



TransAlta Centralia Generation LLC
913 Big Hanaford Road
Centralia, WA, USA 98531
T: +1 (360) 736-9901
www.transalta.com

Cody Duncan
Manager Admin, Growth & Development
Direct Line: 360-807-8049
Email: cody_duncan@transalta.com

August 25, 2025

Sent via email: mindy.brooks@lewiscountywa.gov

Mindy Brooks
Director, Community Development – Lewis County

RE: Lewis County Comprehensive Update

Dear Mrs. Brooks:

On behalf of TransAlta, thank you for the County's invitation to engage with the Industrial Land Update Technical Advisory Committee.

We appreciated the opportunity to share our perspectives and are grateful that the County took the time to listen, consider and reflect on the comments we submitted.

Contributing to the evaluation of development constraints, identification of appropriate zoning, and clarification of permitted uses specifically as they relate to TransAlta and the TransAlta Industrial Park properties will help guide future development efforts and provide clarity for those interested in developing in Lewis County.

We look forward to continued engagement and to supporting economic development in Lewis County.

Yours truly,

TRANSALTA CENTRALIA GENERATION LLC

A handwritten signature in blue ink that reads "Cody Duncan".

Cody Duncan
Manager: Admin, Growth & Development



Energizing the Future.

From: [Kathryn Chatterton](#)
To: [Mindy Brooks](#); [Sean Swope](#); [Lindsey Pollock](#); [Scott Brummer](#)
Subject: FW: Email from Commissioners Contact Form
Date: Tuesday, September 2, 2025 8:14:43 AM

Kate Chatterton

Administrative Assistant Sr

Lewis County Board of County Commissioners

360-740-1120 | Kathryn.Chatterton@lewiscountywa.gov

From: contact@lewiscountywa.gov <contact@lewiscountywa.gov>
Sent: Saturday, August 30, 2025 6:08 AM
To: Tammy Martin <Tammy.Martin@lewiscountywa.gov>; Rieva Lester <Rieva.Lester@lewiscountywa.gov>; BOCC <BOCC@lewiscountywa.gov>
Subject: Email from Commissioners Contact Form

Name: Jami Lund

Email: lund.jami@gmail.co

Message: RE Chapter 17.17 UGA Small Towns Packwood Concerns Commissioners, I am writing to share my concerns regarding the proposed UGA Small Towns development regulations (Chapter 17.17). Several of the provisions (including, but not limited to, those listed below) are overly prescriptive and go well beyond what the county should require of property owners:

- All primary structures shall have at least two roof pitch lines. Flat roofs are permitted when architectural features give the appearance of a sloped roof.
- Exterior building materials, including walls, garage doors, roofs and fences, shall match the following color palette. Applicants shall submit with any development application a color sample with an assigned Light Reflectance Values (LRV) and Munsell value for every color used on the subject buildings or structures.
- Drive-through establishments are prohibited within Packwood
- Interior illuminated signs are prohibited, except gas station signs. Reflective signs, such as mirrored glass or polished metal, are prohibited
- bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities and shall be located in a visible, well-lit ground-level area that is conveniently accessible to the primary entrances of a development's principal building(s).
- Parking lots shall include at least one (1) tree and three (3) shrubs for every four (4) parking spaces.
- At least 80 percent of first floor facades of building fronting public rights-of-way as shall be natural wood, stone or veneer that resembles natural wood or stone;
- Spaces between structures are required to have exterior lighting. Lighting shall be shielded.
- An attached or detached garage or

carport shall not extend forward of the front wall of any primary structure. This is problematic for several reasons: First, Overreach: The county has no legitimate cause to exert this kind of power over property owners. • There is no identifiable harm in staying with the current freedom which is part of property ownership. • There is no substantial public interest in adding these new burdens and prohibitions on property owners. • “Tidiness” is insufficient for the use of force on citizens regarding their property use. Second, Higher Costs: These added requirements undermine efforts to maintain affordable housing and a reasonable cost of living in Packwood. • Imposing additional design standards and restrictions raises the cost of any project. • Limiting options and creating scarcity invariably drives prices higher. Third, Unfair Application of County Effort: These rules and the additional related expectations are an unfair use of county power. • It is inequitable to impose these special demands on selected properties while leaving others untouched. • It is unfair for the county to invest in enforcement and scrutiny of items like paint color when county resources on critical functions are already stretched thin. I urge you to direct staff to remove these provisions—and any others like them—that attempt to regulate style, culture, or other intangible preferences. Sincerely, Jami Lund 160 Wakefield Dr Centralia, WA 98531 (360) 918-3990
User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/139.0.0.0 Safari/537.36
IP Address: 192.168.247.7

July 15, 2025

Dear Lewis County Planning Commissioners;

Thank you for the opportunity to provide testimony on the proposed Short Term Rental Regulations, which are part of the Lewis County Comprehensive Plan Periodic Update.

My wife and I are full time residents in Packwood, having chosen to retire here in our home that we have owned since 1988. We have experienced the ups and downs in the community over the years including the devastation that happened when the Mill closed, causing the permanent population shrunk to less than 400.

The new saving grace for the community is tourism, which is generally embraced by the entire community. This has brought revitalization to the community along with the challenges of meeting and accommodating this new industry. Short Term Rentals are an example of what is needed in the community to meet the needs of tourism. I understand this and am very excited to see some controls being put on this transient housing type that will protect and benefit the community as a whole. Below is a point by point review of the proposed STR regulations that are before you with my thoughts, concerns, and suggestions:

17.105.010 Purpose.

The purpose of this chapter is to ensure that short-term rentals are not having a significant impact on residential housing supply in Lewis County and are operated in a manner that protects public health and safety, while also encouraging the economic benefits of tourism.

I totally agree with this purpose, the highlight being "operated in a manner that protects public health and safety". The STR permitting requirements will address this concern.

17.105.020 Applicability.

This chapter applies dwelling units or portions therefore that meet the definition of "short-term rental" in section 17.10.190.

Concern: "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." I do not see the need for a 180 day limit. This limits a business owner's ability to run their business while not necessarily adding to the housing stock. After speaking with some STR owners, they told me that they would be "cherry picking" the prime days to operate during the year so that they can reach all seasons and all visitors. The units will sit idle, unused in the interim. I do not think that this helps anyone. If the purpose of the 180 day limit is to allow homeowners to reside in their home for 6 months and then STR their home for 6 months, I think that this is fine, but these folks must get their STR permit, as the classification of the property changes from residential to commercial, and it is unfair to other STRs to operate at a lower tax rate. A business is a business.

17.105.030 Allowance of short-term rentals.

Short-term rentals are allowed as described in Chapter 17.42 with the following limitations:

- (1) Within Urban Growth Area – Small Towns, pursuant to Chapter 17.17 LLC, and Type I LAMIRDS, which is land designated Small Town Mixed Use (STMU), Rural Residential Center (RRC) or Commercial Crossroads (CC) on the official zoning map, no more than 25% of the total existing dwelling units within each separate urban growth area or Type I LAMIRD may be provided as short term rental.

I agree with a cap. If Commissioners have a different, better number, I am fine with that. I caution staff that they come up with a good way of determining and defining "existing dwelling units" which will be an ever changing number.

(2) Multifamily housing may not be provided as short-term rental, except if the requirements of 17.17.210(1) have been met. OK

(3) Where there is a primary dwelling unit and one (1) accessory dwelling unit on a single parcel, only one (1) dwelling may be provided as short-term rental. Where there is a primary dwelling unit and two (2) accessory dwelling units on a single parcel, only two (2) dwellings may be provided as short-term rental.

I disagree with the limiting of STRs on a single property. With a cap and other zoning code allowances on what can be built on a property, the property owner should be able to do as he wishes. If he can meet all of the STR permitting requirements for more than one structure, or two, or three, then so be it. There is a cap, and first come, first serve.

(4) Short-term rentals shall not be operated outdoors, such as a tent or treehouse, except as allowed in an RV park or campground. OK

(5) Recreational vehicles or yurts shall not be provided as short-term rentals except those that are permitted as a residence or as allowed in a RV park or campground. OK

(6) Short-term rentals shall not be used for commercial events, such as a wedding venue. Great! Time and time again, these events have proven to disrupt neighborhoods and cause life and health safety problems.

