



# **Comprehensive Plan Periodic Update Short Term Rental Regulations**

**Community Meeting  
Packwood Community Hall**

June 23, 2025

# Tonight's Presentation

- History
- Existing Zoning Designations
- Summary of Proposed Zoning Designations
- Short Term Rental Proposed Regulations
- Next Steps

<https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>

Contact [mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)



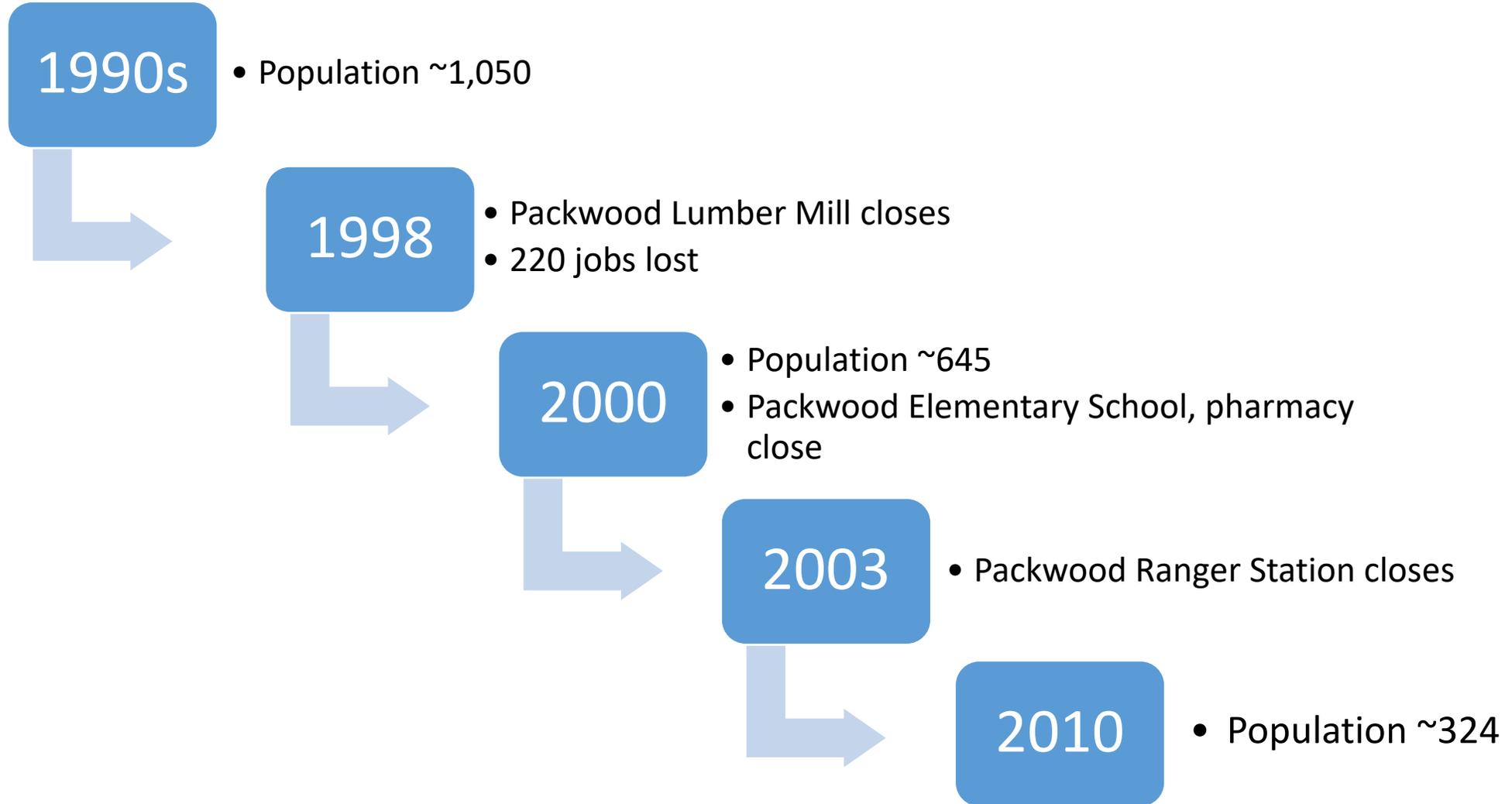
# Public Comments

Tonight's meeting is to provide you information, so you understand the proposal and are ready to provide testimony to the Planning Commission.

- **Public Hearing July 8 at 6:00pm**
- Written testimony can be sent to
  - [Mindy.brooks@lewiscountywa.gov](mailto:Mindy.brooks@lewiscountywa.gov)
  - Planning Commission c/o Mindy Brooks, 351 NW North Street, Chehalis, WA 98532
- Verbal testimony at the hearing – 125 NW Chehalis Ave and Zoom



# History



# History

- Tourism Increases 2010 – now
- 2017 population ~900
- Packwood Visitor Center Check-ins
  - 2019 = 1,903
  - 2022 = ~8,000
- Mount Rainier Trips from Packwood
  - 2019 = 98,037
  - 2021 = 114,334



Packwood Flea Market



# History

- 300% increase in house sale prices
- 216 short term rentals
- 27% increase in new development permits

## Results ...

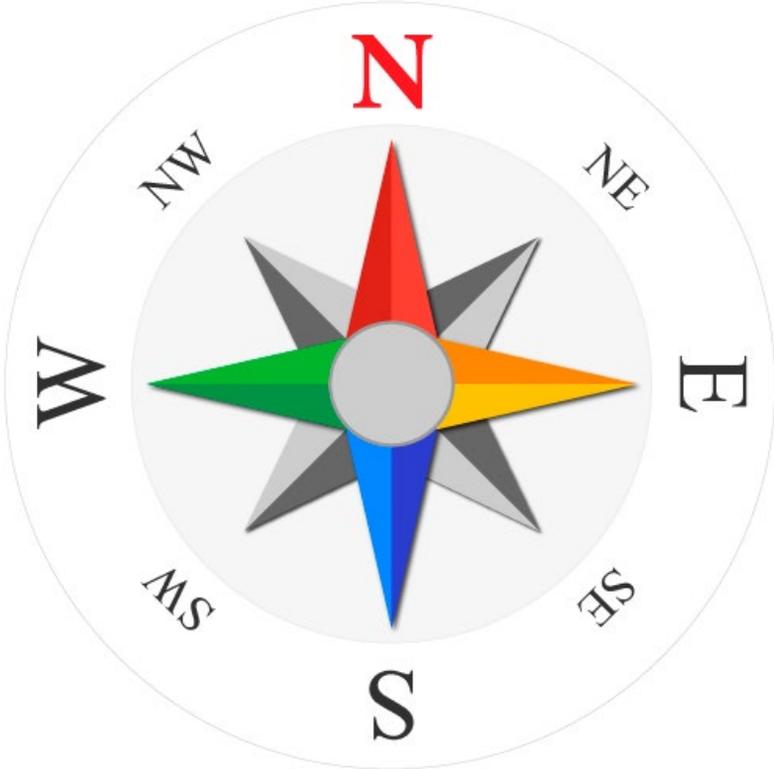
Limited affordable housing for employees

Pressure on Highway 12

Impacts on drinking water



# Packwood Subarea Plan 2022-2024



June 23, 2025

# Packwood Subarea Plan 2022-2024



October 2022 Open House

**Top 3  
Priorities for  
Packwood**

Place your dots in the squares to cast your votes.

 <p>Protect and support existing local business.</p>	 <p>Preserve the small town character.</p>
 <p>Encourage economic development and new job opportunities.</p>	 <p>Enhance the downtown's sense of place.</p>
 <p>Protect the Cowlitz River and surrounding forests.</p>	 <p>Protect Packwood's unique features (e.g., museum, historic buildings).</p>
 <p>Provide a high level of services (e.g., police, fire, schools).</p>	 <p>Encourage affordable housing options.</p>
<p>Other (write your response on a sticky note)</p> 	 <p>Provide safe, walkable, rideable streets.</p>
 <p>Increase recreational opportunities (e.g., parks, river access, trails).</p>	



Scan the QR Code to visit our webpage.

**More Questions?**

Mindy Brooks, Sr. Long Range Planner  
mindy.brooks@lewiscountywa.gov  
(360)740-2610





# Packwood Subarea Plan 2022-2024

## Goals and Policies:

- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and the Environment
- Public Facilities



