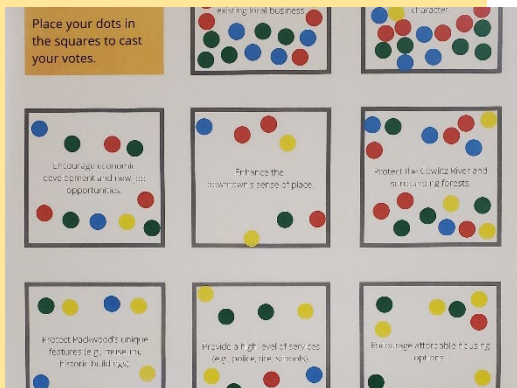




PACKWOOD SUBAREA PLAN



Attachment A – Public Participation

November 9, 2023



Ordinance 1350



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INTRODUCTION

Lewis County is partnering with the community of Packwood to develop a subarea plan. A subarea plan is a road map that guides how a specific geography, like Packwood, will grow and develop over the next 20 years.

The goal of public participation for this phase of the planning process is to collaborate with the community to develop a shared 20-year vision for Packwood and identify the goals and policies that will support that vision. Lewis County Community Development staff are committed to non-discriminatory public participation and will engage with all community members.

This report includes the following sections:

1. Public Participation Overview
2. Subarea Plan Process Overview
3. Stakeholders
4. Results of Public Participation



October 22, 2022 Community Open House at the Packwood Fire Hall

1 Public Participation Overview

Public participation is a process to ensure that community members and interested parties have a meaningful role in the discussions, deliberations, decision-making and implementation of projects affecting them and their community. Leaders, including the government, have a responsibility to engage and empower the community throughout the planning process.

Public participation takes many forms and can be viewed as a spectrum ranging from informing the community about projects or plans, to fully collaborating with the community to develop the project or plan (Figure 1). As the planning process for Packwood takes place, each community member is encouraged to self-select the level of involvement they would like to have.

Figure 1: Public Participation Spectrum



The principles, below, represent a framework to guide Lewis County Community Development staff in establishing consistent, effective and high-quality community engagement.

Partnership: Community members have a right to be involved in decisions that affect them. Participants can influence decision-making and receive feedback on how their input was used. The public can recommend issues for government consideration.

Early Involvement: Public involvement is an early and integral part of issue and opportunity identification, concept development, design, and implementation of visions, goals, policies, and programs.

Building Relationships and Community Capacity: Public involvement processes invest in and develop long-term, collaborative working relationships and learning opportunities with community partners and stakeholders.

Inclusiveness and Equity: Public dialogue and decision-making processes identify, reach out to, and encourage participation of the community in its full diversity. Processes respect a range of values and interests and the knowledge of those involved. Historically excluded individuals and groups are included authentically in processes, activities, and decision- and policy-making. Impacts, including costs and benefits, are identified and distributed fairly.

Good Quality Process Design and Implementation: Public involvement processes and techniques are well-designed to appropriately fit the scope, character, and impact of a policy or program. Processes adapt to changing needs and issues as they move forward.

Transparency: Public decision-making processes are accessible, open, honest, and understandable. Members of the public receive the information they need, and with enough lead time, to participate effectively.

Accountability: County leaders and staff are accountable for ensuring meaningful public involvement in the work of county government.

2 Subarea Plan Process Overview

The subarea plan process will occur in two phases. Phase 1 is creation of the 20-year vision, goals and policies for Packwood. Phase 1 will occur between fall 2021 and summer 2023 (see Table 1). Phase 2 is adoption of development regulations that implement the goals and policies. Phase 2 will occur between fall 2023 and summer 2025.

Table 1: Packwood Subarea Plan Phase 1 Schedule

When	What
November 2021 – February 2022	Existing Conditions Report
January 2021 – March 2022	Community Vision
April – August 2022	Community Goals and Policies
September – December 2022	Draft Plan
July 2023	Final Plan
September – December 2023	Adoption

While the public is encouraged to participate throughout process, there are key roles in decision making that will lead to the final subarea plan:

1. Community Advisory Committee – This committee, which is described in more detail in Section 3, will collaborate with staff on producing the plan and will provide advice to the Planning Commission.
2. Planning Commission – The Planning Commission is an appointed group of citizens that makes formal recommendations to the Board of County Commissioner on long range planning actions. Planning Commission will have workshops throughout the planning process.
3. Board of County Commissioners – The BOCC is the elected decision making body who, upon the recommendation of the Planning Commission, votes to adopt the subarea plan.

In addition to opportunities for the public to participate during the planning process, there will also be at least two formal public hearings – one with the Planning Commission and one with the BOCC – where the public can testify about any aspect of the subarea plan or process.

3 Stakeholders

Any plan that creates policies or changes development regulations will have a direct impact on people in the community. These people are called “stakeholders” because they have a stake in the outcome of the plan. It would be wonderful if the outcome benefitted all stakeholders, but in reality any choice made will have positive and negative impacts on different individuals. Part of the planning process is uncovering who benefits and who is burdened by decisions made in the plan.

Equitable engagement means that the process is designed to ensure that those most impacted from decisions have an opportunity meaningfully participate and influence the outcomes. Equitable engagement also means that all groups of people shall be heard during the process and no group shall bear a disproportionate share of the negative consequences resulting from decisions made. Lewis County Community Development staff are committed to non-discriminatory public participation and will engage with all community members, including low-income, women, minorities, people with disabilities, people with Limited English Proficiency, seniors and youth populations in the Packwood Subarea Plan process and decision-making.

Below is a list of the types of community stakeholders in Packwood. Some individuals may fall within more than one group – you may be a homeowner, an employee, and a member of a church. There is no hierarchy to the list; every stakeholder is equally important and their voice needs to be included in the process. This list is not exhaustive and for that reason it will be continuously updated during the planning process. Groups added will receive special consideration to make sure they are empowered to participate, even if coming to the table later in the process.

Packwood Community Stakeholders:

- Homeowner
- Full Time Resident
- Part Time Resident
- Long Term Renter
- Short Term Renter
- Business Owner
- Employee (may live outside of Packwood)
- Developers
- Tribes
- People of Color
- People with Limited English Proficiency
- Communities with Disabilities
- Churches
- Schools
- Library
- Fire Department
- Police Department
- Water/Sewer Districts
- Tourists

Community Advisory Committee

One of the primary public participation tools utilized in the planning process was a Community Advisory Committee (CAC). The CAC was formed by staff doing a general call for volunteers to serve. Staff attended existing community meetings in the fall of 2021 including the Packwood Improvement Club and Packwood Business Organization Committee to present an overview of the planning process and ask for people to volunteer to be on the CAC. Staff posted requests for CAC volunteers on Packwood- and East County-specific social media platforms. Staff also posted physical signs at the Packwood Post Office, Blanton's grocery store and Mountain Goat Coffee store. Finally, staff was interviewed by the East County Journal and an article ran about the upcoming Packwood Subarea Plan process and how to get involved. The total number of CAC members was not capped and anyone who wanted to participate was welcome.

Initially 44 people volunteered to serve on the CAC. All potential members received an email with a questionnaire, including availability to meet monthly from January – December 2022. Staff received 37 questionnaires completed and 35 volunteers attended the kick off meeting in January 2022. The meetings were held both in-person and via Zoom.

Anyone who participated in one or more meetings is considered a member of the CAC because each meeting resulted in outputs that are in the subarea plan. For example, the first two meetings were dedicated to developing the 20-year goals for Packwood and those goals largely did not change throughout the rest of the meetings. Therefore, someone who only participated in the first two meetings still had a hand in developing the goals for Packwood. There were roughly 25 people who consistently attended the CAC meetings with few absences. Table 2 are the CAC members. Packwood has many part time residents that own a vacation home in town as well as many full time residents (defined as a person whose primary mailing address is Packwood, WA.) There are also people who do not live in or have a vacation home in Packwood, but do own a business or work in Packwood. And some people who are tourists of Packwood. That information is also included in Table 2 when provided by the member.

Table 2: Packwood Subarea Plan Community Advisory Committee

Name	Neighborhood	Residency or Employment
Julie	Anderson	Goat Rocks
Pat	Anderson	
Greg	Arkle	High Valley
Ben	Boylan	
Amber	Brown	Upper Timberline
Karl	Coleman	Snyder
Tracy	Croshaw	Downtown
Nick	Deonigi	
Theresa	Dusek	High Valley
Andrea	Erikson	High Valley
Teresa	Fenn	Snyder
David	Fleckenstein	Skate Creek
Linda	Haglund	Trails End
Luke	Jenkins	High Valley
Hanna	Jeter	High Valley
Maree	Lerchen	Downtown
Cathy	Lilienthal	Downtown
Stefan	Lofgren	
Carole	McIntire	High Valley
Briston	Meidinger	Craig Road
Fred	Morton	Snyder
Marilly	Morton	Snyder
Valerie	Neng	Upper Timberline
Nick	Neville	
Eric	Oien	
Gina	Owen	Randle
Kim	Pawlowski	High Valley
Dennis	Riebe	High Valley
Rye	Ryan	Randle
Bill	Serrahn	Skate Creek
Jill	Sousa	Craig Road
Ryan	Southard	Upper Timberline
Elizabeth	Squires	Downtown
John	Squires	Downtown

The CAC made decisions by general consensus of the group. Voting was not utilized. Members discussed each topic and reached agreement. There were only a few topics where there was significant disagreement during the discussions. The result was often adjusting the language of the goal, policy or concept until the dissenting voices felt they could live with the outcome.

Other Stakeholder Participation

Those community members who did not volunteer to be on the CAC were invited to participate in a number of other ways. Below are the specific participation activities that took place 2021 through 2023. Public hearings were also noticed in the newspaper.

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

January 20, 2022 – Packwood Housing Forum community meeting

January 31, 2022 – Online Survey on housing issues

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

March 14, 2023 – Planning Commission public hearing

May 6, 2023 – Community Open House and Listening Forum on the draft plan

September 12, 2023 - Planning Commission public hearing

An explanation of each activity and the results are found in Section 5. All activities were promoted by an email sent to the Packwood email list, staff making announcements at community meetings such as the Packwood Improvement Club and Packwood Business Organization Committee, posting to social media platforms and posting physical signs at the Packwood Post Office, Blanton's grocery store, library and Mountain Goat Coffee store. The online surveys were provided as physical copies at the Packwood Timberland Library for those people without internet access. Public hearings were also noticed through the newspaper.

The results of each activity were presented to the CAC for inclusion in their discussions. Many of the CAC members also attended the community meetings. The Community Open Houses on October 22, 2022 and May 6, 2023 were hosted by the CAC, with members staffing different topic stations to provide an overview of the topics, answer questions and gather feedback. The feedback was used during the CAC meetings to make adjustments to the plan.

In addition to the formal activities and opportunities to participate, staff offered to meet with anyone who wanted to discuss the subarea planning process. Staff held more than a dozen one-on-one discussions with people in town and shared the primary outcomes with the CAC for incorporation into their discussions.

4 Results of Public Participation

All of the public participation activities, including the CAC meetings, are included in the results section. The results are summarized and presented in chronological order. Meeting notes from the CAC meetings and the Packwood Housing Forums are available by request, as are the individual surveys.

November 1, 2021 Email List

The public is invited to sign up to receive periodic updates about the Packwood Subarea Plan project. This email list was originally created on November 1, 2021 at the beginning of the project and has been continuously updated based on requests from the public. As of January 1, 2022 there were 166 people signed up for the list. As of May 1, 2022 there were 256 people signed up for the list. As of June 28, 2023 there were 296 people signed up for the list.

Below is a list of emails that have been sent to date:

- November 1, 2021 – Planning Commission to discuss Packwood Subarea Plan scope of work, public invited to provide comments
- November 16, 2021 – Packwood Subarea Plan website goes live
- December 2, 2021 – Invitation to complete the online survey
- December 14, 2021 – Planning Commission to discuss the Public Participation Plan, public invited to provide comments
- January 4, 2022 – Announcing Packwood Housing Forums and housing survey
- January 20, 2022 – Reminder about Packwood Housing Forums
- February 3, 2022 – February Housing Forum reminder and results of housing survey
- February 15, 2022 – Third Housing Forum reminder
- March 2, 2022 – Staff presentation about Packwood Subarea Plan to Planning Commission and public comment opportunity
- March 24, 2022 – Invitation to third Housing Forum
- April 11, 2022 – Meeting notes from third Housing Forum
- April 21, 2022 – Forth Housing Forum reminder
- April 26, 2022 – Link to Public Participation Results report
- July 15, 2022 – Announcing community meeting at Senior Center on July 29, 2022
- October 17, 2022 – Announcing release of Draft Subarea Plan, community survey and Open House on October 22, 2022
- October 28, 2022 – Reminder about the community survey
- November 9, 2022 – Link to Public Participation Results report
- December 30, 2022 – Planning Commission Hearings Schedule
- February 24, 2023 – Reminder Planning Commission Hearing on March 14, 2023
- March 22, 2023 – Continued Planning Commission Hearing on March 28, 2023
- March 29, 2023 – Reconvening the Community Advisory Committee

- April 21, 2023 – CAC Meeting Notes Re: Properties Surrounding the Airport
- April 26, 2023 – Announcing Open House and Listening Forum on May 6, 2023
- May 8, 2023 – Link to Virtual Open House Materials
- May 31, 2023 – CAC Meeting Note Re: Mill Property and other Land Use
- June 20, 2023 – Planning Commission to discuss CAC recommendations

The public can sign up for the email list at any time using this online form:

<https://us4.list-manage.com/survey?u=e15a047830cb4487f0f83e478&id=e4c8572009>

December 4, 2021 Community Meeting

On December 4, 2021 staff attended the Holiday Arts and Craft Fair held at the Packwood Community Center. Staff had a small table with an informational handout, sign-up sheet for the project email list, and hardcopies of the December survey (results included in the December 31, 2021 survey results).

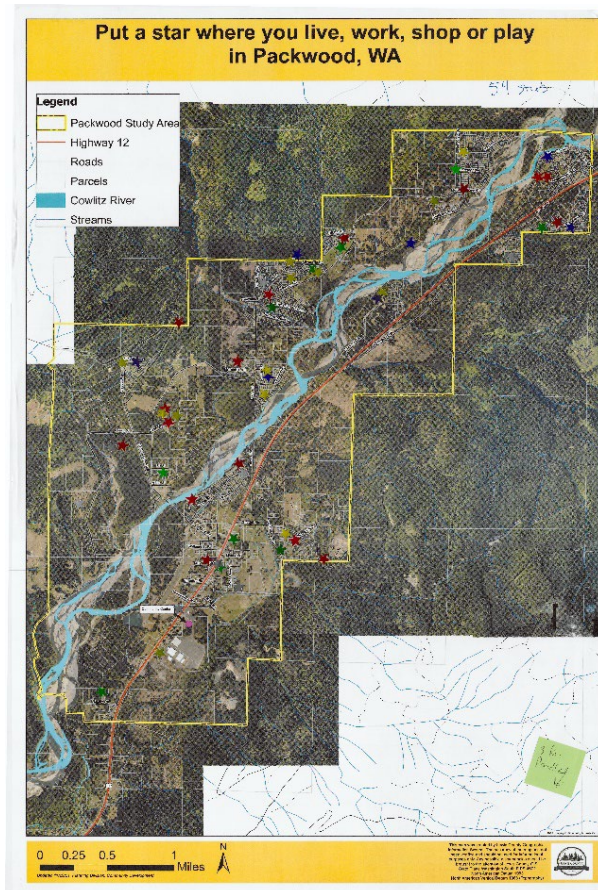
A large map was presented and people were asked to put a star where they live, work or play in Packwood. A poster with the priorities from the survey was presented and people were given three dots to put next to the most important priorities. Below are the results. A total of 54 people participated.

Guiding Principles – What are your top 3 priorities for Packwood?

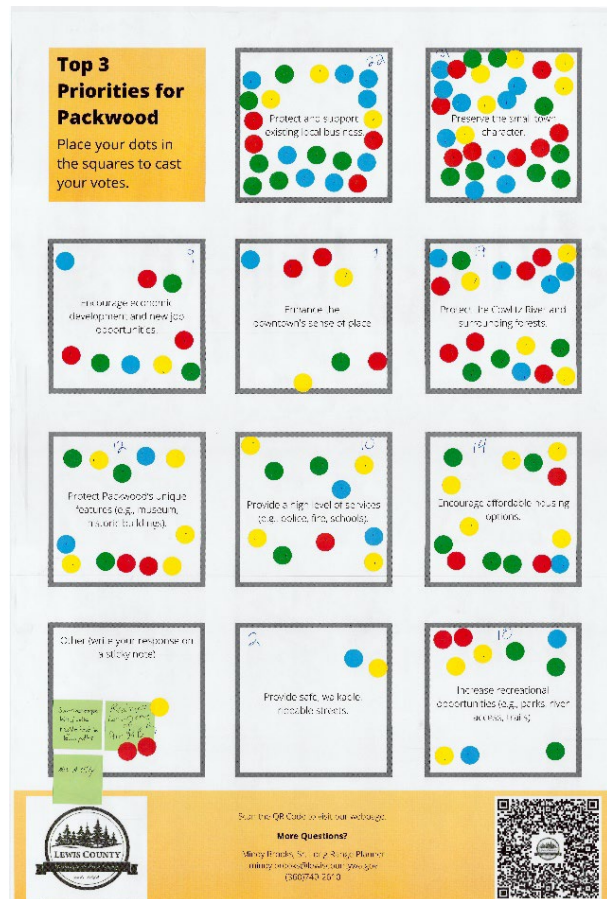
Responses are listed in order of priority:

1. Preserve the small town character. (31 votes)
2. Protect and support existing local businesses. (22 votes)
3. Protect the Cowlitz River and surrounding forests. (19 votes)
4. Encourage affordable housing options. (14 votes)
5. Protect Packwood's unique features (e.g., museum, historic buildings). (12 votes)
6. Provide a high level of services (e.g., police, fire, schools). (10 votes)
7. Increase recreational opportunities (e.g., public parks, river access, trails). (10 votes)
8. Encourage economic development and new job opportunities. (9 votes)
9. Enhance the downtown's sense of place. (7 votes)
10. Other response – Restrict locations of short term rentals. (3 votes)
11. Provide safe, walkable, rideable streets. (2 votes)
12. Other
 - Paths to bike/walk from neighborhoods to town. (1 vote)
 - Packwood should not be a "city." (1 vote)

Below are pictures of the two poster board public engagement tools used at the December 4, 2021 Packwood craft fair.



Packwood Stars on the Map



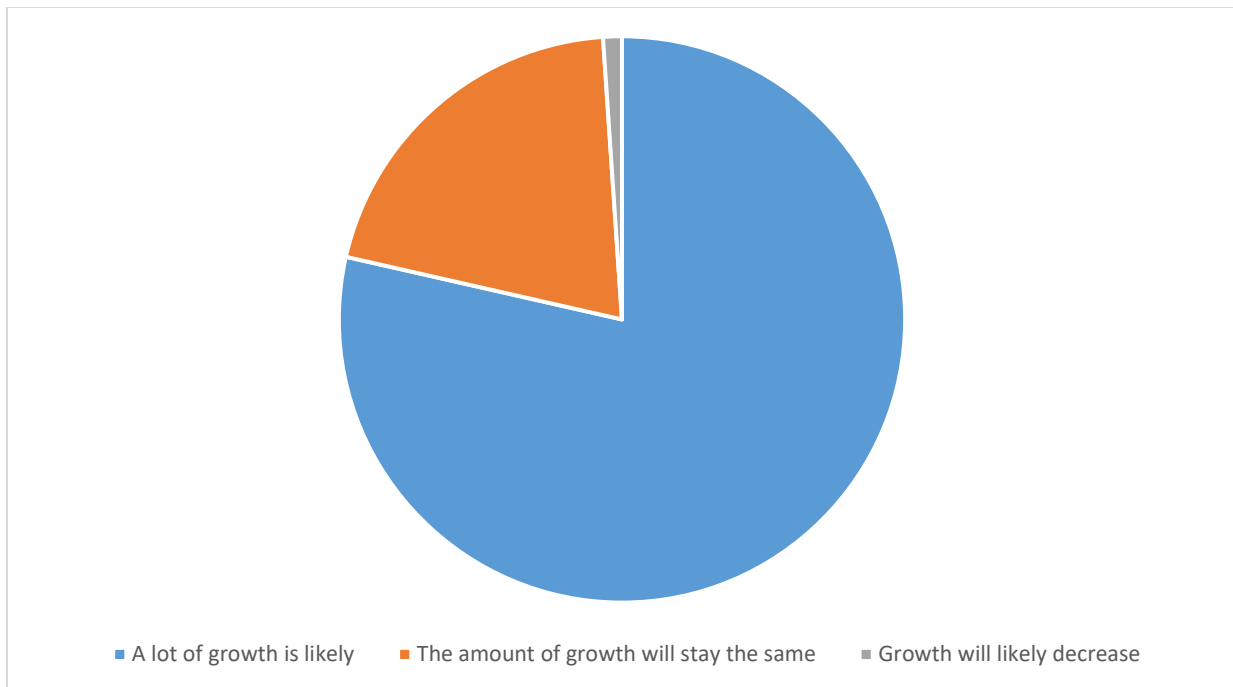
Packwood Top Priorities

December 31, 2021 Community Survey – Community Priorities

In December 2021, an online survey was distributed to the community. A link to the survey was posted on the website, shared via social media and shared in a press release. The link was also sent via email to the Packwood Subarea Plan list serve. Paper copies of the survey were provided at the Timberland Library in Packwood and distributed at the Packwood Business Owners’ Committee and Packwood Improvement Club meetings and at a booth at the December Arts and Craft Fair held at the community center. A total of 376 people participated in the survey. Below are the results of the survey.

Over half of the respondents said they live full time in Packwood. Roughly ¼ of the respondents said they work in Packwood. The average age of the respondents was 36-55 years old.

Question 1: How much do you believe Packwood is likely to grow over the next 5 years?

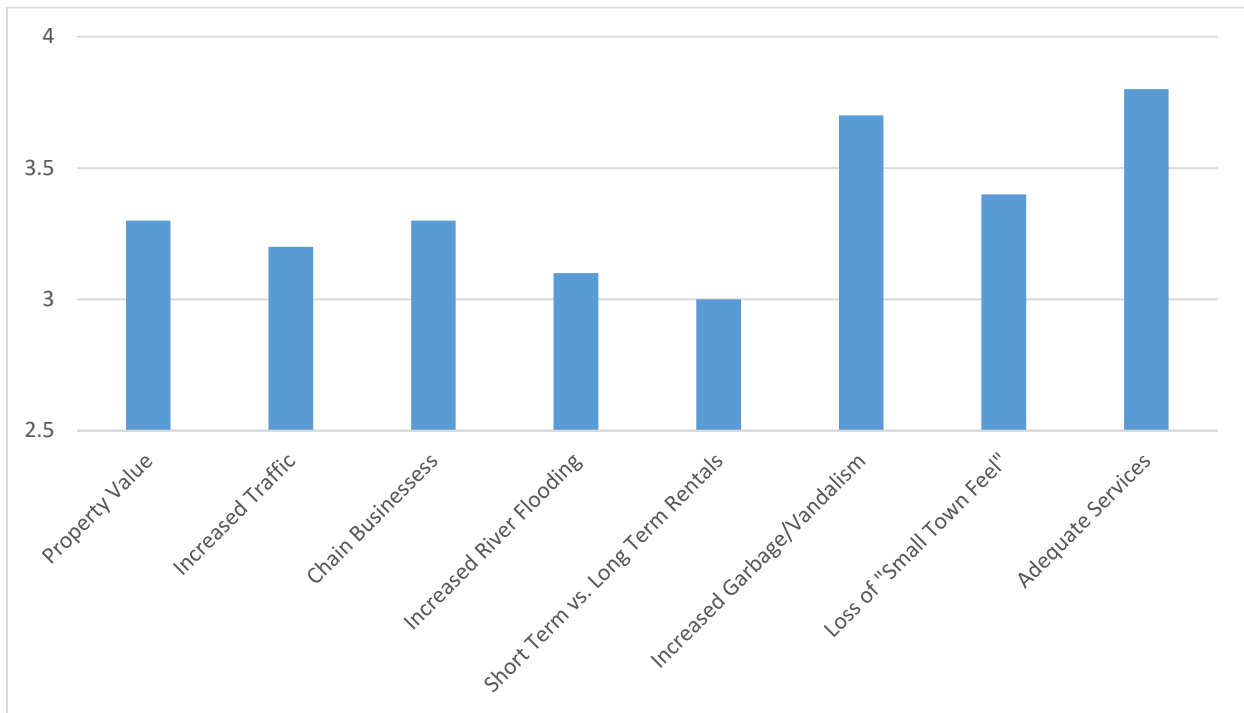


Question 2: On a scale of 0 (not concerned) to 5 (very concerned), which of the following are you concerned about?

A list was provided of different concerns heard by staff at community meetings leading up to the launch of the project. Below is a graph that shows the average rating for each concern. The highest concerns were:

1. Adequacy of services like sewer/water
2. Increased garbage and vandalism
3. Loss of "small town feel"

The lowest concerns were short term vs long term rentals, increased river flooding and increased traffic. Moderate concerns were property value increasing and chain businesses.



People provided 99 comments in the open ended "other" option. Most of those comments were further explanations about their concerns related to one of the survey topics. The most common topics were: housing, incorporation/growth, the natural environment, and long term & short term rentals. In addition, a few new themes were brought up:

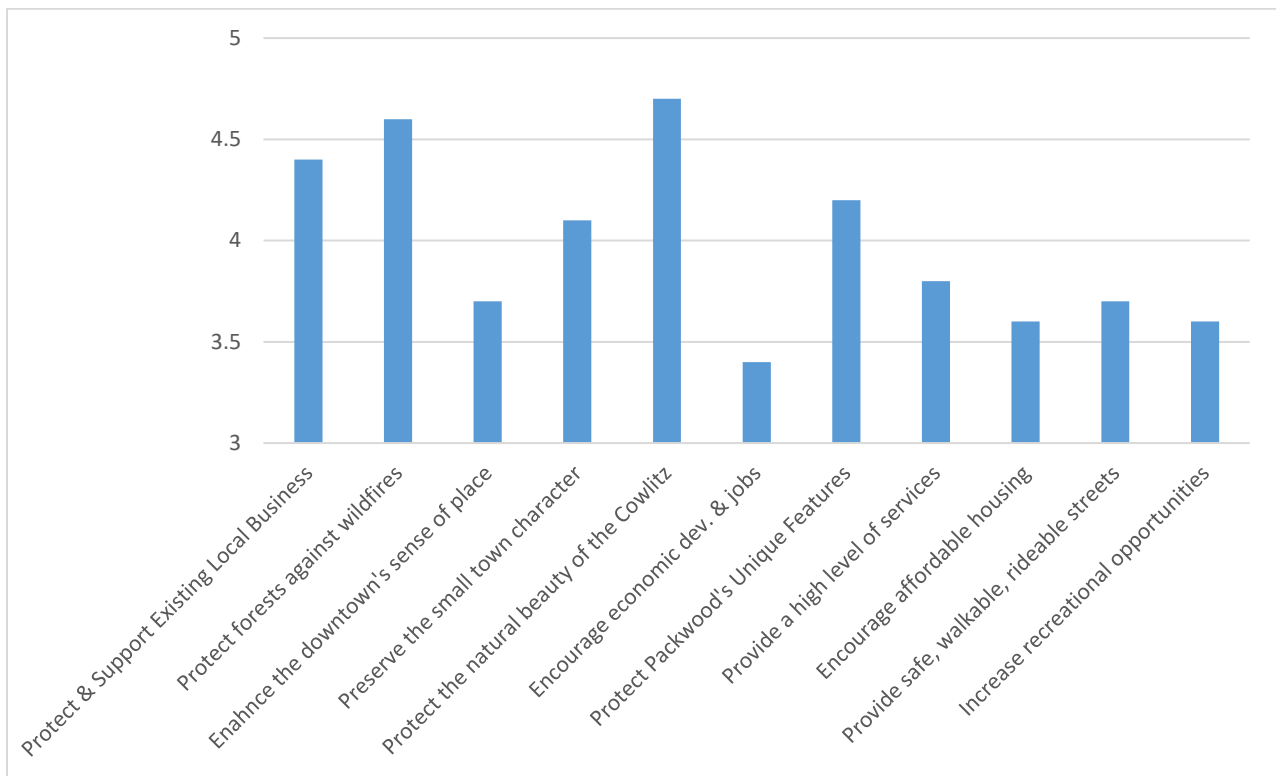
- How decisions are made and the role residents play
- Incorporation and public infrastructure, i.e., sewer system
- Education, schools, and childcare
- The effect of the government and political practices on the community
- Packwood compared to other small mountain towns
- Noise from recreational activities

Question 3: Below are guiding principles that can be used to shape a subarea plan for Packwood. On a scale of 0 (not important) to 5 (very important) how important is each principle to you?

A list was provided of different priorities heard by staff at community meetings leading up to the launch of the project. Below is a graph that shows the average rating for each priority. The highest priorities were:

1. Protect the natural beauty of the Cowlitz River
2. Protect forests against wildfires
3. Protect and support existing local businesses

The lowest priorities were encourage new economic development and jobs, increase recreational opportunities and encourage affordable housing options. Moderate priorities were protect Packwood’s unique features (e.g., museum, historic buildings), preserve the small town character, provide a high level of service (e.g., schools, police, fire), enhance downtown’s sense of place and provide safe, walkable, rideable streets.

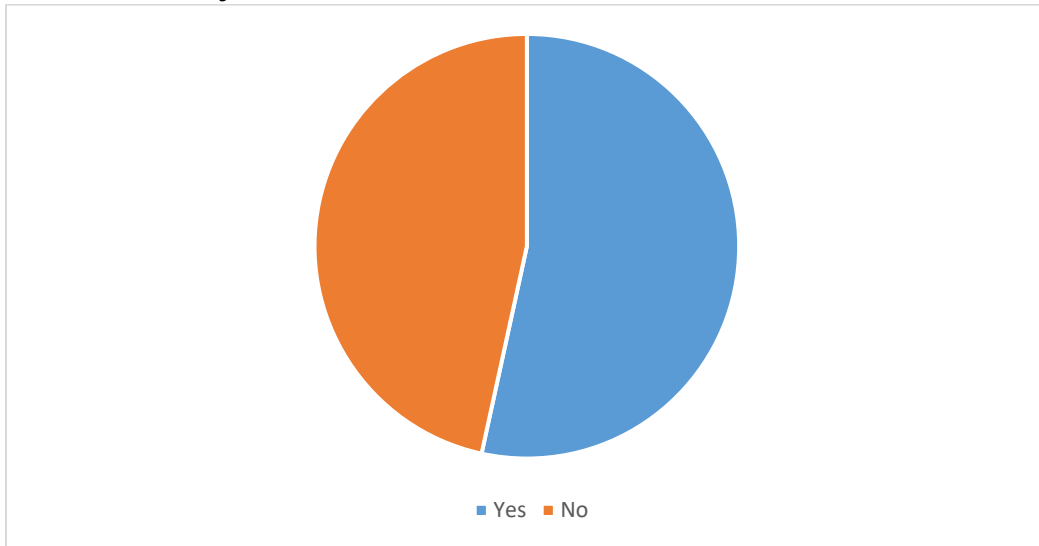


People provided 52 comments in the open ended “other” option. Most of those comments were further explanations about their concerns related to one of the survey topics. The most common topics were: local businesses, affordable housing, protecting the natural environment, and preserving the small town character.

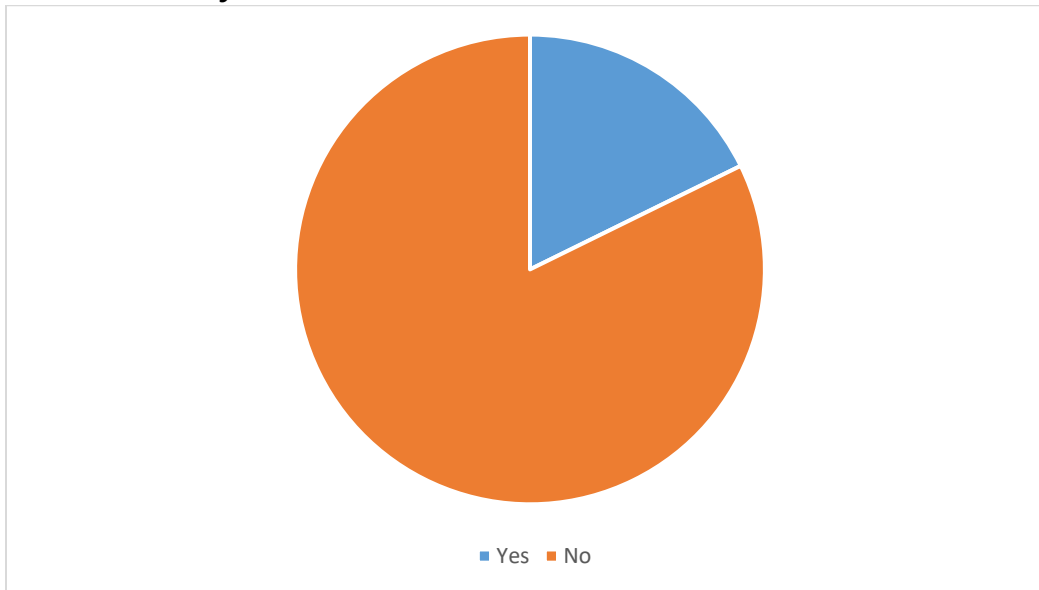
In addition, a few new themes were brought up:

- Packwood Flea Market
- Maintaining the Skate Creek Park
- Homelessness

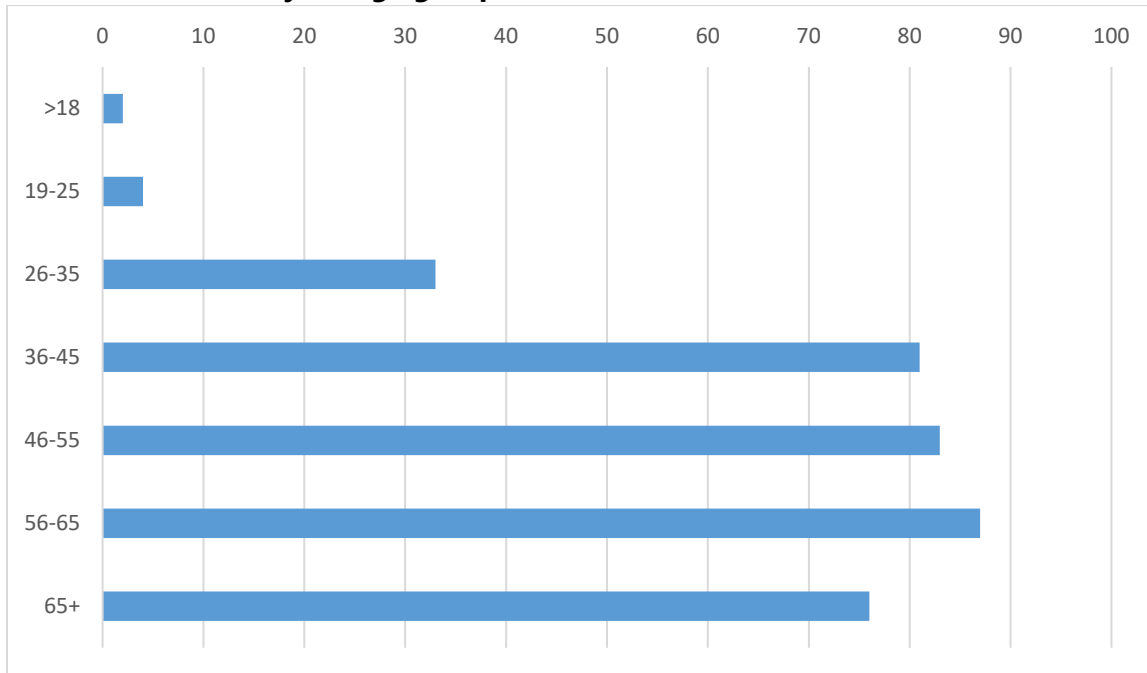
Question 4: Do you live in Packwood?



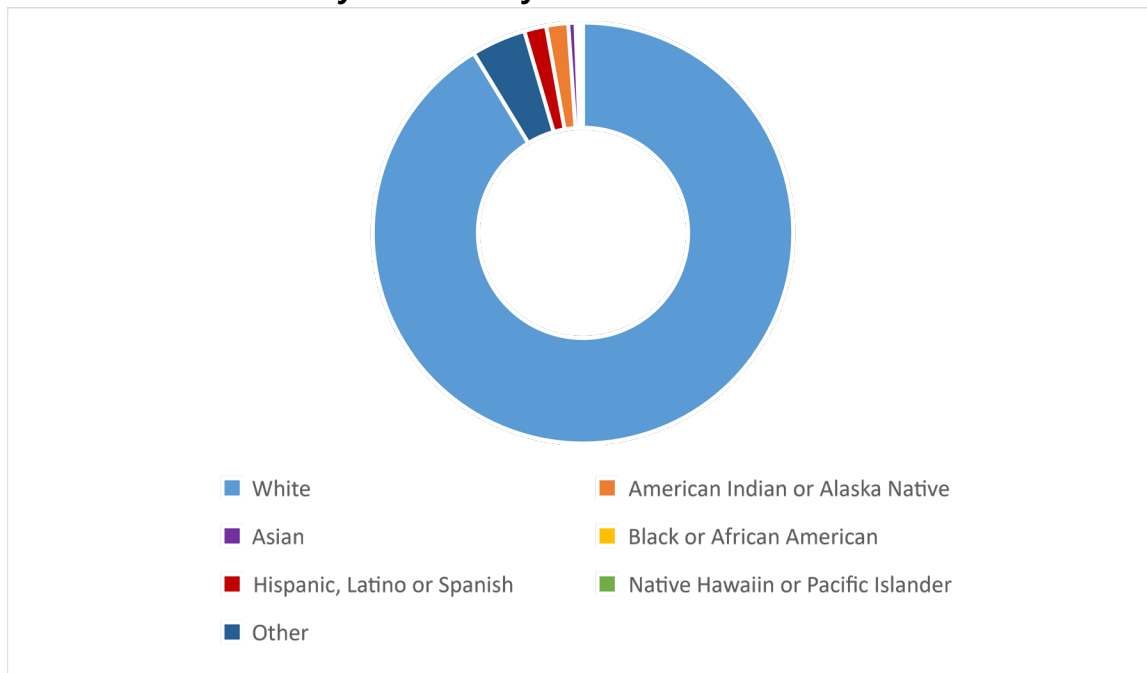
Question 5: Do you work in Packwood?



Question 6: What is your age group?



Question 7: How would you describe yourself?



January 12, 2022 Community Advisory Committee – Kick Off Meeting

The Lewis County Department of Community Development asked for community members to volunteer to serve on committee with the charge of providing advice to Lewis County staff and Planning Commission about the future of Packwood. The goal of the group is to create a 20-year vision with goals and potential actions to achieve the vision. The first meeting was held on January 12, 2022.

The first meeting topic was “What is your 20-year vision of Packwood?” Participants were asked to individually list their top five to ten visions. Then small groups were formed to share and to create a short list of three to five visions to share. The visions were shared with full group and categorized into similar topics. The final step was to summarize each category into an overarching theme. Before the meeting concluded, participants were asked to share any new and different visions that had not yet been addressed.

Meeting notes were drafted and shared with the participants for review and editing. The final meeting notes were posted to the website under Materials.

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/packwood-subarea-plan/>

The 20-year vision topics identified at the meeting were, in no hierarchical order:

- A. Preserve and Enhance Packwood’s Character
- B. Support the Natural Environment
- C. Family Friendly
- D. Bike and Pedestrian Friendly Packwood
- E. Restore and Increase Local Essential Services
- F. Affordable Housing for Everyone
- G. Keep and Grow Thriving Wage Jobs
- H. Contain Development and Prevent Sprawl

Other topics not discussed at the meeting and shared for future discussion:

- Incorporation
- Aging in Place
- No Franchise Businesses
- Tourism
- Light Industry
- Empty Lots in Downtown
- Old Mill Site
- Flea Market

January 20, 2022 Packwood Housing Forum – Concerns about Housing

Housing is a critical issue for all of Lewis County. Lewis County Board of County Commissioners and mayors of cities within the county are jointly working on solutions. Because the Packwood Subarea Plan project is occurring at the same time as the broader housing discussions, there was an opportunity to host forums with the Packwood community.

The first Packwood Housing Forum meeting was held on January 20, 2022 at the Packwood Community Hall. The meeting was advertised through multiple outlets including the newspapers, Facebook, signs hung in town and announcements at standing community meetings. There were 52 people who attended the meeting. The meeting was broadcast via Zoom; however, there was no participation option for those watching online.

The first meeting topic was “What are your concerns about housing in Packwood?” Participants were asked to individually list their top five to ten concerns. Then small groups were formed to share and to create a short list of three to five concerns to share. The concerns were shared with full group and categorized into similar topics. The final step was to summarize each category into an overarching theme. Before the meeting concluded, participants were asked to share any new and different concerns that had not yet been addressed.

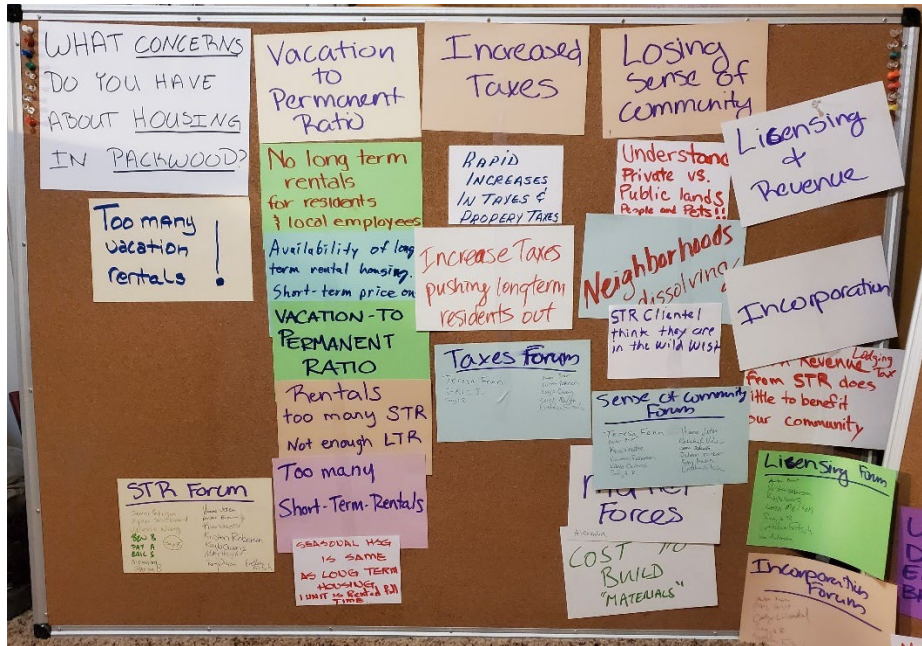
Meeting notes were posted online.

The housing concerns identified at the meeting were, in no hierarchical order:

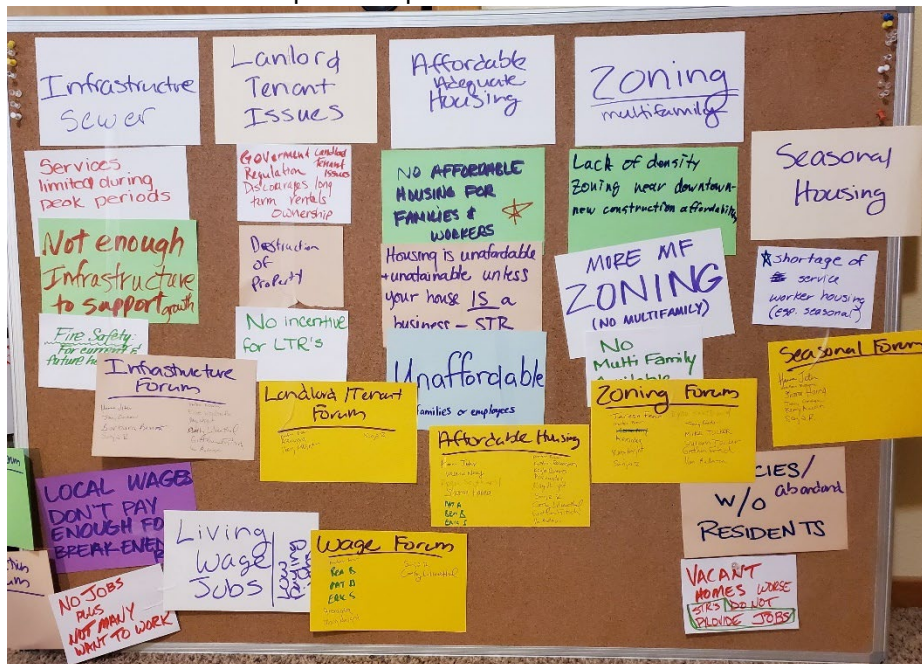
- A. Vacation to Permanent Housing Ratio
- B. Increased Property Taxes
- C. Losing the Sense of Community
- D. Lack of Infrastructure
- E. Landlord/Tenant Issues
- F. Affordable and Adequate Housing
- G. Zoning for Multifamily Housing
- H. Need Seasonal Housing
- I. Market Forces
- J. Licensing and Revenue from Short Term Rentals
- K. Incorporation as a City
- L. Need More Living Wage Jobs
- M. Vacant Properties

Other topics not discussed at the meeting and shared for future discussion:

- Lack of small lots
- Uncontrolled growth affects quality of life for residents
- Losing “small town feel”
- Cost of living, e.g., groceries



Board 1: Forum Participant Responses

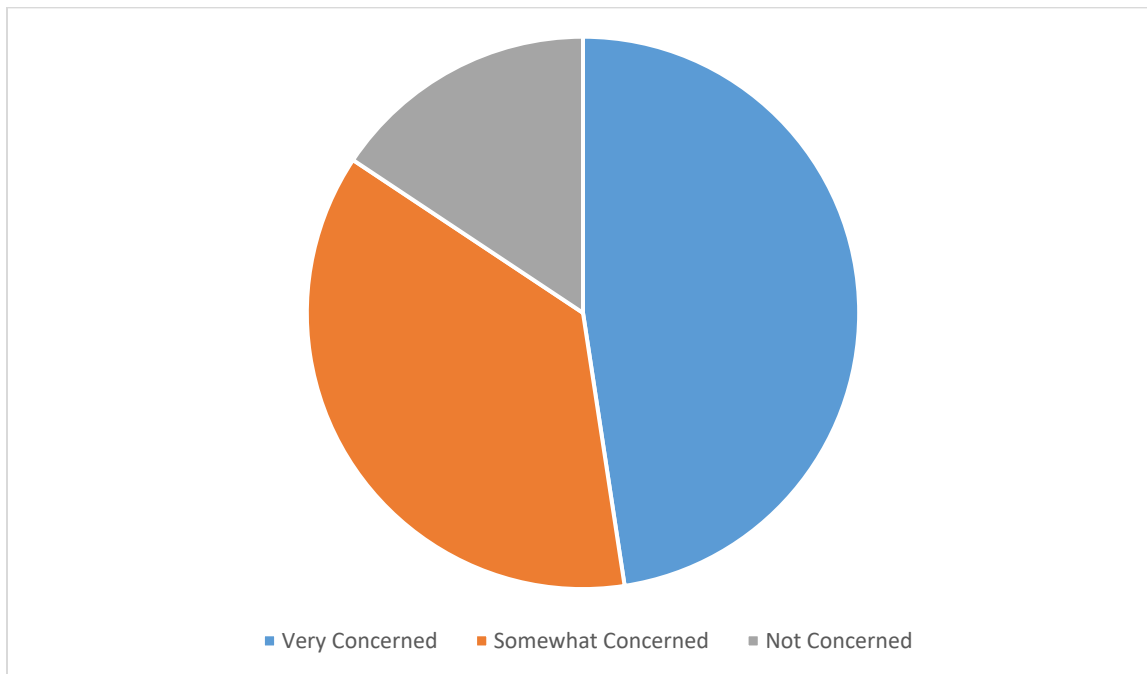


Board 2: Forum Participant Responses

January 31, 2022 Community Survey – Housing

In January 2022, an online survey was distributed to the community. A link to the survey was posted on the website, shared via social media and shared in a press release. The link was also sent via email to the Packwood Subarea Plan list serve. Paper copies of the survey were provided at the Timberland Library in Packwood and distributed at the Packwood Business Owners’ Committee and Packwood Improvement Club meetings and at a booth at the December Arts and Craft Fair held at the community center. A total of 167 people participated in the survey. Below are the results of the survey.

Question 1: How concerned are you about housing in Packwood?



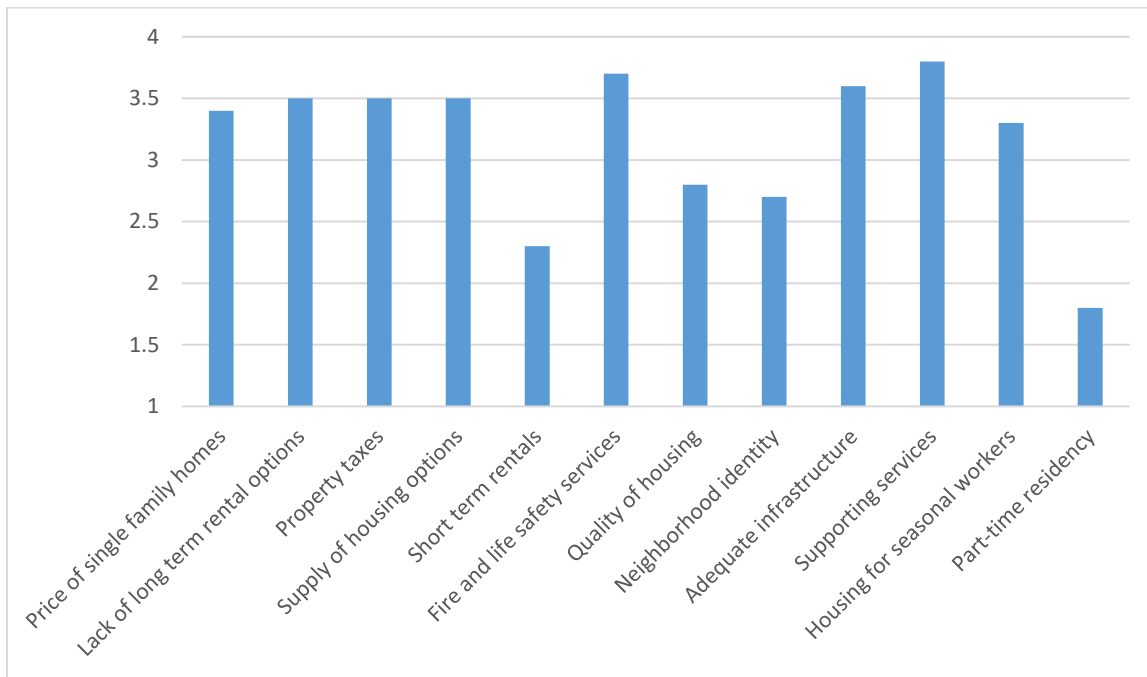
The majority of the respondents are somewhat or very concerned about housing in the Packwood area.

Question 2: On a scale from 0 (not concerned) to 5 (very concerned), how concerned are you about the following housing topics in Packwood?

A list was provided of different concerns about housing staff have heard at community meetings leading up to the housing forum. Below is a graph that shows the average rating for each concern. The highest concerns were:

4. Supporting services (medical, school, etc.)
5. Fire and life safety services
6. Adequate infrastructure

The lowest concerns were Part time residency (aka “weekenders”), short term rentals, and neighborhood identity changing. Moderate concerns were lack of long term rental options, property taxes, and supply of housing options.



29 comments were submitted in the open ended “other” option. The primary topic of comments were related to short term rentals. Other topics included:

- Local business and Packwood’s economy
- Building code enforcement & the county’s role
- Tourism
- Tiny homes
- Uninhabited homes
- Price of rent
- Wildfire risk

Question 3: Below are guiding principles about housing that could be applied to Packwood. On a scale of 0 (disagree) to 5 (agree) how much do you agree with each principle?

A list was provided of different guiding principles heard by staff at community meetings leading up to the housing forum. Below is a table that shows the average rating for each principle. The ratings were very similar between each principle, with none scoring significantly higher or lower. The principles most agreed with were:

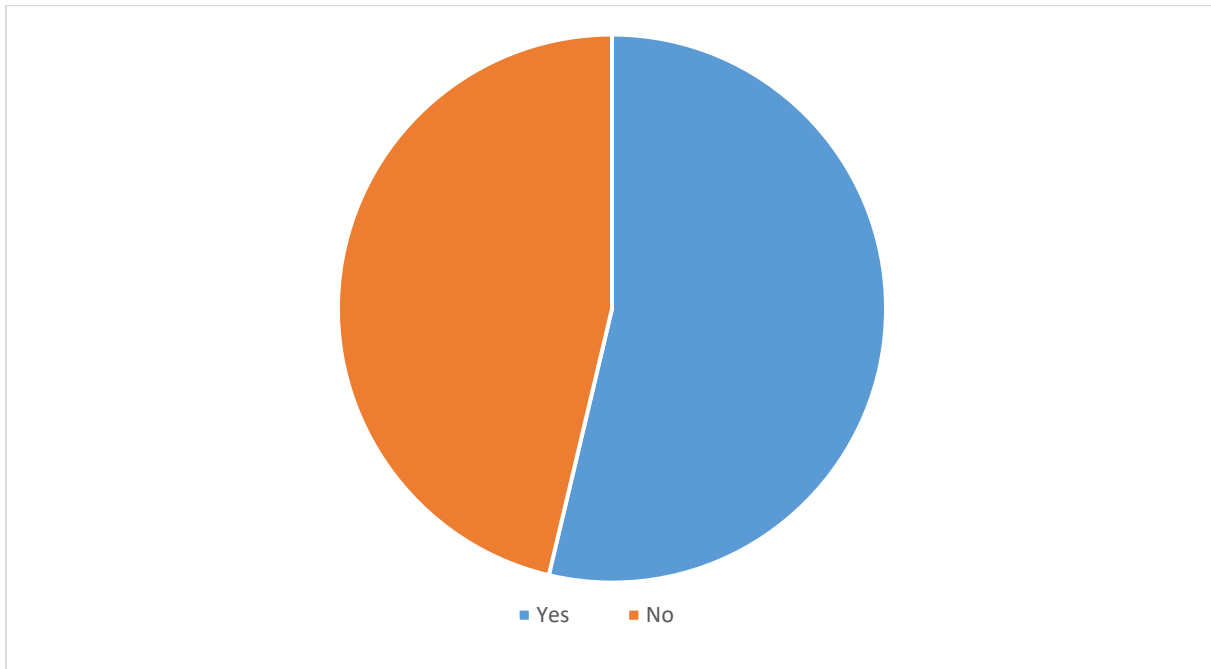
4. Infrastructure, like public water and sewer, supports housing.
5. New housing is designed to match the character of Packwood.
6. Neighborhoods are cohesive and uses are compatible.