17.105.040 Standards.

(1) The owner or legal representative shall obtain a short-term rental permit from Lewis County Department of Community Development. Permits shall be renewed annually. OK

(2) The short-term rental shall obtain a building permit as a residence, pursuant to Title 15 LCC. Good in concept. Need clarification for existing dwellings, especially existing dwellings that are conversions from other uses. i.e. garages, shops, sheds, unpermitted additions, unpermitted structures, etc.

(3) The maximum occupancy shall be no more than two (2) guests per bedroom plus three (3) additional guests. The number of bedrooms is determined by the approved building permit for the structure. A guest is a person over two (2) years of age. Good

(4) A minimum of one on-site parking space per bedroom shall be provided. Good

(5) The property address shall be posted so it is clearly visible from the road. Good

(6) The name and phone number of the local property representative, who can be reached 24 hours per day, shall be posted so it is clearly visible from the road. Local means within Lewis County. A problem with "advertising" the nature of the property and possibly "alerting" bad guys of a potential target. Especially since, lets face it, what is the "local rep" going to do?

(7) Solid waste shall be stored in completely enclosed and secured receptacles and shall be stored indoors. Good, but discriminatory. Should be a code requirement for all properties. Refuse company requires refuse to

be at curbside (on county ROW) for them to pick up. So rewrite to state that all refuse containers shall be removed from road frontage within 24 hours after garbage pickup or a fine of \$? Will be levied.

(8) A sign shall be posted conspicuously inside the short-term rental with the following information: **OK with all of below**

- (a) The unified business identification number and the Lewis County short-term rental permit number.
- (b) Name, address and phone number of the property owner and agent(s) authorized to act on the property owner's behalf.
- (c) A map of the property boundary, indicating access points, adjacent private property or common areas, and any easements, including access easements to shorelines.
- (d) A floor plan indicating location of fire extinguishers and all exits.
- (e) Instructions regarding waste collection and removal.
- (f) Posted quiet times starting no later than 10:00PM and ending no earlier than 7:00AM.
- (g) The statement "Occupants shall follow all local burn restrictions."

17.105.050 Permit issuance.

(1) The short-term rental permit shall be processed as a Type I application. **OK**

(a) All short-term rental owners that obtain a permit prior to December 31, 2025 shall be vested and not subject to the limitations of 17.105.030(1), unless the permit is revoked or relinquished. **Big practical problem here, need to rework: These regs will not take affect until late November at the latest. There are 400ish? STRs in Packwood? There is no way that staff can process all of these TYPE 1 permits by 1/1/26. A Type 1 permit must go through:**

Master site review: Building setbacks, septic review, Critical areas review, building separation (fire), etc. In this case, existing structures will need to have site inspections to verify acceptable fire and life safety issues, such as emergency exists, fire extinguishers, smoke and carbon detectors, legal staircases, stuctural integrity, etc. I suggest that this be re-worded to state that "Permit applications for existing STR's shall be made by 12/1/25 and that any STR where a permit is not issued by 5/1/26 shall cease to operate unless an extension is granted by county staff."

(b) After January 1, 2026, new short term rental permits shall be issued on a first come, first served basis. **Change date to 6/1/26 (allowing for existing requesting an extension (above) have opportunity to reach code compliance).**

(2) To obtain a permit, the property owner or agent authorized to act on the property owner's behalf shall demonstrate that all of the following are met:

- (a) The standards **listed** subsection 17.105.040. **OK**
- (a) There are working smoke and carbon monoxide detectors and properly maintained and charged fire extinguisher on the premises. **OK**
- (b) There is a permitted and properly functioning septic system or sewer connection. **OK**
- (c) There is solid waste collection during all months the dwelling unit or portion thereof is provided as short-term rental. **OK**
- (d) Proof of paid taxes and fees associated with the property. **OK**
- (e) Valid liability insurance of one million dollars or more that covers the use of the short-term rental unit as required by RCW 64.37.050. **OK**

(f) *There is a Certificate of Occupancy issued by Lewis County.* Important to show that the county has reviewed the structure for structural and building code compliance and is therefore safe for occupancy, protecting the public's health safety and welfare. Just like any new construction would have to do.

(3) Any short-term rental permit shall be renewed annually based on the permit issuance date. Failure to renew a permit within six (6) months of the permit renewal deadline shall result in automatic revocation of the permit.
OK

(3) Any permit issued pursuant to this section is non-transferable; transfer of property to a different owner shall require application for a new short-term rental permit. *I disagree with this provision. There are STRs that are constructed to be just that, an STR. They are a business, are taxed and valued as such. If we assume that there is a cap, and that cap is reached, the sale value of the property, it's taxing state (ie. Business) can be seriously diminished. Additionally, those people that have invested their retirement income in STR real estate will take a drastic, unfair, loss when passing the property on to their heirs.*

(4) A property owner may voluntarily relinquish a short-term rental permit upon written 30-day notice to the Lewis County Department of Community Development and shall cease all short-term rental operations on the subject property following affirmation of the permit revocation from the County. OK

(5) Failure to obtain and maintain a short-term rental permit, including meeting the standards of subsection 17.105.040 and 17.105.050, shall be processed as a code violation pursuant to Chapter 1.20.

Need to address situation where, for example, an existing permitted STR is going to be expanded or modified. For example, an existing 2 bedroom mobile home is permitted and the owner wants to replace it with a two bedroom stick-built residence. Does he keep his existing permit or must he obtain a new one, and if a new one, and the cap has been reached with a waiting list on file, then what?

In conclusion: I have been actively involved with the Packwood CAC since its inception and have been integrally involved with the process to date. I want to close by applauding each and every Planning Commission member for your dedication to the community and work on this enormous project spending many, many hours in meetings, conferences, and public open houses learning the needs of the community and educating yourselves to be able to make knowledgeable decisions.

Sincerely,



E. Dennis Riebe
117 Robinwood Place
Packwood, Washington

Commerce Meadows, LLC
PO Box 921
Brush Prairie WA. 98604

Packwood UGA Support Letter

To Whom It May Concern,

This is a letter in support of the Packwood Urban Growth Area. My business partner Joel Stirling and I own a 131-acre site in Packwood known locally as the Old Mill. This site historically employed hundreds of residents and drove the economy in East Lewis County. The mill has been shuttered for nearly 30 years, during this time, the population and services available to residents of east Lewis County declined.

Today, the draw to Packwood is no longer the timber industry. The town is uniquely located near Mt. Rainier National Park, White Pass Ski Resort and Goat Rocks Wilderness and hosts over a million tourists a year. Increasingly, like many tourist towns, the people who work in the area cannot afford the steep cost of housing. The cost of a single-family home in Packwood has increased 300% since 2012.

The people who love and enjoy Packwood have been the groundswell for the rezone and proposed UGA. County staff have worked closely with the Citizens Advisory Council and have made great progress. This is not the work of outside developers or foreign industry. Engaged local stakeholders wish to be stewards of this area and manage development in the area before growth cannot be contained effectively.

Today, the Old Mill site sits ready to serve this area in a different way. Over 100 years of mill use left a derelict, albeit developed property that is ready for a new purpose. The environmental impact of repurposing this site greatly is negated compared to most raw land development projects. This property will have a major impact in solving housing affordability issues in this part of Lewis County as well as bringing in millions in economic development. Currently, there are no multifamily housing options in town and the nearest incorporated city is 30 miles away. Businesses in town have closed because they can't find employees who can afford to live in Packwood. As proposed in the rezone, the Old Mill site provides nearly 10 acres of multifamily housing availability; in addition to 65 acres of cottage and attached product.

Due to the lack of a public sanitary sewer system, housing options remain severely constrained. The onsite septic systems pose a threat to drinking water and the upper Cowlitz River due to our unique geography. This UGA approval is a very important first step to bring sewer to the Packwood area. We have worked with the County and State Department of Health and have

identified 18 acres to develop sewer treatment and infiltration on our site. The site has been approved by the Department of Health and is ready to move forward.

