



Comprehensive Plan Periodic Update

Board of County Commissioners – Public Hearing

September 23, 2025

Notice of Hearing

- Notice published **Sept 2** in legal newspaper
 - All materials publish on webpage
<https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>
- Email announcement **Sept 3** – 703 recipients
- BOCC workshops Aug 20, Aug 27 and Sept 8



Staff Presentation Agenda

1. Public Engagement
2. Comprehensive Plan
3. Zoning Designations
4. Development Regulations
5. Supporting Documents
6. Potential Motions



September 23, 2025

BOCC - Public Hearing

3

Public Engagement

Comprehensive Plan

- October 2023-January 2024: community meetings Toledo, Salkum, Mineral & Randle
- March-May 2024: community survey 736 response
- April 2024 – Climate event Centralia Community College East
- October 2024: community survey 130 responses
- October 2024: community open house events Adna, Mineral & Randle
- June 2025: community meetings Packwood & Onalaska re: STRs
- 2023-2028: 35 Planning Commission Meetings open to the public

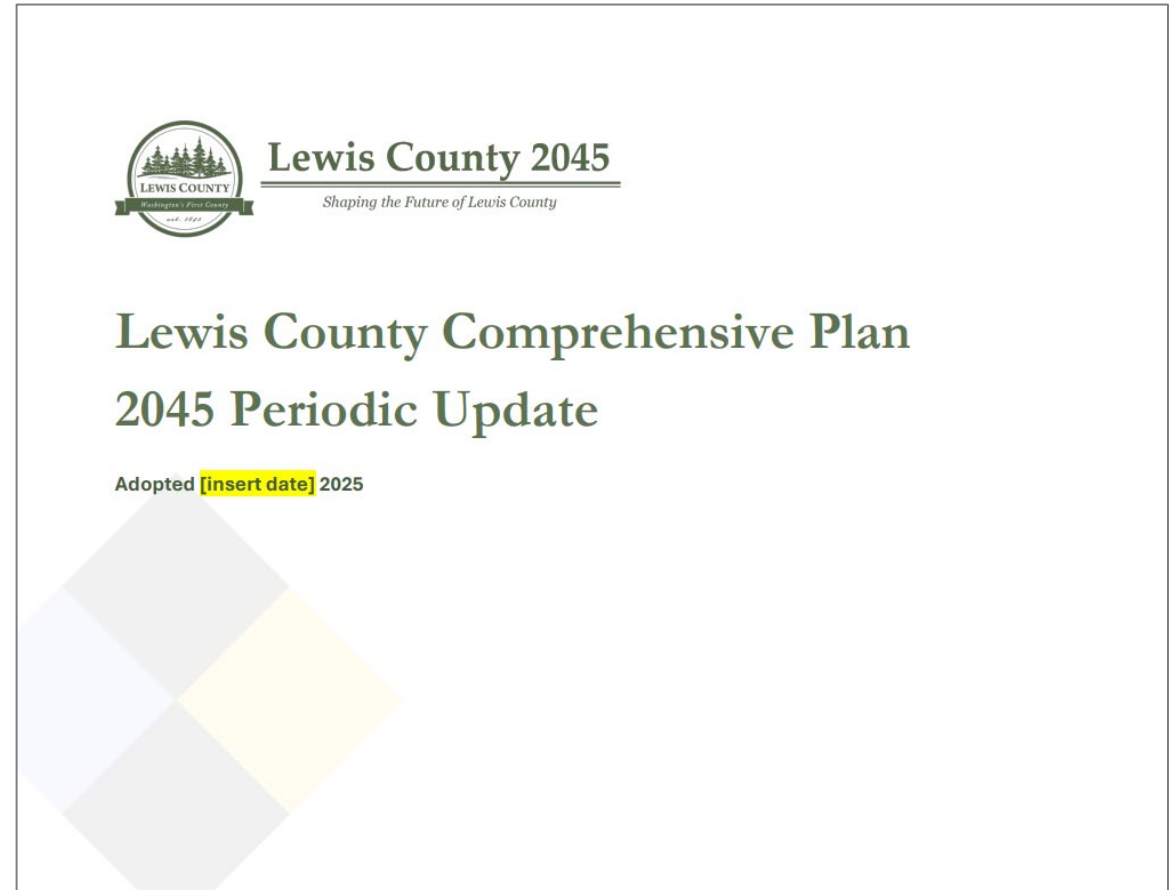
Subarea Plans

- Onalaska
 - CAC 25 members
 - June 2023 community meeting
 - August 2023 community
 - October 2023 Apple Harvest Festival table
 - October 2024 Apple Harvest Festival table
- Packwood
 - CAC 35 members
 - December 2021 online survey
 - January 2022 housing survey
 - January-March 2022 housing forums
 - June 2022 business interviews
 - October 2022 open house
 - November 2022 online survey
 - May 2023 open house
 - March 2025 open house



