Lewis County 2045

Shaping the Future of Lewis County

Lewis County Comprehensive Plan 2045 Periodic Update

Adopted September 23, 2025
Ordinance 1367

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** For appendices, page numbers may be inaccurate. The appendices are combined with other PDF documents.*

Introduction

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Terminology and Acronyms

A full glossary of terms can be found in the appendix.

Legal Terms

Countywide Planning Policies (CPPs) - A written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100[1].

Growth Management Act (GMA) The Growth Management Act ***(36.70A RCW)*** is the State's governing land use law. This act requires Counties to develop comprehensive plans to manage future population growth, along with many other statutes that regulate the County's land use practices.

Limited Area of More Intense Rural Development (LAMIRD) – These are designated rural areas outside of cities and urban growth areas that characteristically have higher density and development than surrounding rural areas. There are three types of LAMIRDs recognized under the GMA 36.70A.070(5)(d) and WAC 365-196-425(6) with unique purposes and regulations.

Natural Resource Lands (NRL) – Referred to in this document as resource lands. These are areas designated for future forest, agriculture or mineral activities to support the State of Washington's strong natural resource industry. These are projected and regulated under by the State under the GMA.

Revised Code of Washington (RCW) – The States compilation of all permanent laws now in force.

Urban Growth Area (UGA) – These are areas designated for future urban growth. UGAs are regulated by State under the GMA 36.70A.110.

Washington Administrative Code (WAC) – The Washington Administrative Code is a set of regulations associated with the State's land use law in the GMA. These regulations are codified and administered by the State Legislature and provide additional information or context to the laws found in the GMA.

Comprehensive Plan Terms

Development Regulations: Land use goals and policies will be implemented through the County's accompanying development regulations. This is Title 17 Land Use and Development Regulations of the Lewis County Code. It is required that development regulations be updated with the Comprehensive Plan to be consisted with new and revised policies.

Element: Elements are chapters of the Comprehensive Plan that focus on a specific topic like land use, housing, and transportation. The following elements are required under the Growth Management Act: land use, rural, housing, transportation, capital facilities, utilities, parks and recreation, economic development and climate and resiliency. See RCW 39.70A.070 Mandatory Elements

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[1] *Revised Code of Washington, 36.70A.210 Countywide planning policies. https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.210*

Existing Conditions: Relevant data used to inform the goals and policies in the element.

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example: LU 1, T 1, H 1.

Implementation: Refers to actions to help Lewis County achieve the goals and policies in each element. Identifies when potential policies or actions might occur and who is responsible.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal. number denoting the goal and policy. For example: LU 1.2, T 2.4, H 3.2.

Vision: Identifies the most important features or aspects of Lewis County that should be continued and improved within the next 10-20 years. The vision is meant to uphold a collective vision of the community to enhance residents and visitors' quality of life.

Relevant Documents, Studies, and Plans

2021 Shoreline Master Program
2022 Parks, Recreation, and Open Space (PROS) Plan
2023 Countywide Planning Policies
2023 Public Safety Radio System Engineering Study Report
2024 Economic Development Strategic Plan
2024 Onalaska Subarea Plan
2024 Packwood Subarea Plan
2024-29 Transportation Improvement Plan
2025 Comprehensive Solid and Hazardous Waste Management Plan
2025 Hazard Mitigation Plan

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Statewide and Regional Planning

It is required in the GMA that the Comprehensive Plan of each County and City shall be coordinated with and consistent with adjacent comprehensive plans[2].

Countywide Planning Policies

Countywide Planning Policies are policies used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted[3]. It is the intent of this document to be consistent with the Countywide Planning Policies. The most recent version of Countywide Planning Policies can be found on the Lewis County website on the adopted plans page.

Planned Growth Committee

The Planned Growth Committee (PGC) is made up of the mayor, or their designee, from each city in Lewis County and the Chair of the Board of County Commissioners. The PGC makes recommendations on population and housing allocations to the Lewis County Planning Commission before the Board of County Commissioners (BOCC) adopts the final numbers. This group is another method for continued coordination between cities and Lewis County during the planning period and the Periodic Update. Visit the Lewis County's Boards and Commissions webpage to see details about the Planned Growth Committee.

Statewide Planning

It is Lewis County's intent to uphold the Statewide Planning goals identified in the Growth Management Act[4] through the Comprehensive Plan, as required by state law. There are fifteen unique planning goals identified in RCW 36.70A.020 to assist with the development and adoption of all comprehensive plans.

Tribal Coordination

The County invites tribes to participate in any planning efforts. In accordance with the Growth Management Act and guidance provided by the Department of Commerce, the County sent out letters inviting tribes to participate at the beginning of the periodic update[5].

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[2] *Revised Code of Washington, 36.70A.100 Comprehensive Plans – Must be coordinated., 2024, https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.100*
[3] *Revised Code of Washington, 36.70A.210 Countywide planning policies., 2024, https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.210*
[4] *Revised code of Washington, 36.70A.020 Planning Goals., 2024, https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.020*
[5] *Revised Code of Washington, 36.70.040(8) Who must plan, 2025 https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.040*

Organization of Document

Each chapter in this comprehensive plan is a required Element regulated under the Growth Management Act 36.70A.070. The required Rural Element is included in the Land Use Element. Economic development and parks and recreation elements are required if the State of Washington provides funds sufficient to cover applicable local government costs. Lewis County has elected to include an Economic Development Element.

Land Use Element 36.70A.070(1)

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 growth areas section intends to establish a course for Lewis County that promotes the vitality of the cities and urban growth areas.

Rural Element 36.70A.070 (5)

The Rural Element, included in the Land Use Element, is meant to provide a series of goals and policies that preserve the rural character of the County, support healthy small unincorporated settlements, protect parks and recreational areas (36.70A.070(5)), and access to job opportunities for rural residents, which are key components of that character.

The resource lands section is intended to designate and preserve resource lands and encourage the long-term commercial viability of resource-related uses on the lands, commonly referred to as natural resource lands in the Revised Code of Washington.

The natural environment 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.

Housing Element 36.70A.070 (2)

The Housing Element offers a set of goals and policies to plan for and accommodate housing for all income levels 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 36.70A.070 (6)

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.

Utilities and Capital Facilities Element 36.70A.070 (3) (4)

The Capital Facilities Element established goals and policies to guide future capital improvement projects and activities, such as parks and recreation, and a 10-year Capital Improvement Program are also included within the element and coordination between utilities, special service districts and other service providers.

Economic Development Element 36.70A.070 (7)

The Economic Development Element establishes a series of goals and policies to promote economic development.

Climate and Resiliency Element 36.70A.070 (9)

The Climate and Resiliency Element is aimed to reduce impacts of natural hazards in human communities and ecological systems, consistent with best available science and climate projections.

Goals and policies relating to climate and resilience throughout the plan are indicated by this icon.

2025 Community Profile

The community provides existing conditions and a detailed snapshot of the County's demographic, economic, environmental, and social characteristics. It serves as a baseline for understanding current conditions and trends, helping decision-makers craft policies that address community needs and guide future growth. This community profile includes data on population demographics, housing stock and affordability, and economic conditions that define the community's identity. Other existing condition data relating to land use patterns, environmental resources, infrastructure, and public services can be found throughout the Comprehensive Plan in the applicable elements. This information helps identify challenges and opportunities, ensuring that planning efforts are informed by accurate and up-to-date data.

County Overview

Lewis County is located in the southwest part of Washington State. The county borders eight other Washington counties: Grays Harbor, Thurston, and Pierce Counties to the north; Yakima County to the east; Skamania, Cowlitz, and Wahkiakum Counties to the south; and Pacific County to the west. The boundaries of the county are purely political creations except for a portion of the northern boundary that briefly parallels the Nisqually River and the eastern boundary which tracks along the crest of the Cascade Mountains. Lewis County is the largest county in western Washington. The county covers 2,452 square miles and measures about 90 miles (east to west) by 25 miles (north to south). The topography of the area varies widely, from the broad, flat and low-lying western section of the county to the Cascade Mountains to the east. Roughly three-fourths of the county is rugged, mountainous and forested. The remainder is characterized by low rolling hills interspersed with rivers and tributaries including the Cowlitz and Chehalis systems. The major population centers of Centralia, Chehalis, and Napavine, are located on the flood plains of the Chehalis River and its tributaries, including the Skookumchuck and Newaukum rivers.

Population

Historically, Lewis County's population has increased at a constant rate since 1960. The County's population has increased from 41,858 in 1960 to an estimated 84,950 as of April 1st, 2024, released by the Washington Office of Financial Management (OFM). Lewis County is expected to grow in the next twenty years by 12,005 people.

Between 2020 and 2050, the medium projection from the Office of Financial Management estimates the population of Lewis County to grow to nearly 96,000.

In 2024, Lewis County adopted Office of Financial Management's medium population forecast of 95,871 (OFM, 2024) which will require an increase of 6,232 housing units by 2045 (Lewis County, 2025). In summary, an increase of 12,005 population and 6,232 housing units by 2045 are being planned for in this update. These increases were allocated to incorporated cities and unincorporated County areas in coordination with jurisdictions. To see the allocation for communities within Lewis County, please see the latest adopted copy of the Lewis County Countywide Planning Policies (adopted herein by reference).

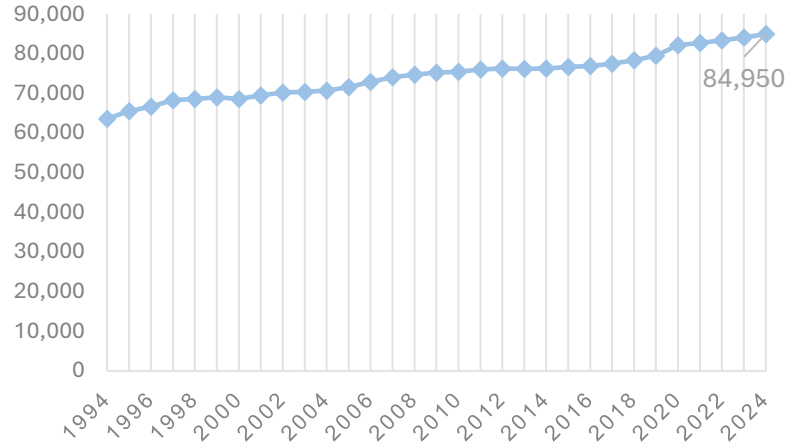


FIGURE 1 POPULATION GROWTH IN LEWIS COUNTY, 1960-2024

Socio Demographic Findings

Lewis County trends higher in populations of people 60 years and older compared to the State of Washington by approximately 7 percent (ACS, 2022) and has a higher old age decency ratio. These populations are concentrated in Eastern Lewis County between Mossyrock and Packwood. The old age dependency ratio in Lewis County 38.6 compared to the State's ratio of 27.1[6].

Lewis County also has a higher population of those living with a disability than the State. Lewis County's percentage of persons with a disability is 19.9 percent compared to the State's 13.5 percent. This again, is more prominent between Mosssyrock and Packwood (ACS, 2022).

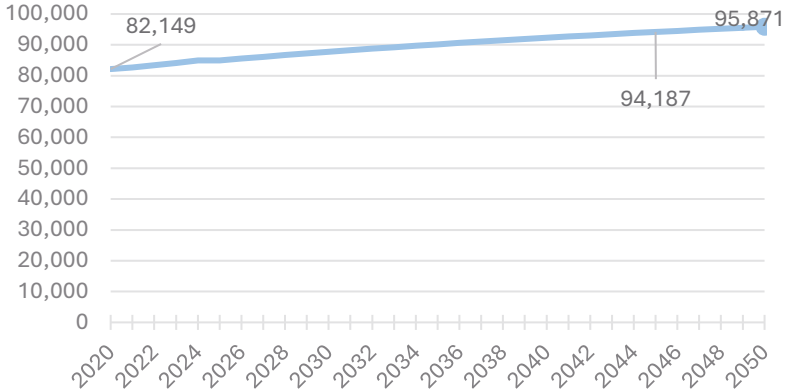


FIGURE 2. POPULATION GROWTH FORECAST IN LEWIS COUNTY, 2020-2050

[6] *U.S. Census Bureau, ACS 2022, Table S0101*

Some areas between Morton and Toledo show a higher trend of socio-economic factors such as higher unemployment rates, no high-school diploma, or low median household income[7] (ACS, 2022).

With a high population of older people and people with a disability on the Eastern side of the County further away from Urban Growth Areas Lewis County will need to consider land use and transportation solutions to avoid displacement of existing populations. The Washington Department of Commerce identified Eastern Lewis County as a high-risk area for displacement that may be caused by gentrification. As Lewis County plans for growth over the next 20 years, it will be important to consider where these populations are heavily concentrated to provide suitable land use policies, appropriate transportation and housing opportunities, and plan for adequate infrastructure to support these efforts.

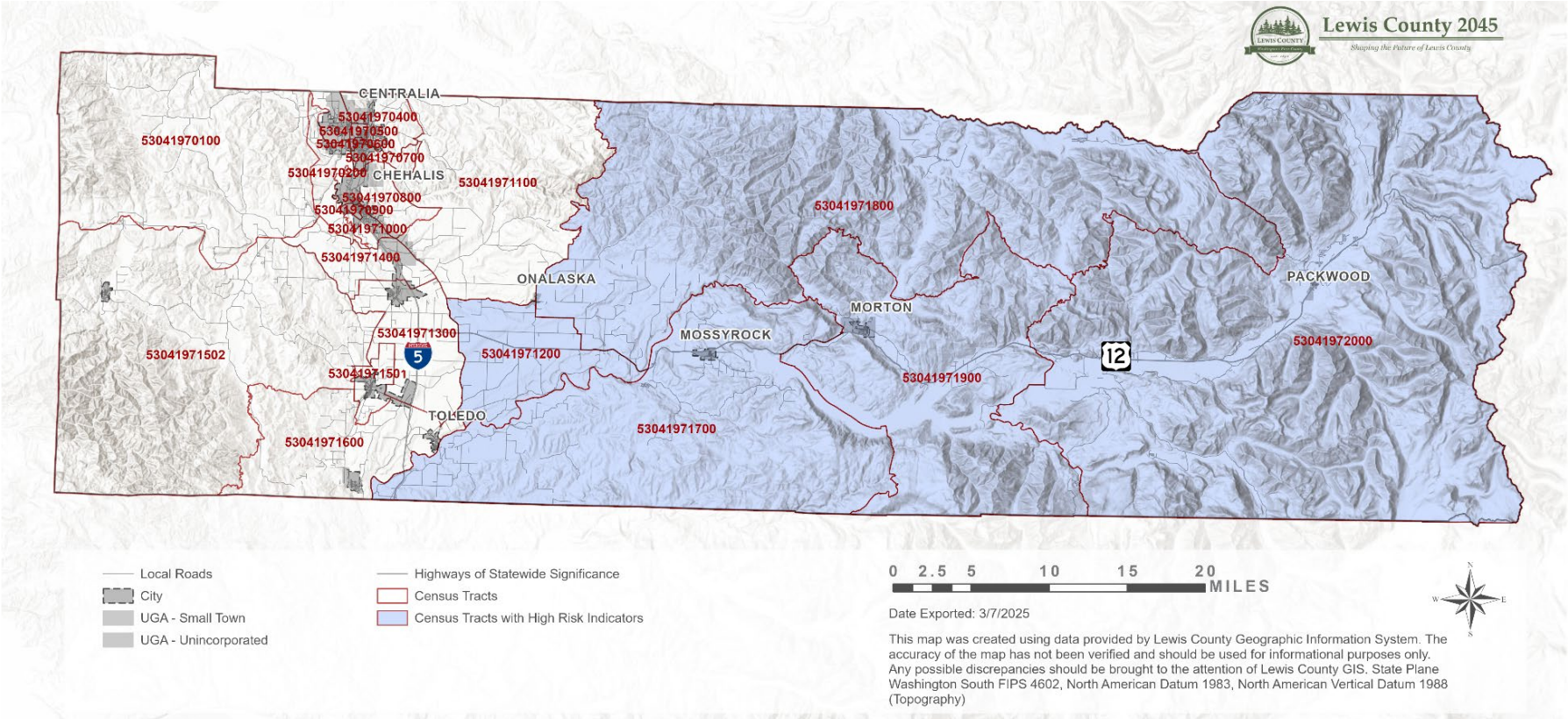


FIGURE 3. SOCIO-DEMOGRAPHIC FINDINGS

[7] *U.S. Census Bureau, ACS 2022, Table S1701*

Housing

Lewis County has a total of 36,370 housing units of which 32,149 are occupied. Over 70 percent of the current housing stock in Lewis County is single-family. The average unit size by bedrooms is three (3) rooms and the average person per household is approximately 2 (two) people. The Housing Needs Assessment found that almost 60 percent of housing is disproportionate to the needs of the current population.

36,370[8]	2.63[9]	77.1%[9]	22.9%[9]	32,149[8]	$69,067[10]
Total Housing Units	Average Household Size	Owner-Occupied Units	Renter-Occupied Units	Occupied Units	Median Household Income

FIGURE 4. OCCUPANCY AND HOUSING CHARACTERISTICS

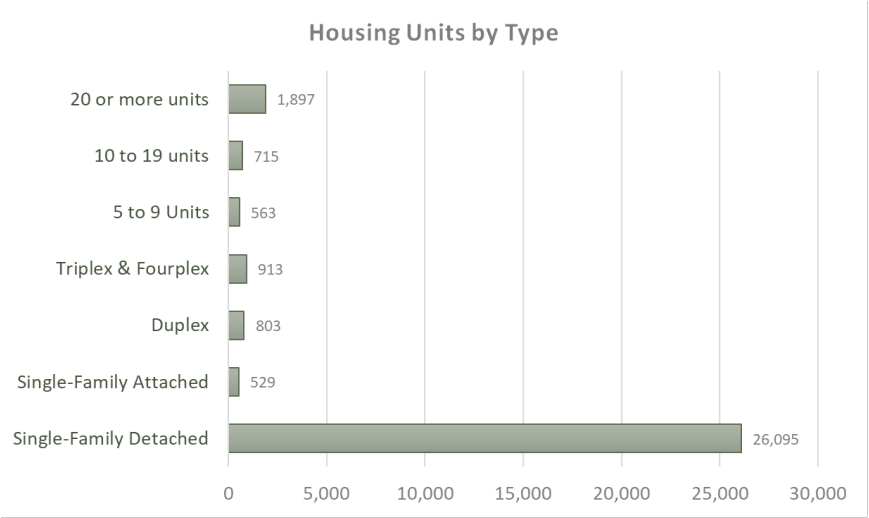


FIGURE 5. HOUSING TYPES CENSUS BUREAU ACS 2022 1-YEAR ESTIMATE TABLE DP04

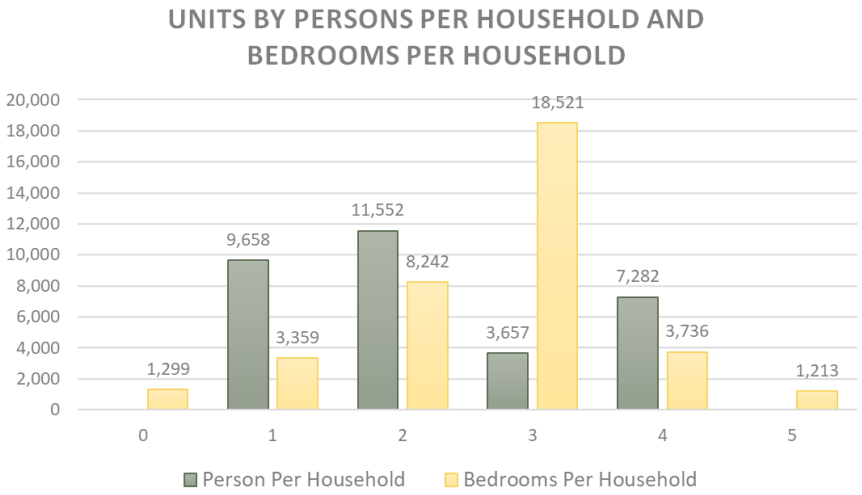


FIGURE 6. PERSONS AND BEDROOMS PER HOUSEHOLD CENSUS BUREAU ACS 2022, 1-YEAR ESTIMATE TABLE S2503

[8] *U.S. Census Bureau, ACS 2022 1-Year Estimate Table S2501*
[9] *U.S. Census Bureau, ACS 2022 1-Year Estimate Table S1101*
[10] *U.S. Census Bureau, ACS 2022 1-Year Estimate Table S2503*

The median single-family home in Lewis County costs $369,300 and the average monthly rent for a multifamily unit is about $1,273 (WA Center for Real Estate Research, 2024). As 2022, 32,149 housing units are owner-occupied or 73 percent and about 7,361 housing units are renter-occupied or 22 percent.

The median household income in the County is $67,247[10] and the expected mortgage payment on a median single-family home is approximately $2,424[11]. This means that households would need to make at least $97,000 to afford the median cost of a single-family home in the County, which is higher than the median household income.

Under these conditions, approximately 8,780 households are cost-burdened (spending more than 30 percent of their income on housing costs) and make between the 0-80 percent area median income range. It is likely these households would not be able to qualify for a mortgage to purchase a home and would be cost-burdened if they are able to. Figure 8 has a snapshot of cost-burdened households according to US HUD affordability data (renter-occupied and owner-occupied households are summarized). The cost-burdened households are shown by income level segments as required by housing requirements under the GMA.

The policy framework in the Land Use Element and Housing Element seeks to plan for and accommodate housing for all income levels. For further information about housing affordability, see the Housing Capacity and Housing Needs Assessment completed as part of the 2025 periodic update in the appendix.

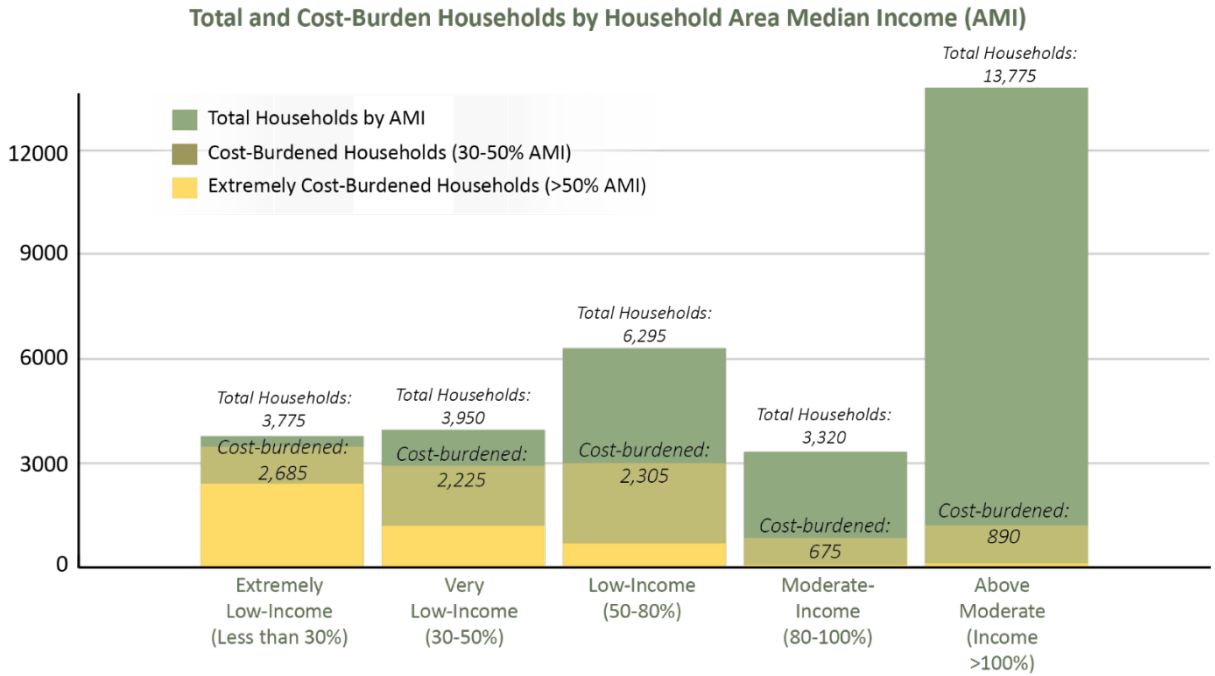


FIGURE 7. COST-BURDENED HOUSEHOLDS

U.S. DEPARTMENT OF URBAN DEVELOPMENT COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY, 2016-2020. DATA IS SUMMARIZING HOUSEHOLDS FOR OWNERS AND RENTERS.

[11] *Washington Center for Real Estate Research 2024, Fannie Mae Mortgage Calculator Assumes 20% down payment and 30-year mortgage at 6% interest rate. Zillow Observed Rental Index 2024*

Economy

To better understand the economic conditions of Lewis County, this section looks at a variety of employment and commuting data. The largest job industries in Lewis County are health care and social assistance, retail trade, manufacturing, and educational services. General jobs that fall under these categories are nurses and physicians, tourism, merchandise dealers of furniture, motor vehicles, and apparel, factory workers, and teachers. This accounts for 52 percent of the jobs in Lewis County. This is aligned with the county's educational attainment, where over 40 percent of the population has some form of college degree or higher. Lewis County has a low unemployment rate of 2.6 percent of the working age population unemployed as of 2024, compared to the national average of 4.2 percent (Bureau of Labor Statistic, 2021).