Demand for safe affordable housing cannot be ignored in the area, the opportunities for growth in tourism related industries stand to make Packwood another major tourism destination in Washington, the benefits will be felt county and statewide. The town was named in a March 2022 Wall Street Journal article identifying 5 undiscovered mountain towns in the West. Packwood was first on the list and the only named town in Washington State. The increase in tourism, related jobs and commerce and pent up need for major civil construction projects and housing stock will provide increases in consumer spending to levels far past what this town has experienced. I am confident this provide a strong return on the investment of taxpayer dollars as well as provide housing and jobs for residents.

Please help us support accessible housing, local jobs, tourism and water quality by voting to approve the Packwood UGA and Zoning Proposals.

Sincerely,

David Campos

Commerce Meadows, LLC.

9/4/2025



CHEHALIS BASIN PARTNERSHIP

C/o Kirsten Harma, Watershed Coordinator
26 Neiderman Rd, Oakville, WA 98568
360-488-3232
kharma@chehalisriver.org
www.chehalisbasinpartnership.org

August 22nd, 2025

Mindy Brooks
Lewis County Community Development
125 NW Chehalis Ave.
Chehalis, WA 98532

Comments on Lewis County Comprehensive Plan

Dear Ms. Brooks,

Thank you for the opportunity to comment on the Lewis County Comprehensive Plan. This Comprehensive Plan update impacts the future of land and waters in the Chehalis River Basin and therefore is important to the Chehalis Basin Partnership.

We respectfully suggest that your plan incorporate key recommendations in Chehalis Basin's adopted Watershed Plan, which was prepared in accordance with RCW 90.82. Additionally, we would like to suggest that your plan support implementation of water offset and ecological benefit recommendations coming out of the Chehalis Basin's collaborative watershed planning efforts in accordance with Streamflow Restoration Act, RCW 90.94. Adopting some of these recommendations into your Comprehensive Plan now will help you meet the requirements of Ecology's Streamflow Restoration Act between now and 2040. We encourage the county to put more resources towards planning and implementing water resource management actions now, in order to avoid greater problems later on.

Lewis County was a planning unit member during Chehalis Basin Partnership's Watershed Management Planning process resulting in a [Watershed Management Plan \(2004\)](#). We suggest that you incorporate its key recommendations into your Comprehensive Plan, since these recommendations from 20 years ago are still relevant today.

Lewis County was an implementing government and a planning unit member during development of the Chehalis Basin Partnership's response to state requirements for Streamflow Restoration Act (RCW 90.94) (SRA). The Chehalis Basin Partnership produced a consensus-approved plan to meet the requirements of the SRA. The plan can be found on our website: [Addendum to the Chehalis Basin Watershed Management Plan: Chehalis Watershed \(WRIA 22/23\) Response to the 2018 Streamflow Restoration Law. November 17, 2020](#). The SRA required watershed planning units to develop a list of projects to offset the consumptive water use from new permit exempt wells. Lewis County's Comprehensive Plan should acknowledge the legal obligations associated with the SRA and add recommendations for implementation of this consensus-adopted plan for the Chehalis Basin.

We encourage you to form ad-hoc groups of stakeholders that are impacted by the recommendations in this plan and collect their specific feedback as you move to actions to implement this plan.

We suggest that you consider the following comments on Lewis County's draft Comprehensive Plan:

Natural Environment Section:

- List out the river sub-basins flowing through the county, which will help acknowledge that watersheds cross jurisdictional boundaries.
- Thank you for adding the word "quantity" to NE-2 "water quality and quantity." Please **consider adding goals specific to water quantity** (e.g. specific actions to protect or manage quantity of groundwater and streamflow). In developing these goals, remember that groundwater and streamflow are physically connected. We understand that the County doesn't have the capacity to make detailed guidelines at this time, but a few basic guidelines related to water quantity can serve as a placeholder for future actions.
- Address the water availability impacts of lower summer streamflows resulting from climate change. **Consider how lower flows will impact existing and planned development in Lewis County and its Urban Growth Areas.** Water rights in the Chehalis Basin are already fully allocated. The additional stressor of reduced summer streamflows resulting from a changing climate affects the amount of physical water available in streams during the summer. Rural and urban water users are just some of the competing users of this limited resource. Consider the cumulative impacts of all future withdrawals on water availability.
- Update the list of fish populations on p. 50, which is currently incomplete. WDFW can provide you with this information.

Utilities and Capitol Facilities Section:

This section provides the opportunity to highlight that growing water needs can only be met within current rights, if more water becomes physically or legally available, or through conservation.

- CF 10.6 – **Rephrase** by deleting "to help shape the amount of groundwater withdrawals available" and replace with "to help increase the amount of water physically available for permit-exempt groundwater withdrawals" This goal is unclear as written.
- Add a statement on **how the County will comply with Ecology's permit exempt well requirements** under RCW 90.44.050 (see new Guidelines provided by the Department of Ecology in March 2025).

Thank you for including in goal CF 10.6, a recommendation that the County participate in watershed planning efforts. **The Chehalis Basin Partnership has a seat for a Lewis County representative, and we would welcome renewed engagement.**

Implementation Section:

- The plan has very few recommendations related to land use and none about natural areas. Consider adding more tangible recommendations to the natural resource and land use chapter on implementation.
- There is plenty of support available to the County and municipalities within it to adopt and then implement natural resource recommendations. **Consider that the county can seek sources of technical expertise and project implementation funding** from our state's natural resource funding programs, including the Office of the Chehalis Basin, Salmon Recovery Funding Board, Ecology's Streamflow Restoration Act grant, to name just a few.
- Add a recommendation that the county convene groups of cities and adjoining counties to plan for future water management and how water scarcity will be addressed in the future.
- Plan to reach out to constituents who are impacted by the outcomes of this plan to gather further input and help guide implementation.

We would like to close by underscoring **our encouragement that Lewis County send representation to Chehalis Basin Partnership meetings**, ideally both a commissioner and technical staff person. This forum of watershed stakeholders will provide support for Lewis County in meeting shared goals of watershed improvement and community well-being. The future of our water resources is uncertain. Together, we can work across the Chehalis Basin to support each other's efforts and even advocate for our needs for state funding and policy changes.

Thank you for your time and consideration.

Sincerely,



Terry Harris, Chair
Chehalis Basin Partnership



The Heart of Lewis County

City of Mossyrock

231 E. State St / PO Box 96
Mossyrock, WA 98564

Ph: (360) 983-3600 Fax: (360) 983-8910
Website: www.Cityofmossyrock.com

City of Mossyrock
September 8, 2025

RECEIVED
Board of County Commissioners
Lewis County Washington

SEP 11 2025

Lewis County
Lewis County Commissioners
351 N.W. North St.
Chehalis, WA 98532

RE: Rejection of Lewis County Interlocal Agreement for UGA Co-Management

Dear County Commissioners,

The City of Mossyrock has historically been part of Option 2 for UGA management (Lewis County Code 17.15.020). The City of Mossyrock understands that the County has proposed to repeal and replace the current Option 2 by the end of the year. The Council for the City of Mossyrock received and reviewed the proposed Interlocal Agreement for UGA Co-Management. Based upon discussions and resulting recommendations from the City's attorney and planning consultant, the city of Mossyrock does not want to be included in the list of new Option 2 cities as per proposed LCC 17.15.040. On August 20, 2025, the City Council for the City of Mossyrock formally rejected the proposed Interlocal Agreement for UGA Co-management. The City of Mossyrock will continue to operate under the current Option 2 (LCC 17.15.020) until it is formally repealed.

If you have any concerns or questions, please contact me at 360-983-3300 or email at mayor@cityofmossyrock.com.

Sincerely,

RANDALL SASSER, Mayor
City of Mossyrock, Washington

cc. Mindy Brooks, Lewis County Community Development
Paul Dennis, Jackson Civil – City Planner
Marissa Y. Jay, Buzzard Law Group – City Attorney

From: [Parker Sloan](#)
To: [Mindy Brooks](#)
Cc: [Chelsea Woodfin](#)
Subject: Draft BESS Ordinance comments for Lewis County
Date: Friday, September 12, 2025 8:56:26 AM
Attachments: [image.png](#)

Mindy thank you for sending out these proposed Development regulations regarding Battery Energy Storage.

The first thing I always try to tell folks in regards to energy storage and regulations is that while the already diverse sources of where our electricity comes from (i.e. generated) in the United States will continue to change over the decades, the desire of utilities everywhere to store (the "storage" of electricity from any source) that energy for more efficient/effective use will likely now never go away. The technology used to store the electricity, where they are desired on the grid physically, how big they are, battery chemistries, whether the "battery" is made up of what we think of as batteries today, all of those things will change over time but again I believe the benefits of and therefore the utility operator desire for "batteries" will only grow. I bring this all up simply to encourage your jurisdiction to build out all your codes and present/future thinking around code development to be as technology agnostic as possible and to reference nationally industry accepted standards as much as possible. Standards like the NFPA, UL, and National Electric Code. I also think for safety, durability, and reliability reasons you should require our industry to follow those standards. With all of that said, after reading this I largely think that is exactly what Lewis County has drafted.

I only have a few other comments/suggestions:

1. Section 17.127.120 references signage a couple times for different reasons. I think the intent is to avoid advertising or unsightly signage which is great/fine but I do think you should go ahead and require us to post a sign at any entrance identifying the owner and some sort of contact info/phone number (as opposed to simply allowing it). A facility of the size and type that my company is proposing will and should include an emergency response plan of some kind (typically drafted during the construction period) which would include a section on emergency access and who calls who in whatever type of an emergency. To the extent the expert authors of those types of reports suggest signage for whatever reason I think it should simply be required.
2. Sub-section 2 mentions secure fencing. The national electric code requires 7ft of fencing. We can of course accommodate 8 ft of perimeter fencing but would

suggest tying this requirement to the national electric code in case they change it for some reason one day also because its my belief that the fencing is actually or usually the least attractive component of any energy project and so having only the amount required might be best.

3. Letter B top of page 14 just want to clarify the 20ft of vegetation clearing is in reference to keeping vegetation away from equipment within the fence line of the project? Or is this also asking we keep vegetation away from the fence itself on the outside perimeter?
4. 17.127.130. (1) While we think 90 days is reasonable the pandemic days taught me that mobilizing a contractor in that time frame could be hard in certain circumstances outside of anyone's control. In regards to the building official extending suggest adding a number of days/months in which this period could be reasonable extended under x circumstance.

All in all I think the main components here are great and from both a simplicity and reasonableness perspective one of the best drafts I've seen anywhere in the Country. Planning professionals have really only had 3-4 years of experience drafting these things at all.

Thank you,

Parker Sloan

Director of Government Affairs

1 Haywood Street, Suite 401 Asheville, NC 28801

C: 336.413.2395

E: psloan@advantagerenew.com

advantagerenew.com



CONFIDENTIALITY NOTICE: This transmission contains confidential information. The information is intended only for the use of the recipient named above. If you have received this Email in error, please immediately notify us by telephone to arrange for return of the confidential information to us. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited.

From: [44alex](#)
To: [Mindy Brooks](#)
Subject: Written Testimony in re: STRs
Date: Friday, September 19, 2025 9:55:11 PM

You don't often get email from 44alex@gmail.com. [Learn why this is important](#)

September 19, 2025

Dear Lewis County Commissioners,

I am writing in opposition of allowing STRs to continue opening in residential neighborhoods unregulated and without a cap limit. In our unincorporated Echo Valley neighborhood there are more than 10 STRs from the neighborhood entrance to my home, and because of the number of people that stay or attend parties at these STRS it is a serious risk to my physical safety every time I have to leave home because of the number of vehicles blocking the roadway, and all the trash bins that are left on the road all week long creating a health hazard for animals and people alike. Not only do they stink, they also attract pets and wild animals.

As you can see in the attached photos that I took in the course of the past 2 months the STR owner and guest vehicles are regularly blocking my driveway keeping me from freely being able to come and go and blocking my own visitors, and any deliveries I am expecting on those days. They even trespass on my property to throw their trash in my bins located in my driveway next to the fence. Because the STR guests are constantly over crowding our neighborhood they are bringing down our property values. Our neighborhood has become a hostile environment toward long term residents, and against anyone who wants to move here to live year around. Their presence makes life in our neighborhood so unpleasant that when the people who want to open even more STRs in our neighborhood call repeatedly to badger other residents about selling out to them at a lower price than their property is actually worth, then the long term residents give in and accept to lower price offer just to get out of the area.

The STR guests often walk down the middle of the road and refuse to get out of the way forcing me to have to go into the opposite lane to get around them. Many of their guests often walk their dogs off leash creating a volatile situation concerning the potential of dogs who live in the neighborhood getting attacked. Crime has increased in the last 3 years since the increase of STRs in our area. There are regular posts in the Facebook community groups showing video surveillance of trespassers lurking around STR and non STR properties, especially at night. If I wanted to sell my property now I do not believe I would get any offers from anyone except low ball offers from STR investors.

STRs are glorified motels, and should not be allowed in residential neighborhoods. Their presence has changed the character of our once peaceful and serene neighborhood, and our town. Even the water district has begun catering more to the STR owners than the safety and well being of the long term elderly and disabled residents whenever there is an issue with the water the council agreed to notify me right away because of my severe health issues concerning chlorine sensitivities, etc.. Up until July 2025 they were fulfilling their agreed plan of action toward me. Then suddenly they began notifying one of the more prominent STR owners instead. So now I am once again in danger of being poisoned by chlorine during repairs because nobody is notifying me anymore. The STRs are robbing us of the peace and tranquility of living with nature that the majority of us moved here for. They often have large parties, and speed up and down the roads with music blaring, even along our private road, and

they often drive on the wrong side of the road. I have almost been hit head on coming around densely foliated curves on multiple occasions. The increase of traffic from the inflow of STR guests also has a negative affect on the wild life who frequent our neighborhood. We often are visited be deer, elk and their offspring. These animals walk in the road regularly, but since the increase of STRs opening here the wildlife has visibly decreased in number, and the number of dead squirrels, chipmunks, and birds left along the road has increased.

I came home this evening, and before I even got out of my car I could hear the whooping and laughter and loud conversation coming from the back yard of one of the new STRs that just recently opened for business next to my home. My 2 dogs have begun barking regularly because of the constant inflow of strangers. They never barked at the people who lived there before, they never barked at people walking by, but now they bark because of the constant loud noise. The thought of having to live out the rest of my life surrounded by all the noise and chaos the people who stay in the STRs produce is deeply depressing because I have a co owner and cannot afford to move even if I wanted to. They need to be regulated so that they cannot out number the amount of long term residents in any neighborhood.

Thank you for considering my reasons for opposing the proposal.

Sincerely,
Tonya Alexander
55615 317th Ave E
Ashford, WA 98304























FD Box 6352
Fargo ND 58156-6352





























September 22, 2025

Lewis County Board of Commissioners

RE: Packwood Sub-Area Plan Development Regulations

Dear Commissioners,

I am writing to you as a passionate and dedicated full-time resident of Packwood. My family and I have called this beautiful place home since the fall of 2020. We own a small business here and provide housing for local workers through our long-term rental. Packwood is not just a place to live; it is the heart and soul of our lives.

I have poured my heart into serving this community. From being on the Boards of several local organizations to being a part of the Packwood Community Advisory Committee (CAC) since its inception in early 2022, my commitment to preserving the unique character, rich history, and natural beauty of Packwood is unwavering. This is not just for my family, but for the entire community that I hold dear.

The CAC, with immense dedication, developed design guidelines that reflect the essence of Packwood. These guidelines are not mere regulations; they are a testament to what makes Packwood unique and inviting. They capture the spirit of our town, the pride we feel living here, and the charm that draws travelers to stop, explore, and support our local businesses. They embody the “sense of place” (see attached documents) that makes Packwood so special.

