

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 25-243

NOTICE OF PUBLIC HEARING FOR ORDINANCE
1367 TO ADOPT THE LEWIS COUNTY
COMPREHENSIVE PLAN PERIODIC UPDATE

WHEREAS, pursuant to 36.70A, Growth Management Act, Lewis County is required to complete the periodic update of the comprehensive plan and implementing ordinances by December 31, 2025; and

WHEREAS, on April 8, 2025, the Lewis County Planning Commission held a duly noticed public hearing on the proposed draft Comprehensive Plan and zoning designations and continued the hearing to April 22, May 5 and then May 13, 2025, where, following closure of the hearing, the Planning Commission deliberated and voted to forward the Comprehensive Plan and zoning designations to the Board of County Commissioners (Exhibit A, Letter of Transmittal); and

WHEREAS, on July 8, 2025, the Lewis County Planning Commission held a duly noticed public hearing on the proposed draft development regulations and continued the hearing to July 22 and August 12, 2025, where, following the close of the hearing, the Planning Commission deliberated and voted to forward the development regulations to the Board of County Commissioners (Exhibit A, Letter of Transmittal); and

WHEREAS, publication of notice and a hearing before the Lewis County Board of County Commissioners is required in order to receive testimony and take formal action to adopt the Lewis County Comprehensive Plan and amendments to the zoning designations and development regulations to implement the plan.

NOW THEREFORE BE IT RESOLVED that a hearing before the BOCC is hereby scheduled at or after 10 a.m. on September 23, 2025, to receive testimony on Ordinance 1367, which would adopt the updated Lewis County Comprehensive Plan and amendments to the zoning designations and development regulations to implement the plan; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk of the Board is hereby instructed to proceed with all appropriate and necessary notifications, postings and publications for the changes as required by law.

DONE IN OPEN SESSION this 2nd day of September, 2025.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Scott J. Brummer
Scott J. Brummer, Chair

ATTEST:



Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Sean D. Swope
Sean D. Swope, Commissioner

LEWIS COUNTY PLANNING COMMISSION

Frank Corbin, Chair

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: August 21, 2025
Subject: **Transmittal to the BOCC – Lewis County Comprehensive Plan Periodic Update**

Dear Commissioners:

The purpose of this report is to transmit to the Board of County Commissioners (BOCC) recommended Lewis County Comprehensive Plan, zoning designations and development regulations. The recommended draft documents are found on the Community Development webpage <https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>

The Lewis County Planning Commission has held 16 workshops on the Comprehensive Plan Periodic Update over the past two years. All Planning Commission meetings are open to the public. The Planning Commission held two public hearings – one on the goals, policies and zoning designations and a second on the development regulations. Testimony was received and is available on the webpage listed above. Following close of each hearing, the Planning Commission deliberated and voted to recommend the documents forward to the BOCC for adoption.

[Volume 1 – Lewis County Comprehensive Plan](#)

The Comprehensive Plan includes goals and policies, plus future land use designations, that will guide and manage growth and development in Lewis County for the next 20 years. This includes the Onalaska Subarea Plan, which was produced by the Onalaska Advisory Committee.

[Volume 2 – Zoning Designations](#)

Zoning designations implement the Comprehensive Plan by determining which land uses are allowed in different areas of the county. Overall, there were few changes needed to the zoning designations to implement the goals, policies and future land use designations. However, there were a few areas of significant change that the Planning Commission recommends:

1. Onalaska – To implement the Subarea Plan, the zoning for the Onalaska UGA should be amended to remove the Small Town Mixed Use designation and apply the zones as recommended in Volume 2. This will consolidate high intensity commercial and residential uses along the major transportation corridors.
2. Packwood – To apply an urban growth area boundary to the parcels that will be served by sewer over the 20-year planning period and apply the zones as recommended in Volume 2. This will consolidate high intensity commercial and residential uses along the major transportation corridors.
3. Master Planned Resort – To designate two new Master Planned Resorts. One along Thompson Road north of Packwood, which provides unique access to Mt Rainier National Park and White Pass Ski Resort. The second to reclaimed land at the TransAlta mine where a manmade lake will remain and the surrounding replanted forest will offer a unique recreation experience.
4. Major Industrial Development – To amend the Regional Area Industrial and Major Industrial Development zones at the TransAlta/IPAT mine to reflect reclamation and a future energy hub.
5. Urban Reserve – To reconfigure the Urban Reserve designation along State Route 505 to support the City of Toledo's evaluation of future expansion of the UGA towards Interstate 5.
6. City of Centralia UGA Reduction – To remove areas from the City of Centralia's UGA where the city will be unable to provide urban services over the 20-year planning period.
7. Parks – To reflect the current use of Skate Creek Park and Cowlitz River Access.