Guiding Principle	Average Rating
Infrastructure, like public water and sewer, supports housing.	2.9
New housing is designed to match the character of Packwood.	2.8
Neighborhoods are cohesive and uses are compatible.	2.8
People on fixed incomes can stay in their homes long term.	2.6
People living in Packwood have access to services like medical, dental, pharmacy, schools, and grocery in town.	2.5
People who work or live in Packwood are able to find housing in Packwood at prices they can afford.	2.3
There is a diversity of housing options and choices for all Packwood residents.	2.1
There are housing options for seasonal workers.	2.1

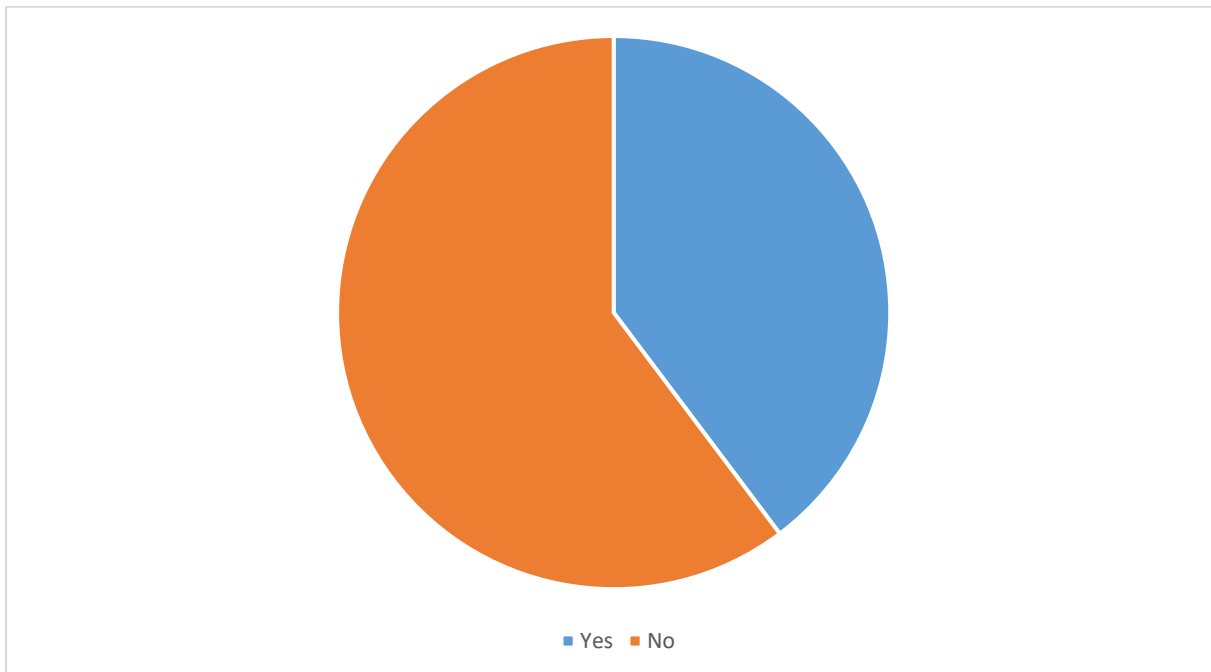
22 comments were submitted in the open ended “other” option to describe other guiding principles about housing in Packwood. The guiding principals related to topics about:

- Short term rentals
- Character of Packwood
- Accessory dwelling units (ADUs)
- Community activities
- Vandalism & noise complaints
- High density housing options
- Long term affordability
- Zoning
- Preserving nature

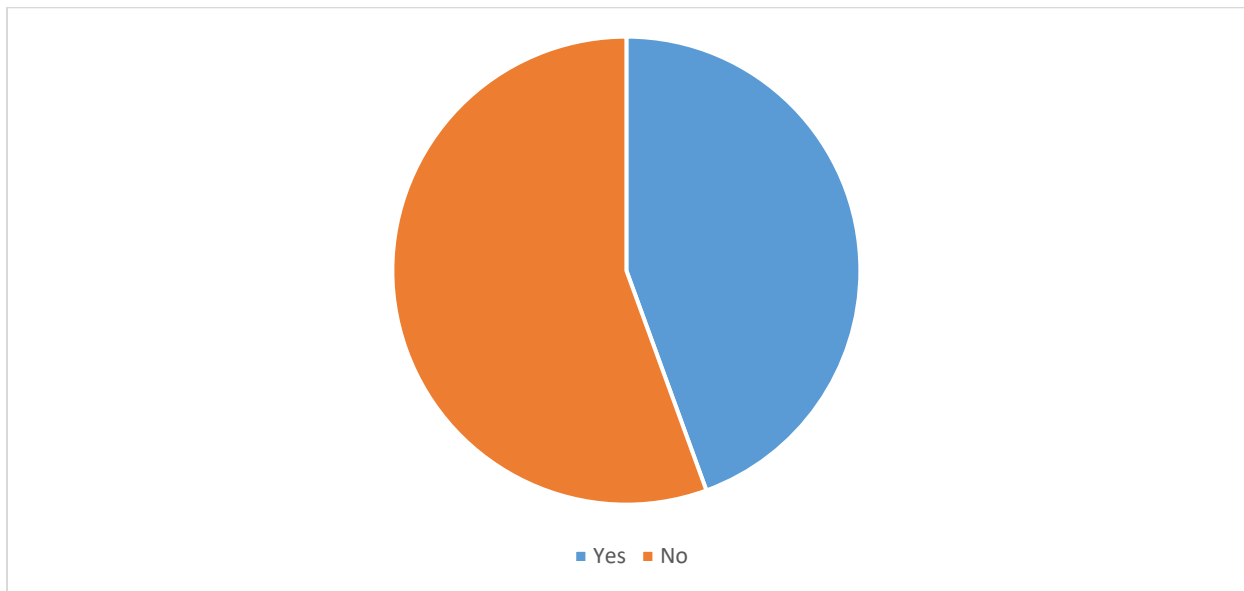
Question 4: Are you a full time resident in Packwood?



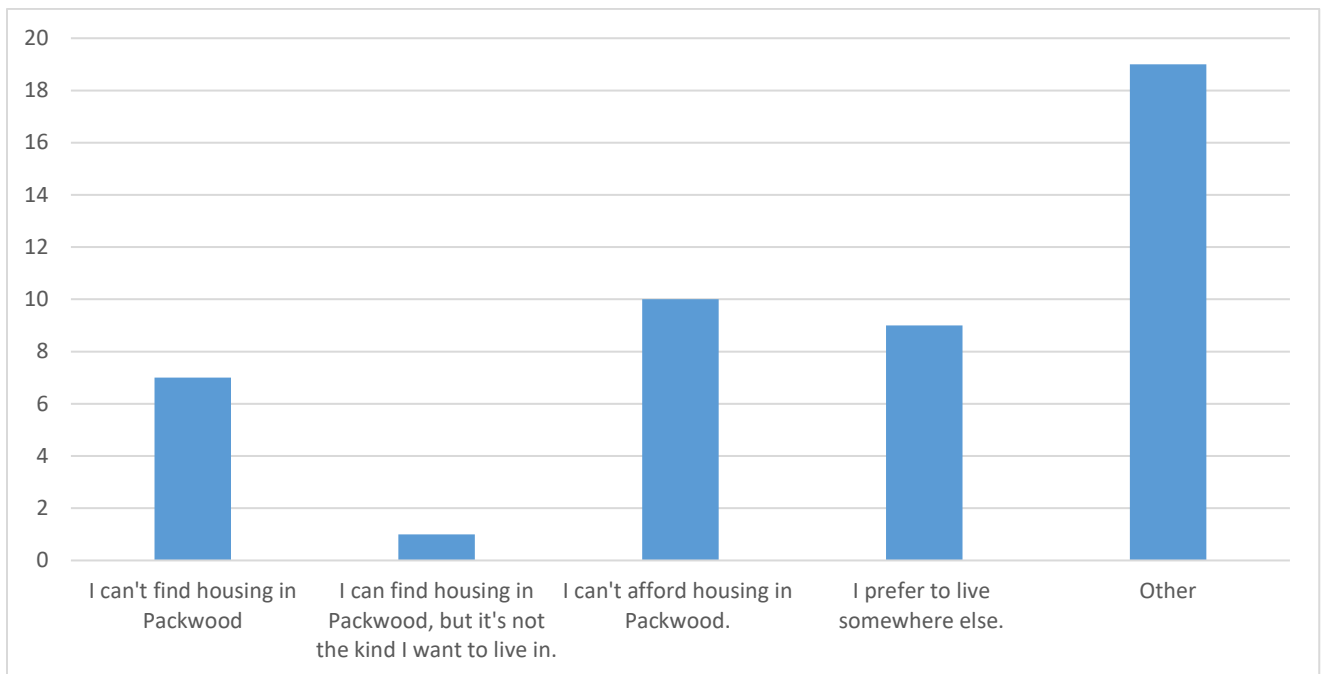
Question 5: Are you a part time resident (aka “weekender”) in Packwood?



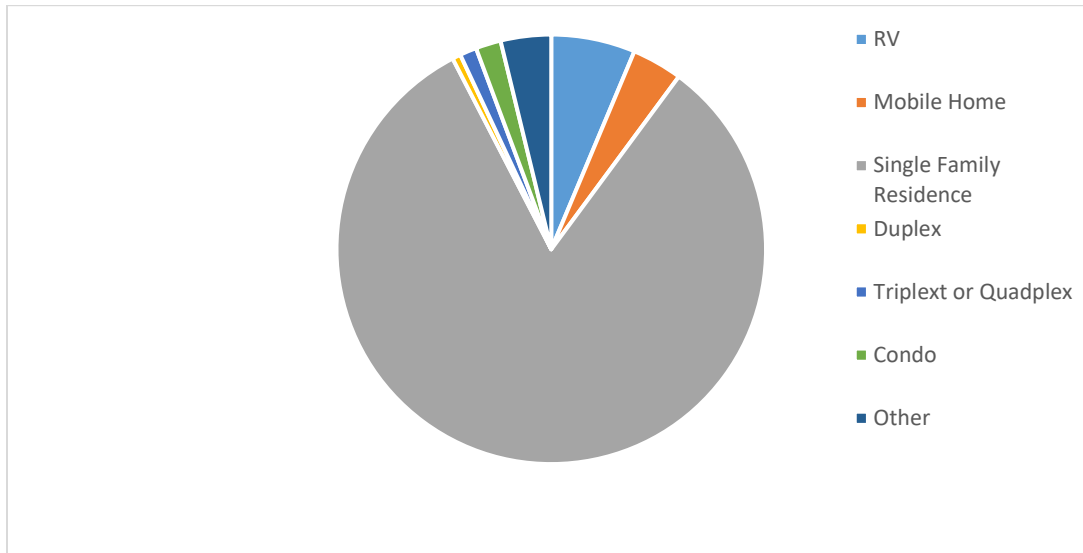
Question 6: Do you work in Packwood or nearby, such as in Randle or at White Pass or Mt. Rainier National Park?



Question 7: If you do not live in Packwood, but you do work in Packwood or the surrounding area, why don't you live in Packwood? (Check all that apply).

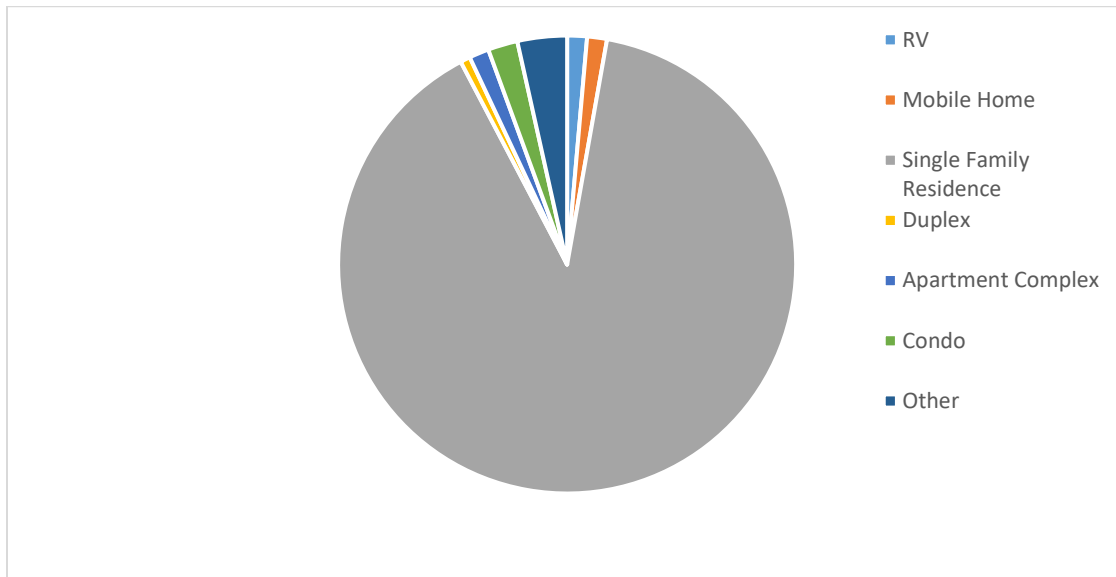


Question 8: What type of housing do you live in primarily?



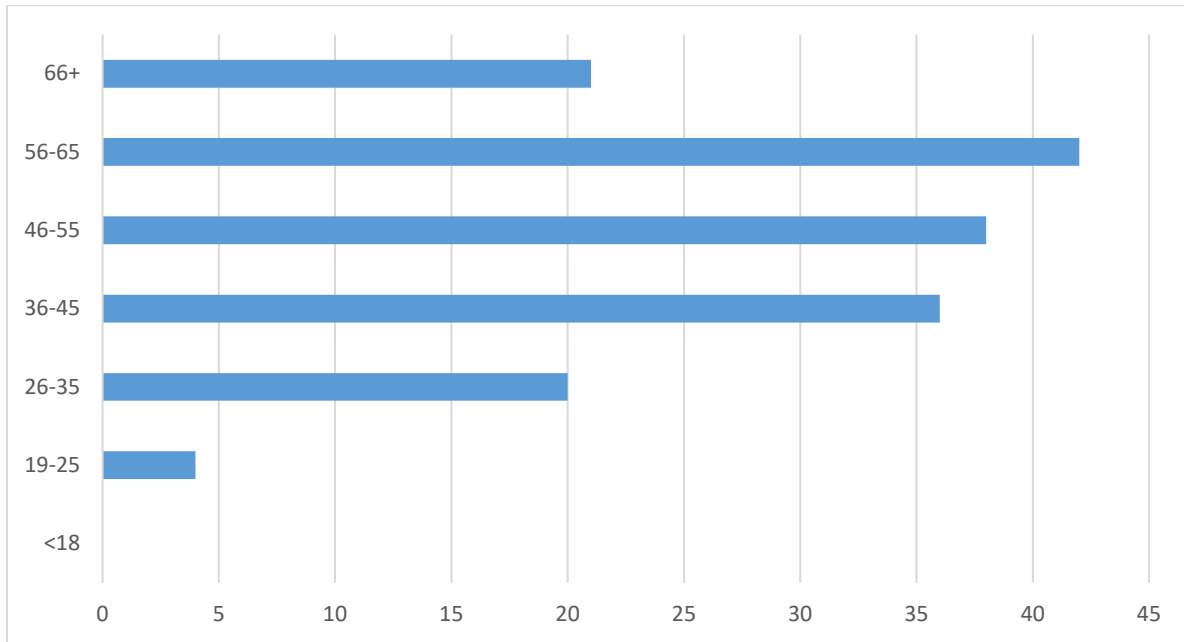
No one selected Group Home or Assisted Living, Small Apartment Complex (8 units or less), or Large Apartment Complex (9 units or more). The "other" option allowed participants to provide their housing type not included in the list provided. The "other" options included: living with parents, rental housing, and yurts.

Question 9: What type of housing do you want to live in?

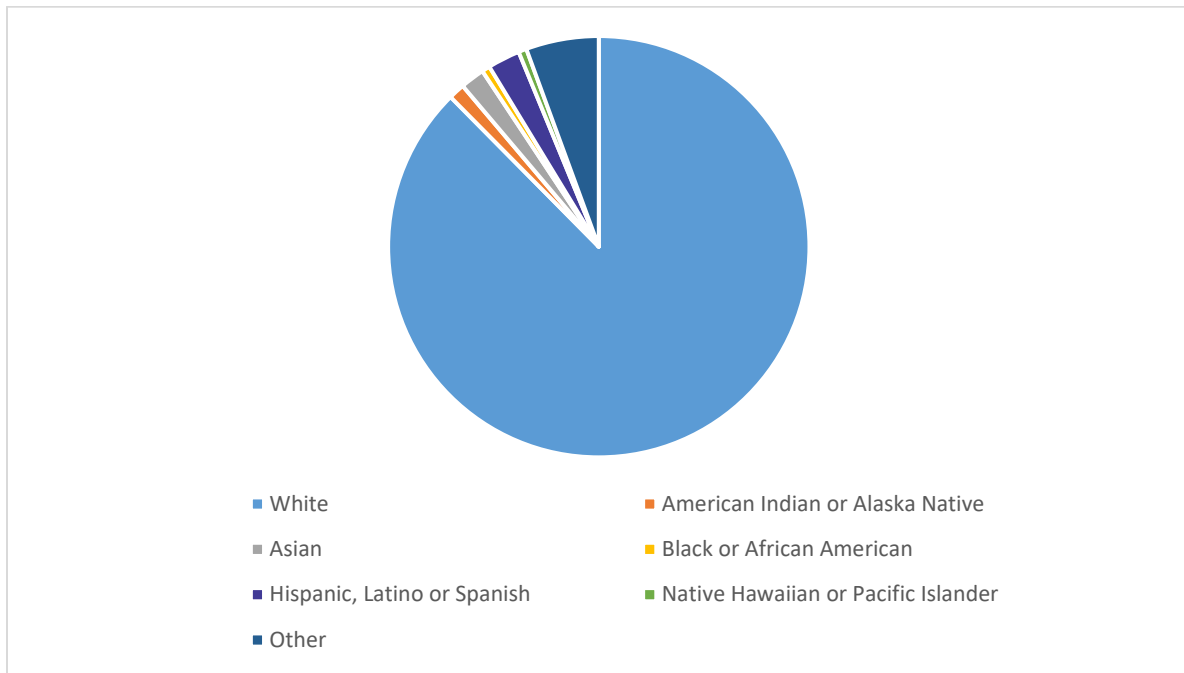


No one chose Triplex or Duplex or Group Home or Assisted Living.

Question 10: What is your age group?



Question 11: How would you describe yourself?



February 8, 2022 Community Advisory Committee – Vision Statements

At the second Community Advisory Committee (CAC) meeting on February 8, 2022, members took the topics identified in the first meeting and created draft visions statements.

Vision statements are large, overarching statements that set the direction for Packwood over the next 20-years. Each vision statement will be further defined and explained through upcoming CAC meetings and other community involvement. Currently, there is no hierarchy or priority to the statements. The last two statements were not finalized at the meeting and were tabled to the third CAC meeting scheduled for March 8, 2022.

DRAFT Packwood 20-year Vision Statements:

- A. Preserve the small town uniqueness and charm.
- B. Support families living, working and playing in town.
- C. Foster year-round recreational experiences for all ages and abilities.
- D. Support a range of locally owned businesses to meet the needs of residents and tourists.
- E. Provide a range of affordable housing for residents at all income levels.
- F. Improve facilities and infrastructure to support planned growth.
- G. Support employment options that provide living wage jobs.
- H. Contain higher density development near downtown and prevent sprawl.
- I. Encourage services and facilities that allow residents to age in place.

Tabled for next CAC meeting:

- J. Protect and enhance the river, streams and forests for people and wildlife.
- K. Make the streets more accessible and safe for bicyclist and pedestrians.

February 17, 2022 Packwood Housing Forum – Short Term Rentals

The second Packwood Housing Forum meeting was held on February 17, 2022 at the Packwood Community Hall. The meeting was advertised through multiple outlets including the newspapers, Facebook, signs hung in town and announcements at standing community meetings. There were 84 people who attended the meeting in person and 38 people who attended via Zoom.

The second meeting topic was short term rentals (STRs). Participants were asked first to identify the benefits and problems associated with STRs. Participants shared their opinions on cards and in the Zoom chat, which were then placed on boards at the front of the room and discussed as a group. Second, participants were asked to brainstorm ways to address the problems without eliminating the benefits. Again, the opinions were shared on cards and in the Zoom chat; then placed on boards and discussed as a group.

The full meeting notes were posted online.

Summary of the **benefits** associated with STRS, in no hierarchical order:

- A. Provide jobs (e.g., electrician, plumber, house cleaners)
- B. Support businesses in town by bringing in tourists
- C. Provide revenue to town
- D. Provide lodging taxes to County
- E. Rely on reviews therefore structures kept in good condition
- F. Allow vacation home owners to make income on property
- G. Reduce home vacancies, reduces crime (more eyes on the street)
- H. Support tourism at national and state parks

Summary of **problems** associated with STRs, in no hierarchical order:

- A. Drive up property values
- B. Long term rentals converted to STRs reduces affordable housing options
- C. Users disrespect neighbors (e.g., noise, nudity, fires during burn bans, trash)
- D. Jobs provided are not typically living-wage
- E. Insufficient infrastructure to support increase of people (e.g., septic, water)
- F. Insufficient facilities to support increase of people (e.g., groceries)
- G. Insufficient services to support increase of people (e.g., EMS)
- H. Less full time residents equal less volunteers for Fire Department

Summary of suggested **solutions**, in no hierarchical order:

Zoning/Land-Use Regulation

- Allow a diversity of housing options
- Zone areas where STRs are not allowed
- Establish quiet hour rules
- Enforce zoning and building codes

Permitting

- Limit the number of STRs by geographic area
- Limit the number of STRs a single person can own
- Put a cap on total number of STRs
- Limit the number of renters per STR based on septic capacity

Licensing

- Register locally as a business
- STR registry for neighbors

Infrastructure

- Establish infrastructure in downtown (i.e., sewer) to support denser development
- Pursue grant funding for infrastructure

Taxation

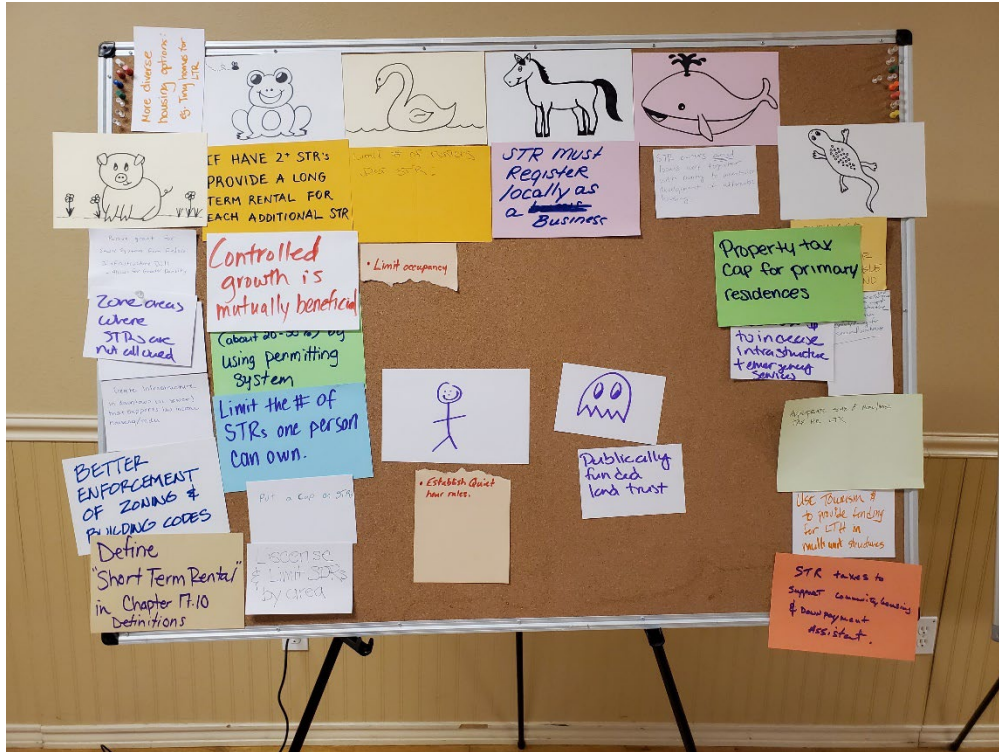
- Property tax cap for owner occupied/primary residential dwelling units
- Tax STRs more to increase infrastructure and emergency services
- Use tourism tax to provide funding for LTR for employees

Community

- Make an effort to know your neighbors and increase community
- Volunteer in town
- More community gathering spaces and amenities
- Add signs at main road intersections to explain STR rules
- Ensure most affected are part of the decision-making

Other

- Create a non-profit land trust organization



Board 3: Solutions to Short Term Rental Problems



Board 4: Solutions to Short Term Rental Problems

March 9, 2022 Community Advisory Committee – Preserve Small Town Uniqueness

At the third Community Advisory Committee (CAC) meeting on March 9, 2022, members first finalized the two tabled vision statements and then began the specific work of explaining each vision statement and creating goals and potential actions to achieve the statements.

The draft Packwood 20-year vision statements that were tabled and brought back are now final, although future minor edits may occur:

- J. Protect, maintain and enhance the natural environment for people and wildlife.
- K. Make the streets more accessible and safe for bicyclists and pedestrians.

For the next approximately six meetings the CAC will discuss each vision statement. The first statement discussed was “Preserve the small town uniqueness and charm.” This discussion was completed first in small groups of 3-4 members and then each small group reported out to the full CAC. The small groups were given the following guiding questions:

1. What does small town charm mean?
2. What is unique about Packwood that exemplifies small town charm?
3. How can we preserve small town uniqueness and charm?
4. Other thoughts and comments

The full meeting notes are available on the website. Below is a summary of responses to the guiding questions.

1. What does small town charm mean?

Small town charm means small scale development and structures. A commercial downtown core that has a similar look and feel and supports people walking from store to store. Businesses that are locally owned and limited franchises. Open spaces that allow wildlife, especially elk, to move through town. Neighborhoods that promote social connections. Local community events and gatherings.

2. What is unique about Packwood that exemplifies small town charm?

Being able to walk from the grocery store to the post office to the coffee shop, because all businesses are consolidated in one small downtown core area. Unique businesses that aren't found in every city and town.

People who have lived in Packwood for many years, or their whole life, and know each other. Running into people you know at each business, a sense of neighborliness.

The history of Packwood as a logging town. Historic buildings that have been preserved like the school and hotel.

Access to nature, parks and wild spaces very close to town. Elk walking through town daily. Eagles nesting along the river.

3. How can we preserve small town uniqueness and charm?

Zoning: Keep commercial uses in the downtown core along Highway 12. Promote affordable housing options for people to live in Packwood. Protect historic buildings. Preserve open spaces in town for wildlife.

Design: Provide guidelines to create a common look in the downtown core and make sure the look reflects the history of Packwood. Encourage more walking in the downtown core.

Development: Prohibit franchise businesses. Limit short term rentals.

Community: Promote community events and gathering.

Education: Promote the history of Packwood.

4. Other thoughts and comments

Need to support the school, library and other services and amenities for families.

Need to encourage people to volunteer with local organizations.

Implementation ideas:

- Define the downtown core – between the gas stations or between the Fire Station and Cowlitz River Lodge.
- Zone the downtown for low rise (<40 ft) mixed use development with ground floor retail and second story multifamily residential.
- Zone close-in neighborhoods for higher density residential uses (duplex, triplex, townhouses, cottage housing)

March 24, 2022 Packwood Housing Forums – Affordable Housing

The third Packwood Housing Forum meeting was held on March 24, 2022 at the Packwood Community Hall. Participants were asked to respond to two questions.

The first question was, "Who needs affordable housing in Packwood?" Staff clarified that this question is about groups of people. Everyone needs affordable housing, but is there a way to categorize. After the groups were identified, the second questions was, "What kind of housing is affordable for this group?" Staff clarified that responses should be realistic. Yes, many people would like to live in a single family home, but that is not affordable to all groups of people. Also, response do not need to be based on what currently exists or is allowed in Packwood.

Discussion was facilitated during both sessions. Zoom participants were asked to answer the same questions. They responded in chat to the first question and in Padlet to the second question. Zoom participants were also encouraged to share additional thoughts via email.

Below is a summary of the answers and discussion.

Who needs affordable housing in Packwood? *(no hierarchical order)*

- Retirees
- Seasonal workers
 - Full time, work both seasons
 - One season only
- Lower income
 - Minimum wage (\$14/hour)
 - More than minimum wage, but less than median household income (\$30/hour)
- People with disabilities
- Jobless people
- Higher income
 - Median household income (\$30/hour)
 - More than median household income
- Service workers
 - Forest Service, Mt Rainier National Park
 - Hospitality – restaurant, hotel, etc.
- Families with children
- Variable income earners

What kind of housing is affordable? *(listed from typically most affordable to least affordable)*

1. Section 8 – lower income receive a voucher for discount on housing
2. Subsidized – government or workforce/employer housing
3. Congregate – dormitory, hostel, assisted living
4. Room in a house – shared kitchen, bathroom
5. Mobil home or RV park – land is leased
6. Apartment
7. Accessory dwelling unit (ADU)
8. Duplex, triplex, quadplex
9. Manufactured or modular home park – land is leased
10. Land Trust – government or non-profit owns land, person owns the single family house
11. Cottage housing – common ownership of land
12. Condo
13. Townhome
14. Single family residence

Hotel was also listed because some local hotels allow for long term rental; however, it is a very unstable form of housing.

Additional discussion points *(no hierarchical order)*

- People should be able to stay in their home long term. Property tax increases make that difficult for people on fixed incomes.
- Families need to be in neighborhoods with common open areas and walkable streets. Families need two or three bedrooms.
- Section 8 people experience soft discrimination from landlords.
- Higher density development and smaller houses are critical to making housing affordable. Land is expensive.
- Government subsidized housing means spending tax payer dollars.
- The price of materials is increasing and making new housing of any kind more expensive.
- There are other kinds of housing people chose – yurts, tiny homes – that are becoming more popular and are more affordable than traditional single family houses.
- Use of existing single family houses as short term rental should be redistributed to create more long term rental options. Perhaps provide incentives for property owners to provide long term rental, instead of short term.
- There are many complicating factors related to living in a RV for more than 14-30 days (depending on if the land is private or public).

Padlet
 magnapersons • 10 • 4d
Packwood Housing Forum
 Affordable Housing

Instructions
 For each of the groups, please add what types of housing are affordable for that specific group. Use the (+) symbol to add your responses under each group. Staff are monitoring the responses.
 Do not edit other people's answers. If you disagree with someone, please add a new comment with the (+). Please remember to be constructive. Inappropriate or rude comments will be removed by the moderator.

Group 1 - Retirees	Group 2 - Seasonal Workers	Group 3 - Lower Income (<\$58K)	Group 4 - People with Disabilities	Group 5 - Jobless People	Group 6 - Higher Income (>\$58K)	Group 7 - Service Workers	Group 8 - Families with Children	Group 9 - Variable Income
Subsidized Assisted Living Facilities 55+ Community single family homes, condo, rentals supportive housing co-living arrangements Apartments supportive community living single family home	Employer subsidized - ski resort, forest service, etc Hotel, but it's unstable Townhomes or condo Some people with families would like to live in a house for a season, but there are no homes available to rent (or cheap). Corporate-owned housing Publicly subsidized shared single family home with someone who works opposite season multiple jobs ADUs / DADUs rentals, group housing with shared facilities Mobile Homes/RVs Shared Housing/ Room Rental Dormitory style housing Apartments Tiny Homes Like in Aspen	Density and size is critical for many people. High density, 2 bedroom, 1 bath Prohibit use of ADUs as short term rentals manufactured homes (nice ones) Prefab homes / modular homes tiny homes on wheels Housing Cooperatives Single family in denser lots multiple jobs multifamily housing, affordable small rental units, tiny homes town homes Duplex/ Multi Family Housing mobile homes modern tiny homes under 400sqft Apartments single family homes shared living	subsidizing housing for disability Apartments/ townhomes/ appropriately designed facilities, group settings, adult family homes supported living facilities	STR Hostel type housing / transient temp housing dormitory structures, subsidized housing tiny home community (shared kitchen/bath, but own sleeping area) lodging with your own room, but communal living facilities shelters	Prefab homes / modular homes Townhomes/ Duplex/ Tri-Plex etc. typical homes (900 sq ft) Condos single family home	Employer provided housing manufactured home Yurts dormitory rooms rentals Housing Cooperatives Publicly Subsidized Mixed Multi use/ Apartments over a business etc. Communal living arrangements Apartments	Community Land Trust Employer provided housing be used for a type of housing needs for all kinds of groups Cottage housing neighborhood groupings of homes with child-oriented, centralized play area Small lot developments with open space for kids to play Apartments & Condos Multi-family Duplex/ Multi Family Single Family Homes	Partnership with Mt Ranier at Ohm escape that is not being occupied during the winter RV, but only allowed for 2 weeks unless you get a permit for longer term use DADUs or ADUs yurts short term rentals Dormitory style housing Communal living arrangements Single Family Homes

The picture is a screenshot of Padlet and the Zoom participant's responses to the second question – What kind of housing is affordable?

Staff populated the groups based on the responses to the first question, including the responses Zoom participants put in chat. Then the link to Padlet was shared with Zoom and participants were asked to answer the second question for each group.

Staff moderated the responses and if any were inappropriate (such as using swear words or being discriminatory), those were removed by the moderator.

The results of the Padlet response were shared with the full group during the discussion.

April 13, 2022 Community Advisory Committee – Support Families and Locally Owned Businesses

The fourth Community Advisory Committee (CAC) meeting was held on April 13, 2022. The CAC continued their work to define and clarify the draft Packwood 20-year vision statements that were created by the CAC over the first two meetings. The two statements reviewed were:

1. Support families living, working and playing in town.
2. Support a range of locally owned business to meet the needs of residents and tourist.

For each statement, members were first assigned into small groups to answer guiding questions. Then each group reported out. The members of the small groups was switched up between the first and second statements to ensure fresh ideas. The results are summarized below.

1. Support families living, working and playing in town.

A. What prevents or discourages families from living and working in town?

- Lack of activities or attractions that are family oriented. Plenty of recreation, but not many other options like play structures, pool, arcade, etc.
- Few community spaces and lack of programming for families.
- Few family wage jobs.
- Lack of educational resources and library services.

B. What do families need to live in town?

- Higher quality education and more extracurricular programs.
- Childcare options for pre-school age and wrap-around care for school age children.
- Dedicated parks with picnic areas and play structures.
- Resources including doctor's office, dental, veterinarian, banking.
- Supporting services like barber/stylist, nails, etc.
- Infrastructure including high speed internet and transit, especially associated with wrap around childcare.
- More grocery options.
- Other than grocery, other stores to buy standard items including clothes, shoes, etc.
- Diversity of affordable housing options.
- Year round, family wage employment.
- Small business growth for local economy, small business incubator.
- Gym space for indoor recreation including pool, basketball, pickle ball, etc.
- Entertainment such as movie theater, amphitheater, bowling alley, roller rink, arcade, etc.

2. Support a range of locally owned business to meet the needs of residents and tourist.

A. What range of business are needed?

- Medical, dental, pharmacy
- Veterinarian
- Electrician, plumber, handyman, house cleaning
- Laundromat
- Car wash
- Grocery options
- Childcare
- Salon
- Clothing store
- Restaurants and food trucks
- Gift store
- Event center with regularly scheduled activities (more activities similar to Bingo).
- Tourism-related such outdoor gear, equipment rental (bikes, kayaks, snowmobiles), tours/guide services, etc.
- Shuttle service, transit.
- Recreation such as putt-putt golf, bowling alley, arcade, laser tag, etc.

B. How could businesses be better supported?

- Small business loans, grants, start-up funds.
- Mentoring programs – existing to new business owner collaborations.
- Incubator space available for rent.
- PDA working with commercial businesses.
- Infrastructure including sewer and safe walking paths.
- Business promotion by Visitor Center and White Pass Scenic Byway.
- Local residents spending money at local stores.

Note – CAC members that have lived in Packwood since before the mill closed reminisced about the businesses that use to be located here. They mentioned that the Community Hall was used as a roller rink. There was a doctor's office and pharmacy. Newer residents (arriving after 2000) aren't aware of the variety of businesses the town had. The image on the next page is from the 1961 Community BBQ and includes all of the businesses that sponsored the event. The annual Community BBQ is still taking place today.

<p>K's Drive Inn Counter and Booth Service 1½ Miles West of Packwood</p>	<p>Jackie's Flowers Flowers for all occasions Jackie Heinrich — Packwood</p>	<p>French Cleaners Prompt, dependable service Ron and Stump James - Chehalis</p>	<p>Blue Spruce Cafe Dewey and Lucy Jennings Packwood</p>
<p>Tatoosh Motel AAA Approved—All Electric Roland Brown, new owner ½ MI. West Of Packwood</p>	<p>Blazer Bros. Midway Dairy Darigold Distributors for Lewis County</p>	<p>White Pass Grocery and Cabins Jerry and Roy Hogan ½ Mile East of Packwood</p>	<p>Packaway Market "Just can't beat us for quality" "Crit" — Packwood</p>
<p>Packwood Apartments 1-2-3-bedroom Apts. Walter Yohan Phone 494-5331, Packwood</p>	<p>EIGHTH ANNUAL PACKWOOD BARBECUE Sunday, Aug. 6, 1961</p> <p>Wonderful Food Entertainment Speaking Music</p> <p>Steer Beef will be pit barbecued on the site starting at 3 A.M. The meat will be taken out of the pit at 11:30 A.M.</p> <p>Barbecued Beef Dinner Adults—\$1.25 Children—75c</p> <p>Served from 1:30 P.M. to 4:00 P.M.</p> <p>BARBECUE DANCE Saturday Aug. 5 -- 9 P.M. to 1 A.M. Packwood Community Recreation Hall</p> <p>COME EARLY -- HAVE FUN Tune Teasers Will Play at Barbecue</p>		<p>Bain's 76 Service — Cabins Myrtle Bain — Packwood</p>
<p>George's Payless Service Major Brands Gasoline 24-hour wrecker service George Morgan — Packwood</p>	<p>John Moorcroft General Contractors "Registered Quarter Horses" John Moorcroft & Sons, Packwood</p>	<p>Service Tobacco Co. Cigars, Candy, Notions Tacoma</p>	<p>Coal Creek Resort "Real Good Food" Tony and Mary Smith 4 Miles East of Packwood</p>
<p>Packwood Service Co. Standard Oil Products Distributor Mike Robb, Mgr. — Packwood</p>	<p>Swan Lake Dairy DAIRY PRODUCTS House delivery from Eatonville to Packwood</p>	<p>Edmonds Cabins Clean, Modern, Reasonable Tillie and Henry — Packwood</p>	<p>Evergreen Motel and Service Station Texaco Products Clara and Dick Rudler - Packwood</p>
<p>Color-Bar Wallpaper—Paints Plumbing Supplies O. L. "Chic" Sales — Packwood</p>	<p>Colton Meats Supplies the Valley with good bologna Nate Blakeslee</p>	<p>Ardens Flavor fresh ICE CREAM PRODUCTS</p>	<p>Mountain View Lodge A better mountain motel 17 Units, AAA Approved Air cooled ½ Mile East of Packwood</p>
<p>Club Cafe "Just Good Food" Hem and Irv — Packwood</p>	<p>Folgers Coffee Coffee at Barbecue is furnished by Folgers.</p>	<p>Carsten's Meat is used at Barbecue</p>	<p>John Repp Bookkeeping, Insurance Phone 494-5351, Packwood</p>
			<p>Cheney's Garage Chevron Gasoline, Accessories WRECKER SERVICE Eddie and Hazel — Packwood</p>
			<p>Packwood Hotel Good Beds — Reasonable Rates Margaret Matchet, Mgr. Phone 494-5431, Packwood</p>
			<p>Johnson Brothers Garage Texaco Distributors Gas, Diesel, Stove Oil Ernie and Bugs Phone 494-5485, Packwood</p>
			<p>Packwood Cafe and Trophy Room Specialty: Steaks and chicken dinners Heraufs and Deckers — Packwood</p>

April 21, 2022 Packwood Housing Forum - Zoning

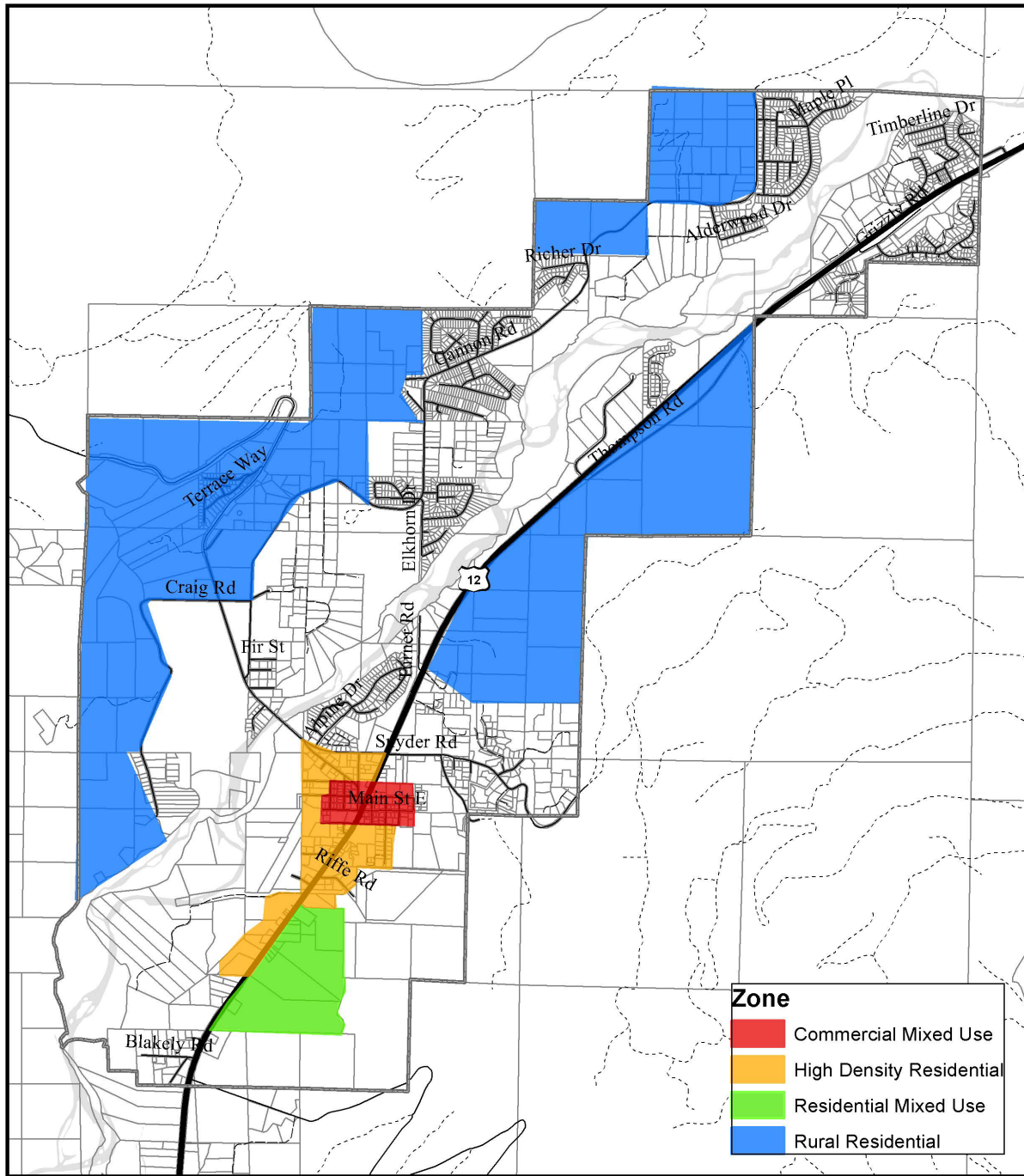
The fourth and final Packwood Housing Forum meeting was held on April 21, 2022. Attendance was 19 people in person and four on Zoom. The topic was to use the list of affordable housing that was identified by the community at the previous form and brainstorm where the housing could/should go in Packwood. The work was done in small groups and then combined into three overarching concepts. The results are summarized below.

The following zone descriptions are a guide for the maps. These are summaries based on the conversations throughout the meeting, not based on any one map. Staff summarized in order to create comparisons between the maps.

Zone Descriptions:

Commercial Mixed Use	ground floor commercial, second story apartments
Apartments	only apartments
High Density Residential	apartments and townhomes
Medium Density Residential	cottage housing, fourplex, triplex, duplex, small single family residential
Residential Mixed Use	apartments, townhomes, cottage housing, allow commercial
Rural Residential	5 acre minimum lot size, single family residential plus ADU

Reminder – These concepts are about future development and uses.



Packwood Housing Forum

Future Zoning

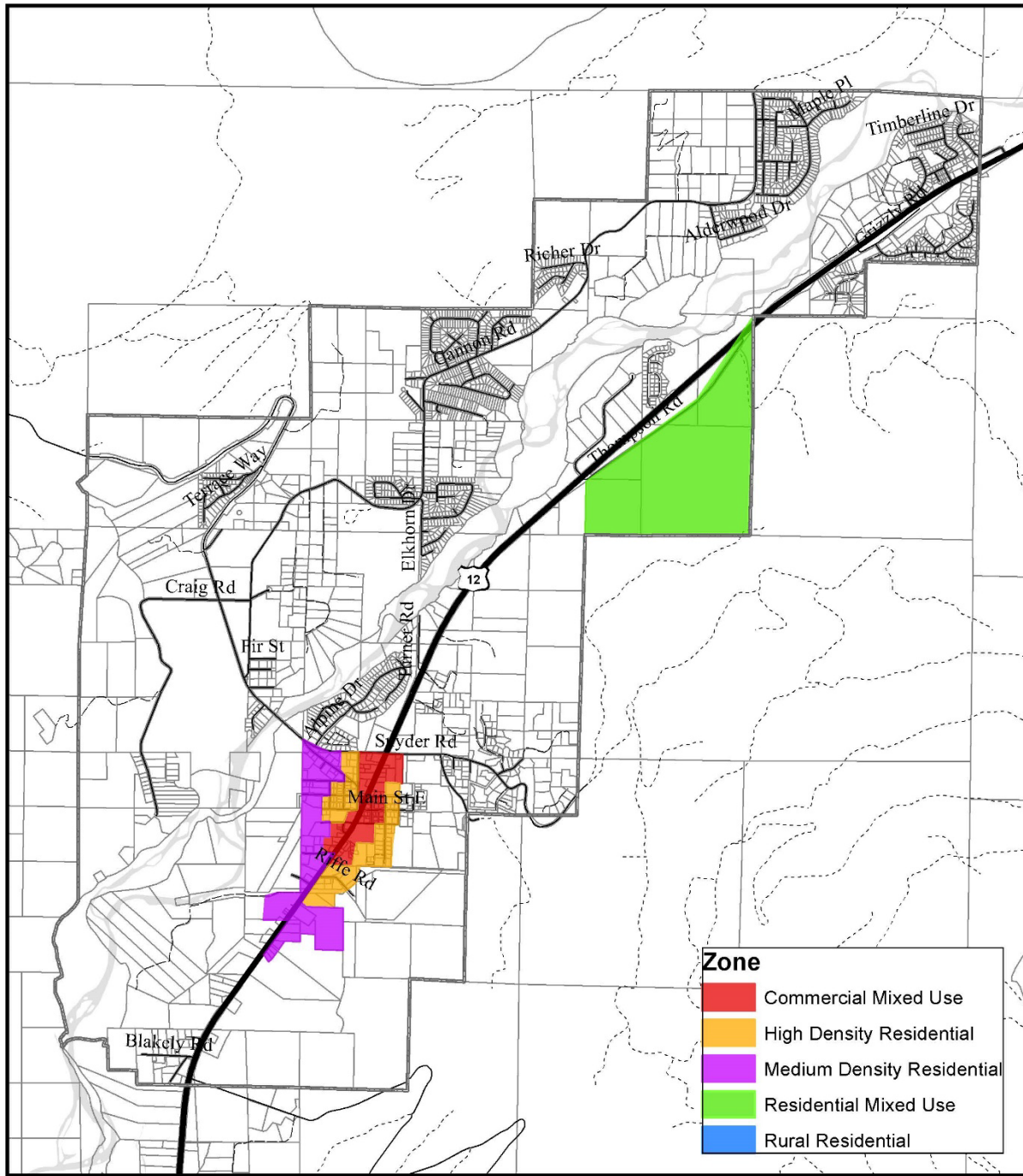
Concept A

- Packwood Study Area
- Parcels
- Highway 12
- Roads
- Cowlitz River Channel



Updated 04/22/2022

Planning Division, Community Development



Packwood Housing Forum

Future Zoning

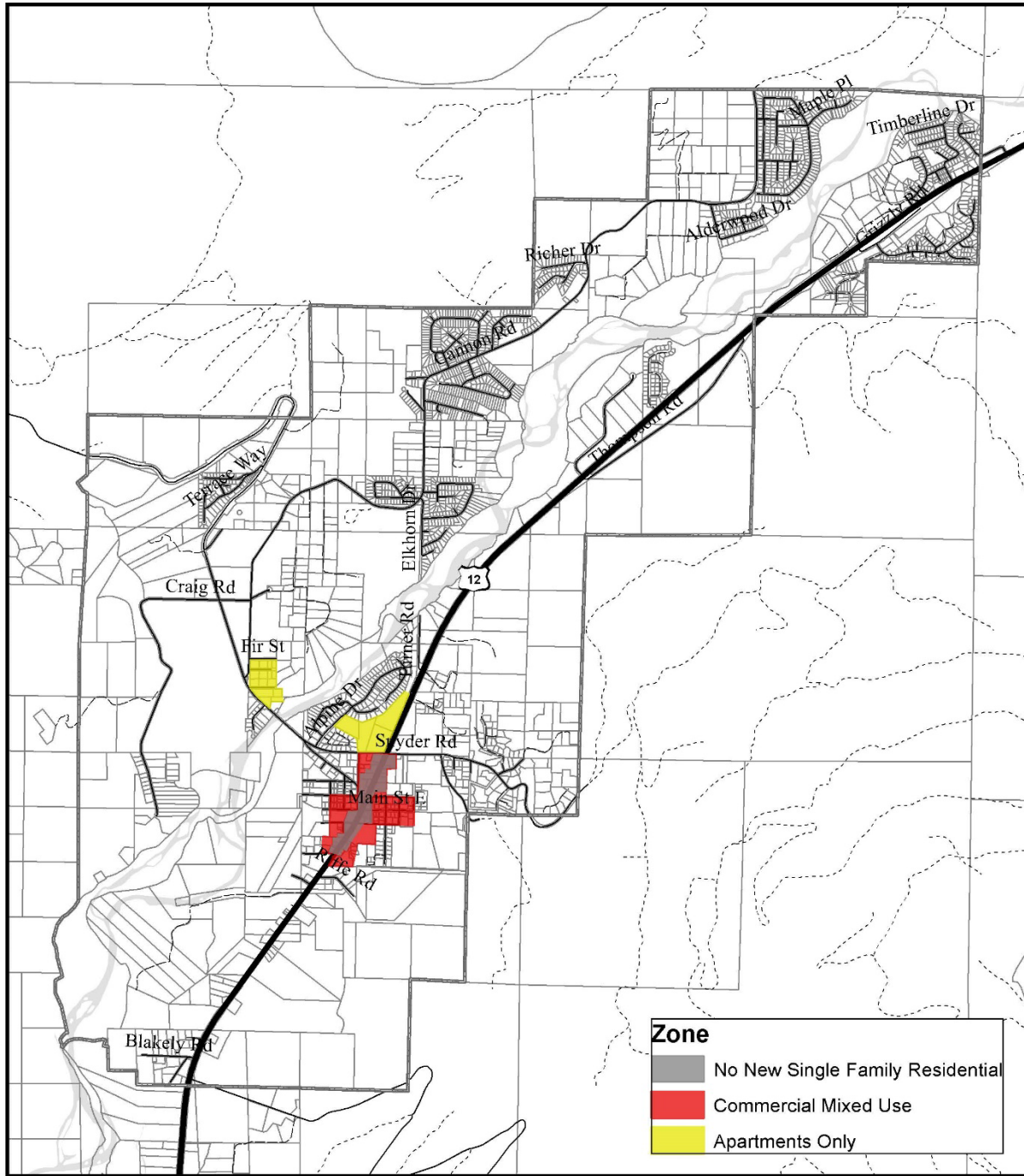
Concept B

- Packwood Study Area
- Parcels
- Highway 12
- Roads
- Cowlitz River Channel



Updated 04/22/2022

Planning Division, Community Development



Packwood Housing Forum

Future Zoning

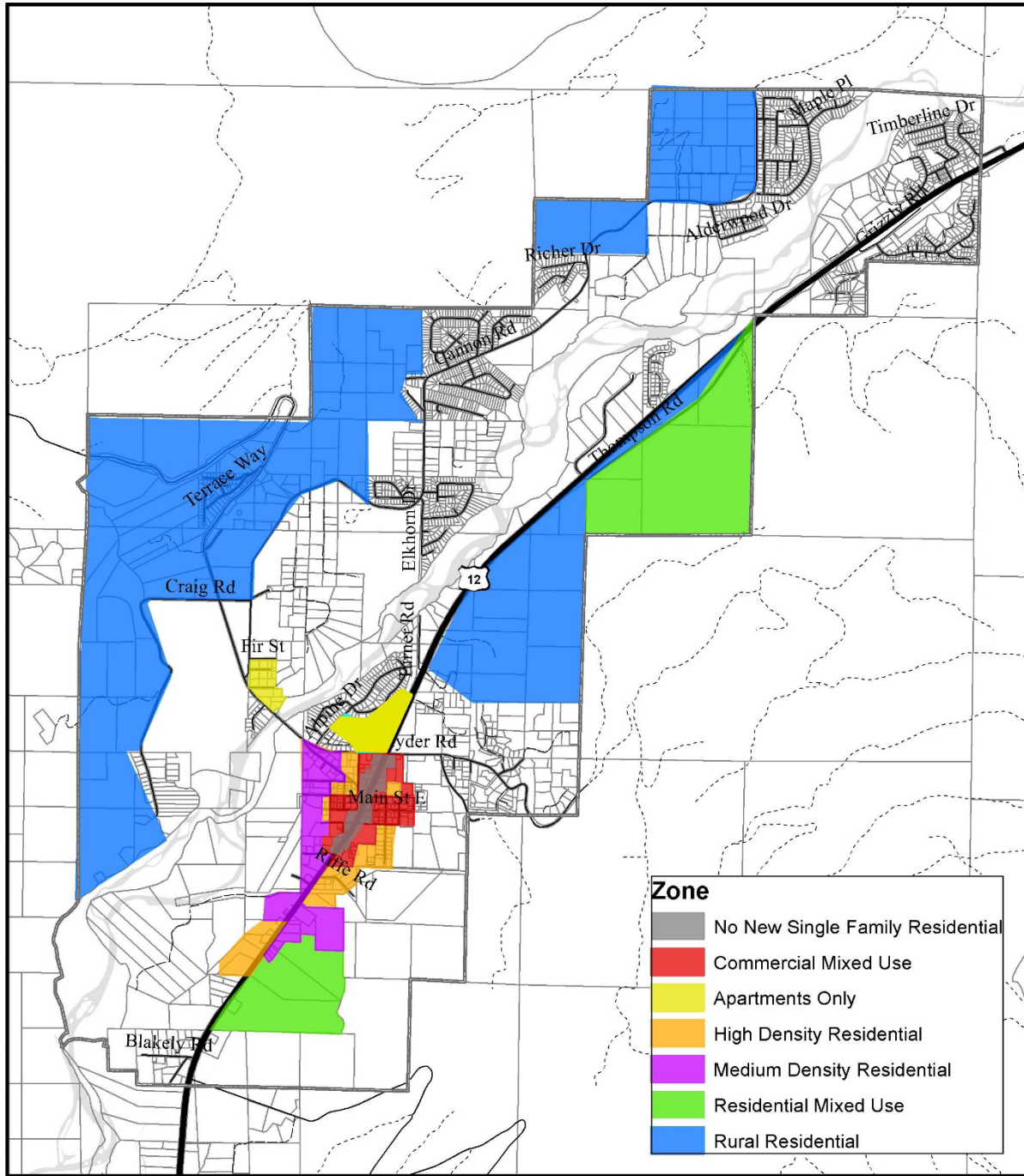
Concept C

- Packwood Study Area
- Parcels
- Highway 12
- Roads
- Cowlitz River Channel



Updated 04/22/2022

Planning Division, Community Development



Packwood Housing Forum

Future Zoning

Combined Concepts

- Packwood Study Area
- Parcels
- Highway 12
- Roads
- Cowlitz River Channel



Updated 04/22/2022

Planning Division, Community Development

May 11, 2022 Community Advisory Committee Meeting – Contain Higher Densities and Improve Facilities/ Infrastructure

The fifth Community Advisory Committee (CAC) meeting was held on May 11, 2022. The CAC continued their work to define and clarify the draft Packwood 20-year vision statements that were created by the CAC over the first two meetings. The two statements reviewed were:

3. Contain higher density development near downtown and prevent sprawl.
4. Improve facilities and infrastructure to support planned growth

For each statement, members were first assigned into small groups to answer guiding questions. Then each group reported out. The members of the small groups were switched up between the first and second statements to ensure fresh ideas. The results are summarized below.

1. Contain higher density development near downtown and prevent sprawl.

A. What is downtown? What are the north, south, east and west boundaries?

The downtown core includes the commercial area from the Thrift & Gift in the south (Teal Drive) to the Cowlitz River Lodge in the north (Skate Creek/Snyder Road). It includes at least one block to the west and east of Highway 12 – Smith Road on the west and

B. What density of development is appropriate for downtown?

The highest density should be located in downtown. Along Highway 12, mixed use ground floor commercial and second story apartments or condos. In areas not along Highway 12, medium density of roughly 6 units per acre; however, density could be higher up to 12 units per acre if the structures are designed to match Packwood’s character.

C. What areas are “near downtown”?

Elkhorn, Hideaway, Skyline, Goat Rocks, Old Mill.

D. What density of development is appropriate for near downtown areas?

The density should be reduced as you move out from downtown. All areas should allow at least duplexes or a single family house plus an accessory dwelling unit.

2. Improve facilities and infrastructure to support planned growth

A. What facilities are lacking to support planned growth?

- Law enforcement and full time fire
- Healthcare, pharmacy, bank
- Bike paths, playgrounds, public restrooms

- Laundromat, car wash

B. What infrastructure is lacking to support planned growth?

- Sewer and water
- Speed limits, crosswalks, traffic calming (stop light or round about)
- Transit, shuttle services
- Sidewalks and bike paths
- High speed fiber optics
- Full trash and recycling services

C. What is needed for these facilities and infrastructure?

- Zoning that allows these uses
- Funding
- Political support
- More local decision-making power

June 8, 2022 Community Advisory Committee Meeting – Zoning Concept

On June 8, the CAC took a break from the policy work to brainstorm zoning concepts for Packwood. There were 3 sessions and all CAC members participated in each session. The members were ask to discuss guiding questions and draw their ideas on tracing paper over a map of Packwood:

Housing and Supporting Services.

Where should multifamily residential housing be located (e.g., apartments, condos, rowhouses)?

Where should high density housing be located (e.g., quadplex, triplex, cottage housing)?

Where should medium density housing be located (1 house per approx. 5,000 sq ft lot)?

What areas should be preserved for low density housing (1 house per >10,000 sq ft lot)?

Where should supporting services be located (e.g., library, school, grocery, doctor's office, etc.)?

Transportation, Pedestrian Connectivity and EMS

Where are the main transportation corridors?

Where are there missing connections between streets? (particularly as development occurs)

Where are the main pedestrian routes?

Where are the dangerous locations for pedestrians? How should those be fixed?

What risks exist for fire/EMS access? How should those be fixed?

Open Space, Recreation and Environment

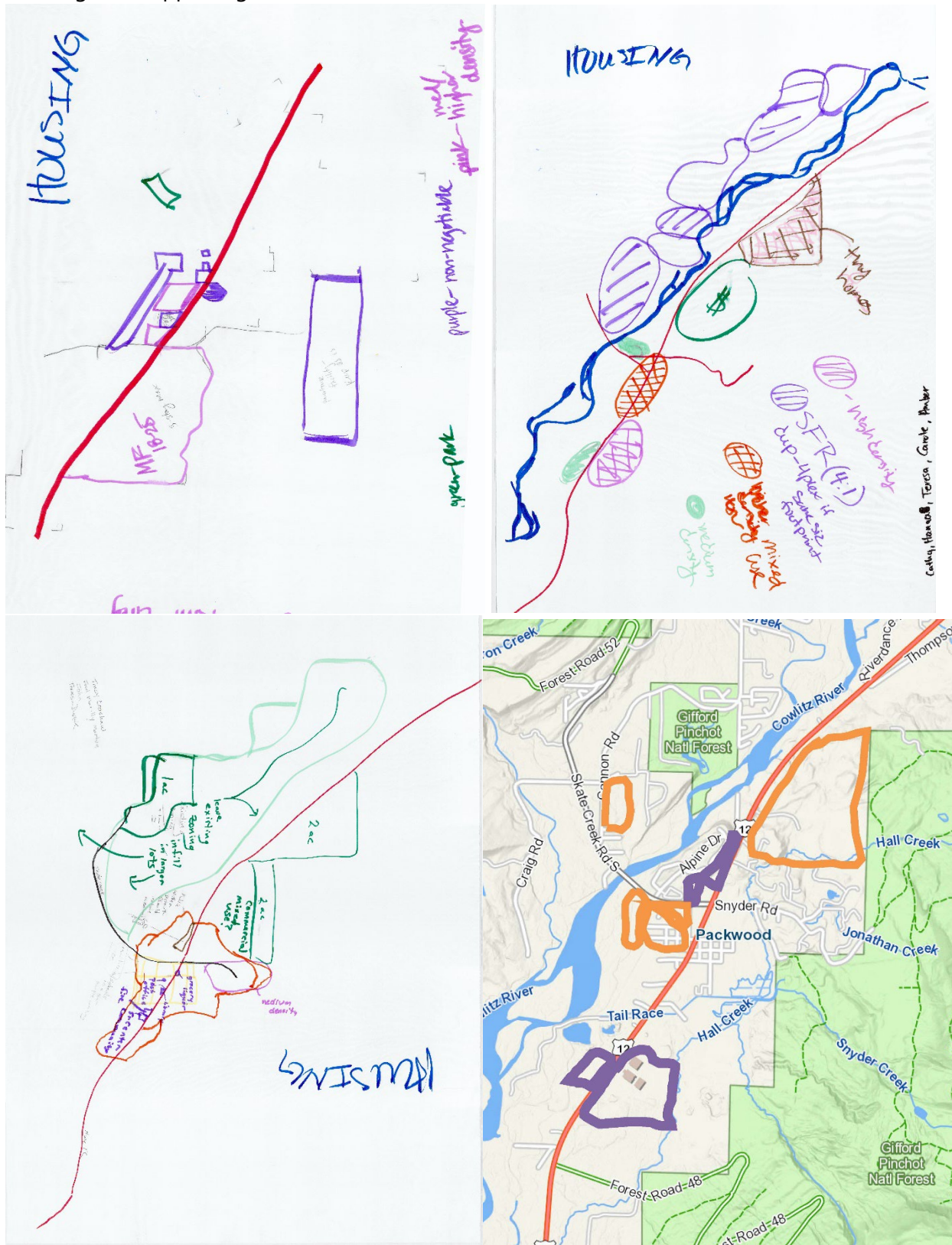
Where are open spaces that should be preserved?

Where are existing recreational opportunities that should be preserved?

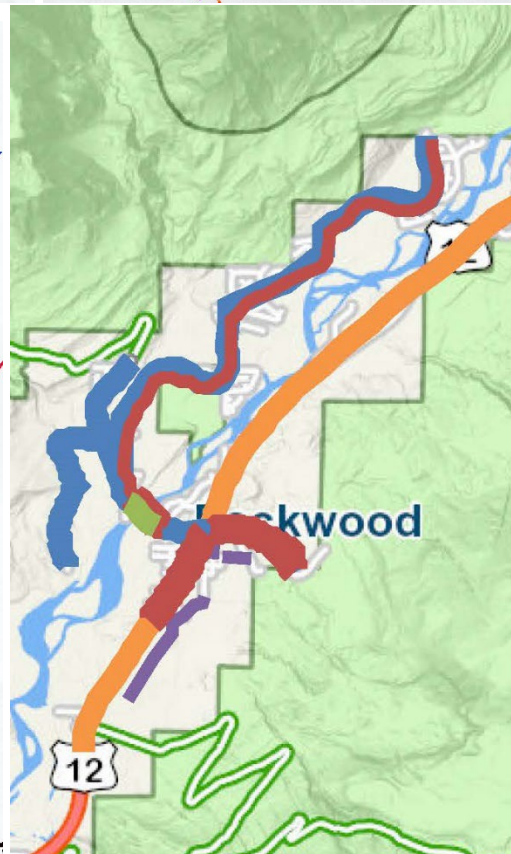
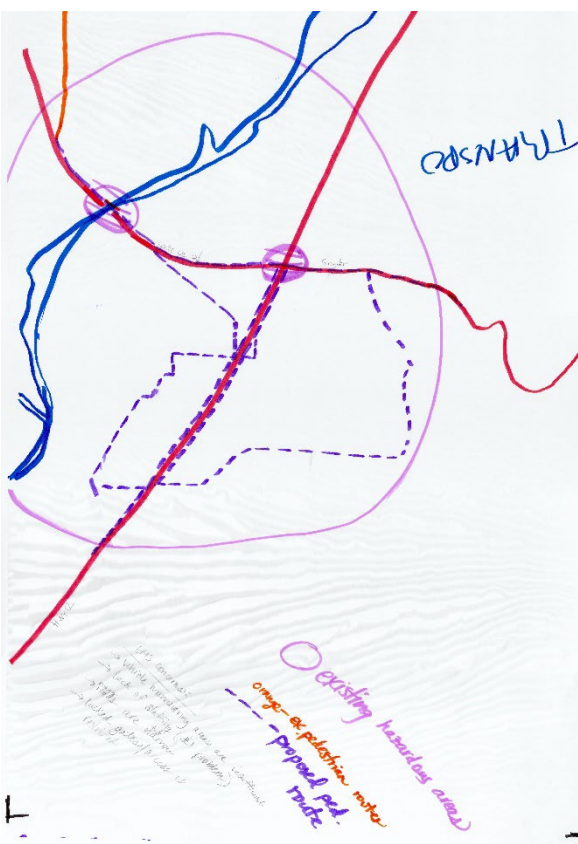
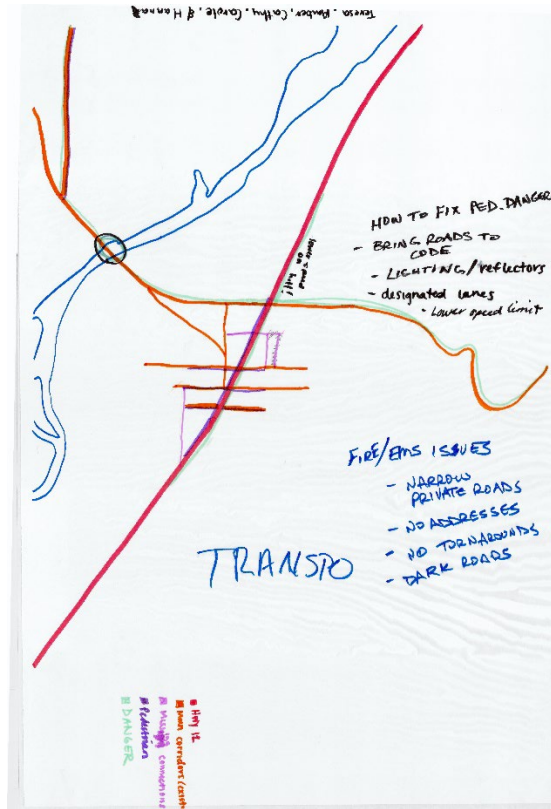
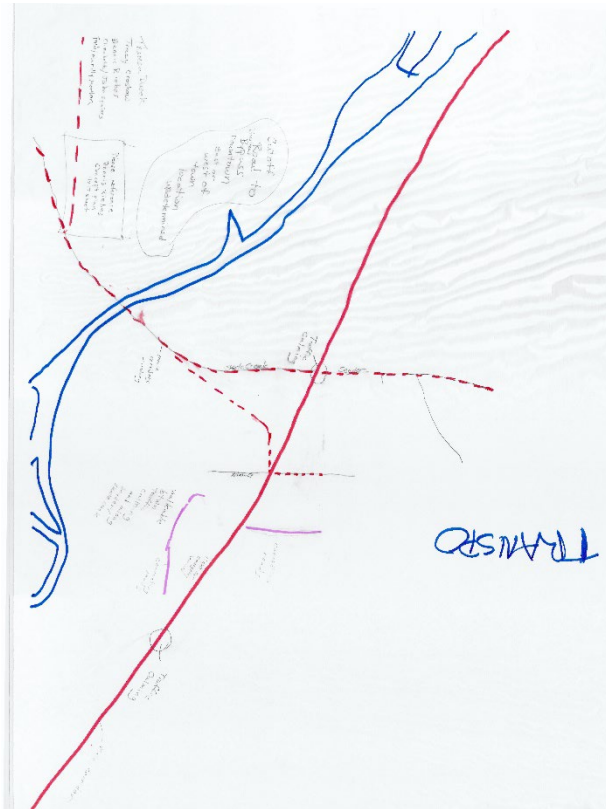
Where could recreational opportunities be added or enhanced?

What environmental features should be preserved and where?

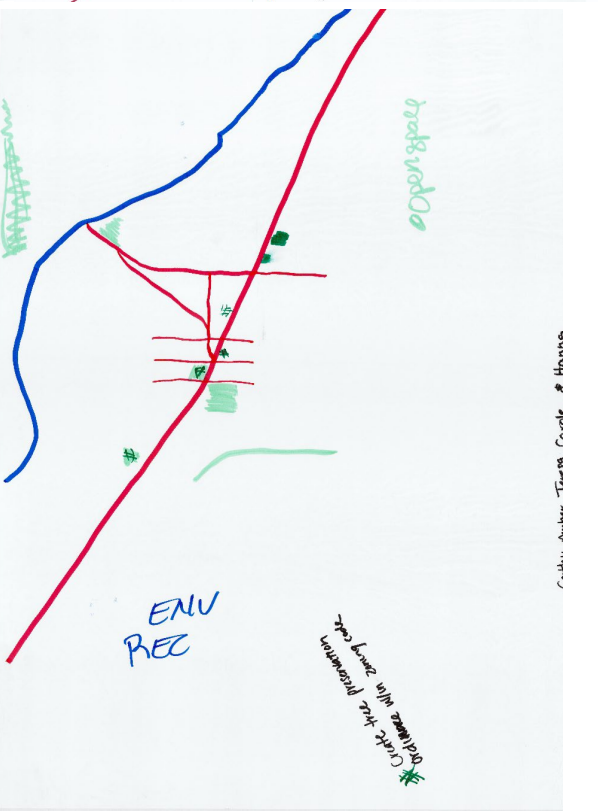
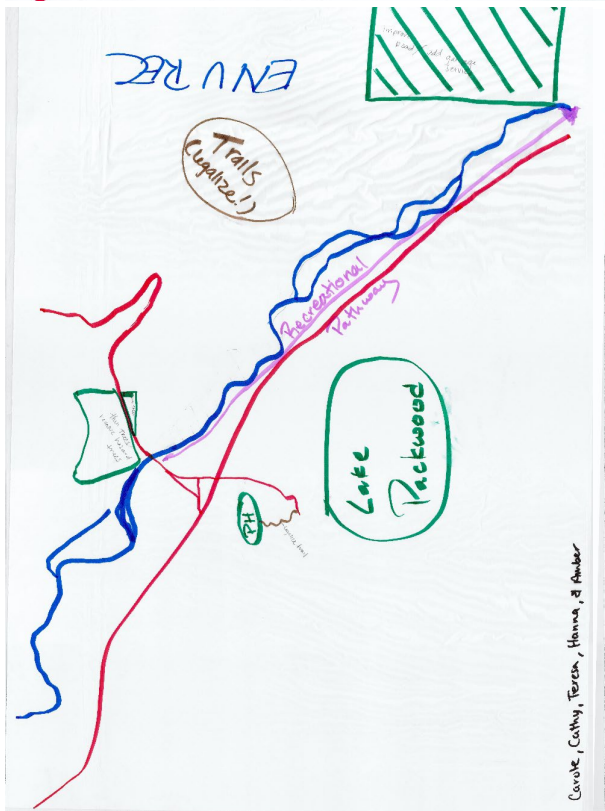
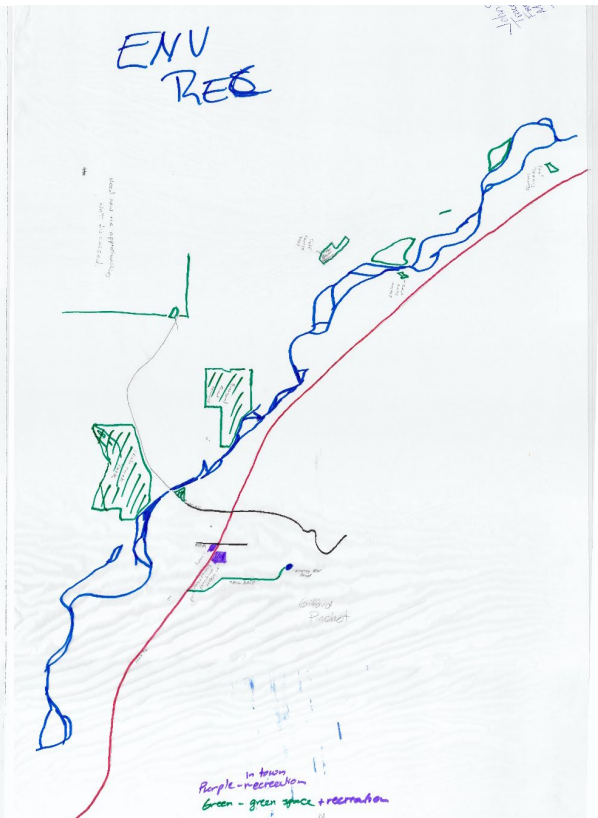
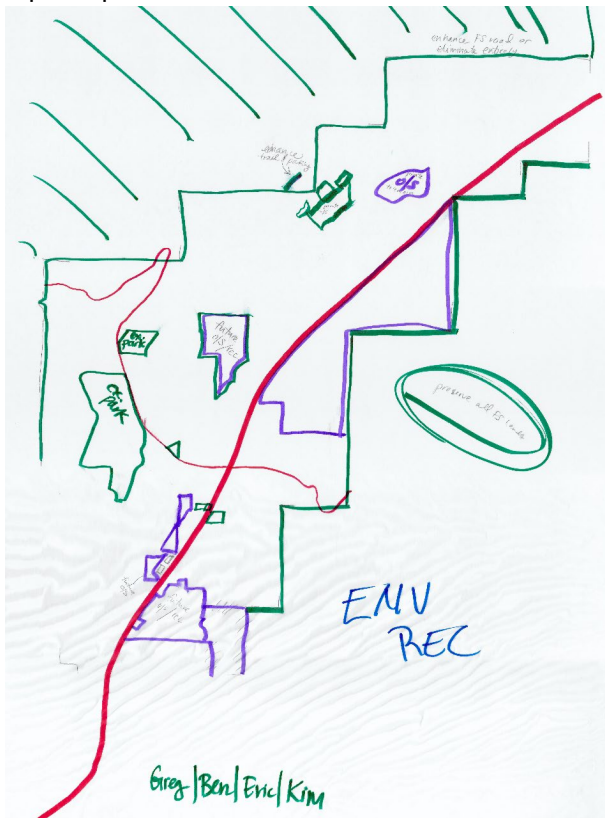
Housing and Supporting Services.

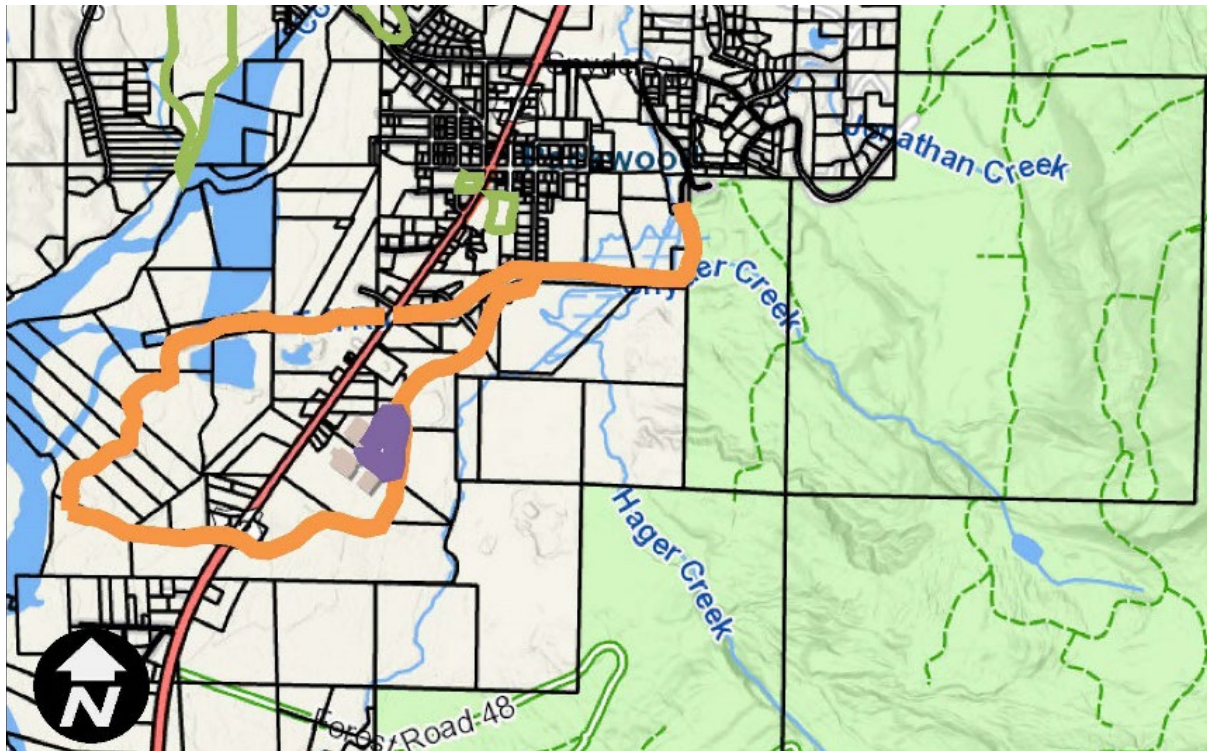


Transportation, Pedestrian Connectivity and EMS



Open Space, Recreation and Environment





June 25, 2022 Business Interviews

Between April and June staff reached out to business owners in Packwood for interviews about general issues related to doing business in the town. Staff promoted the interviews at community meetings and sent a questionnaire to 25 businesses. A total of 11 businesses owners participated. The response are summarized below. Following the responses are images of the questionnaire.

The newest business has been operating for 1 year, while the oldest business has been in operation for 49 years. When asked what they enjoy most about doing business in Packwood responses included: nice people, no traffic, close to recreation and mountains, prices are lower than in the city, community supports small businesses and a growing community.

When asked what they enjoy least responses included: lack of dependable employees, lack of skilled employees, lack of affordable housing for employees, flea market (trash, crime, parking), no sewer, lack of rental spaces, established residents dislike “new comers”, need better trash and recycling options, need better lighting in the downtown core. One of the biggest issues discussed was the shoulder seasons when there is little tourism and the town economy dips.

Priorities include:

- Increasing housing options, especially long term rental
- Attracting employees to Packwood
- Lowering the speed limit on Highway 12 from 55 mpt to 35 mpg earlier
- Traffic-calming on Highway 12 through the downtown core
- Installing a sewer system
- Adding businesses in town to grow the economy
- Adding basic amenities like medial, pharmacy, bank, veterinarian, etc.

Employees

The number of employees per business ranged from self-employed to 24. Some businesses have seasonal employees or hire more employees in the prime tourism months as compared to the shoulder seasons. Smaller businesses or family-run businesses had employees primarily living in Packwood or nearby. Larger businesses report employees living from Mossyrock/Morton through Packwood.

Finding skilled or dependable employees is a significant problem for all business owners who were interviewed. Lack of places for employees to live in Packwood discourages potential employees from accepting a job.

Transportation and Parking

The majority of businesses owners live in Packwood or nearby in Randle or surrounding area. Most of the employees do as well. One comment made a few times was the need to improve Skate Creek Road and keep it open year round. There was a mix of opinions about parking. Businesses located in the downtown core reported having issues with parking or not enough parking for employees and customers. A few business owners suggested a designated parking lot or lots at the edges of the downtown core and sidewalks connecting to the businesses.

Many owners stated that having designated pedestrian routes in the downtown core would benefit their business or if not their business directly would benefit businesses in Packwood as a whole. Keeping Packwood accessible to tourists is important to the businesses. Also, pedestrians crossing haphazardly across Highway 12 because there aren't enough crosswalk is a serious safety issue.

Zoning and Urban Design

Many businesses were satisfied with their current zoning; however, they wanted zoning and infrastructure to support more businesses. There was a common opinion that new businesses will help existing businesses by building the economy. However, there is a lack of structures for new businesses try to come into the town.

There were a mix of opinions about setting urban design standards. Some felt it would create a common sense of place in the downtown core. However others felt building design should be left up to the property owner. Those that liked the idea of urban design standards suggested a classic Pacific Northwest mountain style or historic mill town style or simply requiring natural materials/façade or jeweled tones for businesses fronting Highway 12. Some respondents suggested design guidelines for new signs along Highway 12. Another business owner suggested preserving the large trees in downtown to help maintain the small town mountain feel.

Other Comments

- We need to keep people coming to Packwood but not get too crowded with too much traffic that will make the town less attractive.
- There should shuttle service from Packwood to Mt Rainier and to White Pass Ski Resort.
- We don't need big corporations with money buying up the town. They would have no vested interest.
- No fast food and no stop lights – keep it small and local.
- Burry the electrical lines along Highway 12 because they make it hard to see Mt Rainier.
- We need more trails near town and to more mountain biking options.
- Flooding a big concern for people here.

**Packwood Subarea Plan
Business Questionnaire**

Business Name:
Owner/Manager Name & Contact Info:
Date:

Not all questions may apply to your business – please skip those questions.

GENERAL

- 1. How long has your business been operating in Packwood?
- 2. What do you like most about doing business in Packwood?
- 3. What do you like least about doing business in Packwood?
- 4. What challenges do you face now or in the near future?

EMPLOYMENT

- 5. How many employees do you currently have?
- 6. Does the number of employees change seasonally?
- 7. Do you have difficulty filling open positions? If yes, what is the primary reason?

COMMUTING

- 8. Where do you reside? (No addresses, just name of town or area)
- 9. Where do your employees reside? (No addresses, just name of town or area)
- 10. Do you have adequate parking for employees? If no, where do they park?
- 11. What, if anything, would you like to see change about parking in Packwood?

CUSTOMERS

- 12. If you know, where do your customers primarily reside – in Packwood, near Packwood or from “out of town?”
- 13. Do your customers primarily access your business by driving or walking?
- 14. Do you have adequate parking for customers? If no, where do they park?
- 15. Would having designated pedestrian routes in downtown benefit your business?

FUTURE PRIORITIES

- 16. What are your business goals for the future?
- 17. What would you like to see happen in Packwood to support your business goals?

ZONING AND URBAN DESIGN

- 18. Would changes to zoning help your business? If yes, what zoning changes would you like to see?
- 19. Would you be interested in urban design guidelines to help create a common look to Packwood? If yes, what kind of designs do you think fit Packwood’s character?

RETURN

Scan and email to mindy.brooks@lewiscountywa.gov

Mail a printed copy to:
Mindy Brooks, Senior Long Range Planner
Lewis County Community Development
2025 NE Kresky Avenue
Chehalis, WA 98532

July 12, 2022 Community Advisory Committee Meeting – Draft Plan and Street Accessibility

The seventh Community Advisory Committee (CAC) meeting was held on July 12, 2022. The meeting began with a discussion of the working draft plan, which was provided to CAC members on June 29. Following the discussion, the CAC continued their work to define and clarify the draft Packwood 20-year vision statements that were created by the CAC over the first two meetings.

The Packwood Plan

The working draft is a synthesis of conversations had by the CAC as well as information from the two surveys in December and January as well as the four Packwood Housing Forums and business interview. The CAC started providing comments on the draft which are summarized below:

Downtown Core Map – The general consensus was to expand the draft map to include the Cowlitz River Lodge and the Historic Packwood Station as part of the downtown core because those sites are already in commercial use and the owner of the Historic Packwood Station would like to maintain the option of developing more commercial uses and higher density housing. The CAC also discussed if the downtown core should extend north to include the Mountain View Lodge, Lewis County Water District #3 office, Presbyterian Church and Foursquare Church. There were differing opinions related to close proximity to the existing commercial core, difficulty walking or biking to existing downtown and if adding density to that area is desirable.

Population Growth – There is uncertainty about using past trends to determine how Packwood will grow in the future. The plan can encourage more growth by applying zoning that enables and encourages higher density residential development. To consider incorporation the population needs to be 1,500 residents.

Vision Statement – There was support for the vision statement as written with a minor edit to change “increases a diversity of affordable housing options” to “prioritizes a diversity of affordable housing options.” It was discussed if transportation should be included in the vision but the general consensus was that it wasn’t necessary since there are goals and policies related for transportation.

Land Use – The third sentence of the goal one description doesn’t capture the discussion to-date. The discussion has been that Packwood has specific businesses that aren’t found anywhere else (e.g., Mountain Goat Coffee, The Blue Spruce, Cliff Droppers, Fat Elk Trading Co., etc.) that make Packwood unique. LU1.4 was updated to remove “as existing structures.” There was discussion about what kind of guidelines might be appropriate for Packwood and there was general consensus that guidelines should be a “light touch” and not overly restrictive like Leavenworth. (Due to time, the discussion was ended here and will be taken back up at the next meeting.)

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

CAC members were first assigned into small groups to answer guiding questions. Then each group reported out. The results are summarized below.

A. What streets or intersections are most used by pedestrians and bicyclists?

- Highway 12 and Skate Creek Road/Snyder
- Highway 12 and Willame Street
- Highway 12 and Main Street
- Highway 12 and Tahoma Street
- Highway 12 and Edmonds Road
- Skate Creek Road and Combs Road
- Skate Creek Road and Cannon Road

B. What options should be implemented to improve safety on the streets and intersections identified in question one?

- Roundabout and crosswalk at Highway 12 and Skate Creek/Snyder
- Crosswalks with flashing lights across Highway 12 at Main Street and Tahoma
- Potentially a stop light at Highway 12 and Main Street
- Sidewalks or different paving with demarcation along Highway 12
- Using nose-in parking to separate walkways from traffic on Highway 12
- Reduce speed to 35 mph starting sooner on both ends of the downtown core
- Reduce speed in downtown core to 25 mph
- Planter strips to calm traffic
- Need to balance traffic calming and pedestrian improvements with snow removal needs

C. Are there specific routes that should be identified for use by pedestrians and bicyclists and how would you identify those?

- Along both sides of Highway 12 in the downtown core identified with sidewalks or painted walking paths and signage at crosswalks
- Off-Highway 12 route from Cannon Road along Skate Creek Bridge to Combs Road to Smith Road to Main Street
- National Forest along Snyder Road to Highway 12
- Access from Cannon Road to Skate Creek Park

D. Other

- Off-highway parking lots with designated walkways to downtown core

July 29, 2022 Community Meeting at the Packwood Senior Center

The wider community of Packwood was invited to attend a meeting at the Packwood Senior Center to learn about the Packwood Subarea Plan and provide input. Roughly 35 people attended. Staff first provided a 15 minute overview, with question and answer, about the subarea planning process and how the plan is being developed. Then staff facilitated a discussion about what concerns and visions the participants had about the future of Packwood. Below is a summary of the discussion. Participants were also encouraged to write additional comments on a questionnaire and turn it in. Those responses are available upon request.

What are your concerns about the future of Packwood?

1. Uncontrolled growth without a master plan
2. Availability of affordable housing
3. Lack of rentals for people who want to work here seasonally
4. Over regulation STRs
5. Need to balance resort town and people who live and work here
6. Traffic and people speeding in downtown, need traffic calming
7. Parking in downtown
8. Fire hazards and uncontrolled development
9. Information and communication about things like burn bans
10. Lack of infrastructure, need full sewer not just a LOSS
11. Need a crosswalk at Main Street and Highway 12
12. Quality of schools – loss of families
13. Need design guidelines for downtown, but not Leavenworth
14. Don't want franchise businesses
15. Large corporations buying up land
16. Contamination at mill site preventing development
17. Rising property taxes
18. Trash and lack of enough garbage and recycling services
19. Flooding

20 years from now, what do you hope Packwood is like?

1. Sustainable year-round tourism and businesses
2. Small town feel protected
3. Not just a resort town for surrounding large cities
4. Trees, elk and salmon are still here
5. More employment options
6. Preserve resources such as clean water
7. More family oriented

8. Expand LTAC availability to uses that support tourism, e.g., housing and infrastructure
9. Make sure people can age in place, need health care options
10. When Highway 12 is dug up for sewer, improve the pedestrian access, define parking and bury the electrical lines
11. Denser housing should be in downtown, not surrounding areas
12. Need more local community control, incorporation
13. Need regular, near-by police services
14. Packwood should be a unique experience, not "Anywhere USA"
15. Downtown designed to have a common look
16. Downtown needs to be walkable
17. Need high speed internet and to understand the growth it brings
18. More commercial businesses in downtown, e.g., restaurants and shops that cater to recreation such as kayak rentals, guided horse tours
19. Need another bridge across Cowlitz for access and safety
20. Skate Creek Road open year round
21. Protect small parks and open space in town
22. Preserve the history of Packwood

August 10, 2022 Community Advisory Committee Meeting – Draft Plan, Recreation and Environment

The eighth Community Advisory Committee (CAC) meeting was held on August 10, 2022. The meeting began with a discussion of the working draft plan, which was provided to CAC members on June 29. Following the discussion, the CAC continued their work to define and clarify the draft Packwood 20-year vision statements that were created by the CAC over the first two meetings.

The Packwood Plan

The working draft is a synthesis of conversations had by the CAC as well as information from the two surveys in December and January as well as the four Packwood Housing Forums and business interview. The CAC started providing comments at the July 12, 2022 meeting and picked up where they left off.

Small Group Discussion 1 – Foster year-round recreational experience for all ages and abilities.

CAC members were assigned into small groups to answer guiding questions. Then each group reported out. The results are summarized below.

1. What types of recreational experiences are lacking generally? Who should provide each?

- Safe walk and biking routes; Provided by county or non-profit like Packwood Trail Project, Evergreen Mountain Bike Alliance
- Improved ballfields, pickle ball courts, tennis courts, pump track; Provided by county, PUD or non-profit like Historical Society (if at the Museum)
- Fitness center; Provided by private sector
- Indoor recreation: bowling, roller skating, ping pong, mount bike park, movies; Provided by private sector
- Guided tours – kayak/raft, biking, horseback riding, fishing, rock climbing, foraging; Provided by private sector
- Public restrooms; Provided by county
- Rental businesses; Provided by private sector
- Amphitheatre or bandstands; Provided by private sector
- Public pump-out stations for RV's and trailers; Provided by state or county
- Education about water safety, wildlife (not feeding), burn bans, etc.; Provided by county or non-profit

2. What types of recreational experience are lacking specifically for families with very young children or for elders?

- Maintained playgrounds; Provided by the Historical Society or new playgrounds added to Library Park or Community Hall Park
- Family oriented evening programs, particularly in the off-season; Provided by the private sector or Packwood Improvement Club
- Community garden
- Easy access to the river
- Multi-use sports facilities

3. What types of recreational experiences are lacking for people who are not fully able-bodied (e.g., in a wheel chair, blind, deaf, etc.)?

- ADA trails; Provided by county or non-profit like Packwood Trail Project
- Access to existing recreational facilities, improved facilities to accommodate wheel chairs, deaf, blind, etc.; Provided by county or non-profit

4. Other

- Keep the events we have: Music in the Park, Rod Run, Fly-In, Farmer’s Market, Mountain Festival, craft fairs
- One central location for information – one website that includes everything going on, all services provided
- Bring back Blanton events: Mother’s/Father’s Day events, Produce Tent, shop in your pajamas day, Santa, etc.
- Repurpose the old gym at the Museum for indoor recreation; Provided by the Historical Society
- Access to Tail Race for walking and tubing
- Better signage throughout town about recreational locations, events, news, etc.; Provided by the Visitor’s Center
- Temper how many new things we encourage for tourism because we already have too many tourists and may not want to encourage a lot more

Small Group Discussion 2 – Protect, maintain and enhance the natural environment for people and wildlife

CAC members were assigned into small groups to answer guiding questions. Then each group reported out. The results are summarized below.

Important wildlife areas/corridors and compatible human uses

- Skate Creek Park – hiking, picnicking, designated parking, restrooms
 - Incompatible uses – camping, camp fires, motorized recreation (e.g., ATV)
- PUD Ballpark – ball fields, playground, designated parking, restrooms
- Cowlitz River – fishing, kayaking, tubing, paddle boarding, designated parking and access points
- Tail Race/Hall Creek/Powerhouse Road – walking, tubing
- Packwood Station waterfall/tree grove – walking, picnicking
- Community Hall Park – picnicking, music in the park, gathering space, playground
- Fire District Open Areas – gathering space
- Elkhorn/Cannon Forest Park Trails - hiking
- High Valley Golf Course – golfing, walking, picnicking, restrooms
- Undeveloped Yards/Lots – typical yard uses (grass, garden, orchard, landscaping)
- Cowlitz Lodge Fields – designated parking
- Airport Fields – N/A
- Large Trees in Town (dispersed but important for wildlife and town character)

Education and Communication

- No feeding the wildlife
- Water safety
- Trail etiquette
- No trespassing
- Camping only in designated campgrounds
- Wayfinding to restrooms and garbage/recycling

September 21, 2022 Community Advisory Committee Meeting – Draft Plan, Aging in Place and Street Connectivity

The ninth Community Advisory Committee (CAC) meeting was postponed one week due to the Goat Rock Fire and was held on September 21, 2022. The meeting began with a discussion of the working draft plan, an update of which was provided on August 31. Following the discussion, the CAC discussed policies associated with aging in place and street connectivity.

The Packwood Plan Draft Large Group Discussion

Economic Development

There was differing opinions about if franchise businesses should be discouraged. Franchises, like Starbucks and McDonalds do not fit the character of Packwood. However, there is a need for a second grocery store and a pharmacy. Some CAC members felt that the design of the building was more important than the type of business. The decision was to keep the policy to discourage franchises, because that doesn't prohibit them, and to add a new policy related to the design of new commercial structures.

There was also discussion about making sure that buildings facing Highway 12 should have space between each building. A downtown like Morton's, where each building touches the next, is not desired because Packwood has more of an open space design.

Transportation

Residential parking should have a policy. The group decided that residential parking should be on-site, not on-street. And covered parking, including garages and carports, should be flush or behind the front face of the house.

Next, two vision statements were discussed in small groups for 20 minutes and each group took notes. Each group then reported out a summary. The notes were provided to the facilitator to compile.

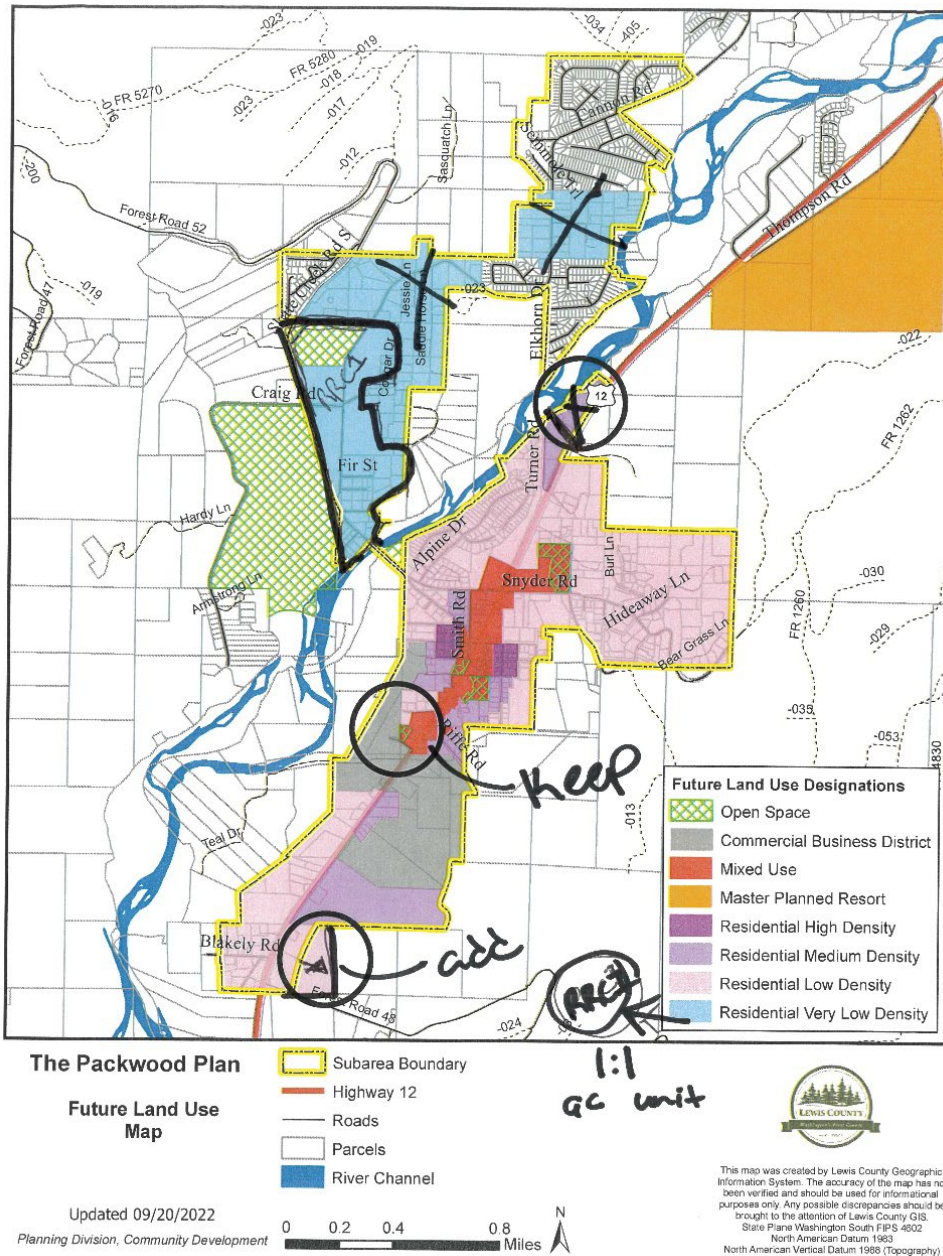
Environment and Recreation

There was disagreement regarding whether elk in town is desired or not. Elk are part of Packwood's character; however, elk are detrimental to yards and gardens. Tourist are increasingly trying to feed or touch elk, which are wild animals and it is not safe. Also, feeding elk can result in spread of disease. It was decided to remove "to support elk" from ER1.2.

Future Land Uses

The group discussed how much of the west side of the Cowlitz River should be included in the subarea plan boundary. The boundary should be as tight as possible while including any areas

for which the zoning should change to support the goals and policies of the plan and keeping in mind that urban service (e.g., sewer) should be extend to all areas with typical urban densities of development. The decision was to only include the RDD lands between Skate Creek Road and the lands zoned RCC. Minimum lot size should be one acre, with allowed single family residential, duplex or ADU. The map below shows the results of the discussion.



October 12, 2022 Community Advisory Committee Meeting – Draft Plan, Parking

The tenth Community Advisory Committee (CAC) meeting was held on October 12, 2022. The meeting began with a discussion about parking and then a final review of the draft plan prior to releasing it for public review.

Parking

CAC members were assigned into small groups to answer guiding questions. Then each group reported out. The results are summarized below.

1. Should there be on-street parking on Highway 12 and if so how should it be designed?
 - All three small groups agreed that there should be on-street parking on Highway 12 in Downtown Packwood.
 - Parking should be nose-in/back-in whenever possible to maximize capacity for automobiles.
 - There should also be limited parallel parking for RVs, trucks towing trailers or boats and semi-trucks.
 - Parking should be designed to prioritize pedestrian and bicycle access and safety. When buildings are too near the right-of-way for pedestrian/bicycle facilities and parking, parking should be eliminated in that area.
2. Should new businesses fronting Highway 12 have on-site parking in front (on the highway) or behind the business? (reminder – this would apply to new development only)
 - On-site parking should not front Highway 12 except where it already exists.
 - On-site parking should be to the rear or side of the business, away from Highway 12.
3. For side streets, should there be on-street parking and if so how should it be designed?
 - There was concern about the width of the side streets and sufficient space for on-street parking.
 - When there is enough space, designated on-street parking should be added to one or both sides of the street.
4. Should new businesses on side streets have on-site parking in front (on street) or behind the business?
 - It would be preferred for parking to be behind or to the side of the business.
5. What should the parking requirements be for new single family residential development? (reminder – we are only talking about the new subarea plan boundary, not High Valley or Timberline)
 - 2 required parking spaces per unit

The Packwood Plan Draft Large Group Discussion

The group reviewed the draft plan section by section and offered edits. Most the edits were minor clarifications.

Land Use

The group agreed that along the mixed use area, between Snyder Road and Main Street, there should be more opportunity for medium density residential development. This fits the goal of keeping all higher density development near the downtown core.

There was also discussion about pushing the mixed use area out one block along Main Street to make that area the focus of the commercial downtown. The group strongly agreed that supporting commercial uses along Highway 12 and Main Street is a primary focus of the plan.

Housing

The figures only show side-by-side options for duplex, triplex and fourplex design. Stacked options should also be encouraged. This also sparked a discussion about allowed building heights, particularly in areas where multifamily residential (apartments) would be allowed and wanting to keep heights low to preserve views of the surrounding mountains.

Economic Development

The group again discussed franchise businesses. There was agreement that locally-owned franchises like the Ace Hardware and Napa are necessary to have those kinds of businesses in town. Pharmacies and banks would also need to be franchise businesses. The group decided to reduce the anti-franchise language in the policies and instead focus on supporting locally-owned businesses.

Transportation

The pedestrian designation was extended along Main Street to connect to the Packwood Airport to provide a walking option for tourists from the airport to downtown. The pedestrian designation was added along the north side of Tail Race. There is already a public walking trail in this location and it could be improved and better connected nearby streets and trail systems.

Small Group Discussion 1 – Encourage services and facilities that allow residents to age in place.

CAC members were assigned into small groups to answer guiding questions. Then each group reported out. The results are summarized below.

1. What does age in place mean?
 - Remain in your house or community as you age.
 - Can pass away at home.

2. What services are needed for people to age in Packwood?
 - Medical, home health care (visiting nurse), physical therapy
 - VA services in town
 - Transportation alternatives, particularly to out of town hospitals
 - EMS capacity to serve an aging community
 - Meals on Wheels
 - Home maintenance/retrofit services
 - Local chamber of commerce to promote economic growth to support aging residents

3. What facilities are needed for people to age in Packwood?
 - Doctor office, physical therapy office
 - Pharmacy
 - Assisted living
 - Senior Center with more services
 - Full service banking
 - Walkable and ADA accessible streets
 - ADA retrofits for existing buildings

Small Group Discussion 2 – Improve street connectivity in and near Downtown Packwood.

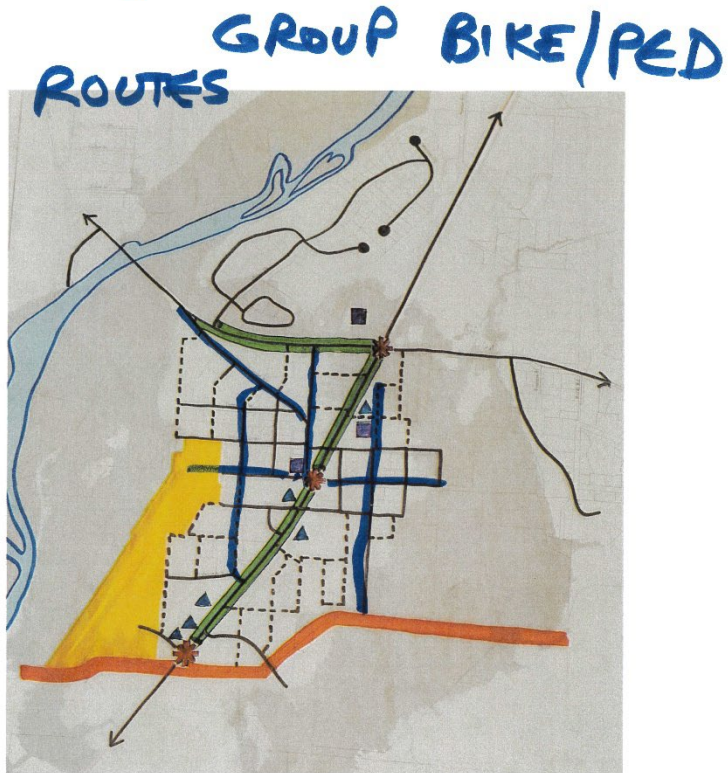
CAC members were assigned into small groups to answer guiding questions. The groups referenced the draft transportation concept provided at the meeting. Then each group reported out. The results are summarized below.

1. Should the block pattern be continued as development occurs? Yes

2. If not, what kind of street pattern should be required as development occurs? N/A

3. If yes, are the proposed streets in the correct locations or should there be changes? Yes

4. Should local streets have pedestrian and bicycle facilities and if so what kind of facilities are appropriate and where should those be located (all streets, certain streets)?
 - Yes
 - Combs, Smith, Dixon, Haines and Main
 - Walking and biking paths, separate from lanes of vehicle travel, sidewalks in downtown
 - Crosswalks on Highway 12
 - Traffic calming at Highway 12 and Skate Creek/Snyder, Main St and Huntington
 - Bike racks at major businesses – Blanton’s, Mountain Goat Coffee, Museum, Library, Post Office
 - Master plan for a low elevation off street pedestrian trail system



Legend

- Red asterisks – traffic calming/pedestrian crossings
- Green – designated ped/bike routes
- Purple squares– hotels
- Blue triangles – community gathering/amenities
- Solid black lines – existing roads
- Dashed black lines – future connection roads**
- Orange line – Tail Race
- Yellow – Packwood Airport

October 22, 2022 Community Open House –Draft Plan

The draft Packwood Subarea Plan was released on October 17, 2022 for public review and the CAC hosted a community open house on October 22, 2022 at the Packwood Fire Hall from 11am to 1pm. 27 people attended the open house. Attendees were encouraged to fill out a survey to provide their comments on the draft plan and ideas for the future of Packwood. 13 surveys were turned in at the event. The survey was the same as the survey available online. The CAC members who staffed the event will debrief at the November 9, 2022 CAC meeting and will discuss updates to the plan based on the feedback at the open house and the results of the survey.

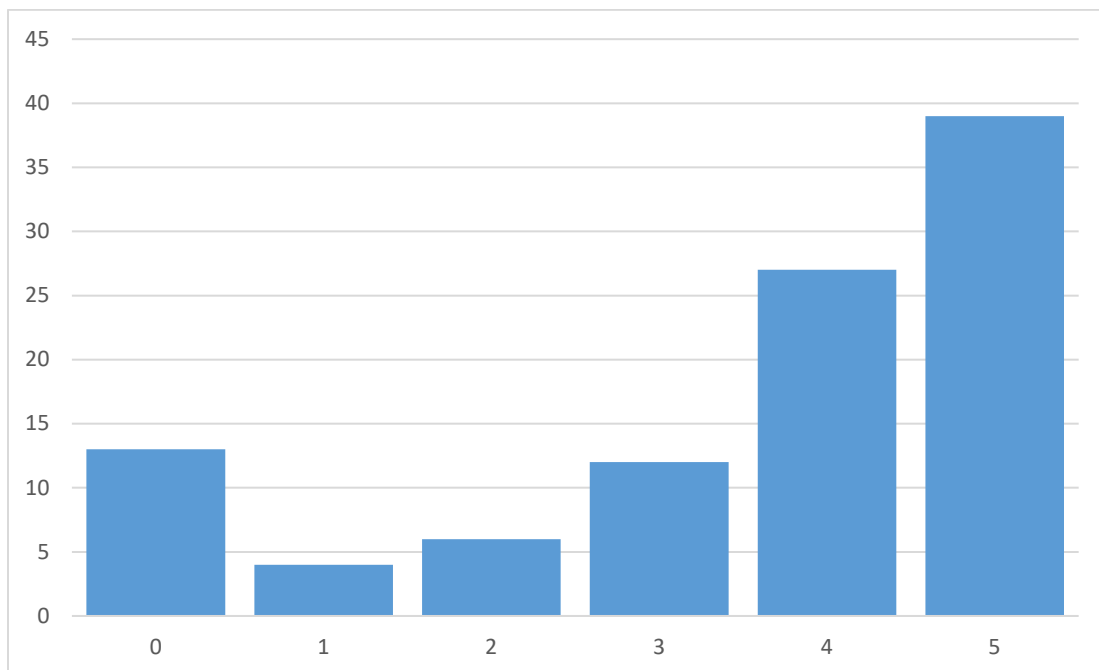


November 4, 2022 Community Survey - Draft Plan

On October 17, 2022, an online survey was distributed to the community. A link to the survey was posted on the Lewis County Packwood Subarea Plan website and shared on social media. The link was also sent via email to the Packwood Subarea Plan list serve. Paper copies of the survey were provided at the community open house event held on October 22, 2022. The survey was closed on November 4, 2022. A total of 115 people participated in the survey. Below are the results of the survey. The results of the survey and input from the open house will be used by the CAC to update the plan.

1. On a scale of 0 (do not agree) to 5 (strongly agree), how much do you agree with the 20-year vision?

Vision Statement: Packwood is a vibrant small town that embraces history, encourages unique local businesses, provides a diversity of affordable housing options, supports existing as well as new residents, preserves the natural environment, encourages tourism and promotes family-oriented community events.



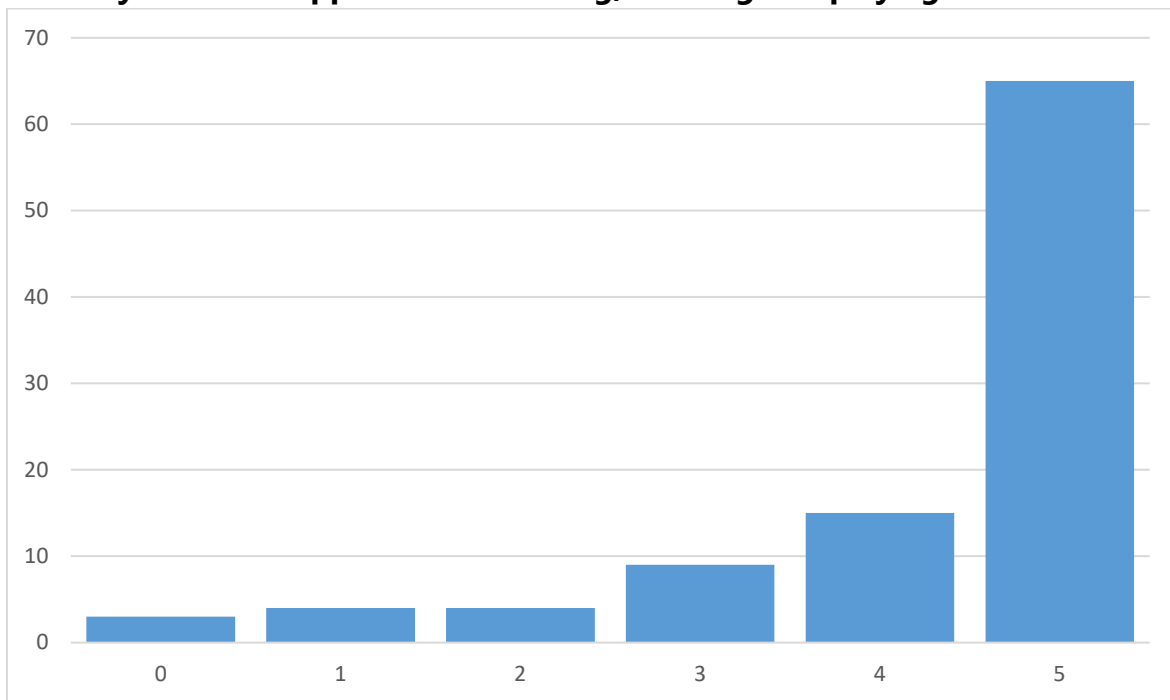
2. Is there something you would add, remove or change about the 20-year vision?

This was an open ended question. Many open ended comments would like to see new development stop. The second mentioned issue is the lack of control of short term rentals. The other topics included:

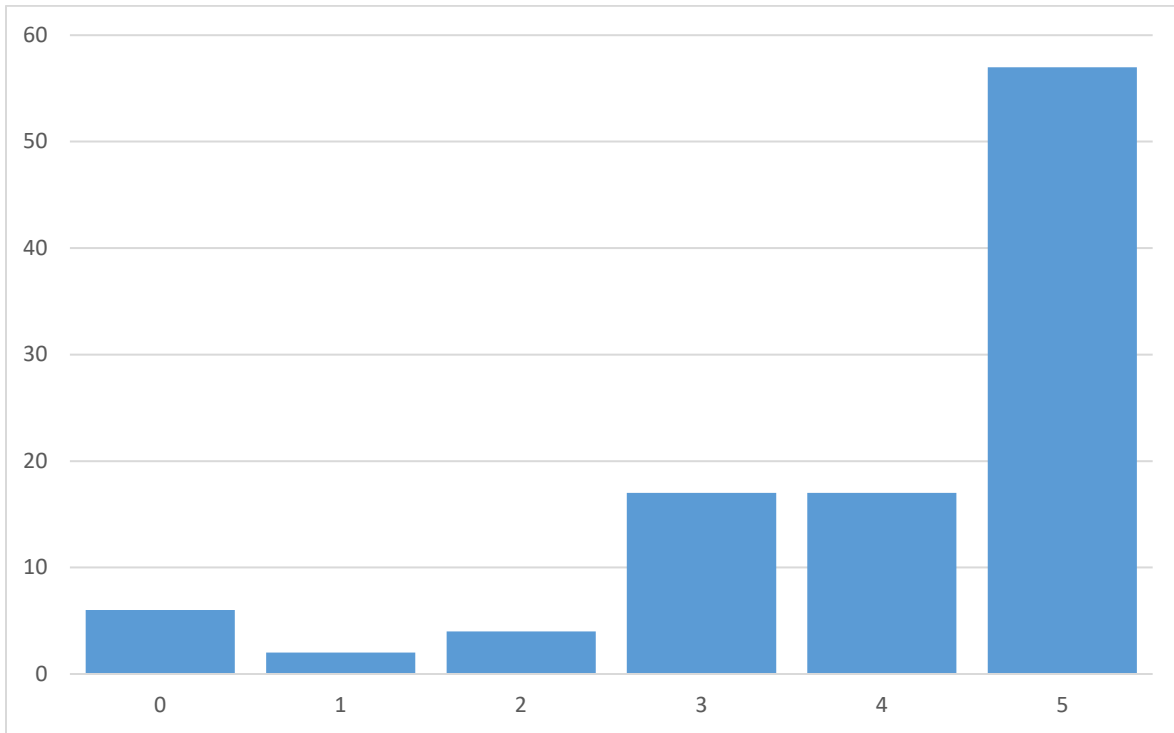
- Traffic and speed on Highway 12 needs to be address
- Short term rentals are impacting availability and affordability of housing
- Include something about “older folks” in the vision
- The vision is too ambiguous and needs more specificity
- Concerned about “big business” investors
- Need to focus on affordable housing for local workers
- Add safety to the vision, need more police presence in town

3. On a scale from 0 (do not agree) to 5 (strongly agree), how would you rate the following?

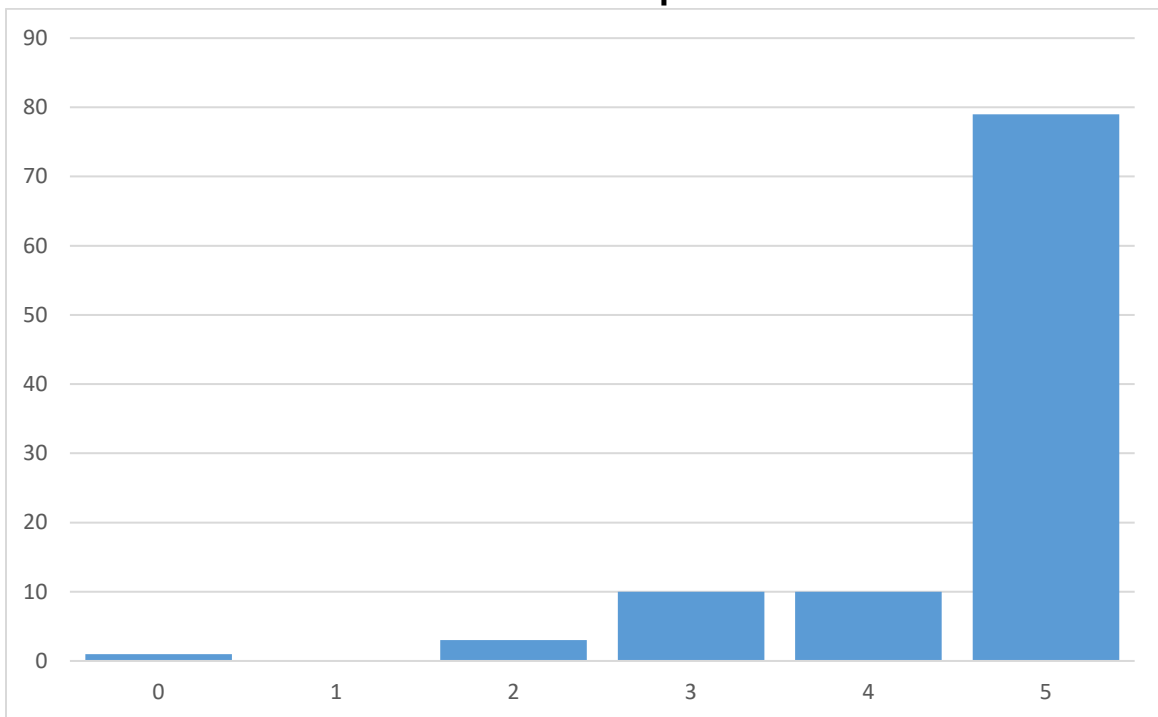
Community Goal 1 – Support families living, working and playing in town.



