



INTRODUCTION



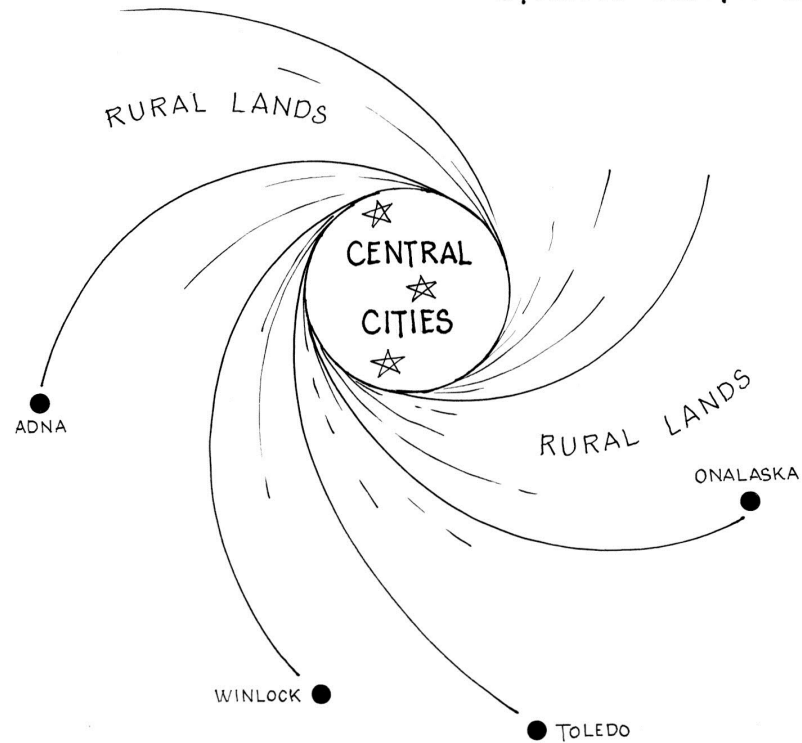
Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency. Remember that our sons and our grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty.
– Daniel Burnham

A NOBLE LOGICAL DIAGRAM

This Comprehensive Plan is intended to create a noble logical diagram for Lewis County – a concept or series of concepts that helps the County move towards

the future desired by area residents. Components of this diagram include:

STRONG CENTRAL CITIES



STRONG CENTRAL CITIES

Lewis County seeks a vital central group of cities (Centralia, Chehalis and Napavine) that offers a variety of jobs, living arrangements, and activities for individuals to enjoy. The success and vitality of these central cities will influence the communities throughout Lewis County, especially those in the small settlements and rural areas near the communities.

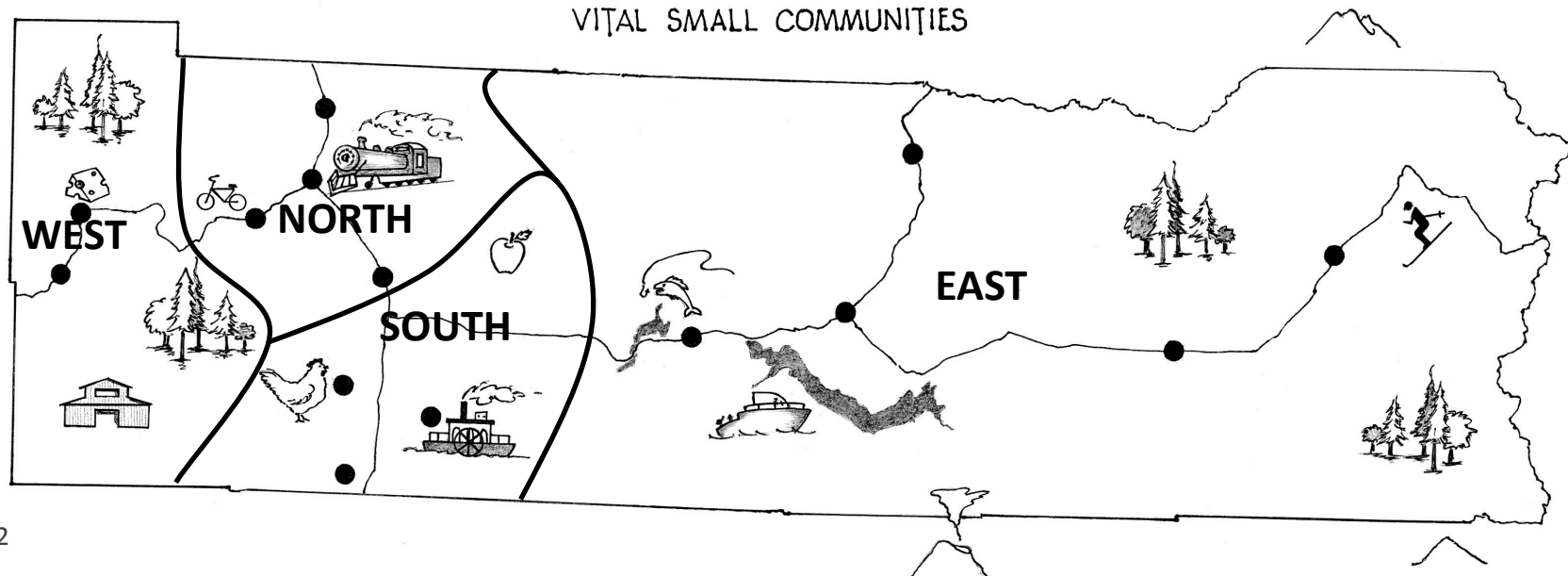
VITAL SMALL COMMUNITIES

Lewis County also desires vibrant small communities away from the group of cities in the north central portion of the County. Given the different settings and inherent strengths of each of the communities, different strategies are envisioned as desirable for each of the settlements.

Key Economic Strategies to Encourage Vital Small Communities

	West	South	East
Agriculture/Agritourism	X		
Broadband	X	X	X
Industrial Development		X	
Placemaking	X	X	X
Recreation	X		X

VITAL SMALL COMMUNITIES



POPULATION

Lewis County is required by WAC 365-196-310(2)(b) to allocate the 20-year growth management population from the estimated range provided by the Office of Financial Management. The population allocations are updated every five years through the Planned Growth Committee (PGC). The PGC consists of the mayor of each city in Lewis County, or their designee, and the Chair of the Board of County Commissioners.

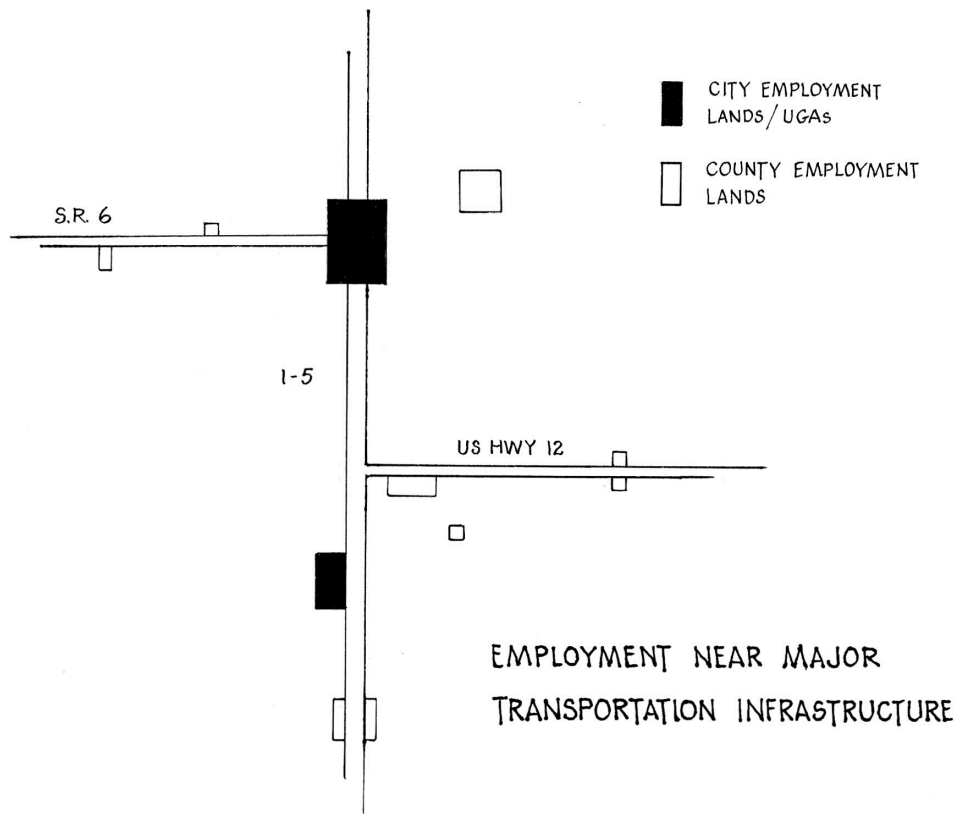
Table 1 is the 2045 Population Allocations for unincorporated Lewis County and each city and Urban Growth Area within the county. The allocations were updated in June 13, 2023 by Ordinance 1346.

Pursuant to WAC 365-196-325 and RCW 36-70A.115, counties and cities must ensure that their comprehensive plans and development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated population growth. This is done through the various elements in the comprehensive plan.

[new table, not underlined for ease of reading]

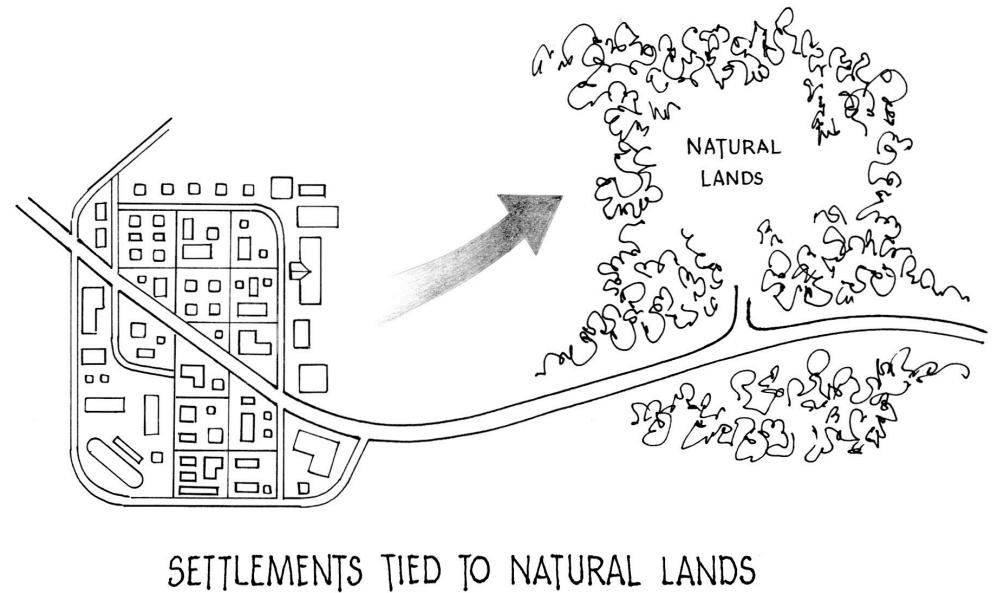
Table 1: Lewis County 2045 Population Allocations

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total City	40,817	61,469	20,652	50.60%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	42,629	43,482	853	2.00%
Total Lewis County	83,446	104,951	21,505	25.77%



EMPLOYMENT NEAR MAJOR TRANSPORTATION INFRASTRUCTURE

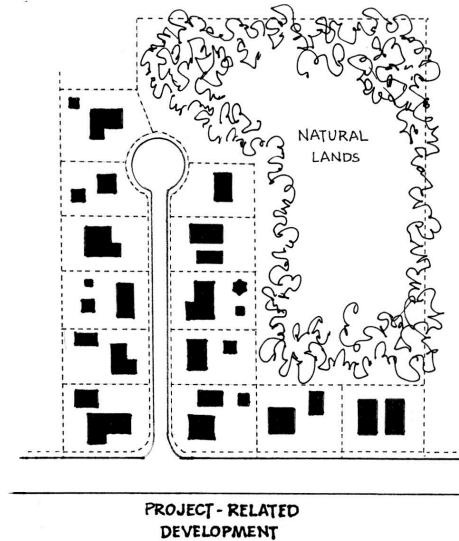
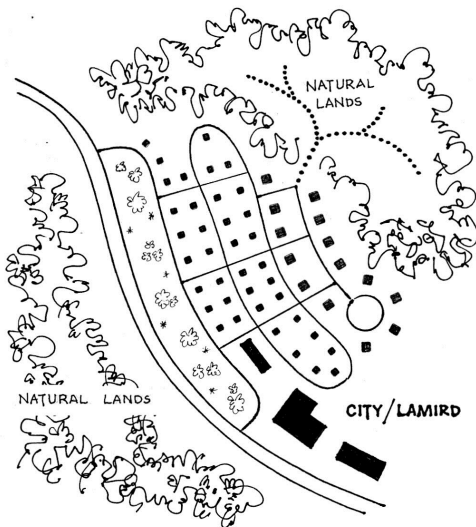
Lewis County envisions the bulk of future job growth along major roadways such as Interstate 5, State Route 6, and US Highway 12. Throughout the history of Lewis County, employment growth has located near available transportation infrastructure – first along rivers and trails, then railroads, then roads. This plan is intended to continue this approach.



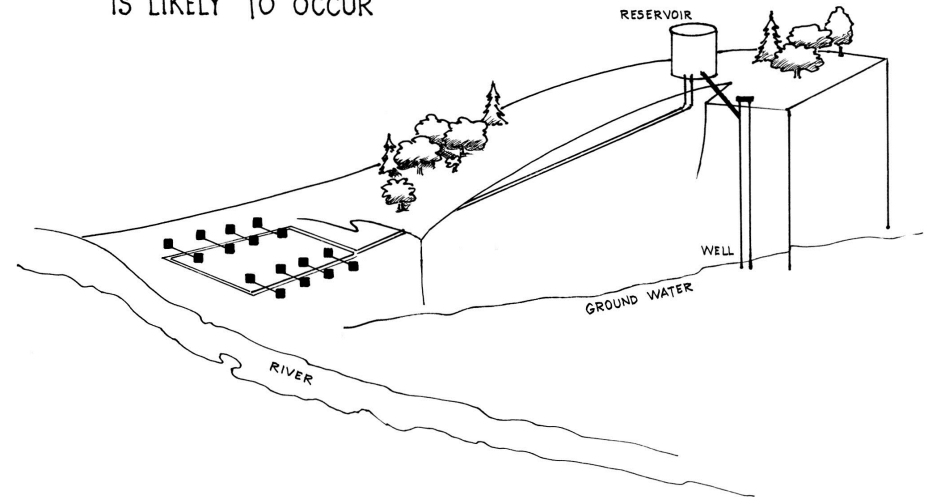
SETTLEMENTS TIED TO NATURAL LANDS

Lewis County envisions linking communities with their surrounding natural lands as a fundamental strategy to promote the quality of life for area residents, and a means to encourage tourism. The majority of settlements in Lewis County have natural lands or amenities that are owned by organizations such as the U.S. Forest Service, Washington State Parks, or Tacoma Power that are adjacent to the communities. Enhancements of the connections to these surrounding natural lands are intended to encourage additional development inside the existing communities and better showcase the natural amenities nearby.

CLUSTERED DEVELOPMENTS



FACILITIES WHERE GROWTH IS LIKELY TO OCCUR

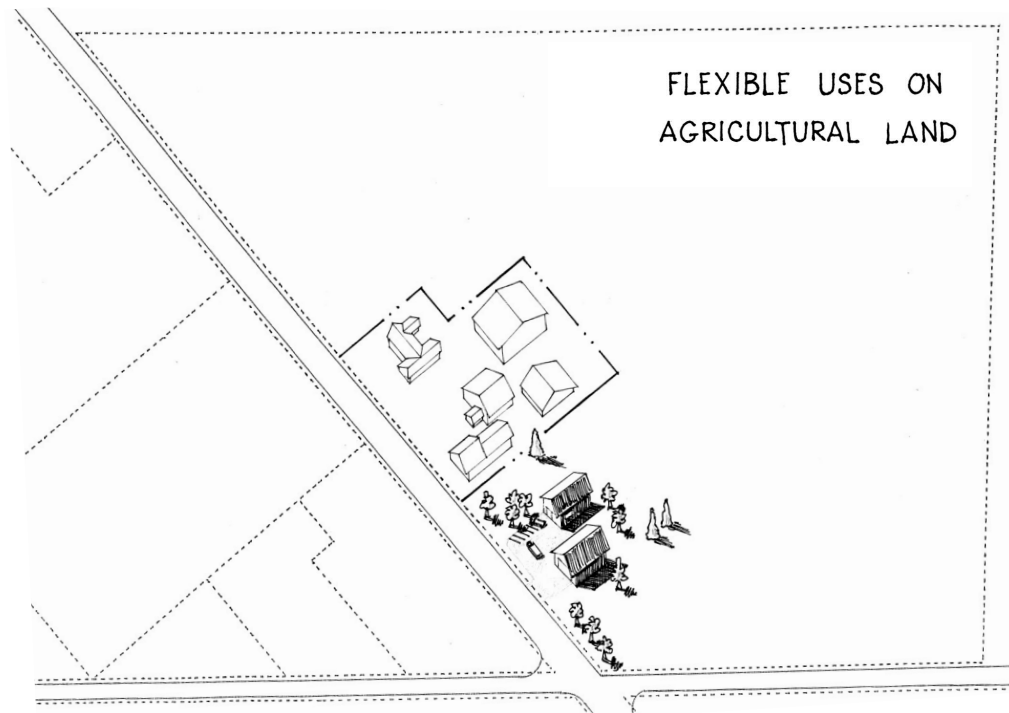


CLUSTERED DEVELOPMENTS THAT RETAIN NATURAL CHARACTER

As the county grows, Lewis County envisions the use of clustering as a means to retain natural lands. Clustering, as conceptualized within the plan, is envisioned to occur at several scales – from the level of a city, to the scale of a Limited Area of More Intensive Rural Development (LAMIRD), to the scale of master plan, and the scale of an individual site. Within the plan, Lewis County encourages growth within the fixed boundaries of urban growth areas and LAMIRDS, as well as the clustering on individual project sites as a means to cluster future growth.

FACILITIES FOR GROWTH

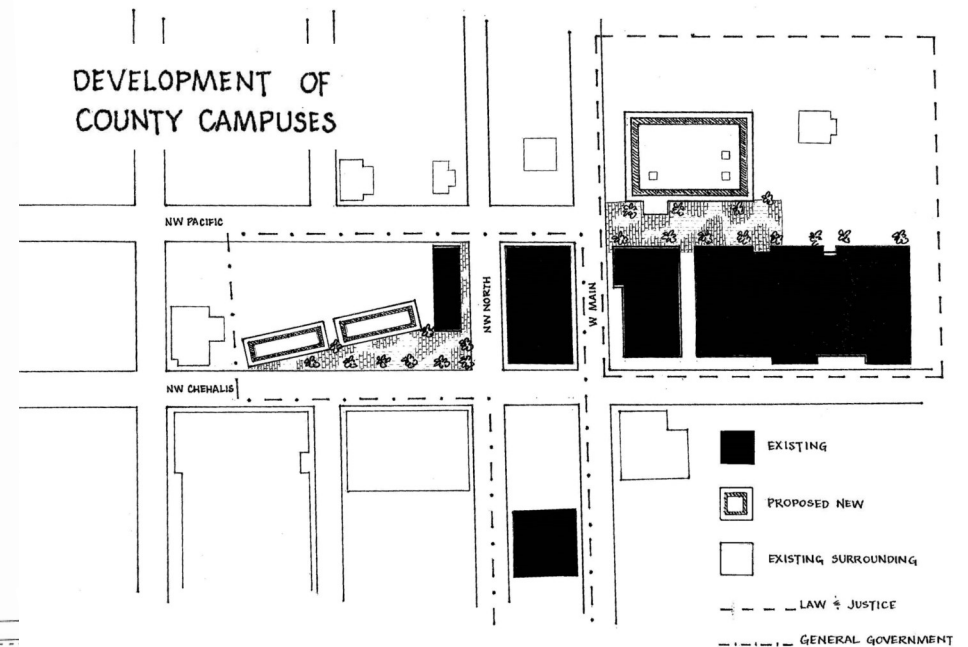
Lewis County visualizes high quality capital facilities serving targeted areas for future development, and the encouragement of growth where existing underutilized facilities have development capacity. This emphasis on public facilities is intended to encourage responsible growth patterns within the county, while limiting the potential impacts that may occur from a proliferation of individual private facilities (such as wells and septic systems).



FLEXIBLE USES ON AGRICULTURAL LANDS

Lewis County envisions additional flexibility in the uses allowed on agricultural lands. Traditionally, Lewis County farmers have held secondary employment to help pay their bills, and often this employment was located off the farm.² The County pictures the additional allowance of on-the-farm opportunities to generate income, such as agritourism and agricultural accessory uses, as a key method to promote the continued economic viability of local agriculture.

²Evidence of this secondary employment is available in historic Agricultural Censuses for Lewis County. For example, in 1954, 1,506 of the 2,837 farms in Lewis County (53.1 percent of farms) had other family income that exceeded the value of farm products sold. This total increased to 63.3 percent of Lewis County farms in 1959. Other evidence of off-farm employment, though measured in different ways, is also shown in older agricultural censuses. In 2012, only 24 percent of farms had sales greater than \$10,000.



THE DEVELOPMENT OF COUNTY CAMPUSES

Lewis County lastly pictures relocating staff to better group similar governmental tasks, such as permitting and engineering design and construction. To achieve this, the County pictures two primary campuses to serve as the basis for County governmental functions – one at the main campus in the downtown area, and one at the central Public Works shop.

ORGANIZATION OF DOCUMENT

The following sections present various components of this diagram for the future of Lewis County:

Economic Development Element

The Economic Development Element presents population, employment and economic trends in Lewis County, and establishes a series of goals and policies to promote economic development.

Land Use Element

The Land Use Element translates the implications of the population, development, economic and environmental trends into official land use policy. The element is broken into four major sections:

- The urban section is intended to establish a course for Lewis County that promotes the vitality of the cities and urban growth areas.
- The rural section is meant to provide a series of goals and policies that preserve the rural character of the County, while recognizing that healthy small unincorporated settlements, and access to job opportunities for rural residents, are key components of that character.
- The resource land section is intended to designate and preserve resource lands, and encourage the long-term commercial viability of resource-related uses on the lands.
- The critical areas section is meant to articulate goals and policies to protect critical areas, including Frequently Flooded Areas, Critical Aquifer Recharge Areas, Geologically Hazardous Areas, Wetlands, and Fish and Wildlife Habitat Conservation Areas.

Housing Element

The Housing Element offers a set of goals and policies to provide housing for all segments of Lewis County's population. Key goals and policies include strategies to encourage the location of housing near existing facilities and services, and the pursuit of activities to maintain, enhance and/or build low to moderate-income dwellings.

Transportation Element

The Transportation Element considers the potential transportation impacts of future growth. Projects to alleviate potential transportation concerns, as well as strategies to promote alternative transportation modes (buses and teleworking) and non-motorized transportation (bicycles and pedestrian travel) are also included.

Capital Facilities Element

The Capital Facilities Element investigates existing capital facilities in light of the Land Use Element to understand the demands associated with existing and future growth. Goals and policies to guide future capital improvement projects and activities, and a Ten-Year Capital Improvement Program are also included within the element.

Appendices

Appendices within the Comprehensive Plan include information related to the definition of rural character, allowed uses on agricultural lands, the types of housing allowed for certain populations, and supplementary transportation and capital facilities information.

REQUIREMENT TO PLAN

This Comprehensive Plan has been prepared to meet the requirements in the Growth Management Act (RCW 36.70A) and to be in conformance with the Lewis County Countywide Planning Policies.