Table 1. Educational Attainment, Population 25 to 64 Years, U.S. Census Bureau ACS 5-Year 2021,

Educational Attainment	
	Count
Less than high school graduate	4,452
High school graduate (includes equivalency)	12,705
Some college or associate's degree	16,249
Bachelor's degree or higher	7,989

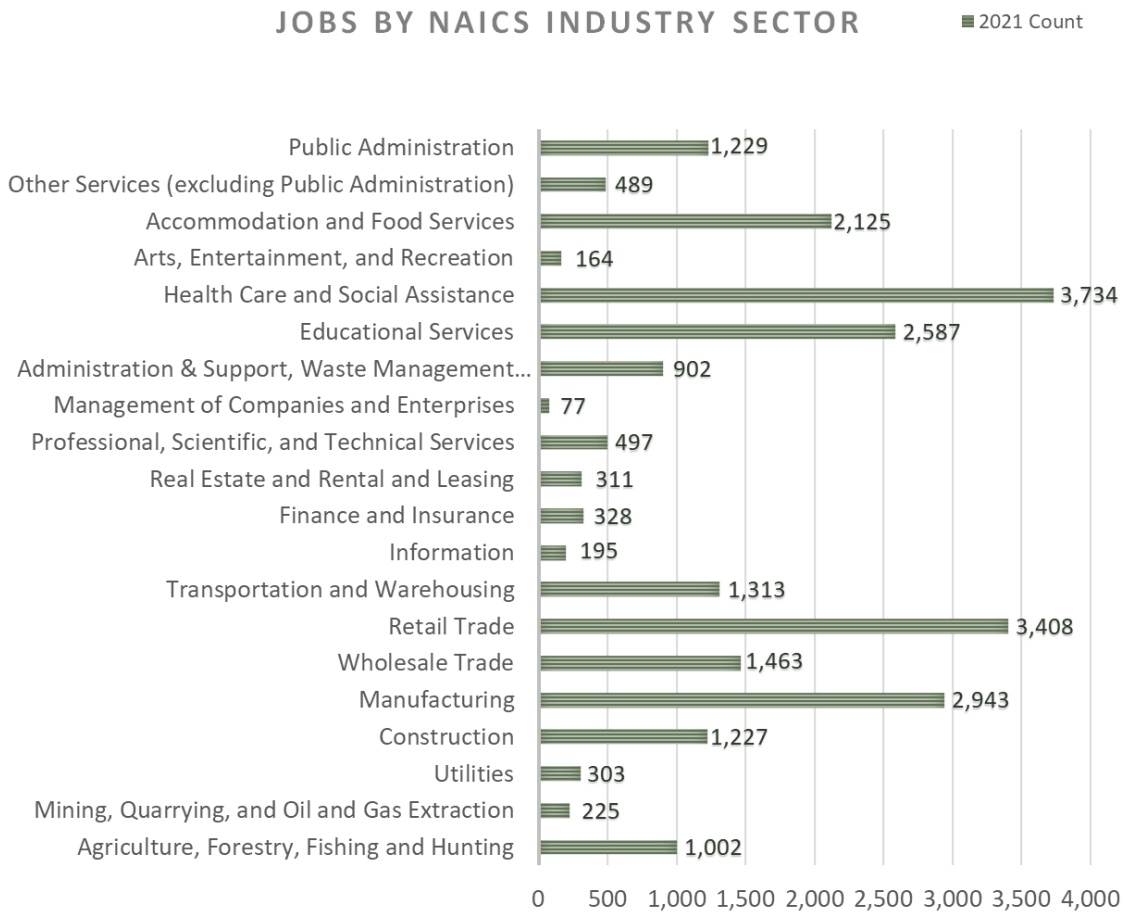


Figure 8. Jobs by Industry U.S. Census Bureau, On the Map, 2021

Table S2301

Based on the employment and commuting data for Lewis County, a significant portion of residents—21,733 individuals, commute outside the county for work, while 10,916 workers commute into the county, and 13,606 both live and work in Lewis County (On the Map, 2021). The data also reveals that commuting distances vary widely, with 11,440 residents traveling more than 50 miles for work, and the majority driving alone (25,981 individuals). Understanding these commuting patterns is crucial for Lewis County's comprehensive planning efforts, as long commutes increase household transportation costs, reduce available time for community engagement, and contribute to infrastructure wear. Additionally, the heavy reliance on single-occupancy vehicle travel highlights the need for diversified transportation options. To address these challenges, the policies in the Comprehensive Plan focus on expanding economic opportunities near future growth areas, reducing the need for long-distance commuting, and enhancing local employment options to improve both quality of life and economic resilience for residents.

Table 2. Jobs by Distance, U.S. Census Bureau, On the Map, 2021

Distance to Work	
	Count
Less than 10 miles	9,731
10 to 24 miles	6,634
25 to 50 miles	7,534
Greater than 50 miles	11,440

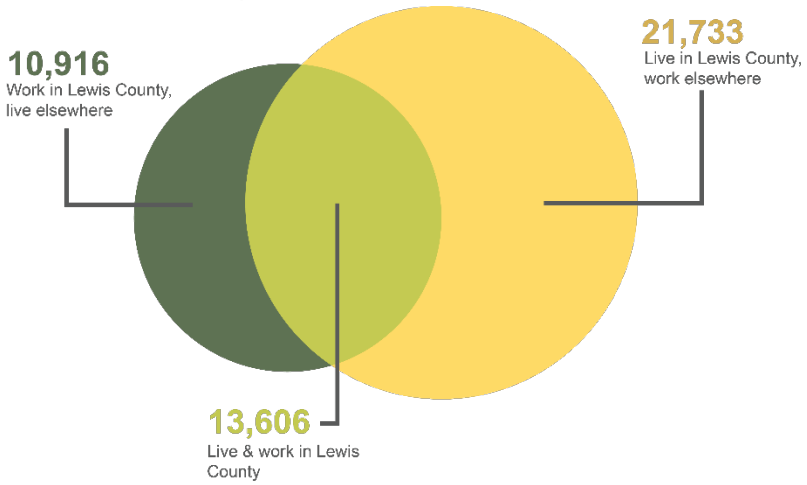


Figure 9. Inflow Outflow Analysis U.S. Census Bureau, On the Map, 2021

Commuting to Work	
	Count
Drove Alone	25,182
Carpooled	3,848
Public Transportation	196
Walked	1,250
Other	417
Worked from Home	2,513

Table 3. Commuting to Work U.S. Censure Bureau, ACS 5-year 2022 Table DP03

2025 Periodic Update

Every ten years Lewis County is required to update the Comprehensive Plan, referred to under the GMA as the periodic update. Each update comes with unique conditions that impact the process, engagement, and final goals and policies in the Comprehensive Plan. It is required during the periodic update that Lewis County review and revise the Comprehensive Plan and Development Regulations to comply with any new state laws passed since the previous update. It is also an opportunity to engage the community and incorporate their goals for the future.

Relevant Legislation

For the 2045 Periodic Update, the following legislation played a critical role in the 2045 Comprehensive Plan process, analysis, and final goals and policies. A full list of legislation that affected the 2045 periodic update can be found on the *Washington Department of Commerce's Periodic Update webpage*.

HB 1220 – Housing Legislation Summary

Passed in 2021, requires counties to identify sufficient land and zoning capacities to accommodate a diversity of housing types for community members at all economic levels: moderate, low, very low, and extremely low- income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes. This legislation revised the following sections of the GMA: RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW.

SB 5275 – Relating to Enhancing Opportunities in LAMIRDs Summary

This bill, passed in 2022, introduces changes to LAMIRD requirements, allowing for development and redevelopment within these areas, provided that there is confirmation of adequate public facilities and services to meet new demands. It also permits changes to land use designations on vacant land, as long as the development aligns with the county's definition of rural character. Commercial development within mixed-use zones is allowed, with size limits on certain types of businesses. Additionally, this legislation modifies RCW 36.70A.070 of the GMA.

HB 1181 – Improving the State's Climate Response Summary

Passed in 2023, this bill requires all cities and counties to adopt a climate element and a resiliency sub-element in the Comprehensive Plan. The resiliency sub-element requires the County to plan for and mitigate climate hazards, advance environmental justice, adapt to and mitigate the effects of climate, and protect and enhance the environment, economy, and human health and safety. The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate related topics. This legislation revised the following sections of the GMA: RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480.

Growth, Housing, and Employment

The Planned Growth Committee completed the reconciled population and housing allocations. Through this process, Lewis County was allocated the following population and housing numbers.

TABLE 4. LEWIS COUNTY POPULATION ALLOCATIONS

Unincorporated Areas*	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rule
Onalaska UGA	562	700	138	24.56%
Packwood UGA	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	42,629	43,482	853	2.00%

**Growth Within Unincorporated Areas Around Cities*

TABLE 5. LEWIS COUNTY HOUSING ALLOCATIONS

Unincorporated Areas	Emergency Housing	PSH	>0-80% AMI	>80-100% AMI	>100-120% AMI	>120% AMI	Total
Onalaska UGA	50	0	200	0	0	0	200
Packwood UGA	50	0	150	0	0	0	150
Other Rural	68		132	0	0	0	132
Total Unincorporated	168	0	482	0	0	0	482

The Planning Growth Committee assigned population and housing targets to each urban growth area. Lewis County worked with cities through the Planned Growth Committee to ensure that during this periodic update population and housing accommodation would be studied in each city's land capacity analysis and include any unincorporated land in the urban growth area boundary. The Land Capacity Analysis for Lewis County's urban growth areas and rural areas can be found in Appendix A.

Community Engagement

The most important part of the 2025 Periodic Update is providing the community with an opportunity to provide input to help shape the goals for the future of Lewis County. The GMA requires that Lewis County develop a plan for community engagement and provide participation materials, events and other tools throughout to process to amend comprehensive land use plans and development regulations implementing the plans[12].

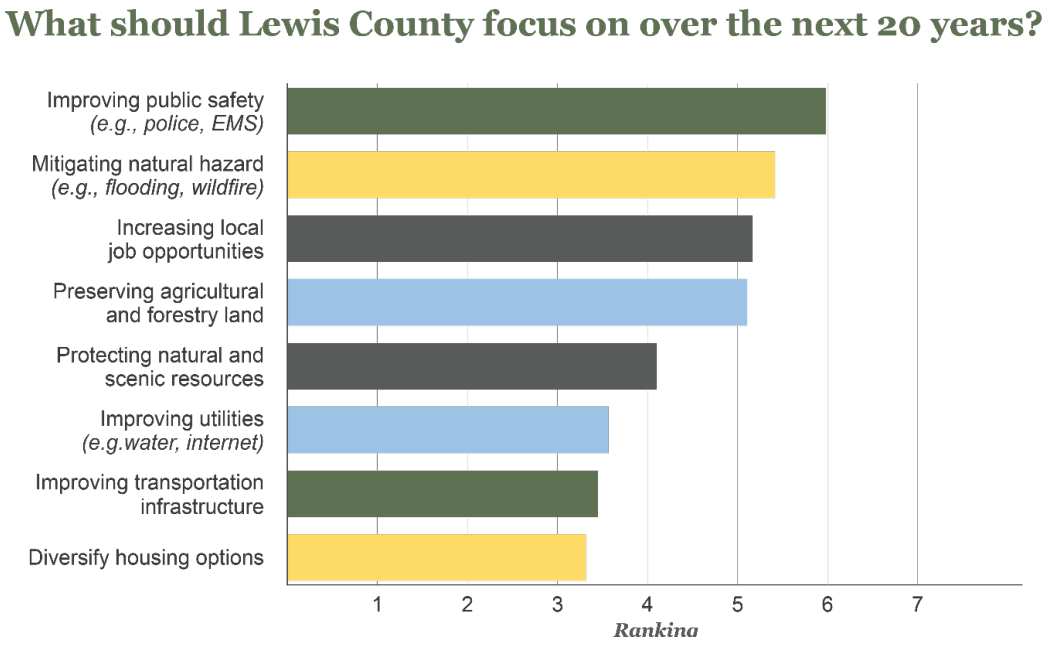
Lewis County established a Community Engagement Plan early 2024 and distributed the plan through community public meetings and online. A copy of the Community Engagement Plan and results can be found in **Appendix H**. Community engagement began in September 2023 until the final adoption of the Comprehensive Plan with the Board of County Commissioners.

5	2	786	3	3	20+
Community Meetings 116 Attendees	Community-wide Surveys	Survey Responses	Pop-Up / Community Events	Open Houses	Public Meetings & Hearings

Community Wide Surveys

In the community survey released between April to May 2024, 736 respondents ranked their top priorities for the next twenty years.

In October 2024, Lewis County released a survey to gather public input on proposed new policies for the 2045 Periodic Update of its Comprehensive Plan. The survey revealed strong community support for key policies across various elements. For the Land Use Element, top priorities included preserving the existing rural character, supporting local farming opportunities on agricultural resource lands, and creating policies to protect urban growth areas from natural hazards. In the Housing Element, respondents favored improving permit processes and regulations,



[12] *RCW 36.70A.140 Comprehensive plans – Ensure public participation. http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.140*

increasing middle housing, manufactured housing, and ADUs, and ensuring a range of housing options for all income levels, as mandated by the state. The Transportation Element saw strong backing for improving transportation access for disadvantaged populations in small towns and LAMIRDs, creating multi-modal transportation networks, and prioritizing improvements to infrastructure vulnerable to natural hazards. For the Capital Facilities Element, the community supported enhancing broadband and telecommunications projects, protecting facilities from natural hazards, and expanding park networks with better connectivity between communities. The Economic Development Element saw emphasis on expanding telecommunications, integrating economic development into other planning elements, and supporting the transition of IPAT/TransAlta from mining to industrial uses. Lastly, in the Climate and Resiliency Element, policies to ensure continued wildfire planning, provide education on wildfire preparedness, and enhance protections for wildfire-prone areas were highly endorsed. These findings reflect the community's priorities for a resilient, sustainable, and thriving future in Lewis County.

Community Meetings and Open Houses

Between October 2023 and January 2024, the County hosted four (4) community meetings to ask the public to help scope the highest priorities over the next 20 years. The meetings were held in South County near Toledo, Salkum, Mineral and Randle. A total of 86 people attended the meetings.

Participants were asked to write 5-10 statements about what they hope Lewis County will be like in 2045, covering topics such as transportation, housing, land use, recreation, jobs, etc. Next, participants were asked to star the top 3 priorities. The participants paired up and shared their top 3 priorities. Together, each team was asked to agree on a combined 3 and write each priority on a notecard. These were shared with the whole group and organized, by the group, into topics.

The comments from the meetings are summarized below. The top themes were:

1. Protect the rural character of the County by maintaining farms and forests and keeping dense development and big commercial near US Interstate I-5.
2. Make sure infrastructure and services (e.g., roads, EMS, police, schools, internet, etc.) keeps pace with development.

A climate event was hosted by Centralia College in April 2024 as part of their "Climate Connections Film and Speakers Series". The County was requested to speak about Lewis's County's Comprehensive Plan and the Climate and Resiliency Element. There were 30 attendees that participated in the discussion about impacts and concerns from climate related hazards.

Early October 2024 Lewis County hosted three open houses in three separate locations across the County. The open houses were hosted in multiple locations and times to provide more opportunities for residents to have the opportunity to attend. The events were a self-guided format, attendees could walk around and read the posters at their own pace. Staff were available to answer any questions. There was no formal presentation at these open houses. The events had approximately 5 (five) attendees that discussed policy changes with staff. The following comments were collected:

Climate-Related Engagement Concerns

- Flooding risks and riverbank erosion
- Concerns about the response time to wildfires
- Logging impacts related to landslide hazards
- Evacuation routes and education
- Invasive plant species controls

- Multiple comments mentioned the need for increased transit in rural areas to assist with Lewis County rural and low-income populations.
- Multiple comments expressed the need for new job creation to keep younger populations living in rural communities with their families.
- Multiple comments mentioned the support for hazard mitigation and natural hazard preparedness policies.

Multiple comments mentioned that need for stronger regional coordination between cities and small communities. The cities, Centralia and Chehalis, produced the better jobs while the rural communities are where residents would like to continue living. There was a strong desire to be able to live and work in the same place.

Lewis County Vision

The Lewis County Comprehensive Plan seeks to ensure the following vision is continued as the County plans for the next twenty years of growth.

Strong Central Cities

Lewis County seeks a vital central group of cities - Centralia, Chehalis, Winlock, Toledo, Napavine, Vader, Mossyrock, Morton and Pe Ell - that offer 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 Towns and Communities

Lewis County also desires vibrant small communities dispersed through the County. Adna/Doty, Onalaska, Mayfield, Mineral, Glenoma, Randle and Packwood are historic small towns that are unincorporated but provide critical housing, jobs and services for people living and working in rural areas and resource lands. These vibrant communities are designated as Type 1 LAMIRDs and UGA - Small Towns in the land use map.

Vital Small Communities have a rural character that includes housing densities similar to incorporated cities of Mossyrock and Morton, with a mix of single-family houses, accessory dwelling units, duplexes, triplexes, manufactured home parks and small apartment complexes. Services typically include post office, library, community center, grocery story, auto parts store, hardware store, restaurants, breweries, small hotels, doctor office, veterinary clinic, and other business that support the rural population. The communities are typically compact, preserving the farms, forests and open spaces around them.

It is important that in Vital Small Communities the following strategies are encouraged:

- Placemaking – Each Vital Small Community is unique, with its own history and character, which should be preserved, celebrated and incorporated into new development.
- Housing – Part of the rural strategy for providing housing for community members at all economic levels is to encourage infill development in Type I LAMIRDs and UGA – Small Towns.
- Strong retail core – Each of these communities has a main street where locally owned, small business should be supported and a pedestrian environment encouraged.
- Industrial Development – The surrounding farms and forests can be supported by lumber mills, butchers, farmers markets and other businesses located in these communities.
- Recreation – These communities provide access to internationally renowned recreational opportunities, such as Mt. Rainier, which are an important driver of the County's economy.
- Services – Adequate police, fire and ambulance services are necessary to support these communities and help them plan for and react to natural hazards including flooding and wildfire.
- Infrastructure – Centralized water and sewer systems are needed to support expanded housing and employment opportunities; as well as roads designed for a growing population and increased transit options.
- Broadband – The expansion of broadband will support new economic opportunities and support for emergency and communication services.

Retain Resource Lands and Natural Areas

Lewis County envisions linking communities with their surrounding farms, forests, parks and open spaces as a fundamental strategy to preserve rural character, promote the quality of life for area residents, and a means to support the local economy. Enhancements of the connections to these surrounding areas are intended to encourage additional development inside the existing communities and better showcase the resource lands and natural amenities nearby. In the rural areas, strategies like cluster subdivisions will help protect natural and rural character as Lewis County continues to grow in population.

Flourishing Agricultural Industries and Uses

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. 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[13].

Plan for 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 system).

[13] *Evidence 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.*

Land Use

Introduction

The Land Use Element establishes the land use designations for Lewis County to accommodate growth for the next twenty years. The goals and policies in this element are heavily supported by supplemental policies in the other elements.

The Land Use Element includes the following goals and policies to adequately distribute land uses and address Growth Management Act requirements.

Urban Growth Areas[14]: These areas include unincorporated urban growth areas around cities and the small unincorporated towns of Onalaska and Packwood. These are used for the purposes of accommodating the County's projected growth and shall provide adequate urban services and facilities to the community. Urban Growth Areas are planned jointly with cities.

Limited Areas of More Intense Rural Development: Type I LAMIRDs are historic unincorporated communities with a variety of housing, businesses and services that support the surrounding rural lands. Type II LAMIRDs are recreational parks and developments that contribute to the local tourism economy. Type III LAMIRDs are industrial areas that provide manufacturing and energy hubs. LAMIRDs are considered part of the rural element but can have different land use patterns than the County's large rural land areas and rural residential areas.

Rural Lands: Also known as the Rural Element, these areas include Lewis County's low density rural housing, cottage industries and agricultural uses outside of urban growth areas and designated resource lands. These areas provide rural services and facilities to Lewis County's rural residents.

Natural Resource Lands[15]: These areas include Lewis County's designated agricultural, forest, and mineral resources lands.

[14] *RCW 36.70A.110 Comprehensive plans – Urban growth areas.*
[15] *RCW 36.70A.170 Natural resource lands and critical areas—Designations.*

Land Use Element Requirements

The Land Use Element is required to address:

- Distribution and general location of land uses
- Population densities, building intensities, estimates of future population growth
- Provisions for the protection of groundwater
- Consideration of urban planning approaches to promote physical activity, and
- Considerations and review of drainage, flooding, and stormwater

Counties are required to include a Rural Element in the Comprehensive Plan to accommodate for land not designated for urban, agriculture, forest, or mineral resources.

RCW 36.70A.070 Mandatory Elements
WAC 365-196-405 Land Use Element
WAC 365-196-425 Rural Element

Natural Environment: These areas include rivers, streams, wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geographically hazardous areas.

Existing Conditions

The land use designation table for Lewis County highlights a contrast between urban and rural land areas. Urban Growth Areas (UGAs), including both city and industrial designations, account for a very small portion of the total land area, with the UGA City (including unincorporated UGA) making up only 1.11 percent and UGA Industrial areas just 0.08 percent. In comparison, the county's rural and natural resource lands dominate the landscape, with forest lands covering the largest portion at 81.08 percent, followed by rural residential areas at 12.54 percent. Smaller rural and nonresidential lands account for a modest 1.06 percent, while agriculture and mineral lands together represent just 4.59 percent of the county's land use. This distribution emphasizes the prominence of rural, forest, and natural resource lands in Lewis County, while urban areas remain limited in size.

Table 6. Land Use Designation Area in Acres

Urban Growth Areas	Area in Acres	Percent of Total
UGA City (Includes Unincorporated UGA)	26,915	1.7%
UGA Industrial / Major Industrial Development	4,534	0.2%
UGA Small Town	728	0.0004%
Rural Lands		
Rural Small Communities (Type I LAMIRD)	7,098	0.4%
Recreation and Tourism (Type II LAMIRD)	1,216	0.0007%
Rural Nonresidential (Type III LAMIRD)	1,443	0.0009%
Rural Residential	311,453	19.6%
Natural Resource Lands		
Forest	1,118,215	70.6%
Agriculture	92,448	5.8%
Mineral	4,929	0.3%
Lake	13,205	0.8%
Total County Acres	1,582,184	100%

Source: Lewis County GIS Zoning Layer, 2024

Planning for the Future

City Urban Growth Areas

Unincorporated urban growth areas, identified as "UGA – Unincorporated" in Figure 10. Land Use Designations Map are adjacent to incorporated cities and are intended to support cities in their accommodation of projected population, housing, and employment. Over the next 20 years the Unincorporated UGA should be annexed by cities, therefore, these areas are planned jointly with the cities through coordination and collaboration with the Lewis County Planned Growth Committee.

Small Town Urban Growth Areas

The small-town Urban Growth Areas, identified as "UGA – Small Town" in Figure 10, are the UGAs not associated with an incorporated city. These are intended to accommodate Lewis County's projected population growth and employment, including a diversity of low, medium and high-density housing types with urban levels of services and facilities. It is intended that these areas will provide additional services to Lewis County to mitigate the displacement of rural residents. In Lewis County, subarea plans are used to add help add detailed policy guidance around these areas for improved development regulations, like the Onalaska Subarea Plan.

Industrial Urban Growth Areas

Industrial urban growth areas, identified as "UGA – Industrial" in Figure 10. Land Use Designations Map , (Land Use Designations Map) are intended to provide employment and economic opportunities for Lewis County. Some of these areas are known as the Trans Alta Urban Growth Area and the Cardinal Glass Urban Growth Area.

Limited Areas of More Intense Rural Development (LAMIRD)

Lewis County has multiple Type I LAMIRDs, identified as "Rural Small Communities" in Figure 10, which are historic unincorporated towns that provide a diversity of housing and commercial opportunities to rural residents.

Lewis County also has Type 2 and Type 3 LAMIRDs which are identified in Figure 10 as "Recreation and Tourism" (Type II) and "Rural Nonresidential" (Type III).

Rural Areas

Rural areas that are not designated natural resource lands are intended to provide housing at rural densities, a diverse range agricultural and recreational uses, as well as cottage industries.

Natural Resource Lands

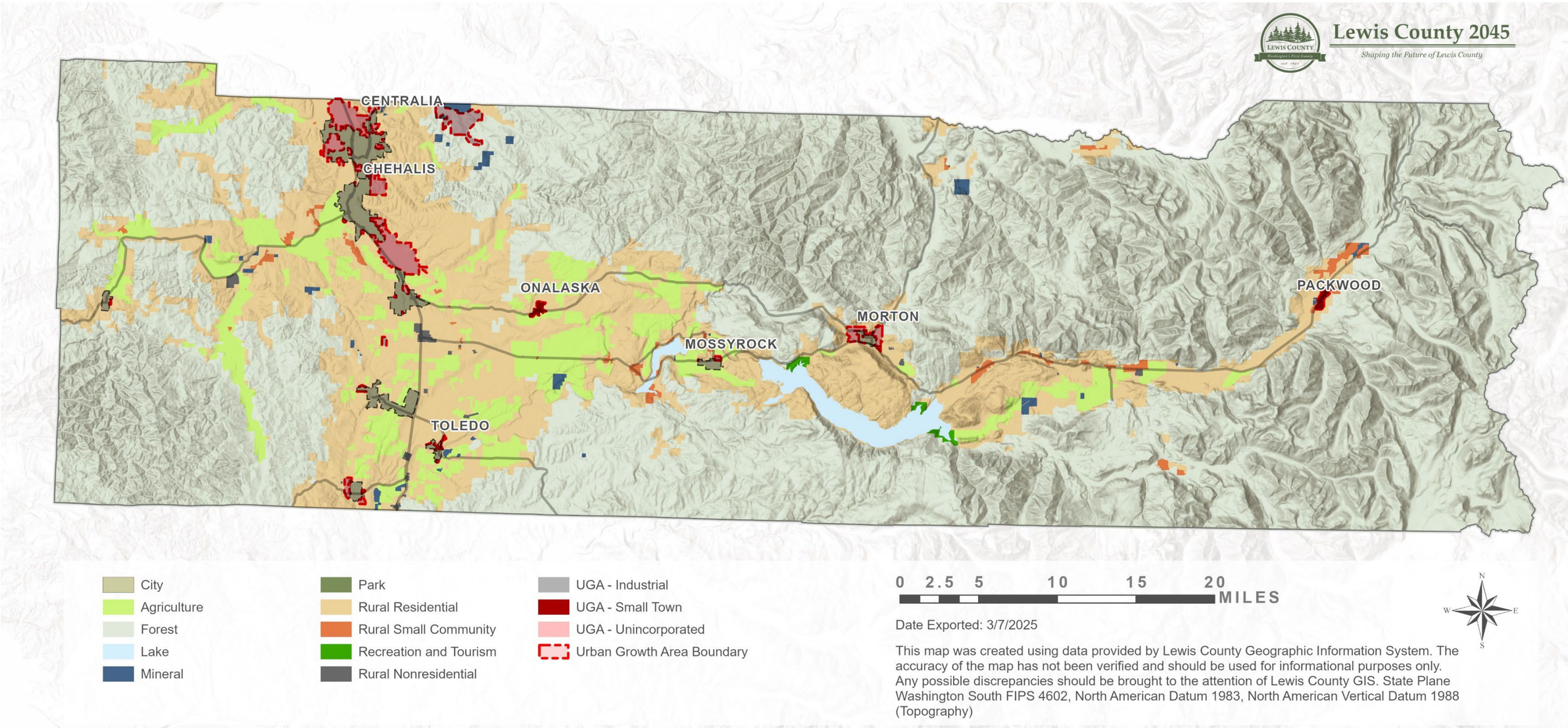
Natural resource lands follow the state mandated designation of natural resources lands under the Growth Management Act[16]. These lands are intended to be preserved to provide vital natural resources and economic opportunities for Lewis County. Lewis County has vital agricultural, forest, and mineral lands that account for more than eighty percent of the County.

