

**Date:** October 1, 2018  
**To:** Lewis County Planning Commission  
**From:** Fred Evander, Senior Long Range Planner  
**RE:** **WORKSHOP – POTENTIAL ZONING MAP CHANGE**  
**ATTACHMENTS:** Attachment A – Packwood Rezone Options (1 Page)

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At the October 9, 2018 meeting of the Lewis County Planning Commission, the Commission will consider two options for potentially rezoning land in the Packwood Area.

### **CONTEXT FOR CHANGE**

Members of the Lewis County Planning Commission visited the Packwood area on August 22, 2018. During the visit, the Commission heard of some of the hazards that were present in the community (especially the High Valley area), and were told of the shortage of the housing options available. From the discussion, staff vowed to study whether it was possible to expand safe housing locations (outside channel migration areas and floodplains, and away from steep slopes) in the community.

### **PROPOSED OPTIONS**

Based on this analysis, staff determined two locations that may be suitable for future development. Options for these areas are presented below:

**Option 1** – Would establish a new Rural Development District – 1 near the existing High Valley LAMIRD, but outside of the mapped channel migration and flood zones. The option would rezone approximately 391.5 acres as follows:

- 14.5 acres from RDD-10 to RDD-1.
- 224 acres from RDD-5 to RDD-1.
- 153 acres from RRC-R1 to RDD-1.

**Option 2** – Would institute a new Rural Development District – 1 just north of downtown Packwood. The option would rezone approximately 259 acres of land from Rural Development District – 10 to the new zone.

### **RECOMMENDATION**

The Planning Commission should consider the merits of these two options at their meeting of October 9, 2018, and recommend which of the two the County should continue working toward. The Commission will further study the proposals at upcoming meetings.