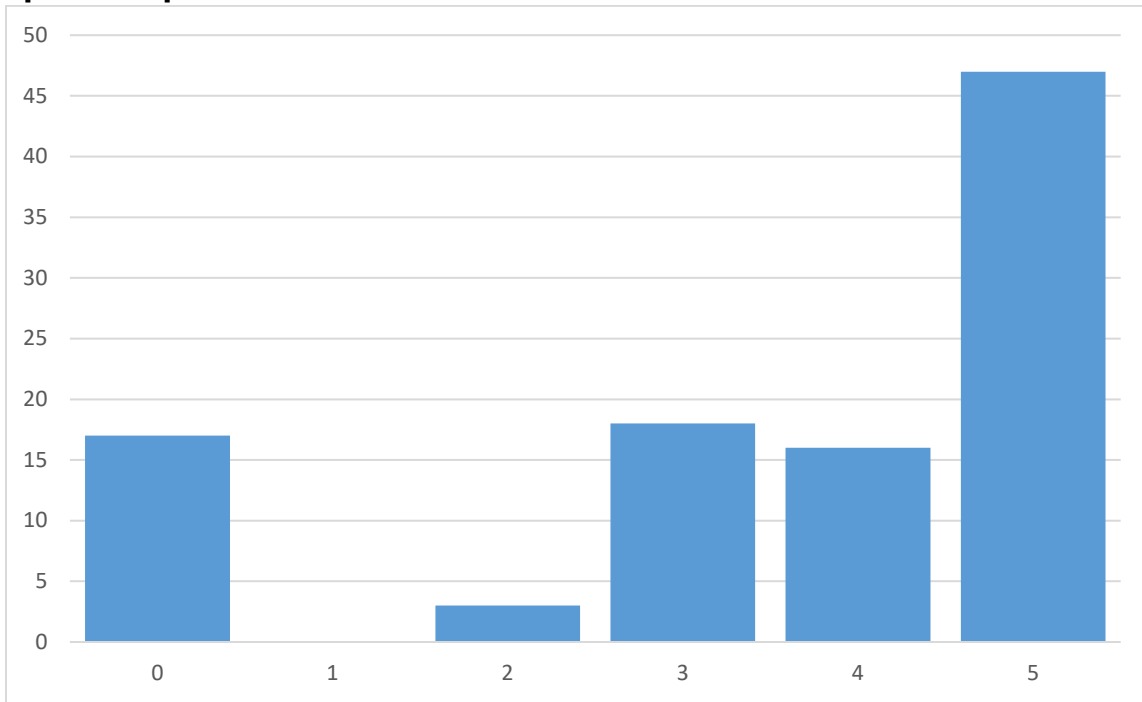
Community Goal 2 – Encourage services and facilities that allow residents to age in place.



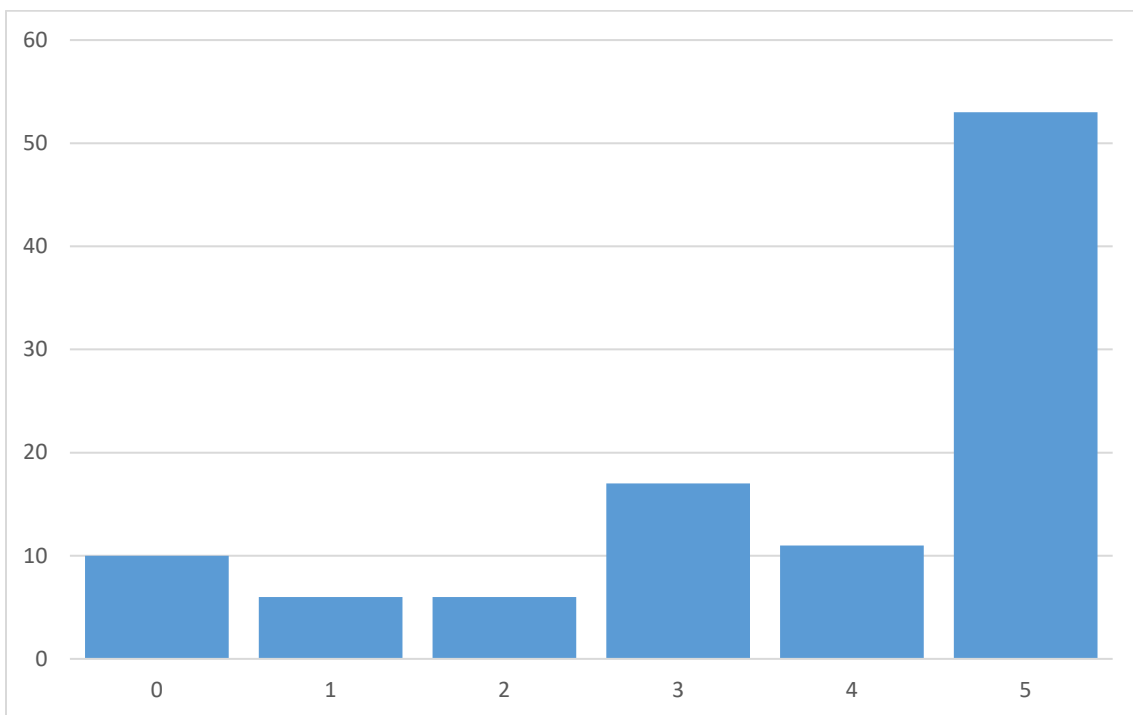
Land Use Goal 1 – Preserve the small town uniqueness and charm of Packwood.



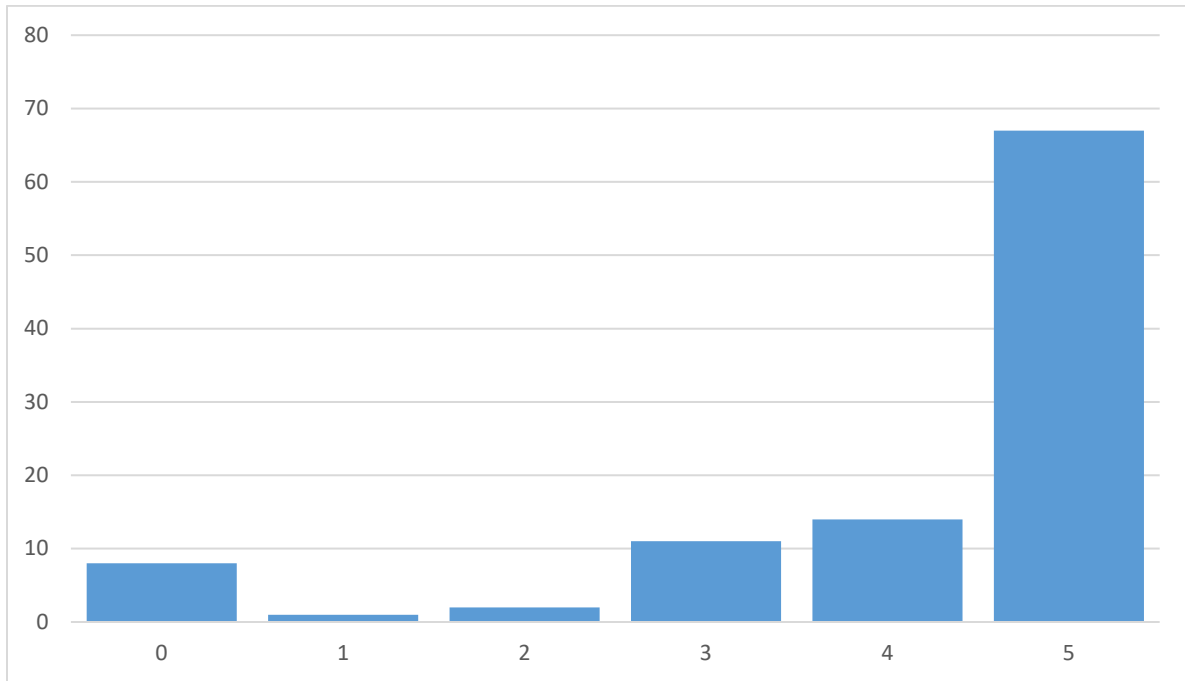
Land Use Goal 2 – Contain higher density development near Downtown Packwood and prevent sprawl.



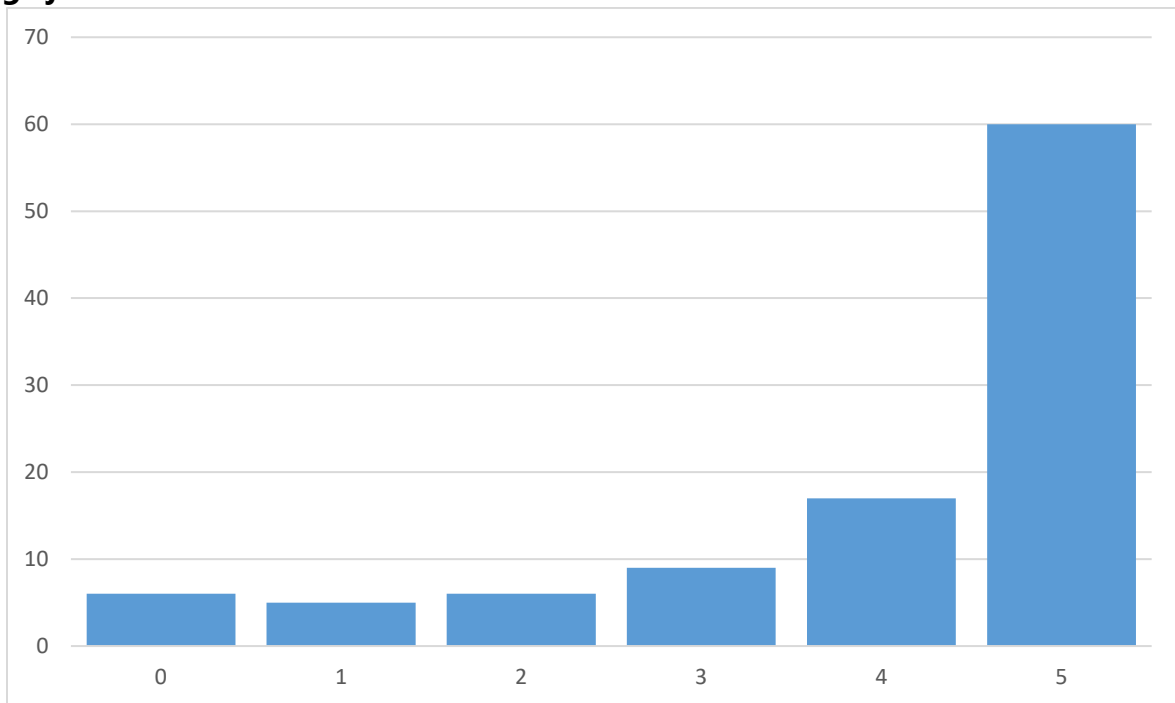
Housing Goal 1 – Provide a range of affordable housing for residents at all income levels.



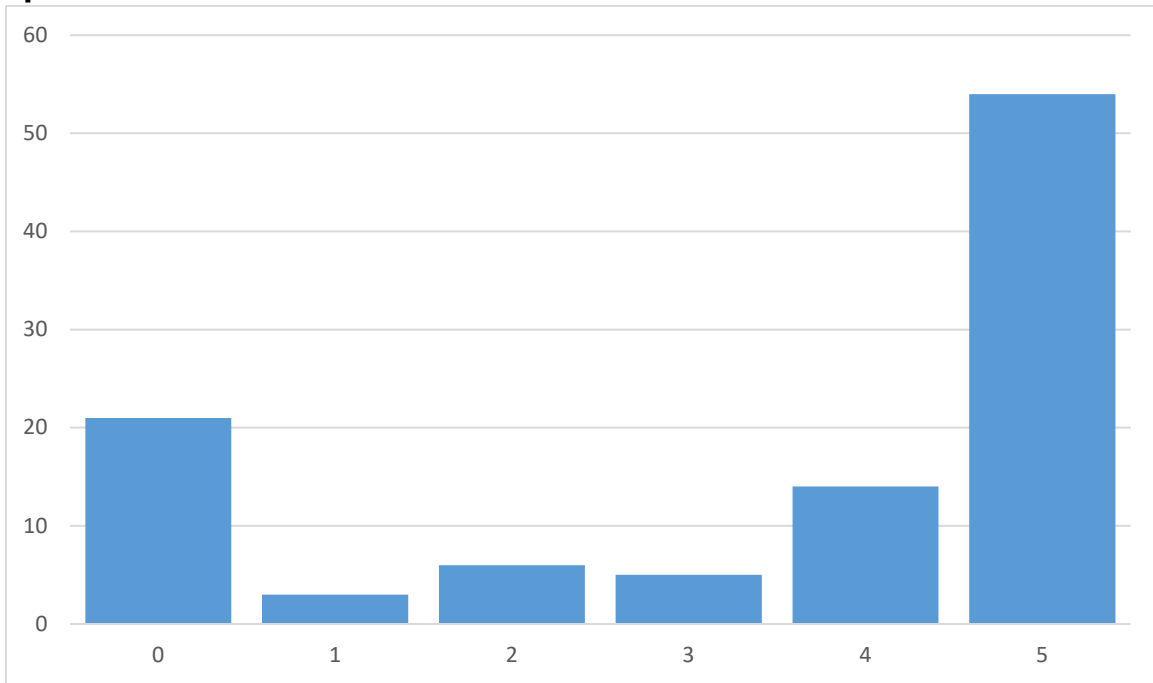
Economic Development Goal 1 – Support a range of locally owned businesses to meet the needs of residents and tourists.



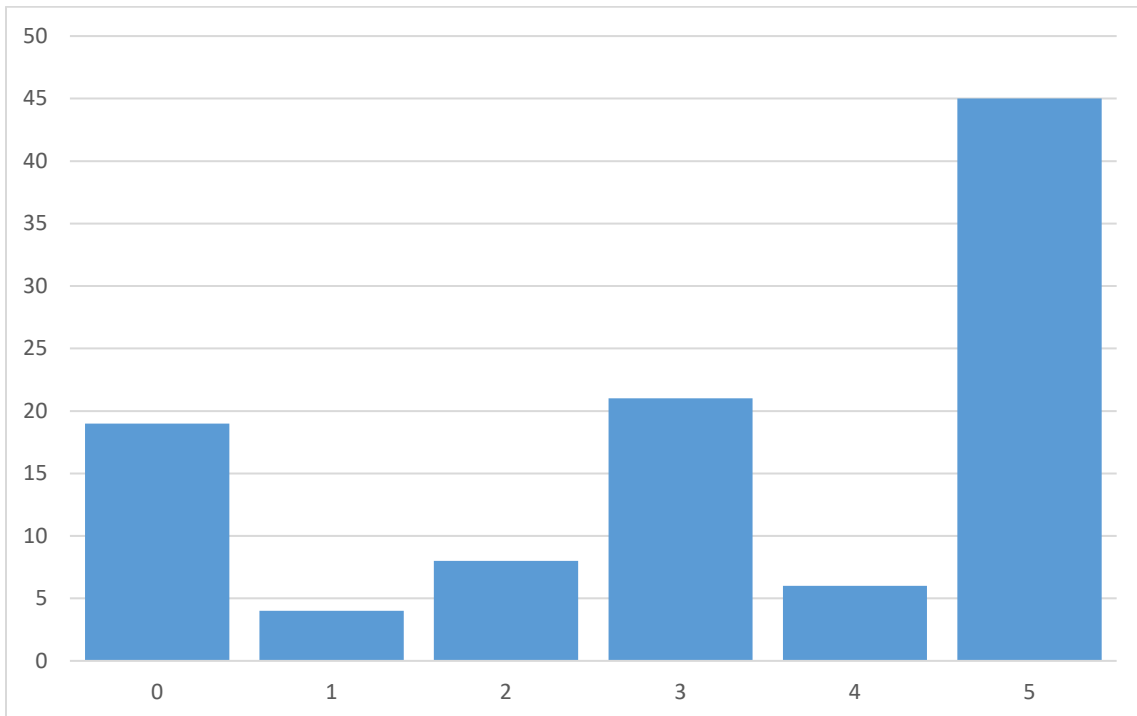
Economic Development Goal 2 – Support employment options that provide living wage jobs.



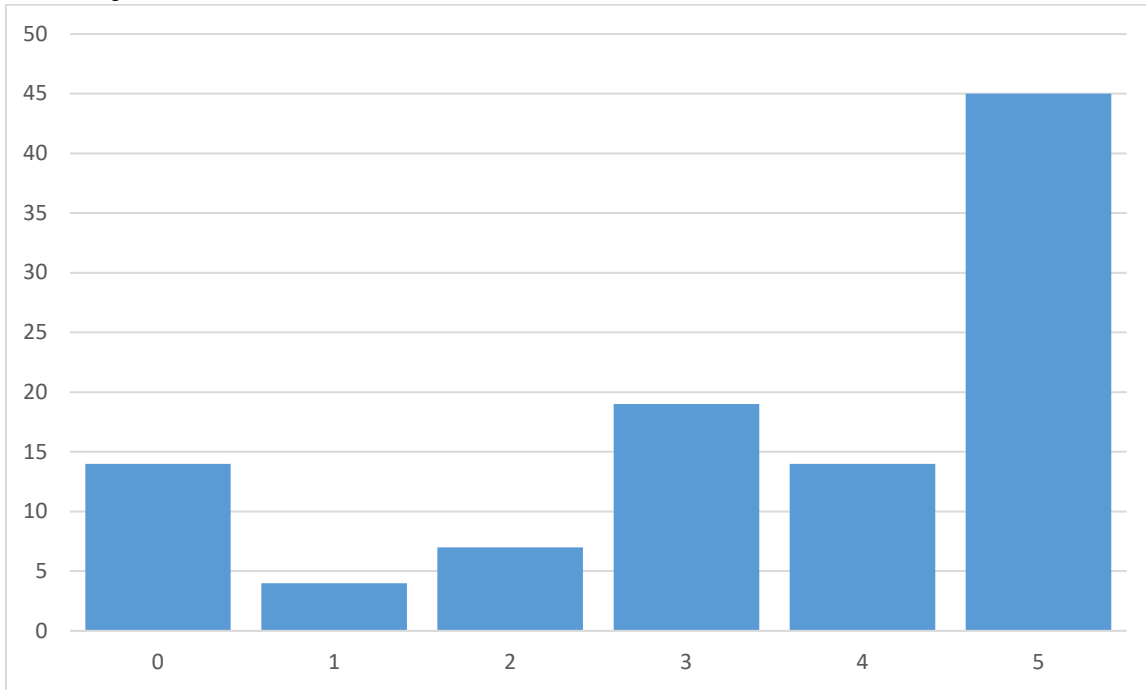
Transportation Goal 1 – Make the streets more accessible and safe for bicyclists and pedestrians.



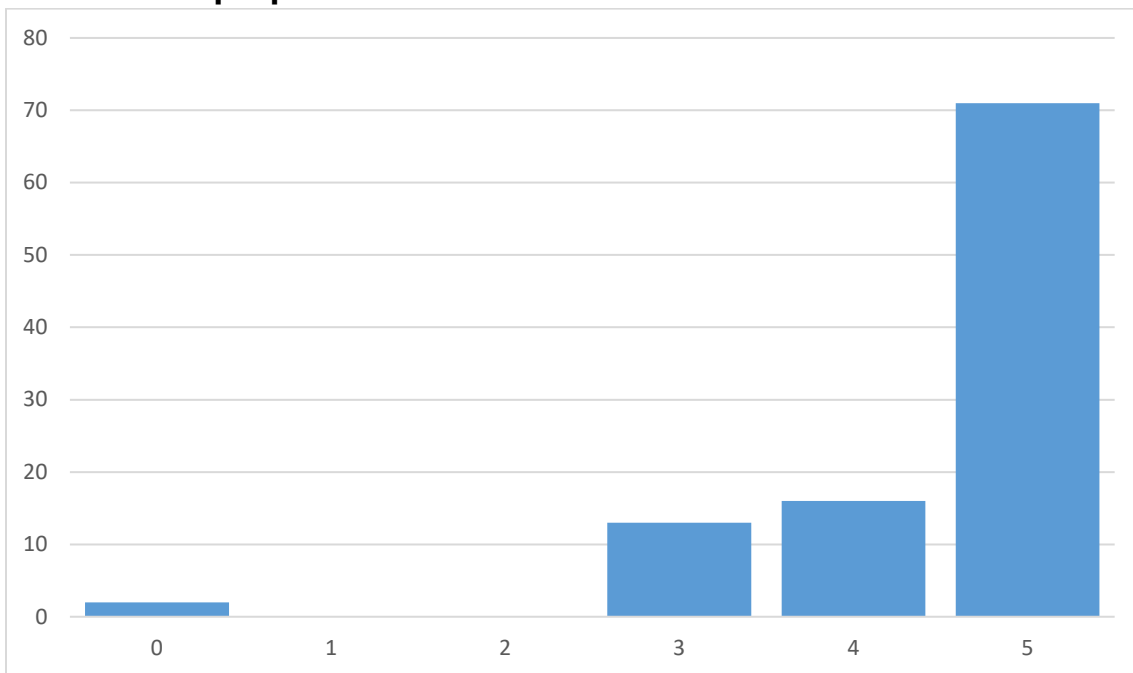
Transportation Goal 2 – Improve street connectivity in and near Downtown Packwood



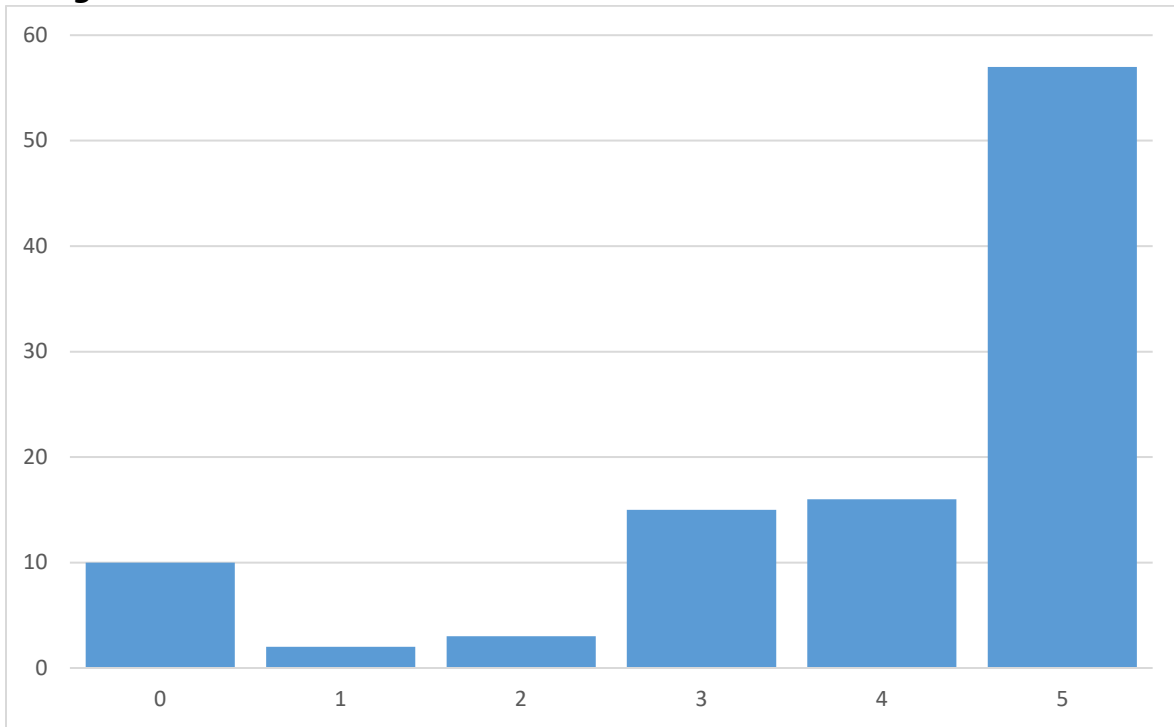
Transportation Goal 3 – Parking along Highway 12 and local streets near Downtown Packwood is based on peak season demand and is designed to prioritize pedestrian and bicycle safety as well as access to local businesses and community amenities.



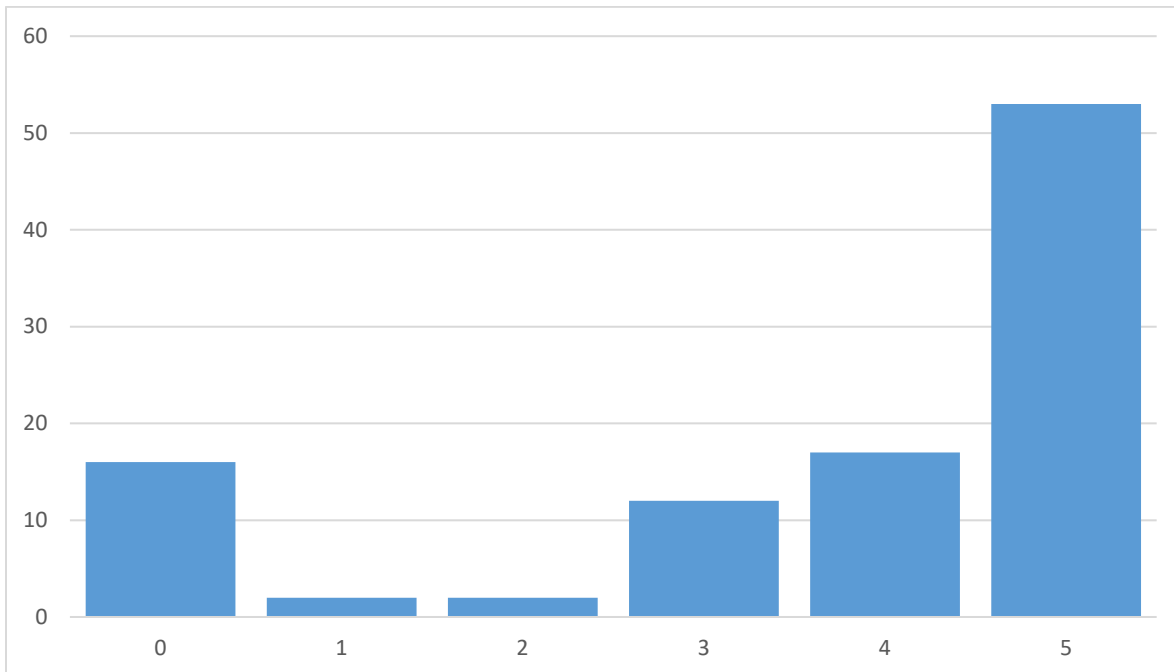
Environment and Recreation Goal 1 – Protect, maintain and enhance the natural environment for people and wildlife.



Environment and Recreation Goal 2 – Foster year-round recreational experiences for all ages and abilities.