I am deeply concerned about the proposed removal of several key regulations that the CAC painstakingly created. The color and façade requirements, restrictions on internally illuminated signs, and the prohibition on drive-through businesses were not designed to hinder development but to ensure that new constructions harmonize with our natural surroundings. These regulations are vital in maintaining the visual harmony of our town, where even from the grocery store parking lot, one can marvel at the southern flank of Mount Rainier.

The prohibition on drive-through businesses is particularly crucial. It encourages visitors to step out of their cars, walk through our town, and engage with local businesses. This interaction is essential for our economy, which thrives on tourism. Drive-through businesses, on the other hand, would discourage this engagement, ultimately harming our local economy.

Packwood’s economy has undergone significant changes in recent years. With the closure of the local lumber mill and elementary school, we have become heavily reliant on tourism. Our local businesses, including coffee shops, breweries, restaurants, and artisan shops, flourish during the busy seasons but struggle during the off-peak times. Developing the downtown corridor through thoughtful design is essential to attract visitors year-round and support our local economy.

The CAC's efforts in creating the Sub-Area Plan and design guidelines were driven by a deep love for our community and a vision for its future. To dismiss these efforts is not only insulting but also a disservice to the community's dedication and thoughtfulness.

I implore you to consider what makes your hometown special. What makes you proud to live there? What attracts people to your town? What do you envision for its future? Please, do not disregard the hard work and passion that went into these guidelines. They are the blueprint for a thriving, beautiful, and cohesive Packwood.

Please reach out to me if you have any questions or desire further input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Pawlawski', with a stylized, cursive script.

Kim Pawlawski
209 Crescent Beach Drive
Packwood, WA 98361

360.918.1539
kpawlawski@hotmail.com

Encl: "Community Character: How arts and cultural strategies create, reinforce, and enhance sense of place", by Kimberley Hodgson, APA

"Sense of place", EBSCO



How arts and cultural strategies create, reinforce, and enhance sense of place

Kimberley Hodgson

Arts and culture strategies help to reveal and enhance the underlying identity—the unique meaning, value, and character—of the physical and social form of a community. This identity is reflected through the community's character or sense of place. A community's sense of place is not a static concept; rather, it evolves and develops over time, reflecting the spectrum of social values within and around the community.

In this way, the community character of a city, county, town, or neighborhood can be seen as a story or narrative of a place. Planners and community members can come together to reveal and burnish this narrative through:

- ◆ an articulation of the historic, cultural, economic, and cultural context of the community;
- ◆ a commitment to the reinforcement and enhancement of the community's identity; and
- ◆ the implementation of policies, regulations, and incentives that support and enhance this evolving identity.

Awareness of community identity and character is strengthened by the consideration of all community interests in decision-making processes; the integration of arts and cultural resources with civic visioning programs; and the balancing of the inherent conflicting nature of past, present, and future social values.

ARTS AND CULTURE BRIEFING PAPERS 03

KEYPOINT #1:

Understanding Community Context

KEYPOINT #2:

Reinforcing Sense of Place: Celebrating Community Character

KEYPOINT #3:

Local Implementation Framework

KEYPOINT #4:

Arts and Cultural Programming



American Planning Association

Making Great Communities Happen

Prepared by the American Planning Association, as part of a collaborative project with the RMC Research Corporation and with funding from the Rockefeller Foundation

KEYPOINTS

This brief explores how arts and culture strategies can be used to understand community context, celebrate community character, and ultimately create, reinforce, or enhance sense of place.

Artistic and cultural inventories allow a community to begin to understand the historic, cultural, economic, and social context of a community—an essential foundation for developing and building sense of place.

A creative community vision can continuously evolve and embrace new ideas while balancing the inherent conflicting nature of past, present, and future community values and culture. Such a vision must reinforce and embrace the changing climate, culture, and character of a place.

Preserving and enhancing the local identity, uniqueness, and arts and culture assets of a community require that local decision making, planning processes, policies, and regulations reflect and support community character.

Arts and cultural programming plays an important role in providing education about the historical and cultural context of a community and in providing opportunities for participation in community life through festivals, events and performances, interactive classes and workshops, and a variety of other activities.

Each key point is explored in greater depth on the following pages.

KEYPOINT #1:

Understanding Community Context

Helping a community begin to understand its historic, cultural, economic, and social context is an essential foundation for developing and building sense of place. This context

includes a variety of community characteristics: population, demographic, and linguistic characteristics; physical and natural resources; cultural history; climate; customs; landscape features; design and architectural elements; local educational institutions; and temporary artistic and cultural exhibits, events, and spaces. A comprehensive reading or inventory of place can help a community begin to develop a voice for its narrative.

The urban planning process plays an important role in assisting residents as they inventory and explore their community context. In this way, the planning process provides a grounding mechanism to ensure that the wealth of information latent in the community is revealed, enhanced, and maintained over time. This allows a narrative about the authentic elements of a community's talent to emerge and thrive.

Artistic and cultural inventories allow a community to assess its historic, cultural, economic, and social context. These inventories include the identification, assessment, and mapping of a community's artistic and cultural resources. Conducting such an inventory allows planners to play a role in revealing the creative assets of a community. This role is strengthened by collaboration with other stakeholders, such as artists or representatives from cultural institutions. Arts, cultural, and educational institutions are particularly skilled at capturing these special qualities and helping citizens understand their community through new eyes. An inventory can often be the first step in community character discovery—or a guided visioning exercise that engages residents from all segments of a community's population in an interactive, creative process of developing a vision for the future of the community.

According to the Culture, Creativity, and Communities Program at the Urban Institute, however, traditional cultural inventories conducted by local governments often overlook nontraditional cultural resources, venues, and activities. Cultural inventories typically focus on cataloging the variety of arts and cultural organizations within a community, analyzing aspects of the natural environment (such as natural and archaeological resources), and describing traditional arts and cultural sites such as theaters, galleries, and other performance or exhibition venues. By expanding the scope of a traditional cultural inventory, planners can better explore the wealth of artistic, cultural, and creative opportunities at the municipal and neighborhood levels.

A comprehensive artistic and cultural inventory combines quantitative and qualitative methods and includes a variety of stakeholders—such as artists, residents, and community cultural workers—in community-based participatory research into the artistic, cultural, and creative characteristics of a community or neighborhood. Such a comprehensive inventory may include the following:

- ◆ population and demographic information
- ◆ local social and architectural history
- ◆ languages spoken
- ◆ food culture
- ◆ unique customs
- ◆ current landscape
- ◆ scale of existing buildings (residences, as well as commercial, governmental, and institutional buildings)

- ◆ public spaces
- ◆ transportation infrastructure
- ◆ temporary markets and fairs
- ◆ patterns, colors, and materials of buildings
- ◆ natural resources
- ◆ native plants
- ◆ street, business, and community signage
- ◆ art forms
- ◆ special places
- ◆ local educational institutions (colleges, universities, etc.)
- ◆ arts institutions (museums, theaters, historic homes, etc.)
- ◆ galleries

As one example, the Boston Indicators Project—a partnership among the Boston Foundation, the City of Boston, and the Metropolitan Area Planning Council—explores, measures, and assesses the values, resources, and assets of the city and its residents within the context of civic vitality, cultural life and the arts, the economy, education, the environment, health, housing, public safety, technology, and transportation. The project relies on the interaction and participation of a broad range of stakeholders (from schoolchildren and engaged residents to academic and community-based experts to public officials and policy makers) to achieve its goals and objectives.