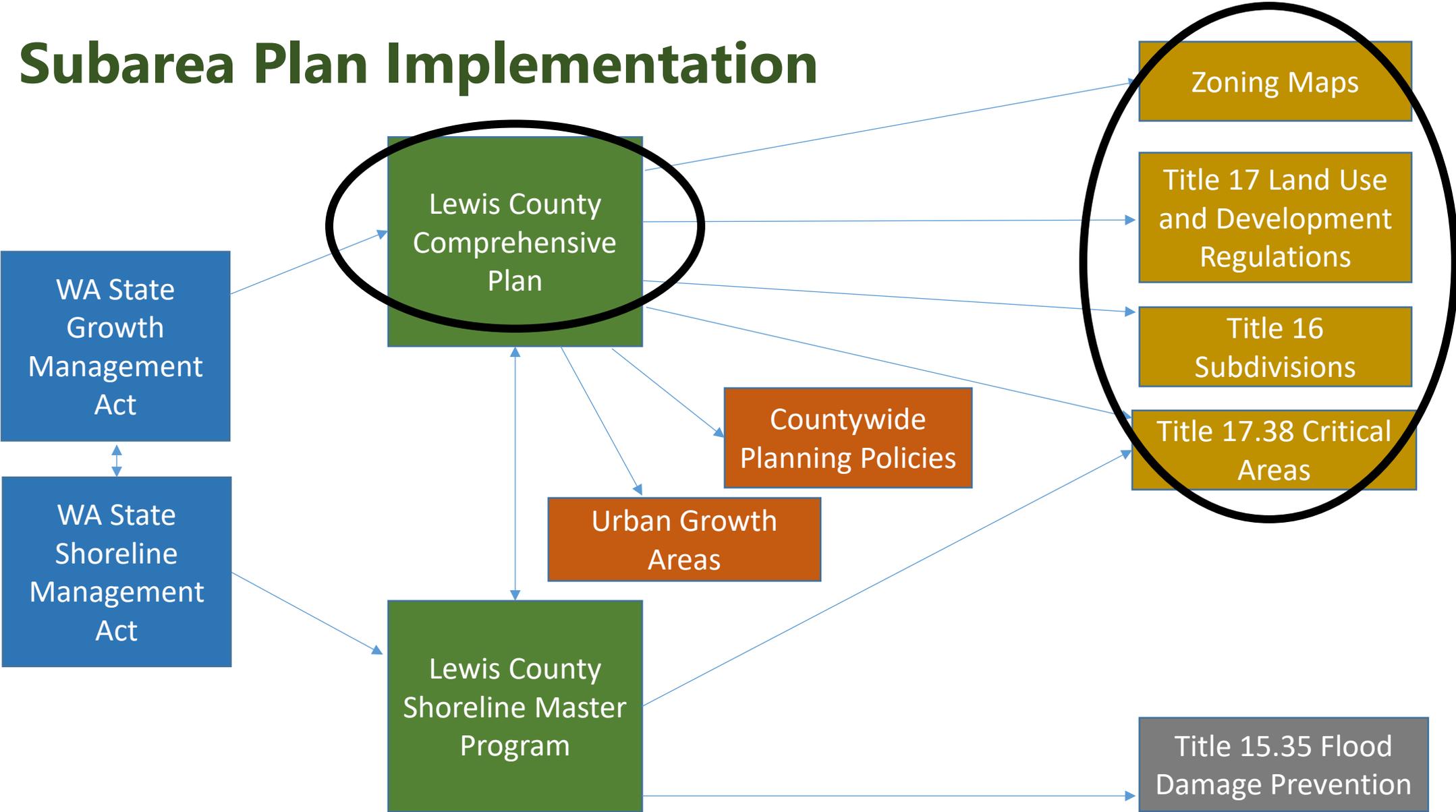
Adopted January 2024



June 23, 2025

Packwood Community Meeting

# Subarea Plan Implementation



# Packwood Subarea Plan

“Encourage a balance between short term rentals and affordable residential housing options to support people working in and around Packwood.”



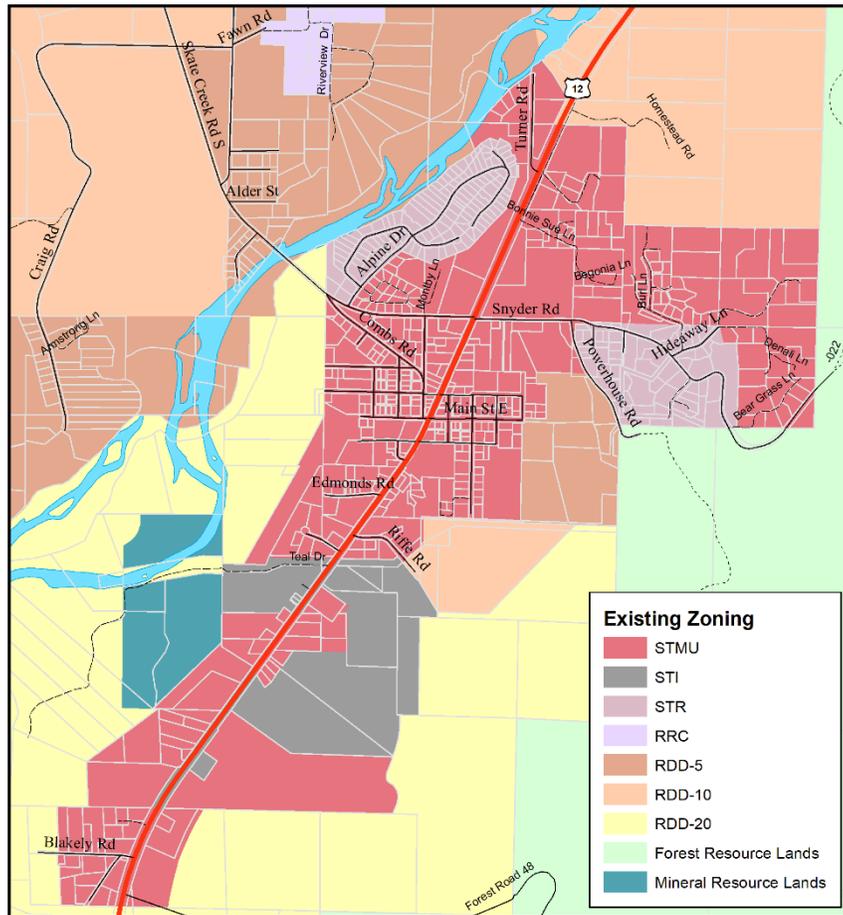


# Packwood Subarea Plan

“Encourage a balance between short term rentals and affordable residential housing options to support people working in and around Packwood.”



# Existing and Proposed Zoning



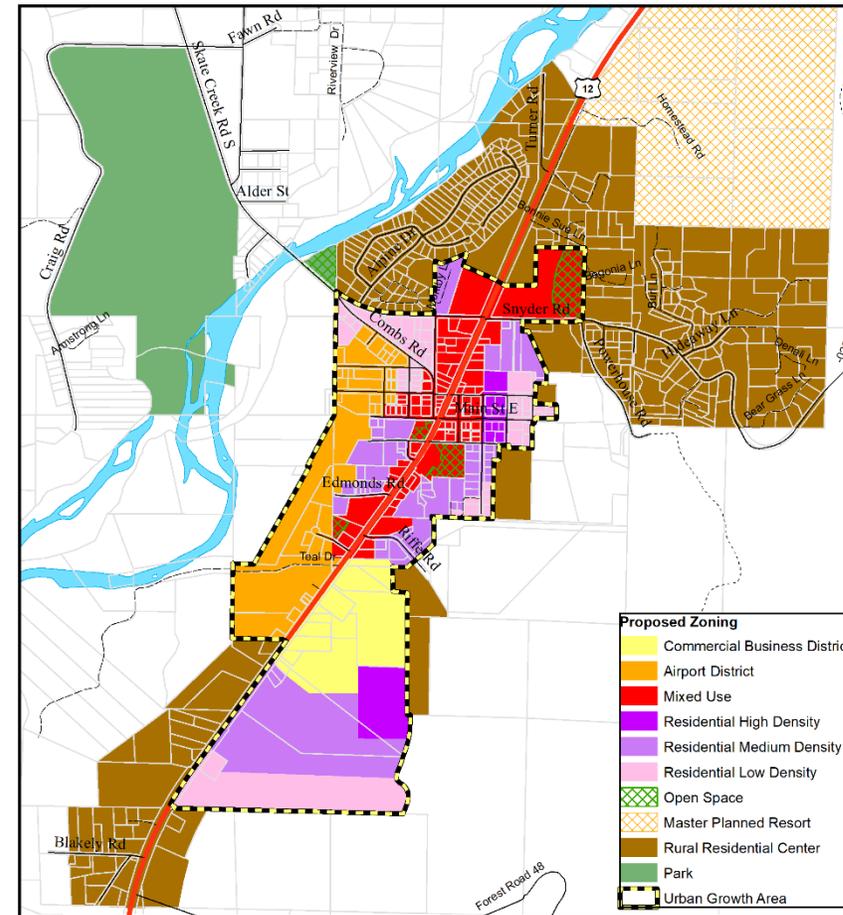
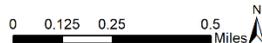
**Packwood Subarea Plan**  
**Existing Zoning**  
 Highway 12  
 Roads  
 Parcels



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 State Plane Washington South FIPS 4602  
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Updated 05/13/2025

Planning Division, Community Development



**Packwood Subarea Plan**  
**Proposed Zoning**  
 Highway 12  
 Roads  
 Parcels

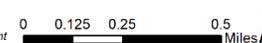


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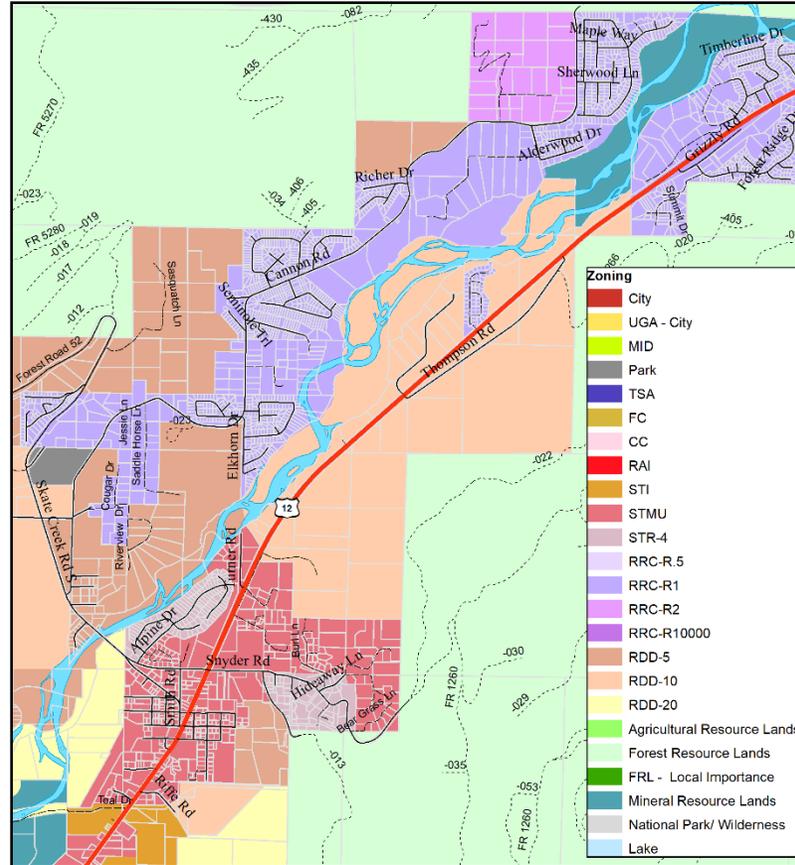
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# Existing Zoning



**Rural Residential Center Packwood Area**

Existing RCC/STR Zoning

Subarea  
 Highway 12  
 Roads  
 Parcels

Updated 03/05/2025  
 Planning Division, Community Development



- Zoning**
- City
  - UGA - City
  - MID
  - Park
  - TSA
  - FC
  - CC
  - RAI
  - STI
  - STMU
  - STR-4
  - RRC-R.5
  - RRC-R1
  - RRC-R2
  - RRC-R10000
  - RDD-5
  - RDD-10
  - RDD-20
  - Agricultural Resource Lands
  - Forest Resource Lands
  - FRL - Local Importance
  - Mineral Resource Lands
  - National Park/ Wilderness
  - Lake

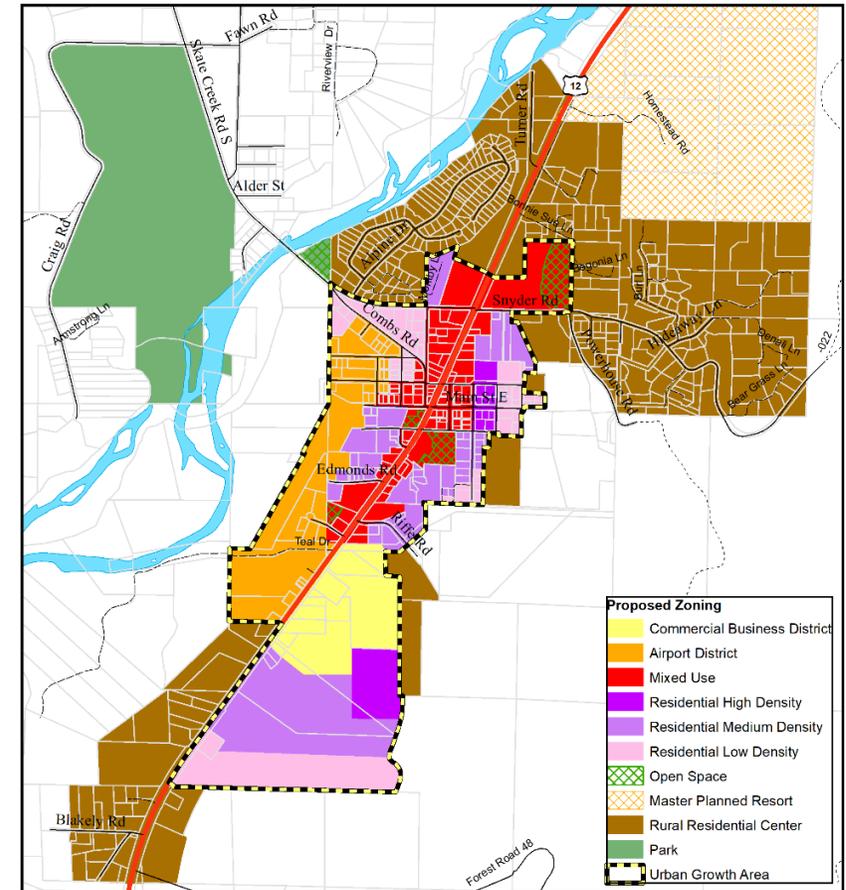


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# Small Town Urban Growth Area (UGA)

- Regulations apply to new development
- Existing development can:
  - Stay
  - Be maintained
  - Be replaced
  - Be sold



Packwood Subarea Plan

- Highway 12
- Roads
- Parcels

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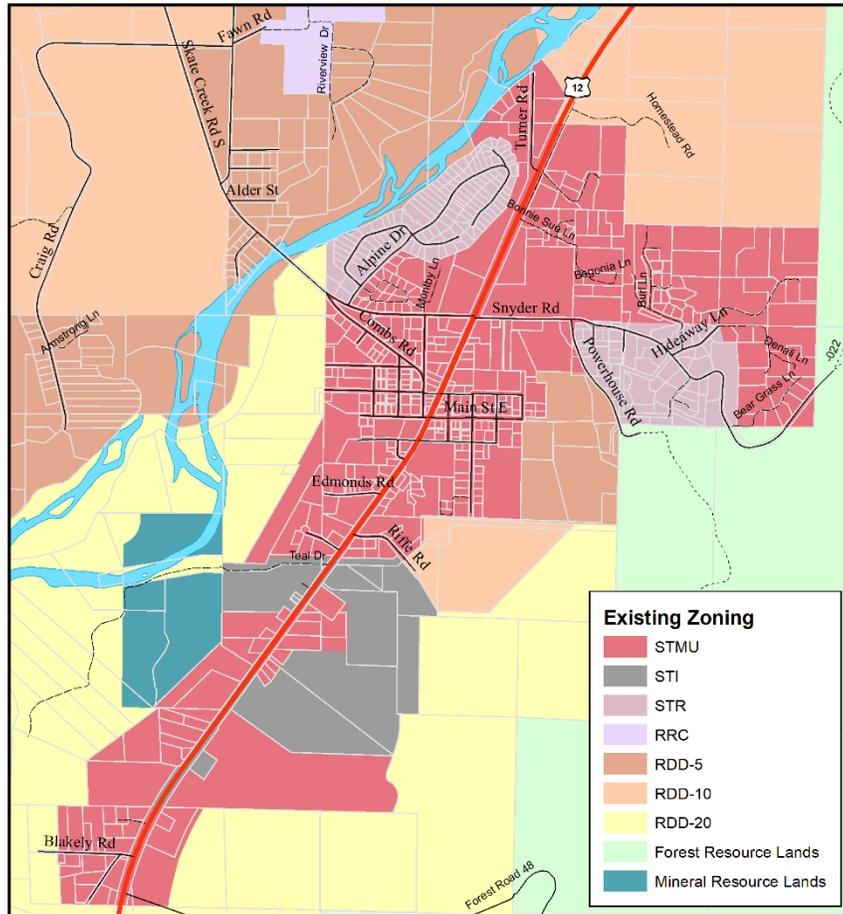


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# Existing and Proposed Zoning



Packwood Subarea Plan

Existing Zoning

Highway 12  
Roads  
Parcels



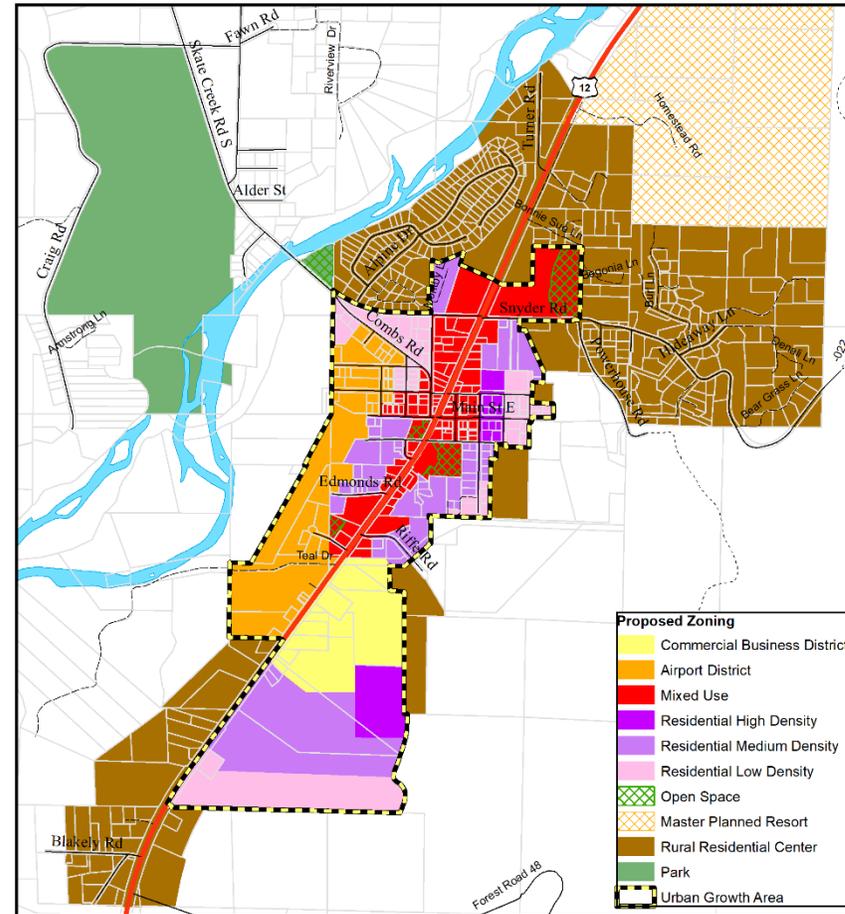
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Packwood Subarea Plan

Proposed Zoning

Highway 12  
Roads  
Parcels



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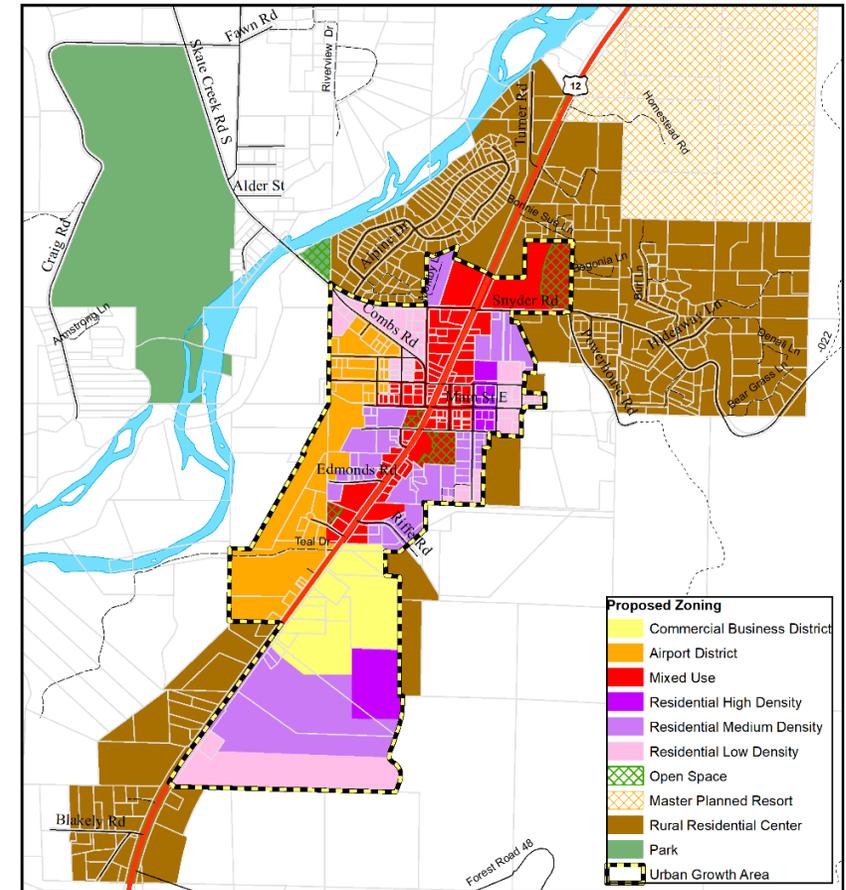
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# Packwood Proposed Zoning

## Mixed Use (MU) Zone

- Similar to STMU
- Ground floor commercial – 508, Carlisle, Leonard, Highway 12, Main & Willame
- Commercial capped at **10,000** sq ft
- Height capped at 35 ft
- Second/third story residential
- Parking to side or behind
- 0 setback, 10 ft setback
- Live-work



Packwood Subarea Plan

Proposed Zoning

Highway 12  
Roads  
Parcels

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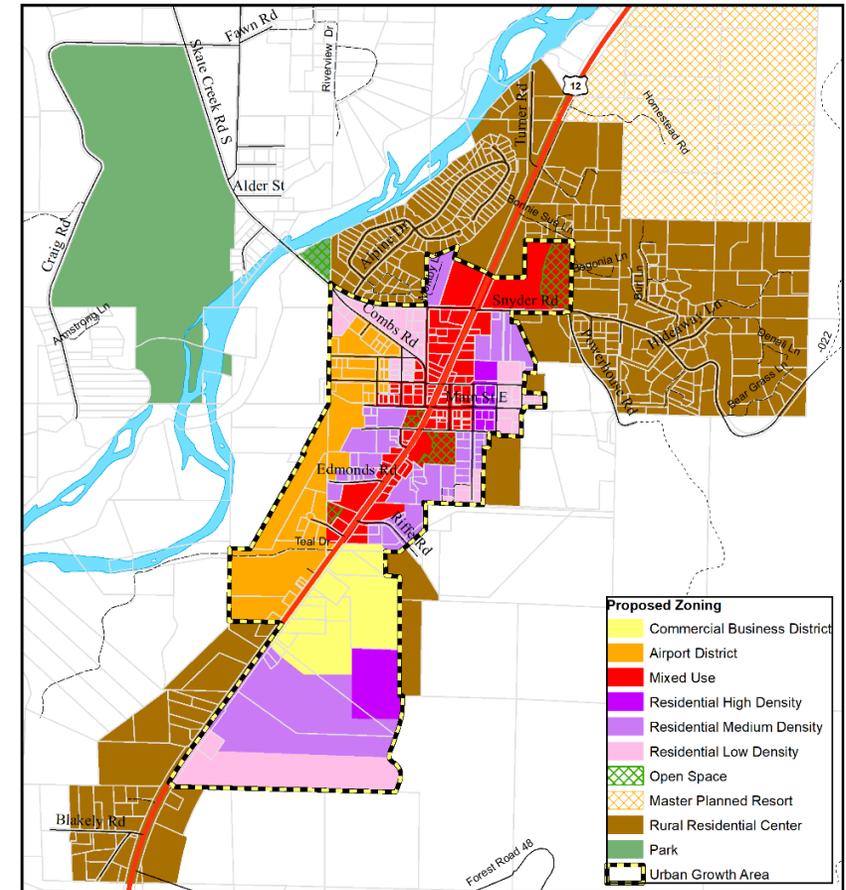
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# Packwood Proposed Zoning

## Commercial Business District (CBZ) Zone

- Similar to STMU
- Ground floor commercial – 508, Carlisle, Leonard, Highway 12
- Commercial capped at **20,000** sq ft
- Height capped at 35 ft
- Second/third story residential
- Parking to side or behind



Packwood Subarea Plan

Proposed Zoning

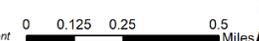
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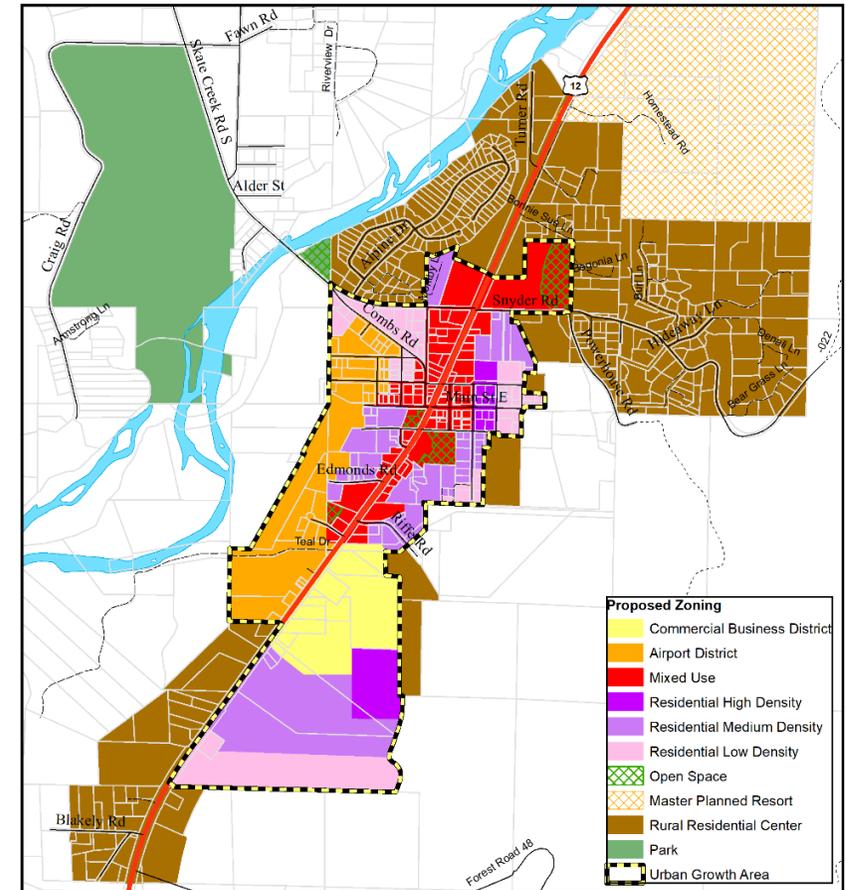
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# Packwood Proposed Zoning

## Airport District (AX) Zone

- Same as CBZ
- Except limits on residential



Packwood Subarea Plan

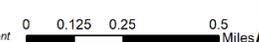
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Updated 05/13/2025

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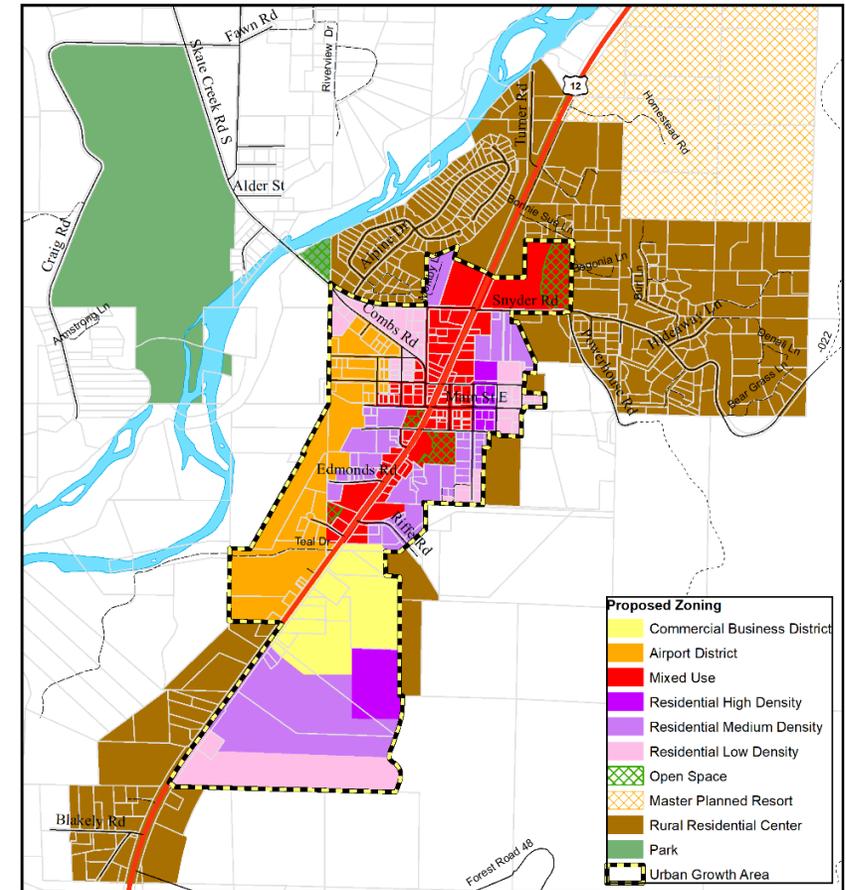
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# Packwood Proposed Zoning

## Residential High (RH) Zone

- Density 12 – 18 dwelling units per acre
- Minimum lot size 4,000 sq ft
- New single family residential prohibited
- Most commercial prohibited
  - Home-based business allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Packwood Subarea Plan

Proposed Zoning

Highway 12  
Roads  
Parcels

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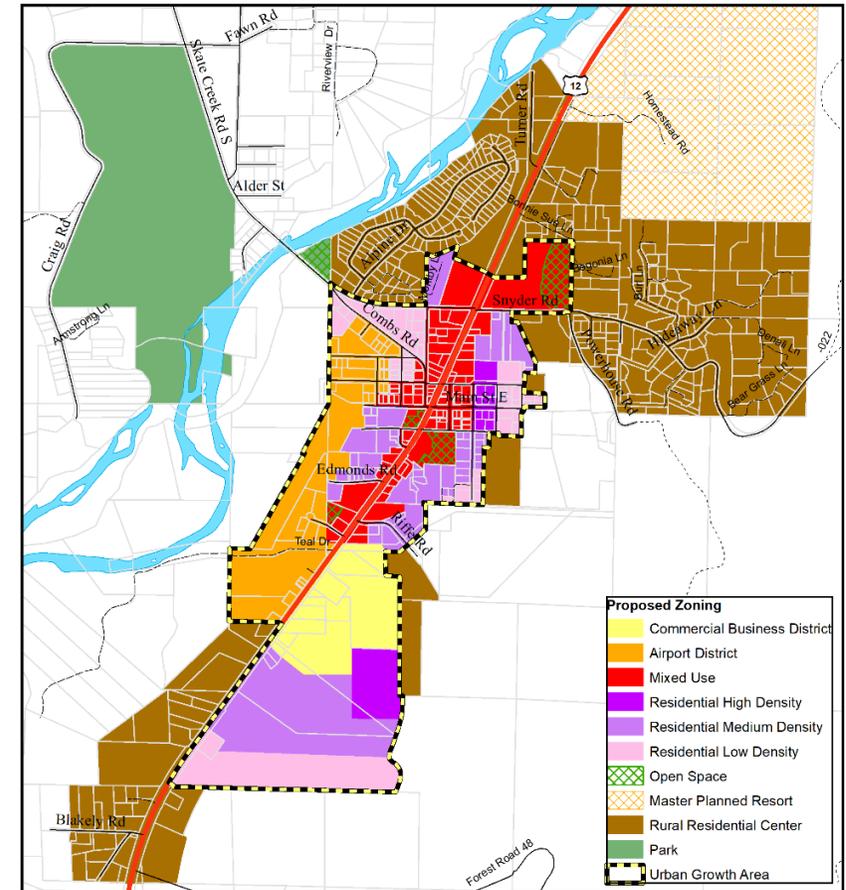
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# Packwood Proposed Zoning

## Residential Medium (RM) Zone

- Density 4 – 16 dwelling units per acre
- Minimum lot size 2,500 sq ft
- Singel family and multifamily allowed
- Most commercial prohibited
  - Home-based business allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Packwood Subarea Plan

Proposed Zoning

Highway 12  
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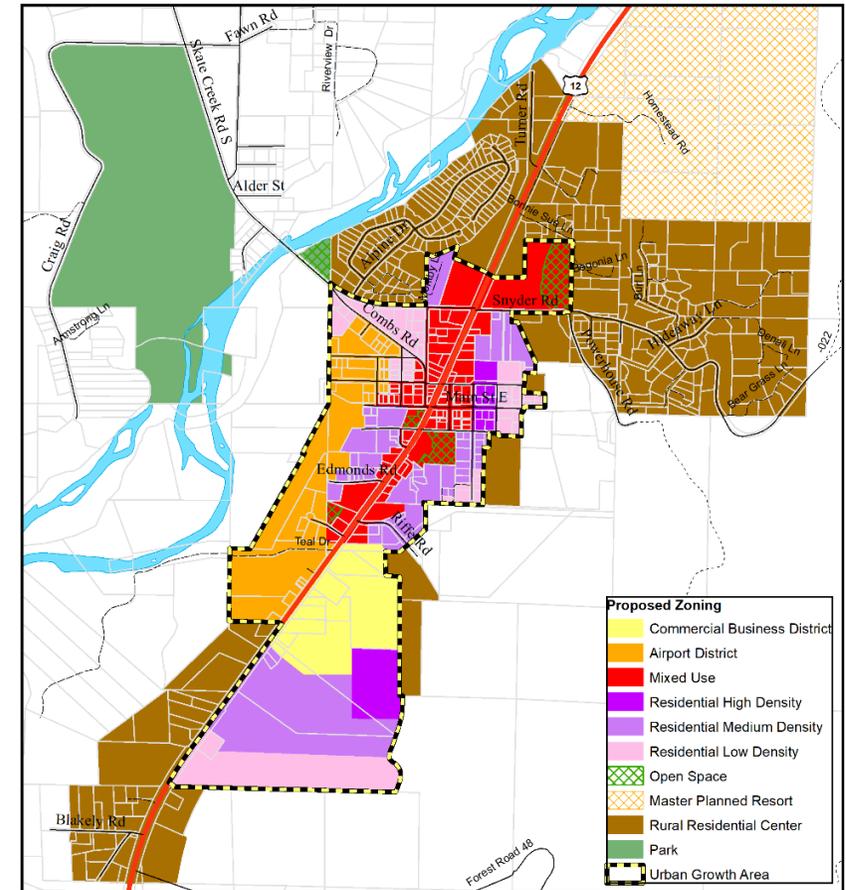
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# Packwood Proposed Zoning

## Residential Low (RL) Zone

- Density 4 – 12 dwelling units per acre
- Minimum lot size 5,000 sq ft
- Duplexes and ADUs allowed
- Multifamily housing prohibited except cohousing and assisted living
- Most commercial prohibited
  - Home-based business allowed
- Institutional uses (e.g., schools) allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Packwood Subarea Plan

Proposed Zoning

Highway 12  
Roads  
Parcels

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0 0.125 0.25 0.5 Miles



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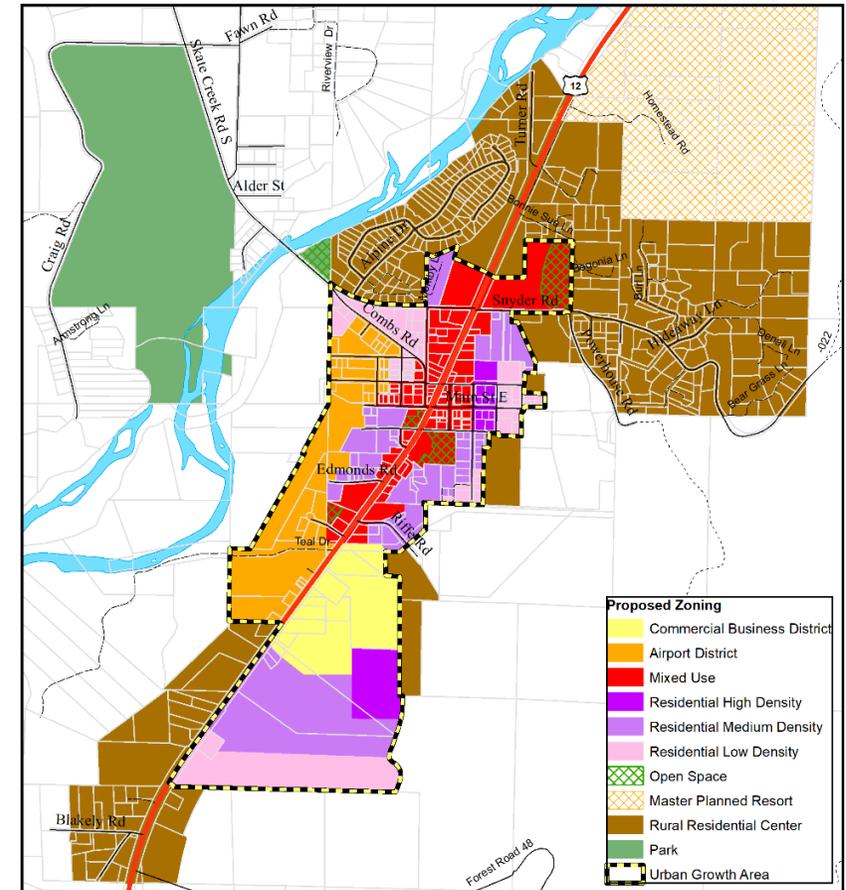
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# Packwood Proposed Zoning

## Rural Residential Center (RRC) Zone

- ¼ acre minimum lot size
  - Actual dependent on requirements for one-site well, septic and critical areas
- Single family residential plus 1 ADU
- Most commercial prohibited
  - Home-based business allowed
- Bed & Breakfast, STRs allowed
- High capped at 35 ft



