



Lewis County 2045

Shaping the Future of Lewis County

Comprehensive Plan Periodic Update

Volume 5

Other Supporting Documents

Acknowledgements

Lewis County Staff
Ryan Barrett, County Manager
Mindy Brooks, Community Development Director
Geoff Soderquist, Public Works Director
Wes Anderson, County Engineer
Mike Kroll, Transportation Planner
Meja Handlen, Public Health and Social Services Director
John Abplanalp, Public Health and Social Services Deputy Director
Alex Murray, Capital Facilities Manager
Erika Katt, Emergency Management Planner
Matt Hyatt, GIS Manager
Gary Hurley, GIS Supervisor

Kimley-Horn Consultants
Clay White, Project Manager, Director of Planning
Erin O'Kelley, Long-Range Planner
Joel Farias, Land Use Planner
Brad Lincoln, Transportation Advisor
Heidi Rous, Climate Advisor
Denise Truong, Climate Planner
Alice Cao, Climate Planner
Olivia Bitten, Community Engagement Planner
Makena Gove, Policy Analyst

Facet Consultants
Dan Nickel, Director of Planning
Nell Lund, Senior Environmental Planner

Table of Contents

A. Packwood Urban Growth Area Findings Page 4
B. Comprehensive Plan Final Commerce Checklist Page 95
C. Housing Element Checklist Page 151
D. Memo Re: Commerce HAPT Model Page 165
E. Commerce Response Re: HAPT Model Page 173
F. Onalaska Subarea Plan (online only) Page 175
G. Packwood Subarea Plan (online only) Page 176

A. PACKWOOD Urban Growth Area Findings

This report aims to demonstrate that the proposal for the creation of the Urban Growth Area (UGA) and zoning designations in Packwood meets the requirements of the Washington State Growth Management Act (GMA). This document is organized to align the GMA goals with the proposal for the Packwood UGA. We will highlight the objectives outlined by the GMA followed by the information, justifications and documents that support the proposal for the creation of the referred UGA, demonstrating compliance with the GMA. By that way, this document is organized in four sections where the GMA goals are reviewed as follows:

Section 1. Growth Management Act (GMA) – review compliance with the GMA RCW 36.70A.110

Section 2. Countywide Planning Policies (CWPP) – review compliance with the CWPP policies and goals.

Section 3. Packwood Subarea Plan – review compliance with the GMA under the Packwood Subarea Plan policies and goals.

Section 4. Lewis County Comprehensive Plan - review compliance with the 2045 Comprehensive Plan Periodic Updates policies and goals.

A. Packwood Subarea Plan Phase 1

The Packwood Subarea Plan is a long-range vision, goals and policies that will guide Packwood's growth and development over the next 20 years. Phase 1 of the Packwood Plan was developed in collaboration with the community and guided by a 35-member Community Advisory Committee who met monthly during 2022-2023. Additional community input was gathered through surveys, interviews and community meetings. Technical experts were consulted at key moments during the creation of the plan to coordinate on specific issues such as the capacity of Lewis County Water Sewer District 3 to serve new development. The Packwood Subarea Plan Phase 1 was adopted on January 2, 2024, Ordinance 1350.

B. Packwood Subarea Plan Phase 2

The purpose of Packwood Subarea Plan Phase 2 is to implement the goals and policies adopted in the Packwood Subarea Plan, Phase 1. Implementation may be done using different tools, including but not limited to amendments to the Lewis County Code, land use and development regulations. Under this process Lewis County is working on the 2025 Comprehensive Plan Periodic Update and implementing updates on their UGA boundaries, creating the Packwood UGA, but not changing the total acreage of the total county UGAs.

C. Consistency

Consistency with County Wide Planning Policies (CWPP). All plans and actions shall be consistent with relevant county-wide planning policies (CWPPs) applicable to the changes proposed by the Packwood Urban Growth Area (UGA), as blundered in the County Zoning and Land Use map. See: RCW 36.70A.110, RCW 36.70A.210, WAC 365-196-400(2)(c), WAC 365-196-305, and WAC 365-196-520.

See findings under Section 3. Countywide Planning Policies.

The consistency with the GMA means that the goals adopted to guide comprehensive planning and County Wide Planning Policies are met. In this document we will walk through those planning documents goals, both the CWPP goals and policies, the 2045 Comprehensive Plan Periodic Update and the specific Packwood Subarea Plan.

The following GMA goals for development adoption will be reviewed under the three next sections to consistency. The guiding development goals are related to:

(01) Urban Growth
(02) Reduce Sprawl
(03) Transportation
(04) Housing
(05) Economic Development
(06) Property Rights
(07) Permits
(08) Natural Resources Industries
(09) Open Space and Recreation
(10) Environment
(11) Citizen Participation and Coordination
(12) Public Facilities and Servies
(13) Historic Preservation
(14) Climate Change and Resiliency
(15) Shorelines of the State.

Consistency with 2045 Comprehensive Plan Periodic Update: Subarea plans are optional plan according to GMA and WAC 365-196-445(2) Optional elements: A comprehensive plan may include, where appropriate, subarea plans. Subarea plans must be consistent with the comprehensive plan goals and policies. RCW 36.70A.070 Comprehensive plans—Mandatory elements. The comprehensive plan of a county shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally

consistent document, and all elements shall be consistent with the future land use map. The map demonstrates the boundaries of the zonings as defined in the Comprehensive Plan. Packwood Urban Growth Area (UGA) is shown in the Lewis County Land Use and Zoning Map.

See findings under Section 4. Packwood Subarea Plan.

See findings under Section 5. Lewis County Comprehensive Plan.

D. Public Participation

Ensure public participation in the comprehensive planning process. Under RCW 36.70A.035, 36.70A.130(2)(a), 36.70A.140, decisions shall ensure public participation in the comprehensive planning process. A process for early and continuous public participation in the development regulation development and amendment process. The process should address annual amendments (if the jurisdiction allows for them), emergency amendments, and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county and should be well publicized. See: RCW 36.70A.020(11), RCW 36.70A.035, RCW 36.70A.130, RCW 36.70A.140, WAC 365-196-600(3).

Packwood Subarea Plan, Attachment A – Public Participation, includes a full description of the public participation activities undertaken as part of the Packwood Subarea Plan, Phase1. A 35-member Community Advisory Committee was formed and met monthly January 12, 2022, through June 21, 2023. A summary of other participation activities is provided below:

- November 2021 – Creation of an email list, additions made throughout the process
- December 4, 2021 – Informational Table at the Packwood Arts & Craft Fair
- December 31, 2021 – Online Survey on community priorities, hardcopies at Packwood Timberline Library
- January 20, 2022 – Packwood Housing Forum community meeting
- January 31, 2022 – Online Survey on housing issues, hardcopies at Packwood Timberline Library
- February 17, 2022 – Packwood Housing Forum community meeting
- March 24, 2022 – Packwood Housing Forum community meeting
- April 21, 2022 – Packwood Housing Forum community meeting
- June 25, 2022 – Business Interviews
- July 29, 2022 – Community Meeting at Packwood Senior Center
- October 22, 2022 – Community Open House on the draft plan

- November 4, 2022 – Online Survey on the draft plan, hardcopies at Packwood Timberline Library
- March 14, 2023 – Planning Commission public hearing
- March 28, 2023 – Continued Planning Commission public hearing
- May 6, 2023 – Community Open House and Listening Forum on the draft plan
- September 12, 2023 - Planning Commission public hearing
- September 19, 2023 – SEPA Determination
- December 12, 2023 – Board of County Commissioners public hearing.

All activities were noticed via the Packwood E-mail List, signs hung at the local post office, grocery store and coffee shop, and social media posts. Public hearings were also noticed in The Chronicle and East County Journal newspapers. Therefore, this requirement is met.

The 2045 Comprehensive Plan Periodic Update, according to the GMA is required to establish and broadly disseminate to the public, participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plan and development regulations implementing such plans. For the revision of the plan, which includes the changes in the County UGAs and the Packwood UGA, LC established a Community Engagement Plan early 2024 and distributed the plan through community public meetings and online. Since then, it was held five community meetings (one specific climate event) with 116 attendees, two surveys with 786 total responses, three open houses, three pop-ups/community events, more than 20 presentations at public meetings and six public hearing. In the Community Survey released in 202, the top respondents' priorities for the next 20 years, beyond others, include increasing job opportunities, preserving agricultural and forestry land and enhancing transportation infrastructure. It was provided an opportunity to Tribes in participating in the public engagements for the 2045 Comprehensive Plan Periodic Updates.

1 GROWTH MANAGEMENT ACT (GMA)

The Growth Management Act (GMA) provides statutory authority for local governments to plan in Washington State. The process of designating Urban Growth Areas (UGAs) is an important tool provided by the GMA for communities to decide where urban development should be encouraged and where the extent of that development should be located .1 UGAs are areas where growth and higher densities are expected and supported by urban services.

RCW 36.70A.030(19)(20) defines urban growth as follows:

"Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. "Urban growth areas" means those areas designated by a county pursuant to RCW 36.70A.110.

The GMA (RCW 36.70A.110(3)) states that urban growth should be located:

• First, in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development,

• Second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and

• Third, in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

Lewis County is changing their UGA boundaries in the 2045 Comprehensive Plan Review Update, according to population growth projections and land use capacity studies. Following we listed the RCW 36.70A.110 approach for Comprehensive plans and Urban Growth Areas and how the Packwood UGA complies with it.

RCW 36.70A.110(1) 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.

The Packwood UGA is located within a Packwood Subarea Plan boundary that includes five LAMIRDs. LAMIRDS are "other areas characterized by urban growth" under this policy and Packwood has been defined by urban uses and densities of development since the 1950's when Highway 12 was completed across White Pass. Packwood has already an urban aspect, as a small city, and tourism is making huge changes in the character of the area that may be addressed with proper planning tools, like zoning and land use regulations. Packwood includes a grocery store, post office, library, doctor's

office, museum, senior center, community hall, hotels, gas stations, restaurants and two breweries. Packwood is located 35 miles from the nearest urban growth area and incorporated city, Morton. It is appropriate to encourage urban growth within the subarea to support the existing and future population, projected to increase 31.87% in the next 20 years. Therefore, the Packwood UGA is consistent with this GMA policy.

RCW 36.70A.110 (1) 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.

The Packwood UGA includes areas that has already an urban aspect, characterized by urban growth but is not located within a city jurisdiction.

RCW 36.70A.110 (2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period.

The Planned Growth Committee completed the reconciled population and housing allocations in August 2024. Through this process, Lewis County was allocated the following population and housing numbers. Packwood UGA total population in 2022 was 910 inhabitants and 2045 population allocation of 1,200 inhabitants what is an increase of 138 inhabitants, or a 20-year growth rule of 31.87%. The Packwood UGA and new zoning designations are important to plan for accommodating the future population growth and to support development related to tourism activities observed in the town. Proper planning is essential to permit urban growth to keep community quality of life and sustainability.

RCW 36.70A.110 (2) Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve. An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

The Packwood UGA is designed to permit different densities and open spaces, observed in the new zoning designation proposal. It is proposed the following land use designations: Open Space, Commercial Business District, Airport District, Mixed Use, Residential High Density, Residential Medium Density and Residential Low Density. The Packwood UGA is not contained within a national historical reserve.

RCW 36.70A.110 (3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

The Packwood UGA has been a small town since the 1950's and was a growing community until the forestry industry changed in the 1990's and mill operations were consolidated to Randle in 1998. This resulted in a significant decline in the town's population and multiple businesses closed. Packwood is a historic logging town with land use patterns that reflect the single dwelling residential development and commercial uses that support the population living here. Although the mill in Packwood closed and consolidated to Randle, people have continued to live in Packwood and the development patterns have not changed significantly since 1995. During 2020 and 2021, Packwood saw a significant increase in tourism. The Packwood Visitor's Center reported results and found that in 2019, 1,903 visitors signed in. That number jumped to 3,979 in 2020 and 6,275 in 2021. 2021 also saw an increase in residential housing sales and property values. The increased growth and renewed interest by the community to self-determine how Packwood develops and changes over time, led to the Packwood Subarea Plan project and the proposal of the Packwood UGA. Packwood is already served by a public water system. It has two community wells and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood. All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was

provided with an appropriation by the Washington State Legislature for the design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood. Packwood Fire District 10 (Fire District) has three stations located within the region. Other utilities already provided for the community is in communications, like cable, and electricity.

RCW 36.70A.110 (4) In general, cities are the units of local government most appropriate to provide urban governmental services. In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

The Packwood UGA area is already characterized by a small-town rural environment with projected population growth of 31.87%. Lewis County must plan that. According to what was pointed out in the item above, the Packwood is already served by a public water system. In August 2022, Lewis County Public Works was provided with an appropriation by the Washington State Legislature for the design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The construction of a public sewer system is due to a large number of inadequate septic systems that pose a health threat to the aquifer that provides domestic water for the area. The appropriation was largely based on the public health risk posed by the existing on-site septic systems.

RCW 36.70A.110 (6) Each county shall include designations of urban growth areas in its comprehensive plan.

Designations of Urban Growth Areas are included in the 2045 Comprehensive Plan Periodic Update.

RCW 36.70A.110 (7) An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county.

The Packwood UGA is not designating any potential annexation area because the Packwood UGA is not linked to any city jurisdiction.

RCW 36.70A.110 (8) If, during the county's annual review under RCW 36.70A.130(2)(a), the county determines revision of the urban growth area is not required to accommodate the population projection for the county made by the office of financial management for the succeeding 20-year period, but does determine that patterns of development have created pressure for development in areas exceeding the amount of available developable lands within the urban growth area, then the county may revise the urban growth area or areas based on identified patterns of development and likely future development pressure if the following requirements are met:

(a) The revised urban growth area would not result in a net increase in the total acreage or development capacity of the urban growth area or areas.

The 2045 Comprehensive Plan is not revising an existing UGA in Packwood because there is no existing UGA placed in the community. This is related to the creation of a new UGA area in Packwood justified in the necessity of planning for a 31.87% population growth and considering other concerns in RCW 36.70A.110. Otherwise, the total UGA area in Lewis County is not resulting in a net increase because part of the Chehalis UGA is being excluded, returning to rural districts, consequently not resulting in a net increase of the total acreage of UGAs in the county.

(b) The areas added to the urban growth area are not designated by the county as agricultural, forest, or mineral resource lands of long-term commercial significance.

The areas added to the Packwood UGA were not designated by the county as agricultural, forest, or mineral. They were designated as Small-Town Mixed Use and Small-Town Industrial.

(c) If the areas added to the urban growth area have previously been designated as agricultural, forest, or mineral resource lands of Certified on 7/12/2024 RCW 36.70A.110 Page 2 long-term commercial significance, either an equivalent amount of agricultural, forest, or mineral resource lands of long-term commercial significance must be added to the area outside of the urban growth area, or the county must wait a minimum of two years before another swap may occur.

The areas added to the Packwood UGA were not designated by the county as agricultural, forest, or mineral.

(d) Less than 15 percent of the areas added to the urban growth area are critical areas other than critical aquifer recharge areas. Critical aquifer recharge areas must have been previously designated by the county and be maintained per county development regulations within the expanded urban growth area and the

revised urban growth area must not result in a net increase in critical aquifer recharge areas within the urban growth area.

The Packwood UGA is a new urban growth area, and it does not add areas to any existing UGA. Otherwise, few critical areas are within the Packwood UGA and Shoreline Environmental LC 17.25 and Critical Areas regulation LC 17.38 apply for future developments on Packwood UGA.

(e) The areas added to the urban growth areas are suitable for urban growth.

The Packwood UGA is a new proposed Urban Growth Area, and it does not add areas to any existing UGA.

(f) The transportation element and capital facility plan element of the county's comprehensive plan have identified the transportation facilities and public facilities and services needed to serve the urban growth area and the funding to provide the transportation facilities and public facilities and services.

Considering that the Packwood community is already settled, it is served by public transportation. The brown route connects the community to Randle, Mossyrock, Chehalis, Centralia and others. Future reviews of the UGA growth can provide information on the necessity of improving the transportation facilities, but it was not currently observed.

(g) The areas removed from the urban growth area are not characterized by urban growth or urban densities.

The Packwood UGA is a new urban growth area, and it does not remove areas from any existing UGA.

(h) The revised urban growth area is contiguous, does not include holes or gaps, and will not increase pressures to urbanize rural or natural resource lands.

The Packwood UGA is a new urban growth area, and it is not linked to any city boundary.

(i) The county's proposed urban growth area revision has been reviewed according to the process and procedure in the countywide planning policies adopted and approved according to RCW 36.70A.210.

The Packwood UGA is a new urban growth area, and it is not a proposed urban growth area revision. Otherwise, the creation of the Packwood UGA is elaborated according to the process and procedure in the countywide planning policies adopted and approved according to RCW 36.70A.210.

(j) The revised urban growth area meets all other requirements of this section.

The Packwood UGA is a new urban growth area, and it does not add areas to any existing UGA. Otherwise, the creation of the Packwood meets all requirements of RCW 36.70A.210 and, RCW 36.70A.110.

RCW 36.70A.110 (9)(a) At the earliest possible date prior to the revision of the county's urban growth area authorized under subsection (8) of this section, the county must engage in meaningful consultation with any federally recognized Indian tribe that may be potentially affected by the proposed revision. Meaningful consultation must include discussion of the potential impacts to cultural resources and tribal treaty rights.

(b) A county must notify the affected federally recognized Indian tribe of the proposed revision using at least two methods, including by mail. Upon receiving a notice, the federally recognized Indian tribe may request a consultation to determine whether an agreement can be reached related to the revision of the county's urban growth area. If an agreement is not reached, the parties must enter mediation pursuant to RCW 36.70A.040.

Although this is not a revision of a specific county urban growth area, but a creation of a new UGA in Packwood, Indian tribes were invited by mail to engage the 2045 Comprehensive Plan Periodic Update that includes de approach to the Packwood UGA. In April 2024, the following tribes were mailed to invite their participation in community planning issues, including land use, environmental protection, and economic development: Confederate Tribes of the Chehalis Reservation, Cowlitz Indian Tribe, Nisqually Indian Tribe, Puyallup Tribe of Indians, Quinault Tribe, Squaxin Island Tribe and Steilacoom Tribe.

RCW 36.70A.110 (10)

(a) Except as provided in (b) of this subsection, 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.

(b) Subsection (10)(a) of this section does not apply to:

(iii) Urban growth area expansions where:

(A) Public facilities already exist within the floodplain and the expansion of an existing public facility is only possible on the land to be included in the urban growth area and located within the floodplain; or

(B) Urban development already exists within a floodplain as of July 26, 2009, and is adjacent to, but outside of, the urban growth area, and the expansion of the urban growth area is necessary to include such urban development within the urban growth area.

Although this is not an expansion of an existing urban growth area, the Packwood UGA is located within the 100-year floodplain. Otherwise, according to the exception RCW 36.70A.110 (10)(b)(3)(A)(B), this prohibition does not apply to this UGA because the Packwood community already exists as an urban development within a floodplain as of July 26, 2009, and this is the only way of creating an UGA for Packwood considering it is not linked to any city.

RCW 36.70A.110 (11) If a county, city, or utility has adopted a capital facility plan or utilities element to provide sewer service within the urban growth areas during the twenty-year planning period, nothing in this chapter obligates counties, cities, or utilities to install sanitary sewer systems to properties within urban growth areas designated under subsection (2) of this section by the end of the twenty-year planning period when those properties: (a)(i) Have existing, functioning, nonpolluting on-site sewage systems; (ii) Have a periodic inspection program by a public agency to verify the on-site sewage systems function properly and do not pollute surface or groundwater; and (iii) Have no redevelopment capacity; or (b) Do not require sewer service because development densities are limited due to wetlands, floodplains, fish and wildlife habitats, or geological hazards.

2 COUNTYWIDE PLANNING POLICIES

The applicable Countywide Planning Policies are addressed below.

1 Urban Growth

1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as industrial master planned areas, master planned resorts, and as new fully contained communities pursuant to RCW 36.70A.350.

The Packwood UGA is located within a Packwood Subarea Plan boundary that includes five LAMIRDs. LAMIRDS are "other areas characterized by urban growth" under this policy and Packwood has been defined by urban uses and densities of development since the 1950's when Highway 12 was completed across White Pass. Until 2002, Packwood included a timber mill and a ranger station that employed hundreds of people

and many of them lived in town. Nowadays, the most significant economic product is tourism that enhances local commerce, and seasonal increases of visitors. Packwood has already an urban aspect, as a small city, and tourism is making huge changes in the character of the area that may be addressed with proper planning tools, like zoning and land use regulations. Packwood includes a grocery store, post office, library, doctor's office, museum, senior center, community hall, hotels, gas stations, restaurants and two breweries. Packwood is located 35 miles from the nearest urban growth area and incorporated city, Morton. It is appropriate to encourage urban growth within the subarea to support the existing and future population, projected to increase 31.87% in the next 20 years. Therefore, the Packwood UGA is consistent with this planning policy.

1.1 **Cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection. A portion of the county's 20-year population projection shall be allocated to new fully contained communities pursuant to RCW 36.70A.350(2). Annual adjustments may be made when supported by appropriate data.**

According to the Lewis County Population Allocation, 2022 Packwood total population was 910 inhabitants with a 2045 Population Allocation of 1,200 inhabitants, what means a 20-year population increase of 290 inhabitants, a growth rule of 31.87%. Considering that Packwood has been defined by urban uses and densities of development since the 1950's the delineation of the Packwood UGA is essential to accommodate in urban standards the population growth projection for the next 20 years. Packwood zoning does not change the current configuration of the parcel, considering that the location already has smaller lots and highest density than the county rural areas. The UGA is adopting a mix of zoning that approaches Mixed Use, Residential Low, Medium and High densities and Commercial uses designations to diversify and encourage housing and services to accommodate population growth. Adjustments can be made as necessary during the growth process.

1.2 **Land use planning for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.**

The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. Not all properties in the service area are connected to the public water

supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood.

All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided an appropriation by the Washington State Legislature for the design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Packwood Fire District 10 (Fire District) has three stations located within the region. The service area is 320 square miles. The Fire District has mutual aid agreements with all of Lewis County for both emergency services (EMS) and fire, as well as a mutual aid agreement with the Department of Natural Resources for wildland fires. The Fire District works with the Forest Service to address fires if needed and until the Forest Service is able to respond.

1.3 **Urban Growth Area boundaries for cities and towns 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, may follow natural or logical parcel boundaries.**

Packwood UGA boundaries follow the right of ways of public streets, roads and highways like Highway 12, Hall Creek, Skate Creek Rd South and mainly already existing parcels boundaries.

1.4 **Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.**

All developments within the Packwood UGA shall conform with all applicable county regulations, like the Lewis County Code and state regulations when applicable.

1.5 **All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors**.

Packwood UGA developed their own standards according to the locals' desires and vision for the community, establishing design standards and land use zonings to developments adjoin Highway 12, according to LCC 17.XX.XXX.

1.6 **The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.**

Washington State Department of Transportation (WSDOT) owns and maintains Highway 12, which runs through the center of the Packwood area. Along with traffic, the right-of-way also provides an area for utilities. Lewis County maintains 29 miles of roadway in the study area. The majority of the roads are rural local access roads, and the remaining 2 miles are rural major collectors. Roughly 25 of those miles are bituminous surface treatment (BST), 4 miles are hot mix asphalt (HMA) and less than 1 mile is gravel surface. In addition, there is an agreement between Lewis County and U.S. Forest Service for the county to maintain portions of Forest Service Roads No. 1260 (Snyder Road), No. 1261 (Powerhouse Road) and No. 1268 (Coal Creek Road). In 2021, Packwood airport had 5,300 aircraft operations.

1.7 **Rural areas have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions will be made for areas appropriate for more intense development that are consistent with state law.**

Packwood area is zoned under Limited Areas of More Intense Rural Development (LAMIRD) and the area is already provided by infrastructure like water and due to environmental issues, sewer is designed to serve the area.

1.8 **Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.**

Packwood UGA affected geographic area is not designated as Master Planned Development.

1.9 **The County shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.**

According to LCC 16.05.080 Processing subdivision projects shall promptly forward copies of the project with a request for comment to the following agencies as appropriate:

a. The Lewis County public works department.

b. The Lewis County community development department.
c. The Lewis County building official.
d. The Lewis County fire marshal.
e. The Lewis County environmental health section.
f. Other county officials concern within the scope of their municipal functions.
g. The proper city officials when the subject property is within one mile of the corporate limits of any city or town.
h. Engineer of the Washington State Department of Transportation when the subject property is adjacent to the rights-of-way of existing or proposed state highways.
i. Local school district.
j. Local fire district.
k. Utility purveyors.
l. Lewis County natural resources conservation district.
m. Municipalities whose urban growth boundaries or urban reserve areas overlay any portion of the subject property.
n. Any other agency with interest, expertise, or jurisdiction.

According to LCC 17.130 Adequate Public Facilities, Lewis County requires a determination of adequate facilities for all projects like water, wastewater, fire / emergency service, schools, transportation, transit and solid waste.

It means that all Packwood UGA future projects will follow the county review procedures that support that would cover all impacts urban resources or urban growth areas.

1.10 **The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities including: a. Sewage treatment and municipal water facilities b. Solid Waste Facilities c. Port District/PDA industrial facilities d. Airport locations e. Other essential public facilities as identified under GMA.**

Packwood UGA is not located on any city boundary and maintenance is a Lewis County liability.

1.11 **The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.**

Packwood UGA is not located on any city boundary and all public services are a Lewis County liability. As an already consolidated community, Packwood includes services like a grocery store, post office, library, doctor's office, museum, senior center, community hall, hotels, gas stations, restaurants and two breweries, and public services like water system.

1.12 **The process to amend Countywide Planning Policies and UGAs is adopted as Appendix A and is made part of these policies.**

Packwood UGA approval followed the steps of the 2045 Comprehensive Plan Periodic Update.

1.12.1 **Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.**

According to the Lewis County Population Allocation, 2022 Packwood UGA total population was 910 inhabitants with a 2045 Population Allocation of 1,200 inhabitants, what means a 20-year population increase of 290 inhabitants, a growth rule of 31.87%. Considering that Packwood has been defined by urban uses and densities of development since the 1950's the delineation of the Packwood UGA is essential to accommodate in urban standards the population growth projection for the next 20 years. Packwood zoning does not change the current configuration of the parcel, considering that the location already has smaller lots and highest density than the county rural areas. The UGA is adopting a mix of zoning that approaches Mixed Use, Residential Low, Medium and High densities, Open Space and Commercial uses designations to diversify and encourage housing and services to accommodate population growth. Packwood UGA parameters were designed according to the Subarea Plan and the 2045 Comprehensive Plan Periodic Update. Adjustments can be made as necessary during the growth process.

1.12.2 **The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.**

The zone designations used in the land capacity analysis for the Packwood UGA are new designations recently adopted by the County for the UGA. These were preemptively discussed prior to the comprehensive plan periodic update to provide for sufficient land capacity for Packwood's future growth. With these zoning designations Packwood has adequate housing to meet their populations projections and is shown in the table below.

Zone/Land Use Designation	*Net Developable Acres*	*Housing Capacity*	*Population Capacity*
Central Business District (CBZ)	*7.92*	*187*	*462*
Mixed-Use (MU)	*30.11*	*692*	*1,717*
Residential Very-Low (RVL)	*55.53*	*202*	*499*
Residential Low (RL)	*95.95*	*439*	*1,088*
Residential Medium (RM)	*163.57*	*1,144*	*2,843*
Residential Medium (RH)	*22.32*	*284*	*704*
Commercial Industrial	*13.65*	*-*	*-*
Commercial Retail	*17.34*	*-*	*-*

Source: 2045 Comprehensive Plan Periodic Update – Land Capacity Analysis.

1.12.3 **The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit conditions consistent with RCW 36.70A.110. The extension of UGA boundaries into resource lands of long-term commercial significance should be avoided unless no practical alternative exists.**

Packwood UGA is not an expansion of urban growth area. This is a new UGA but it is not increasing the total acreage of Urban Growth Areas in the county, considering that it was made a change decreasing the Chehalis UGA and creating the Packwood UGA, both to adequate the population growth for the 20-year projection, considering the periodic review of the UGA boundaries and the population growth accommodation, as data observed in the items above, population projection and land capacity.

1.12.4 **Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW 36.70A.130(3):**

a. Determination of needed land

i. Are the overall UGA's in the county large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's 20-year population and employment forecasts at urban densities?

ii. Is there an inventory of development including vacant land, underdeveloped lands and land where development is likely?

iii. Is there land within the UGA that can accommodate the urban services needed for urban densities?

iv. Are there lands outside the incorporated Cities or their associated UGAs that currently exhibit an urban density and urban character?

b. Consistency with GMA objectives

i. Is the amendment made necessary in an emergency that can be eliminated by the extension of urban level of service?

ii. What impact would the amendment have on the existing level of services within the UGA?

ii. What is the ability to provide services within the UGA?

iv. Will the contemplated amendment result in any environmental degradation?

v. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl, or does it hinder development within the UGA at an urban density?

vi. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

According to GMA UGAs must be monitored and reviewed, RCW 36.70A.130(3)(a)(b), reviewing the densities permitted within its boundaries, and the extent to which it occurs. The revision shall accommodate the urban growth projected to occur in the county for the succeeding 20-year period. So, the UGA change is part of the 2045 Comprehensive Plan Periodic Update that reviews urban growth projection in the county and adequate the UGA boundaries for the period. As considered before, the services and the growth of the already urban environment characterized by Packwood requires UGA delineation to apply urban standards and allow accommodation of the growth projection for the next 20 years. Overall UGA acreage on the county is not being changed considering that Chehalis UGA is being decreased as part of the land capacity and population accommodation of that city analysis, using this change to accommodate Packwood UGA, without increasing overall acreage of the county UGAs. In inventory of land capacity and housing and population allocation was made to provide information to support the necessity of the Packwood UGA to accommodate community development. This UGA change does not affect the already existing services, like water or sewer, as demonstrated before. As the population growths, services can be provided to the community, but almost all services that already exist conform enough to accommodate growth. UGA in the Packwood community will not result in environmental degradation

considering that it is an already consolidated community, and their growth is being close monitored by the county authorities. As mentioned before, sewer will be provided to the area, considering environmental safety. The Packwood UGA complies with the GMA policies and their delineations and zoning designations supports a walkable and densified community that would not promote urban sprawl. The Packwood UGA is consistent with the 2045 Comprehensive Plan Periodic Update and will be demonstrated in this document.

1.12.7 **The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A of this document and may be further defined by Lewis County Code.**

The review of the Lewis County Comprehensive Plan followed state and county regulations like RCW 36.70A and LCC 17.12, among other applicable regulations.

1.12.8 **Lewis County adopted population allocations, population estimates, and population projections are shown in Appendix B of this document.**

Packwood UGA adopted population allocations, estimates and projections according to data formatted by the 2045 Comprehensive Plan Periodic Update. Lewis County Board of County Commissioners adopted a 2045 population allocation for Packwood of 1,200 residents, which is an increase of 290 residents, and housing allocations (Ordinance 1346). The Land Use Element of the subarea plan constrains the highest density of residential development and new commercial uses to the downtown area and at the historic mill site, where sewer is likely to be provided, and to avoid critical areas including floodplains and channel migration zones. Lower density residential development is retained outside of the downtown area and historic mill site.

1.12.9 **Subject to applicable law, Urban Growth boundaries shall not be reduced solely on the basis of inactivity of annexation by cities.**

Changes in Lewis County UGA are not being implemented solely on the basis of inactivity of annexation by cities. It is implemented based on population growth projections, availability of services, land capacity analysis, environmental projection among others.

2 Reduced Sprawl

Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low density development.

2.0 **Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.**

Packwood is an already existing urban community not associated with any city jurisdiction. Certain levels of urban service are already provided to the area, like water and public transit. Sewer is being designed to serve the community due to environmental protection of the soil and ground water. Packwood growth is occurring and proposing the UGA is a way of planning and not sprawl development.

2.1 **Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.**

The Packwood UGA is not associated with any city and Lewis County is responsible for regulating all the development standards for the Packwood UGA.

2.2 **Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.**

Packwood UGA is designed for the most predominant medium and high-density residential development. The Commercial Business and the Airport Districts are designed to offer diverse commercial options for the local and regional community.

2.3 **Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections outside UGAs may be permitted only if hookup sites comply with one of the following situations: (a) The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.**

Lewis County Public Works has received appropriation from the State of Washington for the design and engineering of a sewer system to serve downtown Packwood and the historic mill site. Sewer is necessary for this area to protect public health because the septic systems are aging and will begin to fail and the soil type is very porous, which could result in contamination of the groundwater. Sewer is anticipated to be constructed in 2026. Therefore, the Packwood Subarea Plan is consistent with this planning policy.

2.4 **Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs can be permitted within state adopted Water Service areas and/or where required, by the Lewis County Board of County Commissioners as described by the following conditions: (b) Public water service connections and water service lines can be extended outside UGAs where the following conditions are met: (i) Connections and extensions shall be within current State approved water system plans.**

Lewis County Water District 3, which will become a water and sewer district, currently serves all the subarea plan located east of the Cowlitz River. The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. Not all properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood.

2.5 **Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in rural areas or resource lands that are outside of these areas or adopted UGAs.**

There is no development authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 planned for the Packwood UGA.

3 Transportation

Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City comprehensive plans.

3.0 **The Transportation Element of local Comprehensive Plans should be designed to: 1) facilitate the flow of people, goods and services so as to strengthen the local and regional economy; and 2) conform with the Land Use Element of the Comprehensive Plan.**

The Transportation Element and the Economic Development Element in the Packwood Subarea Plan both address improving Highway 12 to support the local and regional economy by making the1.5-mile stretch through the downtown area a complete street with appropriate traffic calming, parking, bicycle facilities and pedestrian facilities. Therefore, the Packwood UGA is consistent with this planning policy.

3.1 **Level of Service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New or expansion of existing private and public development shall mitigate transportation impacts concurrently with the development and occupancy of the project.**

Packwood UGA designates zoning standards to be coordinated with urban growth according to land use and traffic compatibility that will be planned for the next 20 years, according to population growth projections and land use capacity studies.

3.3 **The County and cities should coordinate agreements to cover situations where the demands created by new or expanded existing private or public development affect adjoining jurisdictions such as between cities or between the County and cities.**

Packwood UGA does not adjoin any jurisdiction due to the UGA is not related to any city.

3.3 **Local jurisdictions should coordinate plans, programs and projects with regional, state and federal agencies to ensure consistency between land use development and transportation facilities.**

Washington State Department of Transportation provides staff to serve on the Technical Advisory Committee. They were provided with the opportunity to review and comment on all aspects of the plan and developments. Lewis County staff met with WSDOT staff when the draft plan was completed to discuss goals and policies for Highway 12. WSDOT provided comments on the SEPA that are in support of the plan and the goals and policies in the Transportation and Land Use Element of the subarea plan that this UGA is complying with.

3.4 **State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.**

Packwood is located between Mt Rainier National Park, Tatoosh Wilderness Area, Goat Rocks Wilderness Area and White Pass Ski Resort. The primary economy of the town is tourism due to access to recreational areas. The Transportation Element of the subarea plan includes goals and policies to improve Highway 12 to support tourism. Packwood UGA consists of urban zonings that provide development standards to accommodate local needs like tourism and residential uses.

3.5 **Airport authorities should maintain and improve airport facilities to safely accommodate current and future air service demands.**

The Packwood UGA consists of an Airport District to allow planning for safety and compliance with airport authorities regulations, considering land use and zoning.

3.6 **State and local agencies should reduce conflicts between rail and vehicular traffic wherever possible and support enhancement of rail and high-speed rail planning efforts in the region.**

In the Packwood UGA area, there is no rail that could conflict with vehicular traffic.

3.7 **The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.**

The Transportation Element of the subarea plan includes goals and policies to add bicycle and pedestrian facilities to Highway 12 and adjacent streets. Design standards for UGA can encourage safety for different transportation modes designed for urban standards and densities.

4 Housing

Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The Housing Element of the subarea plan includes a goal to provide a range of affordable housing for residents at all income levels. Polices address encouraging a diversity of housing options including triplexes, fourplexes, rowhouse, tiny home villages, apartments, dormitories and hostels. Policies also require a balance between residential housing and short-term rentals to encourage preservation of the exiting housing stock for residential, not transient, use. Packwood UGA consists in planning zoning for mixed uses, low high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments.

4.0 **Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.**

The subarea plan includes supporting options to alleviate the costs burden for lower income residents; this will include partnerships to subsidize affordable housing. In addition to the land use and zone proposed for the Packwood UGA, it would encourage housing developments for low and moderate incomes populations.

4.1 **The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.**

The Packwood UGA includes a mix of zones that encourage a diversity of housing types, including mixed use zoning which will require second story residential development located over commercial uses. In addition, policies are included to require new multifamily housing to be reserved for residential, not short-term rental, uses and to balance use of existing housing stock as residential use with conversion to short term rental.

4.2 **The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.**

See 4 and 4.1.

6 Economic Development

Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of Lewis County's natural resources, public services and public facilities.

Packwood has experienced a significant recession after the timber mill and ranger station closed. Since 2012, the economy has grown based on tourism. The Economic Development Element of the subarea plan includes goals to support locally owned businesses, support employment options that provide living wage jobs and grow a sustainable retail economic base. The land use and zoning proposed for the Packwood UGA consists in providing a variety of options of mixed use, commercial business and residential to contribute to economic growth of the community considering investments, 20-years population growth and land use capacity for the next years.

6.0 **The development of businesses and industries should be encouraged within cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, .360, .362, .365, .367, and 368.**

Development of businesses is planned for the Packwood UGA in the mix use zoning, commercial business district and airport district, according to the new zoning designations for the affected geographic area.

6.1 **Agriculture, forestry and mineral extraction shall be encouraged in rural areas. The development of resource-related commercial and industrial activities shall be encouraged in appropriate areas such as designated commercial resource lands, LAMIRDs, UGAs, or next to resource related uses.**

There is no conversion of agricultural, forestry or mineral resource lands. The subarea plan includes policies to encourage affordable housing options and providing affordable housing near resource-related jobs will ensure that resource landowners can find and retain employees. One of the goals of this UGA is to provide affordable dwelling for

people that supports the tourist activity in the community and commercial activities to support not only the local population but the tourism development of the region, under urban standards.

6.2 **A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.**

The Economic Development Element includes goals and policies to support a range of locally owned businesses, support employment options that provide a living wage, and grow a sustainable retail economic base. Policies include partnering with Centralia College to support trade skills and educational opportunities and working with partners like the Economic Alliance to attract and retain medical, dental, veterinarian and other specialized services. The UGA zoning supports the land use pattern supporting the diversification of the community economy.

6.3 **The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.**

The Packwood UGA zoning provides a diversity of land uses patterns like mixed uses, commercial business and airport district for the future proper development of the community in urban standards.

6.4 **Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.**

Packwood's primary economy is tourism. Many of the goals and policies throughout the subarea plan are intended to support sustainable tourism, while growing economic sectors for people living in Packwood that work in the tourism industry. Packwood UGA zoning would provide the community with a variety of housing options for new residents and commercial offers to support residents and tourists.

6.5 **Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.**

The Packwood UGA zoning provides a diversity of land uses patterns like mixed uses, commercial business and airport district for the future proper development of the community in urban standards. As the UGA does not adjoin any city, Lewis County will not need to work with cities and develop regulations to designate those mixed and commercial areas.

6.6 **Value added industries shall be encouraged.**

Under urban standards, the Packwood UGA is not planning for large industries but for commercial business and mixed uses in appropriate zoning districts.

6.7 **Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.**

No recreational or tourist activity directly related to or dependent upon water bodies is present in the Packwood UGA.

6.8 **Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.**

Packwood is located on Highway 12, a major transportation corridor across the Cascade Mountains. There is an existing municipal water system and sewer is currently in design and engineering. Commercial and light industrial uses are encouraged through the zoning regulations for Packwood UGA.

6.9 **The County and cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.**

An Energy facilities regulation for clean energy is being developed by the county to support development of alternative energy production in the whole county, including the Packwood UGA, according to zoning approaches.

6.10 **The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and "green collar" jobs.**

The Economic Development Element of the subarea plan includes goals to support locally owned businesses, support employment options that provide living wage jobs and grow a sustainable retail economic base. An Energy facilities regulation for clean energy is being developed by the county to support development of alternative energy production in the whole county, including the Packwood UGA, according to zoning approaches.

6.11 **The location, retention, and expansion of businesses that provide family wage jobs should be supported.**

The Economic Development Element on the subarea plan includes goals and policies to support a range of locally owned businesses, support employment options that provide a living wage, and grow a sustainable retail economic base. Policies include partnering with Centralia College to support trade skills and educational opportunities and working with partners like the Economic Alliance to attract and retain medical, dental, veterinarian and other specialized services. Commercial and light industrial uses are encouraged through the zoning regulations for Packwood UGA.

7 Property Rights.

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7.0 The rights of property owners shall be considered in the creation or revision of development regulations

Property rights are protected, and Packwood UGA does not take any property for public use.

7.1 Non-regulatory incentives such as conservation easements, land exchanges, land banking, assessment relief and similar incentive programs shall be included in the appropriate development regulations.

The Lewis County Code includes regulations for incentives, easements, and other land use development approaches. As needed new regulations can be developed to support Packwood UGA.

7.2 The County and Cities recognize that property rights within Lewis County are a protected and valued right of our citizens and businesses.

Property rights are protected, and Packwood UGA does not take any property for public use.

8 Permits

Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

All developments to be approved in the Packwood UGA shall follow all current requirements and regulations for approvals.

8.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.

All subdivisions, Land Use and Development Regulations and others like building permits are subject of the Lewis County Code like *Chapters 14, 15, 16 and 17*, and a multi-agencies procedure for permits is required for the county to project approvals according to county code.

8.1 The County and cities should work together to develop consistent permitting systems.

The County has its own consistent permitting system under Chapters 14, 15, 16 and 17 (Lewis County Code) and works independently from the cities in the Packwood UGA considering that in this case the UGA does not border any city jurisdiction.

8.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.

All current development regulations for permits and other approvals are available to the public.

8.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and cities.

Packwood UGA is not related to any City, so the county is solely responsible for the development standards and no inter-local agreement between the county and cities is needed.

9 Natural Resource Industries

Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

9.0 **Land uses adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food or agricultural based products, or timber, or for the extraction of minerals. Encroachment on resource lands by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.**

There is no conversion of agricultural, forest, or mineral resource lands proposed by the Packwood UGA. The subarea plan supports providing affordable housing options for people working in the resource industries, increasing residential densities to urban standards.

9.1 **Approvals for plats, short plats, building permits and other residential development permits that are issued for development activities on or adjacent to designated natural resource areas should include a notice that certain activities may occur that are not compatible with residences. These notices should be filed for record with Lewis County.**

In Packwood UGA there are no designated natural resource areas, and it does not border any natural resource land.

9.2 **Fishery resources, including the County's river systems inclusive of their tributaries, as well as the area's lakes, and associated wetlands, should be protected and enhanced for continued productivity.**

The existing Critical Areas Ordinance LCC 17.38 and Shoreline Master Program apply to the Packwood UGA boundary and are not proposed to change based on UGA design regulations.

9.3 **Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.**

Packwood's primary economy is tourism. Many of the goals and policies throughout the subarea plan are intended to support sustainable tourism, while growing economic sectors for people living in Packwood that work in the tourism industry.

9.4 **All jurisdictions should encourage best management practices (BMP) to reduce adverse environmental impacts on natural resources.**

The Critical Areas Ordinance LCC 17.38 will be updated during the 2045 Comprehensive Plan Periodic Update to include the best available science, which will include BMPs. The Critical Areas Ordinance applies to the Packwood UGA boundary and will continue to apply.

9.5 **Lands adjacent to urban growth areas which are designated resource lands may be incorporated into the urban growth area if.**

No resource land is located adjacent to the Packwood UGA affected geographic area.

9.6 **The County and Cities should encourage the development of alternative energy production facilities and ancillary education programs and businesses.**

An Energy facilities regulation for clean energy is being developed by the county to support development of alternative energy production in the whole county, including the Packwood UGA, according to zoning approaches.

10 Open Space and Recreation

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

10.1 **Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.**

The Land Use Element in the subarea plan identified open space parks that should be retained. The Recreation and Environmental Element has goals and policies for encouraging the use of parks and open spaces within the subarea plan. Packwood UGA zoning has limited an Open Space zoning district. New subdivisions in Packwood UGA are subject to county regulations under LCC 16.05.380 Dedication of land for public uses and open space.

10.2 **The Lewis County River systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.**

The existing Critical Areas Ordinance and Shoreline Master Program apply to the Packwood UGA boundary and are not proposed to change based on the subarea plan.

10.3 **Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.**

The Packwood UGA includes a mix of zones that encourage a diversity of housing types, including mixed use zoning which will require second story residential development located over commercial uses. In addition, policies are included to require new multifamily housing to be reserved for residential, not short-term rental, uses and to balance use of existing housing stock as residential use with conversion to short term rental. Open space and Park are requirements for approvals under the County regulations.

10.4 **Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.**

The Land Use Element in the subarea plan identified open space parks that should be retained. The Recreation and Environmental Element has goals and policies for encouraging the use of parks and open spaces within the subarea plan. Packwood UGA zoning has limited an Open Space zoning district. New subdivisions in Packwood UGA are subject to county regulations under LCC 16.05.380 Dedication of land for public uses and open space.

11 Environment

Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

The existing Critical Areas Ordinance LCC 17.38 (CAO) and Shoreline Master Program (SMP) apply to the Packwood UGA boundary and are not proposed to change based on the UGA area. The Critical Areas Ordinance will be updated during the 2045 Comprehensive Plan Periodic Update to include the best available science, and the updates will apply to the UGA. The CAO and SMP address rivers, streams, lakes, wetlands, flood areas, groundwater, landslide hazards and fish and wildlife habitat.

11.0 **All jurisdictions should encourage the enhancement of the functions and values for critical areas when developing subarea plans and development regulations.**

The Recreation and Environment Element of the subarea plan includes goals and policies to protect, maintain and enhance the natural environment. Policies include efforts to make the community more resilient to natural hazards including flooding and wildfire. Therefore, Packwood UGA is supporting the Subarea Plan.

12 Citizen Participation and Coordination

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Packwood Subarea Plan, Attachment A – Public Participation, includes a full description of the public participation activities undertaken as part of the Packwood Subarea Plan, Phase1. A 35-member Community Advisory Committee was formed and met monthly January 12, 2022, through June 21, 2023. A summary of other participation activities is provided below:

- *November 2021 – Creation of an email list, additions made throughout the process*
- *December 4, 2021 – Informational Table at the Packwood Arts & Craft Fair*
- *December 31, 2021 – Online Survey on community priorities, hardcopies at Packwood Timberline Library*
- *January 20, 2022 – Packwood Housing Forum community meeting*
- *January 31, 2022 – Online Survey on housing issues, hardcopies at Packwood Timberline Library*
- *February 17, 2022 – Packwood Housing Forum community meeting*
- *March 24, 2022 – Packwood Housing Forum community meeting*
- *April 21, 2022 – Packwood Housing Forum community meeting*

- *June 25, 2022 – Business Interviews*
- *July 29, 2022 – Community Meeting at Packwood Senior Center*
- *October 22, 2022 – Community Open House on the draft plan*
- *November 4, 2022 – Online Survey on the draft plan, hardcopies at Packwood Timberline Library*
- *March 14, 2023 – Planning Commission public hearing*
- *March 28, 2023 – Continued Planning Commission public hearing*
- *May 6, 2023 – Community Open House and Listening Forum on the draft plan*
- *September 12, 2023 - Planning Commission public hearing*
- *September 19, 2023 – SEPA Determination*
- *December 12, 2023 – Board of County Commissioners public hearing*

All activities were noticed via the Packwood Email List, signs hung at the local post office, grocery store and coffee shop, and social media posts. Public hearings followed adopted policies and procedures and were noticed in legal newspaper of record, The Chronicle, as well as East County Journal newspapers.

The 2045 Comprehensive Plan Periodic Update, according to the GMA is required to establish and broadly disseminate to the public, participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plan and development regulations implementing such plans. For the revision of the plan, which includes the changes in the County UGAs and the Packwood UGA, LC established a Community Engagement Plan early 2024 and distributed the plan through community public meetings and online. Since then, it was held five community meetings (one specific climate event) with 116 attendees, two surveys with 786 total responses, three open houses, three pop-ups/community events, more than 20 presentations at public meetings and six public hearings. In the Community Survey released in 2024m the top respondents' priorities for the next 20 years, beyond others, include increasing job opportunities, preserving agricultural and forestry land and enhancing transportation infrastructure.

13 Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

According to LCC 17.130 Adequate Public Facilities, Lewis County requires a determination of adequate facilities for all projects like water, wastewater, fire / emergency service, schools, transportation, transit and solid waste. As can be verified in Policy 1, Packwood UGA is already served by a public water system. Not all

properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood. All existing development in Packwood is currently served by private on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood. It means that all Packwood UGA projects will follow county review procedures that support that would cover all impacts urban resources or urban growth areas.

13.0 **Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.**

Public facilities and services for Packwood UGA are integrated and consistent with the 2045 Comprehensive Plan Periodic Update and other county and state regulations.

13.1 **If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.**

Packwood UGA is not related to any city boundaries.

13.2 **Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.**

Packwood is a nonproject action (legislative proposal). As development occurs all agencies that need to be in the process will be contacted. Otherwise, sewage treatment facility is being planned for the area and Open space for recreation is planned for the zoning regulation.

13.3 **The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.**

The Packwood UGA is not planning any immediate improvement that would request sources. No improvement is predicted at this time.

13.4 **New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.**

New development shall be approved under Lewis County regulations that require fees, mitigations measures, and other payments for all infrastructure needed.

13.5 **Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.**

Please see item 12. Subarea plan and 2045 Comprehensive Plan Periodic Update were drawn to establish opportunities to participate in and comment on proposed capital facilities element.

13.6 **Special district and other adopted comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.**

A good faith effort was made to include the fire district, school district and water/sewer district in the subarea planning process and encourage those districts to plan for growth and development within the subarea plan. Lewis County does not have jurisdiction over special districts and the Growth Management Act does not require special districts to plan based on the adopted population and housing allocations. That said, the Public Facilities Element of the subarea plan has policies to plan for and provide adequate public facilities and services over the 20-year planning horizon. The Packwood UGA is located inside the area planned under the Subarea plan.

13.7 **The County and cities (in cooperation with local service providers) through their land use planning and development codes, should encourage the development and siting of alternative energy generation facilities.**

An Energy facilities regulation for clean energy is being developed by the county to support development of alternative energy production in the whole county, including the Packwood UGA, according to zoning approaches.

14 Historic Preservation

14.0 **All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.**

The Design Guidelines in Packwood UGA are intended to protect and enhance the history of Packwood.

14.1 **All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.**

The countywide culture resources requirements apply within the subarea plan boundary and the subarea proposed no changes to the requirements or procedures for protection of historic or cultural resource.

3 PACKWOOD SUBAREA PLAN

A. Community

Community Goal 1: Support families living, working and playing in town.

Packwood UGA provides diverse zoning districts to implement a mixed-use policy for providing diverse types of commercial developments and opportunities and encourage housing availability improving goods and services for the community. This approach would enhance and support the mains development activity, tourism, creating new opportunities for locals and attracting new residents.

Community Goal 2 – Encourage services and facilities that allow residents to age in place.

The Packwood UGA promotes a mixed-use district, in a small-town urban environment that prioritizes walkability and diverse types of commercial and residential opportunities on a walkable and safe distance, contributing for residents to age in place.

B. Land Use

Land Use Goal 1 – Preserve the small-town uniqueness and charm of Packwood.

Packwood UGA supports businesses on small scales in a mixed-use district with a high-density residential approach. It contributes to keeping the small-town environment of the community preserving its uniqueness and charm. The development design guide standards will help keep the current charm of the existing community and the UGA boarders.

Land Use Goal 2 – Contain higher density development near Downtown Packwood and prevent sprawl.

Packwood UGA districts in Packwood area consist of Mixed-Use District surrounded by High and Medium density residentials. Those districts comply with this referred goal, preventing sprawl. Mixed and Commercial uses will encourage commercial and multi-family developments, at a higher density level and supporting commercial and residential uses, compatible with the existing conditions of the community. Rural density is not modified surrounding the subarea plan boundary.

C. Housing

Housing Goal 1 – Provide a range of affordable housing for residents at all income levels.

This goal is in compliance with the Packwood UGA considering that the proposed zoning provides high and medium density districts to encourage housing, providing design guidelines that allow multiple dwelling units to be included within a single structure, like ADUs. The mixed-use and the density of the parcels will encourage a diversity of housing types and encourage the availability of affordable housing options to support people working in and around Packwood. Short-term rentals will be controlled under a specific regulation elaborated by the county.

D. Economic Development

Economic Development Goal 1 – Support a range of locally owned businesses to meet the needs of residents and tourists.

When the Packwood UGA provides a mixed-uses district, keeping the existing urban environment with small parcels in downtown, it supports keeping in place the existing commercial and service infrastructure, and can attract other small businesses to downtown. Franchising is discouraged businesses when the district's request specific design guidelines that protect existing businesses, and small-scale constructions.

Economic Development Goal 2 – Support employment options that provide living wage jobs.

One of the main keys of the Packwood UGA is to provide locals with a variety of housing and business options that contribute to a more affordable livelihood style for the community and could attract new residents for the expanding tourist economic sector of the region.

Economic Development Goal 3 – Grow a sustainable retail economic base.

A local experience shopping that fits the small-town character of Packwood is supported by the design guidelines, development standards and mixed-uses and densities provided by the proposed UGA. The effort is providing the community with a variety of businesses, affordable housing and quality of life for the locals, tourists and also attracting new residents to support local development.

E. Transportation

Transportation Goal 1 – Make the streets more accessible and safe for bicyclists and pedestrians.

Packwood UGA designates zoning standards to be coordinated with urban growth according to land use and traffic compatibility that will be planned for the next 20 years, according to population growth projections and land use capacity studies. The design standards will also support making the streets more accessible and safer, in addition to the already existing roads and signs standards.

Transportation Goal 2 – Improve street connectivity in and near Downtown Packwood

Packwood UGA is not modifying the existing streets connectivity, while it is proposing zonings and design / development standards for future developments, and it contributes to improving connectivity and standards for downtown Packwood.

Transportation Goal 3 – Improve options and availability of parking along Highway 12 and local streets near Downtown Packwood.

Development standards and local regulations, according to the zoning districts proposed for the community, will establish parking availability according to the activities and zoning needs.

F. Recreation and Environment

Recreation and Environment Goal 1 – Foster year-round recreational experiences for all ages and abilities.

The Packwood UGA can contribute with this goal when it provides open spaces and a development standard like high density residential district and mixed-uses, supporting recreational activities for locals and tourists.

Recreation and Environment Goal 2 – Protect, maintain and enhance the natural environment for people and wildlife.

The proposed zoning for the Packwood UGA will not change the surrounding existing land resources zoning and supports the protection of the natural areas even outside the UGA.

G. Public Facilities

Public Facilities Goal 1 – Improve facilities and infrastructure to support planned growth.

The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and

Water Rights. Not all properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood.

All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided with an appropriation by the Washington State Legislature for the design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Packwood Fire District 10 (Fire District) has three stations located within the region. The service area is 320 square miles. The Fire District has mutual aid agreements with all of Lewis County for both emergency services (EMS) and fire, as well as a mutual aid agreement with the Department of Natural Resources for wildland fires. The Fire District works with the Forest Service to address fires if needed and until the Forest Service is able to respond.

4 LEWIS COUNTY 2045 COMPREHENSIVE PLAN

Urban Growth Areas

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.

According to GMA, UGAs must be monitored and reviewed, RCW 36.70A.130(3)(a)(b), reviewing the densities permitted within its boundaries, and the extent to which it occurs. The review shall accommodate the urban growth projected to occur in the county for the succeeding 20-year period. Therefore, the UGA change is part of the 2045 Comprehensive Plan Periodic Update which reviews urban growth projection in the county and adequate the UGA boundaries for the period. As considered before, the services and the growth of the already urban environment characterized by Packwood requires UGA delineation to apply urban standards and allow accommodation of the growth projection for the next 20 years. Overall UGA acreage on the county is not being

changed considering that Chehalis UGA is being decreased as part of the land capacity and population accommodation of that city analysis, using this change to accommodate Packwood UGA, without increasing overall acreage of the county UGAs. In inventory of land capacity and housing and population allocation was made to provide information to support the necessity of the Packwood UGA to accommodate community development. This UGA change does not affect the already existing services, like water or sewer, as demonstrated before. As the population growths, services can be provided to the community, but almost all services that already exist conform enough to accommodate growth. UGA in the Packwood community will not result in environmental degradation considering that it is an already consolidated community, and their growth is being close monitored by the county authorities. As mentioned before, sewer will be provided to the area, considering environmental safety. The Packwood UGA complies with the GMA policies and their delineations and zoning designations supports a walkable and densified community that would not promote urban sprawl. The Packwood UGA is consistent with the 2045 Comprehensive Plan Periodic Update and will be demonstrated in this document. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

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

The 2045 Comprehensive Plan Periodic Update has reviewed their urban area boundaries. *Packwood UGA is not an expansion of urban growth area. This is a new UGA. But it is not increasing the total acreage of Urban Growth Areas in Lewis County, considering that it was made a change decreasing the Chehalis UGA and creating the Packwood UGA, both to adequate the population growth for the 20-year projection, considering the periodic review of the UGA boundaries and the population growth accommodation, as data already provided in this Findings of Fact regarding population projection and land capacity. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.*

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.

Packwood UGA boundary follows lot lines and considers logical natural features, not including huge amounts of critical areas.

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

The Packwood Subarea plan was adopted on January 2, 2024, under RCW 36.70.130(2)(a)(i) and RCW 36.70A.80(2). Packwood zone was classified as a mix of "Limited Sreas of More Intense Rural Development" (LAMIRDs) and rural development patterns. The creation of the Packwood UGA considered the application of a new urban growth area to Type I LAMIRD (Packwood), considering new zoning regulations to acknowledge existing densities of urban development and the 20-year projected population growth and need for housing. Therefore, the Packwood UGA implements this policy, and it is consistent with the goal and policy of the Comprehensive Plan.

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

All revisions to urban growth areas boundaries will be consistent with regulations and according to the protection of critical areas, based on future population allocations and land use capacity, according to RCW 36.70A.130(2). Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

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 concurrent with development.

The Transportation Element of the subarea plan for Packwood includes anticipated future roadway needs including improvements to Highway 12 for automobile, bicycle and pedestrian users. The plan also includes the need for additional local roads to improve street connectivity for emergency vehicles and to support development. The 35-member Community Advisory Committee developed the goals and policies for transportation in the subarea plan and created the Transportation Concept. Business interviews conducted as part of the planning process also included questions about transportation and parking needs. Future planning and design will include public involvement to ensure the community's needs and interests are met. The Land Use Element of the subarea plan focused on services and uses in a small, compact area that is easily accessible by multiple forms of transportation. The Transportation Element includes goals and policies to improve safety by designating parking, calming traffic and constructing new bike and pedestrian facilities that connect from the community hall/senior center through Downtown Packwood where there are services including grocery, post office, library, doctor's office and other retail and restaurant businesses. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

1.6 Evaluate the extent of available industrial and commercial land in urban growth areas to provide goods and services to residents and visitors.

The future land uses maps and future land use designations include an allowed mix of uses including commercial, small industrial, mixed-use, residential and open space that would provide goods and services to residents and visitors. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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.

The Critical Areas Ordinance LCC 17.38 and Shoreline Master Program LCC 17.25 apply to the natural environment within the Packwood UGA and subarea plan boundaries and meet the goals and policies of the Comprehensive Plan. There are no changes to the CAO or SMP proposed by the UGA. The CAO will be updated during the required 2045 Comprehensive Plan Periodic Update, due on October 1, 2025, and the updates will apply to the Packwood UGA. There are five open space areas that are designed in the future land uses map and describe as recreation for the general public and community gathering spaces for the Subarea Plan. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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.

Land Use maps have been reviewed according to 2045 Comprehensive Plan Periodic Update adding the Packwood UGA, considering the new urban standards zoning for the area, according to population growth projections, land use capacity and updating the already existing critical areas regulations. The future land uses map provides for logical organization of uses based on availability of existing water and anticipated sewer services, proximity to transportation including transit, and proximity to goods and services including grocery, post office, doctor's office, library and senior center. This preserves the rural character of Lewis County and provides opportunities for residents to purchase goods and services, as well as live and find employment. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

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

The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could

accommodate up to 229 additional single-family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. Not all properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single-family residential connections is already enough to accommodate the 20-year population growth for Packwood UGA.

All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided an appropriation by the Washington State Legislature for design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Packwood Fire District 10 (Fire District) has three stations located within the region. The service area is 320 square miles. The Fire District has mutual aid agreements with all of Lewis County for both emergency services (EMS) and fire, as well as a mutual aid agreement with the Department of Natural Resources for wildland fires. The Fire District works with the Forest Service to address fires if needed and until the Forest Service is able to respond.

Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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

The Packwood UGA promotes a variety of zoning like mixed-use, high and medium density zonings, in a small-town rural environment, consistent with the existing community and goals, promoting a pedestrian friendly and walkable environment with sufficient infrastructure capacity, as shown before. Therefore, the Packwood UGA is consistent with the goal of the 2045 Comprehensive Plan.

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.

All developments approved in the Packwood UGA need to be consistent with all Critical Areas regulations LCC 17.38. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

City Urban Growth Areas

UGA 2 Focus development in urban growth areas with adequate public facilities and services.

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.

The Packwood UGA is not related to any city. Therefore, all development regulations are solely Lewis County liability.

2.2 Coordinated with cities for annexation of the urban growth areas,

The Packwood UGA is not related to any city. Therefore, all development regulations are solely Lewis County liability.

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

As informed before, the delineation of the Packwood UGA considered the existing infrastructure in place and the future capacity and growth projection. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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 six years.

The Packwood Subarea plan was adopted on January 2, 2024, under RCW 36.70.130(2)(a)(i) and RCW 36.70A.80(2). Packwood zone was classified as a mix of "Limited Areas of More Intense Rural Development" (LAMIRDs) and rural development patterns. The delimitation of the Packwood UGA considered the application of a new growth area to Type I LAMIRD (Packwood), considering new zoning regulations to acknowledge existing densities of urban development and the 20-year projected population growth and need for housing. Therefore, the Packwood UGA is consistent with the goal and policy of the 2045 Comprehensive Plan.

Urban Reserve Overlay Zones

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

Packwood UGA is not located within the Urban Reserve Overlay zones.

Small-Town Urban Growth Areas

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

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

Packwood UGA consists in planning zoning for mixed uses, high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments. Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry. Packwood UGA Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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

Packwood UGA consists in planning zoning for mixed uses, high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments. Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry, and also locate following the Highway 12 corridor. Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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

Lewis County Public Works' Department primary responsibilities are the maintenance and construction of the county road network and the operation of the solid waste utility.

4.4 Promote transit-oriented development near major transit stops.

Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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

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

Packwood UGA consists in planning zoning for mixed uses, high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments. Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry.

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

Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry.

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

corridors.

The Highway 12 corridor is a very important connection between west Lewis County and east and also connecting the county and the US Interstate I-5 to west Washington state counties. Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry.

5.4 Design streets to promote multimodal transportation.

Packwood UGA consists in planning zoning for mixed uses, high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments. Mixed-uses, medium and high residential densities and design and development standards will encourage a mix of affordable housing options adjacent to employment opportunities, considering commercial districts planned for the UGA and the opportunities provided by the tourism industry. Packwood UGA Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. New urban design standards for streets will be proposed as part of the new zoning regulations, considering prioritizing pedestrian and multimodal transportation. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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

All the development regulations that would be proposed for the Packwood UGA prior to keep the existing visual aspects of the existing small-town environment. Design standards is being proposed to preserve the historic character of the small-town and minimizing the visual impact of new developments. The size of developments is regulated by zoning and land use tools due to the locals' concerns about keeping the current character of the small town.

5.6 Encourage and expand options for home-based businesses.

The zoning regulations for the Packwood UGA under the proposed Land Use Summary define where home-based businesses are allowed in the county and specifically within the UGA.

5.7 Promote local communities' events.

The Packwood UGA and zoning regulations are nonproject actions. Otherwise, the proposed mixed-use for Packwood downtown, commercial zoning and the tourism activity make Packwood a great place to promote local communities' events.

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

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

The Packwood UGA and zoning regulations are nonproject actions. Otherwise, the affected geographic area is already served by water, and sewer are planned to be

effective in the next years. The small-town community also has basic services for the local residents and for visitors. Promoting the proposed UGA would increase the development of the area that would attract other public facilities and services that together with the new proposed zones will support middle housing and multifamily housing.

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

The Packwood UGA and zoning regulations are nonproject actions.

6.3 Reduce regulatory barriers to subsidized housing options.

The Packwood UGA and zoning regulations are nonproject actions. The proposed zoning regulations for within the UGA boundary would support diversity of housing options for the community and for workers, attracted by development increase in the region.

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

The Housing Element of the Packwood Subarea Plan includes goals and policies to provide a range of affordable housing options for residents at all income levels. This includes providing a diversity of housing types including triplex, fourplex, rowhouses, tiny home villages, apartments, dormitories and hostels. The housing pattern focuses on the highest density of housing options near Highway 12 where there is a transit service and community amenities including grocery, post office, doctor's office, library and senior center. The zoning designations for the Packwood UGA support the goals and policies from the Packwood Subarea Plan, allowing increasing density, diversifying housing types and mixed-use. These initiatives aim to support people who face cost burdens related to housing, which is intended to prevent displacement as property values continue to increase in Packwood. There are no limitations on subsidized housing, nor are there prohibitions on emergencies or supportive housing options in the UGA area. The development of regulations for short-term rental will prevent it from becoming the primary form of housing in Packwood, thus converting existing residential housing stock to transient accommodations. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan

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

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

The Packwood UGA and zoning regulations are nonproject actions. The Highway Design Examples provided in the subarea plan were intended to enhance the character

of Packwood by creating a safer and more inviting pedestrian environment that links to the local businesses located along Highway 12. Parking policies are intended to push new on-site parking to the side or rear of development to ensure that businesses are located near the new pedestrian and bike facilities, making it easier and safer for people to park their car once and walk or bike between many businesses in Downtown Packwood. Therefore, the Packwood UGA is consistent with the goal and policies of the Comprehensive Plan.

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.

Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. The service can be extended when growth occurs or during tourism high seasons.

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

Packwood UGA is already served by public transit, bus Route Brown Centralia – Morton – Packwood that provides three stops in Packwood UGA. Lewis County Transit offers fixed-route bus routes throughout Lewis County communities and along our major corridors. The proposed high density residential and mixed uses zones are already located less than half a mile from regional transit stops.

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

Packwood UGA is not designed as a Master Planned Resort. A Master Planned Resort overlay is proposed about 1 mile north of the Packwood UGA boundary.

Major Industrial Developments

UGA 9 Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

Packwood UGA is not designed for Major Industrial Developments.

Rural Element

Packwood UGA is not designed as a Rural Character because rural developments, under 2045 Comprehensive Plan Periodic Update is applicable for areas outside of Urban Growth Areas. Therefore, we are not considering the goal under the Rural Elements in the Comprehensive Plan defined as R4, R5, R6, R7 and R8.

Natural Resource Lands

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

Packwood UGA is not a Natural Resource Land and is not converting any of that into the UGA boundaries.

Agricultural Resource Lands

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

Packwood UGA is not an Agricultural Resource Land and is not converting any of that into the UGA boundaries.

Forestry Resource Lands

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

Packwood UGA is not a Forest Resource Land and is not converting any of that into the UGA boundaries.

Mineral Resource Lands

NRL 4 Classify mineral resource lands in accordance with the standards of the Growth Management Act, WAC 365-139-070.

Packwood UGA is not a Mineral Resource Land and is not converting any of that into the UGA boundaries.

Rights Of Resource Landowners

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

Packwood UGA is not a Natural Resource Land and is not converting any of that into the UGA boundaries.

Economic Impacts

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

Packwood UGA is not a Natural Resource Land and is not converting any of that into the UGA boundaries.

Environmental Impacts

NRL 7 Ensure resource activities protect the environment.

Packwood UGA is not a Natural Resource Land and is not converting any of that into the UGA boundaries.

Natural Environment

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.

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.

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

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

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

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

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

Packwood UGA boundaries are located in an already urbanized area, encouraging development to occur in areas with lower environmental impacts due to previous land occupation process. No rivers are located inside the UGA boundaries. Hazardous areas and environmental constraints will be protected or preserved following Lewis County Critical Areas regulation. Development Design Standard for the UGA zoning will contribute to preserving the natural and scenic beauty of Lewis County.

Water Quality and Quantity

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

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.

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).

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.

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

The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. Not all properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood. All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided an appropriation by the Washington State Legislature for design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Geologic Hazards

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

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

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.

The Critical Areas Ordinance and Shoreline Master Program, both updated in 2021, apply to the natural environment within the Packwood UGA boundary and meet the goals and policies of the Subarea Plan. There are no changes to the CAO or SMP proposed by the referred plan. The CAO will be updated during the required Periodic Update, due on June 30, 2025, and the updates will apply to the UGA area. Therefore, the Packwood UGA is consistent with goals and policies associated with natural environment, of the Comprehensive Plan. The existing Critical Areas Ordinance and Shoreline Master Program are in compliance with state laws and no changes are proposed as part of the subarea plan. Note – The Comprehensive Plan Periodic Update will include an update of the Critical Areas Regulation, and the results will apply to the subarea plan. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

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.

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.

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.

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

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.

Packwood UGA boundaries were designed to not add wetlands to the proposed UGA. Otherwise, future developments within the Packwood UGA must follow Lewis County Critical Area regulation LCC 17.38 to ensure protection to those areas and requiring mitigations to impacts that could occur under the UGA boundaries.

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.

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

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

Packwood is located on Critical Aquifer Recharge Areas, CARA Category I and CARA Soil. Packwood UGA must follow Lewis County Critical Area regulation to ensure protection to those areas and require mitigations to impacts that could occur under the UGA boundaries. All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided an appropriation by the Washington State Legislature for design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Flood Mitigation

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

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.

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

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 RCW 36.70A.110(10).

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.

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

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

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

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

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

Packwood UGA boundaries are located within the 100-year floodplain. For this case, it is applicable the exceptions under RCW 36.70A.110(10) and considering that the Packwood community, and their urban development already exists within the flood plain as of July 26, 2009. The proposed Packwood UGA is not located on a floodway. Otherwise, Packwood UGA must follow Lewis County Critical Area regulation to ensure protection to those areas and requiring mitigations to impacts that could occur under the UGA boundaries.

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

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.

7.2 Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.35 and 17.38.

Streams buffers are protected according to state and local regulations, All development within the Packwood UGA must follow Shoreline Management LCC 17.25 and Critical Areas LCC 17.38.

Critical Area Protection

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

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

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

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

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.

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.

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.

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

Few areas within the Packwood UGA are classified as Wetlands or Hydric Soil. 2007 historical food is not mapped in the area. Packwood UGA is not critically mapped on a Floodway. FEMA 100-Year Flood area is mapped for the Packwood UGA. Packwood UGA must follow Lewis County Critical Area LCC 17.38 regulation to ensure protection to those areas and requiring mitigations to impacts that could occur under the UGA boundaries.

Wildlife

NE 9 Protect and enhance critical resources and habitats.

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

9.2 Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats.

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

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.

No critical resources and habitats area located within the Packwood UGA. It must follow Lewis County Critical Area regulation to ensure protection in those areas and require mitigations to impacts that could occur under the UGA boundaries. The Packwood Subarea Plan land uses designations include protection of four existing open spaces that are integral to Packwood, provide outdoor recreation and preserve wildlife habitat. There are goals in the subarea plan (which include the Packwood UGA) to protect, maintain and enhance the natural environment for people and wildlife; and to foster year-round recreational experiences for all ages and abilities. Policies include protecting and enhancing important natural areas, providing safe and appropriate wildlife migration corridors and preserving existing open spaces within Packwood. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

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.

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

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

Packwood UGA must follow Lewis County Critical Area regulation to ensure protection of those areas and require mitigation to impacts that could occur under the UGA boundaries. Lewis County Hazard Mitigation Plan is a Multi-Jurisdictional Plan that identifies risks and ways to minimize damage by natural and manmade disasters. The plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting

compliance with Washington State and Federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination.

Shorelines

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

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

A very few parts of the Packwood UGA are under Shorelines jurisdiction. Lewis County Shoreline regulations must be followed for those areas.

Stormwater

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

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.

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

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

12.4 Promote educational outreach about stormwater management.

The Lewis County stormwater regulations LCC 15.45 apply to the Packwood UGA and any updates to the regulations will apply. There were no proposed changes to the stormwater regulations proposed by the subarea plan that would affect the Packwood UGA. Therefore, the Packwood UGA is consistent with this goal of the Comprehensive Plan.

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.

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 functions.

There are several open space areas that are designed in the future land uses map and described as recreation for the general public and community gathering spaces. The Packwood Subarea Plan, which the Packwood UGA is located within their boundaries, includes protection of five existing open spaces that are integral to Packwood, provide outdoor recreation and preserve wildlife habitat. There are three open spaces / park located in the close vicinity of the Packwood UGA boundary. There are goals in the subarea plan to protect, maintain and enhance the natural environment for people and wildlife; and to foster year-round recreational experiences for all ages and abilities. Policies include protecting and enhancing important natural areas, providing safe and appropriate migration corridors and preserving existing open spaces within Packwood. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Housing

Housing Types

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

1.1 Plan for housing in rural areas, Limited Areas of More Intense Rural Development (LAMIRD) and Urban Growth Areas – Small Towns.

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

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

The Packwood UGA proposed zoning designations are designed to promote a variety of housing types for different income levels. The mix-use and medium and high-density zones will contribute to rational use of the land for housing purposes in addition to the development design standards that together will contribute to housing development of Packwood. ADUs are permitted to enhance the density of the area and will also contribute to aggregating the urban growth of the region, that should attract new workers due to increased tourism activity in Packwood.

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.

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

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.

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.

2.4 Study housing needs and identify priority areas for housing types, emergency shelters, and temporary supportive housing for rural populations, according for social service program requirements and efficacy.

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

The Packwood UGA land uses and zoning map provides for logical organization of uses based on availability of existing water and anticipated sewer services, proximity to transportation including transit, and proximity to goods and services including grocery, post office, doctor's office, library and senior center. This preserves the rural character of Lewis County by protecting the small-town environment of Packwood and providing opportunities for rural residents to purchase goods and services, as well as living and finding employment. The mixed uses and diverse residential densities will support residents and tourists, helping economic development and accessibility to services and goods. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Housing Preservation

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

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.

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.

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

Packwood UGA is an already settled small town community and the UGA zoning is proposed to keep the existing environment, maintaining and enhancing the housing stock, preserving the historical conditions and promoting protection of the community identity.

Housing Availability and Affordability

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

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

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.

4.3 Facilitate the development of low-income and special needs housing.

4.3 Encourage the retention of existing subsidized housing.

4.5 Evaluate existing and future use of short-term rentals in the County and establish policies and regulations to reduce the impact of short-term rentals on long-term housing.

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

Packwood UGA is intended to maintain and grow the tourism industry focused on supporting local residents and those working in the tourism industry in town, including affordable housing for people working minimum wage jobs at the local restaurants and stores. There is design guidelines included to make sure new development fits the scale and character of historic Packwood, and promotes availability and affordability of new units through zoning and land use. The Housing Element of the subarea plan includes a goal to provide a range of affordable housing for residents at all income levels. Polices address encouraging a diversity of housing options including triplexes, fourplexes, rowhouse, tiny home villages, apartments, dormitories and hostels. It is being implemented through a zoning development and design process that provides mixes-use and different densities in addition to commercial developments to support tourists and residents. Policies also require a balance between residential housing and short-term rentals to encourage preservation of the exiting housing stock for residential, not transient, use. Short-term regulations to not decrease regular housing are being studied to be approved soon. Packwood UGA consists in planning zoning for mixed uses, low

high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments.

The Packwood UGA includes a mix of zones that encourage a diversity of housing types, including mixed use zoning which will require second story residential development located over commercial uses. In addition, policies are included to require new multifamily housing to be reserved for residential, not short-term rental, uses and to balance use of existing housing stock as residential use with conversion to short term rental.

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.

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

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.

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

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

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

5.6 Consider cultural differences and cultural assets in neighborhood design.

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

The Packwood UGA proposed zoning designations are designed to promote a variety of housing types for different income levels. The mix-use and medium and high-density zones will contribute to rational use of the land for housing purposes in addition to the development design standards that together will contribute to housing development of Packwood. ADUs are permitted to enhance the density of the area and will also

contribute to aggregating the urban growth of the region, that should attract new workers due to increased tourism activity in Packwood. Diversifying the housing types for different income levels also helps removing barriers to access to housing regardless of race, color, religion, sex, national origin, handicap disability, economic status, familial status, age, sexual orientation, or other discriminatory factors.

Housing Development

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

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.

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

Packwood UGA is intended to maintain and grow the tourism industry focused on supporting local residents and those working in the tourism industry in town, including affordable housing for people working minimum wage jobs at the local restaurants and stores. There is design guidelines included to make sure new development fits the scale and character of historic Packwood and promotes availability and affordability of new units through zoning and land use. The Housing Element of the subarea plan includes a goal to provide a range of affordable housing for residents at all income levels. Polices address encouraging a diversity of housing options including triplexes, fourplexes, rowhouse, tiny home villages, apartments, dormitories and hostels. It is being implemented through a zoning development and design process that provides mixes-use and different densities in addition to commercial developments to support tourists and residents. Policies also require a balance between residential housing and short-term rentals to encourage preservation of the exiting housing stock for residential, not transient, use. Short-term regulations to not decrease regular housing is being studied to be approved soon. Packwood UGA consists in planning zoning for mixed uses, low high and medium densities to stimulate a variety of residential types and encourage housing developments for different segments.

The Packwood UGA includes a mix of zones that encourage a diversity of housing types, including mixed use zoning which will require second story residential development located over commercial uses. In addition, policies are included to require new multifamily housing to be reserved for residential, not short-term rental, uses and to balance use of existing housing stock as residential use with conversion to short term rental.

Governance

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

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

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 extend time periods for the review of a permit.

The subarea plan includes supporting options to alleviate the costs burden for lower income residents; this will include partnerships to subsidize affordable housing. In addition to the land use and zoning proposed for the Packwood UGA, it would encourage housing developments for low and moderate incomes populations.

Transportation Goals and Policies

Safe Networks

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

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

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

1.3 Encourage complete streets in urban growth areas and limited areas of more intense rural development to provide safe pedestrian and bicycle facilities.

1.4 Prioritize safe active transportation networks along Highway 12.

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.

The Packwood UGA is a long-term planning that consists of designing zoning maps and regulation for development and design standards. Lewis County and transportation agencies are responsible for designing transportation systems, safety, improvements and ADA improvements. The Transportation Element of the subarea plan includes goals and policies to address safety. The plan includes identifying future needs including bike

and pedestrian facilities, lighting, and traffic calming at key intersections. Therefore, the Packwood UGA is consistent with the goal and policies of the Comprehensive Plan.

Resilient

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

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

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

The Packwood UGA is a long-term planning that consists of designing zoning maps and regulation for development and design standards. Lewis County and transportation agencies are responsible for designing transportation systems, safety, improvements and ADA improvements. The Transportation Element of the subarea plan includes goals and policies to address safety. The plan includes identifying future needs including bike and pedestrian facilities, lighting, and traffic calming at key intersections. Therefore, the Packwood UGA is consistent with the goal and policies of the Comprehensive Plan.

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.

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.

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

Lewis County Public Works and Washington Department of Transportation were included on the Technical Advisory Committee in the subarea plan and provided comments throughout the process. WSDOT provided a letter of support on the SEPA Determination for the subarea plan, where the Packwood UGA is located. The 35-member Community Advisory Committee developed the goals and policies for transportation in the subarea plan and created the Transportation Concept. Business

interviews conducted as part of the planning process also included questions about transportation and parking needs. Future planning and design will include public involvement to ensure the community's needs and interests are met. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Financially Feasible

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

4.1 Strive to implement the projects identified within this Transportation Element, and continue to use the Six-Year Transportation Improvement Program (adopted herein by reference) as the principal implementation tool for carrying out the element's goals, objectives, and policies.

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

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

The Packwood UGA and zoning regulations are nonproject actions. The Transportation Improvement Program (TIP) represents the county's transportation priorities for a six-year time period and identifies road and bridge construction, and other transportation improvement projects throughout the unincorporated county. The Annual Construction Program (ACP) represents the first year of the program. Pursuant to Washington law and administrative code (RCW 36.81.121), every year Public Works prepares a TIP and ACP for adoption by the Lewis County Board of County Commissioners after a public hearing thereon. Once adopted, road and bridges targeted for improvement may require new vertical and horizontal alignment, resurfacing, additional right of way, or replacement of structures. The degree of repair needed is determined by field evaluations. The 2025-2030 Transportation Improvement Program *was adopted on November 26, 2024, Resolution No. 24-435. The TIP and ACP list includes road, bridge, maintenance and other miscellaneous projects to be implemented over six years in order of priority. In most instances, the roads and bridges are identified by road or bridge name and have the "from" and "to" mileposts for the project areas. It also provides the estimated project costs and funding sources. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.*

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.

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

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

The Packwood UGA and zoning regulations are nonproject actions. Transportation to and from the Packwood UGA is made by the airport, by Highway US-12 and public transit. All future transportation projects in the region will be subject of the environmental impact measures and other local and state regulations. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

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.

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.

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

The 35-member Community Advisory Committee developed the goals and policies for transportation in the subarea plan and created the Transportation Concept. Business interviews conducted as part of the planning process also included questions about transportation and parking needs. Future planning and design will include public involvement to ensure the community's needs and interests are met. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Freight

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

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

The Packwood UGA and zoning regulations are nonproject actions. Transportation to and from the Packwood UGA area is made by the airport, by Highway US-12 and public transit. All future transportation projects in the region will be subject to the environmental impacts' measures and other local and state regulations. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Airports

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

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

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

The Packwood Airport Master Plan is being updated at the same time as the subarea plan and the effort is coordinated to ensure adequate capacity and safety for the county airport. The Land Use Element of the subarea plan includes a policy to reduce incompatible land uses surrounding Packwood Airport. A new Airport District is proposed for the Packwood UGA that focusses on commercial and manufacturing uses, which are compatible with the airport. Therefore, the Packwood UGA is consistent with the policy of the Comprehensive Plan.

Military Training Routes

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

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.**

The Packwood UGA and zoning regulations are nonproject action. There are no existing military training areas within the proposed Packwood UGA.

Rail

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

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

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

The Packwood UGA and zoning regulations are nonproject action. There are no existing military training areas within the proposed Packwood UGA.

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.

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

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

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

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).

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.

Downtown Packwood is bisected by Highway 12. Along Highway 12, there are many community amenities including (from north to south) two gas stations and an electric car charging station, Arbor Health Clinic, Blanton's Grocery Store, U.S. Post Office, Packwood Timberland Library and park, White Pass Country Museum, Fire District 10 Station, Packwood Community Hall and Packwood Senior Center. In addition, among the amenities are multiple hotels, restaurants and shops. All of these are accessed by residents and tourists; however, there are no multimodal facilities, except two crosswalks at Highway 12 and Main Street and Skate Creek, for people to walk or bike safely between destinations. Increasing the walkability of Downtown Packwood will have multiple benefits. First, it will create a safer environment for residents and tourists by calming traffic as it moves through town and designating walking and biking routes. Second, by getting people out of their cars, it will increase opportunities for people to frequent local businesses. Therefore, the Packwood UGA and development regulations are consistent with the policy of the Comprehensive Plan.

Transit

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

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

12.2 Encourage expansion of bus service to East Lewis County including frequency and bus stops in areas expecting growth.

The Packwood UGA and zoning regulations are nonproject actions. The Packwood UGA affected geographic area is already served by public transit (Brown Line Lewis County Transit). At Lewis County Transit, they are committed to enhancing the mobility and connectivity of the residents through safe, efficient, and accessible transportation services.

Design Of Roadways

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

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

The Highway Design Examples provided in the subarea plan, that the Packwood UGA is part of, were intended to enhance the character of Packwood by creating a safer and more inviting pedestrian environment that links to the local businesses located along Highway 12. Parking policies are intended to push new on-site parking to the side or rear of development to ensure that businesses are located near the new pedestrian and bike facilities, making it easier and safer for people to park their car once and walk or bike between many businesses in Downtown Packwood. Therefore, the Packwood UGA is consistent with the goal and policies of the Comprehensive Plan.

Wayfinding And Signage

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

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.

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

Design guidelines will be adopted by the Packwood UGA zoning regulations. It should be applied to new development on properties that front Highway 12 in Downtown Packwood, as well as properties that front Main Street or Willame Street within two blocks of Highway 12. The guidelines should be incorporated into major alterations to

existing development along Highway 12 in Downtown Packwood to the extent practical. The intent of focusing on these areas is to create a unique space that is visibly identifiable to Packwood's downtown core. In general, to meet the guidelines, buildings should be no taller than two stories, or 35 feet, and have pitched or slant/shed roofs. Exterior facades facing Highway 12, Main Street or Willame Street should make extensive use of natural wood and stone, or synthetic materials that resemble wood or stone, including exposed exterior support beams. The color palette for siding, if not natural wood/stone color, should be brown, green or gray hues that match the natural landscape. The intent of these guidelines is to ensure that new buildings fit within the "small town" look of Packwood and are cohesive with the existing historic buildings. The intent is not to have buildings match; each building is encouraged to be unique with a generally cohesive look. To further create a cohesive look and design in Downtown Packwood, guidelines should also be applied to new signs on properties fronting Highway 12. New signs should resemble the existing historic signs in Packwood. The signs should be made of natural wood, or synthetic material that resembles natural wood, and have exterior illumination. New plastic signs with interior illumination should be discouraged fronting Highway 12.

Concurrency And Levels of Service

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

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.

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.

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 years of any development.

The Lewis County Code requires concurrent transportation facilities with new development. That requirement is not proposed to change with the UGA and will continue to be required. The Transportation Concept in the subarea plan is intended to guide the type of new transportation facilities required to ensure compatibility with land use. The Lewis County Code requires maintenance of LOS, as defined in the Comprehensive Plan. That requirement is not proposed to change with the UGA and

will continue to be required. Therefore, the Packwood UGA is consistent with the policy of the Comprehensive Plan.

Utility and Capital Facilities Goas and Policies

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.

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.

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

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

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.

The Packwood Subarea Plan included goals and policies for capital facilities that include planning for facilities and infrastructure necessary to support planned growth as envisioned in the Land Use Element. This information will be used in the Periodic Update of the county's Capital Facilities Plan. The Existing Conditions Report, Attachment B of the subarea plan, includes an inventory of the existing public facilities and utilities in the subarea plan boundary, that includes the Packwood UGA. Therefore, the Packwood UGA is consistent with the policy of the Comprehensive Plan.

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.

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.

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.

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.

2.4 Establish a procedure for sharing vital data for planning public facilities, land use, and transportation between jurisdictions, and public and private agencies.

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.

2.6 Establish a procedure and communication protocols to consistently talk to capital facility and utility providers for land use and transportation planning efforts.

The Packwood UGA proposal is a nonproject action (legislative proposal). The Lewis County Transportation Improvement Program (TIP) represents the county's transportation priorities for a six-year time period and identifies road and bridge construction, and other transportation improvement projects throughout the unincorporated county. The Annual Construction Program (ACP) represents the first year of the program. Pursuant to Washington law and administrative code (RCW 36.81.121), every year Public Works prepares a TIP and ACP for adoption by the Lewis County Board of County Commissioners after a public hearing thereon. Once adopted, road and bridges targeted for improvement may require new vertical and horizontal alignment, resurfacing, additional right of way, or replacement of structures. The degree of repair needed is determined by field evaluations. Lewis County Public Health & Social Services strives to encourage local, regional, state and national relationships and opportunities to protect, promote and improve the health of our community.

Concurrency and Levels of Service

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

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

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.

The Lewis County Code requires adequate public facilities (water, sewer) and services (fire, school) concurrent with new development. This is not proposed to change with the subarea plan or under the UGA. Therefore, the Packwood UGA is consistent with the goal and policy of the Comprehensive Plan.

Financially Feasible

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

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

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.

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.

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

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

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

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

The proposal for the Packwood UGA and development regulations are financially feasible considering that most of the economic challenging infrastructure is available or planned for the community. The affected geographic area is already served by a water system and sewer is being planned. Sewer is necessary for this area to protect public health because the septic systems are aging and will begin to fail and the soil type is very porous, which could result in contamination of the groundwater. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3, supporting the new UGA in Packwood.

Energy and Sustainability

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

5.1 Explore ways to implement electric vehicles in Lewis County.

5.2 Retrofit buildings for energy efficiency.

5.3 Deploy a county surplus program.

This is a nonproject action (legislative proposal). Under Washington Growth Management RCW 36.70A.070(9)(a), it is required all cities and counties to adopt a climate change and resiliency 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. The 2045 Comprehensive Plan Periodic Updates also propose goals and policies considering Energy and Sustainability that would be applied to Packwood UGA and zoning designations.

Environmental Sensitive

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

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

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.

This is a nonproject action (legislative proposal). Otherwise the design of any new utilities and public facilities, constructions or new developments will need to follow or the local, state and federal regulations, what includes the LCC Title 8 (Health and safety), Title 13 (Public Utilities), Title 15 (Buildings and Construction), Title 16 (Subdivisions), Title 17 (Land Use and Development Regulations), and others applicable.

County Buildings and Facilities

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

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

7.2 Implement the (6) six-year and twenty-year capital facilities plan and the associated capital improvement plans, revise as necessary.

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

This is a nonproject action (legislative proposal). The Lewis County Administrative campus is primarily located on Chehalis. The Lewis County Facilities Division of the Department of Central Services is responsible for maintaining over 600,000 sq. ft. of county owned and leased buildings and grounds, providing cleaning and sanitation services, as well as centralized mail services throughout Lewis County. The area of operation for the Facilities Division is from Pe Ell near the west end of the County to Packwood near the east end and from Toledo in the south to the county line on the north. In addition to the above, the Facilities Division is also responsible for designing, planning, and managing capital projects, overseeing architectural and engineering services, and oversees building projects to assure an efficient, quality process in conformance with plans and specifications and compliance with appropriate codes and ordinances. 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).

Parks

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

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

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.

The Packwood UGA development regulations create specific zoning dedicated to Parks, Recreation and Open Space. The Open Space zoning designation within the Packwood UGA is focused on recreation for the general public. Areas should be programmed for community gatherings and outdoor play. Play structures, sports fields and courts, picnic

tables, benches, gazebos and walking trails are encouraged. Streams, wetlands, trees and native vegetation should be protected and enhanced. Other areas on the Packwood UGA vicinity is being converted to Park to community benefit. The Lewis County Code Chapter 3.50 Open Space Taxation purpose to establish an open space current use assessment program based on land characteristics and public benefit, provide incentives to landowners to conserve current use open space lands for the use and benefit of the public, and others.

Schools

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

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

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.

The Community Element of the subarea plan includes a policy to support White Pass School District and Timberland Regional Libraries to provide high quality educational opportunities. The Economic Development Element includes a policy to partner with Centralia College East, and others, to support trade skills and educational opportunities for the Packwood community. Therefore, the Packwood UGA is consistent with the goal of the Comprehensive Plan.

Water

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

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.

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.

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

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

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

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.

The Packwood area is already served by a public water system. It has two community wells drawing from an aquifer and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. Not all properties in the service area are connected to the public water supply but it is available. The possibility of accommodating 229 additional single family residential connections is already enough to accommodate the 20-year population growth for Packwood. The affected geographic area is located on Water Resource Inventory Area (WRIA) 26, Cowlitz River.