Natural Environment

The natural environment section seeks to preserve Lewis County's vital wildlife, habitat, water resources, and mitigate geologic or flood hazards, also known as critical areas. Critical areas located throughout the County across all land use designations and zoning.

[16] *RCW 36.70A.050 Guidelines to classify agriculture, forest, and mineral lands and critical areas.*

FIGURE 10. LAND USE DESIGNATIONS MAP



URBAN GROWTH AREAS GOALS AND POLICIES

Areas where urban density and intensity of development has occurred or is planned to occur are included in an urban growth area, as designated by Lewis County. All cities must have an associated urban growth area. Urban growth areas are also applied to some unincorporated historic small towns with urban-density of development where public facilities and services are planned, and to regional-scale recreational, commercial and industrial areas. Urban growth areas are intended to accommodate a broad range of needs and include greenbelt and open space areas. Urban Growth Areas are subject to all requirements under the GMA, specifically RCW 36.70A.110, and all other applicable sections.

establishes high-level policy approaches to the scale, density, use, form, and administration for the land use designations of Urban Growth Areas. Lewis County's Land Use and Development Regulations Code Title 17 further explains the allowances and limitations of these designations through the implementing zones.

TABLE 7. URBAN GROWTH AREA CHARACTERISTICS

	UGA - City	UGA– Small Towns	UGA – Industrial Major Industrial Development
Characteristics	Provides a variety of urban densities and urban levels of service.	Provides urban densities and urban levels of services, further clarified by Subarea Plans.	Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area.
Density	Low to Very High	Low to High	None
Uses	Commercial, Mixed-use, Residential, Industrial, Public Facilities and Services, Parks, Open Space, Utilities	Commercial, Mixed-use, Residential, Industrial, Public Facilities and Services, Parks, Open Space, Utilities, further clarified by Subarea Plans	Industrial, Manufacturing, and Commercial
Supplemental Information	Unincorporated urban growth areas adjacent to cities are planned jointly between the County and the City to ensure that adequate provisions to accommodate growth and address statewide planning goals with the intent that they will be annexed in the future.	As of 2025, there are two adopted Subarea Plans for the Onalaska and Packwood UGAs that assist with zoning, densities, and other land use administration, allowed under WAC 365.196.445(2).	
Implementing Zone(s)	UGA – Cities, Urban Reserve Overlay District	Commercial Business District (CBZ), Mixed Use (MU) Airport District (AX),	TransAlta / IPAT UGA, Cardinal Glass UGA

		Industrial (IND), Residential Low Density (RL) Residential Medium Density (RM), Residential High Density (RH), Open Space (OS), Airport District (AD).	

URBAN GROWTH AREAS

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Land Use Element is delineated LU 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Land Use Element is delineated with LU 1.1.

UGA 1 Ensure sufficient land within urban growth areas, designated for appropriate development densities, to accommodate the county's adopted 20-year population forecast, housing targets, and employment projections allocated to those areas.

UGA 1.1 Review and update urban growth area boundaries every five (5) years based on the Office of Financial Management's population growth forecast.

UGA 1.2 Ensure that Urban Growth Area boundaries for cities and towns shall typically follow and will include the entire rights of way of public streets, roads or highways. And, where right of way is insufficient to implement design standards or other such considerations, the Urban Growth Area boundary shall follow parcel boundaries or logical natural features.

UGA 1.3 Consider application of new Urban Growth Areas to Type I LAMIRDs based on adopted subarea plans to acknowledge existing densities of urban development and projected population growth and need for housing.

UGA 1.4 Allow for annual revisions to urban growth area boundaries based on patterns of development and protection of critical areas and ecosystems.

UGA 1.5 Prioritize amendments to urban growth boundaries where transportation systems have adequate capacity to accommodate anticipated growth or impacts to transportation systems can be mitigated concurrently with development.

UGA 1.6 Evaluate the extent of available industrial and commercial land in Urban Growth Areas to provide goods and services to residents and visitors.

UGA 1.7 Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for Urban Growth Areas.

UGA 1.8 Review land use maps and identify opportunities and barriers to responding to rapid population growth or decline, rebuilding housing and services after disasters, and other extreme climate impact scenarios.

UGA 1.9 Prioritize amendments to UGA boundaries where adequate public services and facilities are present, or can be provided, concurrently with development.

UGA 1.10 Encourage infill development that promotes pedestrian friendly forms and higher density zoning that promotes pedestrian friendly forms where services have already been provided and/or sufficient infrastructure capacity exists.

UGA 1.11 Prioritize wildfire resilient land use regulations in Urban Growth Areas located in the Wildland Urban Interface and Intermix, as defined by the State of Washington's Department of Natural Resources.

CITY URBAN GROWTH AREAS

UGA 2 Focus development in Urban Growth Areas with adequate public facilities and services.

UGA 2.1 Establish interlocal agreements or other procedures with cities to create compatible development regulations that will support the cities and county's goals and policies for urban development patterns.

UGA 2.2 Coordinate with cities for annexation of the Urban Growth Areas.

UGA 2.3 Allow infill development and higher density zoning where public facilities and services have already been provided or sufficient infrastructure capacity exists.

UGA 2.4 Encourage application of new urban growth areas to Type I LAMIRDs that have adequate public facilities and services for the projected population growth or where public facilities and services are planned over the next (6) six years.

URBAN RESERVE OVERLAY ZONES

UGA 3 Use the Urban Reserve Overlay Zone as a method to prepare for potential urban growth area expansions.

UGA 3.1 Apply urban reserve area overlays at sites well served by existing or planned transportation systems or adjacent to an existing Urban Growth Area.

UGA 3.2 Avoid including critical areas and resource lands within Urban Reserves to the maximum extent possible.

UGA 3.3 Classify lands within designated urban reserve area overlays as Rural or Resource lands that are subject to minimum lot size requirements that will not preclude more intensive future urban development.

UGA 3.4 Expand Urban Growth Areas to include urban reserves when necessary to provide sufficient land to accommodate the adopted 20-year population, housing and employment projections for that jurisdiction.

Joint Coordination for Urban Growth Area Planning

It is required by State Law to jointly coordinate urban growth areas between Cities and Counties.

Goals UGA 2 and UGA 3 are implemented through coordination efforts with the cities and counties through the Planned Growth Committee and other methods. These typically discussed annually unless during the periodic update.

These goals and policies are also reflected in the Countywide Planning Policies.

SMALL-TOWN URBAN GROWTH AREAS

UGA 4 Create vibrant city centers and corridors with complete streets and pedestrian oriented building forms.

UGA 4.1 Encourage a mix of affordable housing options adjacent to employment opportunities and near public transit stops.

UGA 4.2 Encourage mixed-use campus development along primary transportation corridors, near regional transit stops and at US Interstate I-5 interchanges.

UGA 4.3 Support long-term viability of Urban Growth Areas by maintaining public facilities and services.

UGA 4.4 Promote transit-oriented development near major transit stops.

UGA 5 Ensure the long-term economic sustainability of historic unincorporated small towns.

UGA 5.1 Plan, design and implement public facilities and services to support existing and new businesses.

UGA 5.2 Recruit industrial, commercial and tourism development that creates new jobs.

UGA 5.3 Grow a sustainable retail economic base focused around the primary transportation corridors.

UGA 5.4 Design streets to promote multimodal transportation.

UGA 5.5 Preserve the historic character of small towns by minimizing the visual impact of new larger-scale development.

UGA 5.6 Encourage and expand options for home-based businesses.

UGA 5.7 Promote local communities' events.

UGA Small Towns: Subarea Plans

UGA 4, 5, 6, and 7, establish broad goals and policies for urban growth areas Onalaska and Packwood defined as Small Towns on the Land Use Designation Map. However, Subarea plans have been adopted as part of this comprehensive plan that further establish detailed goals and policies to accommodate growth and housing and provide adequate services for the next 20-years. This is allowed under WAC 365-196-445 which allows subarea planning consistent with the Comprehensive Plan.

Adopted Subarea Plans As of 2025

Onalaska UGA Subarea Plan

Packwood UGA Subarea Plan

UGA 6 Support a diversity of housing options that are affordable for people working in and near unincorporated small towns.

UGA 6.1 Plan, design and implement public facilities and services necessary to support middle housing and multifamily housing.

UGA 6.2 Support programs that reduce cost of maintaining existing housing stock.

UGA 6.3 Reduce regulatory barriers to subsidized housing options.

UGA 6.4 Manage short-term rentals to reduce the impact on available and affordable housing.

UGA 7 Promote complete streets, active transportation safety, and transit-oriented development within unincorporated small towns.

UGA 7.1 Coordinate with Washington State Department of Transportation to implement complete street policies within unincorporated small towns.

UGA 7.2 Increase transit services to unincorporated small towns and add stops near community assets such as senior centers, grocery stores, schools and doctor's offices.

UGA 7.3 Designate high-density residential areas within ½-mile of regional transit stops.

Illustration of land use and transportation patterns for small town urban growth areas.

MASTER PLANNED RESORTS

UGA 8 Encourage and plan for Master Planned Resorts throughout Lewis County in areas of significant natural amenities consistent with RCW 36.70A.360 and RCW 36.70A.362.

UGA 8.1 Support the designation of new Master Planned Resorts that provide access to unique outdoor recreational opportunities and that are better suited for a resort than for other rural land uses including forestry or agriculture.

UGA 8.2 Ensure that Master Planned Resorts are self-contained, provide adequate public facilities and services to serve the planned development and will not promote new urban or suburban development near the resort, except within existing Urban Growth Areas or LAMIRDs.

UGA 8.3 Encourage a mix integrated development including short-term visitor accommodations, conference facilities, commercial activities and residential uses associated with a range of indoor and outdoor recreational activities.

UGA 8.4 Preserve at least 40 percent of the land within the Master Planned Resort as open space, which may include outdoor recreational opportunities.

UGA 8.5 Allow development of the Master Planned Resort to be phased overtime, while encouraging continued forestry and agricultural uses to occur during the intervening periods.

UGA 8.6 Ensure transportation corridors that connect to nearby Urban Growth Areas or LAMIRDs can support additional traffic resulting from the Master Planned Resort.

Illustration of land use and transportation patterns for master planned resorts.

MAJOR INDUSTRIAL DEVELOPMENTS

The following goals and policies are intended for, but not limited to, the IPAT/Trans Alta UGA and other MIDs that Lewis County may consider in the future.

UGA 9 Authorize the siting of specific major industrial developments outside Urban Growth Areas when designed in accordance with relevant state and local requirements.

UGA 9.1 Locate industrial uses in area with adequate transportation and utility infrastructure.

UGA 9.2 Continue to monitor the need for industrial land and the availability of industrial sites within the Urban Growth Areas of Lewis County. Encourage potential industrial applicants to use the monitoring information to help meet the required standard in RCW 36.70A.365(h).

UGA 9.3 Use a master plan process to plan for phased development within the major industrial development area.

UGA 9.4 Avoid siting industrial uses in locations with significant critical areas to the maximum extent possible.

Rural Element

The Rural Element of Lewis County's comprehensive plan is a required component under RCW 36.70.070, which mandates counties to establish policies that guide rural development while preserving the area's character. This element focuses on maintaining the distinct identity of the county's rural communities while accommodating growth in a sustainable manner.

The rural character of Lewis County, as established in the Lewis County Vision section of the Comprehensive Plan, reflects the uniqueness of its Vital Small Communities, each with its own history and identity that should be preserved and celebrated. The county promotes infill housing development in designated areas to provide diverse housing opportunities while supporting locally owned businesses and vibrant, pedestrian-friendly main streets. Rural industries, including lumber mills, butchers, and farmers' markets, play a key role in sustaining local farms and forests.

Additionally, the county's proximity to Mt. Rainier and other renowned recreational sites is a major economic driver. Ensuring adequate police, fire, and emergency services, along with preparing for natural hazards such as floods and wildfires, is essential for community resilience. To accommodate growth, centralized water and sewer systems, improved transportation infrastructure, and expanded public transit options are necessary. Finally, broadband expansion is a priority to support economic opportunities, communication services, and emergency response capabilities. Through these strategies, Lewis County aims to preserve its rural identity while fostering sustainable growth and economic vitality.

Rural Element Requirements

The Rural Element is required to:

- Define and maintain rural character
- Establish rural land use patterns
- Preserve agricultural, forestry, and resource-based industries
- Limit residential and non-agricultural uses
- Provide rural services and facilities

RCW 36.70A.070 Mandatory Elements
WAC 365-196-405 Land Use Element
WAC 365-196-425 Rural Element

Planning for the Future

Lewis County's rural lands include a diversity of land uses and development patterns including agricultural, open spaces, recreational destinations, rural residential development and limited areas of more intense mixed-use, residential, commercial, industrial and recreational rural development.

Table 8. Rural Land Use Designations establishes a high-level policy framework to the scale, density, use, and form for the land use designations of rural areas, which taken together summarize rural character in Lewis County. Lewis County's Land Use and Development Regulations Code Title 17 further explains the allowances and limitations of these designations through the implementing zones.

Table 8. Rural Land Use Designations and Characteristics

	Rural Residential	Rural Small Communities (Type I LAMIRD)	Recreation and Tourism (Type II LAMIRD)	Rural Nonresidential (Type III LAMIRD)
Characteristics	Large lot residential areas with cottage industries and supportive agricultural uses	Clusters of commercial uses, supportive services such as post office, and a mix housing types including single family, accessory dwelling units, duplexes, townhomes and cottage housing, as well as apartments located above commercial establishments	Tourism and recreational service areas with a mix of RV parks, campgrounds, trails, boat launches and supportive commercial uses	Regional-scale industrial uses that support local economy and dense commercial uses focused around US Interstate 5 interchanges
Density	Very Low	Moderate	None	None
General Uses	Residential, Agricultural, Public Facilities, Open Space, Public Lands, Public Utilities, Public Services	Residential, Mixed-Use, Commercial, Public Facilities, Public Utilities, Public Services	Recreation, Open Space, Mixed-Use, Commercial	Industrial, Manufacturing, Commercial, Rural Facilities and Services
Implementing Zone(s)	Rural Development District (RDD), Park	Small Town Mixed-Use (STMU), Crossroads Commercial (CC), Rural Residential Center (RRC)	Tourism Service Area (TSA)	Rural Area Industrial (RAI), Small Town Industrial (STI), Freeway Commercial (FC)

Rural Land Use Characteristics in Implemeting Zones

Rural Residential Center (RRC)	Small Town Mixed Use (STMU)	Commercial Crossroads (CC)

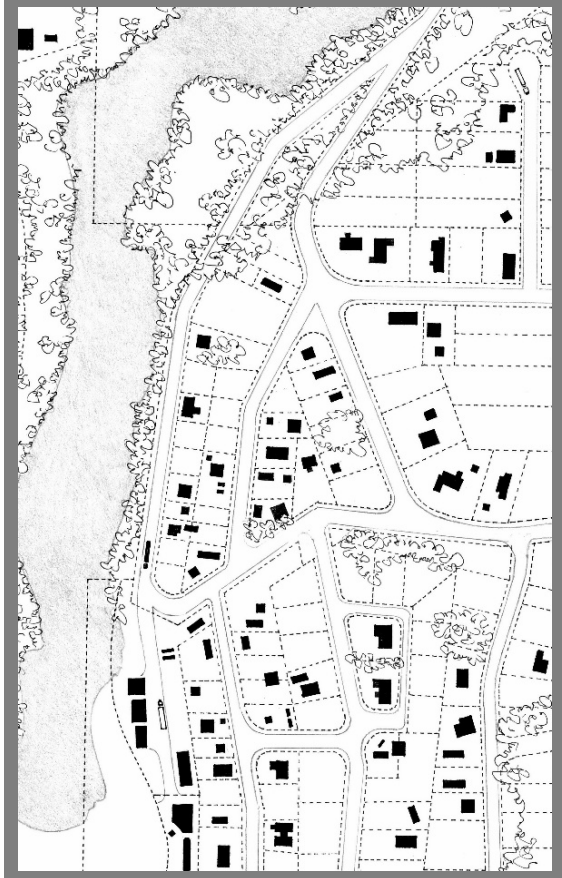
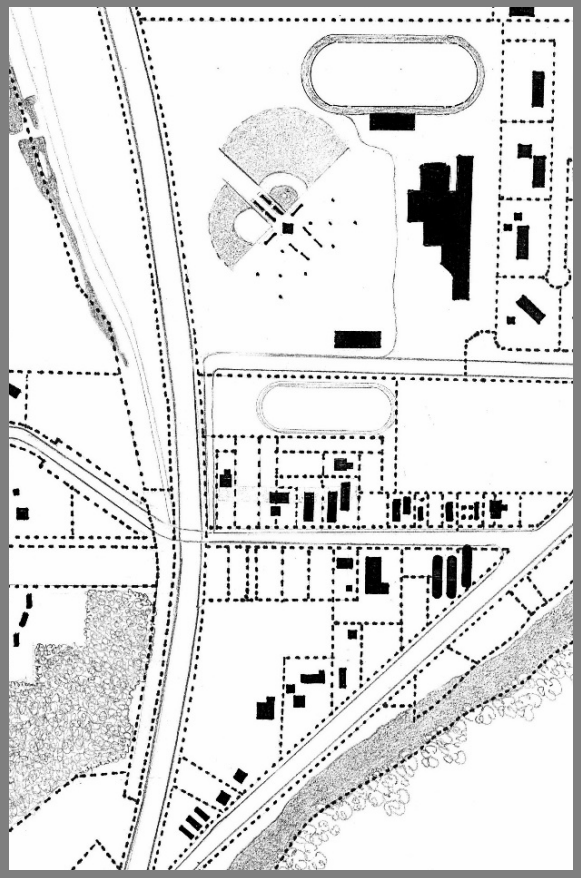
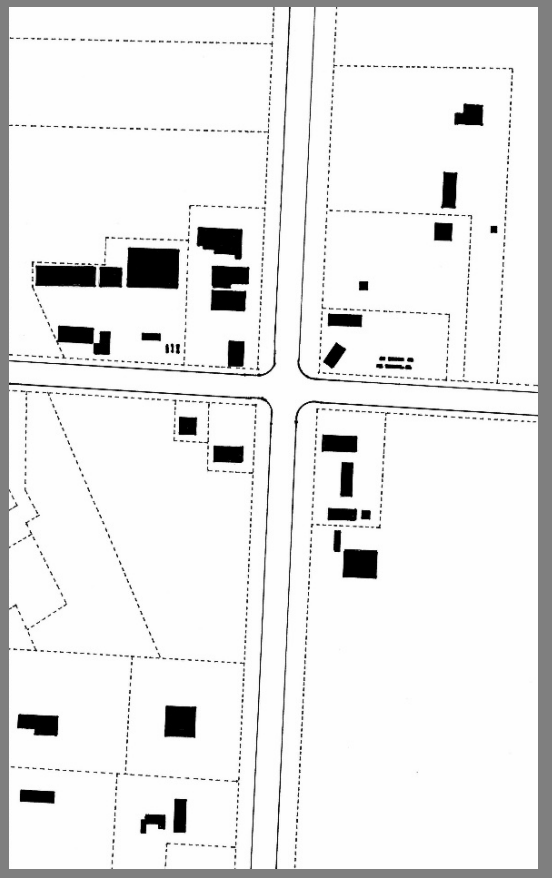

		

Illustration of land use and transportation patterns for Rural Residential Center (RRC).	Illustration of land use and transportation patterns for Small Town Mixed Use (STMU).	Illustration of land use and transportation patterns for Commercial Crossroads (CC).

Other Rural Land Use Designation Characteristics in Implementing Zones

Rural Development District	Tourism Services Areas	Freeway Commercial

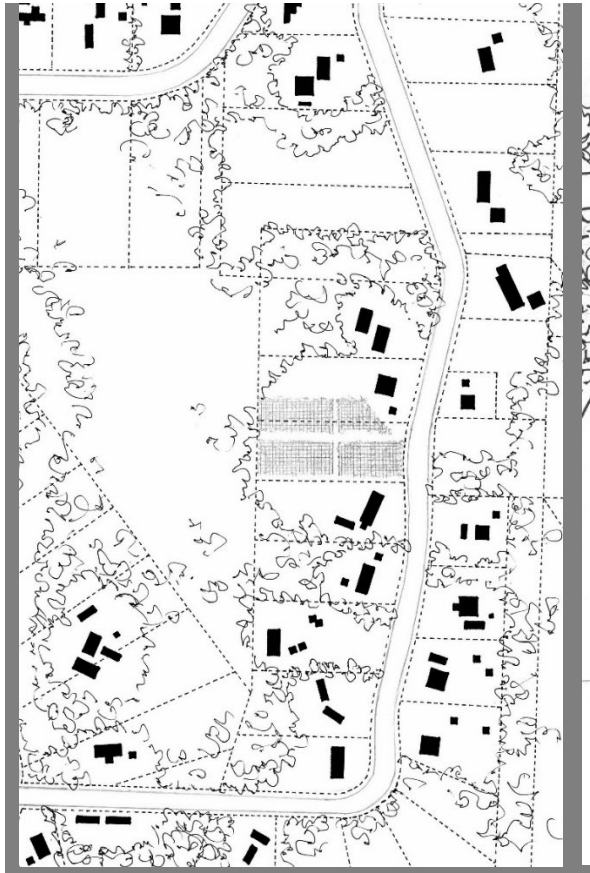


Illustration of land use and transportation patterns for Rural Development District (RDD).

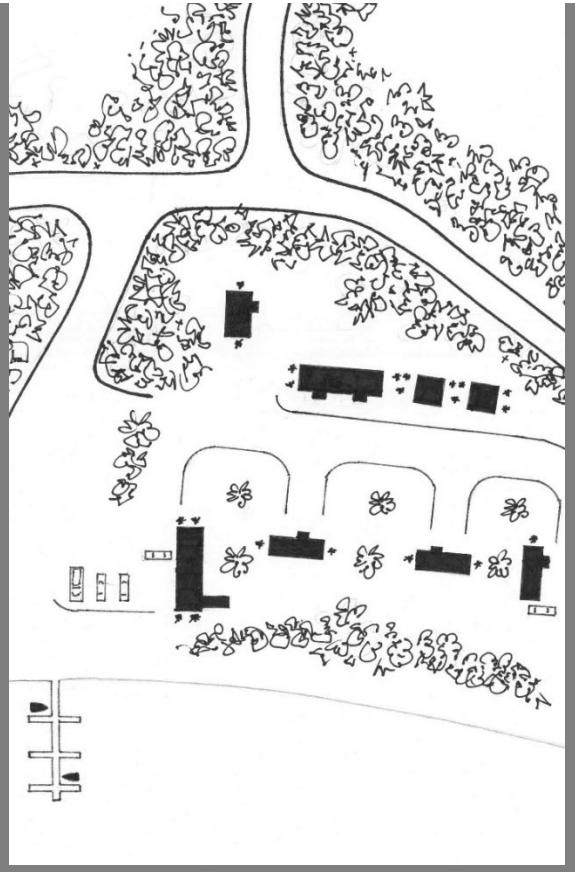


Illustration of land use and transportation patterns for Tourist Services Areas (TSA).

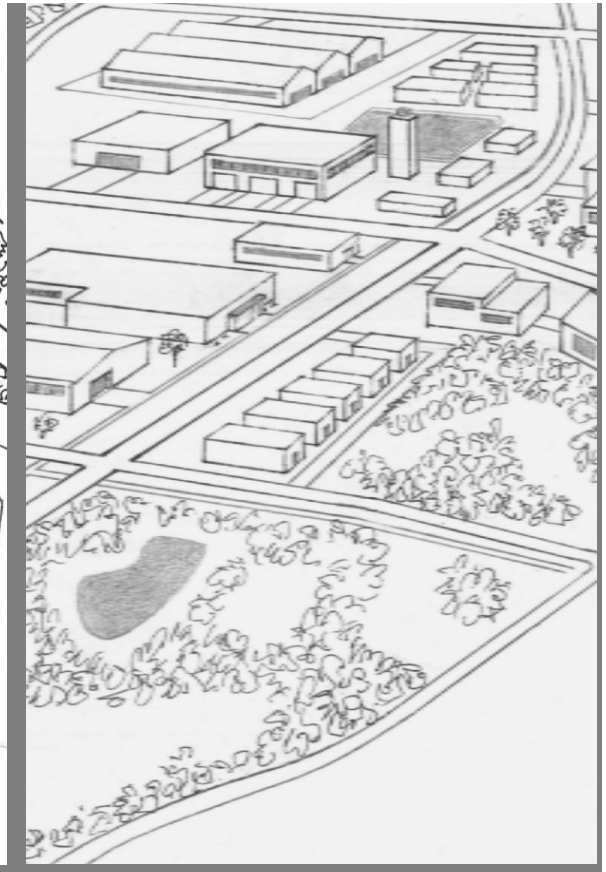


Illustration of land use and transportation patterns for Freeway Commercial (FC).

RURAL LANDS GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Rural Element is delineated RL 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Rural Element is delineated with RL1.1.

RURAL CHARACTER

RL 1 Encourage rural development, outside of defined Urban Growth Areas and Resource lands, in a pattern and density that:

- Compliments rural character.
- Promotes the natural environment over the built environment.
- Supports the surrounding and prevailing land use pattern.
- Minimizes impacts to resource lands and critical areas.
- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).
- Does not create demands for urban services for county taxpayers to support.

RL 1.1 Consider Rural Development District (RDD), Rural Small Communities (Type I LAMIRDs), Recreational and Tourism Areas (Type II LAMIRDs) and Industrial and Commercial Areas (Type III LAMIRDS) as described in this section, as development types that are consistent with the rural character of Lewis County.

RL 1.2 Consider the small unincorporated communities and other Limited Areas of More Intensive Rural Development (LAMIRDs) as key elements of the rural character of Lewis County and as a tool to contain higher density development and to protect surrounding resource lands.

RL 1.3 Continue to zone rural lands for a variety of densities and uses. Consider land capability existing development characteristics proximity to rural facilities and other relevant factors in the zoning of land.

RL 1.4 Encourage rural clustering both at smaller scales (such as farm clusters) and larger scales as a means of balancing growth and the protection of natural resources.

RURAL ECONOMIC DEVELOPMENT

RL 2 Provide a diversity of employment options and increase the number of living wage jobs in Lewis County.

RL 2.1 Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, ecotourism, recreation, energy production, agritourism, manufacturing, productions of goods and other cottage industries, such as breweries.

RL 2.2 Encourage home occupations that provide goods and services to rural areas.

RURAL SERVICES

RL 3 Ensure that rural development is provided with appropriate rural services and facilities.

RL 3.1 Ensure that public facilities and services are provided concurrent with development and at levels that support rural development and uses and do not promote low-density sprawl.

RL 3.2 Coordinate with special districts, including but not limited to water/sewer, fire and school districts, to incorporate adopted growth projections into district planning.

RL 3.3 Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

RURAL SMALL COMMUNITIES Type I LAMIRD

RL 4 Support the economic sustainability of small-scale commercial, residential and mixed-use areas designated as Type 1 LAMIRDs.

RL 4.1 Promote and grow businesses and industries that support the local economy and provide goods and services to rural areas.

RL 4.2 Encourage infill, redevelopment and new development that provides a diversity of affordable housing options including single family, accessory dwelling units, duplexes, townhomes and cottage housing, as well as apartments located above commercial establishments.

RL 4.3 Allow new development that is complimentary to existing development in terms of size and scale to existing development.

RL 4.4 Provide public facilities and services that support infill development, redevelopment and new development within the existing boundaries.

RL 4.5 Complete subarea plans for Type 1 LAMIRDs that contain historic downtowns that have a mix of existing uses and that are experiencing significant growth.

RECREATION AND TOURISM Type II LAMIRD

RL 5 Support existing and designated allow new Type 2 LAMIRDs with clustered small-scale recreation and tourist uses that rely on a rural location.

RL 5.1 Prohibit development that requires public facilities or services that are beyond what is available in rural areas.

RL 5.2 Promote and grow ecotourism and recreation as a vital part of the rural economy.

RL 5.3 In existing Type 2 LAMIRDs, encourage infill, redevelopment and new development that is complimentary in terms use, size and scale to existing recreation and tourism development.

RL 5.4 Designate new clustered recreational and tourist areas that are small-scale and rely on a rural location or natural amenities.

RL 5.5 Prohibit residential uses within Type 2 LAMIRDs, except for limited caretaker accommodations.

RL 5.6 Designate natural resource areas for active recreation while preserving the environmental features and functions.

RL 5.7 Designate and protect unique areas that have provided or could provide public access to nature.

RL 5.8 Provide limited improvements, such as bathrooms, trails and water access points, to manage and control human impacts.

RL 5.9 Actively maintain areas to encourage native plants and wildlife.

RURAL NONRESIDENTIAL Type III LAMIRD

RL 6 Support existing and designate allow new Type 3 LAMIRDs for small-scale isolated industrial uses, and associated commercial uses, to provide job opportunities to rural residents.

RL 6.1 Promote and grow small-scale industrial and commercial business as a vital part of the rural economy.

RL 6.2 In existing Type 3 LAMIRDs, encourage infill, redevelopment and new development that is complimentary in terms use, size and scale to existing industrial and commercial development.

RL 6.3 Designate new small-scale isolated industrial and commercial uses in rural areas located near major transportation facilities including freeways, highways, railroads and airports.

RL 6.4 Prohibit development that requires public facilities or services that are beyond what is available in rural areas.

RL 6.5 Prohibit residential uses within Type 3 LAMIRDs

RURAL RESIDENTIAL

RL 7 Encourage development that is consistent with existing rural character.

RL 7.1 Maintain lot patterns that are typically (5) five acres in size or larger, except in subareas where the historic lot patterns may be smaller scale.

RL 7.2 Allow a wide range of uses including residential, farming, forestry, cottage industries, home occupations and similar uses the do not rely on urban level of services.

RL 7.3 Encourage farming and forestry uses within the Rural Development District (RDD).

RL 7.4 Allow for clustered development to encourage preservation of open space.

NATURAL RESOURCE LANDS GOALS AND POLICIES[17]

NATURAL RESOURCES LANDS

NRL 1 Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the character of Lewis County.

NRL 1.1 View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

NRL 1.2 Strive to promote the economic viability of natural resource industries.

NRL 1.3 Encourage resource uses, particularly agricultural and timber uses, in all rural areas.

NRL 1.4 Ensure that the Lewis County Resource Lands Ordinance is consistent with the provisions of this plan.

AGRICULTURAL RESOURCE LANDS

NRL 2 Designate lands that are suitable for long-term natural resource use as resource land.

NRL 2.1 Promote the long-term economic viability of agricultural resource lands.

NRL 2.2 Designate agricultural lands of long-term commercial significance as follows:

1. Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.

2. Identify lands that are classified as having prime farmland soils that occupy a significant portion of the parcel. Prime farmland soils include soils classified by National Resource Conservation Service (NRCS) as "prime farmland," "prime farmland if drained," "prime farmland if drained and either protected from flooding or not frequently flooded during the growing season," and "prime farmland if irrigated." Lands with soils that are classified by NRCS as "prime farmland if drained" or "prime farmland if irrigated" are presumed to be drained or irrigated in the absence of evidence to the contrary.

3. Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations.

4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- The availability of public facilities.
- Tax status.
- The availability of public services.
- Relationship or proximity to urban areas.
- Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture).

[17] *For additional information regarding state regulated natural resource lands see WAC 365-196-480.*

- Land use settlement patterns and their compatibility with agricultural practices.
- Intensity of nearby land uses.
- History of land development permits issued nearby.
- Land values under alternative uses.
- Proximity of markets.

NRL 2.3 Encourage the continuation of non-soil dependent agricultural activities through development regulations and, where appropriate, the designation of the land as agricultural land of long-term commercial significance.

NRL 2.4 Allow uses that are complementary with agricultural production on agricultural resource lands.

NRL 2.5 Where possible, establish provisions to allow landowners the opportunity to redesignate portions of their property that contain poor soils or are otherwise not suitable for agricultural purposes.

NRL 2.6 Continue to allow landowners the opportunity to request zoning changes to agricultural resource lands that have been designated in error or based on incorrect information.

FORESTRY RESOURCE LANDS

NRL 3 Continue to designate large blocks of Forest Resource Land in Lewis County.

NRL 3.1 Utilize the following factors to classify forest resource land:

A. Forestlands of Long-Term Commercial Significance: Designate forests with a predominance of forest land grade 2 and forest land grade 3 (see Table **9**. Washington State Private Forest Land Grades), and a minimum block size of 5,000 contiguous acres as forest lands of long-term commercial significance. Additionally, include all federally owned lands that are managed for their forest resources in the designation.

B. Forestlands of Local Importance: Designate forestlands with the general attributes of Forestlands of Long-Term Commercial Significance, but with less than the required minimum of 5,000 contiguous acres, as Forestlands of Local Importance. Forestlands of Local Importance may only be designated by an "Opt-In" process and must generally be a minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in the designation for a minimum of 10 years.

TABLE 9. WASHINGTON STATE PRIVATE FOREST LAND GRADES

Species	Growth Potential*	Land Grade**
Douglas Fir	136 feet and over	1
	118-135 feet	2
	99-117 feet	3
	84-98 feet	4
	Under 84 feet	5
Western Hemlock	136 feet and over	1
	116-135 feet	2
	98-115 feet	3
	83-97 feet	4
	68-82 feet	5
	Under 68 feet	6
Red Alder	117 feet and over	6
	Under 117 feet	7

**On a fifty-year basis*
***Land Grade 1 = highest; Land Grade 7 = lowest*

NRL 3.2 Expand efforts for education to forest landowners on County rules, buffers for conversions, and other climate related mitigation strategies adopted by the County.

MINERAL RESOURCE LANDS

NRL 4 Classify Mineral Resource Lands in accordance with the standards of the Growth Management Act, following WAC 365-190-070

NRL 4.1 Designate currently permitted surface mining operations as Mineral Resource Lands of Long-Term Commercial Significance[18].

NRL 4.2 Allow the designation of new Mineral Resource Lands as part of a land use application process.

NRL 4.3 Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations when necessary.

RIGHTS OF RESOURCE LANDOWNERS

NRL 5 Ensure that county policies support property owners that seek to utilize Natural Resource Lands.

NRL 5.1 Continue to protect the interests of landowners who want to utilize the natural resources on their property.

NRL 5.2 Ensure land use activities within or adjacent to Natural Resource Lands are sited and designed to minimize conflicts with the management of the resources and/or other activities on the land.

NRL 5.3 Ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands.

NRL 5.4 Minimize the possibility that resource management activities, performed in accordance with county, state, and federal laws, are subject to legal action as public nuisances.

ECONOMIC IMPACTS

NRL 6 Strive to minimize the economic impacts of resource land designation for landowners.

NRL 6.1 Encourage Forest and Agricultural Resource Lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).

NRL 6.2 Discourage the establishment or expansion of special purpose taxing districts and local improvement districts on lands designated for natural resource use.

NRL 6.3 Allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use or occur in a manner inconsistent with rural character.

ENVIRONMENTAL IMPACTS

NRL 7 Ensure resource activities protect the environment.

NRL 7.1 Work to ensure that agriculture (including ranching), forestry and mineral resource activities are conducted in a manner that

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[18] As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the "Rock Aggregate Resource Inventory Map of Lewis County, Washington" by Daniel Eungard dated July 2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, "Lewis County has a maximum of 45years (until 2060) of accessible aggregate." Given this finding, no change to the existing mineral resource classification was considered necessary.

minimizes their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

NRL 7.2 Cooperate with appropriate agencies to confirm that mineral extraction sites are restored in a manner consistent with Washington State and Lewis County laws and regulations.

NRL 7.3 Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.

NATURAL ENVIRONMENT GOALS AND POLICIES

SCENIC BEAUTY

NE 1 Preserve the natural and scenic beauty of Lewis County and minimize the impact of development on the county's environmental resources.

NE 1.1 Encourage development to occur in areas with few environmental hazards to minimize the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

NE 1.2 Locate new development in areas that have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, and flood prone lands).

NE 1.3 Preserve hazardous areas (that are subject to geologic and/or flood hazards) as open space wherever possible.

NE 1.4 Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

NE 1.5 Encourage the use of alternative, cleaner burning fuels and other sources of energy.

NE 1.6 Establish educational programs that address the impacts of wood burning on Lewis County's air.

WATER QUALITY AND QUANTITY

NE 2 Preserve and enhance the quality and quantity of water in Lewis County.

NE 2.1 Encourage development on septic systems to occur in areas with few soil limitations for drain fields to help prevent the contamination of groundwater supplies.

NE 2.2 Nurture the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients (as a result of septic systems).

NE 2.3 Encourage developments that are located near surface waters to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

NE 2.4 Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

GEOLOGIC HAZARDS[19]

NE 3 Maintain the quality of the county's environmentally sensitive critical areas.

NE 3.1 Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

NE 3.2 Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

• Prohibiting, discouraging, and/or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.

[19] *For additional information regarding statewide geologic hazard data and geologic planning refer to WAC 365-190-120 and visit the Washington Department of Natural Resources Geologic Planning website.*

- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.
- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.
- Replanting disturbed hillsides.

FLOOD HAZARDS

NE 4 Ensure the protection and restoration of streams, wetland, riparian zones, and floodplains to achieve healthy watersheds that are resilient to climate related hazards.

NE 4.1 Continue to revise wetland maps as new information becomes available and seek data for accurate flood models, especially for the Chehalis Basin and sub-basins.

NE 4.2 Consult available wetland maps to determine if a proposed development will potentially impact a wetland. Where a wetland impact may occur, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

NE 4.3 Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

NE 4.4 Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

AQUIFER RECHARGE AREAS

NE 5 Protect aquifer recharge areas from floodwater contamination, wildfire, and hazards exacerbated by climate to help ensure a long-term, high-quality supply of water for Lewis County residents, especially rural property owners in.

NE 5.1 Encourage the infiltration of water into the soil near where it falls to help replenish groundwater supplies.

NE 5.2 Continue to apply standards and policies that limit unneeded impervious surfaces, especially in areas of critical aquifer recharge.

FLOOD MITIGATION

NE 6 Protect life and property from increasing flood hazards worsened by climate.

NE 6.1 Support efforts to implement the Chehalis Basin Strategy to limit impacts associated with Chehalis River flooding, as well as other local flood hazard reduction projects.

NE 6.2 Prioritize land uses such as forestry, agriculture, public recreation, and water dependent uses in areas subject to flooding.

NE 6.3 The expansion of an Urban Growth Area is prohibited into the one-hundred-year floodplain of any river or river segment that: (i) is located west of the crest of the Cascade mountains: and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology, see other exceptions in 36.70A.110(10).

NE 6.4 Evaluate areas with potential for permanent flooding and extreme heat and implement measures that protect public health from arthropod disease vectors and zoonotic disease reservoirs due to climate.

NE 6.5 Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not within a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

NE 6.6 Utilize Lewis County flood standards to encourage developments to avoid damage from floods and include compensating design features.

NE 6.7 Coordinate with the Office of Chehalis Basin and reviewing the Aquatic Species Restoration Plan (ASRP) to promote restoration of anadromous fish habitat.

NE 6.8 Coordinate with Local Actions Non-Dam Alternative (LAND) team and use resources like the technical assistance for flood related development codes.

NE 6.9 Continue to explore expansion of green infrastructure opportunities to mitigate flood hazards.

NE 7 Retain the flood storage and transmission capacity of rivers and streams.

NE 7.1 Prohibit fill in wetlands and discourage fill elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be retained.

NE 7.2 Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.38.

CRITICAL AREA PROTECTION

NE 8 Ensure the protection and restoration of critical areas to achieve healthy watersheds that are resilient to climate.

NE 8.1 Encourage private forest landowners to increase the climate resilience of forests and streams on their lands.

NE 8.2 Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watersheds.

NE 8.3 Implement and encourage measures to reduce sedimentation in streams resulting from wildfire damage and the associated impacts of landslides and flooding.

NE 8.4 Create and support natural resource management plans that address existing stressors, consider climate impacts, emphasize taking a precautionary approach to reduce risk of environmental harm, and guide adaptive management for streams, riparian zones, estuaries, wetlands, and floodplains.

NE 8.5 Ensure no net loss of ecosystem composition, structure, and functions, especially in Priority Habitats and Critical Areas, and strive for net ecological gain to enhance climate resilience.

NE 8.6 Evaluate the use of beavers as an adaptation strategy for addressing climate impacts on water quality, streamflow volume, and riparian habitat, and work with partners to develop recommendations on how and where beavers can be incorporated strategically.

NE 8.7 Restore and maintain critical areas and open space areas to maximize the climate resilience benefits they provide.

WILDLIFE

NE 9 Protect and enhance critical resources and habitats.

NE 9.1 Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

NE 9.2 Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- Monitoring of ongoing research about the species.
- Encouragement of landowners to explore potential site design options to protect the species or habitat.
- Establishment of new regulations (if necessary).

NE 9.3 Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks, following best available science.

NE 9.4 Utilize projects from the Lewis County Shoreline Restoration Plan, the Chehalis Basin Strategy Aquatic Species Restoration Plan, studies from the lead entities for salmon recovery, and other applicable reports to promote the restoration of anadromous fish habitat within Lewis County.

WILDFIRES

NE 10 Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures.

NE 10.1 Identify and implement strategies for reducing residential development pressure in the wildland urban interface.

NE 10.2 Implement the Hazard Mitigation Plan and the Community Wildfire Planning for the future.

SHORELINES

NE 11 Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

NE 11.1 Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

STORMWATER

NE 12 Strive to ensure that stormwater runoff does not contribute to larger flooding issues or pollute ground or surface waters.

NE 12.1 Work to ensure that existing and new development:

- Maximizes on-site infiltration.
- Avoids altering natural drainage systems.
- Does not increase peak stormwater runoff.
- Minimizes increases in the overall quantity of runoff.

NE 12.2 Verify that increased stormwater runoff from new development will not adversely impact other properties.

NE 12.3 Ensure that land use activities and septic tank discharges do not pollute stormwater runoff that degrades surface or groundwater.

NE 12.4 Promote educational outreach about stormwater management. Focus on strategies that address:

- Potential water quality impacts (including increased sediments, nutrients, oils and grease, pathogens, and trash).
- Potential water quantity impacts (including increased runoff, reduced infiltration, decreased groundwater recharge, and alterations to stream geomorphology).

NATURAL OPEN SPACE

NE 13 Ensure the protection and preservation of streams, riparian zones, wetlands, floodplains, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife, healthy watersheds resilient to climate, and the quality of life of county residents.

NE 13.1 Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed function

Housing

Introduction

The housing policies established in this element are intended to accommodate and provide housing for all incomes in Lewis County. The policies are implemented through development regulations in Lewis County's Land Use Code[20], through public works infrastructure projects and capital facilities management, and through housing programs with Lewis County Public Health and Social Services and other organizations.

Existing Conditions

Over 70 percent of the current housing stock in Lewis County is single-family residential. This includes Urban Growth Area – Small Towns, Onalaska and Packwood. The County's population allocation is 2.0 percent of the total growth of Lewis County or 1,706 residents in twenty years. Translated to housing units this is 482 units,168 emergency housing units. Refer to the community profile for a high-level summary of Lewis County housing data.

Planning for the Future

Overall, the plan reflects a strong focus on improving affordable housing for households earning below 50 percent of the area median income (AMI), with a smaller proportion of units for middle- and higher-income groups. New housing opportunities will be focused in the Onalaska and Packwood UGAs with some in rural areas. Table 10. 2025 Housing Allocations adopted in the Lewis County Countywide Planning Policies the allocated households by income bracket adopted in the 2025 Countywide Planning Policies.

TABLE 10. 2025 HOUSING ALLOCATIONS ADOPTED IN THE LEWIS COUNTY COUNTYWIDE PLANNING POLICIES

Community	Total	PSH	>0-80%	>80-100%	>100-120%	>120%	EH
All Unincorporated	482	0	482	0	0	0	168
Onalaska UGA	200	0	200	0	0	0	50
Packwood UGA	150	0	150	0	0	0	50

Housing Element Requirements

The Housing Element is required to include the following:

- Inventory and analysis of existing and projected housing needs,
- Goals and policies for the preservation, improvement, and development of housing,
- Identification of land sufficient for housing; and
- Provisions for projected housing needs of all economic segments

RCW 36.70A.070 Mandatory Elements
WAC 365-196-410 Housing Element

[20] *Lewis County Title 17, Land Use and Development Regulations, 2024 https://www.codepublishing.com/WA/LewisCounty/html/LewisCounty17/LewisCounty17.html*

Other Rural	132	0	132	0	0	0	68

Housing Strategy

To accommodate housing at all incomes, Lewis County intends to focus efforts to improve housing in the Onalaska and Packwood UGA. With the help of the subarea plans, that have been adopted as supplemental documents to the Comprehensive Plan.

Based on the new zoning regulations in the Onalaska and Packwood Subarea Plans and rural residential regulations Lewis County can provide the following housing units to accommodate population and growth.

Community	Income Bracket	Residential Capacity	Allocation	Surplus
Onalaska UGA	0-80% AMI	459	200	259
Packwood UGA	0-80% AMI	275	150	125
Other Rural	0-80% AMI	249	132	117

Other Plans and Programs

Lewis County is working on several programs to improve housing Conditions identified in the Housing Needs assessment, like the Housing Initiative explained to the left. Several programs stem from Lewis County Public Health and Social Services and their plans and policies.

Housing Barriers

In order to provide the conditions to support the anticipated growth in Lewis County, the County has identified the following administrative, social, and infrastructure barriers that will need to be improved moving forward. The Packwood and Onalaska water and sewer systems will need improvements to accommodate growth. Lewis County has been working toward a new sewer system in the Packwood UGA to accommodate the densities considered in the Land Use element. The sewer project has already held multiple open houses in 2024 with the community. Visit Lewis County's website for more details about the project.

Lewis County Housing Initiative

The Lewis County Housing Initiative was started in 2020 with the directive to increase housing availability and affordability.

This initiative is a multi-step, countywide strategy that involves revising land use policy and regulations to allow for housing types, provide infrastructure to support new housing, and establish programs to facilitate housing for middle to low-income demographics.

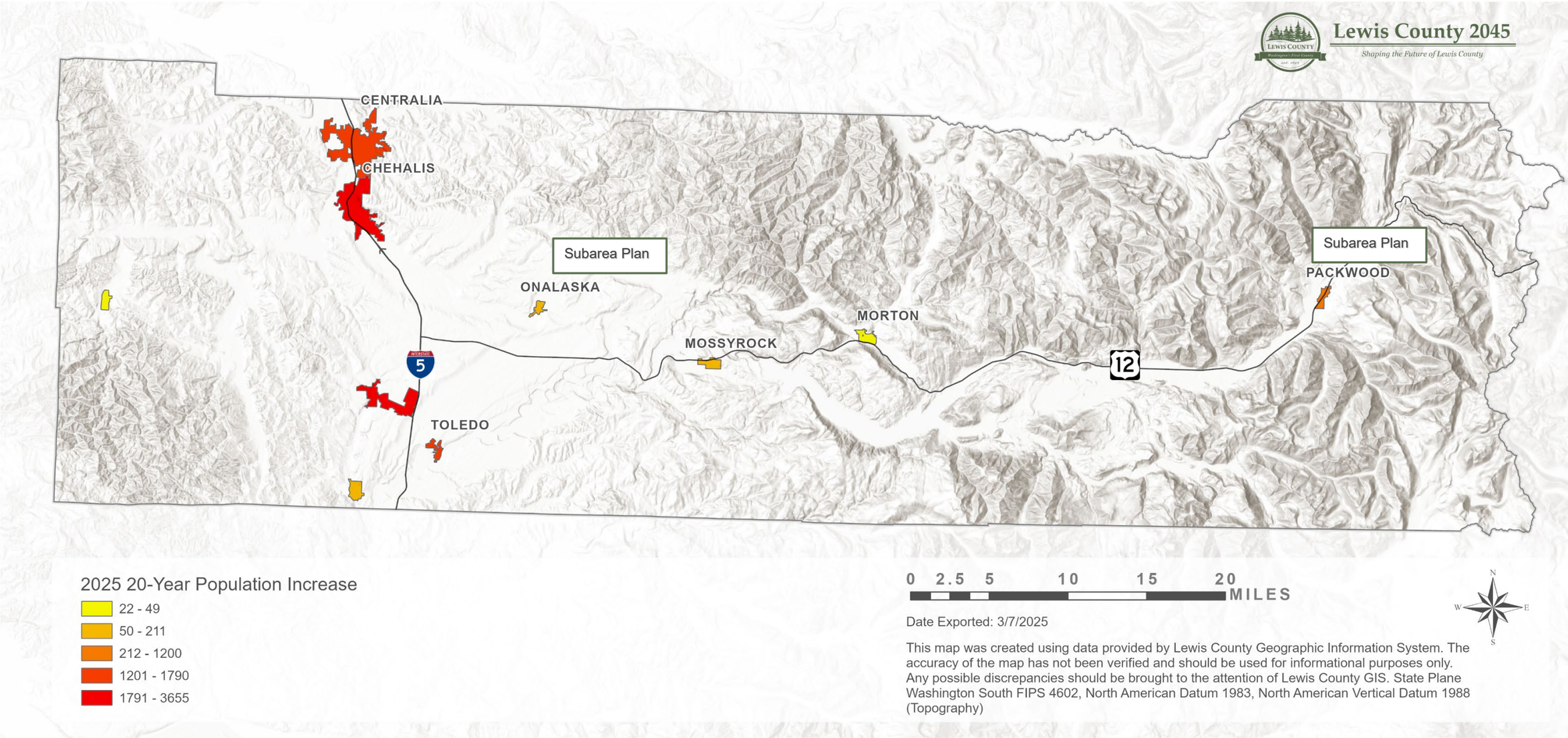
Actions Established

- Night-by-night Shelter and Step-up Facilities
- Infrastructure Assessment
- Multi-Family Housing Proof of Concept
- Packwood Subarea Plan
- Packwood Sewer Project

Visit Lewis County's website for more information.

Lewis County is establishing processes to continue reviewing conditions that may displace existing populations or put unreasonable burdens on minorities. Under current regulations, displacement is not occurring. Lewis County is planning for 2% population increase in unincorporated areas, therefore there is low risk of displacement. Lewis County plans for affordable housing, such as manufactured housing in rural areas. Cities are completing their own analysis for urban areas. Lewis County will conduct analysis of future infrastructure projects and large industrial projects for potential racially disparate impacts.

FIGURE 11. 20-YEAR POPULATION INCREASE



HOUSING GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Housing Element is delineated H 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Housing Element is delineated with H 1.1.

HOUSING TYPES

H 1 Promote a variety of safe and decent housing types, neighborhood settings, and price ranges to meet the needs of all residents and income levels.

A diversity of housing includes detached and attached single family housing, accessory dwelling units, clustered housing, middle housing (e.g., triplex, quadplex, townhomes, cottage housing) senior housing, cohousing, condominiums, apartments and mixed residential/commercial uses. Prioritize a mix of housing options near employment centers and transit stops.

H 1.1 Plan for housing in rural areas, Limited Areas of More Intense Rural Development (LAMIRD) and Urban Growth Areas – Small Towns. Potential types of housing include detached and attached single family housing, clustered housing, moderate density housing options, like duplexes, senior housing, cohousing, condominiums, and mixed residential/commercial uses.

H 1.2 Encourage Accessory dwelling units (ADU), provided that development standards and design criteria are satisfied.

H 1.3 Permit manufactured housing in the same locations and at the same density as other housing, consistent with state law.

H 1.4 Promote flexibility in the permitting of farm housing units for farm employees and their families in agricultural areas and on working farms.

HOUSING NEAR FACILITIES

H 2 Ensure concentrations of housing units and special housing types, group homes and other unique occupancy conditions, are located close to transportation, employment, shopping, and daily activities, and adequate capital facilities and utilities are present for the dwellings.

H 2.1 Consider access to transportation and proximity to employment, shopping and community services in planning the location of new housing.

H 2.2 Address the impacts of new residential development on transportation infrastructure and other public facilities through the use of SEPA mitigation, development standards, concurrency requirements and/or other approaches.

H 2.3 Encourage the creation of group homes, foster care facilities and housing for other special needs populations near services and public transportation routes wherever possible.

H 2.4 Study housing needs and identify priority areas for housing types, emergency shelters, and temporary supportive housing for

rural populations, accounting for social service program requirements and efficacy.

H 2.5 Allow and encourage the creation of emergency housing, emergency shelters, temporary supportive housing near services and public transportation routes wherever possible.

HOUSING PRESERVATION

H 3 Work toward preservation and improvement of existing housing stock.

H 3.1 Lead a countywide analysis to study the rehabilitation and redevelopment, potential of the County's existing housing stock and the subsidized and low-cost non-subsidized housing that may be lost due to redevelopment deteriorating housing conditions and/or public policies and actions.

H 3.2 Encourage the rehabilitation of substandard housing and the maintenance of older housing that appears to be suited for restoration. Consider identifying priority areas for focused attention and resources.

H 3.3 Seek opportunities to identify, protect, and rehabilitate historic properties to meet housing goals.

HOUSING AVAILABILITY AND AFFORDABILITY

H 4 Provide housing options that are available and affordable to Lewis County residents.

H 4.1 Collaborate with local jurisdictions, non-profits, private developers and other agencies to maintain and enhance affordable housing options.

H 4.2 Work with the private sector, the Lewis County Affordable Housing Network, neighborhood groups, tribes and other affected citizens to facilitate the development of attractive, quality low and moderate-income housing.

H 4.3 Facilitate the development of low-income and special needs housing, through approaches such as:

- Developing an inventory of buildable lands in urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs) where additional development could occur.
- Rezoning certain developable lands that have adequate facilities to accommodate additional growth.
- Working with housing advocates and providers to develop sources of funding and strategies to enable the production of affordable housing, including low-income tax credits, multifamily tax exemptions, bond issues and levies, and grants and loan programs.
- Promoting the use of surplus publicly owned vacant lands for special needs or transitional housing, where appropriate.
- Encouraging self-help housing efforts and programs such as Habitat for Humanity and the Community Action Council of Lewis, Mason and Thurston Counties.
- Participating in programs such as the Housing Trust Fund (HTF) to address extremely low income and special needs of housing.

H 4.4 Encourage the retention of existing subsidized housing.

H 4.5 Monitor the impacts of short-term rentals in the County and established policies and regulations.

H 4.6 Remove permitting or other regulatory barriers for construction of affordable housing.

HOUSING EQUITY

H 5 Provide appropriate housing options and programs throughout the community for all demographics and work to

remove barriers previously created through past policies or development regulations.

H 5.1 Areas identified as high risk of displacement should be further analyzed and supported through development regulations and programs.

H 5.2 Encourage housing opportunities for all citizens regardless of race, color, religion, sex, national origin, handicap disability, economic status, familial status, age, sexual orientation, or other discriminatory factors.

H 5.3 Explore ways to promote and adopt equitable development practices in programs and regulations.

H 5.4 Analyze health impacts when considering new areas for County growth, ensure to review health impacts by race.

H 5.5 Consider the demographic makeup of smaller areas in the community, like subarea plans, and collect engagement data from all races and ethnicities in the study area.

H 5.6 Consider cultural differences and cultural assets in neighborhood design.

H 5.7 Consider environmental justice and efforts to avoid worsening environmental health disparities when reviewing land use using considerations for housing growth.

HOUSING DEVELOPMENT

H 6 Plan future development in a manner which promotes quality neighborhood settings and environments.

H 6.1 Minimize residential/non-residential land use conflicts in unincorporated areas of Lewis County through the use of development and performance standards such as buffers and setbacks.

H 6.2 Design and site residential construction adjacent to or within designated natural resource lands in a manner that reduces potential land use conflicts.

GOVERNANCE

H 7 Regulations and permit processes promote and support development and remove unnecessary development.

H 7.1 Strive to improve permit processing services and process permits in a timely manner.

H 7.2 Where appropriate, reduce regulatory barriers and other requirements that add unnecessary costs and/or discourage affordable and market rate housing construction. Strategies to consider include the revision, replacement or elimination of regulations that cause higher than expected costs or extended time periods for the review of a permit.

Transportation

Introduction

The transportation policies established in this element provide guidance on the County's future goals for transportation. As of 2025, the County's priorities for transportation are to improve county roadways and facilities through the TIP and Capital Facilities Plan, improve resilience of facilities against natural hazards and increase transportation options for low-income residents like transit walking and biking.

Existing Conditions and Facilities

Some existing conditions have been highlighted in the element to understand the goals and policies. Other existing conditions for transportation are identified in the Capital Facilities Element, Appendix C Capital Facilities and Appendix D Transportation Technical Appendix.

Road Classification

Lewis County contains over 2,240 miles of roadways. These roads vary in character and the facilities can be categorized in a number of different ways. Among the methods include the Federal Functional Classification System and a classification based on the amount of freight moved along the roadways.

The Federal Functional Classification System breaks roadways into three major types: arterials, collectors and local roads, based on the function of the road.

If a roadway is intended to move traffic as smoothly as possible with the least amount of potential for conflicts (such as onramps or turns), the roadway is designated as an arterial. Interstate Highways, such as US Interstate I-5, are considered the most important type of arterial. A major arterial connects interstate highways to cities and counties. A minor arterial connects major arterials to collectors. Collector roads connect an arterial to a neighborhood area[21]. If a roadway is primarily intended to provide access to adjacent land uses, such as homes along a residential street, the roadway is classified as a local road.

Transportation Element Requirements

The Transportation Element is required to included:

- Land use assumptions
- Estimated traffic impacts
- Facilities and services needs
- An inventory of facilities
- Level of service standards
- State owned facilities
- Projected finances
- Multi-modal facilities
- (6) Six-year plan of projects
- Demand management strategies

For a full inventory of all facilities and the (6) six-year plan of transportation see the Capital Facilities Plan and Transportation Technical Appendix in the Appendices C and D.

RCW 36.70A.070 Mandatory Elements
WAC 365-196-430 Transportation Element

[21] Washington Department of Transportation, WSDOT Glossary, 2024

FIGURE 12. TRANSPORTATION NETWORK

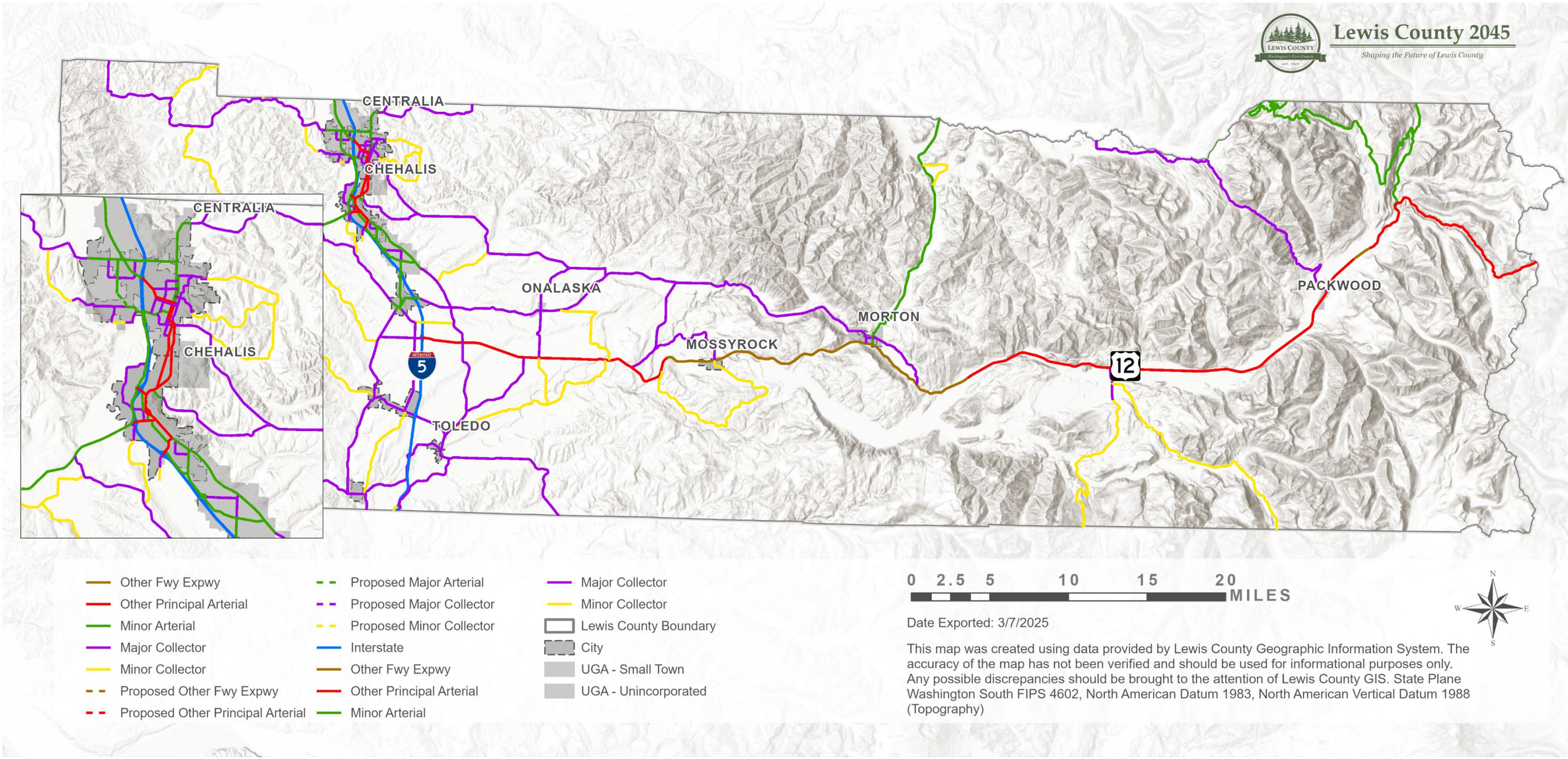
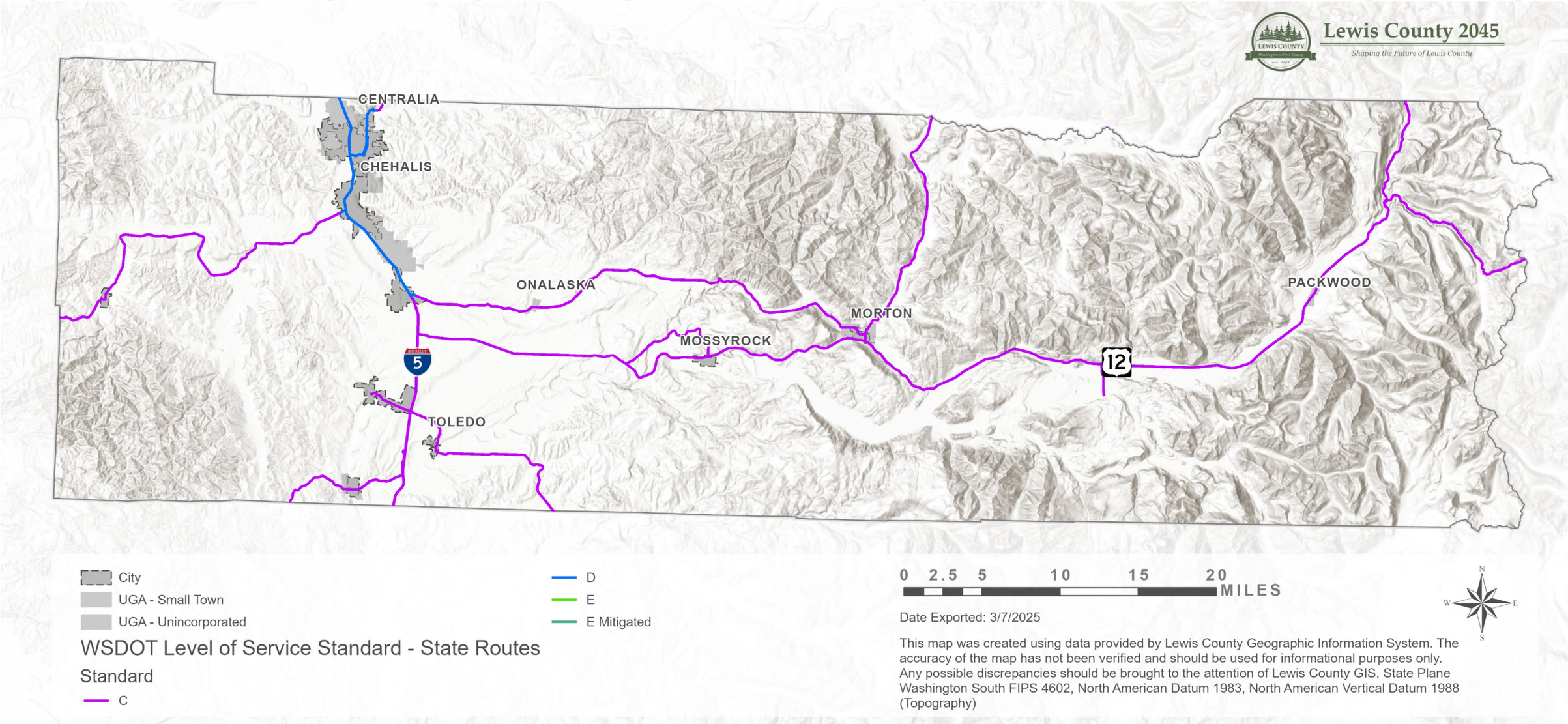


FIGURE 13. LEVELS OF SERVICE FOR STATE ROADS



Transit

All the transit lines in Lewis County are managed by Lewis County Transit. The transit system has six different transit lines that run between Centralia and Chehalis. The transit lines are labeled by colors on the transit website but the colors do not correlate to the map below. The brown route is the only transit line that provides an East West connector between Chehalis and Packwood. The following routes are managed by multiple transit agencies in the area including Twin Transit, Lewis Mountain Highway Transit, Grays Harbor Transit. The blue, yellow, and orange routes provide transportation to Centralia, Chehalis, and Grand Mound. The red line provides transportation around Chehalis. The brown, purple, green lines provide transportation between Centralia and further landmarks like Olympia, Kelso, and Packwood. The frequency of these stops changes annually.

Visit the *Lewis County Transit website* for more information. See the technical appendix for the full list of transit facilities.

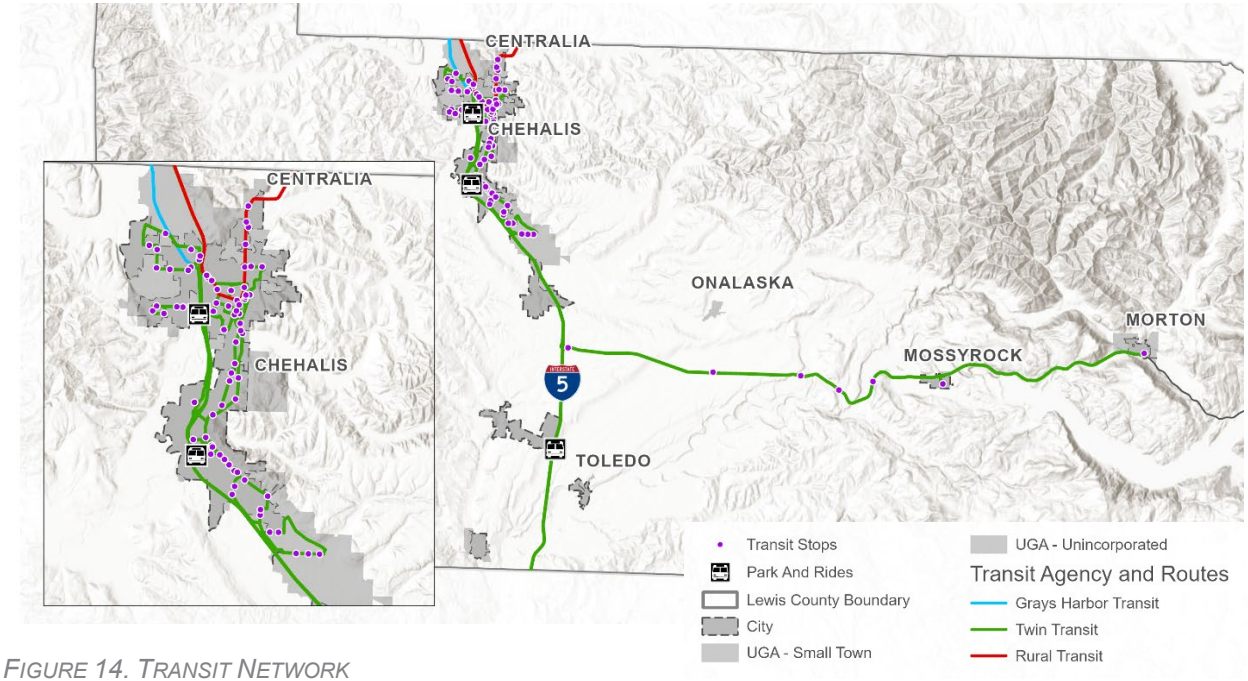


FIGURE 14. TRANSIT NETWORK

Transportation Coordination

Agency Coordination

Lewis County relies on several other agencies for proper coordination of transportation facilities. See the technical appendix for all organizations and their facilities.

Land Use Coordination

It is required that transportation facilities are coordinated between jurisdictions and agencies and are consistent with existing and future land uses. To facilitate coordination the growth and housing allocations that impact transportation facilities are established through the Planned Growth Committee which assembles all jurisdictions within the County to appropriately address where adequate facilities can be provided.

If facilities cannot be provide provided where housing or growth is allocated, the Planned Growth Committee can reassess and reconcile growth targets that can be accompanied by financially feasible capital facilities.

Rail and Freight

Lewis County is located between the two largest metropolitan areas in the Pacific Northwest, Portland and Seattle. It provides several critical routes for rail and freight. The rail line follows US Interstate I-5 and runs North and South on the western side of Lewis County. Freight lines run east-west and north-south across the County between all urban growth areas, municipalities, and other smaller rural population areas, like Mineral.

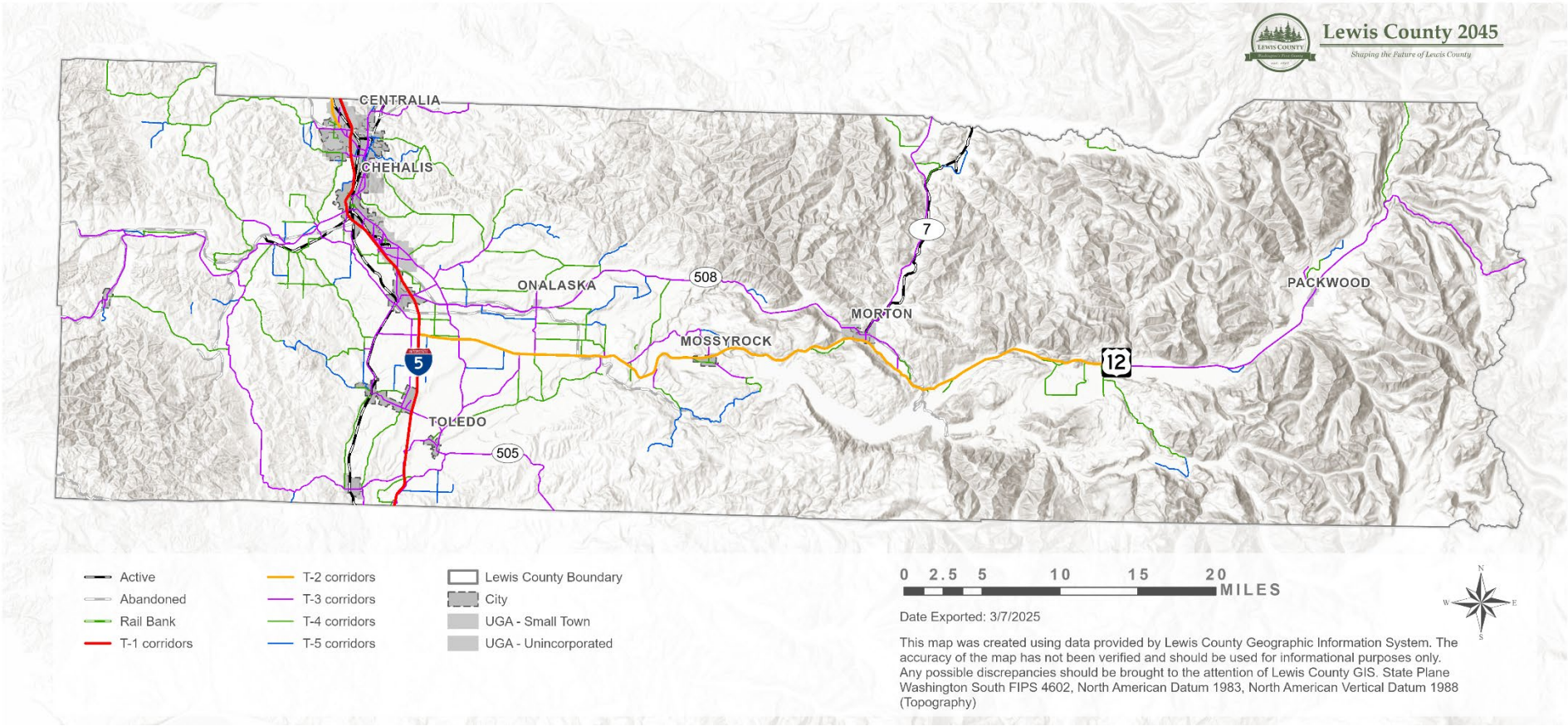


FIGURE 15. RAIL AND FREIGHT ROUTES

Airports

Lewis County is home to four airports that play a critical role in transportation, emergency response, and economic development. These airports include Chehalis-Centralia Airport, located between the cities of Centralia and Chehalis; Ed Carlson Memorial Field – South Lewis County, situated north of Toledo; Strom Field in Morton; and Packwood Airport in Packwood. These facilities provide essential connectivity for residents, businesses, and emergency services, supporting aviation-related commerce, tourism, and disaster response capabilities. Given their significance, resource planning and Capital Facilities Plan must ensure these airports are maintained and developed in alignment with county growth and infrastructure needs. To facilitate the effective administration of these airports, Lewis County has adopted an Airport Obstruction Overlay Zoning (Chapter 17.80 of the Lewis County Code), which regulates building heights, land uses, and other factors to ensure airspace safety and compatibility with surrounding development. Packwood airport is susceptible to increased riverine flooding, Toledo and Chehalis-Centralia airport from wildfire i.e., smoke, ash/debris, etc. due to location refer to the Climate Memo B for data sources. Recommended policy identifies methods to increase or maintain operational efficiencies and sustained revenue.