Volume 3 – Development Regulations

Development regulations implement the Comprehensive Plan by clarifying how development can occur within each zone. There are many amendments recommended including new regulations for Onalaska and Packwood to implement the subarea plans, new energy facility standards to support redevelopment of TransAlta/IPAT, new sign standards and a new requirement for Short Term Rentals (STRs) to obtain a permit through Lewis County. STRs were the primary topic of the testimony and Planning Commission deliberated to account for the comments provided. Ultimately the commissioners recommend requiring a permit for STRs that demonstrates that basic public health and safety requirements are met. The commissioners recommend not applying a cap on the total number of STRs at this time. Instead, it is recommended that the BOCC create an advisory committee to receive and evaluate the data collected through the local permit and make recommendations in the future regarding caps and other topics such as noise.

The Planning Commission appointed commissioners to attend the workshops before the BOCC to provide additional explanation of the recommendations and to answer questions.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

Submitted by Frank Corbin Date 8/21/25
Frank Corbin, Chair
Lewis County Planning Commission

**NOTICE OF PUBLIC HEARING BEFORE THE
LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS
AND INTENT TO ADOPT**

NOTICE IS HEREBY GIVEN that the LEWIS COUNTY, WASHINGTON, BOARD OF COUNTY COMMISSIONERS will hold a public hearing on September 23, 2025 to receive public testimony on Ordinance 1367 to adopt the Lewis County Comprehensive Plan Periodic Update.

The hearing will take place at or after 10 a.m. in the Commissioners' Hearing Room on the second floor of the Historic Courthouse in Chehalis, Washington. Interested parties are encouraged to check the Commissioners' Business Meeting agenda for the Zoom log-in details. The agenda will be posted at least 24 hours in advance of the meeting on the [Lewis County Agendas & Calendar webpage](#).

The public hearing will consider adoption of the following:

Volume 1 – Lewis County Comprehensive Plan

Volume 2 – Zoning Designations

Volume 3 – Development Regulations

Volume 5 – Supporting Documents

All materials are available at <https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>. Please note, Volume 4 – Critical Areas Ordinance will be the subject of a separate ordinance and public hearing.

Details about the proposal will be available online at the agenda link provided above. Please select the agenda for September 2 (Notice) or September 23 (Hearing) to see the draft ordinance. The draft is subject to change before or at the hearing. If you wish to receive a paper copy of the proposal, contact Mindy Brooks at mindy.brooks@lewiscountywa.gov or (360)740-2610.

During the hearing, individuals will be invited to speak and/or provide written statements regarding the proposal. All individuals wishing to speak are encouraged to attend. Written comments may be submitted beginning on September 2, 2025 through 4:00pm on September 22, 2025 by emailing Mindy Brooks, Director, at mindy.brooks@lewiscountywa.gov or postal mail to Department of Community Development, c/o Mindy Brooks, 351 NW North Street, Chehalis, WA 98532.

To sign up for Community Development email announcements, please visit:
<http://lewiscountywa.gov/communitydevelopment/receive-email-announcements>

The meeting site is barrier free. People needing special assistance or accommodations should contact Rieva Lester at 360.740.1419 at least 72 hours in advance of the meeting.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

**Adopt Volumes 1, 2, 3 and 5 of the Lewis County
Comprehensive Plan Periodic Update**

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ORDINANCE 1367

WHEREAS, RCW 36.70A.040 requires Lewis County to plan under and in accordance with the Growth Management Act; and

WHEREAS, Lewis County adopted the Comprehensive Plan and implementing ordinances on June 1, 1999; and

WHEREAS, Lewis County is required to conduct periodic updates of the Comprehensive Plan and implementing ordinances to address projected population growth and changes in state laws since the prior periodic update; and

WHEREAS, the previous periodic update was completed on June 25, 1018; and

WHEREAS, Lewis County began the current periodic update on July 1, 2023 and is required to complete the update by December 31, 2025; and

WHEREAS, WAC 365-196-310(2)(b) states that the county is responsible for choosing the 20-year growth management population projection from within the OFM range and allocating the population to each city and Urban Growth Area in the county; and

WHEREAS, Lewis County has allocated population as described in Volume 5 – Supporting Documents, D. Memo Re: Commerce HAPT Model, as shown in Exhibit D; and

WHEREAS, RCW 36.70A.070(2)(a) requires that the county and cities comprehensive plans include a 20-year projected housing need, as provided by the Department of Commerce; and

WHEREAS, Lewis County has allocated housing as described in Volume 5 – Supporting Documents, D. Memo Re: Commerce HAPT Model, as shown in Exhibit D; and