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.

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

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

All existing development in Packwood is currently served by private on-site septic systems. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provides domestic water for the area. Most of the soil in the area is classified as Type 1, which results in high levels of permeability. In August 2022, Lewis County Public Works was provided with an appropriation by the Washington State Legislature for the design and construction of a public sewer system that will serve a portion of the Packwood Subarea and UGA although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. Sewer is necessary for this area to protect public health because the septic systems are aging and will begin to fail and the soil type is very porous, which could result in contamination of the groundwater. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the

LCWSD3, supporting the new UGA in Packwood. Therefore, the Packwood Subarea Plan is consistent with the goal of the Comprehensive Plan.

Stormwater

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

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.

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.

12.3 Develop and Implement Phase II Stormwater Program.

For the Packwood UGA boundary project, any source of runoff or stormwater collection and disposal will be needed because it is a boundary regulation, development and design standards project. Otherwise, the Lewis County Stormwater Management regulation LCC Chapter 15.45 applies to the Packwood UGA and any updates to the regulations will apply. There were no changes to the stormwater regulations proposed by the subarea plan that would affect the Packwood UGA. The Public Facilities Element of the subarea plan includes goals and policies to provide sufficient capacity for water, sewer and stormwater over the 20-year planning horizon. Therefore, the Packwood UGA is consistent with this goal of the Comprehensive Plan.

Solid Waste

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

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.

This is a nonproject action (legislative proposal). Otherwise, all projects and development will need to follow Lewis County Code Chapter 8.45 Solid Waste Rules and Regulations. The Lewis County Solid Waste Utility operates transfer stations in Centralia and Morton for disposal, recycling, and yard waste drop off. They also provide education and outreach regarding proper solid waste management, waste reduction, recycling, composting, and hazardous waste. The Solid and Hazardous Waste Program is a division of Lewis County Environmental Health, responsible for permitting

waste sites, incinerators, demolition sites, and landfill permits, as well as resolving public health issues related to solid and hazardous waste.

Electricity

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

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

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.

This is a n*onproject action (legislative proposal). Otherwise, Packwood UGA affected geographic area is already served by electricity.*

Gas

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

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

This is a n*onproject action (legislative proposal). Lewis County may coordinate the expansion of the availability of natural gas to the Packwood area.*

Telecommunications

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

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.

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.

This is a n*onproject action (legislative proposal). Otherwise, the proposed Packwood UGA is already served by cable.*

Broadband

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

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

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

This is a n*onproject action (legislative proposal). Otherwise, the proposed Packwood UGA is not served by broadband infrastructure.*

Fire Districts

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

18.1 Coordinate with local fire districts at community meetings.

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

A good faith effort was made to include the fire district, school district and water/sewer district in the subarea planning process and encourage those districts to plan for growth and development within the subarea plan and the UGA. Lewis County does not have jurisdiction over special districts and the Growth Management Act does not require special districts to plan based on the adopted population and housing allocations. That said, the Public Facilities Element of the subarea plan has policies to plan for and provide adequate public facilities and services over the 20-year planning horizon. Therefore, the Packwood UGA is consistent with the goal and policies of the Comprehensive Plan.

Essential Public Facilities

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

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

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.

19.3 In development regulations 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.

This is a n*onproject action (legislative proposal). Otherwise, the proposed Packwood UGA zoning designations will allow siting of essential public facilities according to the proposed land use table, available on the zoning regulation.*

Economic Development Goals and Policies

Diverse employment base

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

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

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

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

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.

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.

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

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.

This is a n*onproject action (legislative proposal). Otherwise, the subarea plan includes goals and policies for economic growth, including growing local businesses, increasing jobs that pay a living wage, partnering with outside organizations to attract new businesses and producing a sustainable retail core driven by tourism. The proposed*

zoning designations for the Packwood UGA provide a diverse range of mixed-uses and commercial uses that would provide diverse opportunities for residents.

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.

2.1 Facilitate a green jobs pipeline for frontline communities.

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

2.3 Support workers displaced from carbon-intensive industries.

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

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

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

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

The subarea plan includes goals and policies for economic growth, including growing local businesses, increasing jobs that pay a living wage, partnering with outside organizations to attract new businesses and producing a sustainable retail core driven by tourism. Therefore, this requirement of the Growth Management Act is met.

Natural Resource Industries

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

In the Packwood UGA there is no Natural Resource Industries, like agricultural, forestry or mining.

Energy And Sustainability

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

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

4.2 Promote the increased production and availability of energy.

4.3 Create regulations for energy and storage facilities.

Additionally, to the 2045 Comprehensive Plan Periodic Updates, Lewis County is approving an energy and storage facility regulation for encouraging renewable and clean energy industries in the county. This regulation will be adopted by the Packwood UGA, according to the Land Use Table that will consider properly zones for installation of those facilities.

Tourism

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

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

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

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

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

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

5.6 Encourage the creation of Master Planned Resorts.

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

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

During 2020 and 2021, Packwood saw a significant increase in tourism. The Packwood Visitor's Center reported results and found that in 2019, 1,903 visitors signed in. That number jumped to 3,979 in 2020 and 6,275 in 2021. 2021 also saw an increase in residential housing sales and property values. The increased growth and renewed interest by the community to self-determine how Packwood develops and changes over time, led to the Packwood Subarea Plan project and the proposal of the Packwood UGA.

Nowadays, the most significant economic product is tourism that enhances local commerce, and seasonal increases of visitors. Packwood has already an urban aspect, as a small city, and tourism is making huge changes in the character of the area that may be addressed with proper planning tools, like zoning and land use regulations.

Packwood is located between Mt Rainier National Park, Tatoosh Wilderness Area, Goat Rocks Wilderness Area and White Pass Ski Resort. The primary economy of the town is tourism due to access to recreational areas. The Transportation Element of the subarea plan includes goals and policies to improve Highway 12 to support tourism. Packwood UGA consists of urban zonings that provides development standards to accommodate local needs like tourism and residential uses. The design standards guide for Packwood UGA will provide specific rules for architectural design, to keep the northwestern and local architectural environment and signage design.

Packwood has already an urban aspect, as a small city, and tourism is making huge changes in the character of the area that may be addressed with proper planning tools, like zoning and land use regulations. Packwood includes a grocery store, post office, library, doctor's office, museum, senior center, community hall, hotels, gas stations, restaurants and two breweries. Packwood is located 35 miles from the nearest urban growth area and incorporated city, Morton. It is appropriate to encourage urban growth within the subarea to support the existing and future population, projected to increase 31.87% in the next 20 years. Therefore, the Packwood UGA is consistent with this GMA policy.

The Packwood UGA is important to plan for accommodating the future population growth and to support development related to tourism activities observed in the town. Proper planning is essential to permit urban growth to keep community quality of life and sustainability.

Many of the goals and policies throughout the subarea plan are intended to support sustainable tourism, while growing economic sectors for people living in Packwood that work in the tourism industry. Packwood UGA zoning would provide the community with a variety of housing options for new residents and commercial offers to support residents and tourists.

Packwood UGA is intended to maintain and grow the tourism industry focused on supporting local residents and those working in the tourism industry in town, including affordable housing for people working minimum wage jobs at the local restaurants and stores.

Business Retention and Expansion

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

6.1 Work to improve communication between entrepreneurs and Lewis County.

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

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

6.4 Encourage continuing education skills upgrading mentoring and lifelong learning among area residents.

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

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

6.7 Encourage public and private partnerships among economic development entities.

The Packwood Subarea Plan includes multiple goals and policies to growth the economy of Packwood including providing more living wage jobs, encouraging locally owned business, partnering with outside organizations to attract new businesses and growing a sustainable retail sector core driven by residents and tourism.

Downtown Packwood is bisected by Highway 12. Along Highway 12, there are many community amenities including (from north to south) two gas stations and an electric car charging station, Arbor Health Clinic, Blanton's Grocery Store, U.S. Post Office, Packwood Timberland Library and park, White Pass Country Museum, Fire District 10 Station, Packwood Community Hall and Packwood Senior Center. In addition, among the amenities are multiple hotels, restaurants and shops. All of these are accessed by residents and tourists. Increasing the walkability of Downtown Packwood will have multiple benefits. First, it will create a safer environment for residents and tourists by calming traffic as it moves through town and designating walking and biking routes. Second, by getting people out of their cars, it will increase opportunities for people to frequent local businesses.

Under urban standards, the Packwood UGA is not planning for large industries but for commercial business and mixed uses in appropriate zoning districts, encouraging success of the local owned business, and creating a affordable and economically developed environment to attract new residents to contribute to local development.

Partnership

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

7.1 Encourage public and private partnerships among economic development entities.

This is a nonproject action (legislative proposal). Otherwise, proposed high and medium residential densities and mixed and commercial uses would promote a dynamic economic development environment for the affected geographic area.

Climate and Resiliency Goals and Policies

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.

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

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

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.

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

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

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

This is a nonproject action (legislative proposal). All future construction on the proposed Packwood UGA will need to follow the new proposed zoning standards, and other county, state and federal regulations.

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.

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.

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

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.

This is a nonproject action (legislative proposal) and the proposal does not affect negatively historic sites and cultural resources. The Packwood Subarea plan goals aim to preserve the uniqueness and charming of the place. Historic buildings like the Historic Hotel Packwood, White Pass Museum (formerly an elementary school) and Packwood Station (formerly Packwood Ranger Station), exemplify the town's history. The relatively small size of existing buildings and space between each building aides in a "small town" feel. There are many locally owned small businesses that provide unique and charming products and services. To further create a cohesive look and design in Downtown Packwood, guidelines should also be applied to new signs on properties fronting Highway 12. New signs should resemble the existing historic signs in Packwood. Tribes were invited to participate in the 2045 Comprehensive Plan Periodic Update.

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.

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

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

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.

3.4 Create distribution sites throughout the county utilizing the island map and CERT team placement.

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

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.

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

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

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

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.

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

3.12 Study supply chain planning implementation strategies in Lewis County.

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

3.14 Work with Public Health and other departments within the county to establish an emergency sheltering plan during disasters for housed individuals.

This is a nonproject action (legislative proposal). Otherwise, Lewis County Emergency Management would facilitate support the resource that will enable the cities and communities to mitigate, prepare for, and recover from emergencies. In the LC Emergency Management website, it is provided an effort to equip the citizens with information pertinent to community emergency preparedness. The Lewis County Multi-Jurisdictional Hazard Mitigation Plan is a countywide plan that identifies risks and ways to minimize damage by natural and manmade disasters. The plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with Washington State and Federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination.

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.

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.

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

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

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

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

This is a nonproject action (legislative proposal). Otherwise, Lewis County Emergency Management provides Recommended Evacuation Routes for Packwood and works to facilitate support the resource that will enable the cities and communities to mitigate, prepare for, and recover from emergencies. In the LC Emergency Management website, it is provided an effort to equip the citizens with information pertinent to community emergency preparedness. The Lewis County Multi-Jurisdictional Hazard Mitigation Plan is a countywide plan that identifies risks and ways to minimize damage by natural and manmade disasters. The plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with Washington State and Federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination.

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.

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

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.

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.

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.

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

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.

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

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.

This is a nonproject action (legislative proposal). The proposed UGA and zoning designations will not affect public health. Lewis County Public Health and Social Services Department works to build a solid foundation that supports good health for all by making sure everyone has clean air and water, healthy food, and access to healthcare and safe neighborhoods.

B. Lewis County Checklist for Fully-Planning Counties

Washington State Department of Commerce

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

Periodic Update Checklist for Fully-Planning Counties

Notice: This checklist has been updated with the new 2024 GMA legislation. *Rows* that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange , and all statutory changes adopted since 2015 are emphasized in highlighted *text* to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in this document on Commerce's GMA Laws and Rules webpage.

Lewis County, WA

Mindy Brooks,
mindy.brooks@lewiscountywa.gov

Direct Phone (360) 740-2610

Overview: This checklist is intended to help counties that are fully planning under the Growth Management Act (GMA) conduct the "periodic review and update" of ***comprehensive plans*** and ***development regulations*** required by RCW 36.70A.130 (4). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce Periodic Update webpage or contact the Commerce planner assigned to your region.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your county may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov. Fill out and attach a cover sheet, a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals*.

For further information about the submittal process, please visit Commerce's Growth Management Act Laws and Rules webpage.

Need help?

Please visit Commerce's periodic update webpage for additional resources.

Or contact:

Suzanne Austin, AICP
Senior Planner
Growth Management Services
WA Department of Commerce
509.407.7955
Suzanne.Austin@commerce.wa.gov

Or, your assigned regional planner

Checklist Navigation

Section I: Comprehensive Plan	Section II: Development Regulations	Appendix
LAND USE	CRITICAL AREAS	ELEMENT UPDATES UNDER HB 1181 (Climate)
HOUSING	ZONING CODE	
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM	
UTILITIES	RESOURCE LANDS	
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES	
RURAL	SUBDIVISION CODE	
SHORELINE	STORMWATER	
ESSENTIAL PUBLIC FACILITIES	ORGANIC MATERIALS MANAGEMENT	
TRIBAL PARTICIPATION	IMPACT FEES	
CLIMATE CHANGE & RESILIENCY	CONCURRENCY & TDM	
ECONOMIC DEVELOPMENT	TRIBAL PARTICIPATION	
PARKS & RECREATION	OPTIONAL REGULATIONS	
OPTIONAL ELEMENTS	PROJECT REVIEW PROCEDURES	
CONSISTENCY	PLAN & REGULATION AMENDMENTS	
PUBLIC PARTICIPATION		

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1), amended in 2023

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: New 2021-2022 legislation ESSB 5593: changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure. Coordinate these efforts with the affected cities.	UGA 1 UGA 1.1 UGA 1.2 UGA 1.3 UGA 1.4 UGA 1.5 UGA 1.6 UGA 1.7 UGA 1.8 UGA 1.9 UGA 2 UGA 2.1 UGA 2.2	Yes	The County and Cities reviewed existing development patterns and capacity. See Lewis County's land capacity analysis in the appendix of the Comprehensive Plan for existing development patterns and capacity for UGAs.	
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multi-county planning policies. RCW 36.70A.210 WAC 365-196-305	Introduction Chapter	No	2023 Lewis County CPPs were reviewed for consistency. The CWPPs with reconciled in September 2024 with housing and employment.	Completed: ☒ Date:
b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	Map 1. Land Use Designations **Page #**	No	See Map 1. Land Use Designations showing city limits and Urban Growth Area boundaries of the Comprehensive Plan Document.	Completed: ☒ Date:
c. Urban Growth Area review: based on the population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the	UGA 4 UGA 4.1 UGA 4.2 UGA 4.3	No	The county worked with cities to allocate populations to urban growth areas and some rural areas. Housing was also allocated by income bracket and identified in the. See the Housing Element introduction and also the Land Use Element which identified densities in	Completed: ☒ Date:

succeeding twenty year period, except UGAs completely within a national historic reserve. RCW 36.70A.110(2&6), RCW 36.70A.130, WAC 365-196-310			appropriate areas. Two new subarea plan have been adopted with the Comprehensive Plan that provide urban densities in County UGAs.	
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If there is a UGA expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(10)	NE 6.3	Yes	A new policy has been added to the Land Use element to address new requirements for UGA expansions in a floodplain.	Completed: ☒ Date:
e. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j). Additional resources: Commerce's Climate guidance, Transportation Efficient Communities' guidance, and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit	UGA 4 UGA 4.1 UGA 4.2 UGA 4.3 UGA 4.4 UGA 5 UGA 5.1 UGA 5.2 UGA 5.3 T 11 T 11.1 T 11.2 T 11.3 T 12 T 12.1 T 12.2 T 12.3 T 13 T 13.1	No	All urban growth areas are required to provide multiple types of transportation and human scale development in UGAs and LAMIRDs to encourage walking and transit.	Completed: ☒ Date:
f. A consistent population projection throughout the	Policy Urban 1.2	No	See the Introduction for establishment of new adopted Growth Targets from and housing	Completed: ☒

Section I: Comprehensive Plan Elements

plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(2)(f)			forecast.	Date:
g. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i) • For counties required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page.	Table 5 Urban Growth Area Densities Table 6 Rural Densities	No	The current land use element includes a variety of densities for urban and rural areas. See Types of Urban Development Table, and Types of Rural Development Table. Future land use and existing land use will be updated during the land capacity analysis with the new population projections.	Completed: ☒ Date:
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
h. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1); WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)	NE 2 NE 2.1 NE 2.2 NE 2.3 NE 2.4	No	This is included in the current comprehensive plan under the natural environment goals and policies.	Completed: ☒ Date:
i. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340	CF 2 CF 2.1 CF 2.2 CF 2.3 CF 2.4 CF 2.5 CF 2.6	No	This is included in the capital facilities plan but could be geographically defined in the future land use map to integrate the two elements better. These will be updated during the capital facilities plan position of the comprehensive plan process.	Completed: ☒ Date:
j. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA.	UGA 1.6	No	The Goal identifies the open space and other corridors to be considered when determining land requirements for Urban Growth Areas. These features are distributed throughout the plan in the land use, transportation, and capital facilities chapters. Policies in the plan providing	Completed: ☒ Date:

Section I: Comprehensive Plan Elements

RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335			greenbelt and open spaces when determining land requirements for urban growth areas.	
k. Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas. RCW 36.70A.050, WAC 365.190	NRL 1 NRL 2 NRL 3 NRL 4 NRL 5 NRL 6	No	NR 2.0 outlines the provisions for designation of agricultural, forest, and mineral lands of long-term commercial significance. Policy Ne 4.1 outlines the criteria for designating critical areas.	Completed: ☒ Date:
l. Policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3)	NRL 2	No	The Comprehensive Plan and development regulations heavily regulate allowed uses for agricultural lands to promote Washington's vital agricultural industry.	Completed: ☒ Date:
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
m. Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), WAC 365-190-050, WAC 365-196-815	NRL 1 NRL 2 NRL 3 NRL 4 NRL 5 NRL 6	No	These policies discourage the conservation of productive forest and agricultural lands and incompatible uses.	Completed: ☒ Date:
n. If there is an airport within the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT.	T 8 T 8.1 T 8.2	No	Airports are covered in the transportation section and not in the land use section. There is a lot of potential overlap with the land use that could be incorporated into the land use element. Lewis County's airport overlay zone address incompatible uses around airports, and the policies in the comprehensive plan discourage residential around airports.	Completed: ☒ Date:

Section I: Comprehensive Plan Elements

WAC 365-196-455				
o. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e) Note: RCW 90.56.010(27) defines waters of the state. Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda	NE 12 NE 12.1 NE 12.2 NE 12.3 NE 12.4	No	All development is required to be consistent with adopted stormwater regulations.	Completed: ☒ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
p. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080 Best Available Science: see WAC 365-195-900 through -925 Note: a voluntary stewardship program is an alternative for protecting critical areas in areas used for agricultural activities. RCW 36.70A.700 through .904. Visit the WA State Conservation Commission (SCC) VSP webpage	NE 1 NE 2 NE 3 NE 4 NE 5 NE 6 NE 7 NE 8 NE 9 NE 10 NE 11 NE 12 NE 13	No	Goals and policies in the current comprehensive plan address consistency with BAS, reducing risk to geologically hazardous areas, preserving wetlands, protect fish and wildlife habitats. Specific fish habitats are addressed in the Comprehensive Plan policies.	Completed: ☒ Date:
q. If forest or agricultural lands of long-term commercial significance are designated inside a UGA, there must be a program authorizing transfer (or purchase) of development rights. RCW 36.70A.060(4), RCW 36.70A.170	N/A	N/A	No natural resource lands are designated inside Urban Growth Areas in Lewis County.	Completed: ☐ Date:
r. If there is a military base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475	N/A	N/A	No military base employing 100 personnel or more are located in Lewis County.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
s. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended *after January 1, 2025* allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330. For applicability, see RCW 70A.205.540	No policies needed this is implemented in development regulations.	Yes	Lewis County Counties code regulations were updated to address new state requirements relating to Siting of Organic Materials.	Completed: ☐ Date:
t. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.	H 5.1 H 5.2 H 5.3 H 5.4 H 5.5 H 5.6 H 5.7	Yes	The Housing Element and Climate and Resiliency Elements were revised to address environmental justice, income, or avoid creating worsening health impacts. Data relating to environmental justice is included in the 2025 Community Profile.	Completed: ☐ Date:
u. The land use element must 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. RCW 36.70A.070(1) amended in 2023. See also: International Wildland-Urban Interface Code updated in 2021 and WAC 51-55 amended in 2023	UGA 1.9 NE 5 NE 8.4 NE 10 NE 10.1 NE 10.2	Yes	The land use element was updated to reduce risk and mitigate risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness, this was also integrated into the natural environment policies and the resiliency chapter and builds upon the county hazard mitigation plan.	Completed: ☐ Date:

Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpage for further information.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage.	Not a requirement.	N/A	The resources from commerce and the expanded housing checklist were reviewed throughout the process of creating the comprehensive plan. The development regulations suggested from the Checklist were included in the development regulations update.	
a. Goals, policies and objectives for: • the preservation, improvement and development of housing RCW 36.70A.070(2)(b); • moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and • Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021 Notice: *These items were separately listed in the previous version of the checklist. No content was changed.*	H 1 H 2 H 3 H 4 H 5 H 6 H 7	No	Existing policies and goals in the housing element address providing potential housing types including duplexes, ensure concentrations are located close to employment, encourage accessory dwelling units, and work to enhance housing stock. Policies were added to the Housing Element to address housing types at all incomes, permanent supportive housing, and housing equity.	Completed: ☐ Date:
b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	UGA 4 UGA 4.1 UGA 4.2 UGA 4.3 UGA 4.4 UGA 5 UGA 5.1 UGA 5.2 UGA 5.3	Yes	A new land capacity and housing needs assessment was completed for Lewis County which addressed housing by income band and projected that quantity of housing types required for each income band. This identified in the Housing Element and in the appendix of the document.	Completed: ☐ Date:

	UGA 5.4 UGA 5.5 UGA 6 UGA 6.1 UGA 6.2 UGA 6.3 UGA 6.4			
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(2)(e) and (f)	UGA 4 UGA 5 UGA 6 RL 4 RL 4.1 RL 4.2 RL 4.3 RL 4.4 RL 4.5 H 2 H 2.1 H 2.2 H 2.3 H 2.4 H 2.5	Yes	The two Urban Growth Areas that Lewis County has jurisdiction over do not currently have these supportive housing programs however, new policies have been established in to support the creation of housing programs and subsidized housing types in the future. Lewis County will start to increase all housing types by income band within Urban Growth Areas, Packwood, and LAMIRDs.	Completed: ☐ Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(1)(g)(ii), WAC 365-196-300(4)(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan	H 4 H 4.1 H 4.2 H 4.3 H 4.4 H 4.5	Yes	New policies have been established to increase housing types of economic segments in Lewis County's Urban Growth Areas. There are also two new subarea plans for the Onalaska UGA and the Packwood LAMIRD/UGA to increase housing types to accommodate allocated growth.	Completed: ☐ Date:

e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070(2)(e) new in 2021	H 5 H 5.1 H 5.2 H 5.3 H 5.4 H 5.5 H 5.6 H 5.7	Yes	New Policies have been implemented to start evaluating future land use and capital facility decisions as they relate to housing, with against data relating to racially disparate impacts or equity.	Completed: ☐ Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021	H 5 H 5.1 H 5.2 H 5.3 H 5.4 H 5.5 H 5.6 H 5.7 CR 6 CR 6.1 CR 6.2 CR 6.3 CR 6.4 CR 6.5 CR 6.6 CR 6.7 CR 6.8	Yes	New policies were established in the housing element and climate and resiliency element to help address racially disparate impacts.	Completed: ☐ Date:
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	

g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021 Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021 See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work	H 5 H 5.1 H 5.2 H 5.3 H 5.4 H 5.5 H 5.6 H 5.7 CR 6 CR 6.1 CR 6.2 CR 6.3 CR 6.4 CR 6.5 CR 6.6 CR 6.7 CR 6.8	Yes	New policies were established to mitigate anti-displacement in the housing and climate and resiliency elements.	Completed: ☐ Date:
Capital Facilities Plan (CFP) Element To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc., including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3) amended in 2023. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.				
a. The capital facilities plan element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)	Transportation and Capital Facilities Elements Capital Facilities Technical Appendix Transportation Technical Appendix	No	Maps of capital facilities are included in the Element and a full list of facilities is included in the Capital Facilities and Transportation Technical Appendices.	Completed: ☐ Date:
b. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	CF 1.1 CF 1.2 CF 1.3 CF 1.4	No	Polices are included in the Capital Facilities Element to ensure capital facilities planning is aligned with land use and transportation.	Completed: ☐ Date:

	CF 2 CF 2.1 CF 2.2			
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)	**Capital Facilities Element**	No	Maps of capital facilities are included in the Element, and a full list of facilities is included in the Capital Facilities and Transportation Technical Appendices.	Completed: ☒ Date:
d. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Capital Facilities Technical Appendix	No	Maps of capital facilities are included in the Element, and a full list of facilities is included in the Capital Facilities and Transportation Technical Appendices.	Completed: ☒ Date:
e. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415(1)(c) and (3)(c) Note: infrastructure investments should consider equity and plan for any potential displacement impacts.	Capital Facilities Technical Appendix	Yes	Capital facilities and future plans are in included in the technical appendix. The Housing Element and Capital Facilities Plan were revised to explain the new facilities needed in the Onalaska and Packwood UGAs to accommodate the housing allocations.	Completed: ☒ Date:
f. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)	Capital Facilities Technical Appendix	No	Capital facilities and future plans are in included in the technical appendix.	Completed: ☒ Date:
g. A policy or procedure to reassess the land use element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e), WAC 365-196-415(2)(d)	CF 4.6	Yes	Comprehensive plan will be updated to include a procedure to reassess the land use if probably funding falls short of meeting existing needs. This has been added to the Capital Facilities plan if the adequate water and sewer cannot be	Completed: ☒ Date:

Note: park and recreation facilities shall be included in the capital facilities plan element			provided in the Onalaska and Packwood UGAs.	
h. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)		No	No impacts fees are charged at Lewis County.	Completed: ☒ Date:
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
i. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070(3) amended in 2023	Capital Facilities Technical Appendix	No	All public entities are defined in the technical appendix.	Completed: ☒ Date:
Utilities Element Consistent with relevant CWPPs and RCW 36.70A.070(4) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.				
a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications. RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420	Capital Facilities Technical Appendix	No	Information regarding utilities and telecommunications has been updated to the best of Lewis County's abilities.	Completed: ☒ Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. RCW 36.70A.070 (4)(b) new in 2023	Capital Facilities Technical Appendix	No	Information regarding utilities and telecommunications has been updated to the best of Lewis County's abilities.	Completed: ☒ Date:
Transportation Element Consistent with relevant CWPPs and RCW 36.70A.070(6) amended in 2023 by HB 1181. See also the new climate element below for jurisdictional requirements.				

a. The transportation element must identify the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)	Transportation Element & Transportation Technical Appendix	No	All transportation facilities and the status of those facilities have been updated to the best of Lewis County's abilities.	Completed: ☐ Date:
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) amended in 2023 and WAC 365-196-430(2)(c).	Transportation Element	No	All transportation facilities and the status of those facilities have been updated to the best of Lewis County's abilities.	Completed: ☐ Date:
c. Adopted multimodal levels of service (LOS) standards for all locally-owned arterials, transit routes and state highways. RCW 36.70A.070(6)(a)(iii)(B) and (C), WAC 365-196-430	Transportation Element	Yes	These have been added to the Transportation Element under the levels of service section.	Completed: ☐ Date:
d. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. RCW 36.70A.070(6)(a)(iii)(D) amended in 2023, WAC 365-196-430	Transportation Element	Yes	Multi-Modal levels of service compliance with state standards have been added to the transportation element.	Completed: ☐ Date:
e. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i), RCW 36.70A.070(6)(a)(iii)(E) amended in 2023, WAC 365-196-430(2)(f)	Transportation Technical Appendix	Yes	Updated forecast map has been added to the transportation technical appendix.	Completed: ☐ Date:
f. A projection of state and local system needs to	Transportation Element	Yes		Completed: ☐ Date:

equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06				

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
g. A transition plan for transportation as required in Title II of ADA. Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. RCW 36.70A.070(6)(a)(iii)(G) new in 2023.	Transportation Technical Appendix	Yes	An initial self-assessment of ADA facilities was completed to identify gaps and assemble an initial priority list to bring ADA facilities into compliance.	Completed: ☐ Date:
h. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)	Transportation Element and Land Use Element UGA 4.2 UGA 4.3 UGA 4.4	No	Active transportation is encouraged in all land use policies and around high priority corridors and urban growth areas.	Completed: ☐ Date:
i. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Transportation Element	No	Lewis County is a very rural area with limited TDM	Completed: ☐ Date:
j. An analysis of future funding capability to judge needs against probable f unding resources. RCW 36.70A.070(6)(a)(iv)(A), WAC 365.196-430(2)(k)(iv)	Transportation Technical Appendix	No		Completed: ☐ Date:
k. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010, WAC 365-196-430(2)(k)(ii)	Transportation Technical Appendix	Yes	6-year plan is reference in the transportation appendix.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
l. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023, WAC 365-196-430(2)(l)(iii)	CF 4.6	Yes	Policy was added for Lewis County to establish a procedure if probably funding falls short.	Completed: ☐ Date:
m. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v); WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Transportation Element	Yes	Multiple sections of the Transportation Element now include how Lewis County is coordinating with other transportation agencies. See the transit section in the Element as an example.	Completed: ☐ Date:

Rural Element

Consistent with RCW 36.70A.070(5), RCW 36.70A.011, RCW 36.70A.030 (15, 16 and 17), and should consider WAC 365-196-425. Rural lands are lands not included in urban growth areas or designated as agricultural, forest, or mineral resource lands.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. A rural element that: • Establish patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of RCW 36.70A.070(5); • Allows rural development, forestry and agriculture in rural areas; • Provides for a variety of rural densities, uses, essential public facilities and rural governments services; and • Includes measures that apply to rural development and protects the rural character of the area. • Establishes policies for Limited Areas of More Intense Rural Development (LAMIRDs). RCW 36.70A.070(5), amended in 2024 (SSB 6140) RCW 36.70A.030 (15, 16 and 17), RCW 36.70A.070(5), WAC 365-196-425 Note: this subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and RCW 36.70A.365	Land Use Element Rural	Yes	Policies have been broken out by each LAMIRD type I, II, III Compared to the last comprehensive plan.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. Policies that limit urban services in rural areas. RCW 36.70A.110(4) amended in 2021 Note: The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(b), (d) amended in 2021 (SB 5275), WAC 365-196-425(4)	Yes	No	Services are limited in the Rural Element under the Rural Services Policies.	Completed: ☐ Date:
Shoreline For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of the Growth Management Act (GMA) as set forth in RCW 36.70A.480. The goals and policies of a shoreline master program for a county or city approved under RCW 90.58 shall be considered an element of the county or city's comprehensive plan.				
a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480	Yes	N/A	The Shoreline Master Program was not updated as part of the periodic update for the Comprehensive Plan.	Completed: ☐ Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by WA State Department of Ecology (Ecology) guidelines adopted pursuant to RCW 90.58.060. See Ecology's Shoreline planners' toolbox for the SMP Checklist and other resources.	Yes	N/A	The Shoreline Master Program was not updated as part of the periodic update for the Comprehensive Plan.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)	Yes	N/A	The Shoreline Master Program was not updated as part of the periodic update for the Comprehensive Plan.	Completed: ☐ Date:
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).	Yes	N/A	The Shoreline Master Program was not updated as part of the periodic update for the Comprehensive Plan.	Completed: ☐ Date:
Provisions for siting essential public facilities (EPFs) Consistent with CWPPs and RCW 36.70A.200 amended in 2021. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.				
a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1) Notes: RCW 36.70A.200 amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200. Regional transit authority facilities are included in the list of essential public facilities.	Capital Facilities Element	Yes	The capital facilities policies were updated to address new state requirements.	Completed: ☐ Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	Capital Facilities Element	No		Completed: ☐ Date:

Tribal Participation in Planning

New in 2022 (see HB 1717). A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce's new Tribal Planning Coordination for GMA webpage for guidance and staff contacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022	No	Yes	The County reached out to Tribes at the beginning of the process to initiate agreement for collaboration and participation in planning and received no response.	Completed: ☐ Date:
b. *Urban Growth Areas:* counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.110(9), new in 2024, RCW 36.70A.040(8)	No	Yes	The County reached out to Tribes at the beginning of the process to initiate agreement for collaboration and participation in planning and received no response.	Completed: ☐ Date:

Climate Change and Resiliency

New in 2023, see HB 1181. WAC updates are forthcoming.
A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate 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. Visit Commerce's Climate Program webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the guidelines must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the Appendix for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle — the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per RCW 36.70A.096. Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Resiliency sub-element: items a through d are required for all fully planning jurisdictions				
a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. RCW 36.70A.070(9) new in 2023	Climate and Resiliency Element CR 1 CR 2 CR 3 CR 4 CR 5 CR 6 CR 7 CR 8	Yes	New policies have been added to the climate and resiliency element and the environment section of the land use element.	Completed: ☒ Date:
b. Specific goals, policies and programs that identify, protect and enhance community	CR 1 CR 2	Yes	New policies have been added to the climate and resiliency element and the	Completed: ☐ Date:

resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts consistent with environmental justice. RCW 36.70A.070(9) new in 2023	CR 3 CR 4 CR 5 CR 6 CR 7 CR 8		environment section of the land use element.	
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. RCW 36.70A.070(9) new in 2023 Note: include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.	UGA 1.2 UGA 1.3 NE 4 NE 6 NE 8 NE 13 ED 2 ED 3.6 CR 1 CR 2 CR 3 CR 4 CR 5 CR 6 CR 7 CR 8	Yes	New policies have been added to the climate and resiliency element and the environment section of the land use element. The climate exacerbated hazards identified are: wildfire, flooding, extreme precipitation, reduced snowpack, avalanche	Completed: ☐ Date:
d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. RCW 36.70A.070(9) new in 2023	CR 3 CR 3.1 CR 3.2 CR 3.3 CR 3.4 CR 3.5 CR 3.6 CR 3.7	Yes	Actions to mitigate impacts to overburdened communities are in the implementation plan. Lewis County has assemble a list of first actions to implement that specific target overburdened or low-income communities.	Completed: ☐ Date:
Greenhouse Gas (GHG) Emissions Reduction sub-element: items e through i are only required for jurisdictions identified above				
e. Greenhouse gas emissions reduction sub-elements must include goals and policies to reduce emissions and per capita vehicle miles	No	No	Lewis County is not required to do a greenhouse gas emissions sub-element.	Completed: ☐ Date:

traveled. RCW 36.70A.070(9) new in 2023 Note: Commerce recommends that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington's economy-wide target of net zero emissions in 2050 set forth in RCW 70A.45.020(1). Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors: Transportation; Buildings & Energy; and, Zoning & Development. The rulemaking process is underway.				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. RCW 36.70A.070(9) new in 2023	No	No	Lewis County is not required to do a greenhouse gas emissions sub-element.	Completed: ☐ Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. RCW 36.70A.070(9) new in 2023	No	No	Lewis County is not required to do a greenhouse gas emissions sub-element.	Completed: ☐ Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. RCW 36.70A.070(9) new in 2023	No	No	Lewis County is not required to do a greenhouse gas emissions sub-element.	Completed: ☐ Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. RCW 36.70A.070(9) new in 2023	No	No	Lewis County is not required to do a greenhouse gas emissions sub-element.	Completed: ☐ Date:

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
Economic Development Although included in RCW 36.70A.070, amended in 2017, "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements.	Yes	Economic goals and policies were revised during this periodic update. Economic data was updated and included in the Community profile.	Completed: ☐ Date:
Parks and Recreation Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. RCW 36.70A.070(8) amended in 2023 Although included in RCW 36.70A.070, amended in 2017, "mandatory elements" a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities.	No	Lewis County has a separate parks and recreation plan that is under the managed by the Parks and Recreation department.	Completed: ☐ Date:

Optional Elements

Pursuant to RCW 36.70A.080, a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans	Yes	There are two new sub-area plans associated with the Lewis County Comprehensive Plan. There is a Subarea Plan for the Onalaska UGA and the Packwood LAMIRD.	Completed: ☒ Date:
Conservation	No	There is no conservation element as part of the Lewis County Comprehensive Plan.	Completed: ☐ Date:
Recreation	No	Recreation land uses are included in the land use element. There is no separate recreation element.	Completed: ☐ Date:
Solar Energy	No	Lewis County does not have a solar energy element.	Completed: ☐ Date:

Consistency is required by the GMA				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs) and the GMA. RCW 36.70A.100 and 210, WAC 365-196-305; 400(2)(c); 510 and 520	Yes	No	Element are consistent with Lewis County's CWPPs that were updated in 2023 and then the housing allocations were revised in September 2024.	Completed: ☒ Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes	No	Elements have been reviewed for consistency with each other.	Completed: ☒ Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes	Yes	The Comprehensive Plan and requirements for the periodic update were coordinate with the cities through the Planned Growth Committee of Lewis County. This is identified in the introduction of the document.	Completed: ☒ Date:
Public Participation				
a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.	No	Yes	The public participation plan and engagement results are included in the appendix of the Comprehensive Plan document.	Completed: ☒ Date:
b. If the process for making amendments is included in the comprehensive plan: • The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 • The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 new in 2021, (HB 1220 sections 3-	No	No	The process for amendments to the Comprehensive Plan is not included in the document.	Completed: ☒ Date:

5), WAC 365-196-650(4)				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis. New 2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.	Implementation Element	Yes	A new implementation chapter has been added to the Comprehensive Plan document outlining monitoring of policies and procedure for review of GMA implementation.	Completed: ☒ Date:
d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property, RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	Yes	No	This is addresses through Lewis County's code.	Completed: ☒ Date:
e. Encourage the involvement of citizens in the planning process, *including the participation of vulnerable populations and overburdened communities*, and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW 36.70A.020 *Planning Goals* for inclusion of	No	Yes		Completed: ☒ Date:

vulnerable populations and overburdened communities. RCW 36.70A.035 *Public Participation* was not amended under HB 1181.				

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

Critical Areas

Regulations protecting critical areas are required by RCW 36.70A.060(2), RCW 36.70A.172(1), WAC 365-190-080 and WAC 365-195-900 through 925.

Please visit Commerce's **Critical Areas webpage** for resources and to complete the **Critical Areas Checklist**. Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

Note: Please review the new 2023 housing laws in the Washington State Housing Laws of 2019 through 2023 guidance, on Commerce's Planning for Housing webpage.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage. And for additional information on middle housing and ADU regulations, see the Middle Housing webpage.	No	No	Supportive housing and emergency housing and shelters have been added in the new zones for the UGA Small Towns that were created as part of the Comprehensive Plan periodic update. New emergency housing, permanent	Completed: ☒ Date: August 2025
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220) Note: Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.	LCC 17.17.110 Comp Plan Reference: Table 5 Urban Growth Area Densities Table 6 Rural Densities	Yes	The following new zones are being added with adequate capacity and are allowed housing types affordable to all income bands. The total housing needed to accommodate growth is 199 units in Urban Growth Areas and 371 Units in Rural Areas. New Residential Zones to Accommodate Growth in Urban Growth Areas: CBZ, MU, RVL, RL, RM, RH	Completed: ☒ Date: May 2025

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by counties. (HB 5235), RCW 36.01.227 new in 2021	17.10.060 "Family" 17.10.040 "Detached accessory dwelling unit" 17.10.040 "Dwelling Unit" 17.10.130 "Mobile Home"	No	Revised definition of family and family member immediate.	Completed: ☐ Date:
c. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450. Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.	New Definition: 17.10.060 New Section: 17.17.110 UGA Small Town Use	No	Family day care providers can be found in the revised use tables for UGA Small Town zones and Rural Small Town zones and are permitted in residential zones.	Completed: ☒ Date: August 2025
d. Manufactured housing is regulated the same as site built housing. RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974	17.10.130 "Mobile Home" "Mobile Home Park" Modular/Manufactured Home" LCC 15.25	No	Manufactured homes are regulated in both 17.10.130 and 15.25 Building Code and they do not have any additional regulations imposed on them over a regular site built house built. Modular homes and manufactured homes are treated equally to site builts.	Completed: ☒ Date: August 2025
e. Accessory dwelling units (ADUs): counties (and cities) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. RCW 36.70A.680 amended in 2023, RCW 36.70A.681 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020	LCC 17.17.125	No	New standards have been established for ADUs in urban growth areas to allow at least 2 units on lots that allow single-family homes in UGAs. ADUs are allowed in urban areas under the Small Town UGA zones and they are also allowed in rural areas as their own ordinance in the LCC. Conversion of existing garages are allowed under the new revised codes.	Completed: ☐ Date:

Must be adopted by 6 months after the periodic update deadline, or be superseded by state law. Note: see new Commerce ADU guidance and ADU checklist.				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. HB 1998, new in 2024, contains specific standards for size, density calculations, connection fees and parking. **Must be adopted by December 31, 2025** Note: guidance will be available fall of 2024	LCC 17.17	No	Co-Living uses have been added to Urban Growth Areas under the UGA Small Town zoning designations.	Completed: ☐ Date:
g. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of "familial status" are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860	No	No	Lewis County does not restrict residential structures differently for persons with handicaps or group care for children. There are no revisions to the regulations needed.	Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
h. Within UGAs, affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300 See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) "affordable housing" is defined in RCW 84.14.010, new in 2024 (ESSB 6175) Review RCW 36.70A.620(3) amended in 2020, for minimum residential parking requirements.	LCC 17.17.215	No	New affordability density bonus established for urban growth areas comply with the revised requirements for 36.70A.540. See the new development regulations for UGA Small Towns.	Completed: ☐ Date:
i. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020, RCW 35.21.915 amended in 2020	No	No	There are no limitations or restrictions on outdoor encampments in Lewis County Code. There are no revisions needed to address this.	Completed: ☐ Date:

j. Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see Housing Element Book 2, pages 41-48), new in 2023 "emergency housing" is defined in RCW 36.70A.030	No	No	There are currently no limitations on emergency in Lewis County Code. There are no revisions needed to address this.	Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. SB 6015, new in 2024, must be addressed with the periodic update. Note: guidance coming fall 2024	No	Yes	Parking has in UGAs have been revised in the development regulations to address this. See UGA Small Towns and the Parking Ordinance.	Completed: ☐ Date:
l. Within UGAs, allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545, amended in 2019 (HB 1377).	New Code: LCC 17.17.215	No	New code sections for UGA Small Towns on density bonuses for affordable housing has been introduced in 17.17.215.	Completed: ☐ Date:
m. Must not adopt, impose or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. RCW 36.130.020 (2008) Note: This applies to cities, counties, other local government entities and agencies.	No	No	Currently no regulations in the code impose different requirements on affordable housing. Any new updates for affordable added as part of the comprehensive plan update will be reviewed against these requirements. No revisions are needed to address this.	Completed: ☐ Date:

n. Rural regulations allow innovative techniques such as clustering, density transfer, design guidelines, and conservation easements to support rural economic advancement, a variety of densities, and uses that are not characterized by urban growth and that are consistent with rural character. RCW 36.70A.070(5)(b) and (c) and WAC 365-196-425(5)	16.18 Clustered Development 17.30.380 Nonregulatory Incentives	No	Innovative techniques are allowed in rural areas consistent with the County's definition of rural character.	Completed: ☐ Date:
o. Adopt policies and regulations related to rural regulations for Type 1, 2 and 3 Limited Areas of More Intense Rural Development (LAMIRDs). RCW 36.70A.070 (5)(d), see also WAC 365-196-425(6)	Policies: RL 1, RL 2, RL 3, RL 4, RL 5, RL 6 Development Regulations: Type 1 LAMIRD Zones: STMU, CC, RCC Type 2 LAMIRD Zones: RAI, STI, FC Type 3 LAMIRD Zone: TSA	No	Land Use designations were revised to address Type 1, 2, 3 LAMIRDs and have the implementing zones identified.	Completed: ☐ Date:
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
p. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program.	17.80 Airport Obstruction Zoning (RA)	No	There is a airport overlay zones that is identified and discourage incompatible uses.	Completed: ☐ Date:
q. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475. Visit Military One Source to locate any bases in your area and help make	N/A	N/A	There is no military base in Lewis County.	Completed: ☐ Date:

determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.				
r. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	LCC	No	New definitions for EV infrastructure have been added to the Code. EV infrastructure allowed in EV UGA Small Towns and the Freeway Commercial	Completed: ☐ Date:
Shoreline Master Program Consistent with RCW 90.58 Shoreline Management Act of 1971				
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes	No	The SMP was not updated as part of the periodic update.	Completed: ☐ Date:
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage	Yes	No	The SMP was not updated as part of the periodic update.	Completed: ☐ Date:
Resource Lands Defined in RCW 36.70A.030 (3, 12 and 17) and consistent with RCW 36.70A.060 and RCW 36.70A.170				

a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3), WAC 365-196-815 and WAC 365-190-020(6). Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2). See also WAC 365-196-815(3) for examples of innovative zoning techniques.	17.30 Resource Lands	No	Resource lands are addressed in the LCC and promote conservation of natural resource lands. Innovative zoning techniques may be considered as part of the comprehensive plan update especially for agricultural lands of long-term significance.	Completed: ☐ Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	17.30.370 Notification of proximity to natural resource lands – conflict mitigation.	No	Regulations are adopted to assure that use of lands adjacent to natural resource lands does not interfere. Notice requirements are provided in the Lewis County Code.	Completed: ☐ Date:
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)	17.30.590 Use exceptions in ARL.	No	Policies in the comprehensive plan promote limiting non-agricultural uses in ARLs, accessory uses are written in the code to support ARLs and accessory uses that do not support ARLs are limited.	Completed: ☐ Date:
d. Counties must conduct a comprehensive countywide analysis when classifying, designating and de-designating natural resource lands. WAC 365-190-040(10)(c)	NR GOAL 2.0 Policy NR 2A.1 Policy NR 2A.2 Policy NR 2A.3 Policy NR 2A.4 Policy NR 2A.5	No	Policies in the comprehensive plan outline the designation of resource lands with additional options for designations of resource lands of local importance. No analysis was needed for this update.	Completed: ☐ Date:

e. Designate mineral lands and associated regulations as required by RCW 36.70A.131and WAC 365-190-040(5). For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site	17.30.720 Mineral Resource Lands	No	Mineral lands are addressed in the code and comprehensive plan and follow the state mandates in the GMA.	Completed: ☐ Date:

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with RCW 36.70A.200 and consider WAC 365-196-550. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas. Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs. Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs	LCC 17.125 17.10.050 "Essential Public Facilities, Local" "Essential Public Facilities, Major" 17.7 CWPPs address public facilities #13	Yes	Code will updated to be consistent with the state law updated definitions of public facilities.	Completed: ☐ Date:

Subdivision Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4).	Title 16 Subdivisions	No		Completed: ☐ Date:
b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018 • Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. • Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 • Open spaces, parks and recreation, and playgrounds • Schools and school grounds Other items related to the public health, safety and general welfare WAC 365-196-820(1).	LCC 16.05.120	No	Requires that the "examiner find that the proposed subdivision and dedication make appropriate provisions and that the public use and interest will be served" 16.05.090 requires review from all applicable state and regional agencies and. This has been added to the LCC.	Completed: ☐ Date:
c. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years). See also RCW 58.17.170	Title 16 Subdivisions "Preliminary Approval" Definition	No	No revisions needed to address this.	Completed: ☐ Date:

Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015.	LCC 17.05.140 – duration of decisions			
d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060(3) new in 2023 by SB 5258 - section 11	LCC 16.20 Unit Lot Subdivision	No	Proposed new section 16.20 to allow unit lot subdivisions. New definitions for parent lot and child lot have been added.	Completed: ☐ Date:
Stormwater				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington. Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance. Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda		No		Completed: ☐ Date:
b. Provisions for corrective action for failing septic systems that pollute waters of the state.		**No**		Completed: ☐ Date:

RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding				

Organic Materials Management Facilities

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material wastes and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended *after January 1, 2025* allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330. For applicability, see RCW 70A.205.540		No	The County adopted it's organic management policy in January 2025 and adjusted land use policies to correct this.	Completed: ☐ Date:

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258, .070, .080, .090 amended in 2018 and .100.	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:

WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.				
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:
c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If adopted, exemption of impact fees for low-income and emergency housing development. RCW 82.02.060 amended in 2023. See also definition change in RCW 82.02.090(1)(b) amended in 2018	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258	No	No	Currently, no impact fees are collected by the jurisdiction.	Completed: ☐ Date:

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840. Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.	12.60.540 Minimum Levels of Service 12.60.550 GMA Concurrency Requirements	No		Completed: ☐ Date:
b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). RCW 36.70A.070(6)(b) amended in 2023 Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.		No		Completed: ☐ Date:
c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)		No	Highways of statewide significance are exempt from current requirements.	Completed: ☐ Date:
d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation		No	Lewis County is expecting limited growth in rural areas and larger roads in Lewis County are owned by WSDOT.	Completed: ☐ Date:

system from a comprehensive, multimodal perspective.				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.		No	Not applicable	Completed: ☐ Date:
Tribal Participation in Planning New in 2022 (see HB 1717). A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the county or regional planning process. See Commerce's new Tribal Planning Coordination for GMA webpage for guidance and staff contacts.				
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022		No		Completed: ☐ Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022		No		Completed: ☐ Date:
Regulations to Implement Optional Elements				
a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345	17.20D New Fully Contained Community Urban Growth Area	No	No changes to existing development regulations are fully-contained communities are needed.	Completed: ☐ Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies,	17.20E Master Planned Resorts	No	No changes to existing regulations for master planned resorts are needed.	Completed: ☐ Date:

RCW 36.70A.360, RCW 36.70A.362 and WAC 365-196-460				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365, RCW 36.70A.367 and WAC 365-196-465	17.21 Float Glass Manufacturing Facility	No	Policies have been reviewed for consistency with LCC 17.21. There are policies for industrial areas in the Comprehensive Plan under Major Industrial Developments on Page 36.	Completed: ☐ Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13), WAC 365-196-450	17.142.020 General Land Use Standards (2) (f)	No		Completed: ☐ Date:
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	No	Yes	Revise policies to allow EV charging and other EV facilities in parks and urban growth areas.	Completed: ☐ Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.	No	No	Lewis County does not have adopted design guidelines for any zoning designations.	Completed: ☐ Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation. May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone. RCW 36.70A.630 new in 2023 by HB 1293	No	No	Lewis County does not require local design review for any zoning designations.	Completed: ☐ Date:

Project Review Procedures

In 2023, SB 5290 substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C. Resources include WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook. Integrated permit and environmental review procedures for: • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal Note: new in 2023, see Commerce's new guidance for Local Project Review and SB 5290	17.05 General Provisions	No	Lewis County already incorporated changes for 5290 in 2024.	Completed: ☐ Date:

Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)	17.12.020 Amendments to Comp Plan and Development Regulations	No		Completed: ☐ Date:
b. Regulations define *emergency* for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)	17.10.050 "E" Definitions	No	Emergency management has been defined per the RCW and WAC	Completed: ☐ Date:

c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2), RCW 36.70A.470, and WAC 365-196-640(6)	17.12.020 Amendments to Comp Plan and Development Regulations	No		Completed: ☐ Date:
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11), RCW 36.70A.035 and RCW 36.70A.140. See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	LCC 17.12 LCC 17.05 Table 1 LCC 2.11.030(2)	No		Completed: ☐ Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370. See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property		Yes	Language has been added to the LCC administrative section. This is a federal law, it doesn't exactly need to be repeated in local development regulations.	Completed: ☐ Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1).	LCC 17.07	No		Completed: ☐ Date:
g. Adoption of a policy and regulation establishing the effective date of an action that expands a UGA; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort. The effective date is: • 60 days after the date of public notice of adoption of the comprehensive plan, development regulation or amendment to the plan or regulation, implementing the action as provided in RCW 36.70A.290(2); **or** • If a petition for review to the Growth Management Hearings Board is timely filed, upon the issuance of the Board's final order.		No		Completed: ☐ Date:

RCW 36.70A.067, new in 2022				

Appendix: Element updates per HB 1181– Climate Change and Resiliency

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions not subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (**) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.

C. Lewis County Checklist for Fully-Planning Counties

Washington State Department of Commerce

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

EXPANDED HOUSING CHECKLIST

Periodic Update Checklist for Fully-Planning Cities and Counties[1] with additional checklist items for housing element review.[2]

This checklist provides the framework Commerce regional planners will use to review periodic update submissions. **This checklist is NOT required to be completed by each jurisdiction;** it is an additional tool to help local planners meet the intent of the statute.

- Jurisdictions may submit draft housing elements to Laura Hodgson for initial review prior to 60-day review. Jurisdictions in the PSRC region are encouraged to submit draft housing elements to Commerce when it is submitted to PSRC and/or King County, as the requirements from the state are slightly different from the local or regional requirements.
- **Housing element submissions should include a land capacity analysis (LCA) reflecting updated policies.** This LCA may be included as a supporting document such as a Housing Needs Assessment (HNA) or simply a separate land capacity analysis document. If the LCA is missing from the submission, it will be requested by Commerce staff.
- Regional planners will review draft comprehensive plans and development regulations for the items **IN BOLD CAPITALIZED TEXT BELOW EACH ITEM**. If these materials are not included in the housing submission, Commerce staff will request them. More information on these requirements are included in parenthesis if additional information is needed. (Land use element review items are included for reference to ensure consistency between elements.)
- Commerce will also be tracking that zoning changes are consistent with comprehensive plan changes and the LCA (RCW 36.70A.115). These zoning changes implement the policies in the comprehensive plan to plan for and accommodate housing affordable to all income brackets.
- **Questions?** Contact Laura Hodgson at Laura.Hodgson@commerce.wa.gov or 360-764-3143.

---

[1] The checklist items in this document are applicable to cities and counties, unless otherwise noted, but the headings in the checklist may be slightly different from the county checklist.
[2] The May 2024 checklist includes the following updates: (1) Under Section I: Comprehensive Plan Elements, Housing Element, item (e) – clarified that a land capacity analysis is needed for emergency housing. (2) Under Section II: Development Regulations, item (b) and (c) – corrected state statute references which were incorrect.

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	Consistent? Yes/No	Changes needed?
b. A future land use map showing land uses, city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii) THE LAND USES MUST REFLECT PROJECTED GROWTH INCLUDING FUTURE HOUSING NEEDS.	Yes	*Fig. 10, pg. 27*
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of projected countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f) TABLE OR OTHER DOCUMENTION OF LOCAL ALLOCATION OF POPULATION AND HOUSING NEEDS BY INCOME BRACKET FROM THE COUNTYWIDE PROCESS.	Yes	Lewis County completed the revision of the housing allocations and revised the comprehensive plan. See page 18
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i) ESTIMATES SHOULD INCLUDE ASSUMED DENSITIES TO ACCOMMODATE HOUSING NEEDS. (See WAC 365-196-210(6), and Housing Element Book 2: Step C and footnote 30 on page 24.)	Yes	*Pg. 26, 28. Table 7 "UGA Characteristics"*

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements: Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
a. Goals, policies and objectives for: • the preservation, improvement and development of housing, RCW 36.70A.070(2)(b), and • moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary. RCW 36.70A.070(2)(b) amended in 2021, and WAC 365-196-410(2)(a) ENSURE THERE ARE POLICY(IES) ON A VARIETY OF MODERATE DENSITY HOUSING TYPES, SUCH AS DUPLEXES, TRIPLEXES, AND TOWNHOMES IN URBAN GROWTH AREAS.	Yes	Moderate density housing options are addressed in goal H 1. Moderate density housing types are allowed in the zones identified as the UGA small towns zoning designation in the Onalaska and Packwood Subarea Plans.
b. Consideration of housing locations in relation to employment locations. RCW 36.70A.070(2)(d) amended in 2021 LAND USE MAP SHOULD SHOW HIGHER DENSITY HOUSING LOCATED NEAR EMPLOYMENT (COMMERCIAL) AND/OR ADJACENT TO HIGH QUALITY TRANSIT IF APPLICABLE. (Housing Element Book 2: see pages 67-68.)	Yes	*FLUM*
c. Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs. RCW 36.70A.070(2)(d) amended in 2021 TO SHOW CONSIDERATION OF ADUS, DO ONE OR BOTH OF THE FOLLOWING: (1) THE HOUSING NEEDS ASSESSMENT OR HOUSING ELEMENT MUST INCLUDE TEXT AND/OR POLICIES THAT ADDRESSES THE POTENTIAL FOR ADUS TO MEET HOUSING NEEDS, OR (2) INCLUDE ADU CAPACITY IN LAND CAPACITY ANALYSIS. 20-year ADU capacity should not exceed 10% of eligible lots. (See Housing Element Book 2 - ADU narrative guidance: pages 68-69; ADU capacity: see Step 1.6 on pages 27-28.)	Yes	ADUs are included in goal H 1.

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements: Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c) TABLE OR OTHER DOCUMENTATION OF LOCAL ALLOCATION OF HOUSING NEEDS BY INCOME BRACKET. (Housing Element Book 1: see #6 of "Minimum standards for identifying and allocating projected housing needs" on page 60.)	Yes	An inventory and analysis of existing and projected housing needs is included in the Housing Needs Analysis and Land Capacity Analysis appendices. We suggest including reference to this material within the housing element, to better align with RCW 36.70A.070(2)(a).
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f) STATEMENT SHOWING THERE IS SUFFICIENT CAPACITY OF LAND FOR ALL INCOME HOUSING NEEDS, INCLUDING EMERGENCY HOUSING. INCLUDE A TABLE SHOWING THE BREAKDOWN OF CAPACITY IN ZONES WHICH ADDS UP TO HOUSING NEEDS FOR ALL INCOME LEVELS, INCLUDING EMERGENCY HOUSING. (Supporting documentation of land capacity analysis is encouraged.) (Housing Element Book 2: see bottom table of Exhibit 17 on page 40 and Exhibit 20 on page 48.) ANY LIMITATIONS ON SUPPORTIVE HOUSING TYPES (EMERGENCY HOUSING (EH), EMERGENCY SHELTER (ES), PERMANENT SUPPORTIVE HOUSING (PSH), AND TRANSITIONAL HOUSING (TH)) MUST ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.) THE ZONING MAP MUST BE CONSISTENT WITH AND IMPLEMENT THE LAND USE MAP AND LAND CAPACITY FINDINGS. (See RCW 36.70A.115(1), WAC 365-196-800)	Yes	The County has identified the necessary land capacity for housing including moderate, low, extremely low, etc. See the housing allocations and housing strategy on page 55. The land capacity analysis and housing needs assessment is in the appendix of the Comprehensive Plan.

	Consistent? Yes/No	Changes needed?
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan INCLUDE A LIST OF BARRIERS TO AFFORDABLE HOUSING NEEDS, INCLUDING BARRIERS TO EMERGENCY HOUSING AND PERMANENT SUPPORTIVE HOUSING. (Housing Element Book 2: see page 50 and Appendix B.) INCLUDE A LIST OF ACTIONS NEEDED TO REMOVE BARRIERS TO AFFORDABLE HOUSING. (Housing Element Book 2: see page 61 and Appendix B.) Note: Identification of barriers to affordable housing and actions to remove barriers do not need to be in table format, but both items need to be present in the housing element.	Yes	Housing barriers and infrastructure barriers have been added to the Housing Element. The list of actions to remove barriers has been added and the County is currently working on fixing the infrastructure barriers to accommodate housing by 2045.
g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070(e) new in 2021 INCLUDE A STATEMENT OF WHETHER DATA SHOWS IF THERE ARE DISPARATE IMPACTS. NOTE: COMMERCE HAS DATA AVAILABLE FOR ALL JURISDICTIONS ON OUR EZVIEW SITE. (Housing Element Book 3: see pages 19-20.) REVIEW OF HOUSING ELEMENT POLICIES AND REGULATIONS THAT HAVE LED TO THESE IMPACTS. This may be in the housing element, housing needs assessment or the staff report. (Housing Element Book 3: see pages 33-36; this specific evaluation framework is not required.)	Yes	The County has proposed new policies to start addressing racially disparate impacts, displacement and exclusion. See the Housing Element.

	Consistent? Yes/No	Changes needed?
h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021 INCLUDE POLICIES TO ADDRESS THESE IMPACTS, OR THAT ADDRESS DEVELOPMENT OF MORE AFFORDABLE HOUSING, PRESERVATION OF EXISTING AFFORDABLE HOUSING, AND PROTECTION OF EXISTING HOUSEHOLDS. (Policies: Housing Element Book 3, see pages 36-39 and Appendix C of Housing Element Book 2; Regulations: Housing Element Book 3, pages 43-44.)	Yes	*Goal H5 and associated policies*
i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021 DISCUSSION AND/OR MAP OF AREAS THAT MAY BE AT RISK OF DISPLACEMENT. (COMMERCE AND PSRC HAVE MAPS AVAILABLE, AND INCLUSION OF ONE WOULD MEET THIS REQUIREMENT.) (Housing Element Book 3: see pages 27-31.) Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021 SEE H ABOVE.	Yes	*Fig. 3, pg. 12*

Consistency is required by the GMA	Consistent? Yes/No	Changes needed?
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-196-500 ENSURE CAPITAL FACILITIES, TRANSPORTATION AND UTILITIES ELEMENTS INCLUDE IMPROVEMENTS TO SUPPORT ADDED HOUSING DENSITY AND CONSIDER UNDERSERVED AREAS. LIKELY CONSIDERATIONS WILL INCLUDE SYSTEM IMPROVEMENTS AND PRIORITIZING AND FUNDING THIS WORK. (Housing Element Book 2: see LCA Step 1.3 "Identify gaps in utility infrastructure and services" on page 22, and "Identify related infrastructure and service needs" on page 77.)	Yes	*No major inconsistencies regarding capital facilities or transportation on high-level review*
Public Participation		
a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices. THE PUBLIC PARTICIPATION PLAN SHOULD SHOW EFFORTS TO ENGAGE VULNERABLE POPULATIONS, OVERBURDEDED COMMUNITIES, AND THOSE WHO MAY HAVE BEEN DISPARATELY IMPACTED BY HOUSING POLICIES. (Housing Element Book 3: see pages 15-19.)	Yes	*Pg. 19-21*

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

Zoning Code

	Consistent? Yes/No	Changes needed?
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220) If subject to middle housing requirements in RCW 36.70A.635, see material on Commerce's Middle Housing webpage. **ZONING MAP AND TEXT ALLOW FOR THE HOUSING TYPES AND DENSITIES IN THE LAND CAPACITY ANALYSIS.** **THESE ZONING CHANGES MUST BE COMPLETE BY THE END OF THE PERIODIC UPDATE PERIOD.**	TBD	*Pending updated LCA findings*
b. [FOR CITIES] Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) "permanent supportive housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(3)(c) **[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)**	N/A	
c. [FOR CITIES] Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) "emergency housing" is defined in RCW 36.70A.030 **[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON EMERGENCY HOUSING AND EMERGENCY SHELTER MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)**	N/A	

D. Memo Re: Commerce HAPT Model

Date: August 27, 2025
To: Catherine McCoy, Department of Commerce
From: Mindy Brooks, Community Development Director
Re: **Population and Housing Allocation Final**

BACKGROUND

The County is responsible for allocating future urban growth to each city and the unincorporated areas of Lewis County. The Office of Financial Management (OFM) provides a high, medium and low population projection for the next 20-years. The medium population forecast is considered to be the mostly likely, the high and low are statistical deviations. Lewis County, in consultation with the cities, must pick the population forecast from within the OFM estimated range or petition for a revisions to the projections. The OFM 2045 forecasted population range for Lewis County is 74,857 to 105,122 people.

House Bill 1220 (HB1220) amended the Growth Management Act (GMA) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." HB1220 also directed the Department of Commerce (Commerce) to provide guidance to local jurisdictions regarding how to meet the new requirements of GMA. Commerce developed the HAPT model to help counties allocate housing need to each jurisdiction.

POPULATION ALLOCATION

Summary
In spring 2023, the Planned Growth Committee approved population and housing allocations for recommendation to the Board of County Commissioners (BOCC). At that time, City of Chehalis had requested a 2045 population allocation of 23,000 people. In June 2023, the BOCC approved the recommended population and housing allocations, including Chehalis's requested population via Ordinance 1346.

In May 2024, the City of Chehalis provide the Land Capacity Analysis (LCA) as required by the Growth Management Act to the County. The LCA revealed that the existing city limits and UGA could only accommodate an additional 3,754 residents. Therefore, the 20-year population allocation based on the existing city limits and UGA should have been 9,845 existing residents plus 3,754 new residents for a total of 13,599. City of Chehalis has requested that the BOCC amend the population and housing allocations to allocate 13,500 people to Chehalis. On November 11, 2024, the BOCC approved Ordinance 1359, to reduce the Chehalis allocation based on the revised Land Capacity Analysis.

In January 2025, Lewis County found an error in the amended population allocation for the population allocated to the unincorporated areas. Table 1 are the reconciled population allocations for all jurisdictions. The total population allocation for Lewis County is 95,451 people, which is within the Office of Financial Management's (OFM) forecasted range of 74,857 to 105,122 people. The reconciled 2045 Lewis County population allocations will be adopted through the adoption of the Lewis County Comprehensive Plan Periodic Update in September 2025. Note – The reconciled population allocations were provided to the cities in February 2025 for planning purposes.

Table 1: Lewis County 2045 Population Allocation

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	13,500	3,655	37.13%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total City	**40,817**	**51,969**	**11,152**	**27.32%**
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%**
Total Lewis County	**83,446**	**95,451**	**12,005**	**14.39%**

Methodology

In Lewis County, cities are allowed to develop to urban densities and provide urban serves to lands within their respective UGA. This has occurred over the past 20 years with some but not much annexation. This has resulted in a significant amount of the population living in the UGAs of each city. Therefore, the city limits+UGA is what is considered "the city" from a planning perspective.

The base methodology to estimate the 2045 population for each city is:
(Existing city limits + Existing UGA) * 20-year Population Growth Rate = 2045 Population Allocation

Through collaboration at the Planned Growth Committee, each city was asked if the base population growth methodology should be augmented using city-specific data. The augmented methodologies are described below and reflected in Table 1.

City of Centralia

As part of the City of Centralia Housing Action Plan, their consultant completed a housing inventory and assessment of housing capacity, which accounts for both the city limits and UGA. This was used to back into a 2045 population estimate using a 2.37 person per household multiplier. The full buildout 2045 population is anticipated to be 28,049 people. However, a medium 2045 population of 24,000 people is allocated to City of Centralia in order to allocated growth to the other jurisdictions in Lewis County.

City of Chehalis

The Land Capacity Analysis completed by SCJ Alliance for the City of Chehalis and surrounding urban growth areas calculated a capacity to accommodate an additional 3,754 residents within both the city and urban growth area. The estimated population in 2022 was 7,365 within City Limits, and 2,480 in the UGA, totaling 9,845 residents. Therefore, the estimated number of residents that could be accommodated within the City and its UGA with current boundaries and regulations, is 13,500.

City of Morton

The City of Morton chose to use the base methodology.

City of Mossyrock

The City of Mossyrock Capital Facilities Plan update related sewer services included population projections, as show in Table 2. Baseline population and employment figures were extracted from OFM Small Area Estimates Program and 2020 population estimate of 906. Year 2022 population and employment figures were estimated by applying growth rates to baseline figures. Growth rates used the average, annual growth rate from historic estimates of 0.7% and consistent with Mossyrock's 2021 Comprehensive Plan methods. Mossyrock's 2045 projected population is 1,058 people.

City of Napavine

The City of Napavine has 39 residential units current permitted and an approved subdivision with 70 parcels. Using an estimated 2.3 person per household, that is 251 people. Add to the existing population and projecting a 2.76% growth rate in addition to the planned developments, the 2045 population is 2,978 people.

City of Pe Ell

Between 2010 and 2020, the City of Pe Ell added 10 persons. So while the overall 20-year population decreased, the recent trend is positive. The City of Pe Ell currently has 8 residential permits issued and an additional permit issued for an ADU, resulting in an additional 21.2 persons through 2023. There are 9 parcels within the UGA currently for sale. They recommend a 3.3% 20-year growth rate through 2045.

City of Toledo

The City of Toledo used their draft annexation report to determine population. Toledo is considering annexing 64 acres for residential development with an estimated 1,484 people. In addition, there is a current subdivision in process with an estimate 257 people and an anticipated 49 new people within the city limits. The 2045 population is 2,537 people.

City of Vader

The City of Vader added 25 people based on current housing construction since the 2022 estimate and 2.5 persons per household. Subdivisions that are currently in permitting or underdevelopment will result in another 100 people by the end of 2023. The UGA has a capacity for an additional 244 people. Combing the 2023 population and UGA capacity with the 20-year growth rate base population, the total 2045 population allocation is 1,110 people.

City of Winlock

The City of Winlock has 351 housing units currently permitted and underdevelopment. The annexation report shows a capacity of 451 additional housing units through 2026. The city uses a 2.3 persons per household multiplier, which equals 1,845 additional people over the next three years. This number is combined with the 20-year growth rate base population, for a total increase of 2,631 people. The 2045 population allocation therefore is 4,756 people.

Lewis County

It is difficult to estimate a population allocation for Lewis County because UGAs considered part of the respective city and allowed to develop at urban densities with urban services. In addition, it is a primary goal of the Growth Management Act to encourage most growth to occur within city limits and UGAs. However, roughly 50% of the existing Lewis County population currently lives outside of city limits and UGAs.

There are two areas in Lewis County that are not associated with a city and have significant capacity for development. Onalaska is a UGA that has municipal water and sewer. Packwood is a combination of LAMIRDs with municipal water and sewer is anticipated in 2026. The Lewis County Comprehensive Plan Periodic Update, the sewer service area is being designated an urban growth area. In addition, both Onalaska and Packwood will have new zoning designations and development regulations based on the subarea plans policies adopted for each area. These designations and development regulations, adopted through the Lewis County Comprehensive Plan Periodic Update, support urban density of housing development including multifamily housing. Onalaska 2045 population allocation is 700 people and the Packwood 2045 population allocation is 1,200 people.

The remaining population growth is anticipated to occur in the rural areas of Lewis County. Based on Lewis County 2022 parcel data, there are 4,546 lots zoned Rural Development District (RDD-5, RDD-10 or RDD-20) that are vacant/undeveloped. Lewis County allows one single family house plus one ADU per RDD lot. Although there is capacity, Lewis County's policies and focus on supporting housing and

jobs within urban growth areas through zoning designations, development regulations and infrastructure investments, the 2045 allocated population for the non-urban growth areas is 425 people.

HOUSING ALLOCATION

Commerce HAPT Model

Commerce developed the HAPT model to aide counties and cities in meeting the new requirements of HB1220. The HAPT includes different models for allocating housing need by income bracket and by jurisdiction. Commerce also allows counties to proposed modifications to the methods to account for local conditions.

The total 2045 population (cities + unincorporated areas) and the share of population growth for each jurisdiction are the primary inputs into the HAPT model. When the total population and share of population growth are entered, the HAPT determines how much housing is needed at the following income brackets: 0-30% AMI Permanent Supportive Housing, 0-30% AMI Non-Permanent Supportive Housing, 30-50% AMI, 50-80% AMI, 80-100% AMI, 100-120% AMI and 120% AMI, as well as Emergency Housing (aka shelters). The HAPT then allocates the amount of needed housing in each income bracket to each of the cities and unincorporated areas, such that cities with a higher share of total population growth also receive a higher share of needed housing.

Methodology

Lewis County first input the population allocations into the Commerce HAPT model to determine the housing allocations that would be assigned based solely on the Commerce methodology. Table 2 show the results of the Commerce HAPT Model

Table 3: Commerce HAPT Results

Total 2045 Population = 95,451		Permanent Housing Needs by % of Area Median Income							Emergency Housing
		0-30%							
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Countywide Estimated 2020 Housing Supply	33,202	1,463	58	6,017	10,732	4,777	2,556	7,599	60
Method A 2045 Allocations	6,232	1,858	899	1,204	737	286	226	1,022	487
Method A, Sum of Allocation to Jurisdictions	6,232	1,858	899	1,204	737	286	226	1,022	487
Method A, Percent of Sum of Allocation to Jurisdictions	**100%**	**30%**	**14%**	**19%**	**12%**	**5%**	**4%**	**16%**	**8%**

Adjustments to each city's allocation from Method A were made based on the following assumptions, with the goal of matching the Method A percent of sum of allocations to jurisdictions shown in the final row Table 3.

1. Larger cities located near the I5 corridor are better suited for lower income housing than smaller cities located far from I5 because the larger cities:
   a. Are in-and-of-themselves employment centers are or located near employment centers;
   b. Typically have transit options; and
   c. Typically provide supportive services such as health care options, daycare, etc.

2. Smaller cities in Lewis County typically do not have the infrastructure (e.g., sewer capacity) to support significantly more multifamily housing that could be affordable at the lower income brackets.

3. The City of Centralia's Housing Action Plan includes a detailed inventory of existing housing and 20-year projected housing need within the city limits and UGA.

4. Packwood is located 35 miles from the nearest incorporated city. Packwood is an existing town that provides housing and jobs to people working resource-based industries, specifically ecotourism at Mt Rainier National Park and White Pass Ski Area and in forestry in the Gifford Pinchot National Forest. The Packwood, WA Housing Needs Assessment completed in 2023 found significant need for lower income housing, permanent and non-permanent and emergency housing in East Lewis County.

Lewis County modified the HAPT model based on the methodology described above to allocate housing to each jurisdiction as shown in Table 3. The percent sum of allocation to jurisdictions in Lewis County allocations, shown in the final row of Table 3, substantially matches the percent sum of allocation to jurisdictions produced by the HAPT Method A, shown in the final row of Table 2. Therefore, Lewis County is in compliance with the Commerce HAPT model. The reconciled housing allocations will be adopted with the Lewis County Comprehensive Plan Periodic Update in September 2025.

Table 3: Lewis County 2045 Housing Allocation

Total 2045 Population = 95,451			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation (2020-2045)	482	280	0	177	25	0	0	0	168
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation 2020-2045)	1,388	486	444	158	85	0	38	177	60
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation (2020-2045)	1,633	587	260	341	115	65	50	215	144
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation (2020-2045)	71	16	5	12	7	5	4	23	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation (2020-2045)	471	89	28	90	75	28	32	129	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation 2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation (2020-2045)	836	92	27	139	210	125	40	202	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation (2020-2045)	99	30	7	0	6	2	10	44	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation (2020-2045)	1,233	271	115	282	210	83	50	222	67
Total	**Sum of Allocations to Jurisdictions**	**6,246**	**1,852**	**888**	**1,204**	**737**	**311**	**226**	**1,022**	**487**
	Percent of Sum of Allocations to Jurisdictions	**100%**	**30%**	**14%**	**19%**	**12%**	**5%**	**4%**	**16%**	**8%**

Lewis County Housing

Lewis County includes two urban growth areas not associated with cities where most of the housing in the income brackets of 0 – 80% will be planned for and accommodated. Based on the Department of Commerce guidance for housing allocations, the 0 – 80% housing may be grouped. Table 4 provides details regarding the unincorporated Lewis County allocations.

Table 4: Unincorporated Lewis County Housing Allocation Detail

Unincorporated Lewis County	Total	PSH	0-80%	>80-100 %	>100 - 120%	>120 %	EH
Total Allocation (2020-2045)	**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
Other Rural	132	0	132	0	0	0	68

Packwood and Onalaska, within their urban growth areas, have surplus capacity to accommodate more housing in the 0-80% income brackets than is allocated, as evident by the Lewis County Housing Needs Assessment. Onalaska has the infrastructure in place to support additional housing in the 0-80% income brackets. Packwood has municipal water and Lewis County is at 60% design of municipal sewer, including Department of Health approval of the treatment facility location. Packwood is located 75-80 miles from the nearest urban centers, Centralia and Yakima, and needs affordable housing to support resource-based industries in East lewis County including Mt Rainier National Park, White Pass Ski Area and Gifford Pinchot National Forest.

Based on the updated Land Capacity Analysis and Housing Needs Assessment, Packwood and Onalaska can support 384 additional dwelling units in the 0-80% income brackets beyond what is allocated, see Table 5. It is appropriate to provide low income housing options, including permanent supportive housing and multifamily housing options (e.g., apartments, cottage home villages, quadplexes, triplexes, duplexes and cohousing) in Onalaska and Packwood because these are historic small towns with existing services such as schools, EMT, doctors offices, grocery, and public transit.

Table 5: Housing Capacity for Onalaska and Packwood UGAs

		Residential Capacity	Allocation	Surplus
Onalaska UGA	0-80% AMI	459	200	259
Packwood UGA	0-80% AMI	275	150	125

Lewis County is a distressed county with incomes below the state average. Lewis County is a rural jurisdiction that is 2,436 square miles in size and has a population of 84,000 people, 50% of which live in unincorporate areas along 80 miles of Highway 12. Lewis County recognizes the need to plan for and accommodate housing near resource-based jobs: farming, timber, mining and ecotourism. The 0-80% AMI housing is heavily subsidized and not provided by the market. Therefore, Lewis County is taking a programmatic and phased approach to planning for lower income housing in rural unincorporated areas. Providing the housing over the next 20 years is dependent on funding availability.

Other rural includes all unincorporated areas outside of urban growth areas. Lewis County allows permanent supportive housing in the Small Town Mixed Use (STMU) LAMIRDs, which are the historic unincorporated small towns that serve as housing centers in rural Lewis County. Within the Type I LAMIRDs, the county allows for cohousing and up to four dwelling units per parcel, e.g., quadplexes and small apartment complexes including apartments located over ground floor commercial, where there is infrastructure available. (See Chapter 17.42 Land Use Summary, LCC.) These Type I LAMIRD small towns in Lewis County are Randle, Mineral, Glenoma, Ethel, Salkum, Adan and Doty that developed originally around resource-based industries of timber, farming and mining. Type I LAMIRDs are the appropriate location for Lewis County to focus on affordable housing in the other rural areas because these historic small towns have services available including transit stops, grocery stores, schools, doctor's office, post office, etc. The STMU zone will continue to allow for cohousing, tiny home villages, small scale apartments, duplexes, triplexes and quadplexes to accommodate housing in the 0-80% income brackets.

Lewis County currently allows duplexes, cohousing and assisted living facilities to be located within the non-resource Rural Development District (RDD) lands throughout the county. (See Chapter 17.42 Land Use Summary, LCC.) In addition, Lewis County allows recreational vehicles (RVs) to be placed as residential dwelling units when there is sufficient capacity in on-site well and septic systems. RVs may be placed as the primary dwelling or as accessory dwelling units (ADU) because Lewis County's current development regulations allow one ADU per parcel in the RDD zones. RVs are an affordable housing option for many residents and are currently utilized in East Lewis County for people working at Mt Rainier National Park and White Pass Ski Area.

Based on the Land Capacity Analysis and Housing Needs Assessment, the RDD zones have residential capacity for 249 cohousing, assisted living and RV dwelling units, which is 117 dwelling units above the 0-80% AMI housing allocation for other rural unincorporated Lewis County. In combination with the allowances for housing in the Type I LAMRIDs and the housing capacity in the Onalaska and Packwood UGAs, Lewis County has planned for and can accommodate more than the allocated housing.

Emergency housing is dependent on funding, particularly state and federal grants. Lewis County partners with non-profit organizations including Salvation Army, Hope Alliance and others, to provide emergency housing options, focusing on the Onalaska and Packwood UGAs, as well as Type I LAMIRDS, where service exists including transit stops, schools and groceries. A recent Livable Packwood Housing Needs Assessment was completed that shows an urgent need for emergency and step-up housing in East Lewis County for children and seniors.

E. Department of Commerce Response re: HAPT Model

Hi Mindy,

Thank you for sending the updated housing need allocations. The allocations show:

- Total countywide housing needs that generally line up with housing needs from the HAPT tool.

Comparison of Lewis County Allocations (Sept 2025) to HAPT Housing Needs for Population Target Input of 95,451

	Total	0-30% Non-PSH	0-30 % PSH	>30-50%	>50 - 80 %	>80-100 %	>100 - 120 %	>120 %	Emergency Housing
HAPT	6,232	1,858	899	1,204	737	286	226	1,022	487
Lewis County Sept 2025	6,246	1,852	888	1,204	737	311	226	1,022	487
Difference	14	(6)	(11)	0	0	25	0	0	0

- Allocations to the county that no longer include 0-30% AMI PSH – those are allocated to the cities. Thank you for addressing Commerce's concerns that PSH is not suitable outside of UGAs and in areas where supportive services are not available.
- Allocations to the county that include 0-80% AMI and Emergency Housing (EH) needs in rural areas. The Onalaska and Packwood UGAs are intended to accommodate the 0-80% AMI rural housing needs as noted in the second table.

Table 4: Unincorporated Lewis County Housing Allocation Detail

Unincorporated Lewis County	Total	PSH	0-80%	>80-100%	>100-120%	>120%	EH
Total Allocation (2020-2045)	**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
Other Rural	132	0	132	0	0	0	68

Table 5: Housing Capacity for Onalaska and Packwood UGAs

		Residential Capacity	Allocation	Surplus
Onalaska UGA	0-80% AMI	459	200	259
Packwood UGA	0-80% AMI	275	150	125

- **The analysis shows that excess capacity in the two county UGAs accommodates all of the housing needs allocated to the two county UGAs, plus the rural housing needs for 0-80% AMI.**
    - Note: There is no analysis showing how the county, either the two county UGAs and/or the rural county, accommodate the rural emergency housing needs, but Commerce's guidance allows general residential land capacity to be counted as capacity for emergency housing because of the way the projections were developed. Therefore, there should be sufficient capacity for the rural emergency housing needs in the UGAs so long as emergency housing is an allowed use and there are no restrictions on occupancy, intensity or spacing. Commerce recommends the county include an analysis of emergency housing land capacity in the adopted comprehensive plan to ensure consistency with RCW 36.70A.070(2)(c).
    - The land use capacities in the Onalaska and Packwood UGA are in line with the infrastructure capacities for water and sewer in these locations.

Given these updates, we believe Lewis County is showing substantial consistency with the GMA housing element requirements. (Note: There are still questions about whether the LCA development capacity and housing types assumed in the two county UGAs is likely to happen within the planning period, but the additional text in the Sept 2025 memo explains that existing allowed housing types can accommodate lower income housing needs at this time.)

On behalf of the Commerce GMS team, we thank you for the work you do!

Laura Hodgson | HOUSING PLANNING AND DATA MANAGER
Cell: 360.764.3143 | Email: Laura.Hodgson@commerce.wa.gov

APPENDIX F: Onalaska Subarea Plan



DRAFT ONALASKA SUBAREA PLAN – PHASE 1



Adopted
Ordinance 1367

September 23, 2025

20-Year Vision

Onalaska is a vibrant small town, surrounded by farms, timberland and open space, that celebrates its history, encourages unique local businesses, provides affordable housing options, supports existing and new residents, preserves the natural environment, encourages recreation and promotes community events.

Acknowledgments

This plan is the culmination of more than a year of work with the community of Onalaska. Many thanks to the Community Advisory Committee, residents, business owners and interested citizens who filled out surveys, attended community meetings, agreed to be interviewed and invited staff to their homes and businesses to provide input on the plan.

Lewis County Project Team

Mindy Brooks, Director, Community Development
Lee Napier, Former Director, Community Development
Katie Johnson, Office Assistant Senior, Community Development

Community Advisory Committee

Kathy Armitage
LaVeta Arnold
Linda Bailey
Harry Omroa Bhagwandin
Rob Blair
Carol Brock
Brad Flexhaug
Angela Gelder
Peggy Hammer
Julie Hildahl
Philip Iverson
Anna Matsunaga
Pete Murphy
Megan Philpot
Hanna Rasmuson
Rudy Rodriguez
Ronn Schuttie
Eduard Telders
Kim Vogel-Wilson
Rebecca Volk
Norm Wood

Table of Contents

CHAPTERS

1: INTRODUCTION
- Why create a subarea plan 1
- Public Engagement 4

2: ONALASKA HISTORY 5

3: EXISTING CONTIDITIONS
- Population Growth 9
- Existing Zoning & Land Use 10
- Housing 12
- Land Capacity 13
- Public Facilities 14
- Environmental Constraints 17

4: VISION, GOALS AND POLICIES
- Community 19
- Housing 20
- Economic Development 22
- Transportation 23
- Recreation and Environment 25
- Public Facilities 26
- Land Use 27

5: NEXT STEPS 32

TABLES AND FIGURES

Table 1: 2045 Population Allocations 9
Table 2: 2045 Housing Allocations 12
Table 3: Future Land Use Designations 30
Figure 1: Housing types on single family lot
Figure 2: State Route 508 Cross-Section concept

MAPS

Map 1: Onalaska Subarea Boundary 1
Map 2: Downtown Onalaska 1
Map 3: Existing Zoning Designations 11
Map 4: Existing Land Use 11
Map 5: Lewis County Water Sewer District 2 14
Map 6: Lewis County Water Sewer District 2 Sewer 15
Map 7: Environmental Constraints 17
Map 8: Onalaska Transportation Concept 24
Map 9: Future Land Use Map 29
Map 10: Future Land Use Map – Downtown 29
Map 11: Urban Growth Area 31

ATTACHMENTS

Attachment A: Public Participation Results
Attachment C: Findings of Fact



2019 Onalaska

1: INTRODUCTION

The Onalaska Subarea Plan is a long-range vision, goals and policies that will guide Onalaska's growth and development over the next 20 years. Phase 1 of the Onalaska Plan was developed in collaboration with the community and guided by a 20-member Community Advisory Committee who met monthly during 2023-2024. Additional community input was gathered through surveys, interviews and community meetings (see Attachment A). Technical experts were consulted at key moments during the creation of the plan to coordinate on specific issues such as the capacity of Lewis County Water Sewer District 2 to serve new development.



Photo: Mindy Brooks

The subarea plan, Phase 1, includes goals and policies that address the following topics:

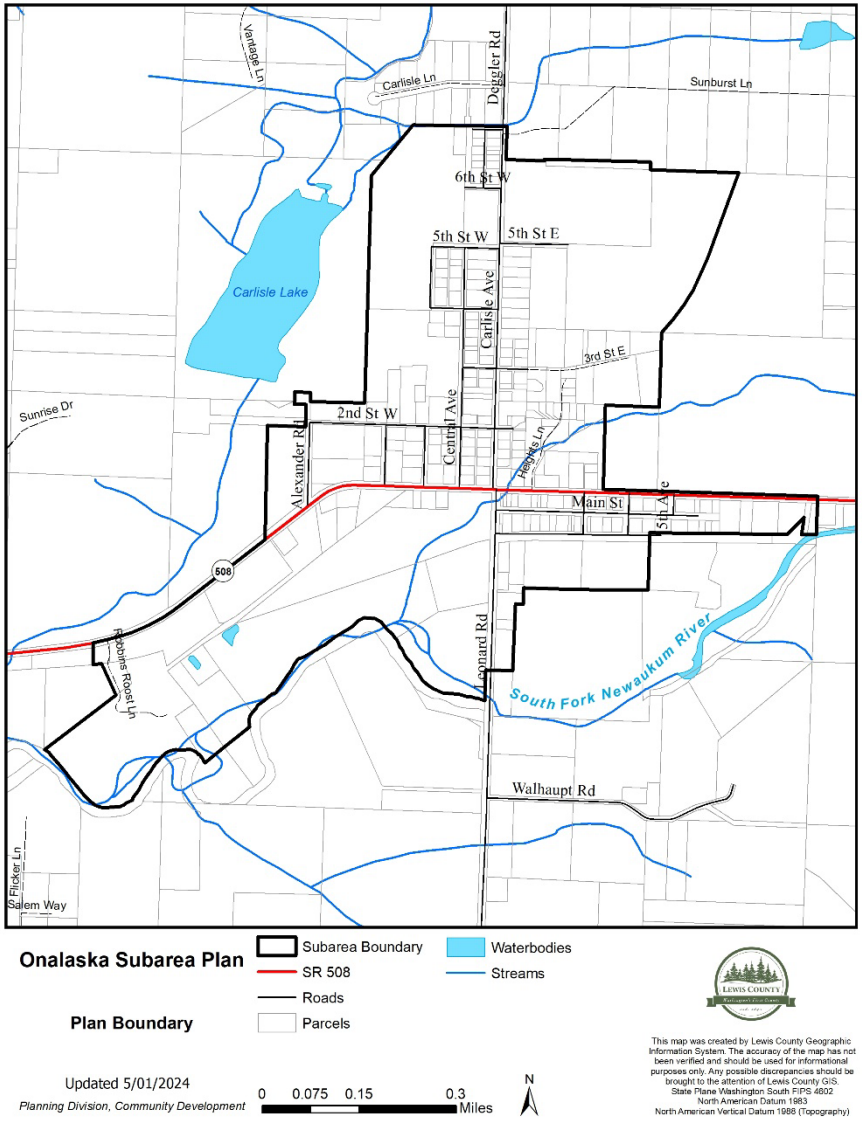
- Community
- Land Use
- Housing
- Economic Development
- Transportation
- Recreation and Environment
- Public Facilities

Two supporting documents were also developed. The documents are attached to the Onalaska Subarea Plan, but do not amend the Lewis County Comprehensive Plan. The supporting documents are:

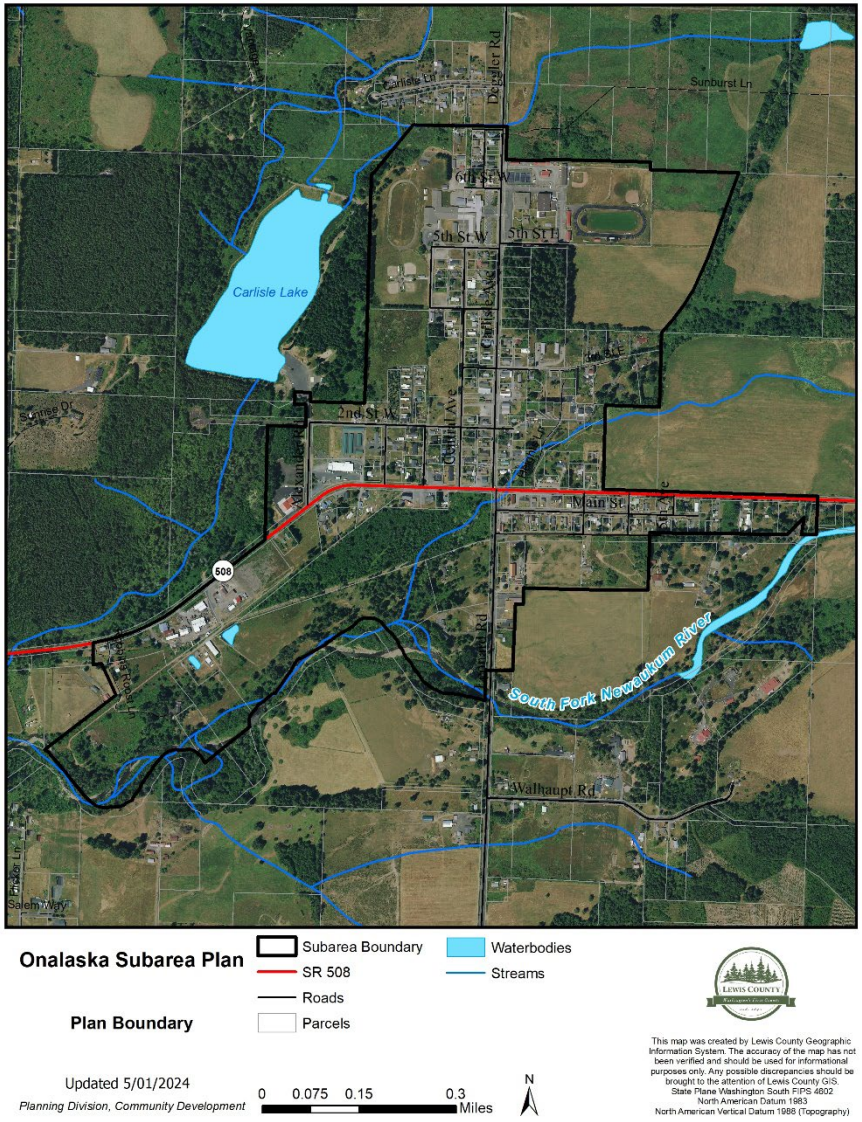
Attachment A: Onalaska Subarea Plan Public Participation *(online)*
Attachment B: Onalaska Findings of Fact *(to be completed)*

The Onalaska Subarea Plan amends the Lewis County Comprehensive Plan and conforms to the Growth Management Act rules set forth in RCW 36.70A.080, as well as the adopted Countywide Planning Policies. The Onalaska Subarea Plan is being completed in two phases. Phase 1 is the vision, goals and policies, including a Future Land Use Map. Phase 2 will be amendments to zoning designations and development regulations that implement Phase 1. Phase 1 will be completed in 2024 and Phase 2 in 2025. Map 1 shows the subarea boundary and Map 2 shows the extent of Downtown Onalaska.