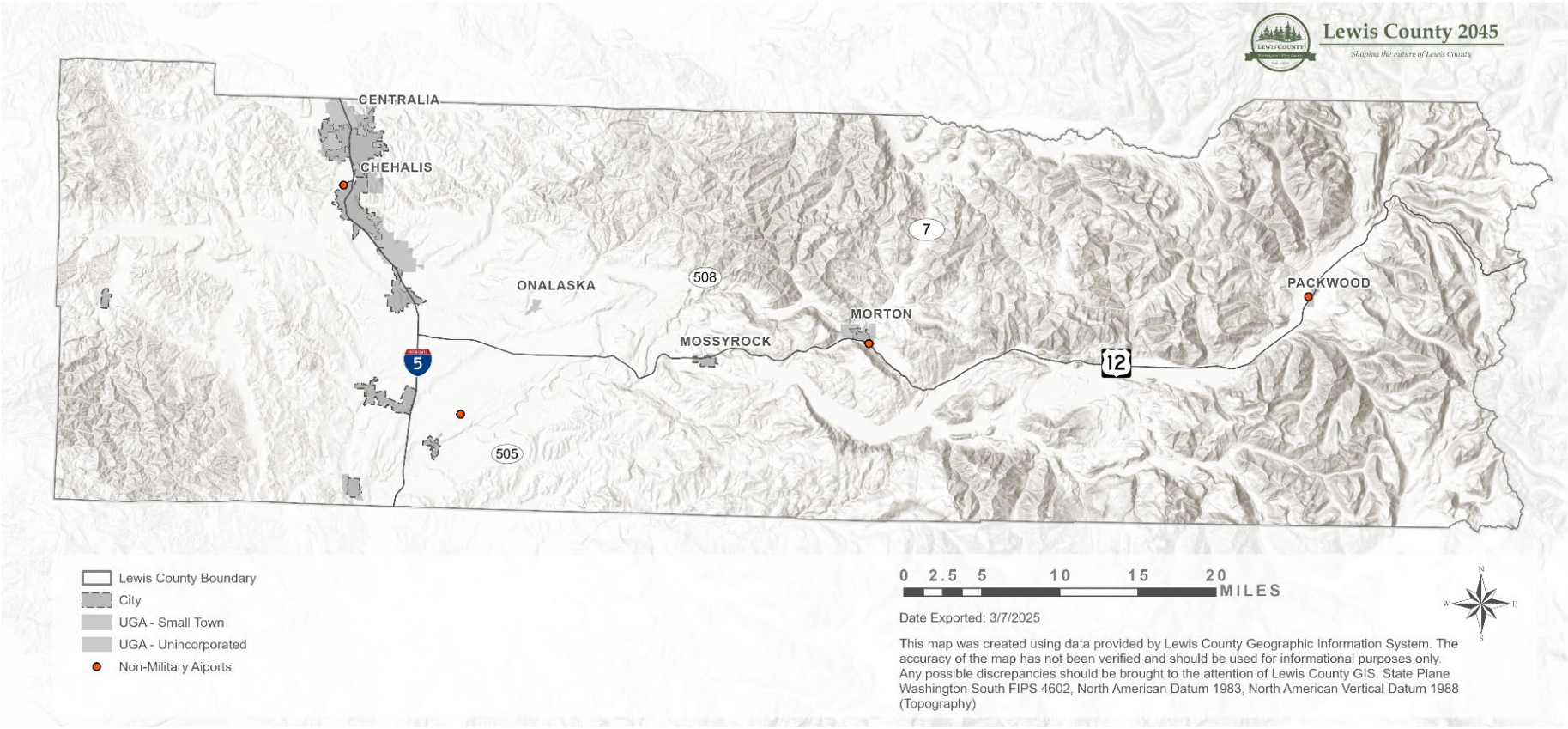


FIGURE 16. AIRPORTS

Levels of Service (LOS)

Lewis County utilizes Level of Service to evaluate the capacity of road segments, intersections and multi-modal transportation facilities. This measure considers the amount of delay or congestion experienced by motorists as they pass through intersections and travel along a road.

Though Level of Service is a qualitative measure of traffic conditions, the analysis is based on quantitative indicators, including the time required to wait at an intersection or the overall congestion of a road.

To evaluate the Level of Service along road segments, the county utilizes the Volume to Capacity ratio (V/C). This measurement considers the overall capacity of the segments, and the volumes that exist or are likely on the facility. When a road segment has sufficient capacity for the traffic it handles (i.e. the road is not full), the Level of Service is high, traffic flows freely and overall driver comfort is maximized. When the volumes of a road approach the capacity of the facility, the LOS decreases, the road is congested, and drivers are forced to slow and/or wait in traffic.

As of 2025, all jurisdictions are required to address multimodal transportation networks and not only vehicle transportation when planning for growth and housing. To address these new requirements, jurisdictions are required to establish new levels of service multimodal transportation.

Area Classifications

Area classifications are as follows, recommended from WSDOT:

- Rural: 0-4 people and/or jobs per acre. No existing fixed-route transit service.
- Suburban: 4-8 people and/or jobs per acre, or, 1-4 people and/or jobs per acre if there is any fixed-route transit service.

LOS	Characteristics of Traffic[22]	Volume to Capacity Ratio
A	Free flow, low volumes and densities. Drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles.	*Less than 0.60*
B	Reasonably free flow, operating speeds beginning to be restricted somewhat by traffic conditions. Drivers still have. reasonable freedom to select their speed.	*0.60-0.70*
C	Speeds remain near free flow, but freedom to maneuver is noticeably restricted.	*0.70-0.80*
D	Speed begins to decline with increasing volume. Freedom to maneuver is further reduced, and the traffic stream has little space to absorb disruptions.	*0.80-0.90*
E	Unstable flow with volume at or near capacity. Freedom to maneuver is extremely limited, and level of comfort. afforded to the driver is poor.	*0.90-1.00*
F	Breakdown in flow. Both speeds and volumes can drop to zero.	*Above 1.00*

[22] *From Wolfgang Homburger, Jerome Hall, Will Reilly, and Edward Sullivan. Fundamentals of Traffic Engineering. 16th ed.*

- Urban: 8-30 people and/or jobs per acre, OR, 4-8 people and jobs per acre IF the regional share of employment is in the top 5 percent of block groups for employment.
- Urban Core: More than 30 people and/or jobs per acre, OR, 8-30 people and jobs per acre IF there are more than 30 pedestrian links per square mile.
- Freight dependent land use: More than 2,000 freight dependent jobs in the block group. Freight dependent jobs include NAICS sectors 11 (Agriculture, Forestry, Fishing and Hunting), 21 (Mining, Quarrying, and Oil and Gas Extraction), 22 (Utilities), 23 (Construction), 31-33 (Manufacturing), 42 (Wholesale Trade), and 48-49 (Transportation and Warehousing).

State Facilities

The Level of Service standard for state highways in Lewis County is C for rural roadways and D for urban facilities. Figure 13. Levels of Service for State Roads depicts the levels of service for state highway facilities.

Local Roads

Local level of service is Level of Service D for area roadways and intersections.

Multimodal Levels of Service (MMLOS) for Active Modes

The following levels of service have been established between urban and rural areas due to the difference in needs.

Urban

For any areas located in an Urban Growth Areas Boundary the level of traffic stress (LTS) is 2. See the Land Use Element for urban growth area boundaries.

Rural

For any area located outside of an Urban Growth Area boundary the level of traffic is 3. As defined by WSDOT, rural areas have less than 4 people per acre. See the Land Use Element for rural land use designations and their implementing zones for their densities.

Existing and Future Deficiencies

Utilizing these standards, Lewis County evaluated existing (as of 2015) and forecasted future roadway conditions (in 2040) based on the land use from the Land Use Element of this plan. Capacity issues as of 2015 are shown on Maps T-4 (name of map) and T-6 (name of map). Capacity issues projected in 2040 are shown on Maps T-5 (name of map) and T-7 (name of map).

Major roadway capacity issues identified within unincorporated portions of the county by 2040 include:

- The need for additional capacity Jackson Highway in the Chehalis Urban Growth Area.
- The need improvements/replacement at the Rush Road US Interstate I-5 Interchange.
- The need for additional capacity along Harrison Avenue in the Centralia Urban Growth Area.
- The need for an intersection improvement at US Highway 12 and the southbound off-ramp of US Interstate I-5.

TRANSPORTATION GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Transportation Element is delineated with T1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Transportation Element is delineated with T 1.1.

SAFE NETWORKS

T 1 Provide a safe, and well-maintained transportation system.

T 1.1 Maintain a comprehensive inventory of existing transportation facilities including age, condition, use, and useful life maintenance history and maintenance requirements.

T 1.2 Periodically perform condition and operational surveys of roads to prioritize and prepare for county maintenance projects.

T 1.3 Encourage complete streets in Urban Growth Areas and Limited Areas of more Intense Rural Development (LAMIRDs) to provide safe pedestrian and bicycle facilities.

T 1.4 Prioritize safe active transportation networks along Highway 12.

T 1.5 Continue improving ADA facility inventory and revise ADA transition plan to prioritize ADA facility updates near population centers, low-income residents, or overburdened or disadvantaged communities.

RESILIENT

T 2 Provide a transportation system that minimizes flood and wildfire risks for all users.

T 2.1 Design new transportation improvements with safety as a key priority, including safety metrics when designing new improvements.

T 2.2 Identify existing locations in the road system that have access management and/or safety problems and prioritize corrective actions in those locations.

COORDINATED SYSTEMS

T 3 Coordinate the plans, programs and projects of local, regional, state and federal agencies and organizations to ensure consistency between the development of land uses and the availability of transportation facilities and other capital facilities.

T 3.1 Continue to participate in inter-jurisdictional forums, such as the Southwest Regional Transportation Planning Organization (SWRTPO) and the Lewis County Transportation Strategy Council, to coordinate planning and decision-making efforts that benefit the county, cities, and other jurisdictions.

T 3.2 Utilize a coordinated development review process, or similar mechanism, to harmonize transportation improvements that affect multiple jurisdictions or agencies.

T 3.3 Allow County transportation related data to be publicly available.

FINANCIALLY FEASIBLE

T 4 Develop strategies to ensure that sufficient financing is available to maintain countywide transportation facilities.

T 4.1 Strive to implement the projects identified within this Transportation Element and continue to use the (6) Six-Year

Transportation Improvement Program (adopted herein by reference) as the principal implementation tool for carrying out the element's goals, objectives, and policies.

T 4.2 Continue to research and pursue potential options to finance transportation facility projects improvements and maintenance.

T 4.3 Establish a procedure to reassess land use patterns if funding falls short.

State law requires jurisdictions to have policies and procedures in place in case probably funding falls short to plan for land use and transportation needs. RCW 36.70.070(6)(a)(iv)(A), WAC 365-196-430(2)(k)(iv)

ENVIRONMENTALLY SOUND

T 5 Manage the growth of the transportation system in a way that minimizes adverse environmental impacts and incorporates design measures that account for hazards exacerbated by climate.

T 5.1 Utilize sound and environmentally responsible design principles in the construction of transportation facilities.

T 5.2 Use mitigation sequencing to minimize and mitigate unavoidable environmental impacts associated with transportation projects.

PUBLICLY REVIEWED

T 6 Promote public involvement in transportation planning and design to ensure that the county's decisions about the transportation system are reflective of the community's goals and objectives and are sensitive to the special interests of affected individuals and entities.

T 6.1 Ensure that county residents are involved in the planning and design of transportation infrastructure as early as practical to help influence the character of the facilities.

T 6.2 Establish a procedure to coordinate with all jurisdictions with planning in land use and transportation initiatives.

FREIGHT

T 7 Strive to fund and maintain adequate routes to serve rail, air and port facilities.

T 7.1 Partner with a variety of public and private agencies to fund build and maintain routes that support rail, air and port facilities.

AIRPORTS

T 8 Provide adequate capacity and safety for air and emergency services of county airports, especially during hazard events exacerbated by climate.

T 8.1 Use the program in list in (6) Six-year Transportation Improvement Program (TIP) the as supplemented by airport facility plans, as the basis of future improvements to county-owned airports.

T 8.2 Discourage residential development in airport approach zones and adjacent high noise areas.

See Lewis County Code Chapter 17.80 for Airport Obstruction Zoning Washington State Law discourages the siting of incompatible uses to general aviation uses. RCW 36.70.547. Airport planning and associated regulations must be filed with the Aviation Division of WSDOT.

MILITARY TRAINING ROUTES

T 9 Maintain compatibility and minimize conflict between existing military training areas and county land uses.

T 9.1 Coordinate with the United States Armed Forces to resolve potential land use conflicts through the early exchange of project related information when development projects or Comprehensive Plan amendments may affect military operations including Military Training Routes.

RAIL

T 10 Preserve and improve existing rail corridors and facilities that minimize vulnerability and risk worsened by climate.

T 10.1 Maintain sufficient rail capacity to accommodate freight rail traffic storage and passenger service.

T 10.2 Support the long-term beneficial use of rail corridors, either as rail spurs, roads, or trails.

MULTI-MODAL TRANSPORTATION

T 11 Provide a safe multimodal transportation that includes transit, biking, and walking, where possible, to provide opportunities to all populations in the County and reduce vehicles miles traveled.

T 11.1 Focus improvement efforts to enhance the system in or near Urban Growth Areas and Limited Areas of More Intensive Rural Development (LAMIRDs).

T 11.2 Encourage the maintenance of existing park-and-ride lots, and the establishment of new park-and-ride facilities at suitable, convenient locations.

T 11.3 Establish active transportation connections between centers and other population centers and employment.

T 11.4 Plan and develop a multi-modal county transportation system that enhances access and mobility to major destinations. Focus improvement efforts to enhance the system in or near Urban Growth Areas and Limited Areas of More Intense Rural Development (LAMIRD).

T 11.5 Develop strategies to provide low-income individuals, people with disabilities and other disadvantaged individuals, transportation options that allow them to meet their basic needs.

TRANSIT

T 12 Coordinate land use decisions with existing and planned transit services and reduce vehicle miles traveled.

T 12.1 Increase transit availability and frequency in Urban Growth Areas and Limited Areas of more Intense Rural Development (LAMIRDs).

T 12.2 Encourage high density land uses along Twin Transit's transportation corridors.

T 12.3 Encourage expansion of bus service to East Lewis County and establish service in the western and southern portions of the cou nty.

T 12.4 Encourage increased frequency, hours or service, and efficiency of all bus routes.

DESIGN OF ROADWAYS

T 13 Utilize roadway improvements as a method to help enhance the character of Lewis County.

T 13.1 Consider potential pedestrian, bike and aesthetic enhancements (as feasible) in road improvement projects.

WAYFINDING AND SIGNAGE

T 14 Implement new wayfinding and signage to promote safety, community character, and environmental resources.

T 14.1 Create new signage and enhance the use of technology to improve the ease of finding areas such as Mount Rainier, Mount St. Helens, Mount Adams, Riffe and Mayfield Lakes, the various wilderness areas, the national forest lands, and other natural areas.

T 14.2 Seek funding for interpretive signage to promote economic and historic preservation.

CONCURRENCY AND LEVELS OF SERVICE

T 15 Ensure adequate transportation facilities are offered concurrent with development.

T 15.1 Maintain multi-modal LOS on county roadways that is level of service standards consistent with the Land Use Element and the goals and policies of the Comprehensive Plan.

T 15.2 Coordinate with Washington State and Lewis County's incorporated communities to:

- Monitor the level of service standards for transportation facilities in the unincorporated urban growth areas.
- Review traffic volumes and other transportation data for proposed projects.
- Identify potential transportation needs and strategies for required improvements.

T 15.3 Develop and administer transportation concurrency procedures to ensure that adequate transportation facilities and services are in place or are planned and funded to be in place within six (6) years of any development.

Utilities and Capital Facilities

Introduction

This element establishes goals and policies for Capital Facilities. Policies related to county-owned facilities focus on funding, improvements, and future uses and non-county owned facilities focus on coordination, data sharing, support, and joint planning between the two.

Existing Conditions

The required existing conditions and planned projects section of the Utilities and Capital Facilities element is in **Appendix C Capital Facilities Plan** (CFP). The CFP outlines the existing inventory and locations of the Utilities and Capital Facilities currently serving the County's population. This CFP covers all County owned facilities, and the financing plan is updated annually in collaboration with the Department of Public Works. Lewis County is a largely rural county with some facilities (schools, fire, private utilities) serving large portions of the county with very little population. Non-County owned facilities may be difficult to collect due to the size and frequency of communication. The following Table 12 (name of the table) is a summary of the facilities and utilities covered by the CFP.

Table 11. Summary of Facilities and Utilities Covered by the CFP

County Owned	Non-County Owned
Government Services	Schools
Parks and Recreation	Fire Protection
Solid Waste Management	Electricity
Storm Drainage Systems	Natural Gas
Transportation	Telecommunications
Wastewater Systems	Water Systems (all other major systems)
Water Systems (Vader and Middle Fork Water Systems)	Transit

Planning for the Future

The Utilities and Capital Facilities Element of the Lewis County Comprehensive Plan prioritizes improving and funding county-owned facilities while fostering partnerships for non-county-owned infrastructure. Key

Capital Facilities Element Requirements

(a) An inventory of existing Capital Facilities owned by public entities, also referred to as "public facilities," showing the locations and capacities of the Capital Facilities;

(b) A forecast of the future needs for such capital facilities based on the Land Use element;

(c) The proposed locations and capacities of expanded or new Capital Facilities;

(d) At least a six-year plan that will finance such Capital Facilities within projected funding capacities; and

(e) A requirement to reassess the Land Use element if probable funding falls short

The Utilities element shall contain at least the following features: The general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

WAC 365-196-415 Capital Facilities Element
WAC 365-196-420 Utilities Element

county facilities include parks, transportation, wastewater, and storm drainage systems, with an emphasis on enhancing services to meet growth demands, ensure compliance with regulations, and protect public health. For non-county-owned services like schools, fire protection, electricity, and broadband, the county focuses on coordination with providers to align improvements with community needs and leverage shared resources.

Key policies support sustainable and financially responsible infrastructure development. This includes aligning utilities with land use plans, monitoring capacity, and utilizing conservation and renewable energy. Collaboration with external providers aims to improve efficiency, address capacity challenges, and reduce environmental impacts. The plan emphasizes equitable cost-sharing for developments, pursuing grants for major projects, and expanding broadband in underserved areas. Additionally, it promotes resilience through climate-conscious practices and partnerships with fire districts and other agencies to enhance public safety and essential services.

Infrastructure Projects to Accommodate Growth

To incorporate the Packwood Subarea Plan, the 20-year sewer service area has been updated (Map 1). However, funding that is currently appropriated was not based on that full 20-year service area; it was based on previous studies. Therefore, Phase 1 of the Packwood Sewer Project will serve only a portion of the full 20-year service area. Additional funding will need to be secured to conduct engineering and construction of future phases of the project.

Lewis County is working with Onalaska Sewer and Water to review the necessary infrastructure improvements in order to accomplish the Subarea Plan adopted with the Lewis County Comprehensive Plan Periodic Update.

These improvements are consistent with the land use and transportation assumptions. At the time the water systems reach capacity, Lewis County will coordinate through updates to the waters system plan to address capacity or will reassess the Land Use Element.

Figure 17. Location of Lewis County Owned Public Facilities

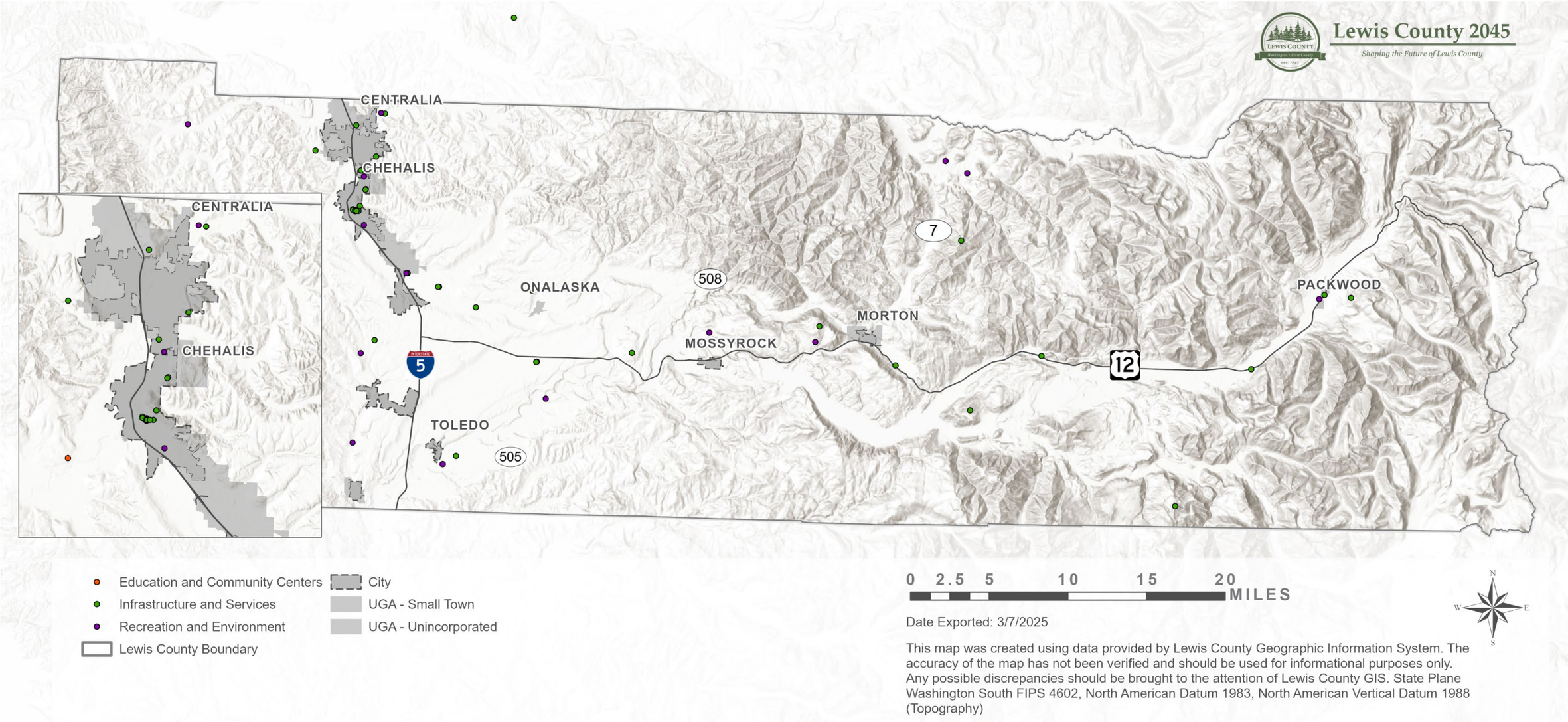
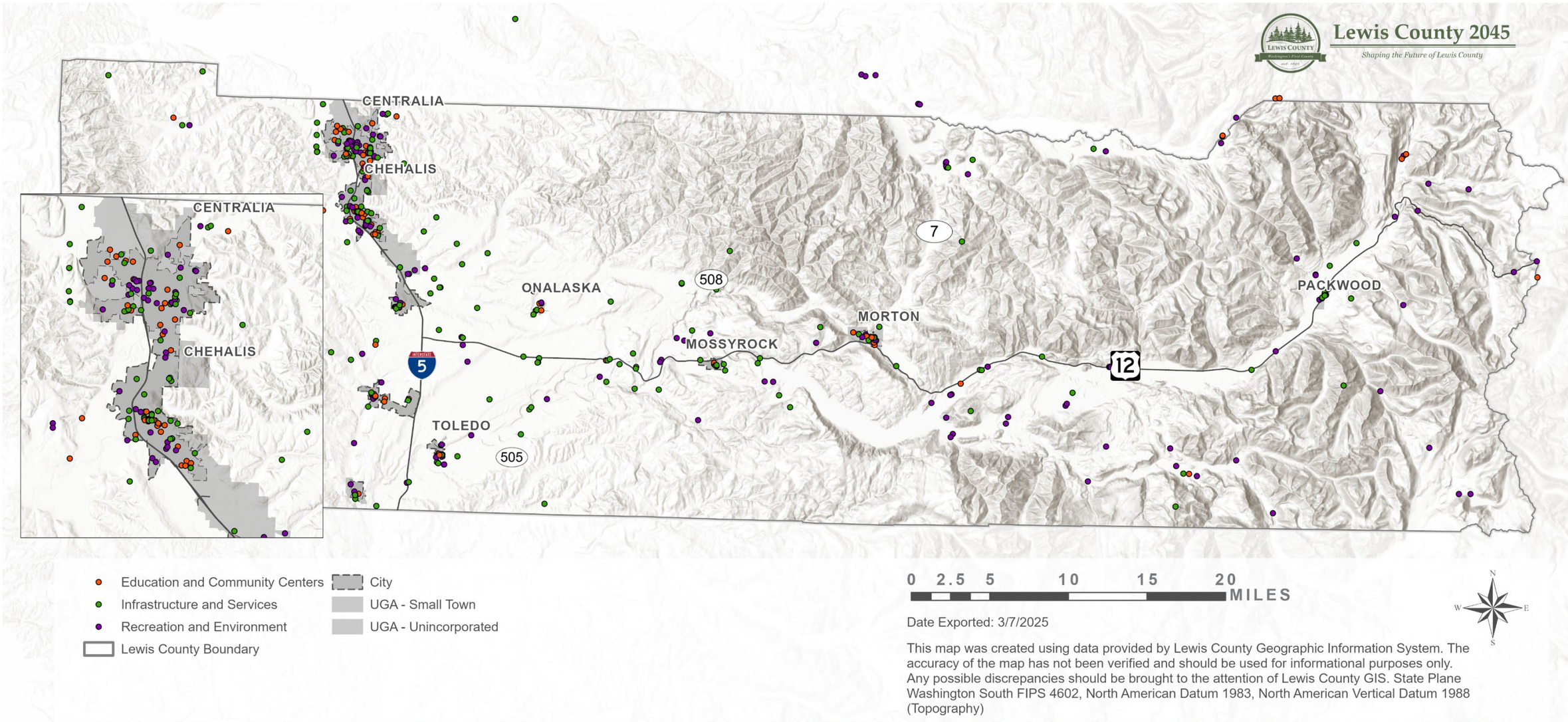


Figure 18. All Public Facilities



UTILITY AND CAPITAL FACILITIES GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Capital Facilities and Utilities Element is delineated CF 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Capital Facilities and Utilities Element is delineated with CF 1.1.

CAPITAL FACILITIES AND UTILITIES

CF 1 Develop capital facilities and utilities in a manner that supports the implementation of the Land Use Element, including Urban Growth Areas under the County's jurisdiction where patterns of development have created pressure, and consistent with the Transportation element.