WHEREAS, RCW 36.70A.080(2) states that a comprehensive plan may include, where appropriate, subarea plans, each of which is consistent with the comprehensive plan; and

WHEREAS, Lewis County has completed the Onalaska Subarea Plan, included in Volume 5 – Supporting Documents, E. Onalaska Subarea Plan, as shown in Exhibit D; and

WHEREAS, the Lewis County Planning Commission held a duly notice public hearing on the proposed draft Comprehensive Plan and zoning designations on April 8, 2025 and continued the hearing to April

22, May 5 and May 13, 2025, where following close of the hearing they deliberated and made a recommendation, as shown in Exhibit E, Letter of Transmittal; and

WHEREAS, on July 1, 2025, the draft Comprehensive Plan, draft zoning designations and draft development regulations were submitted to the Washington State Department of Commerce for the 60-day review, comments were received and adjustments made to the final Volume 1, Volume 2, Volume 3 and Volume 5, as shown in the exhibits; and

WHEREAS, the Lewis County Planning Commission held a duly noticed public hearing on the proposed development regulations on July 8, 2025 and continued the hearing to July 22 and August 12, 2025, where following the close of the hearing they deliberated and made a recommendation, as shown in Exhibit E, Letter of Transmittal; and

WHEREAS, Lewis County issued a SEPA Determination of Nonsignificance on August 21, 2025 for Volume 1, Volume 2, Volume 3 and Volume 4, as shown in the exhibits; and

WHEREAS, on September 2, 2025 the Lewis County Board of County Commissioners (BOCC) pass Resolution 24-XXX to hold a public hearing on Ordinance 1367 and directed the Clerk of the Board to provide notice of the hearing; and

WHEREAS, the BOC held a duly noticed public hearing on the periodic update including Volume 1 – Lewis County Comprehensive Plan (Exhibit A), Volume 2 – Zoning Designations (Exhibit B), Volume 3 – Development Regulations (Exhibit C) and Volume 5 – Supporting Documents (Exhibit D) on September 23, 2025; and

WHEREAS, the BOCC finds that adopting Volume 1 – Lewis County Comprehensive Plan (Exhibit A), Volume 2 – Zoning Designations (Exhibit B), Volume 3 – Development Regulations (Exhibit C) and Volume 5 – Supporting Documents (Exhibit D) is consistent with the Growth Management Act and Countywide Planning Policies and is in the public's best interest.

NOW THEREFORE BE IT RESOLVED the BOCC rescinds Ordinance 1359 and adopts the final 2045 population and housing allocations included in Volume 5 – Supporting Documents, D. Memo Re: Commerce HAPT Model, as shown in Exhibit D; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts the Onalaska Subarea Plan in Volume 5 – Supporting Documents, E. Onalaska Subarea Plan, as shown in Exhibit D; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts Volume 1 – Lewis County Comprehensive Plan, as shown in Exhibit A; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts Volume 2 – Zoning Designations, as shown in Exhibit B, and directs staff to produce an Official Lewis County zoning map or maps, as required by Chapter 17.200 of the Lewis County Code, to reflect the decisions made in this ordinance; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts Volume 3 – Development Regulations, as shown in Exhibit C, and directs staff to amend the Lewis County Code Title 2, Title 8, Title 15, Title 16 and Title 17, to incorporate the amendments made in this ordinance; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC adopts Volume 5 – Supporting Documents, as shown in Exhibit D, as further findings of fact.

PASSED IN REGULAR SESSION on this _____ day of _____, 2025, following a public hearing publicized in the paper of record on September 4, 2025.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

By: Civil Deputy Prosecuting Attorney

Scott J. Brummer, Vice Chair

ATTEST:

Lindsey R. Pollock, DVM, Commissioner

Rieva Lester, Clerk of the Board

Sean D. Swope

BOCC AGENDA ITEM SUMMARY

Resolution:

BOCC Meeting Date: Sept. 2, 2025

Suggested Wording for Agenda Item:

Agenda Type: Legal Notice

NOTICE OF PUBLIC HEARING TO CONSIDER ORDINANCE 1367 TO ADOPT THE LEWIS COUNTY COMPREHENSIVE PLAN PERIODIC UPDATE

Contact: Mindy Brooks

Phone: 3607402610

Department: CD - Community Development

Description:

Notice of public hearing to consider Ordinance 1367 to adopt the Lewis County Comprehensive Plan Periodic Update

Approvals:

User	Status
PA's Office	Approved

Publication Requirements:

Publications:

The Chronicle

Additional Copies:

Cover Letter To: