

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:

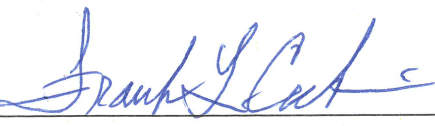
1. Onalaska – To implement the Subarea Plan, the zoning for the Onalaska UGA should be amended to remove the Small Town Mixed Use designation and apply the zones as recommended in Volume 2. This will consolidate high intensity commercial and residential uses along the major transportation corridors.
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 Reductio – 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  Date 8/21/25
Frank Corbin, Chair
Lewis County Planning Commission