CF 1.1 Plan, design, and operate public facilities and utilities to:

- Accommodate the demands of growth, consistent with the adopted land use and zoning designations.
- Comply with appropriate state and federal laws.
- Protect public health and safety.

CF 1.2 Maintain an inventory of existing public facilities and utilities including (where possible) the locations and capacities of such facilities and systems.

CF 1.3 Ensure that public facilities and utilities are compatible with surrounding areas, adopted design standards and relevant state laws.

CF 1.4 Reassess the Utilities and Capital Facilities Element periodically to ensure that utility and facility needs and financing are consistent with the Land Use Element.

COORDINATION

CF 2 Coordinate the utility, land use, capital facility and transportation plans and designs of the county with other providers to plan for growth, leverage funding opportunities and effectively manage the construction of improvements.

CF 2.1 Make County plans, regulations and standards, including population forecasts and land use designations, available to utility and facility providers to assist in their planning.

CF 2.2 Consider potential concurrent utility or facility improvements when utility or facility providers construct a project. Utilize the projects of service providers as an opportunity to enhance the county facilities when desirable.

CF 2.3 Utilize the agreements between the county, and utility and facility providers, as a means to:

- Coordinate the functional plans of the provider and the capital facility plans of the county.
- Address the joint use of corridors and rights-of-way.
- Ensure that development permit reviews address other affected facilities and utilities.
- Mitigate the impacts of utility and facility improvement projects.

CF 2.4 Establish a procedure for sharing vital data for planning Public Facilities, Land Use, and Transportation between jurisdictions, and public and private agencies.

CF 2.5 Establish a procedure to produce and routinely revise a coordinated transportation, facilities, and land use plan between jurisdictions, and private and public agencies.

CF 2.6 Establish a procedure and communication protocols to consistently talk to Capital Facility and Utility providers for Land Use and Transportation planning efforts.

CONCURRENCY AND LEVELS OF SERVICE

CF 3 Ensure adequate utilities, public facilities and services exist or can be provided concurrent with development.

CF 3.1 Monitor the capacity of county-owned existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

CF 3.2 Coordinate with external providers to monitor the capacity of non-county-owned existing utilities and capital facilities to understand when existing facilities are reaching their available capacity.

FINANCIALLY FEASIBLE

CF 4 Seek sustainable and economical methods to finance projects that use taxes wisely.

CF 4.1 Use conservation and demand management principles to extend the available capacities of utilities and public facilities.

CF 4.2 Ensure that developments pay their fair share for improvements. Utilize mitigation measures impact fees and a variety of other mechanisms to help collect the necessary funds.

CF 4.3 Weigh operation and maintenance costs as well as the financial impacts of ongoing debt service as part of the overall considerations about whether to build major infrastructure.

CF 4.4 Target a limited number of high priority areas for major facility investments.

CF 4.5 Pursue outside grants for major projects, such as the Packwood sewer system.

CF 4.6 Establish a procedure to reassess land use patterns if funding falls short.

CF 4.7 Study the possible implementation of an equipment rental and revolving fund.

ENERGY AND SUSTAINABILITY

CF 5 Ensure that buildings and facilities use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions.

CF 5.1 Explore ways to implement electric vehicles in Lewis County.

CF 5.2 Retrofit County-owned buildings for energy efficiency.

CF 5.3 Deploy a county surplus program.

ENVIRONMENTALLY SENSITIVE

CF 6 Use environmentally sound approaches to construct, operate and maintain utilities and facilities.

CF 6.1 Promote the conservation of energy, water and other natural resources in the siting and design of new utilities and public facilities.

CF 6.2 Design and construct utility and facility projects, such as storm water drainage, water withdrawals, and sewage disposal, to respect the environmental limits of the area in which they are proposed.

COUNTY BUILDINGS AND FACILITIES

CF 7 Provide county facilities and buildings and prioritize the adaptive reuse of buildings for economic and environmental benefits.

CF 7.1 Concentrate County facilities in two primary locations near the historic County Courthouse and near the Public Works Central Shop on Jackson Highway.

CF 7.2 Implement the (6) six-year and twenty-year Capital Facilities plan and the associated Capital Improvement plans, revise as necessary.

CF 7.3 Continue to proactively review the needs and priorities for improvements to capital facilities.

PARKS

CF 8 Provide a high-quality Park and Open Space system that effectively utilizes existing open lands and minimizes costs for taxpayers.

CF 8.1 Update the Parks, Recreation, and Open Space Plan to provide action items to implement before the next periodic update.

CF 8.2 Partner with agencies such as Tacoma Power, the Washington Department of Fish and Wildlife, Washington State Parks, and the US Forest Service to improve their Park and Recreation Facilities.

SCHOOLS

CF 9 Promote the restoration and construction of schools, while conserving resources, to provide essential community services.

CF 9.1 Encourage school districts to share available facilities and resources particularly for elective activities.

CF 9.2 Urge school districts to act as centers for the surrounding community recognizing that the districts offer indoor and outdoor spaces that are useful to nearby residents and community organizations.

WATER

CF 10 Ensure that water supplies and infrastructure are sufficient to meet the needs of existing and future development in the county.

CF 10.1 Foster improvements to public water systems particularly within unincorporated Urban Growth Areas and Limited Areas of More Intensive Rural Development (LAMIRDs) to ensure that adequate water supplies and infrastructure are available to serve the future development of the areas.

CF 10.2 Develop strategies to support the operation of small water systems and help address the technical managerial and financial difficulties that are experienced by small water providers.

CF 10.3 Coordinate with Department of Health and Commerce for consolidation of water utilities when desirable.

CF 10.4 Require new residential, commercial and industrial development to use existing water systems (when the facilities are available).

CF 10.5 Implement practices to permit domestic groundwater withdrawals, like RCW 36.70A.590.

CF 10.6 Participate in watershed planning for Water Resource Inventory Areas (WRIAs) 11, 13, 23 and 26 to help shape the amount of groundwater withdrawals available for permit-exempt domestic groundwater withdrawals, and the type of projects used to mitigate groundwater and stream impacts.

SEWER

CF 11 Coordinate with water sewer districts to develop or expand wastewater collection and treatment facilities to support development within Urban Growth Areas, certain Limited Areas

of more Intensive Rural Development (LAMIRDs), and areas where known pollution or health hazards exist.

CF 11.1 Establish criteria for when connection will be required for properties within wastewater service areas to hook to the available system.

CF 11.2 Work to construct a sewer system within the Packwood UGA.

STORMWATER

CF 12 Reduce the potential impacts of stormwater on public health, property and safety.

CF 12.1 Use education and outreach to raise community awareness about the benefits of stormwater management, including its assistance in retaining water quality and reducing flood hazards.

CF 12.2 Utilize best management practices, such as those outlined in the regional Road Maintenance Endangered Species Act Guidelines and the Department of Ecology Stormwater Management Manual, to treat stormwater runoff.

CF 12.3 Develop and Implement Phase II Stormwater Program.

SOLID WASTE

CF 13 Provide solid waste services to residents of Lewis County in an efficient and cost-effective manner.

CF 13.1 Implement the strategies for solid waste management (including waste reduction, recycling and energy recovery) identified in the Lewis County Solid and Hazardous Waste Management Plan

ELECTRICITY

CF 14 Facilitate the provision of electricity to residents of Lewis County.

CF 14.1 Coordinate with Lewis County PUD and Centralia City Light in the provision of electricity to customers.

CF 14.2 Encourage underground utility distribution lines where feasible to integrate features that reduce the impacts of climate and increase resilience, especially in new subdivisions, LAMIRDs and unincorporated Urban Growth Areas.

GAS

CF 15 Encourage the use of natural gas within Lewis County.

CF 15.1 Coordinate with Puget Sound Energy and other appropriate agencies to expand the availability of natural gas.

TELECOMMUNICATIONS

CF 16 Promote the development of a high-quality telecommunications network in Lewis County.

CF 16.1 Craft the county's development regulations to be flexible and responsive to innovations and advances in telecommunications technology while accounting for design methods that are adaptable to flooding and wildfire events exacerbated by climate.

CF 16.2 Assure that the regulations for wireless facilities minimize the potential adverse impacts from the facilities. Use adequate setbacks, appropriate landscape screening, and the utilization of existing sites and structures whenever feasible.

BROADBAND

CF 17 Support broadband infrastructure in Lewis County to give more opportunities to residents and reduce vehicle miles traveled.

CF 17.1 Target underserved locations such as Doty, Onalaska, Mineral, Pe Ell, Vader, and Winlock for broadband expansion.

CF 17.2 Partner with appropriate jurisdictions, agencies, and private partners to support broadband infrastructure.

FIRE DISTRICTS

CF 18 Support local fire districts and share resources where possible.

CF 18.1 Coordinate with local fire districts at community meetings.

CF 18.2 Share available data and coordinate on future development and land uses to ensure adequate facilities can be provided in rural areas.

ESSENTIAL PUBLIC FACILITIES

CF 19 Allow the continued maintenance, identification and siting of essential public facilities.

CF 19.1 Ensure that the Comprehensive Plan and development regulations do not preclude the siting of essential public facilities.

CF 19.2 In establishing development regulations for siting essential public facilities, ensure that facilities follow a public participation process, are in conformance with applicable federal, state, and county land use regulations, adhere to applicable environment standards and review, and are reviewed in consultation with affected jurisdictions, agencies, and utilities.

CF 19.3 Consider the following for siting essential public facilities:

(a) Specific facility requirements for each essential facility shall be determined and identified for the following:

- Minimum acreage.
- Accessibility.
- Transportation needs and services.
- Supporting public facility and public service needs and the availability thereof.
- Health and safety.
- Site design.
- Zoning.
- Availability of alternative sites.
- Community-wide distribution of facilities.
- Capacity and location of equivalent facilities.

(b) Impacts of the facility:

- Land use compatibility.
- Existing land use and development in adjacent and surrounding areas.
- Existing zoning of the surrounding areas.
- Existing Comprehensive Plan designation for the surrounding areas.
- Present and proposed population density of the surrounding area.
- Environmental impacts and opportunities to mitigate the environmental impacts.
- Effect on agricultural, forest, or mineral lands, critical areas, and historic, archaeological and cultural sites.
- Effect on areas outside of Lewis County.
- Effect on the likelihood of associated development.
- Effect on public costs, including operation and maintenance.

Economic Development

Introduction

The Economic Development Element of this Comprehensive Plan outlines a strategic framework to guide the County's economic growth, sustainability, and resilience over the next twenty years. As the County continues to evolve, this plan seeks to foster a vibrant, diverse, and inclusive economy that benefits all residents and businesses. It reflects the community's values, aspirations, and priorities, providing a blueprint for long-term prosperity while balancing economic growth with environmental stewardship and social equity.

This Economic Development Element builds upon past successes and addresses emerging opportunities and challenges. It provides policies and actions to support business retention and expansion, attract new industries, enhance workforce development, improve infrastructure, and ensure the availability of affordable housing and sustainable development practices. By enhancing the local economy, this element also contributes to broader goals such as improving quality of life, increasing resilience to economic shocks, and ensuring that future generations inherit a vibrant, equitable, and sustainable community.

Existing Conditions

Lewis County has approximately 1,944 businesses and 21,581 employees. The top five major employers in Lewis County are Providence Hospital, Fred Meyer Distribution Center, UNFI, Hampton Lumber Mills, and Cardinal Glass Manufacturing Plant. Refer to the community profile for current economic and demographic data that relates to economic development policies.

Tourism and Recreation Industry

Lewis County is also just South of Mt. Rainer National Park and has approximately 530,000 acres of public land drawing millions of visitors to Lewis County communities each year.

As of 2025, Discover Lewis County (DLC), is a branch of the Economic Alliance of Lewis County, and helps Lewis County in progressing the vital tourism industry in coordination with other supporting industries, like agriculture. Their goal is to balance tourism with local natural resources and cultural

Economic Development Element Requirements

The Economic Development Element is acknowledged as a mandatory element in RCW 36.70A.070(7). Under the Washington Administrative Code, the element should include:

- A summary of local economic data,
- A summary of strengths and weaknesses of the local economy,
- Identification of policies, programs, and projects to foster economic growth for future needs.

RCW 36.70A.070(7) Mandatory Elements
WAC 365-196-435 Economic Development Element

stewardship to protect core assets of the County[23]. This organization is vital in continuing several goals and policies of the Economic Development Element.

535,000+	33	28,900,000	20,200,000	6,100,000
Acres of Public Land	Square Miles of Water	Total Annual Visitors (Centralia and Chehalis areas)	Total Annual Visitors (between Napavine and Toledo)	Total Annual Visitors (between Mossyrock and Packwood)

SOURCE: LEWIS COUNTY TOURISM STRATEGIC PLAN, 2024-2028

With 80 hiking trails totaling almost 680 miles, Lewis County is haven for hikers in a region known for the outdoors. With numerous trails in near Mount Rainer and Mount St. Helens, these trails attract tens of thousands of visitors per year to the county as well as provides residents with an incredible amenity taking advantage of the natural beauty of the area. Most visitors to Lewis County were on day trips or staying overnight with friends or family. Only 22 percent used local lodging options, including hotels, campgrounds, and short-term rentals. The most visited events included the Southwest Washington Fair, Centralia Lighted Tractor Parade, Packwood Flea Market, and Morton Loggers Jubilee. Top outdoor destinations were Gifford Pinchot National Forest, Mayfield Lake, Mount Rainier National Park, White Pass Scenic Byway, and the Cowlitz and Chehalis Rivers[24].

To learn more information about tourism and recreation in Lewis County visit Discover Lewis County's website and read the Tourism Strategic Plan 2024- 2028.

[23] *Discover Lewis County, About DLC, 2024 https://discoverlewiscounty.com/about/contact/*
[24] *Lewis County Tourism Strategic Plan, 2024-2028, https://discoverlewiscounty.com/wp-content/uploads/2024/05/Lewis-County-Tourism-Strategic-Plan-Final_compressed.pdf*

Strengths, Weaknesses, Opportunities, Threats[25]

The Economic Alliance of Lewis County produced the 2022-2024 Comprehensive Economic Alliance Strategy for the County. The SWOT analysis for Lewis County's Comprehensive Economic Development Strategy identifies key strengths, weaknesses, opportunities, and threats based on community feedback.

Strengths include the county's central location along the I-5 corridor, offering convenient access to both Portland and Seattle for transportation and distribution. The area benefits from low utility costs, affordable land and housing, and a low tax burden, particularly on property. The county also has robust natural resources, good transportation infrastructure (including rail access and Highway 12), and a strong educational system with Centralia College offering bachelor's programs. Additionally, Lewis County enjoys a collaborative community culture, strong political support, and outdoor amenities, contributing to a high quality of life.

Weaknesses highlighted in the analysis include challenges related to flooding, limited infrastructure (such as inadequate sewer systems in certain areas), and labor availability, especially in terms of skill levels and work ethics. The county also faces low average wages and a lack of professional office space, which could deter business growth. Other concerns include slow rural development, high development costs, and a perception of limited cultural and entertainment offerings, particularly for younger generations. There is also an issue of brain drain, with local talent leaving for opportunities elsewhere.

Opportunities for economic growth in the county include the development of large-scale industrial sites, utilizing the TransAlta coal transition fund for economic revitalization, and strengthening business retention and expansion efforts. Additionally, there is potential for growth through partnerships with Centralia College, expanding educational programs, particularly in STEM (Science Technology Engineering and Mathematics) fields, and enhancing recreational tourism. The county can also take advantage of its proximity to Portland and Seattle to attract more business investments. Flood mitigation efforts and the promotion of smaller community redevelopment also present growth opportunities.

Threats facing Lewis County include the potential impact of flooding, regulatory constraints such as those from the Growth Management Act, and the risk of economic downturns. The political climate, with potential challenges in cooperation between municipal, county, and economic development organizations, could hinder progress. Additionally, the county faces threats from increasing community polarization and declining enrollment in local school districts, which may affect long-term educational and workforce development.

[25] *WAC 365-196-435 Economic Development Element. https://app.leg.wa.gov/WAC/default.aspx?cite=365-196-435*

Planning for the Future

The Economic Development Element for Lewis County, Washington, for 2045 lays out a clear roadmap to enhance industrial growth and foster a more diverse rural economy, aiming to retain and support its rural residents. One key focus is creating a diverse employment base by attracting industries that provide family-wage jobs, thereby increasing local wages. Policies such as targeting export-oriented industries that bring new revenue to the county and supporting small businesses on agricultural and resource lands highlight the county's commitment to creating sustainable and diversified economic opportunities. The county recognizes the need for education and training to build a skilled workforce that aligns with the changing needs of these industries. Collaboration between local school districts, Centralia College, and other community organizations is key to ensuring that students are prepared for both existing and future job markets. Additionally, programs that retrain workers displaced by industry decline are also a priority, helping to ensure that no community member is left behind.

In tandem with industrial growth, the Economic Development Element emphasizes resilient economic activities that address climate disruption and ensure the county's infrastructure can withstand the effects of climate. Policies support the development of green jobs and incentivize businesses to adapt to climate realities. The county also aims to safeguard its natural resources, such as agriculture, forestry, and mining, through initiatives like promoting value-added production and protecting resource lands from conversion. Finally, expanding tourism and creating Master Planned Resorts are central to attracting a diverse range of visitors while supporting local businesses. With these integrated goals, Lewis County aims to not only diversify its economy but also ensure long-term resilience and prosperity for its rural communities.

Economic Development in Lewis County

The Economic Alliance of Lewis County is a public private partnership organization in the community that assists with increasing jobs and improving quality of life in the community. The organization is responsible for collecting relevant economic data, crowdsourcing community engagement and producing the Lewis County Economic Development Strategy. A document revised every couple of years that outlines future economic development goals across the County.

Largest Industries in Lewis County

- Logistics / Freight
- Wood Products
- Manufacturing
- Healthcare
- Energy
- Food Processing
- Telecommunications

ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Economic Development Element is delineated ED 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Economic Development Element is delineated with ED 1.1.

DIVERSE EMPLOYMENT BASE

ED 1 Provide diverse employment opportunities and training to build Lewis County's workforce with increased wages.

ED 1.1 Target business sectors that provide family wage jobs and match the skills mix of the existing workforce.

ED 1.2 Target basic industry sectors that export their goods and services outside the county and attract new dollars into the community.

ED 1.3 Support the development of small businesses and cottage industries on agricultural, forest, or mineral resource lands.

ED 1.4 Utilize the Growth Management Act standards for developments such as Master Planned Resorts, Master Planned Industrial, and Type II and Type III LAMIRDs, among others, to establish new locations for economic development.

ED 1.5 Advocate for collaboration between school districts on items such as class offerings electives apprenticeship training and STEM (Science Technology Engineering and Mathematics) programs to ensure that smaller districts can offer a wide range of educational options for area students.

ED 1.6 Pursue opportunities such as grants and programs to help absorb and retrain displaced workers from declining industries.

ED 1.7 Foster continued collaboration between school districts, Centralia College, the Lewis Economic Development Council, and other organizations to prepare students for existing and future jobs.

RESILIENT ECONOMIC ACTIVITIES

ED 2 Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.

ED 2.1 Facilitate a green jobs pipeline for frontline communities.

ED 2.2 Support local businesses' efforts to bolster climate preparedness and continuity of operations.

ED 2.3 Support workers displaced from carbon-intensive industries.

ED 2.4 Consider climate hazard impacts during the development of infrastructure for tourism and goods movement.

ED 2.5 Require review of climate hazard impacts to airport operations, facilities, and infrastructure and identify resilience measures in airport master plans.

ED 2.6 Incentivize public investment into open-access telecommunications infrastructure, especially in new rural developments and redevelopments, LAMIRDs, and unincorporated Urban Growth Areas.

ED 2.7 Collaborate with rail authorities (i.e., BNSF, Amtrak, Union Pacific) that assesses impacts from climate hazards and considers adaptive measures for resiliency.

NATURAL RESOURCE INDUSTRIES

ED 3 Ensure that vital natural resources industries, like agricultural, forestry, and mining are continued and supported.

ED 3.1 Use public benefit taxation, the purchase or transfer of development rights, and other strategies to:

- Protect existing natural resources from the conversion to non-resource uses, and
- Help ensure the long-term vitality of the resource industries.

ED 3.2 Ensure that sufficient agricultural land, support services, and skills are available to encourage a healthy, economically viable and diversified agricultural economy.

ED 3.3 Work with the Washington State University Extension, and other organizations and individuals to encourage agricultural diversity and sustainability within the county.

ED 3.4 Nurture the ability of farms to generate on-farm, non-farming income to help support the economic viability of their agriculture operations.

ED 3.5 Encourage on-farm housing for farm families and workers.

ED 3.6 Promote the expansion of value-added food processing facilities and markets to showcase and support local Lewis County's agricultural products and promote local food security.

ED 3.7 Seek to construct a regional distribution facility/food hub along I-5 to better link farms in Lewis County (particularly on the west and east sides of the county) to markets in Portland and Seattle.

ED 3.8 Support efforts to promote local and regional agricultural producers, events, exhibitions, and farmers' markets.

ED 3.9 Maintain the existing base of commercial forestland to assure the continued vitality of timber production and processing.

ED 3.10 Encourage expanded production of value-added forest products.

ED 3.11 Encourage mineral extraction and processing.

ED 3.12 Allow mineral-related land uses on forest and mineral resource lands, and in other appropriate locations.

ENERGY AND SUSTAINABILITY

ED 4 Encourage energy-related industries and facilities in Lewis County.

ED 4.1 Support the creation of new energy generation facilities, and the establishment of businesses that harness the power of renewable natural resources.

ED 4.2 Promote the increased production and availability of energy.

ED 4.3 Create regulations for energy and storage facilities.

TOURISM

ED 5 Develop the recreational and tourism potential of Lewis County.

ED 5.1 Encourage and support infrastructure and other efforts to attract and support tourists.

ED 5.2 Continue to coordinate with local and regional destination marketing organizations to promote tourism.

ED 5.3 Market cultural, recreational and social activities that showcase the unique natural attractions, historic places, and activities of Lewis County.

ED 5.4 Attract a variety of tourists, including individuals that visit for business, food, nature and recreation.

ED 5.5 Encourage the use and enhancement of county, state and national parks.

ED 5.6 Encourage the creation of Master Planned Resorts.

ED 5.7 Continue to invest lodging tax collections in facilities and programs that maximize tourist activity and spending.

ED 5.8 Support the creation of signage, maps, and other items that showcase area attractions.

BUSINESS RETENTION AND EXPANSION

ED 6 Promote the retention and expansion of existing businesses and the establishment of new small and local businesses.

ED 6.1 Work to improve communication between entrepreneurs and Lewis County.

ED 6.2 Strive to understand common reasons for small business success and failure, and potential methods to encourage success.

ED 6.3 Continue to provide information, resources, and technical assistance to promote the retention and expansion of existing and new businesses.

ED 6.6 Encourage continuing education skills, upgrading mentoring and lifelong learning among area residents.

ED 6.7 Support apprenticeships and job training programs that meet the labor force needs of targeted businesses and industries.

ED 6.8 Pursue opportunities such as grants and programs to help absorb and retrain displaced workers from declining industries.

ED 6.9 Increase opportunities for commercial and light industrial development at interchanges on US Interstate I-5.

PARTNERSHIPS

ED 7 Strengthen partnerships between public and private organizations to advance economic development.

ED 7.1 Encourage public and private partnerships among economic development entities

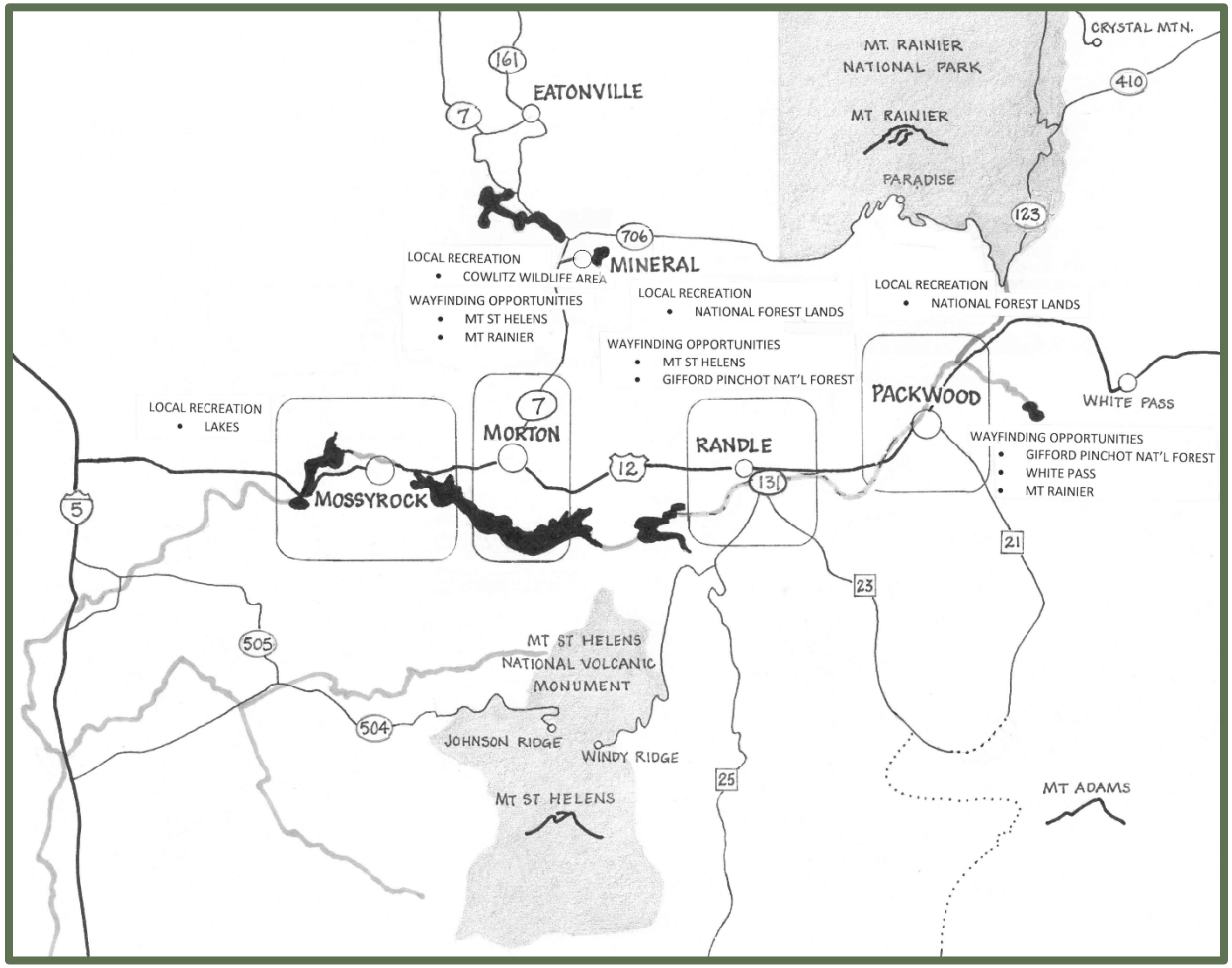


FIGURE 19. RECREATION AND TOURISM OPPORTUNITIES

Tourism and Transportation Connections

The map to the left demonstrates Lewis County's vital recreation opportunities which stimulate Lewis County's economy to support the daily lives of residents. The connections between key cities, towns, and national parks on the East side of Lewis County is critical in Lewis County's growth. Along these routes Lewis County intends to focus economic development and expand transportation improvements like pedestrian facilities, cycling, and transit. Transit options to more remote areas of the County were mentioned during early multiple engagement initiatives with the community.