Packwood Subarea Plan

Proposed Zoning

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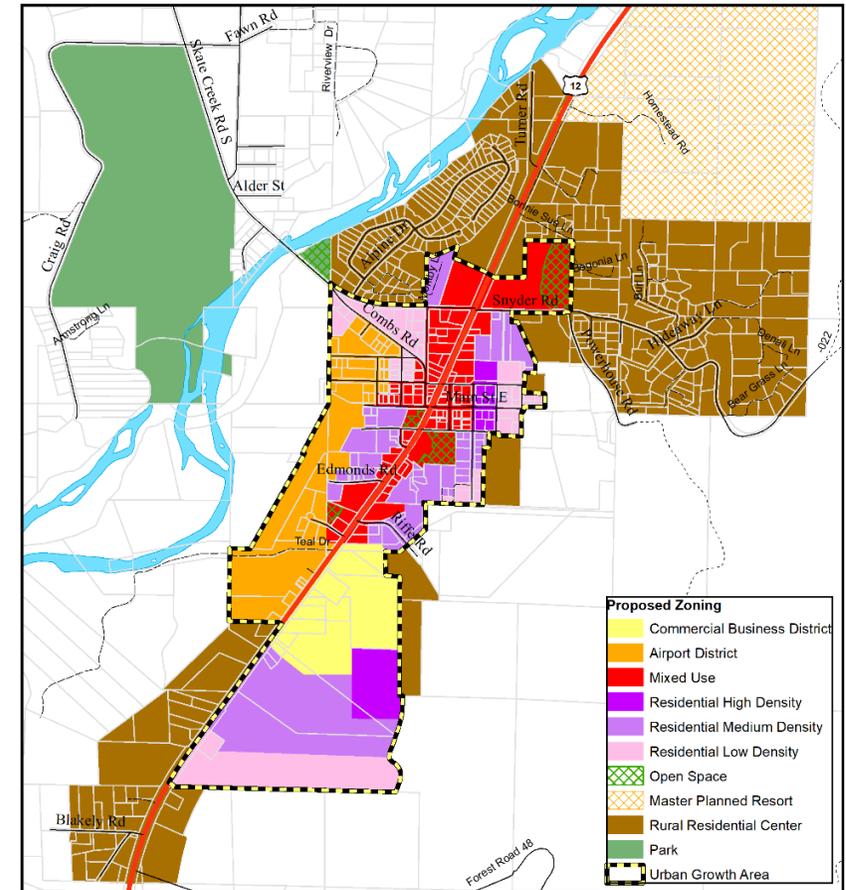
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# Packwood Proposed Zoning

## Additional regulations in the UGA

- Drive-through restaurants prohibited
  - Food stands and coffee stands OK
- Design standards
- Lighting standards
- Sign standards



Packwood Subarea Plan

Proposed Zoning

- Highway 12
- Roads
- Parcels

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Planning Division, Community Development



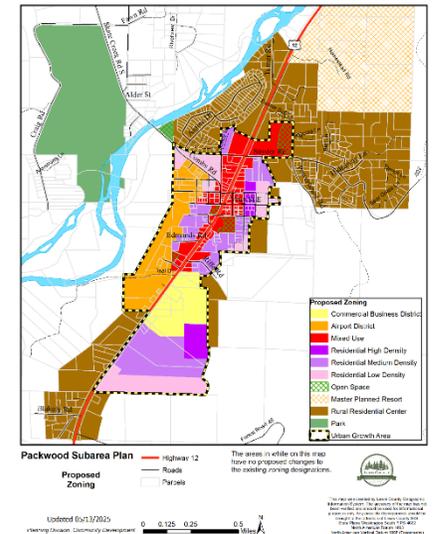
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# QUESTIONS?

Next – Short Term Rental Regulations

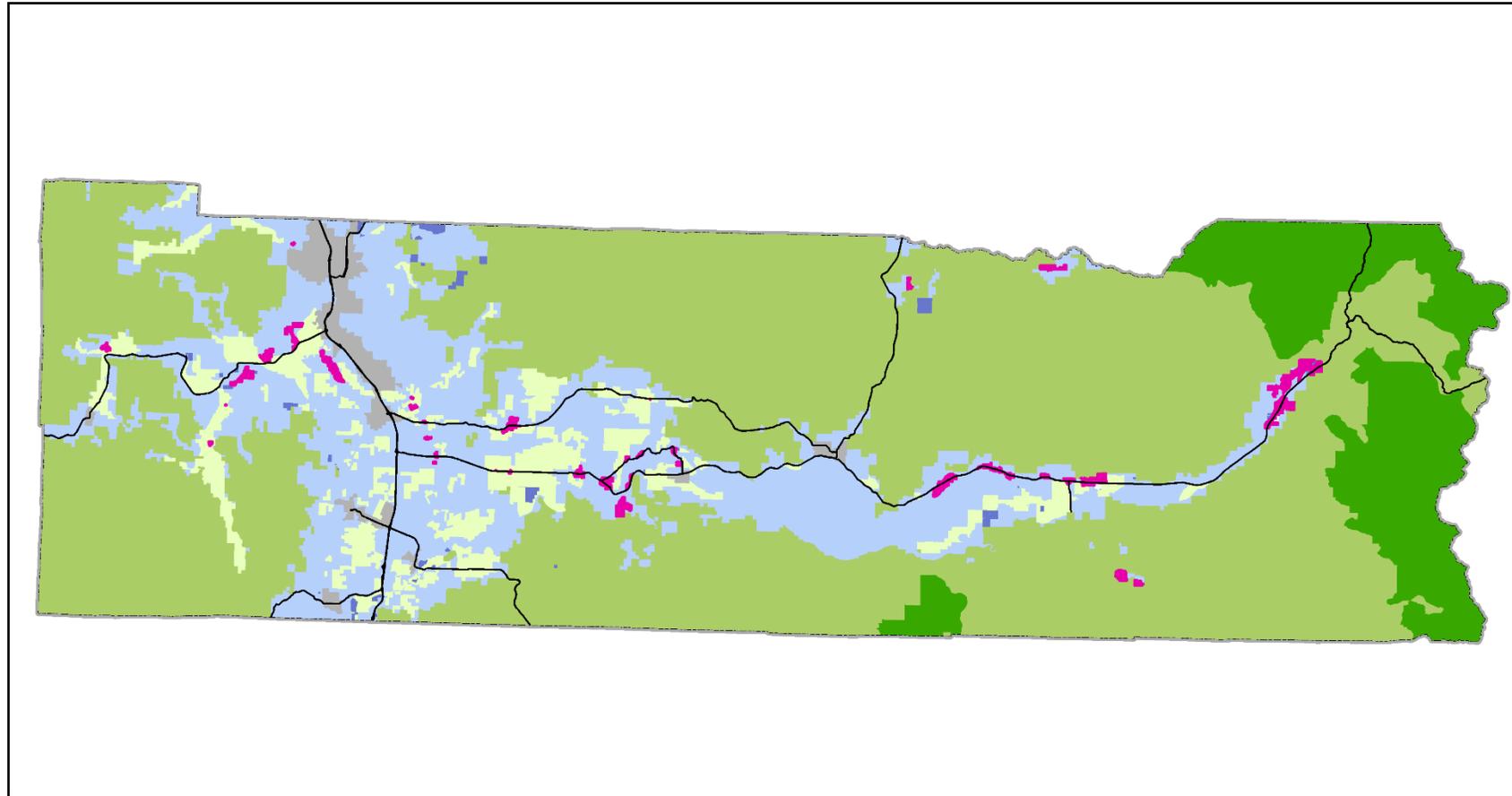


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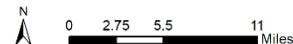
# Proposed Short Term Rental Regulations



**Lewis County  
Washington**  
**Short Term  
Rental Regulations**

Updated 06/20/2025  
Planning Division, Community Development

- UGA - Small Towns & LAMIRDs
- Freeway/Highway
- Other Rural Zones
- Forest Resource Lands
- Agricultural Resource Lands
- Mineral Resource Lands
- Wilderness
- UGA; City



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# Proposed Short Term Rental Regulations

“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. "Short-term rental" does not include the following:

- (i) An owner-occupied dwelling unit within which no more than three individual rooms are rented at any time.
- (ii) A dwelling that is rented on a month-by-month basis where the renter is required to sign a full month lease.
- (iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals Certified on 7/12/2024 Combined Chapter 64.37 RCW Page 1 who are being treated for trauma, injury, or disease, or their family members.

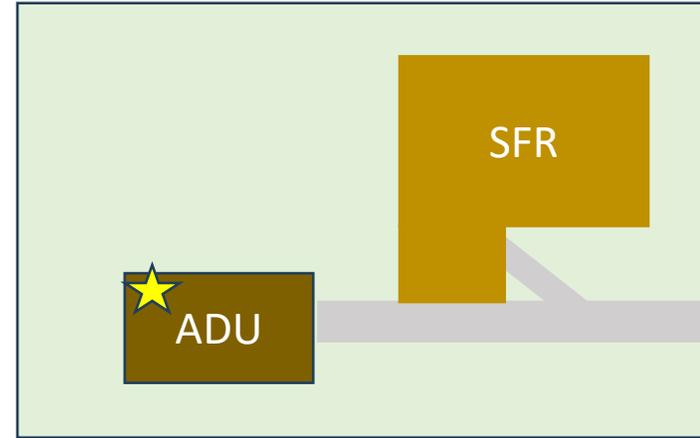
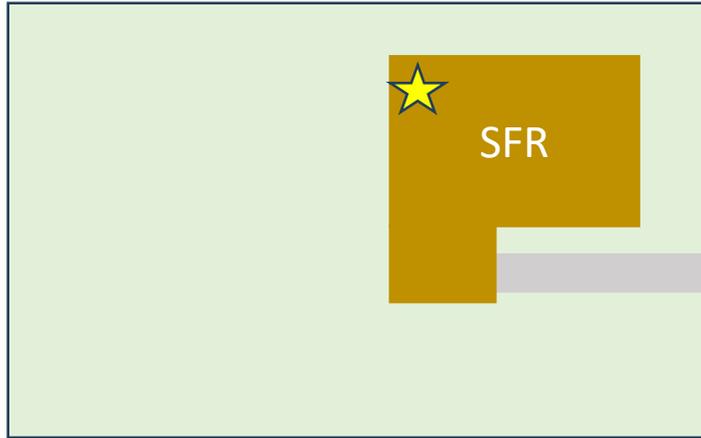