Comprehensive Plan

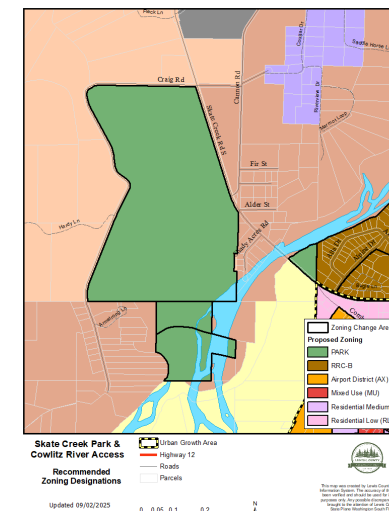
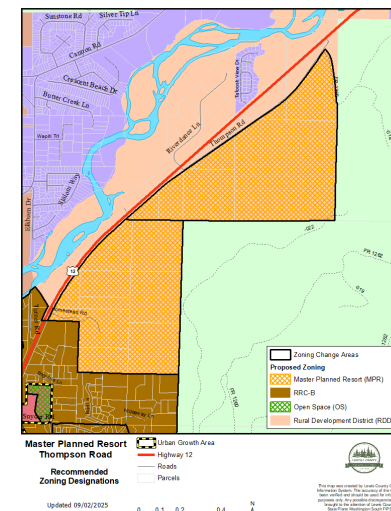
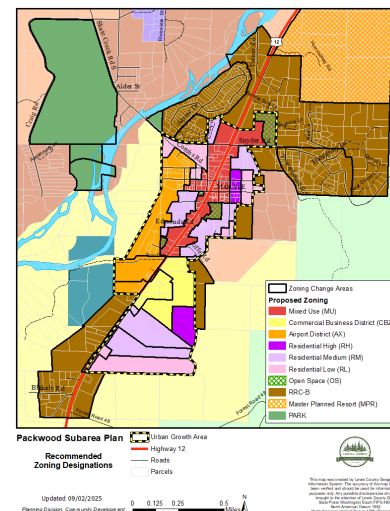
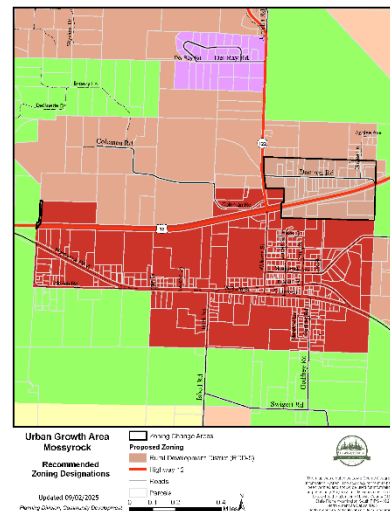
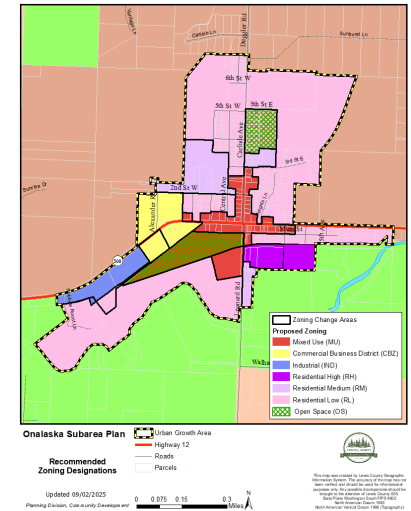
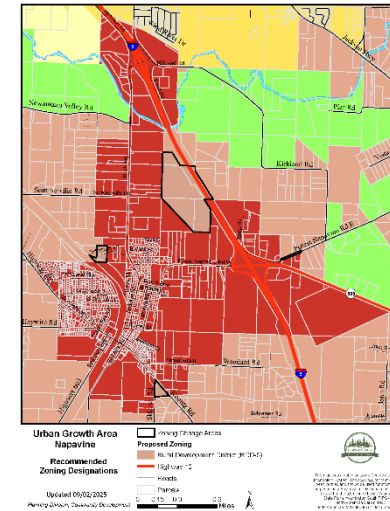
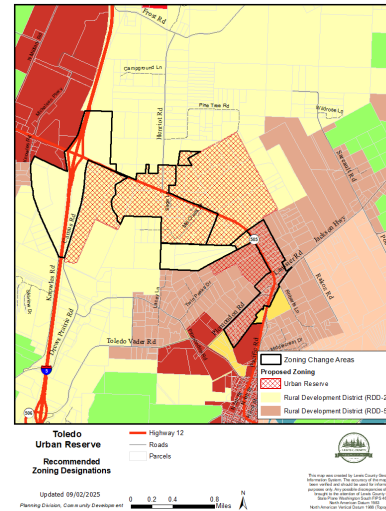
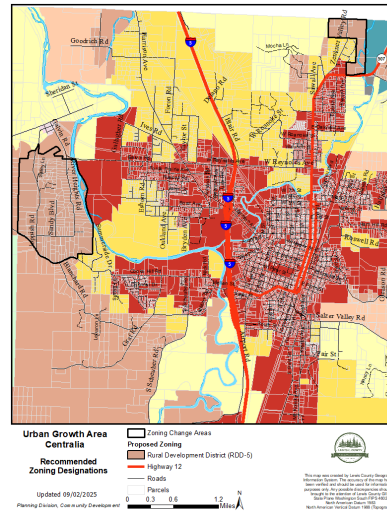
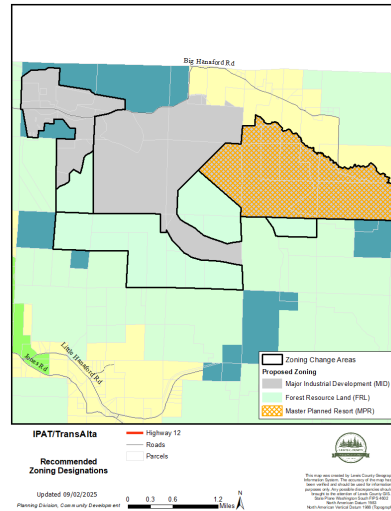
- Background Information
- Goals and Policies
- Appendices
 - Land Capacity Analysis
 - Housing Needs Assessment
 - Capital Facilities Plan
 - Transportation Technical Assessment
 - Climate Memos
 - Public Engagement Report



Zoning Designations



Zoning Designations



September 23, 2025

BOCC - Public Hearing

Development Regulations

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



Supporting Documents

- Packwood UGA Findings
- Commerce Final Checklist
- Housing Checklist
- Commerce HAPT Model
- Onalaska Subarea Plan
- Packwood Subarea Plan



Commissioner Questions

September 23, 2025



BOCC - Public Hearing

10

Potential Motions

I move to adopt Ordinance 1367, with the following amendments to Volume 3 – Development Regulations:

Chapter 16.05.290, add a new subsection (1) that reads: “Allowance. Private roads that are accessed from a public right-of-way shall be allowed to serve no more than 15 lots.” Renumber the remaining subsections in accordance.

Chapter 17.17.140(3)(b) change from requiring 50% clear glass to requiring 30% clear glass.

Chapter 17.14.140(3)(c) remove the requirement for pedestrian entrances to be covered by overhangs, awnings or other rain protection.

Chapter 17.17.140(4) remove the requirements for fire-resistant materials, specific roof lines and color standards.

Chapter 17.17.205 alternatives A) remove the prohibition on drive-throughs; OR B) clarify that drive-throughs do not include food trucks or coffee stands.

Chapter 17.17.215 remove the additional sign standards

Chapter 17.17.230 remove the bike parking requirement for the CBZ zone.

Chapter 17.17.235(5)(a) change the landscaping density requirement to one tree and three shrubs for every five parking spaces.

Chapter 17.17.250(4) add a new (b) that reads: “Centralized bicycle parking facilities shall be provided throughout the development at a ratio of five (5) parking spaces per 20,000 square feet of anticipated commercial development. Bicycle parking facilities may be combined with open space areas.”

Chapter 17.42, Table 2

Under Commercial/Professional, change professional services not otherwise specified for RDD-5, 10 and 20 to A, Administrative; and ARL, FRL and MRL to P-ac, Permitted accessory to the primary resource use. AND Under Industrial, change warehouse, storage and handling of goods for RDD-5, 10 and 20 to A, Administrative.





**This Slide Intentionally
Left Blank**