Climate and Resiliency

Introduction

The Climate and Resiliency Element must maximize economic, environmental, and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A Climate and Resiliency Element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation, and land use[26]. Climate-related goals, policies, and strategies are found throughout the other chapters of the Comprehensive Plan. Goals and policies that are specifically related to Climate and Resiliency, rather than incidentally related, appear in this chapter.

Existing Conditions

Based on the review of Best Available Science, analysis recommended by the State, and community engagement data, the following climate hazards were identified as priorities to address in goals and policies:

- Flooding
- Extreme precipitation
- Wildfire
- Reduced snowpack/avalanche

Assets most vulnerable to priority climate hazards are fire stations, airports, county roads, bridges, railways, and civic centers. Assets are most likely to be impacted by hazards from increased flooding and wildfire frequency. Assets are in wildfire interface zones where there is an increased exposure to wildfire conditions, i.e. fuel loads, resulting in wildfire events. Risk of flooding and wildfire hazards are expected to impact communities countywide.

Climate and Resiliency Element Requirements

The climate and resiliency element must:

- enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change,
- enhance the resiliency of natural and human systems,
- enhance beneficial opportunities,
- prioritize actions that benefit overburdened communities,
- identify, protect, and enhance natural areas to foster resiliency to climate impacts,
- identify, protect, and enhance community resiliency to climate change impacts, and
- address natural hazards created or aggravated by climate change.

RCW 36.70A.070(9) Mandatory Elements

[26] Washington Department of Commerce, Climate Planning, 2024

Planning for the Future

Lewis County, Washington, is actively working to enhance its climate resiliency and preparedness by establishing a new Climate and Resiliency Element within its planning framework. This initiative focuses on creating policies and strategies that address the increasing climate risks, including extreme weather events, wildfires, flooding, and other hazards. The goal is to ensure that the county's infrastructure, buildings, emergency systems, public health measures, and cultural resources are better prepared to withstand these challenges while minimizing their environmental impacts.

The newly proposed goals and policies for Lewis County cover a wide array of topics, including sustainable design for county buildings, the protection of historic and cultural resources, and improved emergency preparedness. For example, new building designs will integrate climate resilience features, such as fire-resilience standards in high-risk wildfire areas and energy-efficient solutions to maintain safe indoor temperatures during power outages. Additionally, the county aims to enhance emergency preparedness by upgrading communication systems, improving evacuation routes, and ensuring public health protection, particularly for vulnerable communities. These proactive steps reflect a comprehensive approach to safeguarding the county against climate-related threats, improving long-term sustainability, and promoting resilience for future generations.

Lewis County Emergency Management Coordination

In 2023 Lewis County started revising the Countywide Hazard Mitigation Plan. The plan was in final review during the Comprehensive Plan Periodic Update and was used for the most relevant information for climate hazard and asset analysis.

Visit Lewis County's Emergency Management Website to learn more.

CLIMATE AND RESILIENCY GOALS AND POLICIES

Goals: Future desired states to be achieved. All goals in the Comprehensive Plan are symbolized by a prefix denoting the element and then a whole number. For example, the first goal in the Climate and Resiliency Element is delineated CR 1.

Policies: Methods to achieve the associated goal. Policies are symbolized by a prefix denoting the element and then a decimal number denoting the goal and policy. For example, the first policy in the Climate and Resiliency Element is delineated with CR 1.1.

HAZARD READY DESIGN FOR COUNTY BUILDINGS

CR 1 Ensure that County buildings and utilities are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather and other climate hazards.

CR 1.1 Develop or modify design buildings to integrate exterior building features that reduce the impacts of climate and increase resilience.

CR 1.2 Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.

CR 1.3 Design County buildings for passive survivability to ensure that they will stay at a safe temperature for occupants if the power goes out.

CR 1.4 Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate-exacerbated hazards.

CR 1.5 Require new subdivisions to bury electricity transmission lines and associated infrastructure to reduce damage from storms and wildfire ignition risks.

CR 1.6 Design buildings for passive survivability to ensure that they will stay at a safe temperature for occupants if the power goes out.

HISTORIC AND CULTURAL RESOURCES

CR 2 Ensure that cultural resources and practices throughout the County, including significant historic sites and culturally important traditional foods and natural resources, are resilient to the impacts of extreme weather and other natural hazards worsened by climate.

CR 2.1 Create and implement culturally contextualized outreach and education initiatives and materials that will inform the community about near-term and longer-term climate threats and build resilience.

CR 2.2 Protect significant historic sites prone to floods or other hazards worsened by climate induced hazards.

CR 2.3 Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.

EMERGENCY PREPAREDNESS

CR 3 Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate.

CR 3.1 Prioritize operational and infrastructure upgrades to public safety radio systems that consider risks exacerbated by climate.

CR 3.2 Consider the development of a long-term public safety communications strategy or plan that addresses climate and resiliency measures.

CR 3.3 Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed.

CR 3.4 Create distribution sites throughout the county utilizing the island map and CERT (Community Emergency Response Team) team placement.

CR 3.5 Develop and implement notification alerts within the community to reduce risk exposure to wildfire smoke and particulate matter.

CR 3.6 Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel.

CR 3.7 Incorporate post-wildfire debris flow and flooding hazard information into critical area delineation in fire-prone communities.

CR 3.8 Identify funding mechanisms and design standards to upgrade buildings with sheltering capabilities.

CR 3.9 Consider climate hazards during development and redevelopment of critical public facilities in critical areas with sheltering and emergency response capabilities.

CR 3.10 Update airport master plans to assess climate hazard impacts and incorporate resiliency measures for emergency response operations, facilities upgrades, and other services reliant upon County airports.

CR 3.11 Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer.

CR 3.12 Study supply chain planning implementation strategies in Lewis County.

CR 3.13 Establish new secondary location with equipment for Emergency Operation Center.

CR 3.14 Work with Lewis County Public Health and Social Services (PHSS) and other departments within the county to establish an emergency sheltering plan during disasters for housed individuals.

EVACUATION SYSTEMS

CR 4 Ensure that the local transportation system — including infrastructure, routes, and travel modes — is able to withstand and recover quickly from the impacts of extreme weather events and other climate-exacerbated hazards.

CR 4.1 Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed.

CR 4.2 Identify critical junction points for alternative routing for emergency evacuation.

CR 4.3 Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.

CR 4.4 Incorporate hydrologic climate impacts into the design of water-crossing structures (i.e., climate-smart culverts and bridges).

CR 4.5 Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer.

PUBLIC HEALTH AND WELL-BEING

CR 5 Protect community health and well-being from the impacts of climate-exacerbated hazards — prioritizing focus on overburdened communities — and ensure that the most vulnerable residents do not bear disproportionate health impacts.

CR 5.1 Link climate adaptation strategies with social equity and public health strategies.

CR 5.2 Evaluate and implement habitat reduction and population control for arthropod disease vectors (e.g., mosquitos and ticks) and zoonotic disease reservoirs (e.g., rodents) using integrated pest-management methods.

CR 5.3 Collaborate with tribal governments, water districts, and interagency departments to update water system plans by evaluating vulnerability and risk to existing systems and proposing upgrades for resiliency.

CR 5.4 Collaborate with property owners, school districts, and medical agencies to enhance resiliency of schools and hospitals as emergency shelters by addressing climate hazards and impacts, especially from flooding and wildfire.

CR 5.5 Address the social and mental health needs of displaced populations following disasters.

CR 5.6 Ensure that all community members have equitable access to evacuation routes and shelters in the event that residents are displaced by climate-exacerbated weather events.

CR 5.7 Protect the health and well-being of outdoor workers exposed to wildfire smoke, flooding, extreme heat, and other climate-exacerbated hazards.

CR 5.8 Prioritize at-risk community members for actions that mitigate wildfire smoke, including providing personal protective equipment and filter fans or incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations.

GOVERNANCE

CR 6 Manage County administration processes, employees, and resources efficiently to serve County residents.

CR 6.1 Streamline the permitting process to provide education to property owners and businesses on permitting.

CR 6.2 Review resources for County staffing to properly execute comprehensive plan goals related to resilience and emergency management.

CR 6.3 Establish a list of individuals for Lewis County Incident Management Team and Emergency Operation Center team that meets credentialling requirements.

CR 6.4 Establish functional CERT (Community Emergency Response Team) volunteer program throughout the County.

CR 6.5 Establish a list of County employees who can be activated to staff a response operation.

CR 6.6 Develop, implement, and periodically update a plan to mitigate and adapt to climate-exacerbated impacts to the coastline.

CR 6.7 Maintain and update a critical areas ordinance that incorporates climate considerations.

CR 6.8 Evaluate areas with potential for permanent flooding and extreme heat and implement measures that protect public health from arthropod disease vectors and zoonotic disease reservoirs.

CR 7 Seek out and utilize alternative methods of funding for County initiatives.

CR 7.1 Seek funding for emergency management initiatives.

CR 7.2 Explore a Lewis County governmental emergency fund to be utilized during a disaster should it not meet Federal Declaration for funding.

Implementation

Although many policies in this document are implemented through development regulations, this chapter identified several projects and other actions for the County to work toward until the next periodic update. The actions identified in this chapter were based on the feedback collected from the public, County staff, and partner agencies throughout the periodic update process.

The goal of the implementation plan is to:

- Be transparent to the community
- Efficiently use resources
- Efficiently allocate County funds, and
- Manage County staff capacity

Implementation Overview

Over the next twenty years, Lewis County will implement a series of actions aimed at improving the quality of life for its residents through a holistic, collaborative approach. These actions will involve joint planning across multiple departments to ensure that various needs are addressed in a cohesive manner. For instance, the new housing opportunities created through the Onalaska and Packwood Subarea Plans will be supported by infrastructure improvements from Public Works, such as transportation and sewer system upgrades. Economic development efforts will not only help attract new businesses and support existing ones but also create a foundation for new and current residents to thrive. The county's focus on climate and resilience policies, including flood and wildfire mitigation, will be directly informed by public feedback, ensuring the plans are responsive to community concerns. Overall, this integrated approach will promote long-term sustainability and resilience, while enhancing community well-being through improved housing, infrastructure, economic growth, and climate preparedness.

Implementation Requirements

It is not required to include an implementation chapter in the Comprehensive Plan.

However, it is encouraged in the Growth Management Act to monitor and track progress on the Comprehensive Plan to the goals identified to adequately accommodate growth.

Lewis County is committed to transparently achieving goals that improve the community's quality of life and therefore has established an implementation plan to assist with annual planning, resource allocation, and grant funding.

These actions were identified by the Community and County staff identified the following priorities by element that should be worked on until the next periodic update. During the next periodic update policies should be revised to include any new legislation, development regulations, or programs implemented that should be continued as these actions progress.

For the next 10 years, until the next periodic update, the County will execute a series of strategies and actions to support the revised policies in the Comprehensive Plan. The Comprehensive Plan document provides the land use framework and development regulations to support housing, growth, transportation, and economic development but it does not guarantee the real-world application of these policies will be achieved. The following Table 13 Implementation Actions outlines actions that the County may take given the proper resources are available to achieve real-world outcomes for the residents of Lewis County. To expedite the process, for each strategy or action identified, additional information has been provided to help the County plan out what the next 10 years of implementation might look like.

TABLE 12 IMPLEMENTATION ACTIONS

Element	Goals and Policies	Action ID #	Action	Priority	Timing	Responsibility	Key Partners
Land Use	UGA 4 UGA 5 UGA 6	A1	Implement the Onalaska Subarea Plan	High	Short-Term	Community Development	Public Works, PHSS
Land Use	UGA 4 UGA 5 UGA 6	A2	Implement the Packwood Subarea Plan	High	Short-Term	Community Development	Public Works, PHSS
Housing	H1 H 4	A3	Monitor progress to provide low-income housing types	High	Long-Term	Community Development	Department of Commerce
Housing	H 2.4	A4	Study housing needs and identify priority areas for housing types, emergency shelters, and temporary supportive housing for rural populations.	High	Short-Term	PHSS Community Development	Department of Commerce
Housing	H 1 H 4	A5	Increase Housing Programs for populations below 50 percent AMI, prioritize disadvantaged communities	High	Long-Term	PHSS Community Development	Department of Commerce

Element	Goals and Policies	Action ID #	Action	Priority	Timing	Responsibility	Key Partners
Housing	H 4.5	A6	Develop policies and regulations for short-term rentals	High	Short-Term	Community Development	
Housing	H 4	A6	Continue reviewing benefits and impacts of ADUs	Medium	Short-Term	Community Development	
Transportation	T 11	A7	Coordinate to improve transit options or other alternative modes of transportation in rural areas	Medium	Long-Term	Public Works Community Development	Lewis County Transit
Transportation	CR 4 CR 3	A8	Start bridge repair and replacement program	High	Ongoing	Public Works	WSDOT
Transportation	CR 4 CR 3	A9	Prioritize critical routes for evacuation in transportation improvements	High	Short-Term	Public Works	Emergency Management WSDOT
Capital Facilities	UGA 4, 5, 6 H 4 CF 11.2	A10	Complete the Packwood Sewer Plan	High	Short-Term	Public Works	Community Development
Capital Facilities	CF 12.3	A11	Implement Phase II Stormwater Program	High	Short-Term	Public Works	Community Development
Capital Facilities	CF 5	A12	Implement County-wide EV opportunities	Medium	Mid-Term	Public Works	Community Development
Capital Facilities	CF 16	A13	Increased Broadband Connection and Coordination	Medium	Long-Term	Public Works	Private Partners
Capital Facilities	CF 10.3	A14	Complete a coordinated water system consolidation	High	Short-Term	Public Works	Department of Health
Economic Development	ED 3	A15	New businesses/business expansion in all priority sectors	High	Short-Term	Community Development	Discover Lewis County Lewis County Economic Alliance

Element	Goals and Policies	Action ID #	Action	Priority	Timing	Responsibility	Key Partners
Economic Development & Climate	ED 2	A16	Initiate resilience and economic development joint planning efforts	High	Long-Term	Community Development & Emergency Management	Discover Lewis County Lewis County Economic Alliance
Climate and Resiliency	CR 3	A17	Complete projects for evacuation preparedness (plan, sirens, routes, bridge replacements, emergency shelters)	High	Short-Term	Emergency Management	Community Development
Climate and Resiliency	CR 1, 2, 3, 4, 5	A18	Identify future funding for new emergency preparedness and resilience policies	Medium	Long-Term	Emergency Management	PHSS
Climate and Resiliency	CR 3.12	A19	Supply chain planning with local warehouses	High	Short-Term	Emergency Management	Economic Alliance of Lewis County

Implementation Funding

Land Use Element

A significant number of Goals and Policies in this Comprehensive Plan are implemented through the development regulations. Development regulations are updated through this process and they use the County's allocated money and staff resources from the Community Development budget. The Community Development Department is responsible for the ongoing administration, permitting, and updates to the County's development regulations, Lewis County Code - Title 17 Land Use and Development Regulations. For updates and changes to the development regulations, contact the Lewis County Community Development Department.

Housing Element

Housing Goals and Policies not related to development regulations are typically executed through health departments or housing authorities and can be funded in a variety of ways depending on the County's budget limitations and available funding from federal agencies, which can change annually. For updates and changes to housing programs or housing initiatives contact Lewis County Community Development Department.

Transportation, Capital Facilities, and Utilities

The Transportation, Utilities and Capital Facilities Elements Goals and Policies are typically accomplished through a combination of regulations and on-the-ground projects to improve infrastructure. These projects are funded through the County's capital improvements budgets which are reviewed and updated annually. For updates and changes to budgets relating to transportation, infrastructure and capital facilities, contact Lewis County Public Works Department.

Economic Development

Economic Development initiatives in Lewis County are executed through a combination of public and private partnerships between cities, the County, and local economic development groups, like the Economic Alliance of Lewis County and Discover Lewis County. Economic development actions are funded on a case-by-case basis and may be approved by the Board of County Commissioners, or secured through external funding state, federal, or private partnerships.

Climate and Resiliency

As this is a new element starting in 2025 the Goals and Policies in this element will be a shared responsibility between all County Departments impacted or benefitting from the policies. However, goals and policies relating to hazard mitigation or emergency preparedness will be executed through Department of Emergency Management. Special projects identified in the element will need alternative funding sources that may be approved by the Board of County Commissioners or secured through state or federal funding programs. Contact the Lewis County Department of Emergency Management for update on the most recent projects.

Glossary

Accessory Dwelling Unit (ADU) A dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, or other housing unit. RCW 36.70A.696(1)

Active Transportation / Active Modes Describes human scaled and often person powered ways of getting around, such as walking, bicycling, or rolling a wheelchair. Washington Department of Transportation Active Transportation Plan, 2024

Adaptation The process of adjusting to new (climate) conditions in order to reduce risks to valued assets. U.S. Climate Resilience Toolkit

Affordable Housing Residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development. RCW 36.70A.030

Americans with Disabilities Act (ADA) The Americans with Disabilities Act (ADA) is a federal civil rights law that prohibits discrimination against people with disabilities in everyday activities. U.S. Department of Justice Civil Rights Division

American Community Survey (ACS) This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. ACS data is commonly used for the Community Profile section of a housing needs assessment. U.S. Census ACS Information Guide

Assets People, resources, ecosystems, infrastructure, and the services they provide. Assets are the tangible and intangible things people or communities value. U.S. Climate Resilience Toolkit

Area Median Income (AMI) describes the midpoint of an area's income distribution, where 50 percent of households earn above the median figure while 50 percent earn less than the median. U.S. Housing and Urban Development

Capital Facilities Plan (CFP) A capital facilities plan is an inventory of capital facilities owned by any public entities and forecast of future needs of facilities with any associated costs to improve facilities. RCW 36.70A.070

Climate The usual weather of a place. National Aeronautics and Space Administration (NASA)

Climate Resilience The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. RCW 70A.65.010(16)

Climate Stressor A condition, event, or trend related to climate variability and change that can exacerbate hazards. U.S. Climate Resilience Toolkit

Co-benefits The ancillary or additional benefits of policies that are implemented with a primary goal, such as climate mitigation — acknowledging that most policies designed to reduce greenhouse gas emissions also have other, often at least equally important, benefits (for example, energy savings, economic benefits, air quality benefits, public health benefits). Also referred to as "multiple benefits." U.S. Environmental Protection Agency

Co-housing means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Multiple co-housing units may be in one single-family home following the definition of “Family” in Lewis County Code and applicable building occupancy standards. RCW 36.70A.535

Community Wildfire Protection Plan (CWPP) It is a comprehensive wildfire safety plan developed by the local citizens, state and federal agencies. Washington Department of Natural Resources

Concurrency (Regulatory) Concurrency requires jurisdictions or a developer to provide any transportation improvements or programs required to reduce demand and meet an established transportation level-of-service within (6) six years of the completion of a development. RCW 36.70A.070 (6)(b)

Critical Areas It includes the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. RCW 36.70A.030(11)

Critical Infrastructure Systems and assets, whether physical or virtual, so vital that the incapacity or destruction of such may have a debilitating impact on the security, economy, public health or safety, environment, or any combination of these matters, across any local, state, tribal and federal jurisdiction. FEMA

Electric Vehicle (EV) An EV is defined as a vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. U.S. Department of Energy

Emergency Housing Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. RCW 36.70A.030(14)

Emergency Medical Services (EMS) Emergency Medical Services is a system that responds to emergencies in need of highly skilled pre-hospital clinicians. EMS is most recognizable by its vehicles, helicopters and workforce, which respond to emergency incidents. EMS, 2025

Emergency Shelter A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. RCW 36.70A.030(15)

Exposure The presence of people, assets, and ecosystems in places where they could be adversely affected by hazards. U.S. Climate Resilience Toolkit

Green Infrastructure A wide array of natural assets and built structures within an Urban Growth Area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater. RCW 36.70A.030(21)

Growth Management Act (36.70A RCW) A series of state statutes, first adopted in 1990, that requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth. Municipal Research and Services Center

Hazard An event or condition that may cause injury, illness, or death to people or damage to assets. U.S. Climate Resilience Toolkit

Hazard Mitigation Any sustainable action that reduces or eliminates long-term risk to people and property from future disasters. FEMA

Heating Ventilation and Air Conditioning (HVAC)

Levels of Service (LOS) An established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards. WAC 365-196-210(21)

Long-Term Commercial Significance The growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. RCW 36.70A.030(23)

Multimodal Transportation Includes public transportation, rail and waterways, bicycle and pedestrian. Multimodal access supports the needs of all users whether they choose to walk, bike, use transit or drive. It means more connections and more choices. WSDOT

Multimodal Levels of Service (MMLOS) Standards for all locally owned arterials, locally and regionally operated transit routes that serve urban growth areas, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve the goals of this chapter consistent with environmental justice.

Natural Resource Conservation Service (NRCS) NRCS helps producers, soil and water conservation districts, and other partners protect and conserve natural resources on private lands throughout the United States. NRCS, 2025

Overburdened Communities A geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020. RCW 36.70A.030(29)

Permanent Supportive Housing (PSH) Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing

and be a successful tenant in a housing arrangement, improve residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. RCW 36.70A.030(31)

Public Facilities Include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. RCW 36.70A.030(32)

Public Services Include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. RCW 36.70A.030(33)

Public Utility District (PUD) A Public Utility District is a community-owned, locally regulated utility created by a vote of the people under RCW 54. Washington Public Utility District Association

Roadway Functional Classification A grouping of highways, roads, and streets by the character of service they provide and use for transportation planning purposes. Washington Department of Transportation Website, 2024

Resource Lands / Natural Resource Lands

(a) Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;

(b) Forestlands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;

(c) Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and

(d) Critical areas.

Risk The potential for negative consequences where something of value is at stake. In the context of the assessment of climate impacts, the term risk is often used to refer to the potential for adverse consequences of a climate-related hazard. Risk can be assessed by multiplying the probability of a hazard by the magnitude of the negative consequence or loss. U.S. Climate Resilience Toolkit

Sensitivity The degree to which a system, population, or resource is or might be affected by hazards. U.S. Climate Resilience Toolkit

Transportation Improvement Program A short-range planning document that is updated every year and shows the funding sources and amounts for transportation improvements projects and programs, including bicycle and pedestrian facilities, planned for the next six years. RCW 36.81.121, MRSC Transportation Plans and Plan Elements

Transportation System All infrastructure and services for all forms of transportation within a geographical area, irrespective of the responsible jurisdiction or transportation provider. RCW 36.70A.030(42)

Transportation Demand Management (TDM) Demand management is defined as a set of strategies aimed at maximizing traveler choices. Managing demand is about providing travelers, regardless of whether they drive alone, with travel choices, such as work location, route, time of travel and mode. In the broadest sense, demand management is defined as providing travelers with effective choices to improve travel reliability. U.S. Department of Transportation

United States Department of Housing and Urban Development (HUD) The United States Department of Housing and Urban Development is one of the executive departments of the U.S. federal government. It administers federal housing and urban development laws. HUD, 2025

Urban Governmental Services / Urban Services Include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. RCW 36.70A.030(43)

Urban Growth Area Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350. RCW 36.70A.110(1)

Vulnerability The propensity or predisposition of assets to be adversely affected by hazards. Vulnerability encompasses exposure, sensitivity, potential impacts, and adaptive capacity. U.S. Climate Resilience Toolkit

Vulnerable Populations Groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: adverse socioeconomic factors such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and, sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations include but are not limited to: racial and ethnic minorities; low-income populations; and, populations disproportionately impacted by environmental harms. RCW 36.70A.030(47)(a)(b)

Washington Department of Transportation (WSDOT) A state agency responsible for managing and improving Washington's transportation system, including highways, bridges, and ferries, and coordinating with local jurisdictions on local transportation system integration. WSDOT Website

Washington Resource Inventory Area (WRIA) Washington is divided into 62 Water Resource Inventory Areas (WRIAs) based on natural watersheds. Due to Washington's varied land uses, hydrology, and precipitation levels, the amount of water available for new water right permits varies dramatically across the state. Ecology, 2025

Wildland Urban Interface (WUI) The geographical area where structures and other human development meets or intermingles with wildland vegetative fuels. RCW 36.70A.030(49)

Lewis County 2045

Shaping the Future of Lewis County