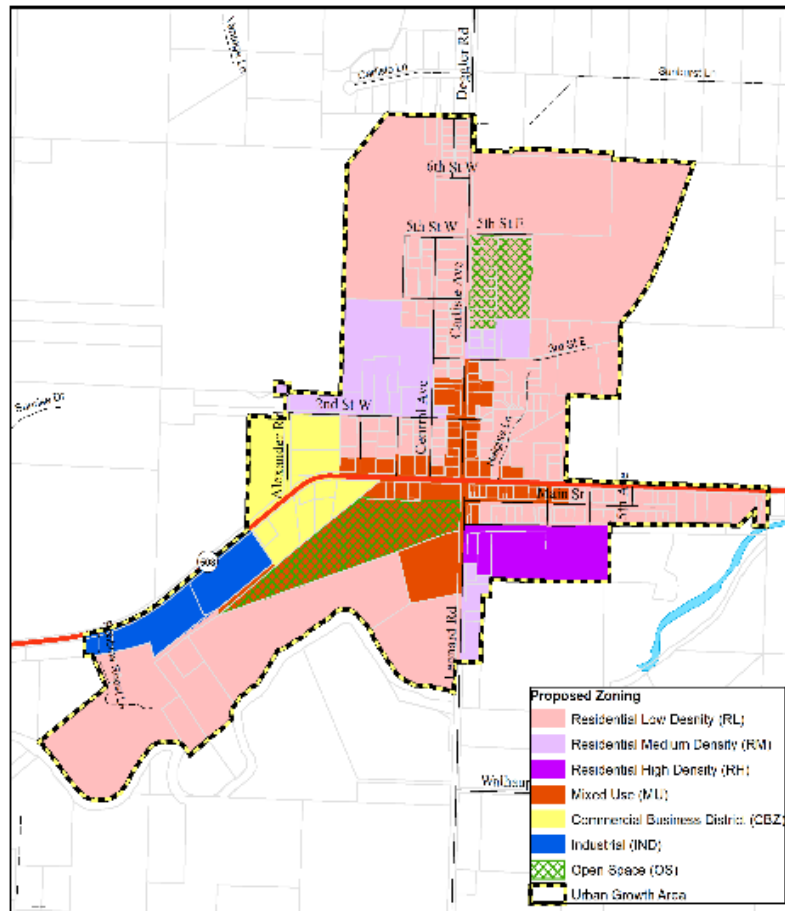
Primary color or accents:



Accents only:



Small Town Urban Growth Area (UGA)



Onalaska Proposed Zoning

Urban Growth Area

- Subarea
- Highway 12
- Roads
- Fence

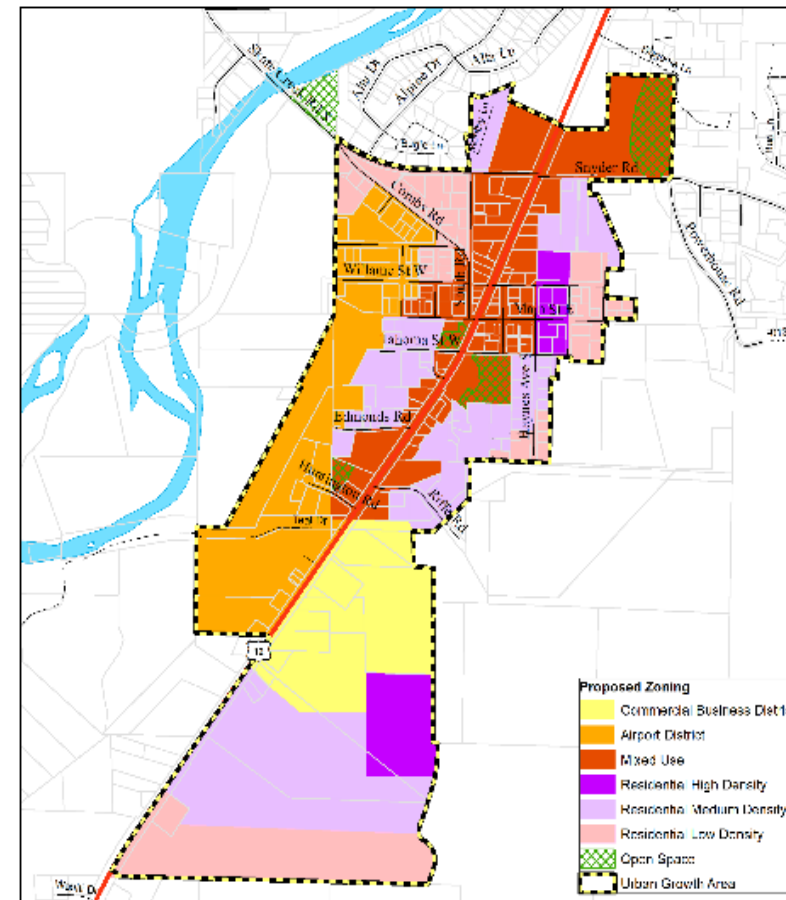
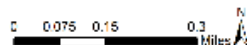
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Updated 05/13/2025

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Packwood UGA

Recommended Zoning

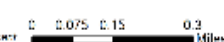
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August 27, 2025

BOCC Workshop

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Energy Production and Storage Facilities

- Personal energy production is exempt
- Prioritize energy production at TransAlta/IPAT
- Protect rural character by limiting energy production elsewhere
 - State options still available.
- Standards for public health, safety and welfare



Energy Production and Storage Facilities

UTILITIES/TRANSPORTATION	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
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	X	P	X	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	X	P	X	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



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, line of sight and wind/sheer requirements

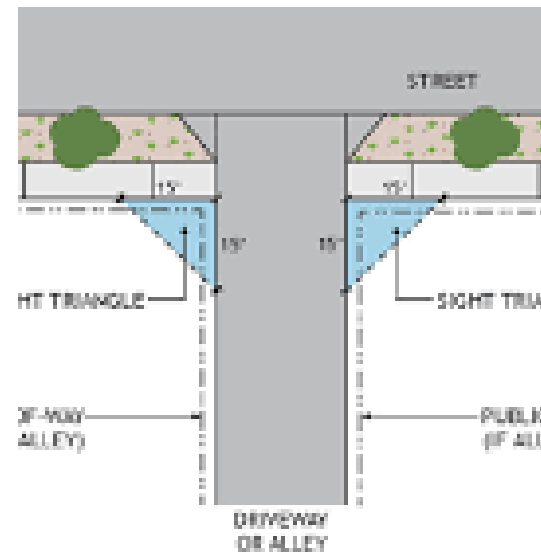


Signs

Standards address safety



Need for clarity



Line of Sight



Wind Sheer

SEPA Categorical Exemptions

- Clarifications
 - Single family residential up to 4 dwelling units
 - Multifamily residential up to 16 dwelling units
 - Personal storage space up to 12,000 sq ft



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



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



Definitions

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

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



Next Steps

Aug 20	BOCC Workshop – Comp Plan & Zoning
Aug 27	BOCC Workshop – Development Regs
Sept 2	Notice of Hearing – written testimony
Sept 8	BOCC Workshop – STR Regs
Sept 23	BOCC Public Hearing – oral testimony
Oct 1	Effective Date

Send written testimony to mindy.brooks@lewiscountywa.gov

Subject: Testimony on Comprehensive Plan





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