



Lewis County Comprehensive Plan Periodic Update

Board of County Commissioners

Workshop - Short Term Rental Regulations

September 8, 2025

Staff Presentation Agenda

1. Background
2. Recommended Regulations
3. Advisory Committee
4. Next Steps



September 8, 2025

BOCC Workshop

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Background

[Packwood Subarea Plan](#)

[Housing Needs Assessment](#)

[Comprehensive Plan Goals and Policies](#)

[Draft Development Regulations](#)

[Planning Commission Staff Reports & Presentations](#)

[Planning Commission YouTube](#)



Background

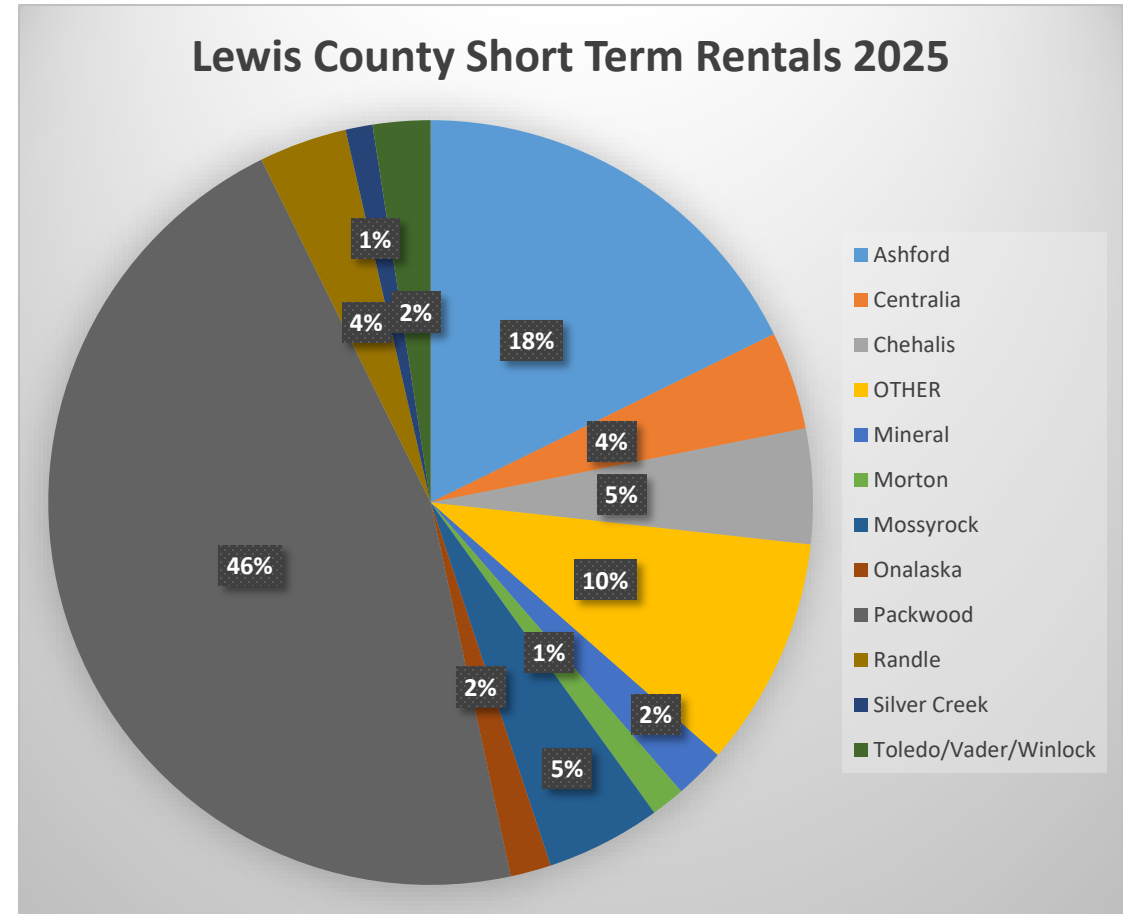
- STRs discussed since 2022
 - East Lewis County Housing Forums
 - Multiple online surveys
 - Packwood Subarea Community Advisory Committee
- Fall 2023 Packwood Subarea Plan
- May 2025 Planning Commission Direction
- June 18 Draft Development Regulations
- July 8 Public Hearing
- July 22 Planning Commission Direction
- August 12 Planning Commission Vote