DRAFT



Map 1: Onalaska Subarea Boundary



Map 2: Onalaska Subarea Plan with Aerial Photography

Why create a subarea plan for Onalaska?

A subarea plan, similar to any comprehensive planning process, is an opportunity for the public to help determine the long-term vision for the community and set goals and policies to guide and manage development to achieve that vision. The subarea plan is a compass that defines where the community is headed on specific topics like transportation, housing, economic development, recreation, etc.

In 2018, Lewis County adopted the Onalaska Subarea Plan as an amendment to the County's Comprehensive Plan. The plan included existing conditions related to land use, critical areas, and water and sewer service. The plan identified development potential in general but did not complete a land capacity analysis, which is needed to determine the extent of an urban growth area boundary. A recreational concept was included. The result of the plan was application of an urban growth area (UGA) around Onalaska; however, the zoning designation and development regulation were not updated.

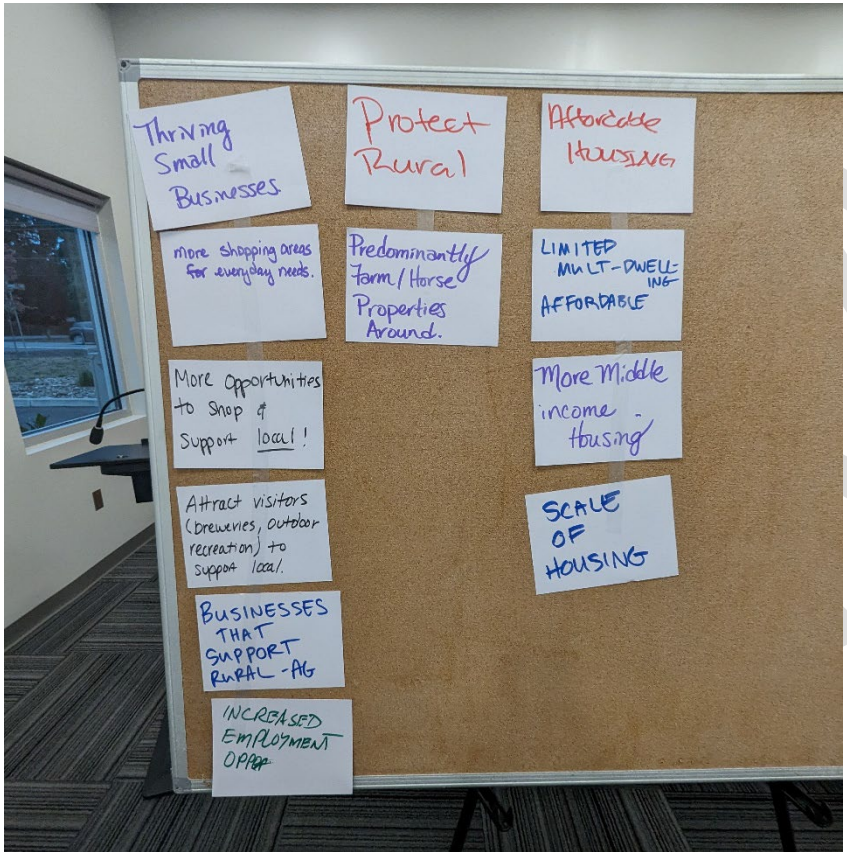
This update of the subarea plan includes goals and policies for the plan area that address the comprehensive plan elements of land use, housing, capital facilities and utilities, transportation, economic development, parks and recreation, and, new in 2023, climate resiliency. This update also includes a land capacity analysis that determines what population can be accommodated, in terms of housing and employment, within the UGA based on the existing zoning designations.

Finally, the current zoning is based on designation of Onalaska as a Limited Area of More Intense Rural Development (LAMIRD), which is what Onalaska was designated until application of the UGA. By applying the UGA, the LAMIRD designation was removed and the zoning is no longer appropriate. Phase 2 will include updated zoning designations and development regulations based on the goals and policies of this plan and the housing needs assessment.

DRAFT

Public Engagement

The subarea plan vision, goals and policies were developed by the community of Onalaska through public engagement, including a 20-member Community Advisory Committee that met monthly in 2023 and 2024, 3 community meetings, and other events. The primary themes that emerged from the engagement were protecting the rural character Onalaska, need for affordable housing and services (e.g. grocery, doctor's office) that support people living in Onalaska, transportation improvements and ensuring that infrastructure and services keep up with development. The full results of public engagement are found in Attachment A: Onalaska Subarea Plan Public Participation. (*Note – Future engagement will include the public hearings process that allows for public comment to the Lewis County Planning Commission and Board of County Commissioners*.)



September 2023 Community Advisory Committee Priorities



September 2023 Community Advisory Committee Priorities

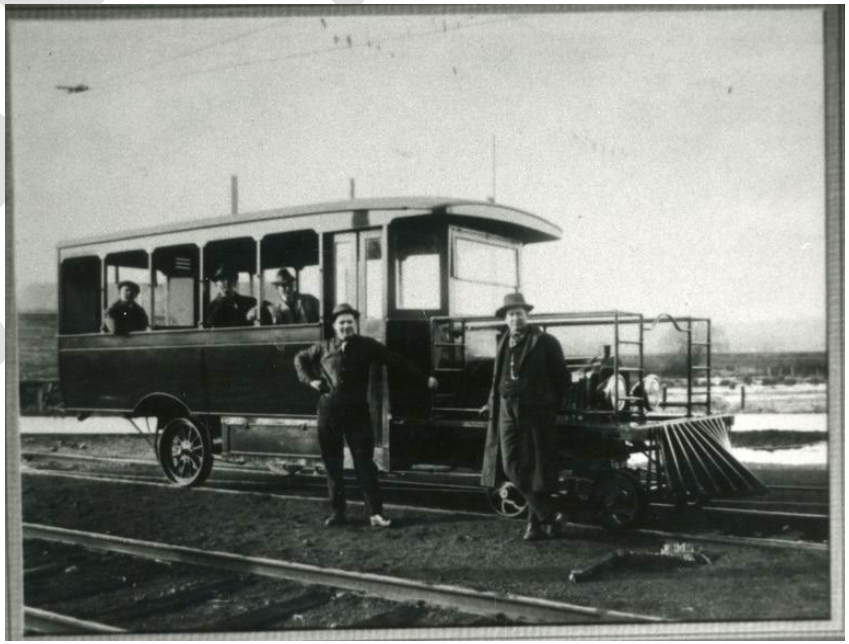
2: ONALASKA HISTORY

With a special thank you to Edna Fund for providing a succinct summary of the history of Onalaska. Photos are courtesy of the Lewis County Historical Museum with proper citations.

Considering four areas of the United States have Onalaska as their name, they all had in common large sawmill operations by the William Carlisle & Company, later to be known as the Carlisle Lumber Company. Those areas were in Wisconsin, Arkansas, Texas, and Washington. Today all that remains of that era in Washington State is the large smokestack, mill pond, and Carlisle-built homes.

The Carlisles, father and son William and William A., purchased Onalaska land in 1902, and in 1914, construction began. During the construction of the mill, the Carlisle family drove a fancy Oldsmobile touring car to see the timber-laden property. Since this was an expensive car, the local residents were greatly impressed with that kind of car.

During the building process, Paige Twiss, a correspondent from nearby Alpha for the Lewis County Advocate, wrote this report about a large steam donkey, "Never before have the natives of this locality seen anything so big invading these jungles. The engine has two 11 x 13 cylinders, weighs 35 tons and rests on a sled over 40 feet long. It passes by all bridges and moves along steadily through brush, logs and the stumps. Everything has to be before this leviathan of the woods in its wake follows a curious mob of happy people, old and young, with eyes bulging like saucers and mouths agape."



P10473- Galloping Goose on CC&C RR tracks was a vehicle made of a truck chassis with a passenger cab which ran between Chehalis and Onalaska, WA 1912 to 1925.

Thirty days later, Mr. Twiss wrote, "A mill site has been cleared out of the heart of the woods and wagon load after wagon load of heavy machinery for the new mill has been wending its way like a line of huge antediluvian turtles through the mud and rain from the terminus of the Chehalis and Cowlitz RR at Newaukum Prairie to their destination at Onalaska. This mill is to do the preliminary work such as cutting the ties for the new railroad and the manufacturing of the lumber for the new town. There is plenty of work to do before the railroad gets here. Then this mill will be sold or discarded and gigantic mills before mentioned will be shipped over the new railroad to take its place."

The largest inland mill in the world at the time was this mill. In 1915, the "Wonder City" was the term used by news reporters to describe Onalaska. Over 1,000 workers had arrived. Houses were built for the workers by Mr. Carlisle who estimated 225 houses had been built, with four, five, and six rooms, with the best lumber, of course. Homes for the mill officials were a step-up and located on Carlisle Avenue with many upscale homes still in Onalaska. However, there was still not enough housing. The mill workers would pull slabs and pieces of tin and make shanties from the "leftovers." That area of Onalaska was called "Slab Town," which was south of present-day State Route 508.



P20650- Carlisle Lumber Company yard overview, mill and pond, sawdust burner at Onalaska, WA., ca 1919.

In Spring 1942, U.S. Army trucks came to Onalaska for the Japanese, as a result of President Franklin D. Roosevelt's executive order to remove persons of Japanese ancestry and place them in relocation camps. A daughter of one of the Carlisle family said her father cried when he saw the Japanese people being taken away by the trucks.

The four- five-, and six-room company houses were sold and mounted on truck beds to be taken to another location in the community. Some residents felt the moving the houses for six months was like a funeral march out of Onalaska.

What remains today is a non-incorporated community with growth predicted. The smokestack still stands with a mill pond which is used as an innovative high school aquaculture program for fish enhancement. The Carlisle-built houses are still there—the worker and the executive management homes. More homes will join them as Onalaska continues to grow. Even though it is no longer entitled the "Wonder City," it is a community with a promising future. Stores who opened in Onalaska included J.C. Penney, a drug store, a tailor shop, ice plant, dry cleaners, a company store, and a theatre. A church and elementary school soon followed. Following those were restaurants, pool halls, barber shops, and a hotel.



P21595- Aerial photo of Onalaska, WA, 1938.



P2648- Onalaska Store, (Carlisle Mill Company Store) on Carlisle Avenue of Onalaska, WA. Two story frame building with large panes of glass on first floor, standard windows on second floor. Balcony extends from the second floor with picket fence on one end and a fourth of the front, trellis from the ground to the balcony on one end. Wooden stairway on side up to balcony. Numerous wooden crates under stairs. Four old washing machines used as planters in front and side.

The workforce was quite diverse with Japanese, Swedish and Greek employees living within its own annexes, large cookhouse and bunkhouse provided by the company.

Two railroads were built to carry produce, livestock and logs from the Onalaska area. They were the Chehalis and Cowlitz River Railroad (C.&C. R.R.) and Newaukum Valley Railroad. The C.&C. R.R. Came south from Chehalis to Onalaska, and the Newaukum Valley Railroad was from Napavine to Onalaska. Approximately 300,000 board feet of finished lumber left in twelve rail cars a day.

The depression slowed the growth of the town; however, the Carlisle mill continued to run with a minimum wage of .28/hour. Rents were cut in half by the Carlisles. In 1934-35, many of the workers joined unions. A three-year strike occurred, with no lights for Onalaska when the mill was not operating. It re-opened until 1942, when Weyerhaeuser took over Carlisle's timber holdings and the mill was sold for scrap.



P23829 - Carlise Mill, Onalaska, WA Employed 1000, 1914-1942. Smokestack is 225 ft high.

DRAFT

3: EXISTING CONDITIONS

Population

Onalaska is not an incorporated city; however, the Washington State Office of Financial Management provides estimated populations for small areas such as unincorporated UGAs. The 2022 small area estimate for the Onalaska UGA was 562 people.

In 2023, Lewis County coordinated with the Planned Growth Committee (PGC) to assign the 2045 population allocations to all cities and UGAs in the county. The PGC is comprised of the Chair of the Board of County Commissioners and the Mayor of each city in Lewis County, or their designee. The PGC recommended the 2045 population allocations to the Lewis County Planning Commission who held a public hearing and then made a recommendation to the Board of County Commissioners (BOCC). The BOCC held a public hearing and then adopted the 2045 population allocations in June 2023 (Ordinance 1346). Onalaska's 2045 population allocation is 700 people. Table 1 shows the full Lewis County population allocations.

Table 1: Lewis County 2045 Population Allocations

Jurisdiction	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	13,500	3,655	37.13%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total City	**40,817**	**51,969**	**11,152**	**27.32%**
Onalaska	562	700	138	24.56%
Packwood	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	**42,629**	**42,379**	**1,222**	**2.97%**
Total Lewis County	**83,446**	**94,348**	**12,374**	**13.06%**

Existing Zoning & Land Use

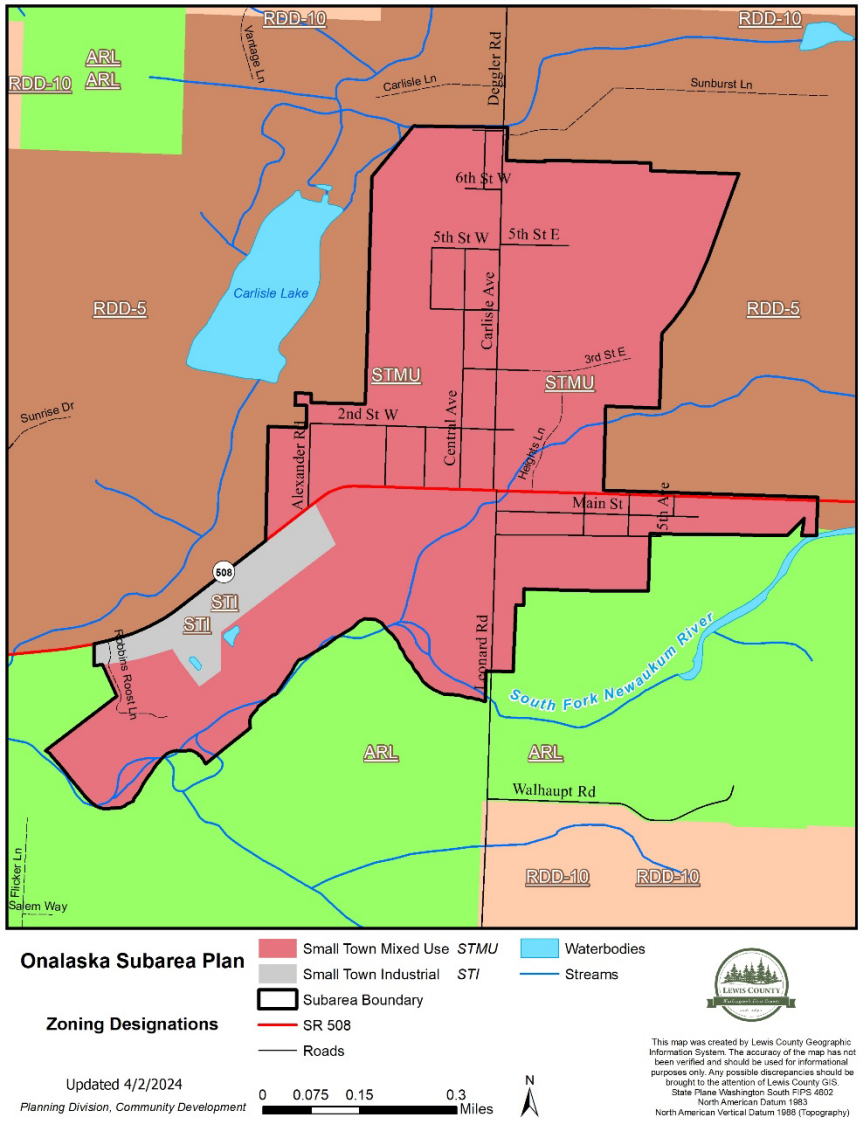
The study area includes all of the "limited areas of more intense rural development" (LAMIRDs) in the Onalaska UGA, as shown in Map 3. There are two zones: Small Town Mixed Use (STMU) at 293 acres and Small Town Industrial (STI) at 18 acres.

There are no agricultural resource lands or forest resource lands within the plan area. Lewis County Code (LCC) Chapter 17.42 provides the list of allowed uses in each zone. Existing land uses within the study area are shown in Map 4. It is important to understand that existing uses may not match the allowed use in LCC 17.42 because some existing uses predate the zoning code regulations. Those uses are allowed to persist in their current development footprint and are referred to as a "legal nonconforming use."

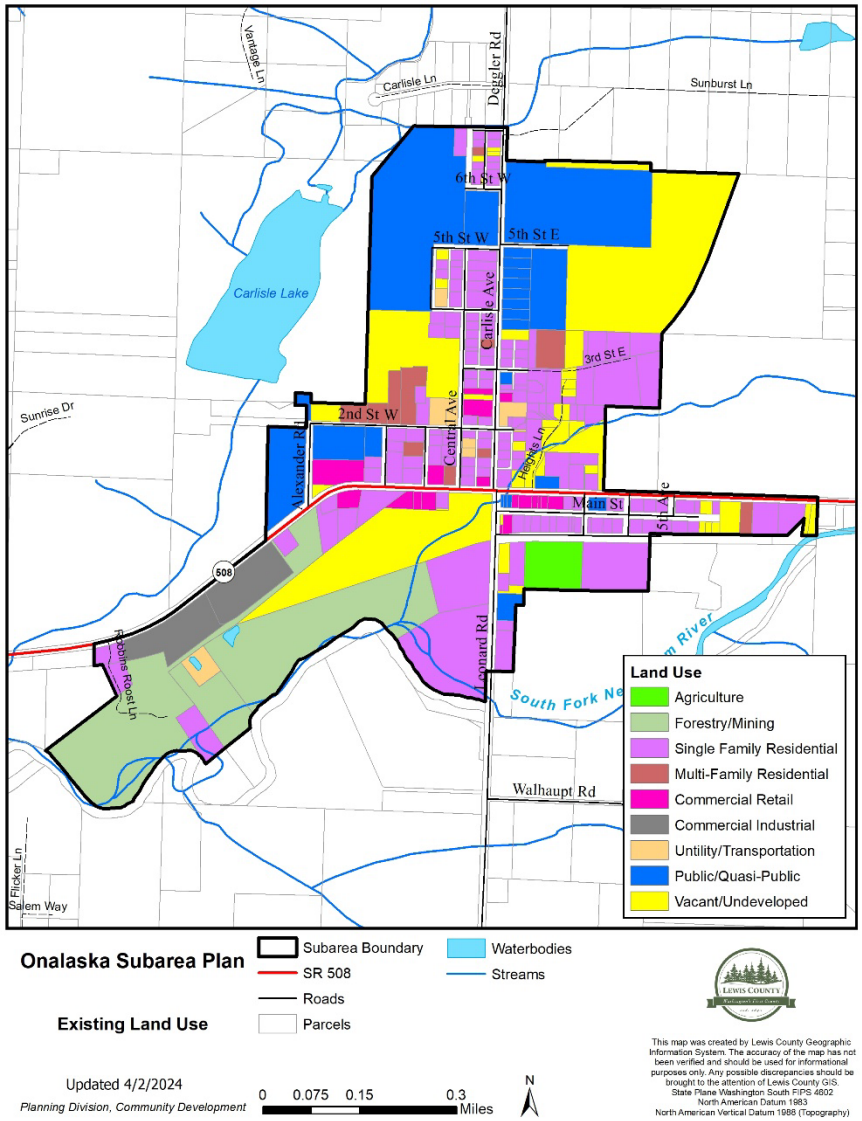
The STMU zone does not have a minimum allowed density and the density of development is determined by health code and available utilities. If there are both public water and sewer, then the minimum lot size is 6,000 square feet. However, that does not clarify the density of development that is allowed on each site. Allowed uses in existing STMU zoned areas include single family residential, accessory dwelling units, duplexes, sporting goods stores, restaurants, grocery stores, fuel stations, hotels/motels, RV parks, small event centers and other small businesses, as well as schools, doctor's office, churches, etc. With sewer, multifamily residential would also be allowed. There are 195 acres of vacant land in the Onalaska Subarea boundary that is currently zoned for STMU and could be developed with the above listed uses.

The STI zone also does not have a minimum allowed density because new residential uses are not allowed in that zone. Allowed uses in the existing STI zoned area include manufacturing, mills/log yards, handling of goods, storage, retail associated with industrials uses, composting, waste management, standalone grocery, event centers and kennels.

DRAFT



Map 3: Existing Zoning Designations



Map 4: Existing Generalized Land Use

Housing

In 2023, Lewis County coordinated with the Planned Growth Committee (PGC) to assign the 2045 housing allocations to all cities and UGAs in the county. The PGC recommended the 2045 housing allocations to the Lewis County Planning Commission who held a public hearing and then made a recommendation to the BOCC. The BOCC held a public hearing and then adopted the 2045 housing allocations in June 2023 (Ordinance 1346). The Onalaska UGA was included in the total unincorporated Lewis County housing allocation. To better understand the split of housing between the Onalaska UGA, Onalaska and other rural areas, staff used the same methodology to split the housing, as shown in Table 2. It is important to note that Lewis County is only required to adjust zoning designations and development regulations such that housing that is affordable at each income level could be built.

Table 2: Lewis County 2045 Housing Allocations

			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Onalaska UGA	2045 Allocation	167	27	11	88	29	3	3	6	4
Packwood	2045 Allocation	336	61	27	184	39	7	5	13	17
Other Rural	2045 Allocation	67	0	0	0	0	18	15	34	21
TOTAL Unincorporated Lewis County	**2045 Allocation**	570	88	38	272	68	28	23	53	**0**
	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0

Onalaska needs to have 167 dwelling units to accommodate the 20-year population growth. Most of that housing, 155 dwelling units, needs to be affordable to people making less than 80% Area Median Income (AMI). A significant amount of that housing needs to be permanent supportive housing (PSH), which includes assisted living facilities, adult family homes and shelters.

Affordable housing means a person spends no more than 30% of their monthly income on housing. A person making minimum wage, $16.28 per hour (2024), can afford to pay $781 per month on housing. A person making $67,169 per year (2023 per capita AMI in Lewis County) can afford to pay $1,679 per month on housing. The average rent for a two-bedroom apartment in Washington is $2,031 (Source: apartments.com). At the time of this report, were no long term rentals near Onalaska (*Source: zillow.com, apartments.com*). At the time of this report, the average listing price for a single family house in Onalaska is $528,572 (*Source: zillow.com).*

Land Capacity Analysis

In June 2024, Lewis County completed a Land Capacity Analysis (LCA) for the county that included an evaluation of the Onalaska UGA. The LCA methodology is a separate document that is adopted by the Lewis County Comprehensive Plan. The methodology uses the existing land use to determine vacant and underdeveloped parcels, which can accommodate new residential and employment uses. Critical areas, such as wetlands, are deducted. Assumptions are made regarding how much land will be needed for new infrastructure, such as streets, and public uses, such as parks. Then, using development assumptions for the existing zoning designations, the result is how many more dwelling units and jobs can be accommodated within the UGA over the next 20 years. This is compared to the population and housing allocations to determine if the existing UGA, with the existing zoning designations, can accommodate anticipated growth.

The Onalaska UGA has residential capacity to accommodate 804 people, which is 104 more people than are anticipated on the 2045 population allocation. Onalaska can accommodate 324 dwelling units; however, 304 would be single family and only 20 dwelling units would be multifamily. Therefore, Onalaska cannot accommodate needed housing that would be affordable at the lower income brackets based on the existing zoning designations. Onalaska has an employment capacity of 229 commercial retail jobs and 525 commercial industrial jobs.

DRAFT

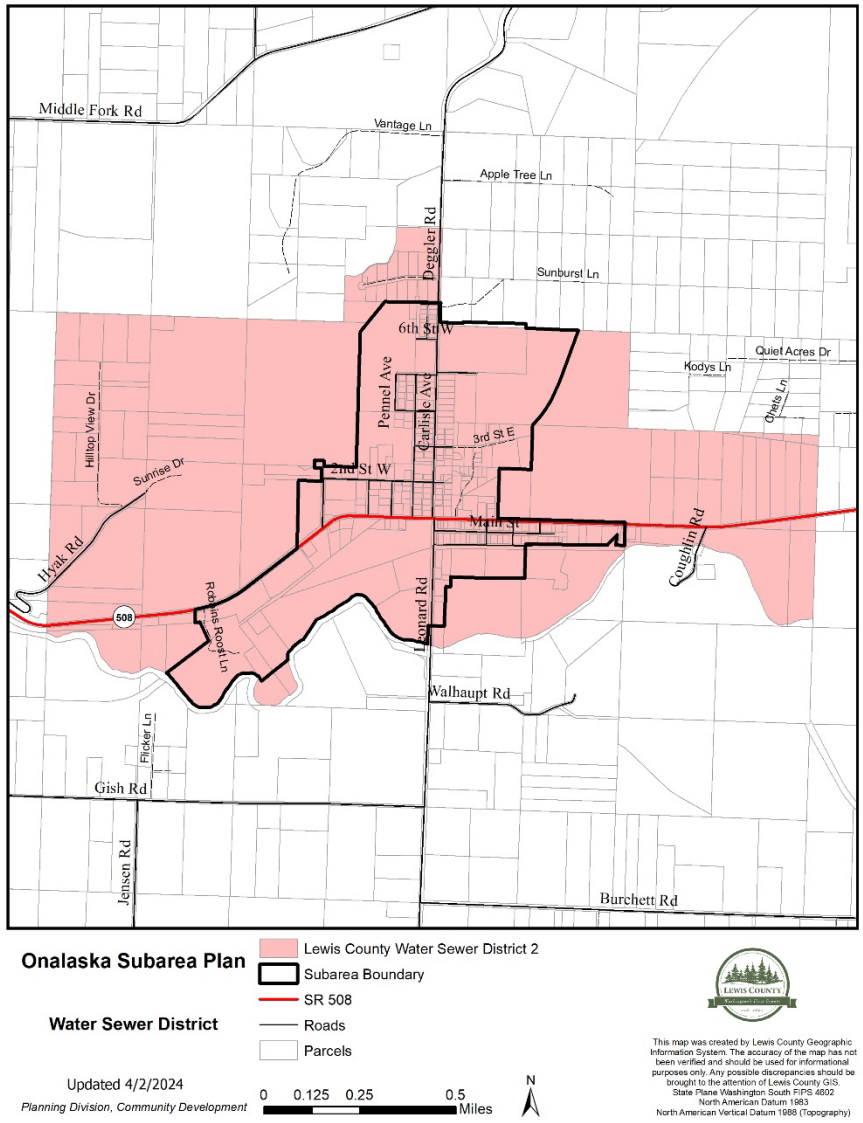
Public Facilities

Water

Onalaska has two community wells drawing from an aquifer that is classified as unconfined and semi-confined and serves approximately 239 individual connections. As of March 2024, Lewis County Water District 2 (LCWD2) could accommodate up to 262 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. The system, including the wells, is owned and operated by LCWD2. Map 5 shows the currently approved service area of LCWD2, although not all properties in the service area are connected to the public water supply.

LCWD2 relies on two wells that withdraw from an aquifer, which mimics the hydraulic gradient of the nearby Newaukum River. The wells are established at 355 ft. and 512 ft. depth. The water from the wells is pumped up to a reservoir located up Sunrise Drive and then gravity-fed back down to the individual connections. Some hookups are fed on the way up to the reservoir. Monitoring of the wells has never detected any fluctuation in the level of the aquifer, even during drought events. The district water is tested routinely and requires minimal disinfection or other types of water quality treatment. If the threshold of connections is reached, LCWD2 will likely need to add another reservoir and possibly an additional well.

Some properties located within the LCWD2 service area rely on alternative water supplies including small public water systems and individual wells.

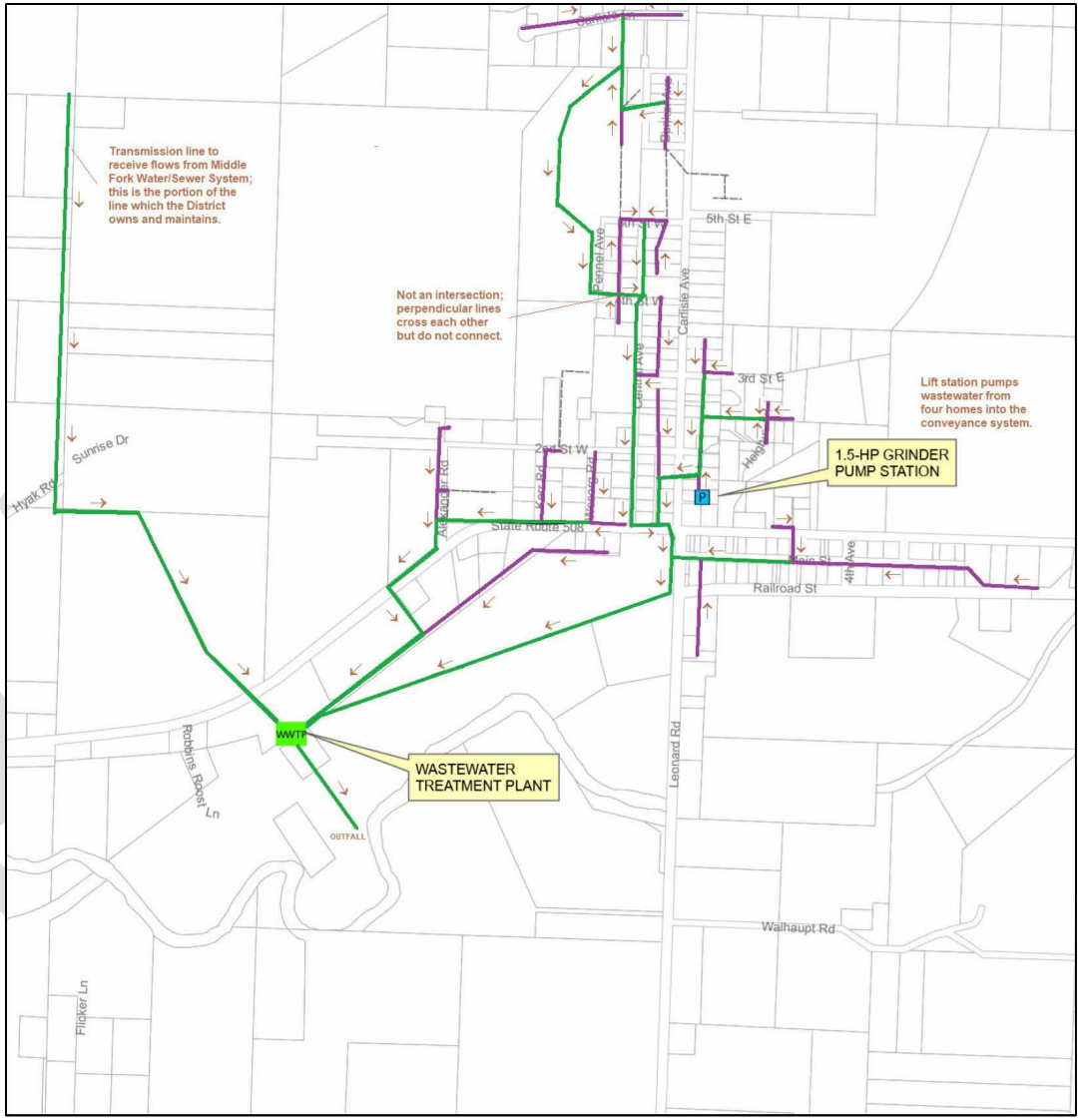


Map 5: Lewis County Water Sewer District 2

Wastewater

The town of Onalaska's sewer collection and treatment system is operated and maintained by LCWD2. LCWD2's treatment plant has an sulfate reducing bacteria (SBR) system with a design compacity of 107,000 gallons per day. As of March 2024, the treatment plant is running approximately 50,000 gallons of waste per day. Operating at 47% compacity under the current systems configurations. LCDW2 currently serves 235 sewer customer connections for residential and commercial properties with the ability to accommodate 325 more connections under the current system.

The wastewater of Onalaska is gravity fed to a treatment plant located at 1678 St HWY 508. There the waste is treated, tested, and filtered back into the Newaukum River. Waste that is unable to be treated at LCWD2's is taken to Three Rivers Wastewater treatment plant in Longview, WA. Some properties located within LCWD2 service area rely on alternate or private sewage systems.



Map 6: Lewis County Water Sewer District 2 Sewer System

Stormwater

Because Onalaska is unincorporated, jurisdiction for stormwater regulation falls under LCC 15.45. Lewis County ensures compliance with LCC 15.45 through a permitting process when regulated development proposals, such as subdivisions or new and re-development, are reviewed to determine if the requirements are met. Maintenance of stormwater facilities, such as detention ponds, are the responsibility of the property owner. Generally, new and re-development must meet the state Department of Ecology's Stormwater Management Manual for drainage plans to reduce impacts of stormwater on receiving waters (e.g. streams and rivers).

Transportation

Washington State Department of Transportation (WSDOT) owns and maintains State Route 508, which runs through the center of the Onalaska Subarea. Along with traffic, the right-of-way also provides area for utilities. Lewis County maintains 3.55 miles of roadway in the study area.

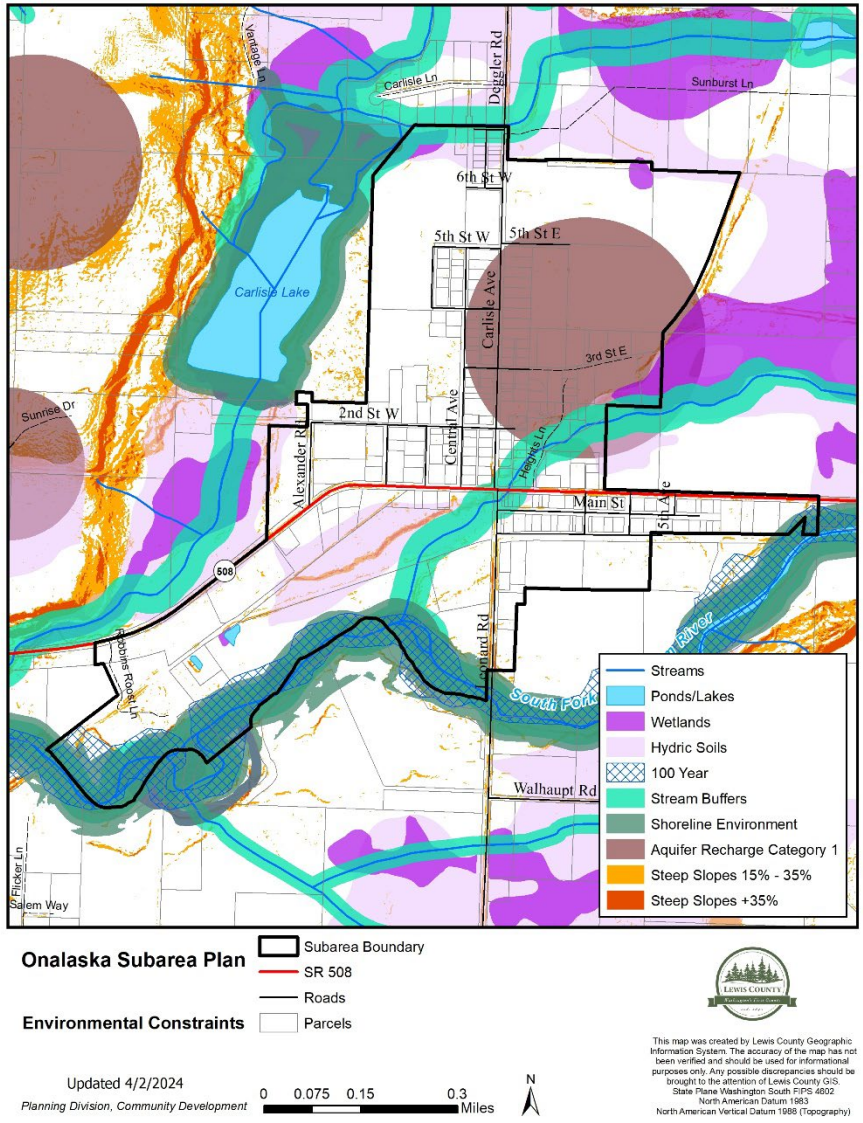
DRAFT

Environmental Constraints

Onalaska has many environmental resources located in the subarea and around the town. Along the south edge of town is the South Fork Newaukum River and is home to Coho salmon, Steelhead trout and spring and fall Chinook salmon, as well as cutthroat and rainbow trout. Carlisle Lake is located west of town. Historically is was the Onalaska Mill Pond. Since 1953, the lake has been planted with rainbow trout in April. Coho salmon have also been raised in net pens in the lake. Both the river and lake are integral to the community's character.

The environmental resources also create constraints (Map 7) for future development and growth. The South Fork Newaukum River has a mapped 100-year floodplain; this area has a 1% chance of flooding per year. During large flood events, the river can have significant impacts on homes and businesses built in the floodplain. There is a tributary to the river that flows through town and associated wetlands and hydric soils. These resources manage water during the winter but can also flood and impact structures. Critical aquifer recharge areas are important to protecting wells for potable water.

Reducing the impacts of natural hazards, which can result in damage to property and infrastructure, is important to creating a sustainable future for Onalaska.



Map 7: Onalaska Environmental Constraints

4: VISION, GOALS AND POLICIES

Vision – Onalaska is a vibrant small town, surrounded by farms, timberland and open space, that celebrates its history, encourages unique local businesses, provides affordable housing options, supports existing and new residents, preserves the natural environment, encourages recreation and promotes community events.

The goals and policies, maps and illustrations on the following pages clarify this vision. Phase 2 will implement the vision, goals and policies through new and updated zoning designations and development regulations.



2023 Photo of Onalaska (photo by: Mindy Brooks)

Community

Community Goal 1 – Maintain a unique sense of place.
Onalaska has locally owned small businesses that provide unique and charming products and services.



Heavenly Quilts & Fabrics (Photo by: Mindy Brooks)

Policies
CM1.1: Preserve and enhance historic buildings and sites.
CM1.2: Enhance public open spaces with information about Onalaska's history.
CM1.3: Support existing businesses and encourage new unique and locally-owned businesses.
CM1.4: Preserve the rural atmosphere by limiting artificial noise and light.
CM1.5: Protect the rural areas, farms and forest lands surrounding Onalaska.

Community Goal 2 – Support and grow community events, festivals and gatherings.
People have longer, healthier and fuller lives when they are able to live in a community that has well established social networks including family, friends, events, gatherings, etc. Throughout a person's life the types of facilities and social networks change and a community that has a diversity of options is better situated for people to age in place.

Policies
CM2.1: Enhance social connections by promoting use of community spaces for gatherings and events.
CM2.2: Add new community spaces, such as an event center, community hall or senior center.
CM2.3: Broadly distribute information about events, festivals and gatherings.

Community Goal 3 – Support and grow educational opportunities.
The Onalaska School District is a vital part of the community, providing local educational opportunities as well as space for community event.

Policies
CM3.1: Support Onalaska School District to provide K-12 and continuing education opportunities.
CM3.2: Create a partnership with Centralia College, and others, to support local education in agriculture, animal husbandry, forestry and other rural resource-based industries.
CM3.3: Support Timberland Regional Library's continuing education programs for local residents.
CM3.4: Provide local classes in gardening, general home repair, food preservation, etc. at a local community center.

DRAFT

Housing

Housing Goal 1 – Encourage a diversity of housing options that meet the needs of existing and future residents.

Affordable housing is a primary concern for the community. Affordable housing means everyone in Onalaska is able to find housing that meets their income constraints. In practice, that means ensuring a wide range of housing types that meet the needs of minimum to median wage earners. A diversity of housing types can be designed to fit the small-town character of Onalaska, including multifamily housing options such as triplex, quadplex, rowhouses and small apartments, that provide a more affordable option for many residents. Higher density housing options should be located near infrastructure, such as sidewalks, sewers, etc., as well as amenities including grocery and post office.

Policies

HS1.1: Encourage high and medium density housing in and near Downtown Onalaska that is designed to fit "small town" character.
HS1.2: Encourage a diversity of single family housing types including duplexes, tiny home villages and accessory dwelling units (ADUs).
HS1.3: Encourage similar residential development patterns and lot sizes between established neighborhoods.
HS1.4: Encourage the development of affordable long-term rental units such as dormitories and hostels.
HS1.7: Support options to alleviate property cost burden for people on low and fixed incomes.

Housing Goal 2 – Provide housing options that allow residents to age in place.

People have longer, healthier and fuller lives when they are able to live in a community that has well established social networks including family, friends, church, community center, etc. To remain in a community as people age, they may experience changes in the type of housing they need. People may desire smaller houses with less yards to maintain or shares living opportunities to reduce the cost of housing or ADA accommodations.

Policies

HS2.1: Encourage ADUs, duplexes, triplexes and cottage housing.
HS2.2: Provide opportunities for senior housing and assisted living facilities.
HS2.3: Support programs that help cost-burdened homeowners maintain their homes.

DRAFT

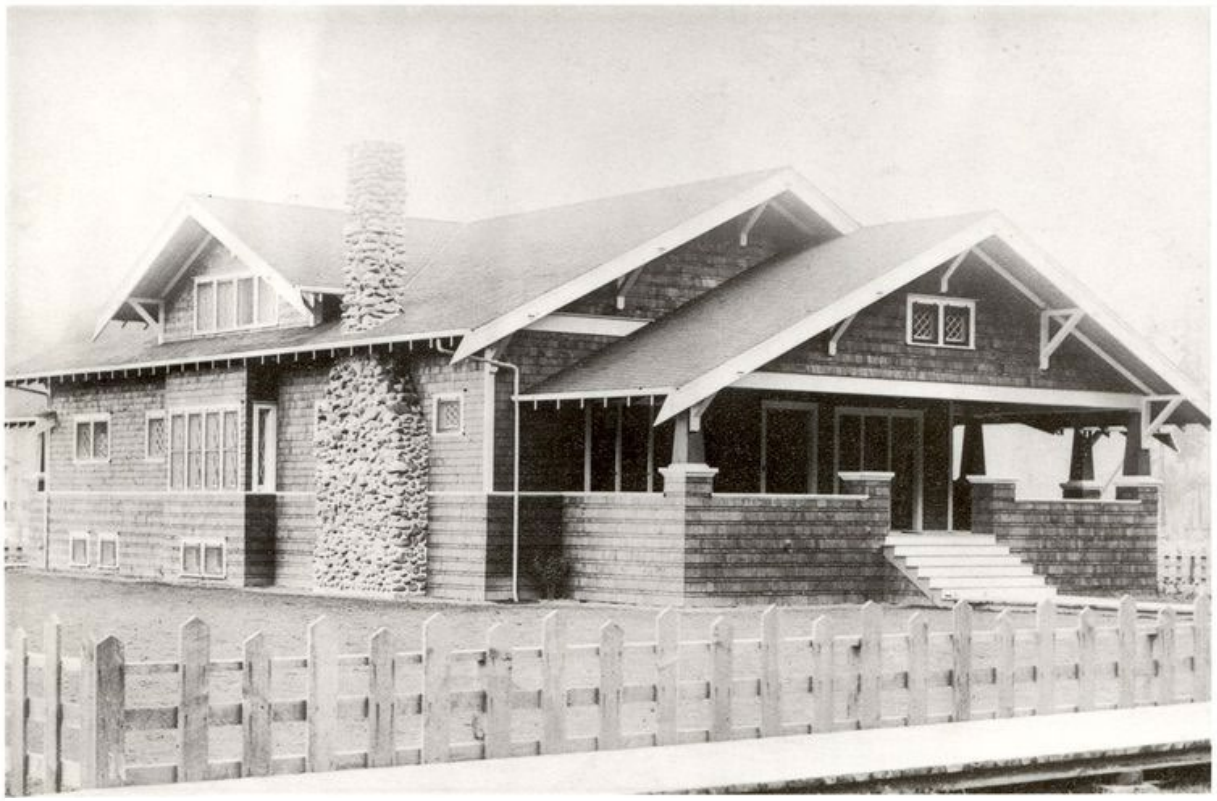
Housing Goal 3 – Preserve historic housing.

Onalaska was built based on the mill and many of the original houses from that era remain. Preserving these houses is important to the character of Onalaska and provides an existing housing stock located near the schools.

Policies

HS3.1: Explore options for designating historic structures or creating a historic district along Carlisle Avenue between SR508 and 5th Street.

HS3.2: Provide financial incentives to property owners for renovations that maintain the historic character of the houses.



Lewis County Historic Museum. P1317- W.A. Carlisle home in Onalaska, WA. Home built in 1914-15.

Economic Development

Economic Development Goal 1 – Promote and encourage conditions that enable local businesses to thrive and prosper.
Residents need many services during their everyday lives including grocery, medical, dental, pharmacy, education, banking, electrician, plumber, veterinarian, clothing, salon, etc. When these essential services are located a long way away (20+ miles), it can result in many long vehicle trips that are costly and potentially unsafe, or people leaving Onalaska and choosing to live in another community. Providing services where people live have many benefits that support families living in and near Onalaska and people being able to age in place.

