

# Planning Commission Workshop



Community Development • 2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

## STAFF REPORT

## PACKWOOD SUBAREA PLAN

**Date:** January 27, 2023  
**Staff:** Mindy Brooks, Senior Long Range Planner  
**Attachments:** [Packwood Subarea Plan](#)  
[Public Participation Results](#)  
[Existing Conditions Report](#)

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## SUMMARY

On January 10, 2023 staff presented an overview of the Packwood Subarea Plan. This staff report responds to some of the questions and comments raised by the Planning Commission at and following the meeting. At the February 14, 2023 workshop, the main topics that will be addressed in detail are Land Use, Economic Development and Housing. Those topics are not covered in this report.

### **What is the Planning Commission recommending?**

The Planning Commission will be voting to recommend, or not, that the Board of County Commissioners (BOCC) adopt the Packwood Subarea Plan vision, goals and policies as an amendment to the Lewis County Comprehensive Plan. The Planning Commission may change or refine any of the goals or policies, as well as the future land use designations map, based on testimony.

### **What is the Planning Commission not considering right now?**

There are no zoning designation or development regulations in the Packwood Subarea Plan at this time. Zoning designations and development regulations will happen in Phase 2. Phase 1 is adoption of the vision, goals and policies.

### **When will Planning Commission see the development regulations?**

First, the vision, goals and policies must be adopted to amend the Comprehensive Plan; then we can start on Phase 2. We expect Phase 2 to begin this fall and be completed by June 2025. The zoning designations and development regulations will come to Planning Commission in 2025.

### **How specific is the plan about Highway 12?**

The plan lays out the Community Advisory Committee's general recommendations about Highway 12 based on community meetings and survey results. In addition, Lewis County has partnered with WSDOT to apply for a Reconnecting Communities grant. If the grant is awarded, we will work with the community to develop a specific corridor plan for Highway 12 in Packwood. For example, the subarea

plan has a policy to add traffic calming at Highway 12 and Skate Creek Road, but the corridor plan will be where we decide what traffic calming is best – rumble strips, lighted crosswalk, stop sign, roundabout, etc. Ultimately, WSDOT must approve specific changes to Highway 12.

### **Why does the plan not address short term rentals?**

The Community Advisory Committee decided that short term rentals should be addressed across the county, not just for Packwood. That said, if the Planning Commission would like to consider a policy related to short term rentals, you may bring that up at a workshop or the hearing. Staff can help you draft policy language. Keep in mind that the subarea plan only includes goals and policies, not development regulations – that would happen in Phase 2. The Planning Commission may not propose development regulations on short term rentals as part of Phase 1 of the Packwood Subarea Plan. You may only propose goals and policies at this time.

### **How as the population forecast developed?**

On page 10 of the plan, there is an error in the math. Based on a population growth trend of 25% from 2022-2030 and a 10% growth rate from 2030-2040, the 2040 population should be 1,475 people. The plan will be corrected. Please note, this is not the population of the subarea plan boundary; it is the population within the standardized census zip code tabulation area (ZCTA) 98361 boundary. The subarea plan boundary is significantly smaller than the ZCTA and does not include the neighborhoods of High Valley or Timberline. Please see the subarea plan page 8 for a map of the ZCTA. The reason there is not a population forecast applied to the subarea plan is because there is no census data for that geography. During Phase 2, based on an adopted Future Land Use Designation map, staff will be able to estimate the population of the subarea plan boundary.

### **When would an urban growth area or incorporation be considered?**

An urban growth area could be one way to implement the subarea plan. Implementation will be decided during Phase 2. In order for Packwood to incorporate as a city, there would need to be an urban growth area and a population within the urban growth area of 1,500 people. It is unlikely that the population within the subarea plan boundary will reach 1,500 over the next 20 years.

## **NEXT STEPS**

The Planning Commission will hold a workshop on February 14, 2023. The focus of the workshop will be additional details about Land Use, Economic Development and Housing. On March 14, 2023, the Planning Commission will hold a public hearing at the Packwood Community Hall to receive testimony on the Packwood Subarea Plan.

After close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed Packwood Subarea Plan to the BOCC for adoption. The BOCC will hold another public hearing, anticipated to occur in summer 2023.