# Proposed Short Term Rental Regulations

- Required to get a permit
- Must be a legal residential structure
- Functioning and inspected septic system or sewer hook up
- Water source that meets minimum water quality standards
- Smoke and carbon monoxide detector, fire extinguisher
- Occupancy limit of 2 persons per bedroom, plus 3 additional people
- Solid waste service
- One on-site parking spot per bedroom
- State UBI
- State-required proof of insurance
- Basic information provided
  - Quiet hours
  - Burn restrictions
  - Others

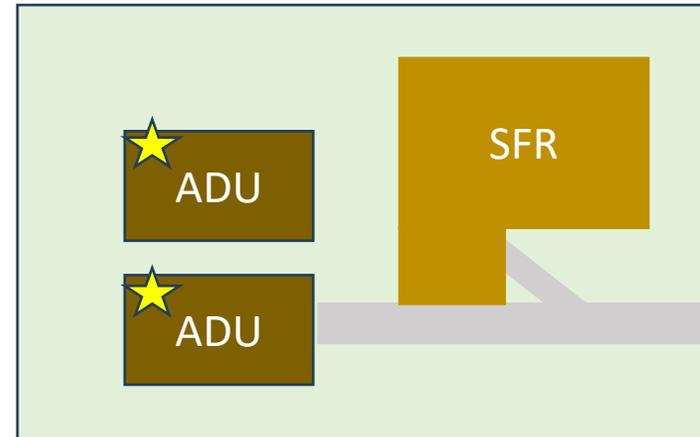


# Proposed Short Term Rental Regulations



- Capacity limits

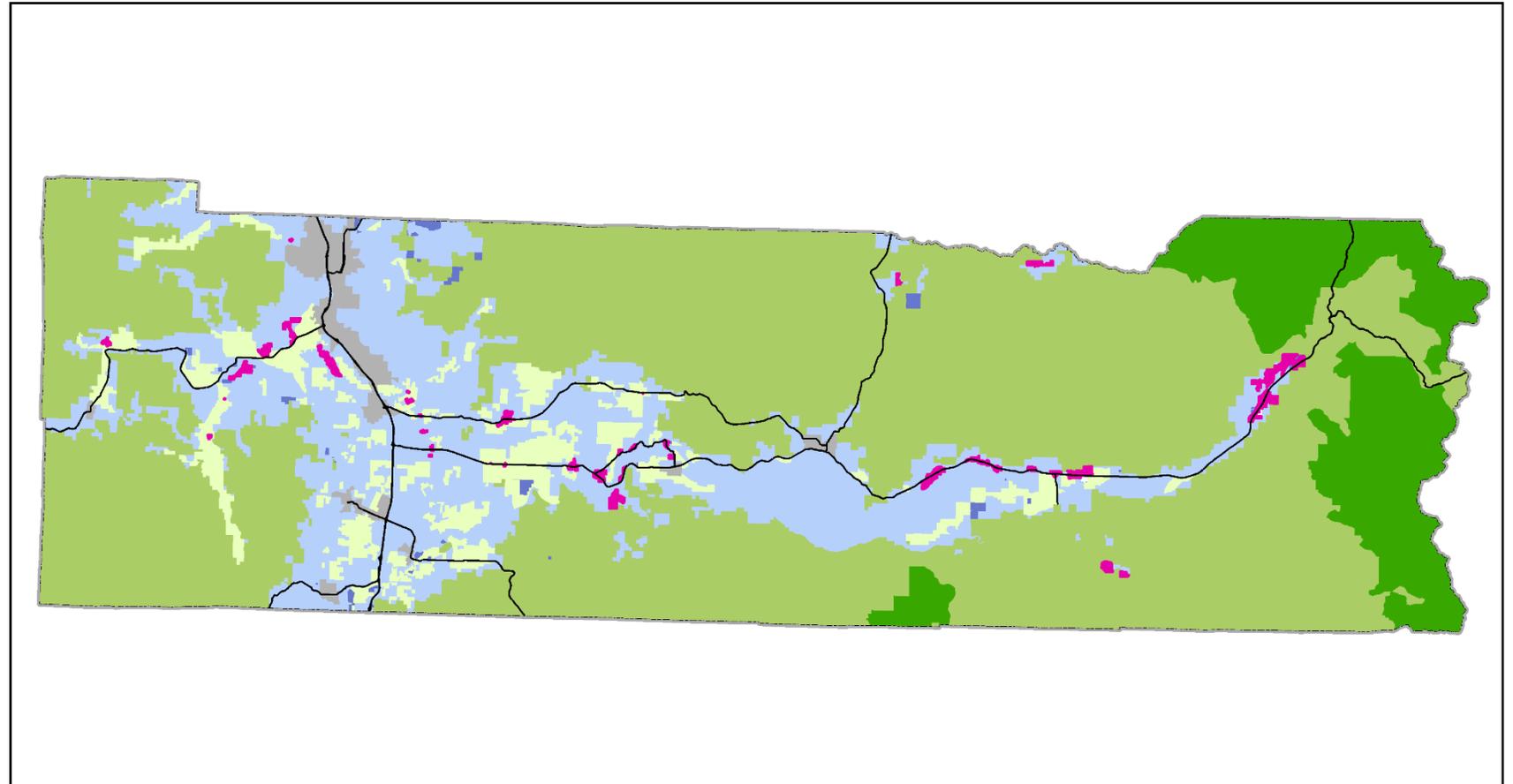
- 1 dwelling unit = 1 STR
- 2 dwelling units = 1 STR
- 3 dwelling units = 2 STRs
- 4 dwelling units = 0 STRs\*\*



# Proposed Short Term Rental Regulations

In the pink ...

Only 25% of the existing dwelling units, per neighborhood, can be used as short term rental



**Lewis County  
Washington**  
**Short Term  
Rental Regulations**

Updated 06/20/2025  
Planning Division, Community Development

 UGA - Small Towns & LAMIRDs  
 Freeway/Highway

 Other Rural Zones  
 Forest Resource Lands  
 Agricultural Resource Lands  
 Mineral Resource Lands  
 Wilderness  
 UGA, City

  
0 2.75 5.5 11  
Miles



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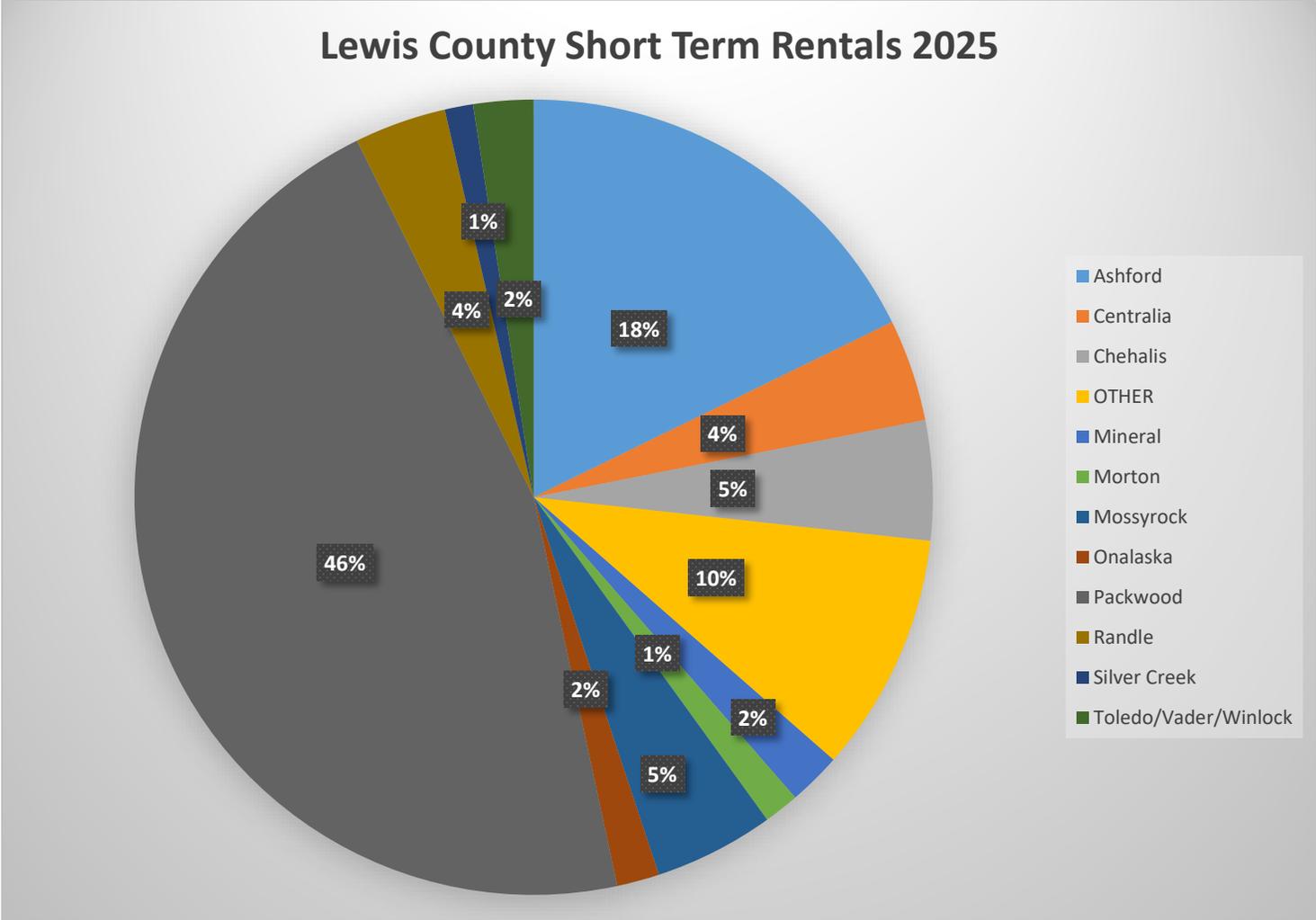