Policies
ED1.1: Create a concentrated retail area in Downtown Onalaska to encourage people to shop and dine in town
ED1.2: Work with private, non-profit and public partners to attract and retain grocery, medical, dental, veterinarian and other specialized services.
ED1.3: Provide infrastructure that supports grocery, restaurants, medical, dental, veterinarian and other specialized services.
ED1.4: Encourage locally-owned, small-scale businesses.
ED1.5: Work with local schools and other partners to provide education and mentorship for new business owners.
ED1.6: Require new on-site surface parking for businesses facing SR508 to be located behind or to the side of the primary building.
ED1.7: Designate on-street parking on local streets near Downtown Onalaska, wherever possible.

Economic Development Goal 2 – Attract businesses that serve and employ local residents.
The key to supporting a diversity of residents is to have local employment opportunities. While Onalaska is relatively close to I5 and access to employment in Chehalis and Centralia, growing local employment will sustain the town long term.

Policies
ED2.1: Work with partners, such as the Economic Alliance of Lewis County, to attract new electricians, plumbers, carpenters and other skilled laborers, as well as medical, dental, pharmacy, veterinarian and banking jobs that pay a living wage.
ED2.2: Create a partnership with Centralia College, and others, to support trade skills and educational opportunities.
ED2.3: Partner with local farms to create local farm-direct businesses in Onalaska (e.g., farm-to-table restaurants, farmers markets, etc.)

Transportation

Transportation Goal 1 – Encourage bicycle and pedestrian-friendly local streets.
Streets should be safe and accessible to all residents, in particular children walking and biking to school. This will support a vital retail core by promoting shoppers to get out of their cars and visit multiple shops.

Policies
TR1.1: Create pedestrian and bicycle routes along SR508 in Downtown Onalaska and along Carlisle Avenue north to the schools and along Leonard Road south to the edge of the urban growth area.
TR1.2: Add sidewalk on all existing and new streets in Onalaska.
TR1.3: Add crosswalks at primary intersections along SR508, Carlisle Avenue and Leonard Road.
TR1.4: Add lighting along all streets in Onalaska.

Transportation Goal 2 – Improve the pedestrian and vehicular safety of State Route 508.
Traffic needs to be travelling at slow speeds when approaching and going through downtown. Marked on-street parking, improved street lighting and marked/lighted crosswalks are needed.

Policies
TR2.1: Add traffic calming along SR508 at Alexander Road and Carlisle Avenue.
TR2.2: Designate on-street parking that makes efficient use of SR508 right-of-way and provides safe pedestrian access to businesses.

Transportation Goal 3 – Improve the accessibility of Onalaska.
The transportation network should be accessible to everyone including those in a wheelchair or with sight impairment.

Policies
TR3.1: Encourage public transit options including frequent bus service with stops at community amenities and call-a-ride options for front door service.
TR3.2: Extend the historic block pattern of roads as development and redevelopment occurs.
TR3.3: Retrofit existing sidewalks and intersection to be American Disability Act (ADA) compliant.
TR3.4: Improve wayfinding options for the physically challenged and hearing and sight impaired.

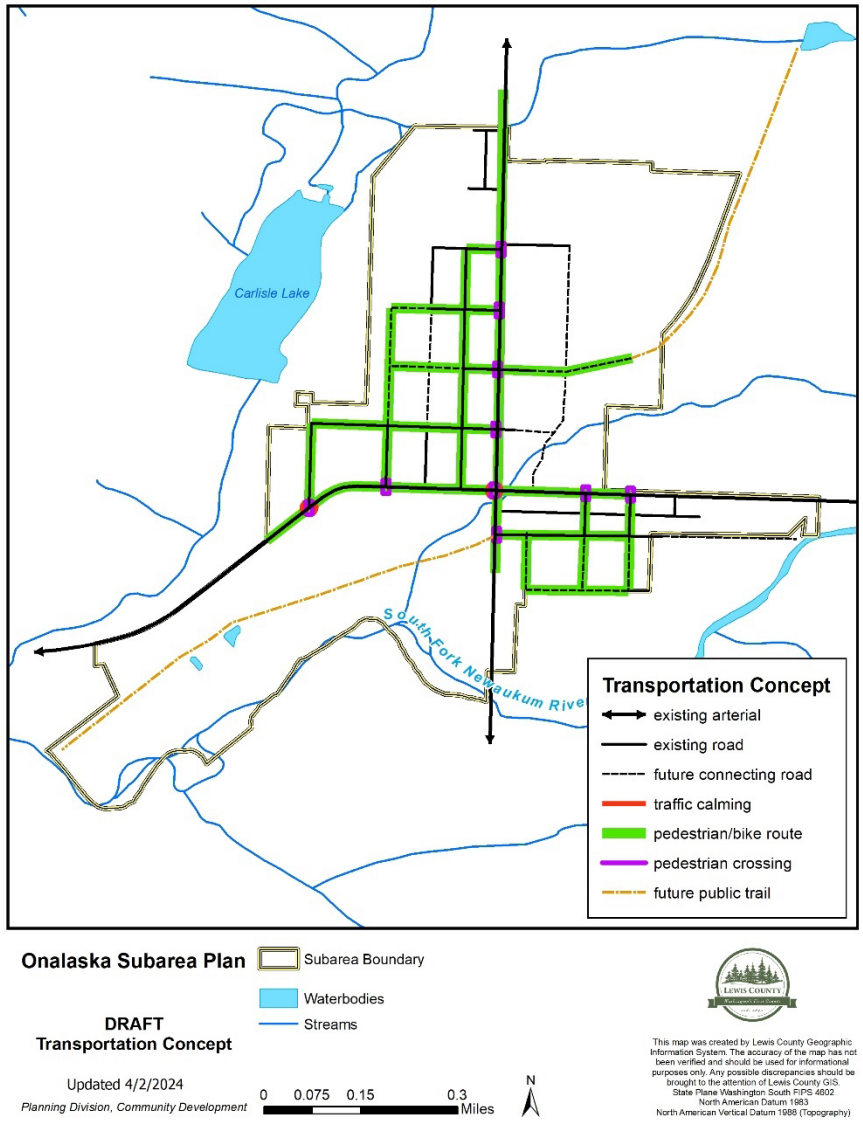
DRAFT

Onalaska Transportation Concept

Downtown Onalaska is bisected by SR508. Along SR508, there are many community amenities including Lewis County Fire District 1, Brenda's gas station and market, Post Office, The Carlisle restaurant, Pizza Girl, All In, Backroads Coffee, and Onalaska Tire. Along Carlisle Avenue there are additional community amenities including Finn's Custom Meats, Justice General Store, Logger Burger Bar and Heavenly Quilts and Fabrics, as well as the Onalaska schools. Surrounding these main roads are established neighborhoods and areas where new residential development will occur.

Map 8 is the transportation concept. Increasing the walkability of Onalaska will have multiple benefits. First, it will create a safer environment for residents calming traffic as it moves through town and designating walking and biking routes. Second, by getting people out of their cars, it will increase opportunities for people to support local businesses. Studies have shown that when people are encouraged to walk in a downtown area, they tend to stop at more businesses and spend more money, thus improving the local economy.

The concept also includes a larger trail system that follows the historic railroad corridor. This trail system would extend out to regional recreational amenities and provide an alternative transportation facility for bicycle and pedestrian travel. This concept does not suggest what kinds of facilities should be used to create walking and biking routes or to calm traffic. The concept also proposes new general street alignments that will extend the existing downtown block pattern and provide access to new residential development over time. This will improve safety by providing access for fire and emergency vehicles. The actual street alignments will be determined as future development occurs by Lewis County Public Works and Onalaska Fire District.



Map 8: Onalaska Transportation Concept

Recreation and Environment

Recreation and Environment Goal 1 – Encourage families to live and play in town.
Families are an important part of any town. Families support the local economy by purchasing goods and services. Families also invest in social capital including schools, sports and clubs. To support families living and playing in town, there needs to be educational opportunities including high quality schools and libraries, community spaces for recreation and gathering, youth-oriented activities, employment that pays a living wage and affordable housing options. In addition, families need safe walking and biking paths to and through the community.

Policies
RE1.1: Maintain existing parks and open spaces, including Carlisle Lake Park, Veteran's Memorial park and the Onalaska school grounds, for use by the community.
RE1.2: Encourage use of public spaces for community events including music, town picnics, organized sport events, etc.
RE1.3: Add new recreational facilities such as a skate park, arcade, theater or swimming pool.
RE1.4: Provide safe walking, biking and rolling routes and trails in and around Onalaska.
RE1.5: Add accessibly improvements to recreational facilities for the physically challenged and hearing and sight impaired.
RE1.6: Increase information about and wayfinding to facilities and events.


Onalaska Schools, Carlisle Park Forest (Google Earth Image)

Recreation and Environment Goal 2 – Preserve Carlisle Lake, large stands of trees and surrounding rivers, streams and wetlands.
The natural environment in and around Onalaska is part of the town's character.

Policies
RE2.1: Protected Carlisle Lake water quality.
RE2.2: Maintain and enhance the wildlife habitat surrounding Carlisle Lake.
RE2.3: Maintain and enhance the forested area on the Onalaska school property, known as Carlisle Park.

DRAFT

Public Facilities

Public Facilities Goal 1 – Ensure sufficient infrastructure (e.g., water, sewer) and necessary public services (e.g., EMS) to support anticipated growth.
As Onalaska grows, the essential services and facilities needed to support the growth must expand concurrently.

Policies
PF1.1: Plan for expansion of the municipal water system and wastewater system over the 20-year planning horizon.
PF1.2: Maintain existing transportation infrastructure.
PF1.3: Provide adequate emergency services and facilities to serve existing and new residents and businesses.
PF1.4: Plan for stormwater management associated with new development, including improvements to SR508.
PF1.5: Encourage installation of high-speed internet to all residents and businesses.

Public Facilities Goal 2 – Promote services and facilities that allow residents to age in place.
People have longer, healthier and fuller lives when they are able to live in a community that has well established social networks including family, friends, church, community center, etc. As we age, the types of services and facilities that are needed changes. The ability to access services and facilities can become difficult due to mobility issues.

Policies
PF2.1: Encourage low cost, reliable public transit with stops near community amenities.
PF2.2: Work with private, non-profit and public partners to bring new services including medical, physical therapy, dental, pharmacy and in-home health care to Onalaska.
PF2.3: Enhance social connections building a community center/senior center with the ability to host a wide variety of community events.
PF2.4: Support uses such as adult daycare, adult family homes and hospice care.

DRAFT

Land Use

Land Use Goal 1 – Preserve the small-town character and history.
Onalaska is a small town with a history rooted in the timber industry. The Carlisle Lake Park smokestack is the cornerstone of the town's history. The relatively small size of existing buildings, space between buildings and historic architecture aides in a "small town" feel.

Policies
LU1.1: Support locally owned small-scale businesses that are unique to Onalaska and Lewis County.
LU1.2: Preserve and enhance historic buildings and sites.
LU1.3: Limit the size and scale of new buildings to two stories.
LU1.4 Establish side setbacks to maintain space between buildings along SR508, Carlisle Avenue and Leonard Road.
LU1.5: Consider use of design standards along SR508, Carlisle Avenue and Leonard Road to ensure new structures match the architecture of existing historic structures, exemplified by the images below.



The Justice General Store est. 1914


Onalaska Home built by Carlist Lumber Company est. 1915

Land Use Goal 2 – Protect surrounding rural areas, farms and forest lands.

Onalaska is surrounded by rural areas and farms, which is important to maintaining the character of the town itself. Sprawl occurs when larger lots (5-,10- or 20-acre) are divided into 1- or 2-acre lots. It is expensive to provide urban services, including municipal water and sewer, to larger, widely spaced residential development. Focusing growth in the urban growth area allows the larger lots to be preserved and used for agricultural, forestry or other rural purposes.

Policies

LU2.1: Encourage growth to focus within the existing urban growth area.
LU2.2: Encourage higher density residential development near Downtown Onalaska.
LU2.3: Support farm-direct businesses, such as community supported agriculture (CSA), that connect with the surrounding farmlands.
LU2.4: Maintain rural density of development surrounding the subarea plan boundary.



Farm near Onalaska, with recent timber harvest in background

Land Use Concept

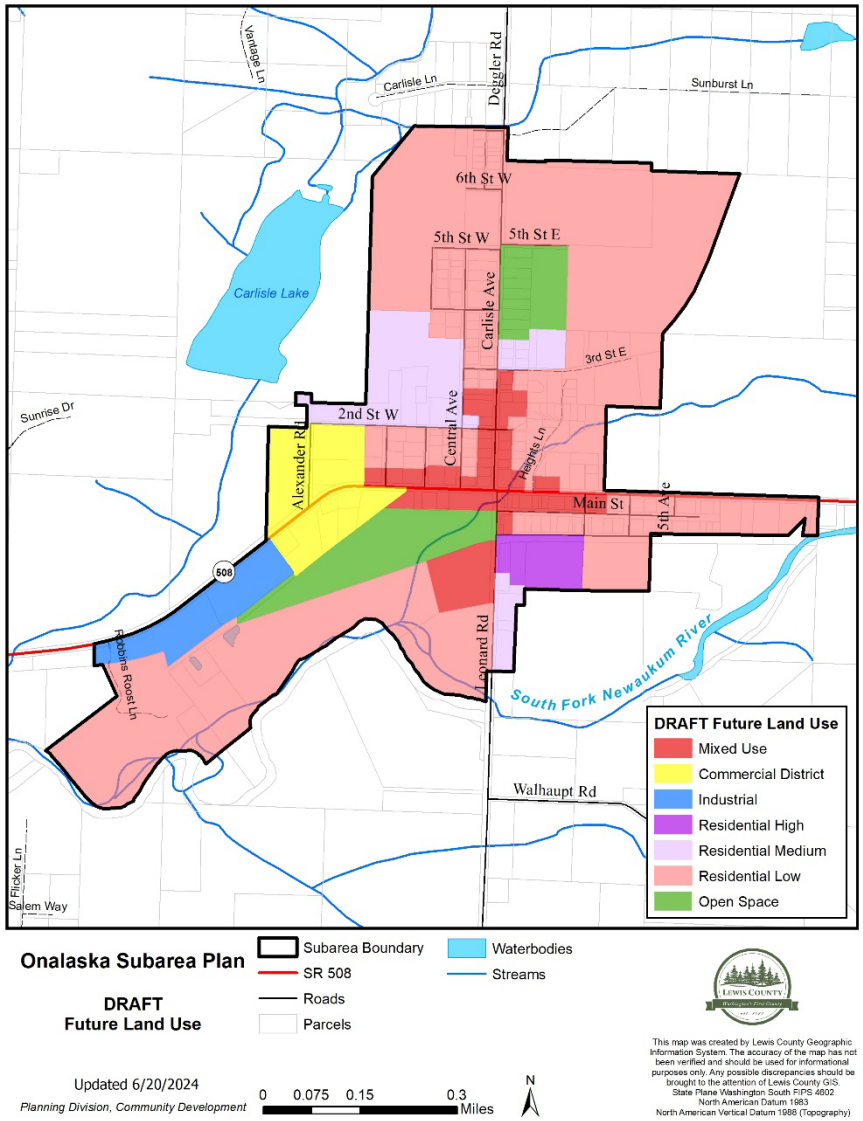
The existing zoning designations applied to the Onalaska subarea are Small Town Mixed Use (STMU) and Small Town Industrial (STI), as shown in Map 3. STMU allows most uses throughout the entire subarea, which means commercial uses, such as brewery or pet store, could be allowed within residential neighborhoods. STMU does not have lot size requirements, which has impacts on services, such as water and sewer, and does not support more affordable housing options. STI allows industrial uses and commercial associated with industrial uses but does not allow standalone commercial.

Based on the goals and policies for the next 20-years, the STMU and STI zones should be removed and new zones that are designed for small towns like Onalaska should be applied. The zones should conform to the land use concept shown on Map 9 and 10 and described in Table 3. The land use concept is about future uses, not current uses. If there is a parcel with an existing single family home and that parcel is designated for commercial use, the home can remain, be maintained and repaired, be sold to a new homeowner and be replaced. Only when the property owner chooses to change uses will the new use need to conform to the new use requirements.

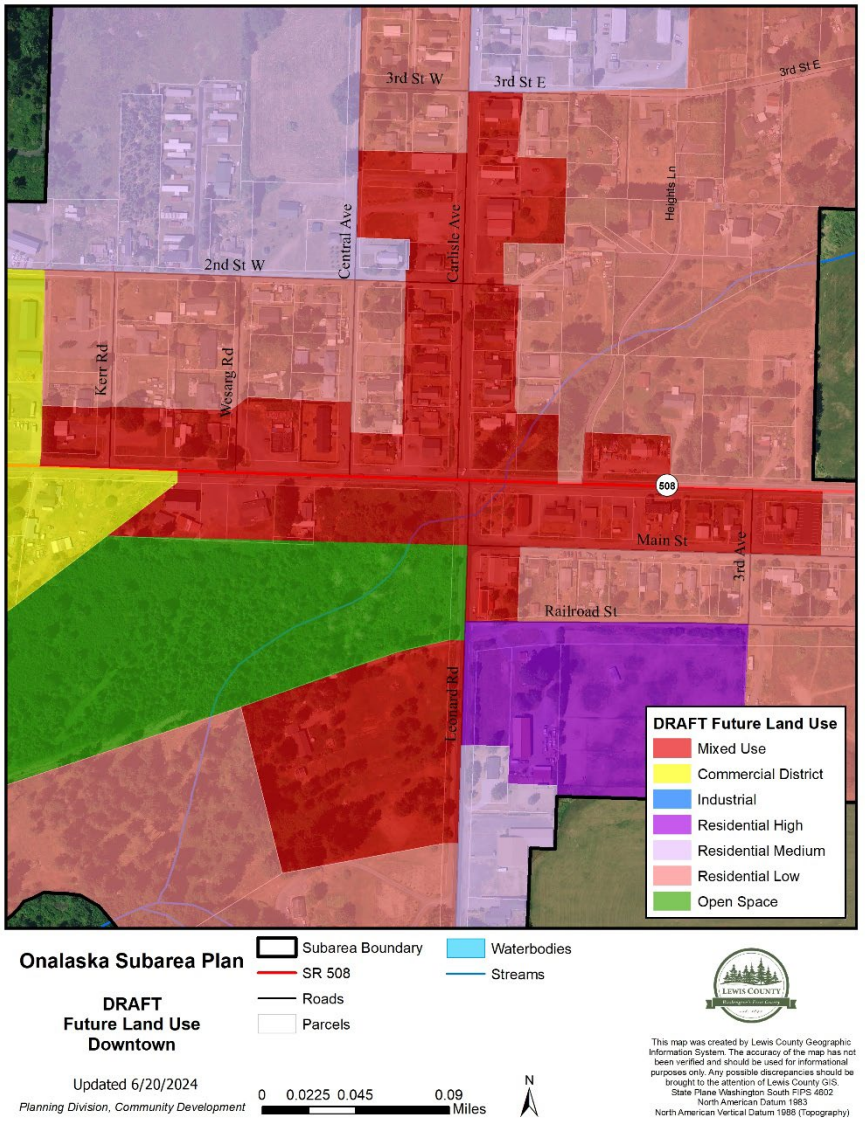
One of the primary ways to preserve rural areas, including farms and forest lands, is to contain development within an urban growth area (UGA). The Onalaska subarea is within a UGA and it is recommend to not expand the UGA boundary into the rural lands. Instead, vacant and underutilized land within the existing UGA should be developed and supported by urban services. Lands surrounding the UGA should be maintained at five (5) acres or larger and with rural uses.

In the UGA, the primary commercial retail core should center around SR508 and Carlisle Avenue, with small-scale ground floor commercial and second story apartments and condos. A new retail area should be located on the west side of Leonard Road to encourage new businesses that support the local economy. Larger retail uses should be located at the west end of town along SR508. High density residential areas, which encourage more affordable housing options than single family residences, should be located near the center of town, within close proximity of the commercial uses to encourage less trips by automobile. Lower density residential areas make up most of the town; however, a significant portion of those areas are owned by the school district and are anticipated to remain in institutional use. Areas with significant environmental resources, such as lakes, wetlands and larger stands of trees, should be maintained as open spaces for the community.

DRAFT



Map 9: Future Land Use Map



Map 10: Future Land Use Map - Downtown Onalaska

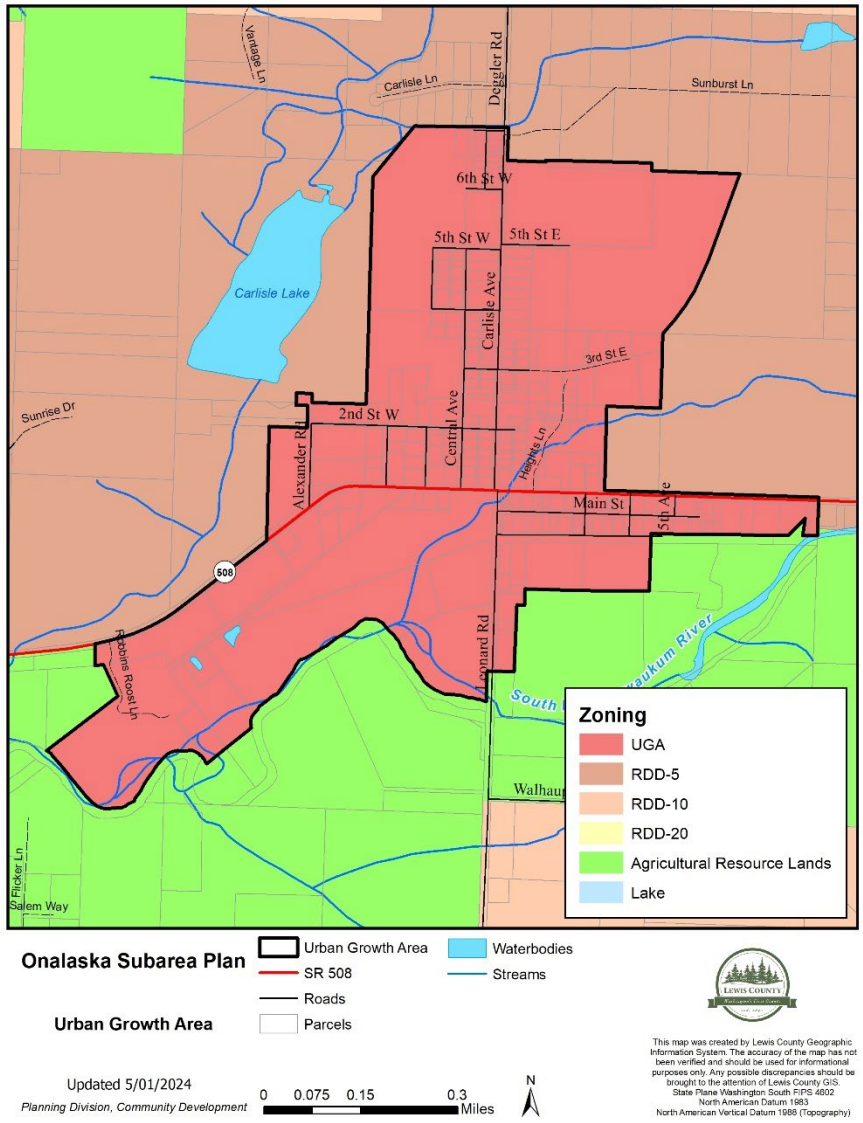
Lands with no future land use designation on the maps are proposed to maintain the existing zoning as shown on Map 5, as well as the existing development regulations. Only those areas with future land use designations are proposed for new zoning designations and development regulations in Phase 2.

Table 3: Future Land Use Designations		
Designation	**Code**	**Description**
Open Space	OS	The focus of these areas is recreation for the general public. Areas should be programmed for community gathering and outdoor play. Play structures, sports fields and courts, picnic tables, benches, gazebos and walking trails are encouraged. Streams, wetlands, trees and native vegetation should be protected and enhanced.
Commercial Business District	CBZ	The focus of these areas is commercial, office space and small scale manufacturing uses. Larger commercial buildings, 5,000 to 10,000 sq. ft., may be located here. Highest density residential uses, 18-30 units per acre, should be allowed if buffered from manufacturing uses. Connectivity and pedestrian access should be prioritized. New residential single family development should be discouraged.
Mixed Use	MU	The focus of these areas is small scale (<5,000 sq. ft.) commercial and highest density residential uses, 18-30 units per acre. Lots facing SR508 should include ground floor commercial or office space and second story apartments or condos, with entrances facing SR508 and surface parking placed behind buildings to increase pedestrian access. Connectivity and pedestrian safety should be prioritized. Space between buildings is encouraged and building heights capped to preserve small town feel and views of surrounding rural areas. New residential single family development should be discouraged.
Residential High Density	RH	High density residential uses, 10-16 units per acre, should be located near main streets. Apartments and condos should be in a courtyard style around a common open space. Row houses, fourplexes, triplexes and duplexes should be encouraged. Dormitories or hostels should also be encouraged. Commercial uses should be allowed. Building heights should be capped to preserve small town feel and views of surrounding rural areas.
Residential Medium Density	RM	Medium density residential uses, 6-10 units per acre, should be located in these areas. Rowhouses, fourplexes, triplexes, duplexes and ADUs, as well as tiny home villages should be allowed. Single family residential uses should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 5,000 to 7,500 sq. ft.
Residential Low Density	RL	The focus of these areas is traditional single family residential uses at 4-6 units per acre. Duplexes and accessory dwelling units (ADUs) should be encouraged to increase affordable housing options. Clustered tiny home villages should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 7,500 to 12,500 sq. ft.
Industrial	IND	The focus of these areas is manufacturing and production of goods. Retail and commercial uses should be allowed if accessory to and in support of the industrial use. No new residential uses should be allowed. Lot sizes should not be limited in size.

DRAFT

Map 11 shows the **existing** Lewis County Comprehensive Plan map designations. The subarea plan is the urban growth area. The Future Land Use Maps (Map 9 and Map 10 on the previous page) are intended to show how zoning should change over the 20-year planning horizon to achieve the Land Use goals and policies stated in this section. The maps depict the future development types and densities described in Table 3. The goal is to concentrate development in Onalaska and near SR508, Carlisle Avenue and Leonard Road. The 100-year floodplain and wetlands are taken into consideration with the intent of not increasing residential development beyond what is currently allowed in these critical areas. New zoning rules, created during Phase 2, would impact **new** development or redevelopment. **Existing legal nonconforming development and uses may stay, be maintained and be replaced in the current footprint.**

The future land uses shown in Map 9 and 10 and described in Table 2 are consistent with the urban growth area designation. Therefore, for those areas the Future Land Use Map is consistent with the existing Lewis County Comprehensive Plan and Countywide Planning Policies.



Map 11: Urban Growth Area

5: NEXT STEPS

Phase 2 of the Onalaska Subarea Plan will coincide with the Lewis County Comprehensive Plan periodic update, which will be completed in June 2025. Implementation is expected to include amendments to the Comprehensive Plan policies and maps, new zoning designations and new and updated development regulations, all of which must be consistent with the vision, goals and policies of this document.

Community engagement will continue to be a primary focus of the Phase 2 process. The Onalaska Subarea Plan Public Participation Plan (Attachment A) will be updated to include Phase 2. The existing Community Advisory Committee members will be invited to participate and membership will be opened to allow new members from the community.

Note – Implementation of the Onalaska Subarea Plan will also include actions that will be lead by other groups and agencies.

DRAFT

Onalaska Subarea Plan

Staff Contact
Mindy Brooks, 360-740-2610
mindy.brooks@lewiscountywa.gov

APPENDIX G: Packwood Subarea Plan



PACKWOOD SUBAREA PLAN – PHASE 1



Adopted
Ordinance 1350

January 2, 2024

20-Year Vision

Packwood is a vibrant small town that embraces its history, encourages unique local businesses, provides a diversity of affordable housing options, supports existing and new residents, preserves the natural environment, encourages tourism and promotes community events.

Acknowledgments

This plan is the culmination of two years of work with the community of Packwood. Many thanks to the Community Advisory Committee, residents, business owners and interested citizens who filled out surveys, attended community meetings, agreed to be interviewed and invited staff to their homes and businesses to provide input on the plan.

Lewis County Project Team

Mindy Brooks, Project Manager, Community Development
Lee Napier, Director, Community Development
Eric Eisenberg, Housing & Infrastructure Specialist
Preston Pinkston, Planner, Community Development
Megan Sathre, Office Assistant Senior, Community Development

Technical Assistance

Todd Chaput, Program Manager, Economic Alliance of Lewis County
Betsy Dillin, Senior Utility Engineer, Lewis County
Paul Farris, Superintendent, White Pass School District
Dave Garoutte, White Pass Country Museum
Kathleen Goyette, Director of Marketing, White Pass Ski Area
Timothy J. Haderly, Principal Scientist/Owner, Loowit Consulting Group, LLC
Nikia Hernandez, (*former*) District Ranger, Gifford Pinchot National Forest
Terry Jouper, Elections Supervisor, Lewis County Auditor Office
Sue Kennedy, Environmental Health Specialist, Lewis County Public Health
Mike Kroll, SW Washington Regional Transportation Planning Organization
Rick McClure, Archaeologist, U.S. Forest Service (retired)
Connie Riker, Director of Parks and Recreation, Lewis County
John Roe, Airport System Manager, Lewis County
Gene Seiber, Packwood Visitor Center
Terry Wildy, Chief of Interpretation, Education and Volunteers, Mount Rainier National Park
Beau Williquette, Environmental Health Specialist, Lewis County Public Health
Ron Wilson, Lewis County Water Sewer District 3
Barbara Wright, Fire Department District 10

Community Advisory Committee

Julie Anderson
Pat Anderson
Greg Arkle
Ben Boylan
Amber Brown
Karl Coleman
Tracy Croshaw
Nick Deonigi
Theresa Dusek
Andrea Erickson
Teresa Fenn
David Fleckenstein
Linda Haglund
Luke Jenkins
Hanna Jeter
Maree Lerchen
Cathy Lilienthal
Stefan Lofgren
Carole McIntire
Briston Meidinger
Fred Morton
Marilly Morton
Val Neng
Nick Neville
Eric Oien
Gina Owen
Kim Pawlawski
Dennis Riebe
Rye Ryan
Bill Serrahn
Jill Sousa
Ryan Southard
Elizabeth Squires
John Squires

Adopted
Ordinance 1350

January 2, 2024

Table of Contents

CHAPTERS

1: INTRODUCTION 1
- Why create a subarea plan for Packwood 3
- Public Engagement 5

2: PACKWOOD HISTORY 6

3: EXISTING CONTIDITIONS 10
- Population Growth 10
- Existing Zoning & Land Use 11
- Housing 13
- Public Facilities 16
- Environmental Constraints 19

4: VISION, GOALS AND POLICIES 20
- Community 21
- Land Use 22
- Housing 29
- Economic Development 30
- Transportation 33
- Recreation and Environment 37
- Public Facilities 39

5: NEXT STEPS 40

TABLES AND FIGURES

Table 1: Packwood LAMIRDs 11
Table 2: Future Land Use Designations 23
Figure 1: Housing types on single family lot 29
Figure 2: Highway 12 Cross-Section concept 36
Figure 3: Back-in Angle Parking Concept 36

MAPS

Map 1: Packwood Subarea Boundary 2
Map 2: Downtown Packwood 2
Map 3: Vacant Land 4
Map 4: 98361 ZCTA Boundary and Public Ownership 10
Map 5: Existing Zoning Designations 12
Map 6: Existing Land Use 12
Map 7: Owner Occupied Residential Lots 14
Map 8: Lewis County Water Sewer District #3 16
Map 9: Packwood Airport Obstruction Zone 18
Map 10: Packwood Environmental Constraints 19
Map 11: Future Land Use Map 24
Map 12: Future Land Use Map – Downtown Packwood 24
Map 13: Existing Comprehensive Plan Designations 25
Map 14: Packwood Transportation Concept 35

ATTACHMENTS

Attachment A: Public Participation Results
Attachment B: Existing Conditions Report
Attachment C: Findings of Fact



2019 Downtown Packwood

1: INTRODUCTION

The Packwood Subarea Plan is a long-range vision, goals and policies that will guide Packwood's growth and development over the next 20 years. Phase 1 of the Packwood Plan was developed in collaboration with the community and guided by a 35-member Community Advisory Committee who met monthly during 2022-2023. Additional community input was gathered through surveys, interviews and community meetings (see Attachment A). Technical experts were consulted at key moments during the creation of the plan to coordinate on specific issues such as the capacity of Lewis County Water Sewer District 3 to serve new development.

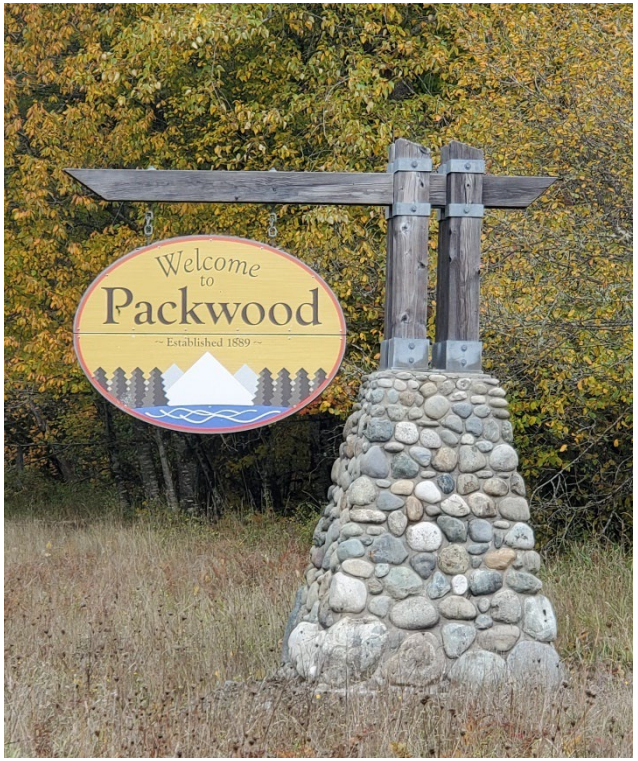


Photo: Mindy Brooks

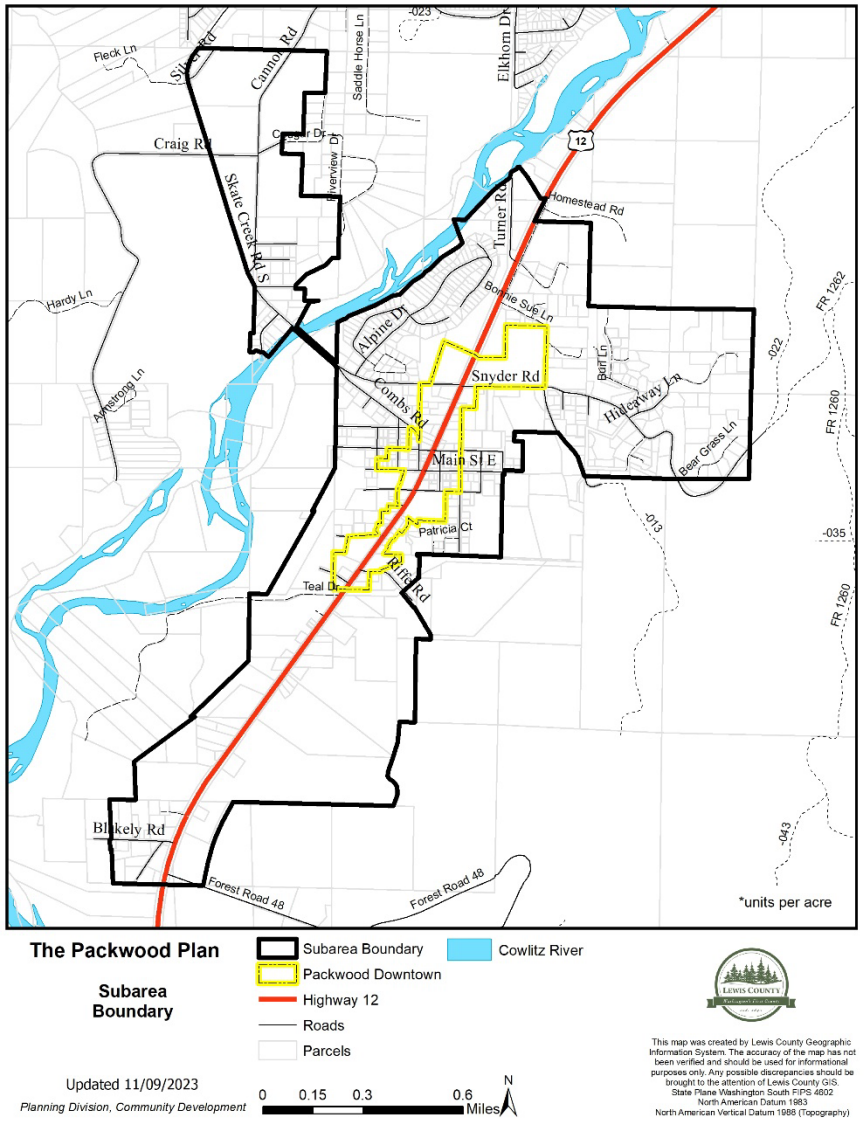
The subarea plan, Phase 1, includes goals and policies that address the following topics:

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

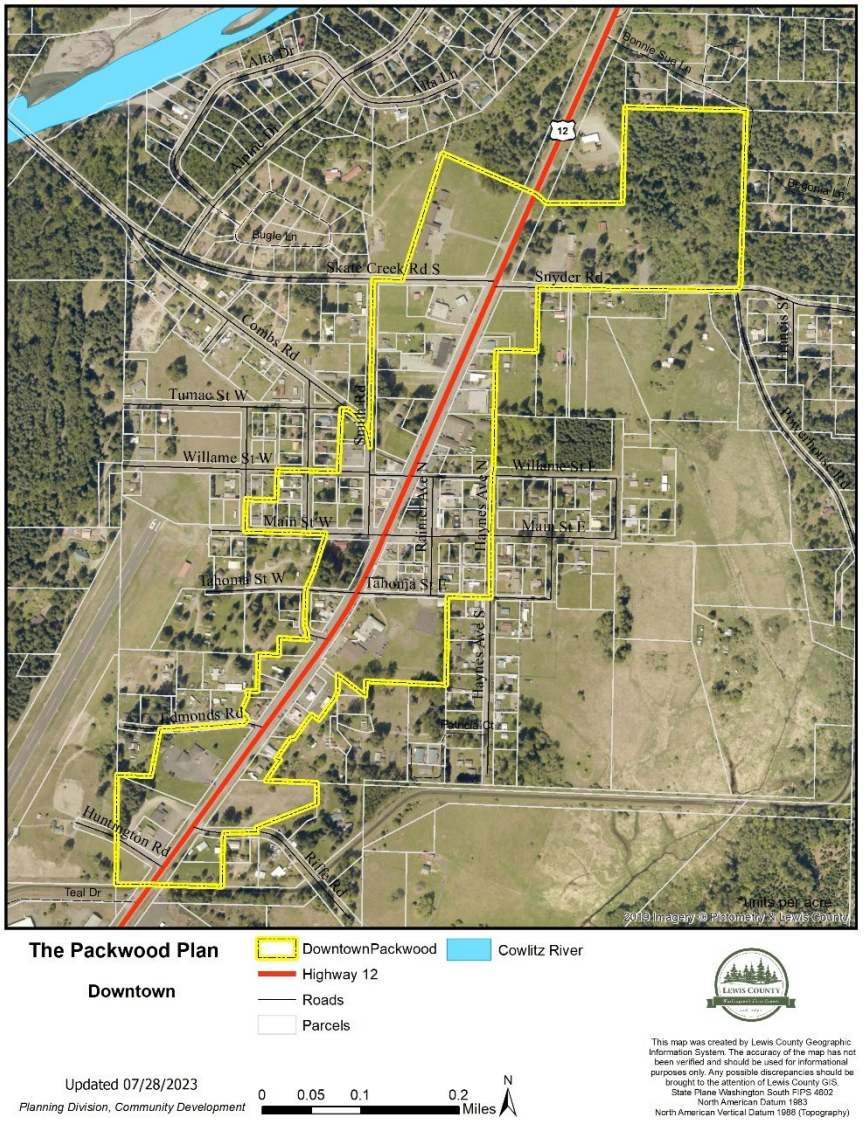
Two supporting documents were also developed. The documents are attached to the Packwood Subarea Plan, but do not amend the Lewis County Comprehensive Plan. The supporting documents are:

Attachment A: Packwood Subarea Plan Public Participation *(online)*
Attachment B: Packwood Existing Conditions Report *(online)*

The Packwood Subarea Plan amends the Lewis County Comprehensive Plan and conforms to the Growth Management Act rules set forth in RCW 36.70A.080, as well as the adopted Countywide Planning Policies. The Packwood Subarea Plan is being completed in two phases. Phase 1 is the vision, goals and policies, including a Future Land Use Map. Phase 2 will be amendments to zoning designations and development regulations that implement Phase 1. Phase 1 will be completed in 2023 and Phase 2 in 2025. Map 1 shows the subarea boundary and Map 2 shows the extent of Downtown Packwood.



Map 1: Packwood Subarea Boundary



Map 2: Downtown Packwood

Why create a subarea plan for Packwood?

Between 1969 and 1976, as a result of the National Environmental Protection Act and the National Forest Management Act, forest management practices shifted the focus of the area from timber production to ecosystem management. The decline in harvests, increased mill mechanization, and foreign competition ultimately played a role in the closure of the Packwood Lumber Mill in November 1998. The Packwood community lost 220 jobs at the mill which resulted in the out-migration of a large number of younger working families. By the year 2000, the year-round population of the Packwood community was estimated at about 645 people and approximately half of the houses in the community were converted to either seasonal rentals or vacation homes. With the loss of population came the closure of the Packwood Elementary School, the pharmacy, and two restaurants. The Packwood Ranger Station permanently closed in 2003. The estimated number of full time residents in 2010 was down to 342.

Since the 2010, Packwood has seen an increase in the tourism industry. Between 2019 and 2022 the Packwood Visitor Center saw a fourfold increase in attendance from 1,903 visitors to 8,113 visitors. Representatives of the Visitor Center believe only 1% of tourists come to the center, meaning the annual visitorship in Packwood may exceed 800,000 people. Mount Rainier National Park tracks traffic counts northbound on Highway 123, located 7 miles from Packwood. In 2019, there were 98,037 trips, increasing to 114,334 trips in 2021.

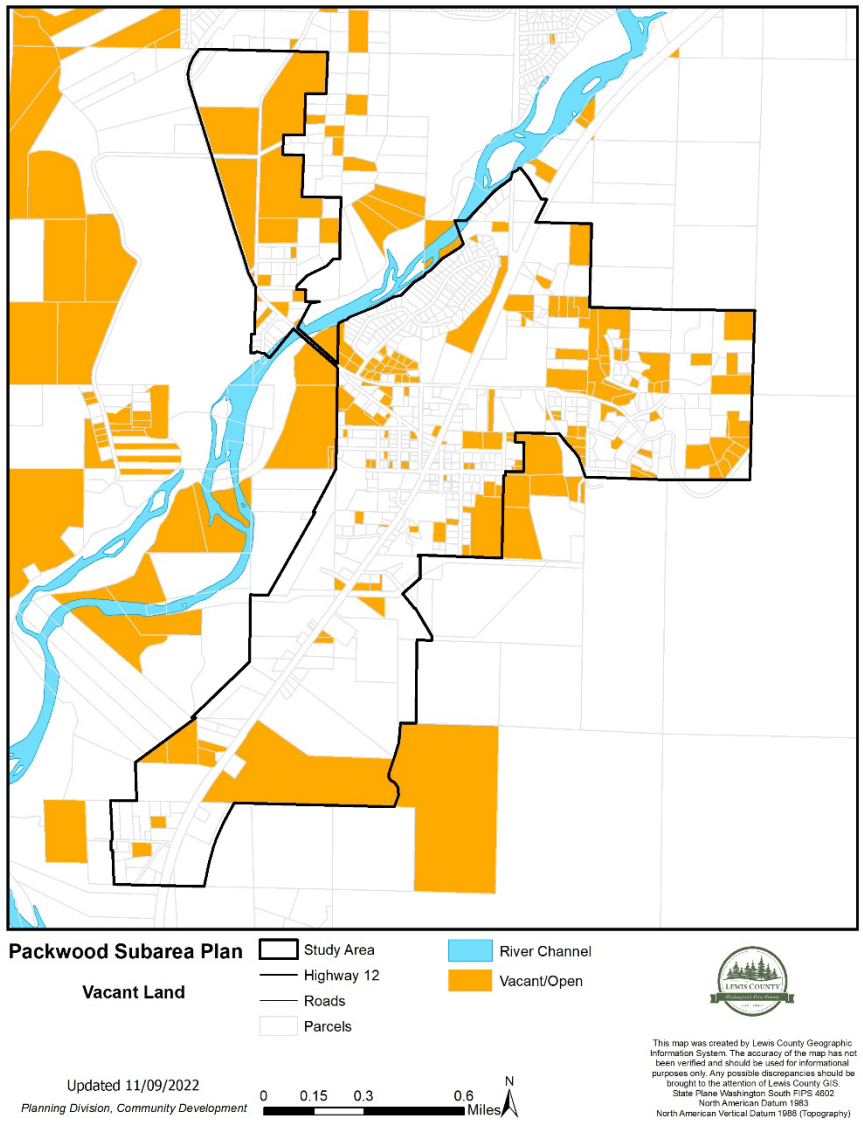
Tourism has improved the business climate in Packwood, but it has also caused a significant increase in property values. Between 2012 and 2022, Packwood saw a 300% increase in the sale price of houses. By 2022, there were 216 short term rentals and that number increased to 252 in 2023. The lack of affordable housing has a negative impact on residents and on businesses. Nikia Hernandez, former U.S. Forest Service Cowlitz Valley Ranger located in Randle, said “We typically try to hire 25-30 seasonal employees every summer. If we cannot find candidates who live within a commuting distance it is quite common for applicants to turn down a position if there is no affordable housing available to them. This has become more and more of an issue over the years and it is directly affecting our ability to fill positions.” Kathleen Goyette, White Pass Ski Area, said “lack of affordable rental properties available seasonally is of great concern to us and to our current and prospective employees.”