In an effort to better understand how Boston's growing ethnically and culturally diverse population—which comprises more than 50 nationalities and ethnicities and more than 100 languages and dialects—is expressing its presence in the city and the region, the project and the Mayor's Office of New Bostonians developed the Greater Boston Cultural Resources Survey. This survey was designed to "assess movement along a continuum of cultural expressions, as groups develop resources to transact their own businesses, move toward reflecting themselves to the larger community, and grow in ways that begin to reshape the cultural landscape of the city."¹ The survey invites residents to share "insider" information about the city's cultural and ethnic heritage, commercial establishments, traditions, resources, and amenities. It asks respondents to share their knowledge about a variety of community activities, places, spaces, events, and resources, such as:

- ◆ religious organizations or places of worship
- ◆ informal gathering spaces (beauty salons, cafés, parks, corners)
- ◆ sports or recreational clubs or teams specific to an ethnic or cultural community
- ◆ social or cultural clubs
- ◆ restaurants, grocery stores, or specialty stores that serve or sell products specific to an ethnic or cultural community
- ◆ arts and cultural venues or public art that celebrate a specific ethnic or cultural heritage
- ◆ nonprofit organizations that serve a specific ethnic or cultural community
- ◆ festivals or parades that express or celebrate the heritage or the presence of an ethnic or cultural community
- ◆ places where people can purchase books or music relating to an ethnic or cultural community
- ◆ major institutions or parks that celebrate the cultural heritage of an ethnic or cultural community
- ◆ books, websites, or tours that speak to or about an ethnic or cultural community²

KEYPOINT #2:

Reinforcing Sense of Place: Celebrating Community Character

While an inventory of place provides the initial context for building sense of place and establishing community identity, the combination of context and the reinforcement of the current climate and cul-

ture of a place create community character or identity. Reinforcing sense of place therefore requires first a comprehensive understanding of a community's historic, cultural, economic, and social context, and second a vision for the future that continuously evolves and embraces new ideas while balancing the inherent conflicting nature of past, present, and future community values and culture.

Community character is something a community has inherently, not something that can be applied like makeup. It is conveyed by not only grand buildings and public spaces but a whole range of urban elements: residences of all sizes and scale; commercial, government, and institutional buildings; street cross-sections; street furniture and graphics; public places, large and small; ceremonial buildings; informal activities such as street markets and fairs; and the food, language, and personalities that contribute to a community's narrative. Only through the understanding and reinforcement of its character can a community flourish civically and economically. Planners are uniquely qualified to guide citizens in this process of discovery and celebration of community character.

Ybor City—the Latin Quarter of Tampa, Florida—is known as a center of the cigar industry but also as a vibrant, multicultural melting pot. In the 19th and early 20th centuries, Ybor City was home to more than 230 cigar factories, as well as many Spanish, Cuban, African, Italian, German, and Jewish immigrants. During the 1950s and 1960s, federal urban-renewal efforts aimed at slum clearance and interstate freeway construction disfigured Ybor City. The preservation of architectural and streetscape features that indicate the neighborhood’s multiethnic heritage—second-floor balconies, ornate cornice and tile designs, five-globe street lamps, wide sidewalks of hex-shaped pavers, decorative shop windows, wrought-iron benches, and ornate curlicue light fixtures—is due in large part to the work of the Barrio Latino Commission, Tampa’s first architectural review commission, created in 1959. The 1983 Ybor City Historic District Revitalization Plan resulted in more than \$12 million in private investment to revitalize the neighborhood. The City of Tampa relaxed the district’s zoning laws to permit nighttime uses, such as bars and clubs, to attract tourists and visitors. While these efforts worked as stimulants for economic development, Ybor City quickly became a popular entertainment district, attracting a young, rowdy crowd at night but very few people during the day. Through community involvement—as well as the collaboration of a variety of institutions, including the local development corporation, the city planning office, and the historic district—Ybor City is once again experiencing a wave of revitalization efforts. With the introduction of the Tampa Electric Company streetcar line, the revitalization of historic buildings, new infill housing to the north and south of the historic core, and a variety of new businesses and restaurants, Ybor City continues to balance its multiethnic heritage with the goals and needs of current residents. The 2004 Ybor City Vision Plan continues to guide the area’s redevelopment efforts. In 2008, Seventh Avenue in the heart of Ybor City was selected as one of American Planning Association’s Great Streets in America on account of its history, character, and evidence of strong community involvement.³

KEYPOINT #3:

Local Implementation Framework

Artistic and cultural inventories, community visioning processes, arts and culture programming, master plans, and public financial investment in urban design and placemaking are important elements of an overall strategy that plan-

ners can use to explore community context, embrace and nurture community diversity and uniqueness, and build upon and celebrate community character.

Preserving and enhancing the local identity, uniqueness, and arts and culture assets of a community require that local decision making, planning processes, policies, and regulations reflect and support this community character. Local government programs, policies, and regulations that incorporate the underlying philosophy or identity of a community can provide a framework for decision making, encourage development that is place based, and reinforce the cultural goals and vision of a community. This framework supports the work of civic leaders and community advocates and can help bring new allies, talent, and ideas into the planning process.

Public Art Master Plans

Public art—such as memorials, historical monuments, installations, murals, sculptures, mosaics, decorative features, and functional elements—is an important element in placemaking. Unlike art in private spaces, public art is ideally site-specific and attuned to its social, economic, and environmental context. Public art can contribute to urban design and the revitalization of civic infrastructure; enhance and personalize public space; comment on environmental and social conditions; and activate civic dialogue.

The development and adoption of a public art master plan provides an opportunity to establish a shared vision for a community’s public realm and to coordinate the activities of multiple stakeholders—planners, artists, arts and culture-related nonprofit organizations, and other stakeholders—in shaping that realm. More and more communities are developing and adopting public art master plans for the purpose of demonstrating a long-term commitment to the central importance of public art in the planning, design, and creation of public space.

In 1988, the City of Phoenix adopted the first city-wide public art plan in the country. Public Art Plan for Phoenix: Ideas and Visions gave the city a “clear vision and path for public art to become an effective tool of urban design.” Since the adoption of this innovative plan and its revision in 2006, public art has played an important role in shaping the city. The original plan identified working zones and opportunities to strengthen the design of the city through more than 70 public art projects related to the design and construction of buildings, outdoor urban spaces and networks, and infrastructure. The plan update built upon the original vision by addressing the need to “strengthen creative partnerships with the public and private sector; improve the sustainability of projects and initiatives; cluster projects to maximize public benefit; and improve the care and maintenance of the city’s public art collection.

In another effort to recognize and commemorate a place’s history and legacy, the Durham, North Carolina, Office of Economic and Workforce Development and the Parrish Street Advocacy Group partnered to develop the 2008 Plan for Public Art on Parrish Street. The plan builds upon the Durham Cultural Master Plan, the Downtown Master Plan, and additional public and private planning projects. Through public art, it addresses the need to catalyze economic development activity while celebrating the story of African American entrepreneurship, empowerment, and economic innovation on Parrish Street, which in the early 20th century was known locally as “Black Wall Street.” The plan “establishes a bold direction in which many types of art form the epicenter of downtown while their execution honors successful public art processes, urban land use planning structures, and landscape design strategies for artistic consideration.”⁴

Another example comes from Arlington County, Virginia, which is committed to “encouraging excellence in the design of public buildings, parks, streets and infrastructure.” The county “recognizes that public art, along with architecture, landscape architecture, urban design, graphic design, and historic preservation, is one of several tools the County can use” to create “strong, meaningful connections between people and places.” Since 2000, the Arlington County Board has supported public art as a tool for promoting “design excellence” and a “high-quality public realm.” In September 2000 and December 2004, the county board adopted a public art policy and public art master plan, respectively. The public art policy established the board’s commitment to public art, while the plan outlined a strategy for commissioning art projects and provided details on priorities, locations, and themes for those projects. The plan also established goals to integrate art with architectural, landscape, and infrastructure design of capital projects; to coordinate the efforts of various county departments, commissions, and residents to identify and implement public art projects; and to focus staff time and financial resources on projects with the strongest placemaking impact.⁵

Public Investment in Urban Infrastructure

The design of urban infrastructure, such as architecture, streetscapes, transportation facilities, and so on, presents an opportunity to interpret the many constituent elements of a sense of place: the natural environment, history, culture, language, and other aspects of local environmental, economic, and social conditions. Through the development of creative streetscape design, transit facilities, street signage, and other infrastructure, artists can inform, educate, and comment on these local conditions.