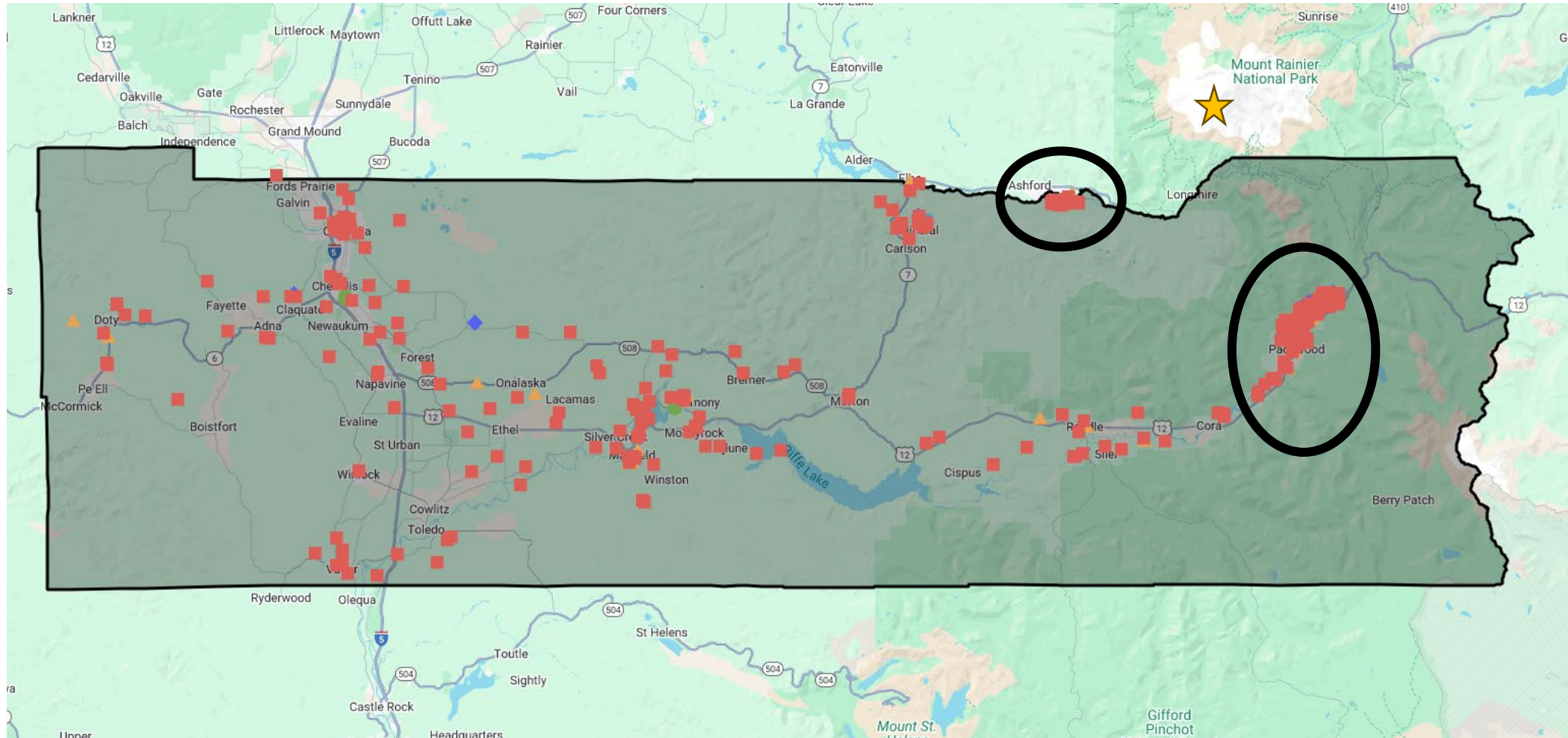
Background

- 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

BOCC Workshop

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Chapter 17.105, Short Term Rentals

Summary

- Require a permit for STRs
- **No Cap**



Chapter 17.105, Short Term Rentals

Summary

- Require a permit for STRs but **No Cap**
- STRs may be houses, cabins, trailers, yurts and similar structures
- Multifamily cannot be used as STRs
 - 3 or more detached STRs on a single property can be permitted as a motel use
- STRs cannot be used for commercial events unless the property has an event/wedding venue permit



Chapter 17.105, Short Term Rentals

Summary

- Building permit, c/o or inspection
- Approved water and septic
- Occupancy limit 2 people per bedroom, plus 3 people OR the design capacity of the septic system
- 1 on-site parking space per bedroom
- Solid waste service or garbage in a secure receptacle
- Provide local burn restriction information to guests



Implementation

If approved

- Internal process
- Application form
- Adopted fees

Implementation January 1, 2026



Questions



September 8, 2025

STR Advisory Committee

- Purpose – review data collected through permits and provide advice to Community Development Staff and Planning Commission about changes to STR regulations including potential caps or other limitations
- Members – owners of STRs and people living full time in neighborhoods with high percentage of STRs



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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