White Pass Ski Area (Photo: Mindy Brooks)

The existing zoning in Packwood, primarily Small Town Mixed Use, allows many new uses and development including: single family residential, accessory dwelling units, duplexes, sporting goods stores, restaurants, grocery stores, fuel stations, hotels/motels, RV parks, small event centers and other small businesses, as well as schools, doctor's offices, churches, etc. With sewer, anticipated in 2026, multifamily residential would also be allowed in portions of downtown. There are 195 acres of vacant land in the subarea boundary currently zoned Small Town Mixed Use (Map 3) that could be developed with the above listed uses, bringing many more people and businesses to town. Without the subarea plan, this growth would occur largely without the community's input.

The capacity for future development and the significant increase in tourism puts pressure on the transportation system. Highway 12 in Packwood is a barrier to community connectivity. Speed limits leading to Huntington Road in the south and Turner Road in the north are 55 mph and the speed limit within the study area is 35 mph. There are no traffic calming facilities (e.g., rumble strips, stop signs) on Highway 12 through Packwood. There is no designated parking or parking signs. There are no designated walking or bike paths. There is no accessibility for people who are not fully able-bodied. There is very limited lighting. The results of all of these factors are that people cannot easily and safely access both sides of the highway.



Map 3: Vacant Lands

The intent of the subarea plan is to guide and manage growth and development over the next 20-years. The plan does not drive development, which is already occurring at a fast pace. The plan helps direct growth and development. The plan says, as development happens where the highest density of housing should go, what kind of housing is needed for residents and employees, where most commercial uses and businesses should go, what kind of uses are not desired, how to improve the transportation system and what infrastructure is necessary as growth occurs.

Public Engagement

The subarea plan vision, goals and policies were developed by the community of Packwood through public engagement, including a 35-member Community Advisory Committee that met monthly from January through December 2022, four public forums on housing-related topics, three community surveys provided online and at the Packwood Timberland Library, interviews with eleven businesses, and other community meetings and open house events. The primary themes that emerged from the engagement were protecting the small town feel of Packwood, need for affordable housing and good paying jobs, Highway 12 safety, and high quality educational opportunities. The full results of public engagement are found in Attachment A: Packwood Subarea Plan Public Participation. (*Note – Future engagement will include the public hearings process that allows for public comment to the Lewis County Planning Commission and Board of County Commissioners*.)



April 2022 Packwood Housing Forum on Short Term Rentals (Photo: Mindy Brooks)



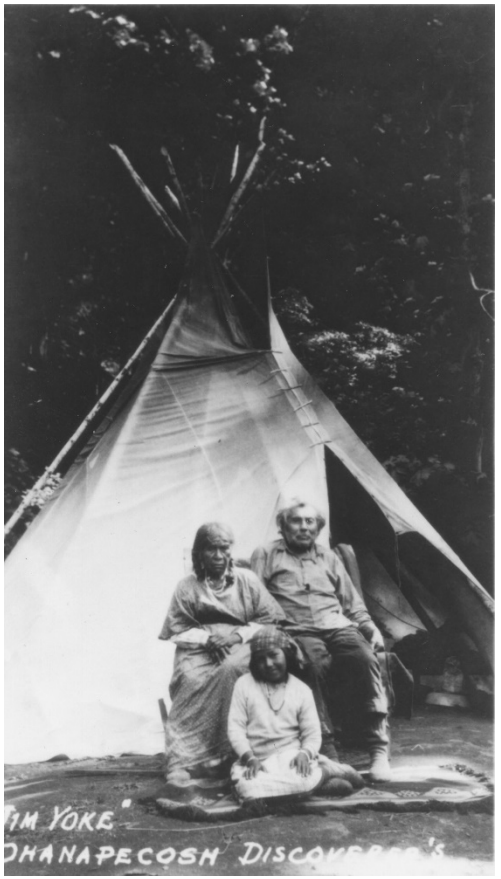
Information Table at the 2021 Holiday Craft Fair (Photo: Jeremy Brooks)

2: PACKWOOD HISTORY

Native American use of the Packwood area has been documented through a number of archaeological investigations. Demonstrated use of the area was found as early as 9,000 to 10,000 years ago (Mack et. al, 2010). Early occupants of the upper Cowlitz River Valley were highly mobile foraging people who likely did not build permanent shelters or settlements in the area. Approximately 2,500 to 4,000 years ago, adaptations shifted toward greater reliance on mass harvest and storage of key resources, particularly anadromous fish. At the same time, there was an increase in the use of more sedentary residences and the establishment of village settlements within the Cowlitz River Valley. The valley was abundant in wolverine, marmot, lynx, beaver, bear, deer and other fur-bearing animals. The Cowlitz River was the upper spawning area for coho, Chinook salmon, steelhead, grayling (mountain whitefish) and cutthroat trout. Huckleberries, three varieties, were an abundant food source, along with salal, wild strawberries, red elderberries, thimbleberries, salmonberries, trailing blackberries and Oregon grapes. Camas, lily bulbs, wild celery, wood sorrel and wild onion were also important food sources. Collectively these are known as the "first foods."

In the early 1800's, the area was home to a band of Táytnapam known to settlers as "Poniah's band" after the name of the village headman. The village at Packwood was called *Chawachas* (Smith, 2006) and following Ichishkíin language conventions, the Táytnapam band would have called themselves the *Chawachas-łáma*. Táytnapam descendants are today members of both the Cowlitz Indian Tribe and the Confederated Tribes and Bands of the Yakama Nation.

The Cowlitz River Valley, from Packwood to Randle, was known by European settlers as "the Big Bottom," shortened from Big Bullrush Bottom in reference to the bullrushes that grew along the river. In 1858-59, James Longmire and William Packwood led an expedition to find a low pass to connect the Puget Sound with the Oregon Trail. They were led by guides from the Nisqually Tribe. On an exploration in 1861, they descended Skate Creek with government engineer W.W. DeLacy and five Nisqually Indian packers and found a native village on the banks of the Cowlitz River (*Pioneer and Democrat,* 1861). Although a pass was not established, significant coal beds were found south and east of the Tatoosh Mountain Range that piqued further exploration.



Jim Yoke, 1890, State Library Photograph Collection, 1851-1990, Washington State Archives, Digital Archives, http://www.digitalarchives.wa.gov, data accessed 11/09/22

In the spring of 1882, William Joerk (also spelled York), a German merchant, was documented as the Big Bottom's first white settler. By the time Joerk reached the Big Bottom, disease and outmigration significantly decreased the number of native peoples. Of the hundreds of natives who were documented to have trapped for the Hudson's Bay Company in 1833, York found only a few families that remained including those of George Washington Spearcheachen, Columbus Kiona, Jim Yoke (or the Yokechenot family) and the Santanas family (Roblin, 1919). In 1883, Joerk settled near the prairie and spent a lifetime grubbing out the tough maple forest. (The site became the Evan Blankenship cattle ranch and then the Victor Khvoroff ranch.)

The Northern Pacific Railroad scouted the area between 1867 and 1890; and the North Coast Railroad scouted from 1905 to 1909. But no railroad was built. In 1893, the first money was appropriated for a road to be built from west Lewis County to Randle. Two years later, the road was continued to Sulfur Springs at the "far end" of Lewis (near what is now called Packwood). Also in 1893, the first school was started near the junction of State Route 410 and Vance Road and the first school teacher was Mary Siler.

In 1914, the U.S. government opened more than 23,000 acres of Rainier National Forest for settlement. The area included what today are housing developments around Packwood such as Goat Rocks, High Valley Park, Packwood Heights, Skate Creek Terrace, Skyline and Timberline Village. Many new settlers came into the area at that time. It was not until the 1930s, when a lumber sawmill was opened in Packwood, that commercial logging began to develop in the area and there was a shift in the County’s economic with emphasis toward forest products and full-time local jobs. The first ranger station in the Packwood area was established in 1908, in a cabin on the former Ed Dixon homestead (Cannon Road area). In 1928, the U.S. Forest Service leased property and structures were built in 1928 and 1929 for the Packwood Ranger Station.



1914 Lewis Hotel (now Hotel Packwood), courtesy of White Pass Country Museum

The Great Depression impacted the people of Lewis County and the small community of Packwood. The Emergency Conservation Work (ECW) administration established Camp Packwood (F-33) within the community of Packwood in 1933. The camp was located on private land about 800 feet southwest of the Packwood Ranger Station. An inspection report from 1935 indicates 212 men worked for the Civilian Conservation Corps (CCC) Company here (Bowen 1935).



Packwood CCC Camp, c1938, Squires, courtesy of White Pass Country Museum

Emphasis of forest management in the 1930s was fire protection. To facilitate communication for fire suppression, 116 miles of telephone lines connected the Packwood Ranger Station to surrounding lookouts and guard stations. Access throughout the district included 411 miles of trails and 26 miles of roads. Also in the 1930, recreational opportunities increased including development of the La Wis Wis Campground, a resort at Packwood Lake, and smaller campgrounds at Johnson Creek, Coal Creek, Soda Springs and Chambers Lake. Construction of the Cascade Crest Trail through Goat Rocks was completed in 1937.



1944 Downtown Packwood, courtesy of White Pass Country Museum

The road to Packwood, State Route 410, and was added to the state highway system in 1926. In 1931, the road was added to the Washington State highway system, although it did not cross the Cascade Mountains until 1951 with the opening of White Pass. Federal and state appropriations and completion of the highway allowed for more population growth near Packwood. In 1953, White Pass Ski Area opened and became an important recreational draw to the Packwood area. In 1964, the Packwood Lake Hydroelectric Project was built and included a drop structure with a pipeline to transmit water to a power generating facility in Packwood, which is still in operation today.

The emphasis on timber production within the national forest continued through the 1950's. Local sawmills, including the Packwood Lumber Company mill in Packwood, became more dependent upon a regular supply of logs through federal timber sales. Between 1969 and 1976, as a result of the National Environmental Protection Act and the National Forest Management Act, forest management practices again shifted the focus of the area from timber production to ecosystem management. However, in the late 1980's the district saw its highest volume of timber sales; 700 million board feet in 1990. Sales declined dramatically after that triggered by political factors and another shift in emphasis towards ecosystem restoration. The most publicized of these was the listing of the northern spotted owl as threatened under the Endangered Species Act in 1990. Timber harvests were reduced to pre-WWII levels by 1995.



Packwood Lumber Mill, courtesy of White Pass Country Museum

The reduction in the supply of Forest Service timber led to a 50 percent decrease in overall timber harvests within Lewis County between 1988 and 1996 (Tobe 2002). This decline in harvest, increased mill mechanization, and foreign competition ultimately played a role in the closure of the Packwood Lumber Mill in November 1998. The Packwood community lost 220 jobs at the mill and resulted in the out-migration of a large number of younger working families. By the year 2000, the year-round population of the Packwood community was estimated at about 645 people; approximately half of the houses in the community were either seasonal rentals or vacation homes. With the loss of population came the closure of the Packwood Elementary School, the pharmacy and two restaurants. The Packwood Ranger Station permanently closed in 2003. The estimated number of full time residents in 2010 was down to 342.

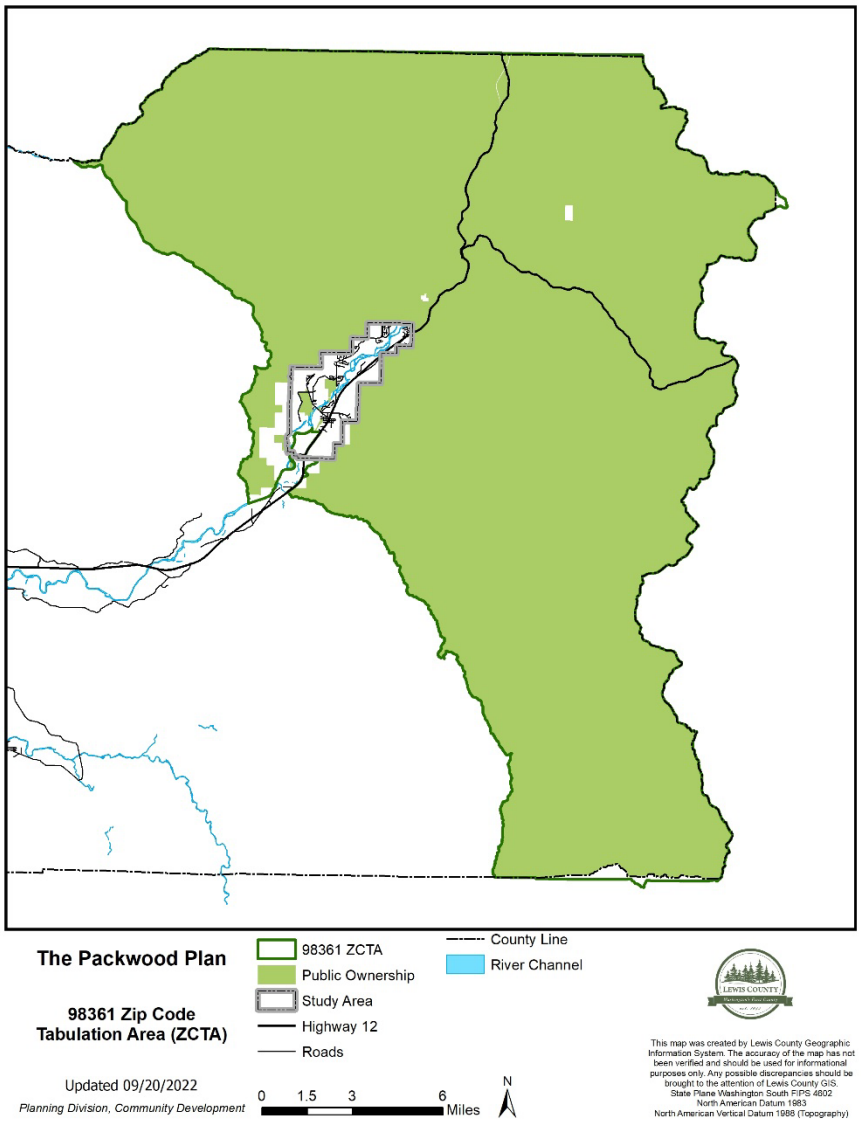
3: EXISTING CONDITIONS

The existing conditions were evaluated for a study area larger than the proposed subarea plan boundary (see Attachment B: Existing Conditions Report for more information.)

Population

Packwood is not an incorporated city and does not have an allocated population. The 2020 U.S. census documented 1,073 people who reside permanently within the standardized census zip code tabulation area (ZCTA) 98361 boundary. The 98361 ZCTA boundary includes the Packwood study area and the surrounding national forests, parks and wildlife areas (Map 4). It is assumed there are no full time residents living in the national public lands; therefore, the population is based almost entirely within the Packwood study area.

Between 2010 and 2020 the population of unincorporated Lewis County grew by 10%. Countywide growth appears to have increased rapidly in pace after 2020. Development permits issued for residential development (single family, manufactured homes and accessory dwelling units) were 292 in 2019 and 370 in 2022, a 27% growth rate. The Washington State Office of Financial Management records show that Packwood and immediately adjacent rural areas have consistently ranked highly in development in Lewis County for more than ten years, behind the largest urban areas around Centralia and Chehalis, but growing faster than smaller incorporated areas like Mossyrock or the urban growth area in Onalaska. It is anticipated that the growth rate for Packwood from 2022 to 2030 will remain high at 25% and will then level off to 10% growth between 2030 and 2045. The Lewis County Board of County Commissioners allocated a 2045 population of 1,200 people to Packwood (Ordinance 1346). The majority of the growth is anticipated to occur in the Packwood Subarea Plan boundary.



Map 4: 98361 ZCTA Boundary and Public Ownership

Existing Zoning & Land Use

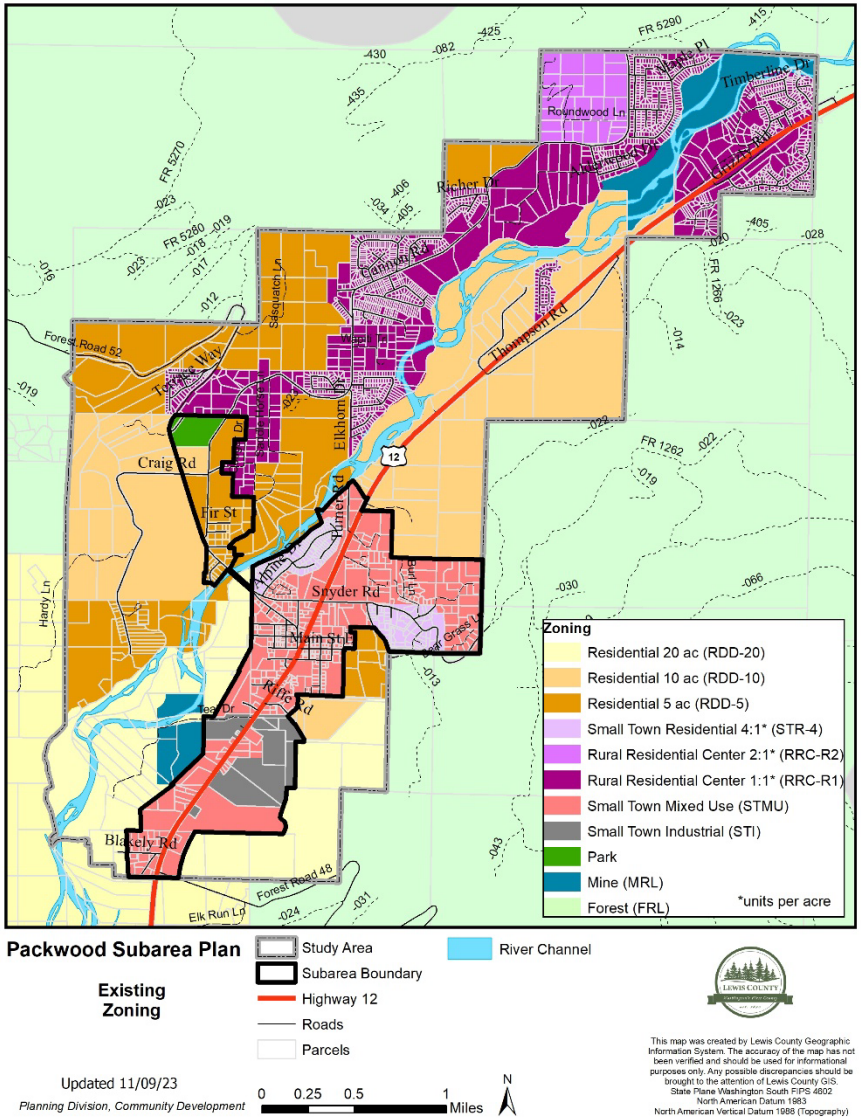
The study area includes all of the "limited areas of more intense rural development" (LAMIRDs) in the Packwood vicinity, as shown in Map 5. There are no agricultural resource lands or forest resource lands within the study area. Lewis County Code (LCC) Chapter 17.42 provides the list of allowed uses in each zone. Existing land uses within the study area are shown in Map 6. It is important to understand that existing uses may not match the allowed use in LCC 17.42 because some existing uses predate the zoning code regulations. Those uses are allowed to persist in their current development footprint and are referred to as a "legal nonconforming use."

In the study area there are nine Type I LAMIRDS, divided into five use types, shown in Table 1. Type I LAMIRDs have boundaries that were adopted based on development patterns in 1995 and those boundaries cannot change unless an error was made in the original mapping. However, new development, including land divisions and redevelopment, within the LAMIRD boundaries are allowed. In the study area, there are 360 vacant parcels in the LAMIRDs, equaling 459.5 acres, which can be developed with residential or commercial uses. This means there is significant capacity for new growth and development based on the existing zoning designations and development regulations. Growth within the study area, even when located outside the Packwood Subarea Plan boundary, will have an impact on property values, economic development and traffic within the plan boundary.

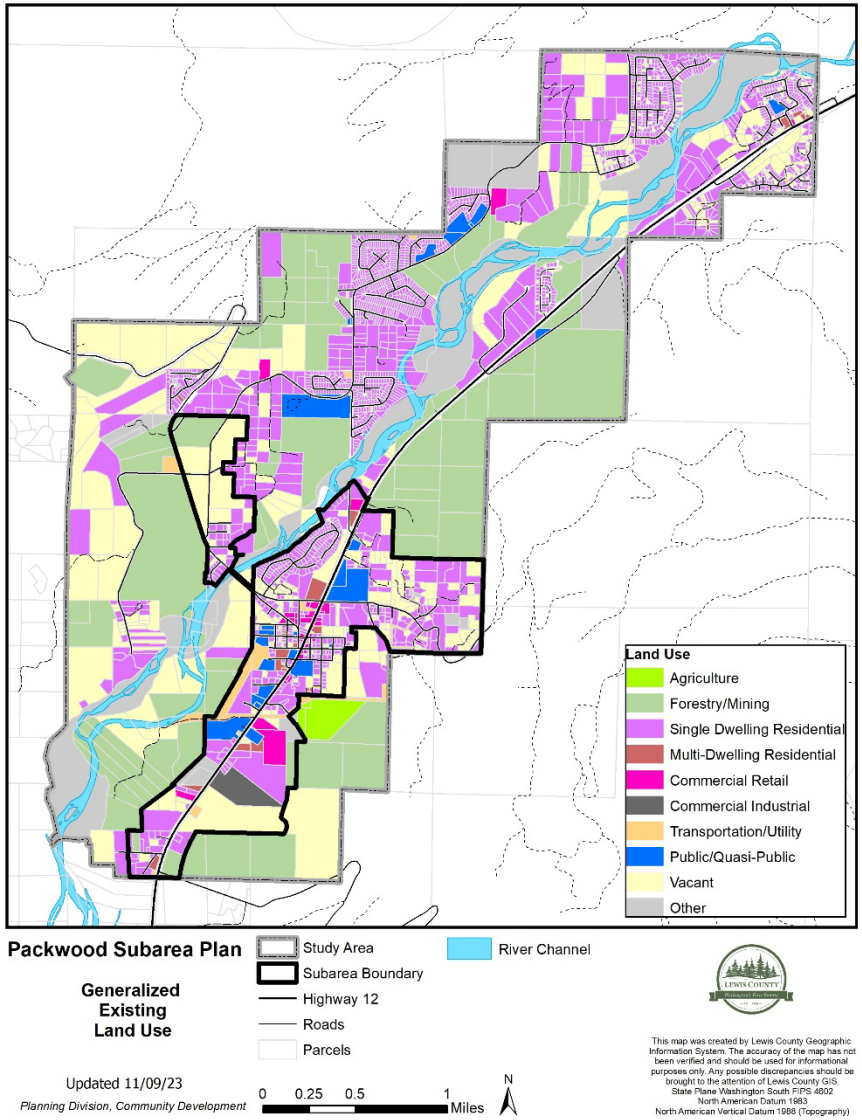
Table 1: Packwood LAMIRDs

Zone	Title	Allowed Density	Parcel Count	Total Acres	Vacant Parcels	Vacant Acres
RRC-R1	Rural Residential Center 1	1 unit / 1 acre	1,660	1,143	213	177
RRC-R2	Rural Residential Center 2	1 unit / 2 acre	31	158	9	53
STR-4	Small Town Residential 4	4 units / 1 acre	193	134	25	33
STMU	Small Town Mixed Use	N/A	423	704	111	195
STI	Small Town Industrial	N/A	16	122	2	1.5

The Packwood Subarea Plan boundary includes the areas zoned STMU and STI, the Lewis County Water Sewer District 3 service area (see Map 8), and a future development area west of the Cowlitz River. The STMU zone does not have a minimum allowed density and the density of development is determined by health code and available utilities. If there are both public water and sewer, then the minimum lot size is 6,000 square feet. However, that does not clarify the density of development that is allowed on each site. Allowed uses in existing STMU zoned areas include single family residential, accessory dwelling units, duplexes, sporting goods stores, restaurants, grocery stores, fuel stations, hotels/motels, RV parks, small event centers and other small businesses, as well as schools, doctor's office, churches, etc. With sewer, multifamily residential would also be allowed. There are 195 acres of vacant land in the Packwood Subarea boundary that is currently zoned for STMU and could be developed with the above listed uses.



Map 5: Existing Zoning Designations



Map 6: Existing Generalized Land Use

Housing

Within the study area, there are 1,868 single dwelling residential parcels. The following is a summary of some of the different housing types in Packwood (see also Map 6). The numbers are not additive and there may be overlap or gaps.

- 145 parcels are owner occupied
- 216 parcels are short term rentals
- 613 parcels are personal vacation homes
- 894 parcels are other residential uses without a specified type (e.g., vacation homes, short term rentals, etc.)

There are 444 parcels of undivided, vacant residential land within the study area, which could be developed in the future.

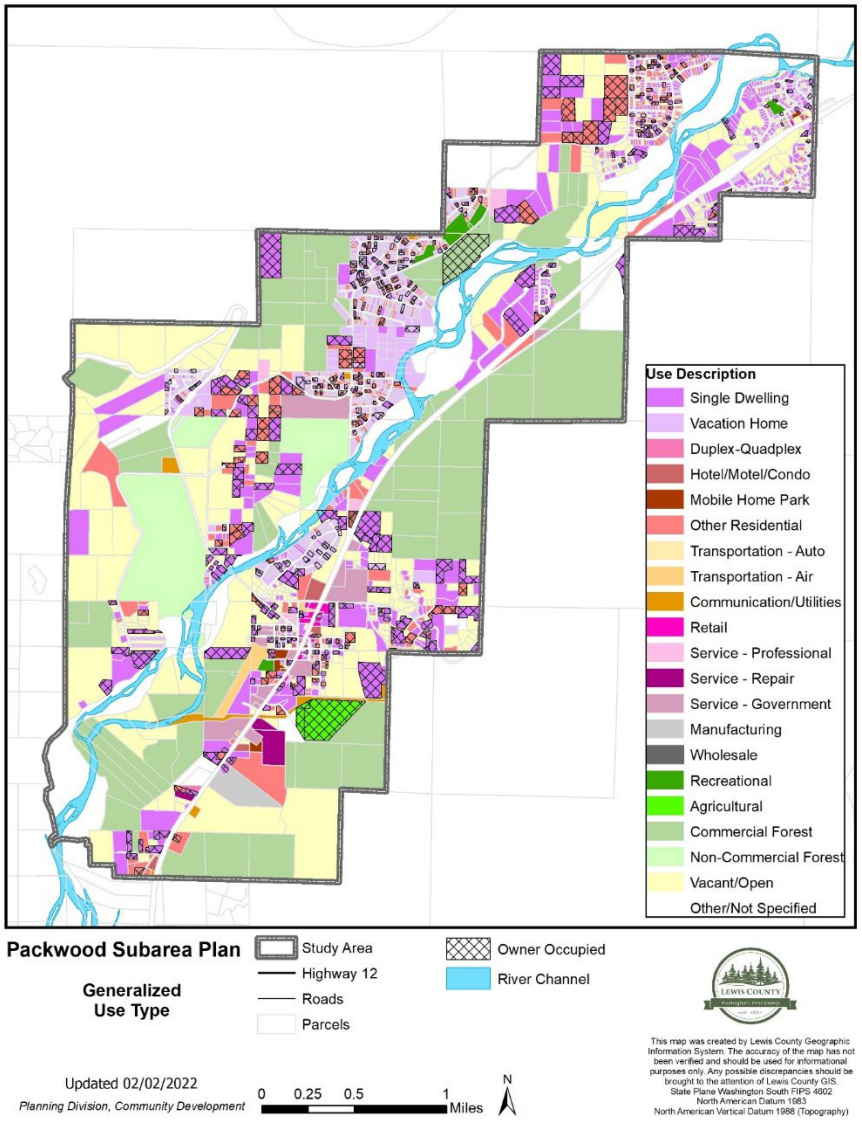
Only 8% of the housing in Packwood is owner-occupied (Map 7). Another 33% are vacation homes, which are assumed to not be rented out as short term rentals. Based on a study by Granicus, in 2023 there were 252 short term rentals in the Packwood study area, which is 14% of the housing. It is interesting to note that nearly half of all the short term rentals in Lewis County are located in Packwood.

There is not specific data for Packwood about the type and cost of housing. The following information is for Lewis County as a whole. The source is the *Berk Housing Study for Lewis County*, https://lewiscountywa.gov/offices/commissioners/bocc-news/housing-summit/ In Lewis County, 70% of the housing stock is single family residential (SFR) and the average sale price of a SFR dwelling has increased from roughly $150,000 in 2012 to over $350,000 in 2021. The remaining housing stock includes mobile homes (17%), multi-dwelling residential (13%) and other (0.5%), which includes RV and boat. Income levels have also increased in Lewis County; however, the median household income in 2019 was $58,911, which is considerably less than the state median income of $78,687. In addition, 24% of the county's population has a *very low* or *extreme low* income (<50% of Median Family Income).

Housing supply in Lewis County is also low. Between 2012 and 2021, there was a 69% decrease in the supply of homes for sale. In June 2021, the county had only a one month supply of housing. Typically, a region needs at least a four month supply to moderate housing cost increases. Rental unit vacancy is also low at 4.5%.

In Map 7, owner occupied is estimated assuming the following:

1. If the site address and the mailing address are the same, then it is assumed that the owner resides on the lot.
2. If the site address and the mailing address are different, but the cities are the same, it is assumed that the owner resides within Packwood. These were individually reviewed as follows:
   a. If the owner is a business enterprise, then it is assumed the owner does not reside on the property. This may result in an underestimation of owner occupancy.
   b. If the owner owns one lot and the cities match, then it is assumed the owner resides on the property.
   c. If the owner owns more than one lot and one of the lot's site address and mailing address are the same, then it is assumed the owner resides on this lot and the other lots are not owner occupied.
   d. If the owner owns more than one lot and none of the lots' site addresses and mailing addresses are the same, each lot was reviewed to determine if any are vacant. If any have no dwelling, it is assumed the owner does not reside on that lot.
   e. If the owner owns more than one lots and none of the lots' site addresses and mailing addresses are the same, and none of the lots are vacant, then it cannot be assumed which lot the owner resides on. All of the non-vacant lots are marked as owner occupied. This may result in an overestimation of owner occupancy.



Map 7: Owner Occupied Residential Lots

Affordable housing means a person spends no more than 30% of their monthly income on housing. A person making minimum wage, $14.49 per hour (2022), can afford to pay $695 per month on housing. A person making $47,752 per year (2020 median per capita income) can afford to pay $1,194 per month on housing. The average rent for a two-bedroom apartment in Washington is $1,229. At the time of this report, there were no long-term rentals available in Packwood. The average listing price for a single family house in Packwood is $420,000. *Sources: US Census; realtor.com.* Multiple employers in Packwood and the surrounding area have reported that lack of affordable housing, especially long-term and season rental, is a primary reason for prospective employees turning down employment.

Coupling income levels and housing availability, Lewis County residents are facing an increasing household cost burden. The sales prices of single family homes are increasing faster than local income levels. In addition, 48% of renter households pay more than 30% their income on housing and 24% pay more than 50% on housing costs. This means Lewis County residents increasingly cannot afford housing.

Unsheltered or "literal" homelessness is defined as lacking a fixed nighttime residence, living outside or in a shelter not intended for human habitation (like a vehicle, barn, or garage), or staying in an emergency shelter. A broader category of "unstably housed" includes those who are "couch surfing," e.g. temporarily staying with friends or family, or living in transitional housing. The Washington State Department of Commerce tracks both literal homelessness and unstable housing at the county level amongst people accessing programs such as Medicaid, TANF (welfare), and housing-related services. Based on this data, there were about 2,840 households in Lewis County that were either homeless or unstably housed as of January 2023. Data specific to the Packwood study area in not available.

A more localized source of data on homelessness is the White Pass School District. Public K-12 schools track and provide services to students experiencing homelessness, using a definition that is similar to the state's definition of "unstably housed." Students, and their families, who are literally homeless and those who are unstably houses are counted as homeless by the public schools. Data from the White Pass School District indicates that 46 students, or 13% of the student population, experienced homelessness at some point during the 2021-2022 school year. This is a very high rate compared to the statewide average of 2.7% of all students experiencing homelessness during that school year. There is no shelter in East Lewis County, so it is likely those individuals and families experiencing homelessness are staying at a relative or friend's house or are living in an RV or trailer. There are no publicly subsidized multifamily rentals in Packwood or East Lewis County. There are also no services in Packwood to aide individuals and families in finding stable housing.

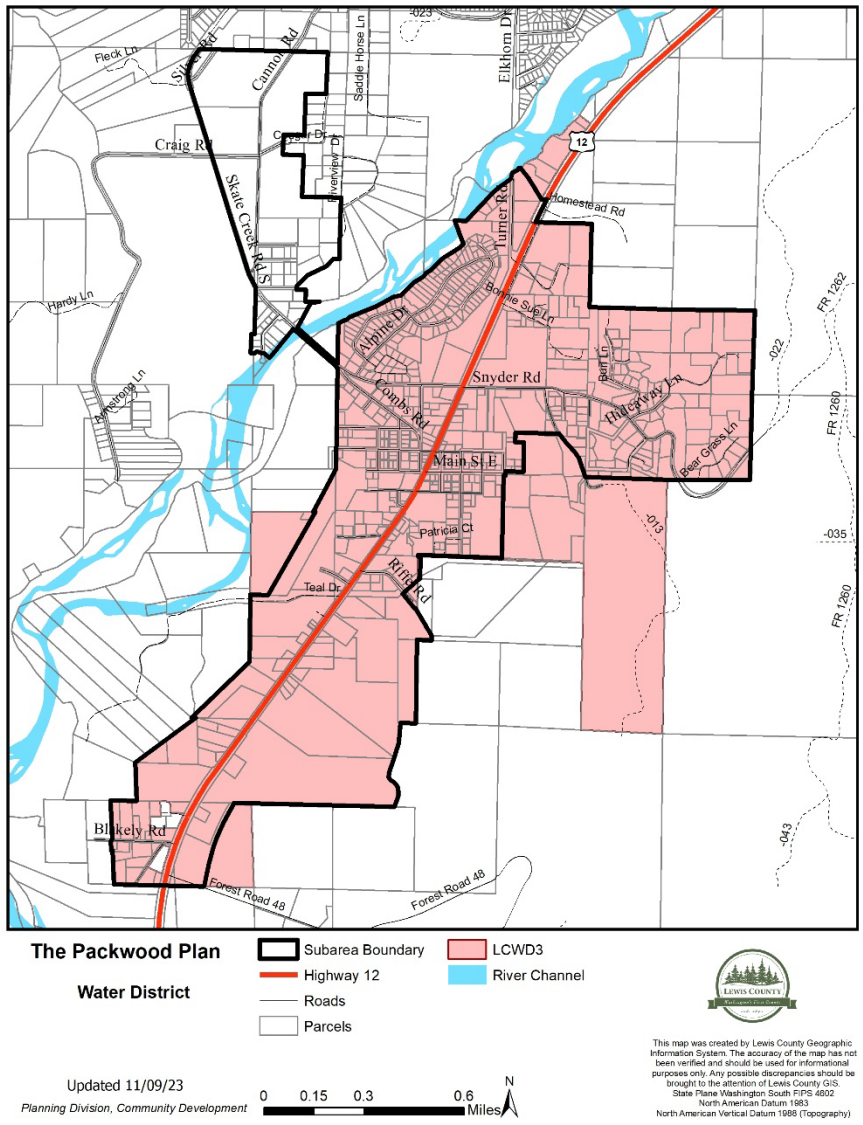
Public Facilities

Water

Packwood has two community wells drawing from an aquifer that is classified as unconfined and semi-confined and serves approximately 360 individual connections. As of December 2022, Lewis County Water Sewer District 3 (LCWSD3) could accommodate up to 229 additional single family residential connections or a mix of residential and commercial connections under the current system configuration and Water Rights. The system, including the wells, is owned and operated by LCWSD3. Map 8 shows the currently approved service area of LCWSD3, although not all properties in the service area are connected to the public water supply.

LCWSD3 relies on two wells that withdraw from an aquifer, which mimics the hydraulic gradient of the nearby Cowlitz River. The wells are established at 75 ft. depth. The water from the wells is pumped up to a reservoir located up Snyder Road and then gravity-fed back down to the individual connections. Some hookups are fed on the way up to the reservoir. Monitoring of the wells has never detected any fluctuation in the level of the aquifer, even during drought events. The district water is tested routinely and has never required permanent disinfection or other types of water quality treatment. If the threshold of connections is reached, LCWSD3 will likely need to add another reservoir and possibly an additional well.

Some properties located within the LCWSD3 service area rely on alternative water supplies including small public water systems and individual wells.



Map 8: Lewis County Water Sewer District 3

Wastewater

All existing development in Packwood is currently served by private on-site septic systems. Most of the systems are conventional gravity flow septic tanks and drain fields. A large number of inadequate septic systems in the Packwood community pose a health threat to the aquifer that provide domestic water for the area. Bacteria, virus and nitrate contaminates from these systems can cause serious health problems.

Most of the soils in the area are classified as "Type 1, gravelly, very gravelly, coarse sands, and extremely gravelly soil," which result in high levels of permeability. Since this type of soil is so permeable it provides a minimal amount of soil treatment to Downtown Packwood (Map 2), thus a large amount of wastewater is discharged to the ground over a small area. Many of the existing on-site systems in the downtown core were installed before 1991, when Lewis County Public Health & Social Services, Environmental Health Division, began to specify that these highly permeable soils fail to provide adequate treatment of sewage effluent prior to discharge to the groundwater.

In August 2022, Lewis County Public Works was provided an appropriation by the Washington State Legislature for design and construction of a public sewer system that will serve a portion of the Packwood Subarea although the exact service area was undecided when the Packwood Subarea Plan was adopted. The appropriation was largely based on the public health risk posed by the existing on-site septic systems. It is anticipated that construction of the municipal sewer treatment system will be completed in 2026 and will be operated by the LCWSD3.

Stormwater

Because Packwood is unincorporated, jurisdiction for stormwater regulation falls under LCC 15.45. Lewis County ensures compliance with LCC 15.45 through a permitting process when regulated development proposals, such as subdivisions or new and re-development, are reviewed to determine if the requirements are met. Maintenance of stormwater facilities, such as detention ponds, are the responsibility of the property owner. Generally, new and re-development must meet the state Department of Ecology's Stormwater Management Manual for drainage plans to reduce impacts of stormwater on receiving waters (e.g. streams and rivers).

Fire and Life Safety

The Packwood Fire District 10 (Fire District) has three stations located within the study area: Station #1 (12953 US Highway 12), Station #2 (483 Cannon Road) and Station #3 (234 Mountain View Drive, HVP 8/11). Station #1 on Highway 12 is the main station and houses two tenders, two ambulances, two brush vehicles, one engine and one rescue vehicle. Station #3 is located in High Valley and has an additional engine. Station #1 was dedicated in 2000 and was fully funded by 2015. Station #2 has the old Mack and air system.

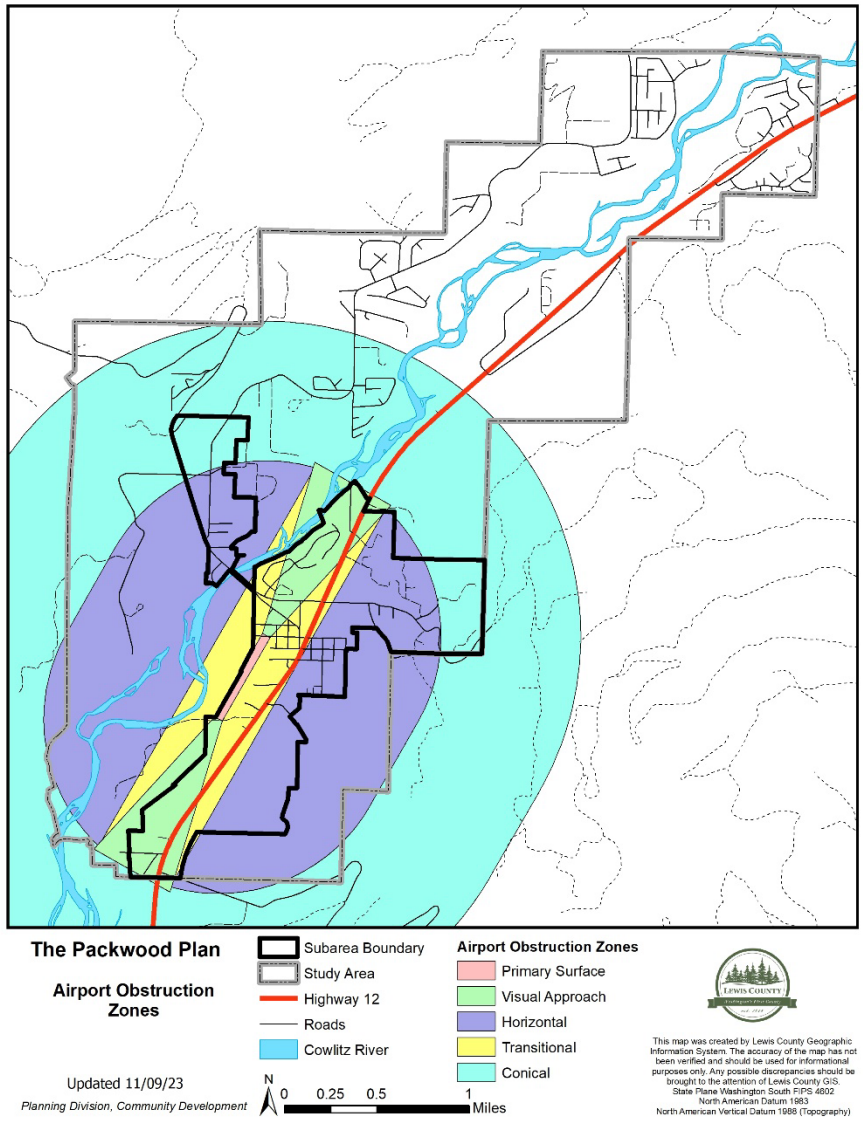
The service area is 320 square miles including part of Skate Creek Road and Highway 12 from White Pass to Mile Post 120. The Fire District has mutual aid agreements with all of Lewis County for both emergency services (EMS) and fire, as well as a mutual aid agreement with the Department of Natural Resources for wildland fires. The Fire District works with the Forest Service to address fires if needed and until the Forest Service is able to respond. The Fire District also responds to Mount Rainier National Park for both EMS and fire. Advance Life Support

and airlift helicopters can fly out of the Packwood Airport, located behind Station #1. EMS attends to roughly 275 calls per year. Combined structure and woodland fires make up approximately 25 calls per year. The Fire District is run by a five-member elected commission, one chief and one secretary. The Fire District has 15 volunteers with two EMTs, three AEMTs, and one EMR. All volunteers do both EMS and firefighting. Response time is 10 to 12 minutes.

Transportation

Washington State Department of Transportation (WSDOT) owns and maintains Highway 12, which runs through the center of the Packwood Subarea. Along with traffic, the right-of-way also provides area for utilities. Lewis County maintains 29 miles of roadway in the study area. The majority of the roads (27 miles in the larger study area) are rural local access roads and the remaining 2 miles are rural major collector. Roughly 25 of those miles are bituminous surface treatment (BST), 4 miles are hot mix asphalt (HMA) and less than 1 mile is gravel surface. In addition, there is an agreement between Lewis County and U.S. Forest Service for the county to maintain portions of Forest Service Roads No. 1260 (Snyder Road), No. 1261 (Powerhouse Road) and No. 1268 (Coal Creek Road).

The Packwood Airport is 36 acres and is located at 132 Main Street W. The landing strip extends from Tail Race stream to Willame Street W. In 2000, 3,200 visitors arrived via the airport. That resulted in $966,179 in direct economic output, which includes the wages of 17 jobs associated with the airport (Washington State Department of Transportation, Aviation Division, Packwood Airport report). In 2021, the airport had 5,300 aircraft operations; the annual range is 3,200 to 8,500 operations. There is an airport obstruction zone around the landing strip (Map 9). The height of structures within this area is limited. LCC 17.80 states the exact distances and maximum height requirements. WSDOT considers residential development near airports to be an incompatible use.