For example, through investment in the integration of public art in water and sewer infrastructure, the City of Calgary, Alberta, provides essential services to residents while also enhancing sense of place. The city takes pride in the intact ecosystem of the Bow River, which flows through the city and provides residents with a sustainable source of drinking water, recreational opportunities, and world-class trout fishing. As a result, the city’s Council and Department

of Utilities and Environmental Protection (UEP) created a Public Art Plan for the Expressive Potential of Utility Infrastructure to engage artists in utilizing public art to raise awareness of water as a critical and finite resource, foster environmental stewardship, and continuously engage residents in education about UEP services, infrastructure, and the surrounding watershed. The plan outlines how the city can integrate public art into its utilities and environmental systems to map the relationship between the man-made and natural watershed of the Bow River. The plan creates a “conceptual framework and visual tone for how UEP wants citizens to recognize and respond to its infrastructure.” This plan reveals the “untapped potential” of infrastructure as a unique, artistic, and cultural asset to the community and lays the foundation for realizing infrastructure’s expressive potential.⁶

From Austin, Texas; Portland, Oregon; and New York City to Louisville, Kentucky; Sioux Falls, South Dakota; and Mount Clemens, Michigan, cities and towns across the country are combining the utility with aesthetics by allowing local artists to design and sculpt innovative and creative bicycle racks. These racks not only provide bicycle parking but also draw attention to bicycle parking as an important element of street furniture. Combined with other aesthetically pleasing street furniture, artistic bicycle racks create an interesting environment for residents and tourists and enhance the character of a place.

Philadelphia’s Avenue of the Arts is a classic case study of how public and private investment in arts and cultural programming and development can assist in overcoming a variety of economic, social, and physical challenges. More than \$100 million in public funds and \$1 billion in private funds transformed South Broad Street from a declining street into a vibrant corridor that embraces its heritage and provides a home for 23 arts organizations, three major art institutions, three large hotels, more than 20 high-end retailers, more than 30 restaurants, and 1,450 residential units either converted from vacant office buildings or newly constructed.

Efforts to revitalize South Broad Street began in 1978 with the exhibit *Broad Street Comes Alive*, sponsored by the Philadelphia Art Alliance, which showcased a vision for transforming the street. However, implementation did not begin until the early 1990s. By 1993, the arts organizations, the business community, and the city reached a consensus that Broad Street would require significant public investment for revitalization. With the support of Mayor Ed Rendell, redevelopment efforts finally started. Improvements included the installment of vintage lampposts, sidewalk pavers, planters, bus shelters, and decorative subway entrances. Wide sidewalks accommodated outdoor seating, and mixed use developments provide ample space for street-level retail and restaurants along with a mixture of office and residential space on upper floors. The board and staff of the Avenue of the Arts, Inc. maintain the revitalization efforts and plan a variety of events and programs—such as festivals, parades, recreational activities, temporary and permanent art exhibits, and performances—in collaboration with the arts organizations, retailers, specialty shops, and community and educational institutions along the avenue.⁷ According to an economic impact study conducted in September 2007 by Econsult, in 2006 the avenue generated an estimated \$424 million, with an estimated \$150 million in total earnings, supporting approximately 6,000 jobs.

KEYPOINT #4:

Arts and Cultural Programming

Arts and cultural programming provides education about the historical and cultural context of a community and opportunities for participation in community life through festivals, events and performances, interactive

classes and workshops, and a variety of other activities. Programming initiates conversation about arts and culture and establishes a structure of happenings and plans that ensure that these activities will continue to flourish. This deliberate continuity will help strengthen creative ideas, inspire citizens, and offer hope that opportunities exist and matter to the community. This increases the likelihood of not only the implementation of arts programs but also their integration with other community plans.

Seattle's Office of Arts and Cultural Affairs has established two programs that support community character through financial assistance and programming: the Neighborhood and Community Arts (NCA) Program and a small awards initiative (smART ventures) that invests in community-based arts and culture programs. NCA provides support to neighborhood groups that "produce recurring festivals and events that promote arts and cultural participation, build community and enhance the visibility of neighborhoods through arts and culture."⁸ By contrast, smART ventures provides small, one-time financial assistance to "spark innova-

tive ideas and widen arts and cultural participation, particularly among diverse and underserved communities." For example, in 2008, a smART ventures grant provided funding to filmmakers Melissa Young and Mark Dworkin to provide free screenings of their documentary *Good Food*, which explores the meaning of good food and its value to healthy communities.⁹

Another example is City Arts, a nonprofit arts organization based in Washington, D.C., which engages residents in the development of artworks that reflect neighborhood history and culture, provides paid apprenticeships to talented youth artists, and offers arts education to a range of age groups. At the beginning of an artworks project, student apprentices connect with neighborhood leaders, civic groups, and residents to generate ideas for images to include in the artwork. This input makes it more likely that the artwork will pay tribute to the neighborhood's history, present, and future.¹⁰ For example, a Duke Ellington mural, installed in 1997 and expanded in 2004, "contributed to the transformation of the U Street NW corridor into a lively arts and entertainment district." According to City Arts, the mural contributes to the "visual integrity of the streetscape" and instills a "sense of pride in the residents of the neighborhood."¹¹

This briefing paper was written by Jeff Soule, FAICP (APA's director of outreach and international programs), Kimberley Hodgson, AICP (manager of APA's Planning & Community Health Research Center), and Kelly Ann Beavers (PhD candidate, Virginia Tech, and APA arts and culture intern).

Endnotes

1. See www.tbf.org/indicators2004/culturallife.
2. See www.tbf.org/SelectSurvey/TakeSurvey.asp?SurveyID=3M09p4KLm753G
3. See www.planning.org/greatplaces/streets/2008/7thavenue.htm; and www.tampagov.net/dept_ybor_city_development_corporation/information_resources/2005_vision.asp.
4. See www.durhamnc.gov/departments/eed/parrish/p_advocacy.cfm.
5. See www.arlingtonva.us/departments/ParksRecreation/scripts/culture/ParksRecreationScriptsCulturePublicArtPlan.aspx.
6. See www.calgary.ca/docgallery/bu/recreation/public_art/uep_public_art_plan.pdf.
7. See www.planning.org/greatplaces/streets/2008/southbroadstreet.htm and www.avenueofthearts.org.
8. See www.seattle.gov/arts/funding/neighborhood_community.asp.
9. See www.seattle.gov/arts/funding/smart_ventures_featured.asp.
10. See cityartsdc.org/documents/CityArtsbrochure.pdf.
11. See www.cityartsdc.org/about.

Arts and Culture Briefing Papers

This is one in a series of briefing papers on how planners can work with partners in the arts and culture sector and use creative strategies to achieve economic, social, environmental, and community goals.

Please visit our website at www.planning.org/research/arts to learn more about this series.

Copyright © 2011 by the American Planning Association
205 N. Michigan Ave., Suite 1200, Chicago, IL 60601-5927
www.planning.org

[← Research Starters Home](#) EBSCO Knowledge Advantage™

Sense of place

Sense of place is a multifaceted concept that encompasses the emotional and psychological connections individuals have with specific locations. It is shaped by various factors, including geography, culture, history, and personal experiences. These connections can evoke feelings of comfort and familiarity, or conversely, discomfort and discord. The significance of sense of place has gained recognition particularly in the context of urban development, where clashes often arise between modernization efforts and the desire to preserve local character and identity.

The origins of serious study into sense of place can be traced back to the mid-twentieth century, fueled by urban activists like Jane Jacobs, who highlighted the importance of maintaining the unique aspects of communities. Research indicates that sense of place plays a crucial role in emotional and social development from early childhood, influencing how individuals relate to their environments throughout life. This sense of connectedness not only contributes to personal identity but can also impact community dynamics and perceptions.

Understanding and promoting a location's unique sense of place can be vital for city planners and leaders, as it can influence tourism, civic pride, and overall community well-being. Ultimately, sense of place reflects the complex interplay between people and their environments, shaping both individual experiences and collective identities.

Published in: 2025

By: Ungvarsky, Janine



[Go to EBSCOhost](#) and sign in to access more content about this topic.