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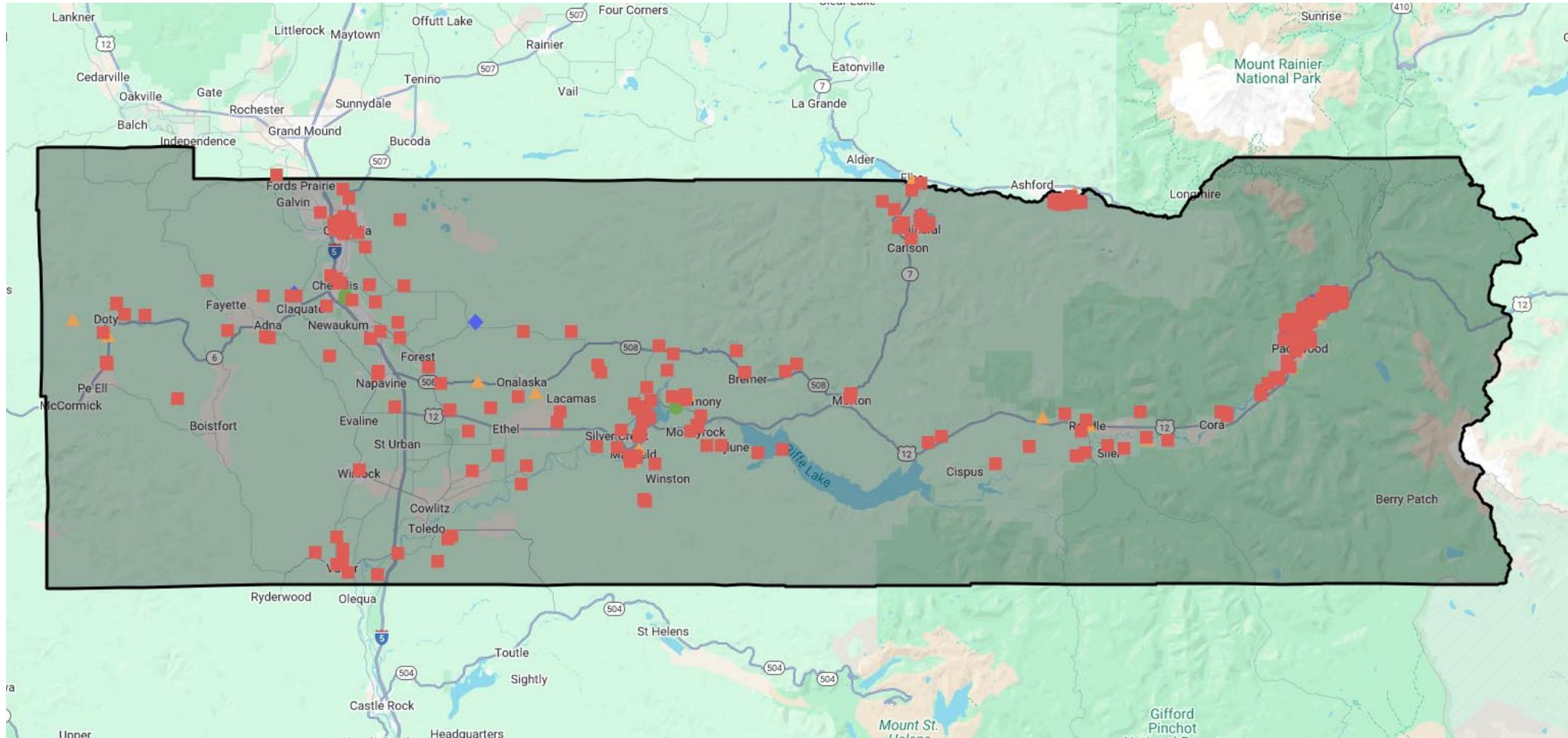
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# Proposed Short Term Rental Regulations



# Proposed Short Term Rental Regulations



# Proposed Short Term Rental Regulations

	Existing Dwelling Units	Allowed STRs (25%)	Est. 2025 STRs	Capacity
Packwood	469	117	108	9
High Valley	965	241	222	18
High Valley Park	24	6	5	1
Goat Rocks	44	11	9	2
Timberline	291	72	67	9

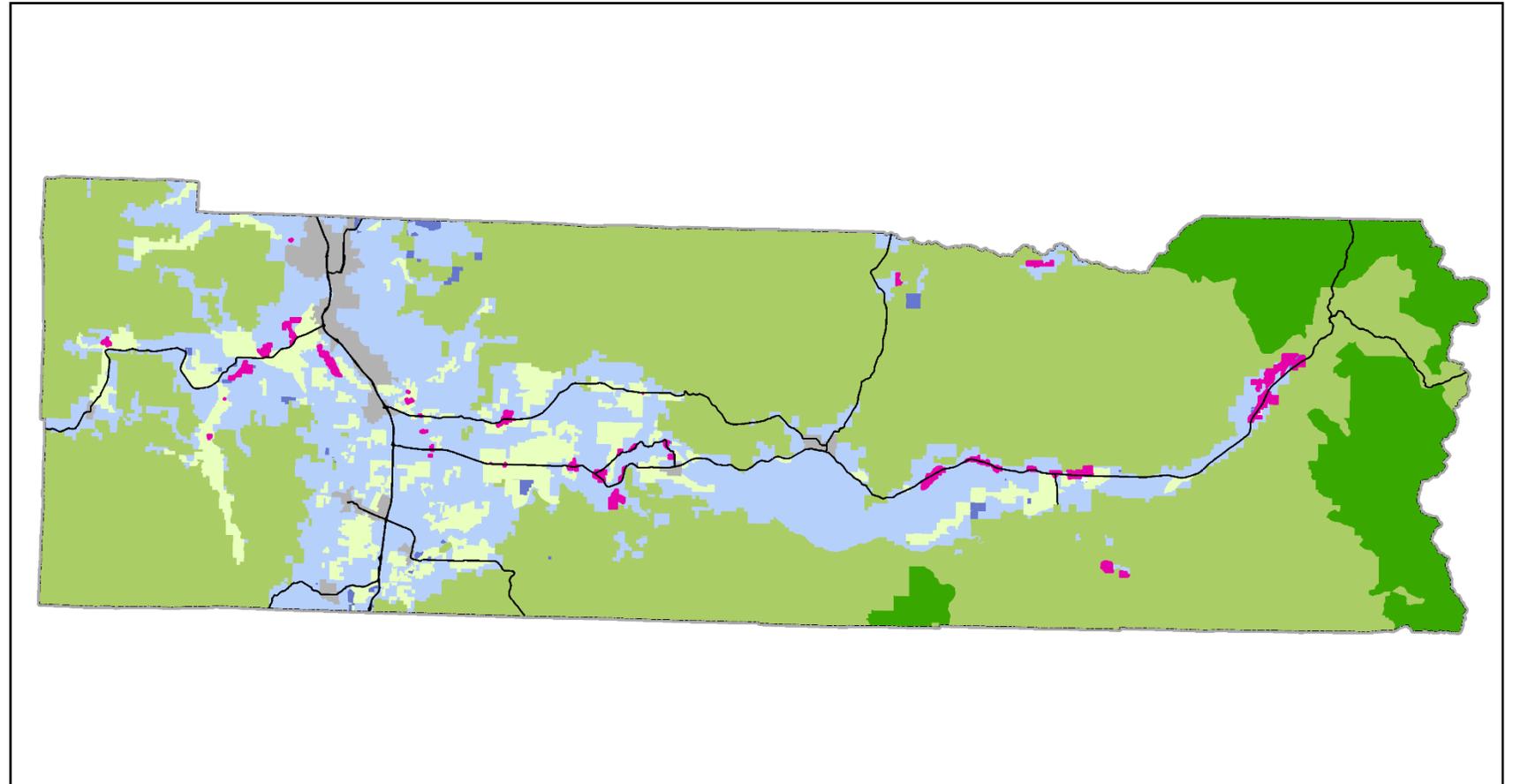
Source: Lewis County Office of the Assessor, Granicus



# Proposed Short Term Rental Regulations

In the pink ...

Only 25% of the existing dwelling units, per neighborhood, can be used as short term rental

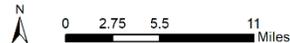


**Lewis County  
Washington**  
**Short Term  
Rental Regulations**

Updated 06/20/2025  
Planning Division, Community Development

— UGA - Small Towns & LAMIRDs  
— Freeway/Highway

Other Rural Zones  
Forest Resource Lands  
Agricultural Resource Lands  
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Wilderness  
UGA, City



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# Proposed Short Term Rental Regulations

## Stuff still to figure out:

- Permit fee
- First come or lottery
- Vesting
- Other procedural questions
  
- Tax assessment



# QUESTIONS?



June 23, 2025

Packwood Community Meeting

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# Next Steps

- Planning Commission Public Hearing
  - July 8, 6:00pm
  - 125 NW Chehalis Avenue and Zoom
- Written comments now through July 7
  - [Mindy.brooks@lewiscountywa.gov](mailto:Mindy.brooks@lewiscountywa.gov)
  - Planning Commission c/o Mindy Brooks, 351 NW North Street, Chehalis 98532
- Verbal at the hearing

Next ... Board of County Commissioners in September



# Project Webpage

<https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>





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