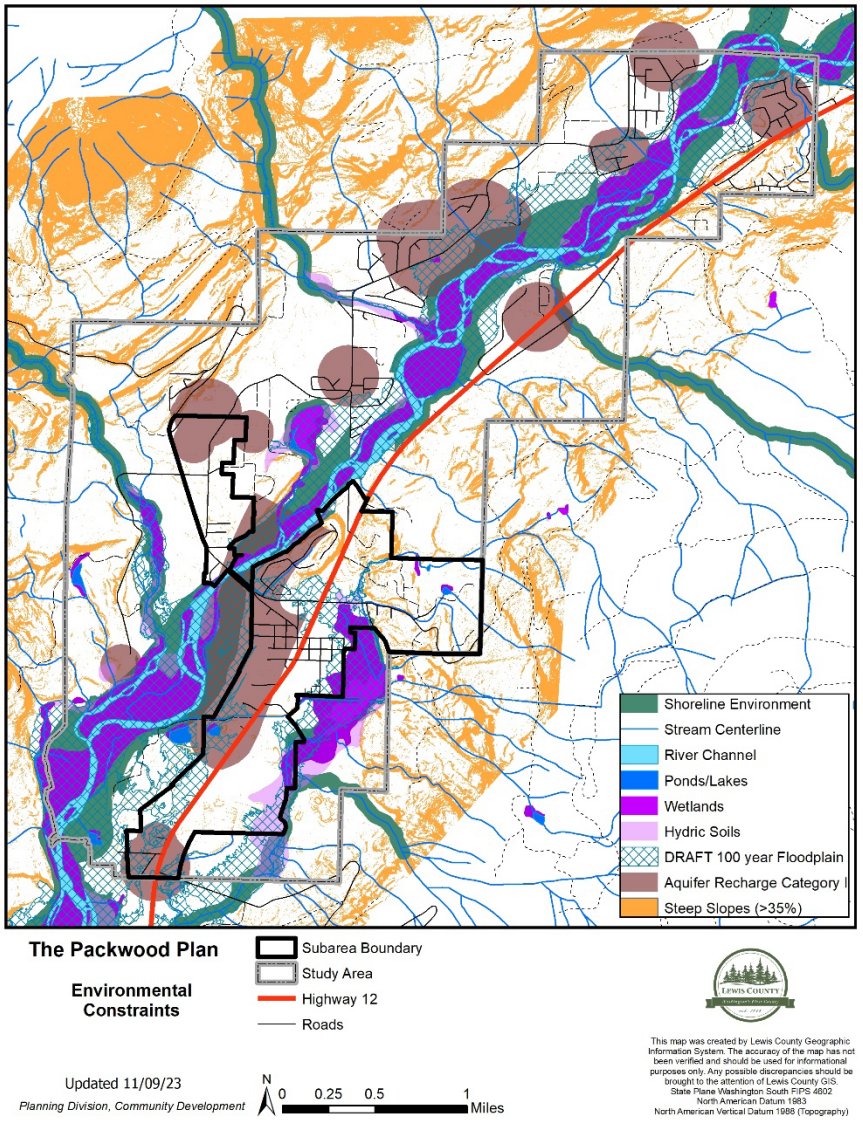
Map 9: Packwood Airport Obstruction Zones

Environmental Constraints

Packwood has many environmental resources. The Cowlitz River flows through the middle of the subarea and provides habitat for anadromous salmonids, Mountain White Fish, American Bald Eagle, Osprey and beaver. Neighborhoods are nestled in large stands of cedar, Douglas fir and big leaf maple that provide habitat for a wide diversity of mammals, birds and amphibians. Elk frequently graze in large open areas, including surrounding farm lands. These resources are a primary reason people live and visit Packwood and are integral to the community's character.

The environmental resources also create constraints (Map 10) for future development and growth. The Cowlitz River is located near the water's source on Mount Rainier and above any flow controls. The river channel migrates during fall and spring high water events, resulting in natural bank erosion and sediment deposits. During large flood events, the river can have devastating impacts on homes and businesses built in the floodplain. Streams throughout the subarea and wetlands in the relatively flat valley manage water during the winter, but can also flood and impact structures. Critical aquifer recharge areas are important to protecting wells for potable water. In addition, steep slopes, particularly around the edges of Packwood, are a landslide hazard.

Preserving the environmental resources and reducing the impacts of natural hazards that can result in damage to property and infrastructure is important to creating a sustainable future for Packwood.



Map 10: Packwood Environmental Constraints

4: VISION, GOALS AND POLICIES

Vision – Packwood is a vibrant small town that embraces its history, encourages unique local businesses, provides a diversity of affordable housing options, supports existing and new residents, preserves the natural environment, encourages tourism and promotes community events.

The goals and policies, maps and illustrations on the following pages clarify this vision. Phase 2 will implement the vision, goals and policies through new and updated zoning designations and development regulations.



Packwood Farmer's Market at the Packwood Timberland Library Park in June 2022 (Photo: Mindy Brooks)

Community

Community Goal 1 – Support families living, working and playing in town.
Families are an important part of any town. Families support the local economy by working in town and purchasing goods and services. Families also invest in social capital including sports and clubs. Since the 1990's, Packwood has lost families due to the closure of the mill, ranger station and elementary school in town. To support families moving back to and staying in Packwood, there needs to be educational opportunities including high quality schools and libraries, community spaces for recreation and gathering, youth-oriented activities, employment that pays a living wage and affordable housing options. In addition, families need safe walking and biking paths to and through the community.



Drawing by Kim Pawlawski

Policies
CM1.1: Support White Pass School District and Timberland Regional Libraries to provide high quality educational opportunities.
CM1.2: Increase local childcare options.
CM1.3: Preserve public open spaces and enhance with youth-oriented facilities including but not limited to play structures and ball fields.
CM1.4: Encourage indoor family-oriented facilities including but not limited to a gym, movie theater and arcade.
CM1.5: Increase the diversity of services including but not limited to medical, dental, veterinarian, barber and banking.
CM1.6: Support new affordable retail options that provide clothing, shoes, books, crafts, etc.
CM1.7: Preserve the rural atmosphere by limiting artificial noise and light.

Community Goal 2 – Encourage services and facilities that allow residents to age in place.
People have longer, healthier and fuller lives when they are able to live in a community that has well established social networks including family, friends, church, community center, etc. As we age, the types of services and facilities that are needed changes. The ability to access services and facilities can become difficult due to mobility issues.

Policies
CM2.1: Work with partners, such as the Economic Alliance and East County Chamber of Commerce, to bring new services including medical, physical therapy, dental, pharmacy and in-home health care.
CM2.2: Encourage Veterans Affairs facilities and services to be located in Packwood.
CM2.3: Enhance social connections by promoting use of community buildings and spaces for gatherings and events.
CM2.4: Support expanded services provided by the Packwood Senior Center.

Land Use

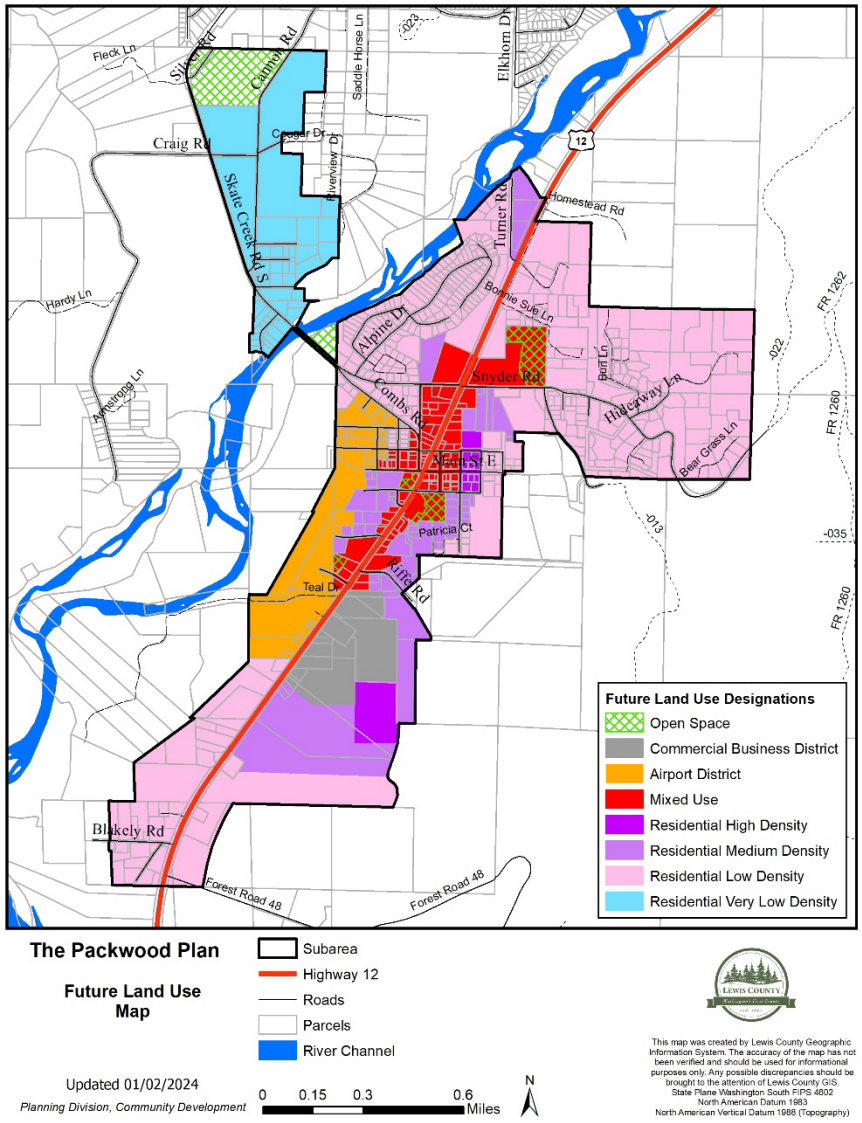
Land Use Goal 1 – Preserve the small town uniqueness and charm of Packwood.
Packwood is a small town with history rooted in the timber industry. Historic buildings like the Historic Hotel Packwood, White Pass Museum (formerly an elementary school) and Packwood Station (formerly Packwood Ranger Station), exemplify the town's history. The relatively small size of existing buildings and space between each building aides in a "small town" feel. There are many locally owned small businesses that provide unique and charming products and services.

Policies
LU1.1: Support locally owned small-scale businesses not found anywhere else in Washington.
LU1.2: Preserve and enhance historic buildings and sites.
LU1.3: Create design guidelines for new buildings that face Highway 12, Main Street or Willame Street in Downtown Packwood to ensure a cohesive look and size (see Design Guidelines subsection).
LU1.4: Establish side setbacks to maintain space between buildings in Downtown Packwood.

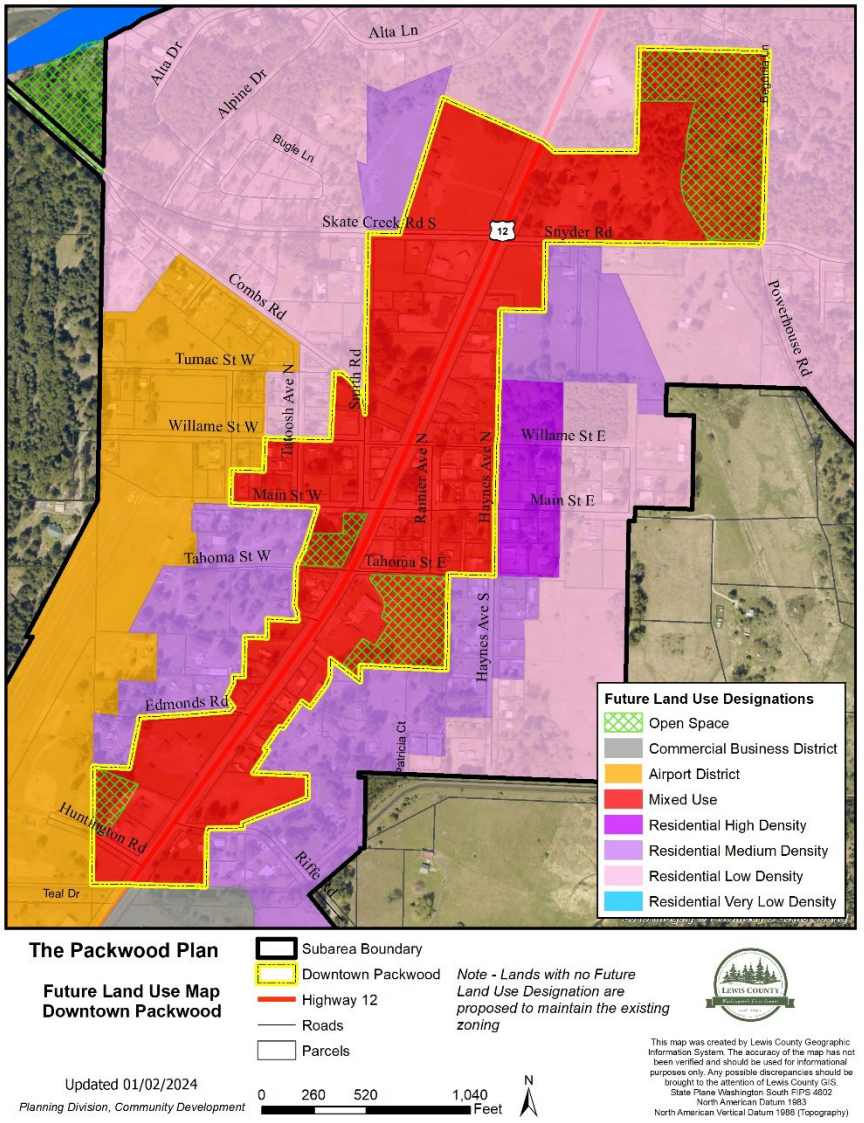
Land Use Goal 2 – Contain higher density development near Downtown Packwood and prevent sprawl.
Packwood is located in the Upper Cowlitz River Valley and is surrounded by national forests, wildlife areas and parks. This in-and-of-itself helps to contain future development. However, there are also large lots (greater than 5 acres) and small agricultural operations located between the forests and the town that create the rural setting for Packwood. These rural areas are important to the residents, business owners and tourists and should be protected from future higher density development.

Policies
LU2.1: Encourage mixed use commercial and multifamily residential development in Downtown Packwood.
LU2.2: Encourage higher density residential development near Downtown Packwood.
LU2.3: Support redevelopment of the historic mill site with commercial and residential uses.
LU2.4: Reduce incompatible land uses surrounding the Packwood Airport.
LU2.5: Develop new residential uses west of the Franklin Bridge (aka Skate Creek Bridge) that has a similar housing density as the residential developments of High Valley.
LU2.6: Maintain rural density of development surrounding the subarea plan boundary.

Table 2: Future Land Use Designations		
Designation	**Code**	**Description**
Open Space	OS	The focus of these areas is recreation for the general public. Areas should be programmed for community gathering and outdoor play. Play structures, sports fields and courts, picnic tables, benches, gazebos and walking trails are encouraged. Streams, wetlands, trees and native vegetation should be protected and enhanced.
Commercial Business District	CBZ	The focus of these areas is commercial, office space and small scale manufacturing uses. Larger commercial buildings, 10,000 to 20,000 sq. ft., may be located here. Highest density residential uses, 18-30 units per acre, should be allowed if buffered from manufacturing uses. Connectivity and pedestrian access should be prioritized. New residential single family development should be discouraged.
Airport District	AX	This area includes the Packwood Airport and supporting lands. The focus is commercial and small scale manufacturing. Larger commercial buildings, 10,000 to 20,000 sq. ft., may be located here. Very low density single family residential uses should be allowed on larger lots. Duplexes, ADUs and multifamily residential should be prohibited. Lots sizes should be one (1) acre or larger in size.
Mixed Use	MU	The focus of these areas is small scale (<10,000 sq. ft.) commercial and highest density residential uses, 18-30 units per acre. Lots facing Highway 12 should include ground floor commercial or office space and second story apartments or condos, with entrances facing Highway 12 and surface parking placed behind buildings to increase pedestrian access. Connectivity and pedestrian safety should be prioritized. Space between buildings is encouraged and building heights capped to preserve small town feel and views of Mount Rainier, Tatoosh Wilderness and Goat Rocks Wilderness. New residential single family development should be discouraged.
Residential High Density	RH	High density residential uses, 10-16 units per acre, should be located near Downtown Packwood and the Commercial Business District. Apartments and condos should be in a courtyard style around a common open space. Row houses, fourplexes, triplexes and duplexes should be encouraged. Dormitories or hostels should also be encouraged. Commercial uses should be allowed. Building heights should be capped to preserve views of Mount Rainier, Tatoosh Wilderness and Goat Rocks Wilderness.
Residential Medium Density	RM	Medium density residential uses, 6-10 units per acre, should be located in these areas. Rowhouses, fourplexes, triplexes, duplexes and ADUs, as well as tiny home villages should be allowed. Single family residential uses should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 5,000 to 7,500 sq. ft.
Residential Low Density	RL	The focus of these areas is traditional single family residential uses at 4-6 units per acre. Duplexes and ADUs should be encouraged to increase affordable housing options. Clustered tiny home villages should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 7,500 to 12,500 sq. ft.
Residential Very Low Density	RVL	The focus of these areas is traditional single family residential uses at a scale consistent with historic development patterns on the west side of the Cowlitz River, which is approximately 4 units per acre. ADUs should be encouraged to increase affordable housing options. Lots sizes should average 12,500 sq. ft.



Map 11: Future Land Use Map

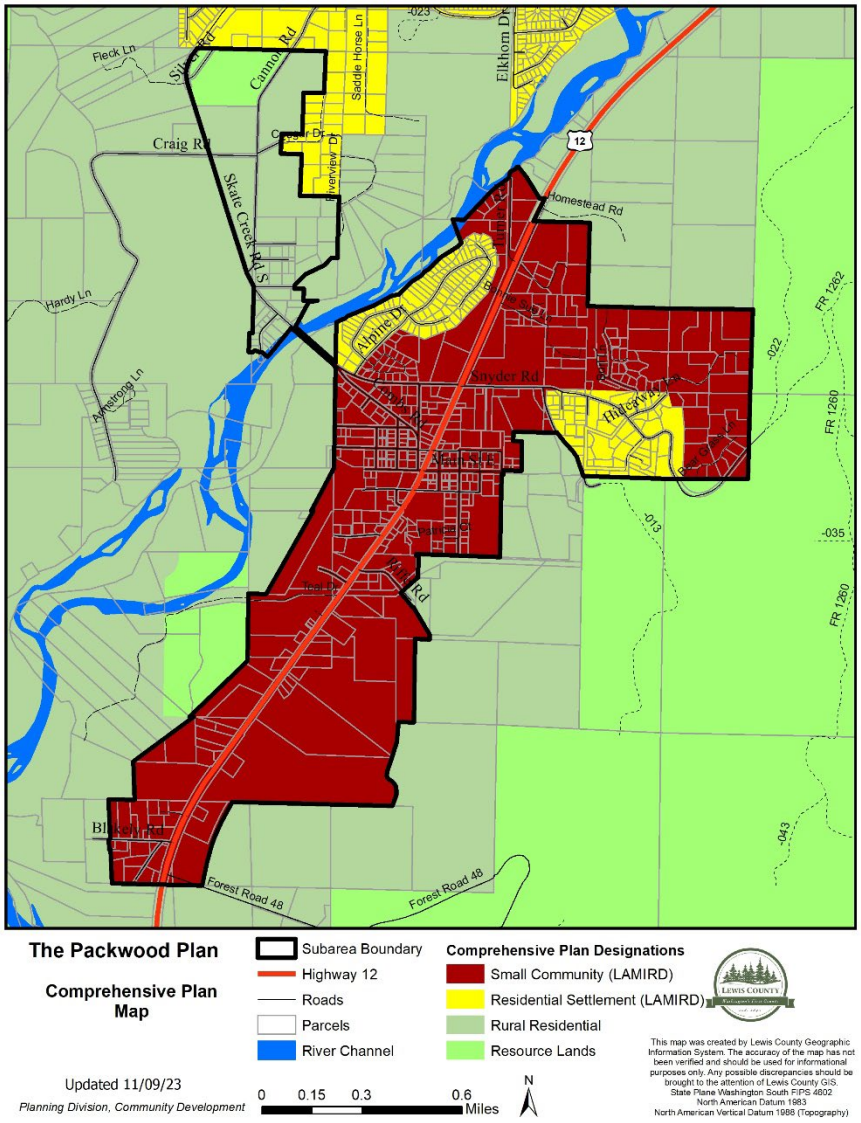


Map 12: Future Land Use Map - Downtown Packwood

Lands with no future land use designation on the maps are proposed to maintain the existing zoning as shown on Map 5, as well as the existing development regulations. Only those areas with future land use designations are proposed for new zoning designations and development regulations in Phase 2.

Map 13 shows the **existing** Lewis County Comprehensive Plan map designations. The designations for most of the subarea are Small Community and Residential Settlement. Small Community is described as "detached residential, commercial or industrial structures in an existing settlement. Some attached buildings are also present. Predominantly small scale, though some larger commercial, institutional or industrial buildings may be present." The level of urbanization is considered "moderate." Residential Settlement is described as "detached residential structures in a residential settlement." The level of urbanization is considered "low to low/moderate." Both designations are a LAMIRD Type I under the Growth Management Act.

The Future Land Use Maps (Map 11and Map 12 on the previous page) are intended to show how zoning should change over the 20-year planning horizon to achieve the Land Use goals and policies stated in this section. The maps depict the future development types and densities described in Table 2. The goal is to concentrate development in and near Downtown Packwood. The 100-year floodplain and wetlands are taken into consideration with the intent of not increasing residential development beyond what is currently allowed in these critical areas. New zoning rules, created during Phase 2, would impact **new** development or redevelopment. **Existing legal nonconforming development and uses may stay, be maintained and be replaced in the current footprint.**



Map 13: Existing Comprehensive Plan Designations

The future land uses described in Table 2 are consistent with the description of Small Community and Residential Settlement. Therefore, for those areas the Future Land Use Map is consistent with the existing Lewis County Comprehensive Plan and Countywide Planning Policies. The other lands within the subarea are currently designated Other Rural Residential with detached residential uses on standard rural lots typically 5-20 acres in size. The designation for those lands will need to be amended in the Lewis County Comprehensive Plan during Phase 2 to implement the Future Land Use Map.

Design Guidelines

The purpose of design guidelines is to create a cohesive look for Packwood that retains the small town charm and character that exists today. The guidelines provide direction for the general design of **new** structures. Design guidelines will be objective, yet flexible.

The current design of Downtown Packwood is referred to as "Northwest Mountain." Northwest Mountain style is a mix of rustic and regional architecture that has historic roots in logging and mining towns. Northwest Mountain style is unique to and exemplifies the look of small mountain towns in Washington State. Many existing buildings in Packwood already showcase this style including the Historic Hotel Packwood, White Pass Sports Hut, Packwood Brewery and Packwood Visitor Center. Northwest Mountain style could also include more modern looking buildings that still fit with the character of traditional mountain towns. The primary difference between traditional and modern Northwest Mountain architecture is a pitched roof (traditional) versus a slant or shed roof (modern) and the extensive use of glass windows (modern).

Design guidelines should be applied to **new** development on properties that front Highway 12 in Downtown Packwood, as well as properties that front Main Street or Willame Street within two blocks of Highway 12. The guidelines should be incorporated into major alterations to existing development along Highway 12 in Downtown Packwood to the extent practical. While encouraged for other development in Packwood, the guidelines should not be required for structures that do not front Highway 12, Main Street or Willame Street. The intent of focusing on these areas is to create a unique space that is visibly identifiable as Packwood's downtown core.

In general, to meet the guidelines, buildings should be no taller than two stories, or 35 feet, and have pitched or slant/shed roofs. Exterior facades facing Highway 12, Main Street or Willame Street should make extensive use of natural wood and stone, or synthetic materials that resemble wood or stone, including exposed exterior support beams. The color palette for siding, if not natural wood/stone color, should be brown, green or gray hues that match the natural landscape. The intent of these guidelines is to ensure that new buildings fit within the "small town" look of Packwood and are cohesive with the existing historic buildings. The intent is not to have buildings match; each building is encouraged to be unique with a generally cohesive look.

To further create a cohesive look and design in Downtown Packwood, guidelines should also be applied to new signs on properties fronting Highway 12. New signs should resemble the existing historic sigsn in Packwood. The signs should be made of natural wood, or synthetic material that resembles a natural wood, and have exterior illumination. New plastic signs with interior illumination should be discouraged fronting Highway 12.

Examples of Northwest Mountain Design – Packwood, WA



Historic Hotel Packwood (source: packwoodwa.com)



White Pass Sports Hut (source: visitrainier.com)



Cowlitz River Lodge (source: tripadvisor.com)



Packwood Post Office (Photo by E Kalish, Sept. 2012. Part of the Post Mark Collectors Club (PMCC) collection)

Examples of Northwest Mountain Sign Design – Packwood, WA









Source: Cabin Quilts Facebook

Note – Sign images copied from Google internet image search

Housing

Housing Goal 1 – Provide a range of affordable housing for residents at all income levels.
Affordable housing is a primary concern for residents and business owners. Affordable housing means everyone in Packwood is able to find housing that meets their income constraints. In practice, that means ensuring a wide range of housing types that meet the needs of minimum to median wage earners. Packwood also has a high number of seasonal workers. In the winter, people come to work at White Pass Ski Area. In the summer, people come to work at Mount Rainier National Park or for the U.S. Forest Service. Many of these people need half-year rental options that are affordable.

A diversity of housing types can be designed to fit the small town character of Packwood by limiting the overall size (footprint, height and bulk) of housing structures and requiring development densities similar to existing neighborhoods (*see Land Use Goals and Policies*). A traditional single family house can be divided into two, three or four dwelling units and stay within the same footprint. Figure 1 shows an example of a duplex with attached accessory dwelling unit (ADU) within a similar square footage as a single family house. A traditional single family house can also be used as a dormitory or hostel to provide even more affordable rental housing. These options spread the cost burden of the structure and land to more than one person or family making it more affordable than a traditional single family house.

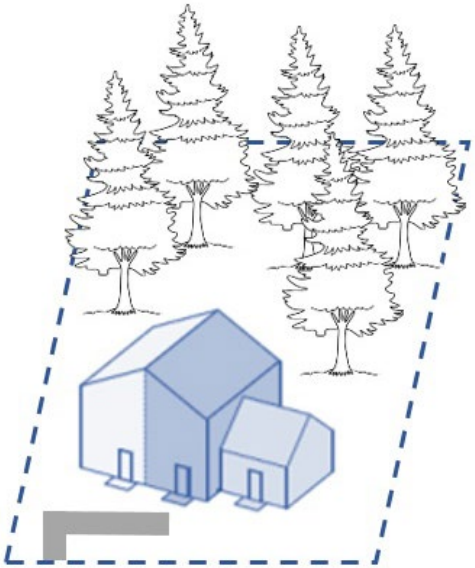


Figure 1: Example Duplex with Attached ADU

Note – Housing units could be stacked as well as side-by-side.

Policies

HS1.1: Encourage high and medium density housing in and near Downtown Packwood that is designed to fit "small town" character.
HS1.2: Provide design guidelines that allow multiple dwelling units to be included within a single structure that looks like a traditional single family home (Figure 1).
HS1.3: Encourage a diversity of single family housing types including duplexes, tiny home villages and ADUs.
HS1.4: Encourage similar residential development patterns and lot sizes between established neighborhoods.
HS1.5: Encourage a balance between short term rentals and affordable residential housing options to support people working in and around Packwood.
HS1.6: Encourage the development of affordable long-term rental units such as dormitories and hostels.
HS1.7: Support options to alleviate property cost burden for people on low and fixed incomes.

Economic Development

Economic Development Goal 1 – Support a range of locally owned businesses to meet the needs of residents and tourists.
Residents need many services during their everyday lives including grocery, medical, dental, pharmacy, education, banking, electrician, plumber, veterinarian, clothing, salon, etc. When these essential services are located a long way away (20+ miles), it can result in many long vehicle trips that are costly and potentially unsafe, or people leaving Packwood and choosing to live in another community. Providing services where people live has many benefits that support families living in Packwood and people being able to age in place.

Tourism, the primary economy of Packwood, is also supported by the service industry including local grocery stores, restaurants, sporting goods stores, clothing stores, gift stores and local events and attractions. Tourists also need some of the services that residents require including medical, pharmacy and banking.



Arbor Health Clinic in Packwood (Photo: Arbor Health)

Policies
ED1.1: Work with partners, such as the Economic Alliance of Lewis County, to attract and retain grocery, medical, dental, veterinarian and other specialized services.
ED1.2: Provide infrastructure that supports grocery, restaurants, medical, dental, veterinarian and other specialized services.
ED1.3: Work with partners, such as the East Lewis County Public Development Authority, to provide rental space for new start-up small businesses.
ED1.4: Discourage franchise businesses that can outcompete locally owned businesses.
ED1.4: Work with partners, such as the East Lewis County Chamber of Commerce, to provide education and mentorship for new business owners.

Economic Development Goal 2 – Support employment options that provide living wage jobs.

In 2021, a living wage job in Washington State was roughly $42,000 per year or $20 per hour. In 2022, the minimum wage was $14.49 per hour. Affordable rent or mortgage for someone making a living wage is $1,260 per month; for minimum wage affordable rent is $750 per month. Most service industry jobs (e.g., restaurant server, house cleaner, etc.) pay a minimum wage not a living wage. People living in Packwood and the surrounding area need living wage job opportunities to afford housing and living expenses. In addition, homeowners and businesses owners need specialized skilled laborers including carpenter, electrician, plumber, etc. to build and maintain structures. Skilled labor occupations and other specially trained occupations (e.g., pharmacy, veterinarian, etc.) generally pay higher than minimum wage.



New Construction in Packwood (Photo: Mindy Brooks)

Policies

ED2.1: Work with partners, such as the Economic Alliance of Lewis County, to attract new electricians, plumbers, carpenters and other skilled laborers, as well as medical, dental, pharmacy, veterinarian and banking jobs that pay a living wage.

ED2.2: Create a partnership with Centralia College East, and others, to support trade skills and educational opportunities.

ED2.3: Support Packwood Timberland Library's continuing education programs for local residents.

ER2.4: Work with Lewis County and the U.S. Forest Service to improve and maintain Skate Creek Road/Forest Road 52 from Packwood to National Park Highway to provide year-round access to and from employment opportunities such as Mount Rainier National Park.

Economic Development Goal 3 – Grow a sustainable retail economic base.

Packwood's economy is primarily based on tourism. Destination and experience purchasing is increasingly necessary to support the local economy. This includes creating local experience shopping that fits the small town character of Packwood. Local retail businesses also provide jobs for residents.

Policies

ED3.1: Work with partners, such as Discover Lewis County and White Pass Scenic Byway, to create an economic development strategy that grows a sustainable tourism economy.

ED3.2: Create a concentrated retail area in Downtown Packwood to encourage people to shop and dine in town. (*See also Transportation Goals and Policies*)

ED3.3: Support development of new, and retention of, existing restaurants, coffee shops, bakeries, bars and breweries that provide a unique dining experience.

ED3.4: Support development of new, and retention of, existing stores including clothes, footwear, sporting goods, home goods and gifts that provide locally-made or Packwood-branded goods.

ED3.5: Require national brands to develop neighborhood scale buildings with unique-to-Packwood shopping and dining experiences.

ED3.6: Encourage the co-location of services in a single building such as a coffee shop in a clothing store or wine tasting in a gift shop.



Tionesta Market Village, Washington, Iowa
Source: https://smallbizsurvival.com/2017/01/innovative-rural-business-models-spread-opportunity-in-small-towns.html

Transportation

Transportation Goal 1 – Make the streets more accessible and safe for bicyclists and pedestrians.
Highway 12 is used by pedestrians, and to a lesser extent bicyclists, to access businesses in Downtown Packwood. Streets should be safe and accessible, particularly during the peak summer and winter seasons with a high volume of tourists. Traffic needs to be travelling at slow speeds when approaching and through downtown. The Franklin Bridge (aka Skate Creek Bridge) should provide better pedestrian and bicycle access between the residential neighborhoods on the west side of the Cowlitz River and Downtown. Map 14 is a Transportation Concept that depicts how the policies could be implemented.

Policies
TR1.1: Create pedestrian and bicycle routes along Highway 12 in Downtown Packwood and along Skate Creek Road from Highway 12 to Cannon Road.
TR1.2: Add crosswalks at primary intersections that cross Highway 12 in Downtown Packwood.
TR1.3: Add lighting along Highway 12 in Downtown Packwood.
TR1.4: Add traffic calming along Highway 12 between Skate Creek Road and Huntington Road.
TR1.5: Reduce the speed limit to 25 mph on Highway 12 in Downtown Packwood.
TR1.6: Improve snow removal along Highway 12 and side streets to maintain safe walkways and adequate parking in Downtown Packwood.

Transportation Goal 2 – Improve street connectivity in and near Downtown Packwood
Street connectivity is important for safety because it provides fire and emergency service access to houses and businesses throughout Packwood. Connected streets will also provide alternate routes through Packwood to avoid increasing traffic on Highway 12. New streets can provide access to properties that will support residential development. Providing pedestrian and bicycles facilities on side streets will decrease car trips to the Downtown commercial core, reducing traffic and parking impacts on Highway 12.

Policies
TR2.1: Maintain and expand the historic block pattern near Downtown Packwood.
TR2.2: Improve existing streets and add new streets near Downtown Packwood to improve neighborhood connectivity and emergency vehicle access.
TR2.3: Work with Lewis County and the U.S. Forest Service to improve and maintain Skate Creek Road/Forest Road 52 to provide a year-round emergency route from Packwood to Highway 7.

Transportation Goal 3 – Improve options and availability of parking along Highway 12 and local streets near Downtown Packwood.
Parking in Downtown Packwood is based on peak tourism season demand in the summer and winter and is therefore unique compared to other towns. The highest peak parking, not including the flea markets, are summer evenings between Thursday and Saturday. Parking includes automobiles and also recreational vehicles that require more space. Parking on Highway 12 should be designed to improve safety for vehicles traveling along Highway 12 and for pedestrians accessing hotels, restaurants, stores and community amenities (doctor's office, library, museum, grocery store) in downtown. New on-site surface parking fronting Highway 12 should be discouraged because it reduces pedestrian access to businesses.

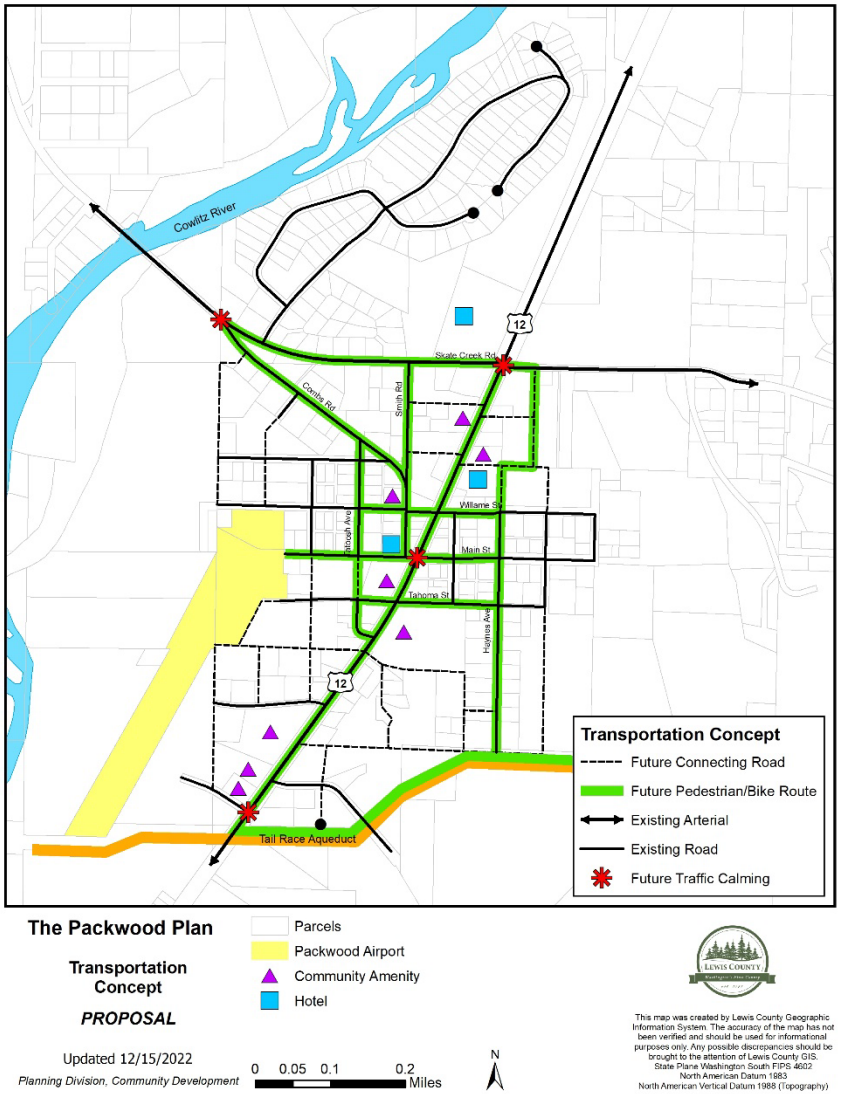
In addition, when Snoqualmie Pass and Stevens Pass are closed, significant semi-truck traffic is diverted to Highway 12 across White Pass. The existing rest stop, which is located 5 miles southwest of Packwood, is not large enough to accommodate the truck traffic and many trucks chose to park along Highway 12 in Downtown Packwood. This creates a safety hazard by blocking visibility to and from exiting business parking lots and side streets onto Highway 12. It also takes up parking used by residents and visitors.

Policies
TR3.1: Designate on-street parking that makes efficient use of Highway 12 right-of-way and provides safe pedestrian access to businesses.
TR3.2: Designate parking options for RVs, trailers and semi-trucks that support safety on Highway 12 and access to businesses.
TR3.3: Require new on-site surface parking for businesses facing Highway 12 to be located behind or to the side of the primary building.
TR3.4: Designate on-street parking on local streets near Downtown Packwood, wherever possible.
TR3.5: Require on-site parking for new residential development.

Packwood Transportation Concept

Downtown Packwood is bisected by Highway 12. Along Highway 12, there are many community amenities including (from north to south) two gas stations and an electric car charging station, Arbor Health Clinic, Blanton's Grocery Store, U.S. Post Office, Packwood Timberland Library and park, White Pass Country Museum, Fire District 10 Station, Packwood Community Hall and Packwood Senior Center. In addition, between the amenities are multiple hotels, restaurants and shops. All of these are accessed by residents and tourists; however, there are no multimodal facilities, except two crosswalks at Highway 12 and Main Street and Skate Creek, for people to walk or bike safely between destinations.

Map 14 is the transportation concept. Increasing the walkability of Downtown Packwood will have multiple benefits. First, it will create a safer environment for residents and tourists by calming traffic as it moves through town and designating walking and biking routes. Second, by getting people out of their cars, it will increase opportunities for people to frequent local businesses. Studies have shown that when people are encouraged to walk in a downtown area, they tend to stop at more businesses and spend more money, thus improving the local economy.



Map 14: Packwood Transportation Concept

This concept does not suggest what kinds of facilities should be used to create walking and biking routes or to calm traffic. There are many options that can be explored in a future study to determine what types of facilities are appropriate for Packwood. The concept also proposes new general street alignments that will extend the existing downtown block pattern and provide access to new residential development over time. This will improve safety by providing access for fire and emergency vehicles. The actual street alignments will be determined as future development occurs by Lewis County Public Works and Packwood Fire District 10.

Highway Design Examples

Below are two examples of roadway concepts that could be implemented within the existing Highway 12 100-foot right-of-way in Packwood. These are intended to depict what is possible, but are not exhaustive of the options that could meet the goals and policies for transportation.



Figure 2: Highway 12 Cross-Section Concept, Rochester, WA (Source: Thurston Regional Planning Council)

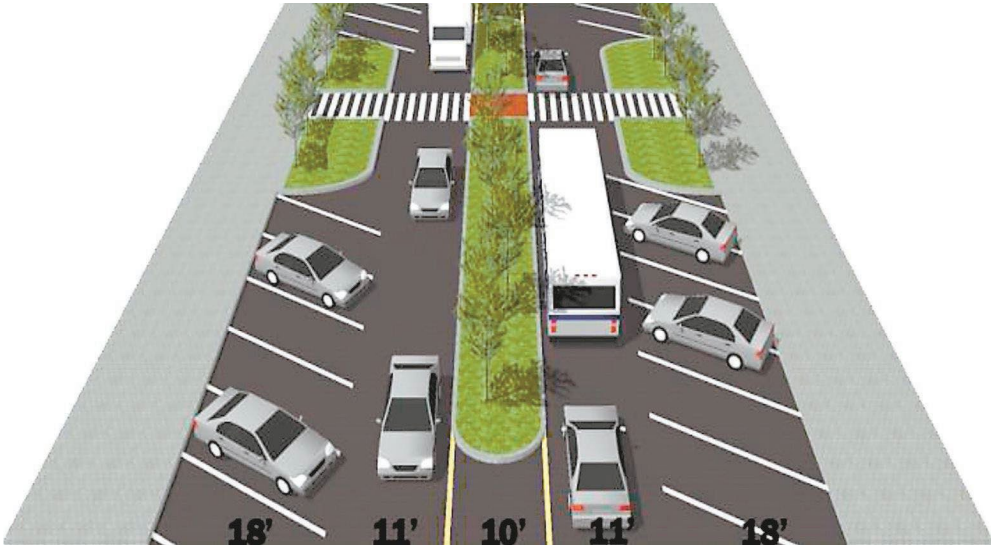


Figure 3: Back-in Angle Parking Concept (Source: https://carfromjapan.com/article/driving-tips/guideline-for-easy-parking/)

Recreation and Environment

Recreation and Environment Goal 1 – Foster year-round recreational experiences for all ages and abilities.
Thousands of tourists come to Packwood annually to experience nature, hike in the Mount Rainier National Park and the Goat Rocks Wilderness, camp, ski, mountain bike, fish and hunt. However, most of these activities are located outside of Packwood. Increasing in-town recreational activities will continue to build community, support families living in the Packwood area and increase local tourism.

Policies
RE1.1: Maintain and improve the PUD Ballpark, museum playground and ball fields, library park and Packwood Community Hall park for recreational uses focusing on families and improved access for all abilities.
RE1.2: Encourage use of public spaces for community events including music, movies, town picnics, organized sport events, etc.
RE1.3: Increase indoor recreational opportunities such as basketball courts, rock climbing, etc.
RE1.4: Provide safe walking, biking and rolling routes and trails in and around Packwood.
RE1.5: Add accessibly improvements to recreational facilities for the physically challenged and hearing and sight impaired.
RE1.6: Increase information about and wayfinding to recreation locations and events.
RE1.7: Enhance views of Mount Rainier, Tatoosh Wilderness and Goat Rocks Wilderness by burying utility lines and capping building heights.



Packwood Mountain Festival at the White Pass Country Museum (source: Destination Packwood Twitter)



Example of power lines obscuring view of Mount Rainier and Butter Butte (Photo: Mindy Brooks)

Recreation and Environment Goal 2 – Protect, maintain and enhance the natural environment for people and wildlife.
Packwood is nestled between Mount Rainier National Park, Tatoosh Wilderness and the Goat Rocks Wilderness. The Cowlitz River flows southwest through the community and provides habitat for salmon and Mountain White Fish. Wildlife including elk, bear, coyote, cougar, beaver, bald eagle, osprey and many others live in and around Packwood. People and wildlife can coexist by setting aside undeveloped wild places for wildlife and having safe interactions by not approaching or feeding wildlife, but observing them from a distance.

Policies
RE2.1: Protect and enhance important natural areas including Cowlitz River and tributary streams (Hall Creek, Skate Creek, Butter Creek, Lake Creek, Hinkle Tinkle Creek), Skate Creek Park, and stands of large trees in downtown Packwood.
RE2.2: Continue to protect the ground water, which is the primary source of drinking water for Packwood.
RE2.3: Support efforts to make the community resilient to natural hazards, including wildfire, flooding, channel migration and extreme wind and snow events.
RE2.4: Protect appropriate and safe wildlife migration corridors through and around Packwood.
RE2.5: Provide education about proper interactions with wildlife.
RE2.6: Preserve open spaces in and near Downtown Packwood for outdoor recreational use, including Packwood Station riparian area, library park area, museum playground and ball fields, and Packwood Community Hall Park.
RE2.7: Encourage the use of green building techniques in new development to reduce long-term impacts on the environment.



Skate Creek Park and Cowlitz River (Photo: Mindy Brooks)

Public Facilities

Public Facilities Goal 1 – Improve facilities and infrastructure to support planned growth.
Much of the desired future uses and development will require municipal water and sewer services. The Lewis County Water Sewer District 3 service area includes most of the current Small Town Mixed Use and Small Town Industrial zones. Sewer is anticipated in a similar vicinity as the water district service area. Additional facilities and infrastructure will be needed to support affordable housing and local businesses.

Policies
PF1.1: Provide municipal wastewater treatment to properties within a similar geography as the Lewis County Water Sewer District 3 service area.
PF1.2: Plan for expansion of the municipal water system and wastewater system over the 20-year planning horizon.
PF1.3: Provide adequate emergency services and facilities to serve existing and new residents, businesses and visitors.
PF1.4: Plan for stormwater management associated with new development, including improvements to Highway 12 (*see Transportation*).
PF1.5: Encourage installation of high-speed fiber optics internet to all residents and businesses in the subarea plan boundary.
PF1.6: Support "dig once" to coordinate utility and infrastructure construction projects to save on costs and disruptions associated with repeat excavation.
PF1.7: Provide full trash and recycling services to Packwood's residential neighborhoods.
PF1.8: Support continued use of the Packwood Airport and prevent incompatible land uses and development surrounding the airport when practicable.



Packwood Fire Station (source: Google Earth)

5: NEXT STEPS

Phase 2 of the Packwood Subarea Plan will coincide with the Lewis County Comprehensive Plan periodic update, which will be completed in June 2025. Implementation is expected to include amendments to the Comprehensive Plan policies and maps, new zoning designations and new and updated development regulations, all of which must be consistent with the vision, goals and policies of this document.

Community engagement will continue to be a primary focus of the Phase 2 process. The Packwood Subarea Plan Public Participation Plan (Attachment A) will be updated to include Phase 2. The existing Community Advisory Committee members will be invited to participate and membership will be opened to allow new members from the community.

The following priority actions were identified during public engagement activities in Phase 1. The Community Advisory Committee encourages Lewis County and other agencies, organizations and property owners to move forward with these actions within five years of adopting the subarea plan. Implementing these actions will set the stage for meeting all of the goals and policies and achieving the 20-year vision for Packwood.

Priority Action Items

1. Construct a municipal sewer system that serves Downtown Packwood and the historic mill site and can be expanded over 20 years to help achieve the adopted subarea plan goals and policies for housing and economic development.
2. Decrease speed limit on Highway 12 from 35 mph to 25 mph between Skate Creek Road and Huntington Road.
3. Add crosswalk striping and lighting at the intersections of Highway 12 and Skate Creek Road, Willame Street, Main Street and Tahoma Street.
4. Create safe pedestrian/bike path(s) along Highway 12 from Skate Creek Road to Huntington Road.
5. Create design guidelines for Downtown Packwood to ensure that new buildings will be cohesive with small town character.
6. Maintain Skate Creek Park as a public natural area that provides nearby year-round recreational opportunities for residents and tourists.

Note – Implementation of the Packwood Subarea Plan will also include actions that are outside of the subarea planning scope.

Packwood Subarea Plan

Adopted January 2, 2024
Ordinance 1350