Sense of place

Sense of place is a concept related to sociology, anthropology, urban engineering, and human geography. It refers to the effect specific places have on people. A sense of place is formed by the unique aspects of a location and the way knowing about and interacting with that place affects the people who live or visit there. The concept incorporates all aspects of a location, including its geography, geology, population, plant and animal life, and history. The way an area looks, smells, and sounds as well as the foods that are served there are also incorporated into the “feel” and sense of a place. Some people might refer to it as the character or personality of a location. Sense of place is an important concept because it affects how people connect with different locations. This has significance in everything from personal comfort in an area to people’s attitude toward different places and how prosperous a community might become.

Sense of place can also refer to the ability of people to relate to an area even though it changes, and to recall places that no longer exist. Remembering how a hometown street looked before a new housing development was built or how it looked and smelled and felt to swim in a neighborhood pool that no longer exists are examples of this definition of sense of place. This definition also encompasses such aspects as associating a particular relative’s home with a holiday.

Background

It has long been acknowledged that certain places bring feelings of familiarity and comfort while others create feelings of discord and discomfort. Places that seem comfortable and familiar are usually that way because of the associations people form with them. For example, a campground may remind someone of a creek where he played with friends as a child, or of a place where he once had a great vacation. Negative senses of places can be formed as well.

Although people were aware of the connections and feelings people could have about locations, serious study of the concept of sense of place did not begin until around the mid-twentieth century. It had its origins in clashes that arose over urban development, when some people wanted to modernize cities with taller buildings and bigger roads and others wanted to maintain a focus on the people who lived in the areas and the locations

to which they felt connected. When New York City officials planned massive redevelopment for Greenwich Village, writer and area resident Jane Jacobs championed efforts to prevent plans to extend Manhattan's 5th Avenue through the middle of Washington Square.

In 1961, Jacobs wrote *The Death and Life of Great American Cities*. This drew attention to the ways that urban development was not always in the best interest of the people who lived there even if it was meant to bring economic benefits. It emphasized the sense of place concept and addressed the way that destroying local landmarks such as public squares and familiar local businesses affected how people saw their communities and themselves. Jacobs and other urban activists such as William H. Whyte were among the first to promote the idea of preserving parts of cities, towns, and rural communities and landscapes because of the sense of place that they provided for the people who lived there.

Overview

In the decades since Jacobs, Whyte, and others created awareness of sense of place, researchers started studying the relationship between places and how people feel about them. They have determined that from early childhood, the way people think about and remember the places they have been plays a key role in their intellectual, social, and emotional development. Research has shown that even toddlers and preschoolers can tell the difference between "their" playground and another playground. They develop feelings of connection to the places they go to most often, and these feelings will help define their future relationships with other similar places.

This connectedness, or sense of place, is formed from the way the child or any person views the place from not only its physical properties but also from the way it makes the person feel emotionally and spiritually. For example, nearly anyone is able to appreciate time spent outside in a beautiful natural location. However, such a spot is likely to evoke deeper and stronger feelings and a positive sense of place in someone who spent time hiking and camping with a beloved relative in her youth. Similarly, someone who was lost in the woods may have deep, strong negative feelings about the same location. Sociologists refer to this relationship between people and the settings where they live, work, and play as human geography.

Experts have determined that developing this sense of human geography and a firm sense of place is essential to people forming a solid foundation of self-identity. The town a

person lives in or the school he attended helps to define that person's status in the world as well, since towns and schools have their own identities and are often known for some specific characteristic. For example, Nashville, Tennessee, brings to mind country music, while Las Vegas, Nevada, is known for its casinos. In each case, the city's reputation helps to form a mental image of the location and helps define the perception others have of its sense of place.

The concept of sense of place can be very important for government leaders of cities, states, and other locations. Identifying how people see the community where they live, identifying what is unique about it, and promoting it in a way that will attract others who can relate to that same sense of place are important ways to increase both the population of and tourist interest in a location. Identifying a location's particular "feel" and taking care not to destroy it during urban development projects are other important ways that government leaders can take advantage of the concept of sense of place.

Bibliography

Brillante, Pamela, and Sue Mankiw. "A Sense of Place: Human Geography in the Early Childhood Classroom." *National Association for the Education of Young Children*, July 2015, www.naeyc.org/resources/pubs/yc/jul2015/sense-of-place-human-geography. Accessed 20 Jan. 2025.

Grainger, Charlotte. "Personality of Place: Why It Really, Really Matters Where You Live." *True You Journal*, 18 Nov. 2024, www.truity.com/blog/personality-place-why-it-really-really-matters-where-you-live. Accessed 20 Jan. 2025.

McMahon, Edward T. "Why Sense of Place Is Worth Caring About." *Planetizen*, 17 Apr. 2012, www.planetizen.com/node/56165. Accessed 20 Jan. 2025.

Sassen, Saskia. "How Jane Jacobs Changed the Way We Look at Cities." *Guardian*, 4 May 2016, www.theguardian.com/cities/2016/may/04/jane-jacobs-100th-birthday-saskia-sassen. Accessed 20 Jan. 2025.

Studer, Quint. "Character Counts: How to Create a Sense of Place in Your Community." *Strong Towns*, 21 Aug. 2018, www.strongtowns.org/journal/2018/8/21/character-counts. Accessed 20 Jan. 2025.

Whyte, William H. *The Last Landscape*. U of Pennsylvania P, 2002.

EBSCO

Company

[About EBSCO](#)

[Leadership](#)

[Offices](#)

[Careers](#)

[Contact Us](#)

Commitments

[Open for Research](#)

[Open Access](#)

[Accessibility](#)

[Artificial Intelligence \(AI\)](#)

Values

[Carbon Neutrality](#)

[Trust & Security](#)

[Corporate Responsibility](#)

[Our People & Community](#)

Log In and Support

[EBSCOhost](#)

[EBSCONET](#)

[EBSCOadmin](#)

[EBSCOhost Collection Manager](#)

[EBSCO Experience Manager](#)

[Support Center](#)

© 2025 EBSCO Information Services, Inc.

[Privacy Policy](#)

[Cookies Settings](#)

[Cookie Policy](#)

[Terms](#)



September 22,2025

Dear Board of County Commissioners,

I am writing today to express my support for the Comprehensive Plan Amendments and specifically Packwood Subarea Plan with its development regulations that are before you for your acceptance. I have been a member of the CAC for the past 36 months and have witnessed how diligently the CAC has worked to prepare a complete and concise document for the Packwood community.

To me, there are several important reasons to have a clear, concise, up to date comprehensive plan for our community. Especially important to me are:

- **Sense of Identity:** As you know, Packwood has become a destination for tourists. Tourists interested in exploring our mountain terrain, Mount Rainier National Park, winter skiing, mushroom hunting, and all things forest related. This new tourism industry has caused the reset button to be pushed on Packwood.

The CAC worked diligently for the past three years to determine the character of Packwood, what direction its future should take, and very importantly what is needed to achieve these goals. The goals and directions were presented to the community in a number of open houses and were presented to the Planning Commission for their deliberations. The goals are well received by both the Community and the Planning Commission.

A number of regulations were created to help create the mountain flare in the Architecture of the community. Packwood is not another “strip mall, truck stop” along Highway 12. It is a destination community that is created by the local population and has been home for generations.

There are some critical design regulations that go into the creation of a mountain village to help create this identity:

1. A freeway gas stop is not a destination but a convenient rest stop. This is identified by loud, bold, flashy internal signage helping direct the wayfarer to the quick conveniences that they are in need of: gas, drive through food, a place to go to the bathroom before they continue on their journey. These facilities are usually corporate owned franchised facilities and do nothing to promote the local area. This is not Packwood’s character and why drive-through fast food and internally lit signage is not proposed.
2. A mountain village needs some design controls to help create the atmosphere and character that is desired. The CAC balanced the rights of the property owner while protecting the overall mountain village character that is needed. Building materials and color palettes were discussed at length and what is proposed is thought to be a fair balance, satisfying the needs of everyone.

I thank the Board of County Commissioners for seeing the wisdom of updating the Comprehensive Plan to address the direction for the county in the upcoming years. I am especially pleased to have had the opportunity to contribute to our Packwood Sub area plan which will specifically address the community's goals and direction for the future. I beg that you adopt the Packwood Sub Area Plan as presented, in total.

E. Dennis Riebe

117 Robinwood Place

Packwood, Wa. 98361