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



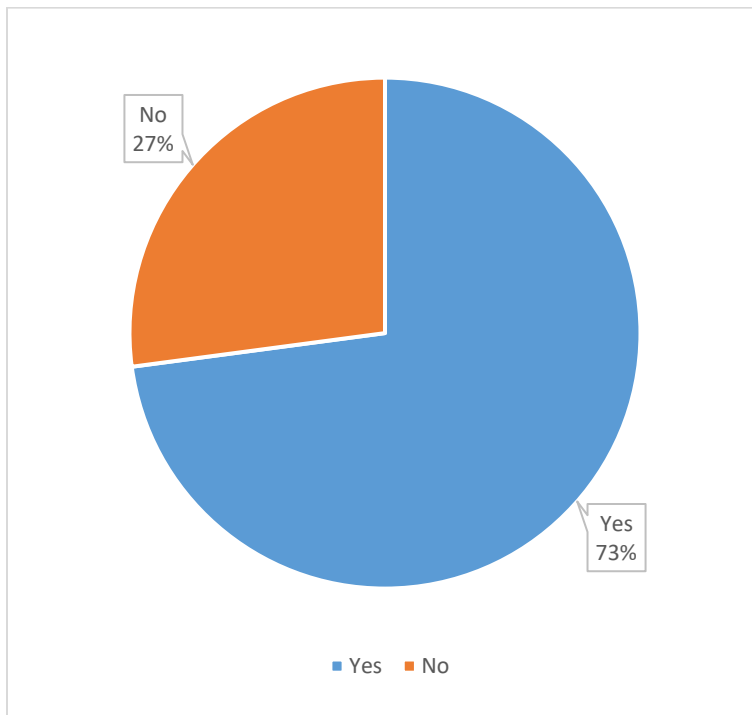
4. Is there a 20-year goal missing or would you modify one of the goals above?

This was an open ended question. The primary topics of concern were short term rentals and new development in downtown. The other topics included:

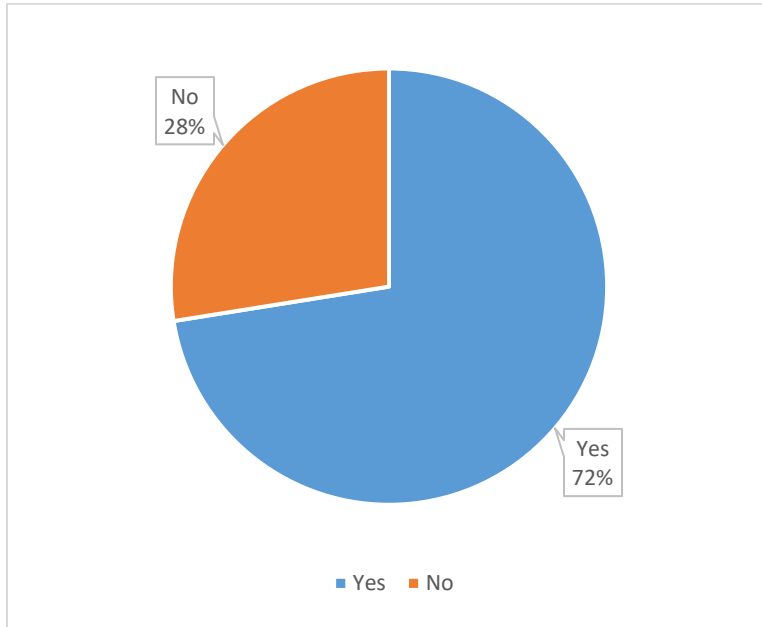
- Highway 12 traffic and impacts are a high priority
- Need to address short term rental impacts on Packwood
- Add a goal for “living wage jobs”
- Prioritize residents and businesses over tourism
- Need to diversify employment options, add industrial jobs
- Focus more on addressing natural hazards
- Increase police presence in town

The following questions are about existing and future land use maps that were presented in the plan.

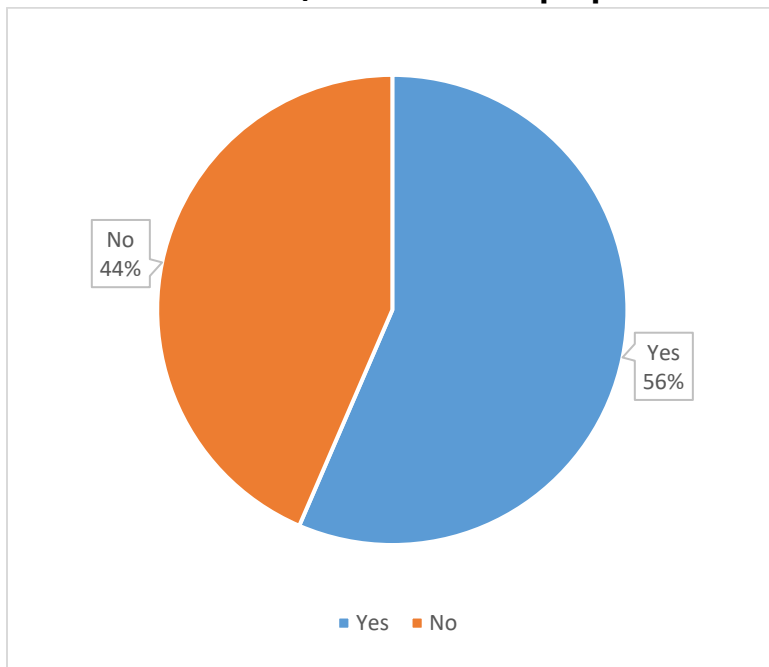
5. Do you support the concept of concentrating most of the growth near Highway 12?



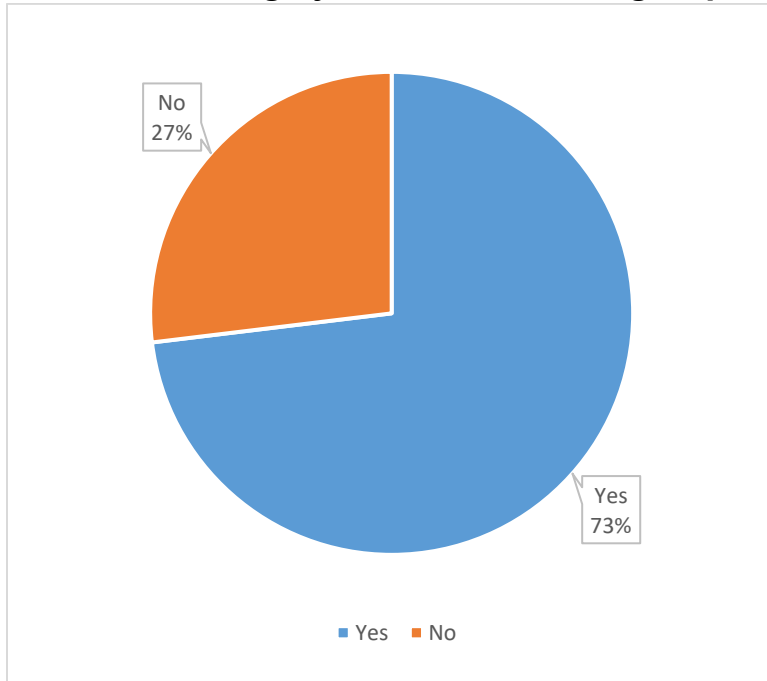
6. Do you support mixed uses, which means ground floor commercial and second story apartments or condo, in Downtown Packwood for buildings that front Highway 12 (areas shown in red on the future zoning map)?



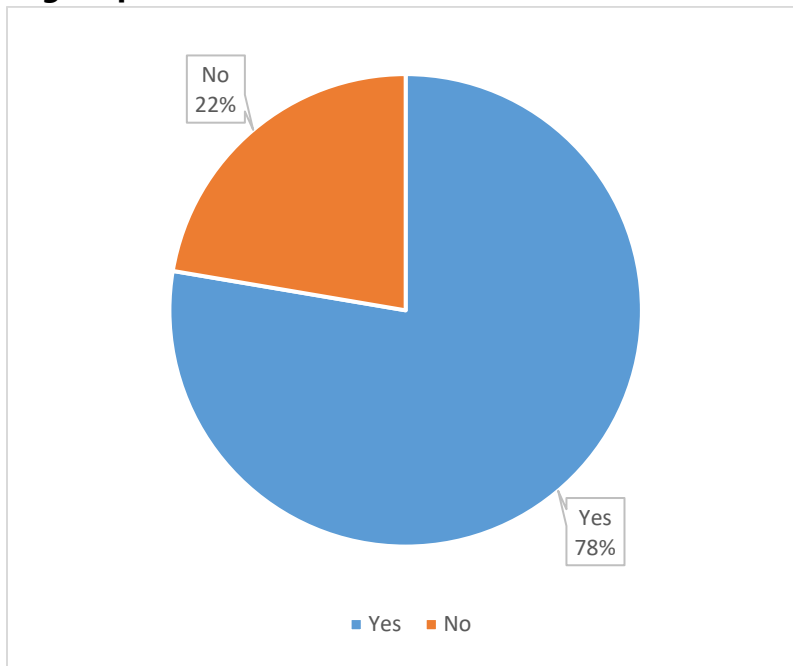
7. Do you support adding to the diversity of housing types, including small-scale multifamily housing (e.g., triplexes, row houses, and courtyard apartments) in Downtown Packwood (areas shown in purple on the future zoning map)?



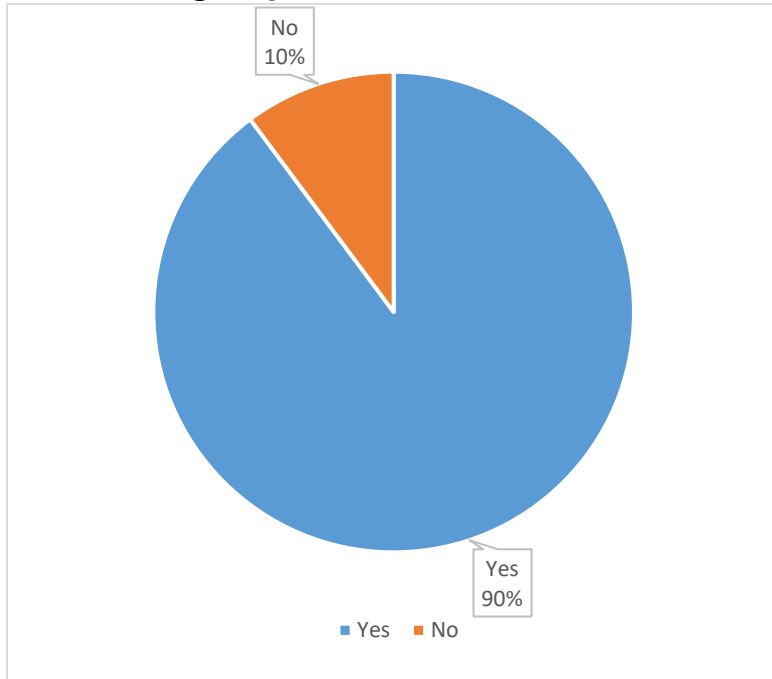
8. Do you support expanding allowances for commercial uses to the historic mill site (areas shown in gray on the future zoning map)?



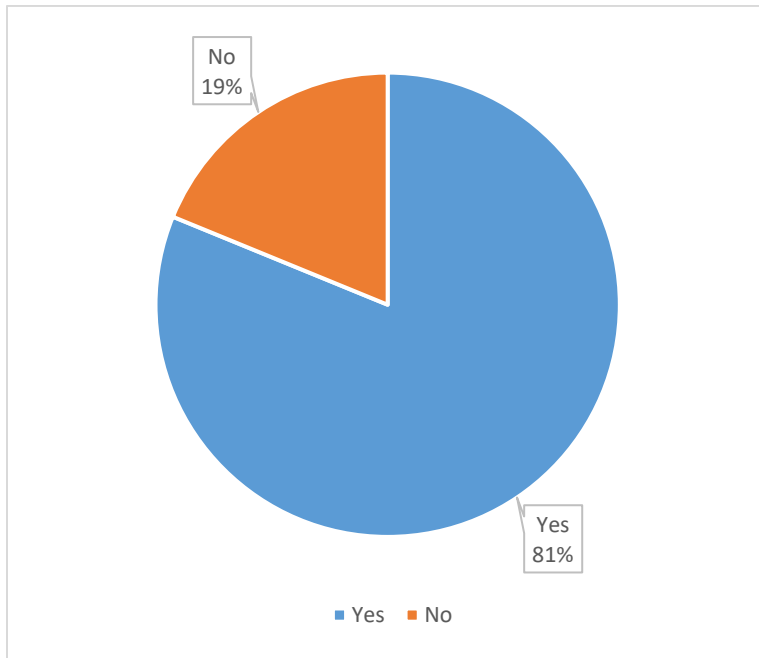
9. Do you support maintaining the current allowances for housing types and density surrounding Downtown Packwood (areas shown in pink on the future zoning map)?



10. Do you support preserving open spaces (areas shown in hatch green on the future zoning map)?



11. Do you support maintaining low density residential development on the west side of the Cowlitz River (areas shown in blue on the future zoning map)?



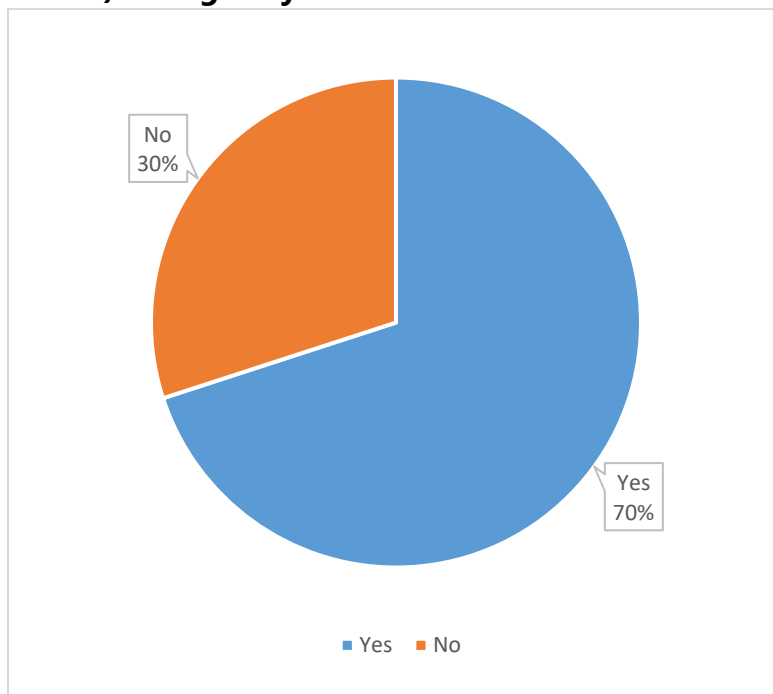
12. Keeping in mind that all of the uses described above are currently allowed by the existing zoning, is there anything you would change on the future zoning map?

This was an open ended question. The primary topic of concern was short term rentals and that new housing will be short term rental, not long term rental. Many respondents asked for restrictions on short term rentals. The other topics included:

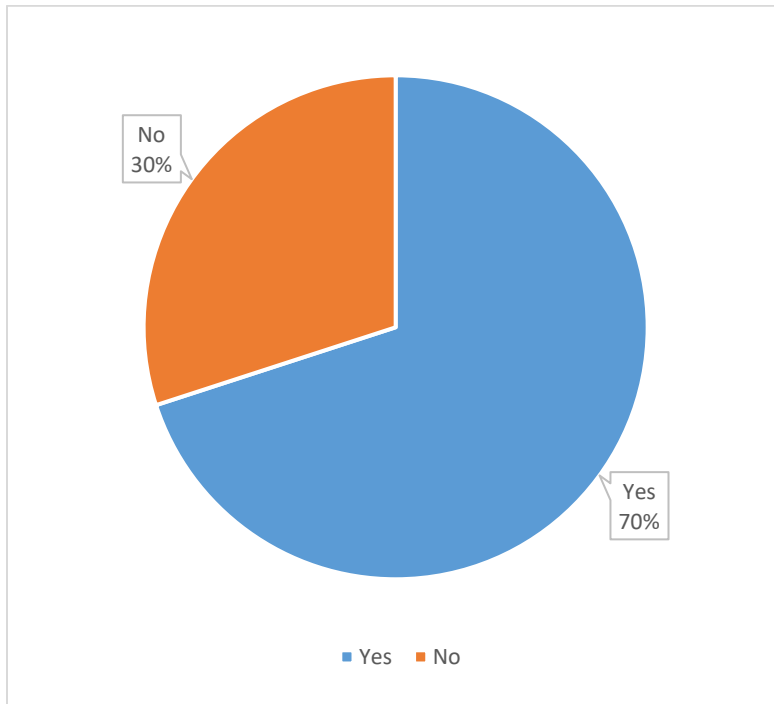
- Concerns about multifamily residential not being the character of Packwood
- Balance between Highway 12 development and pedestrian safety
- Create wider side streets that can reduce traffic on Highway 12
- Restrict new buildings in the floodplain
- Allow more development on Cannon Road
- Concern about people living full time in RVs

The following questions are about a transportation concept map that was presented in the plan.

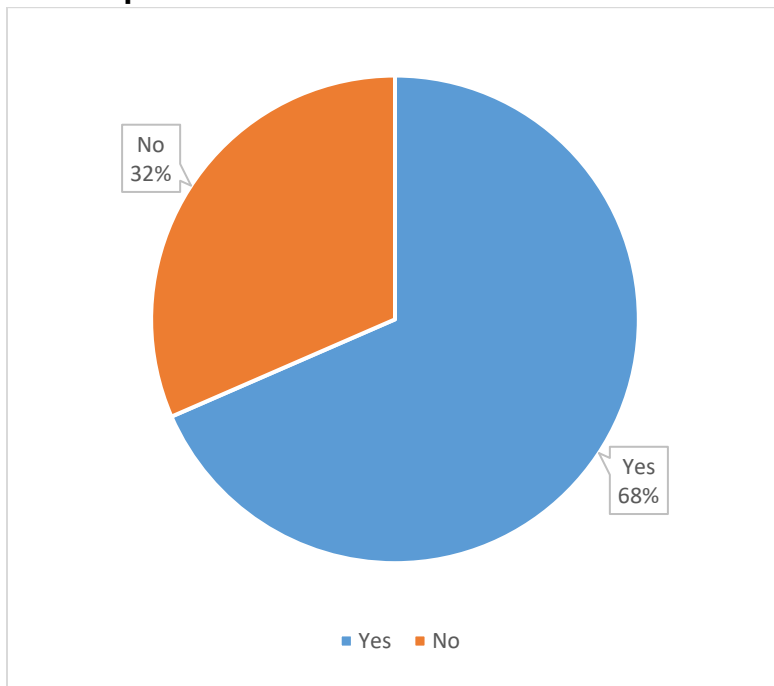
13. Do you support adding pedestrian/bicycle routes (e.g., paths, trails or sidewalks) to Highway 12 from Skate Creek Road to Tail Race?



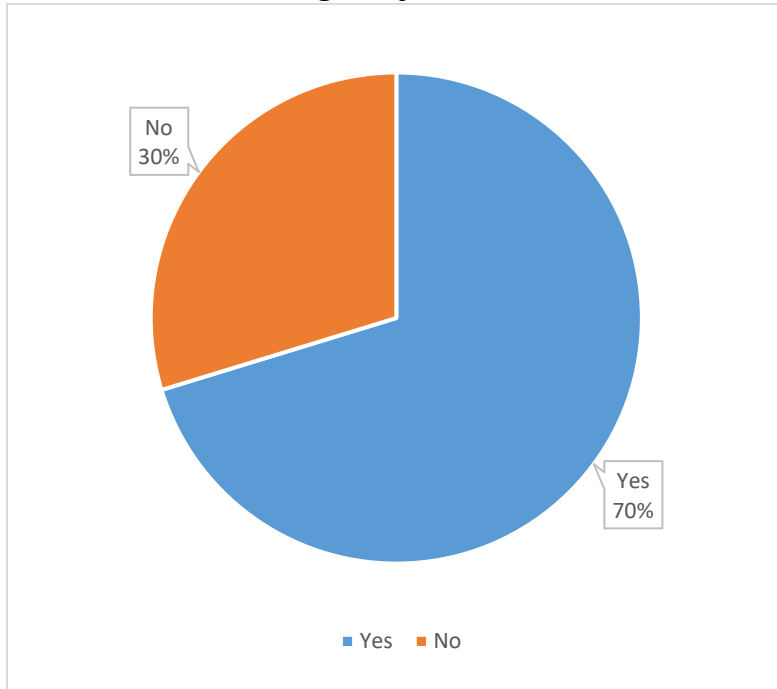
14. Do you support adding pedestrian/bicycle routes (e.g., paths, trails or sidewalks) to Skate Creek Road from Combs Road to Highway 12?



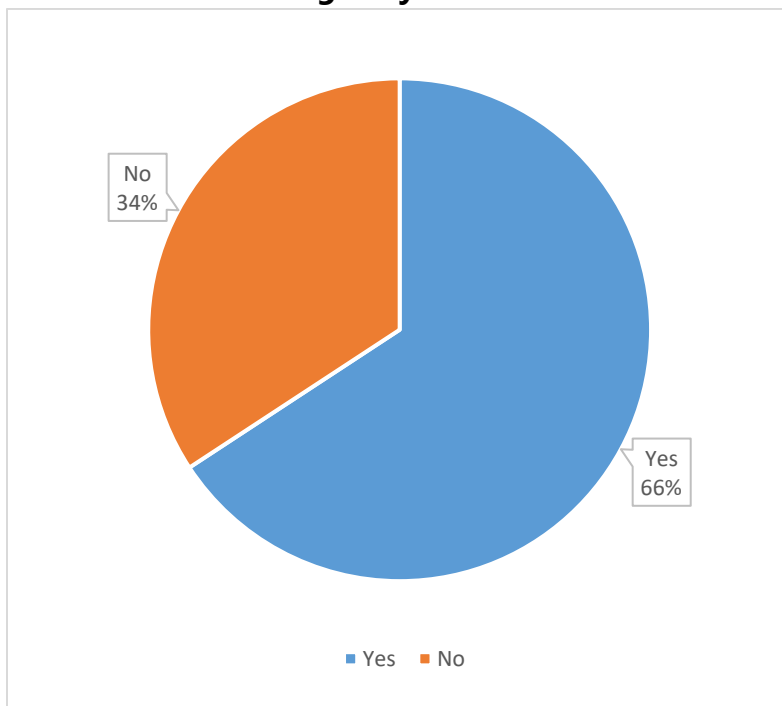
15. Do you support adding pedestrian/bicycle routes (e.g., paths, trails or sidewalks) side streets that provide access to Downtown businesses?



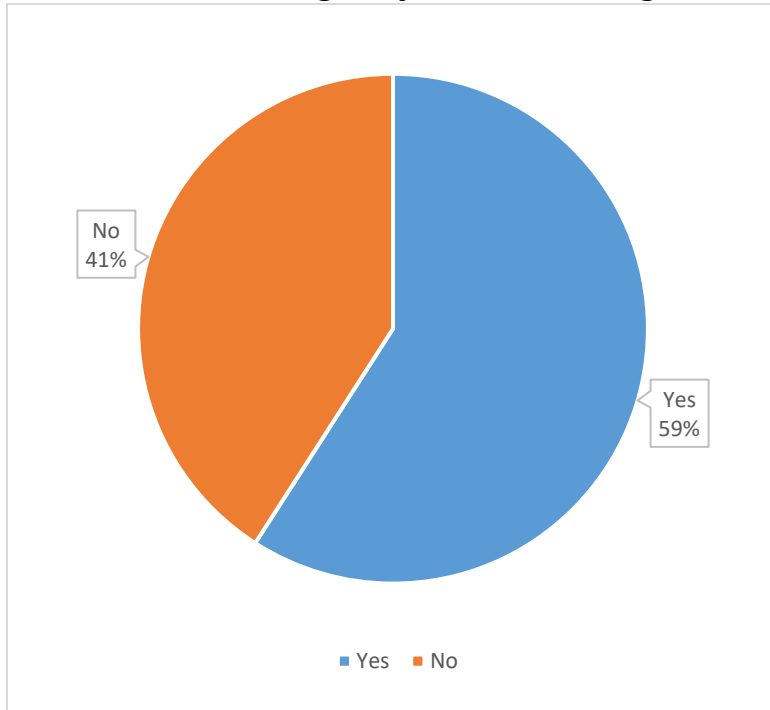
16. Do you support traffic calming (e.g., rumble strips, crosswalks, stop signs, etc.) at the intersection of Highway 12 and Skate Creek Road?



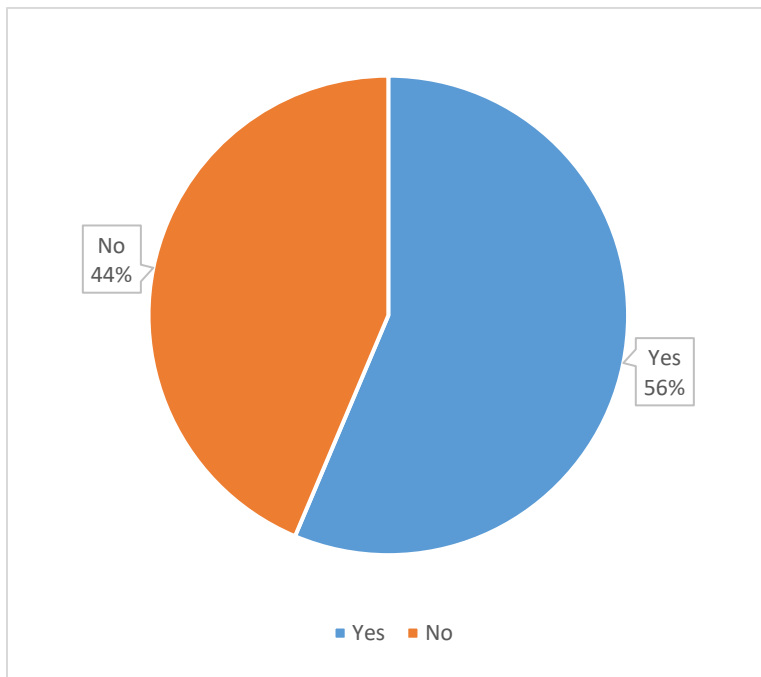
17. Do you support traffic calming (e.g., rumble strips, crosswalks, stop signs, etc.) at the intersection of Highway 12 and Main Street?



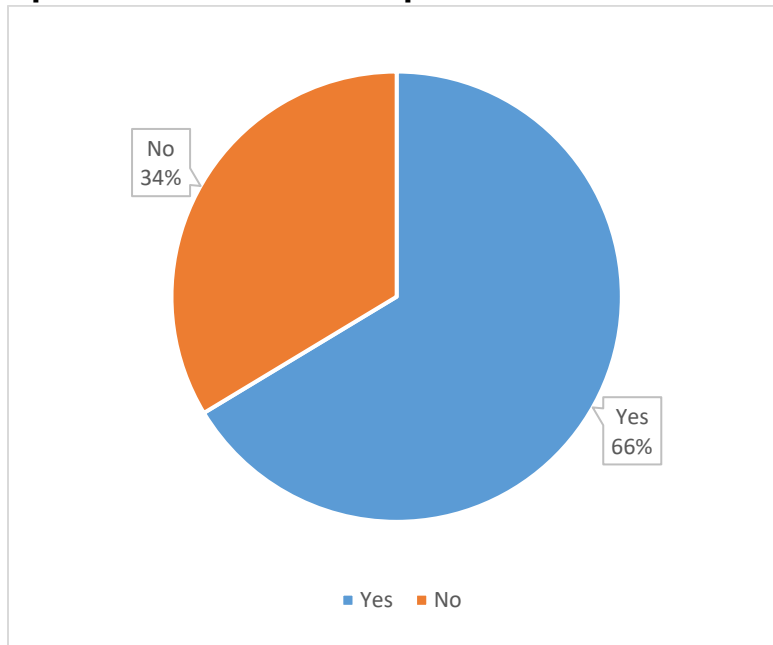
18. Do you support traffic calming (e.g., rumble strips, crosswalks, stop signs, etc.) at the intersection of Highway 12 and Huntington Road?



19. Do you support traffic calming (e.g., rumble strips, crosswalks, stop signs, etc.) at the intersection of Skate Creek Road and Combs Road?



20. Do you support extending the existing Downtown block pattern, by adding new public roads, as redevelopment occurs?



21. How should parking be addressed in Downtown Packwood?

This was an open ended question. Many respondents said that parking is fine the way it is and no changes are needed. The comments below are in hierarchical order based on the number of respondents that made similar comments:

- Create a central parking lot
- Formalize angled parking on Highway 12
- Off-street, back of building, parking lots are needed
- More formalized parking on side streets
- Prioritize pedestrian safety in downtown
- Need to designate “big rig” truck parking along Highway 12

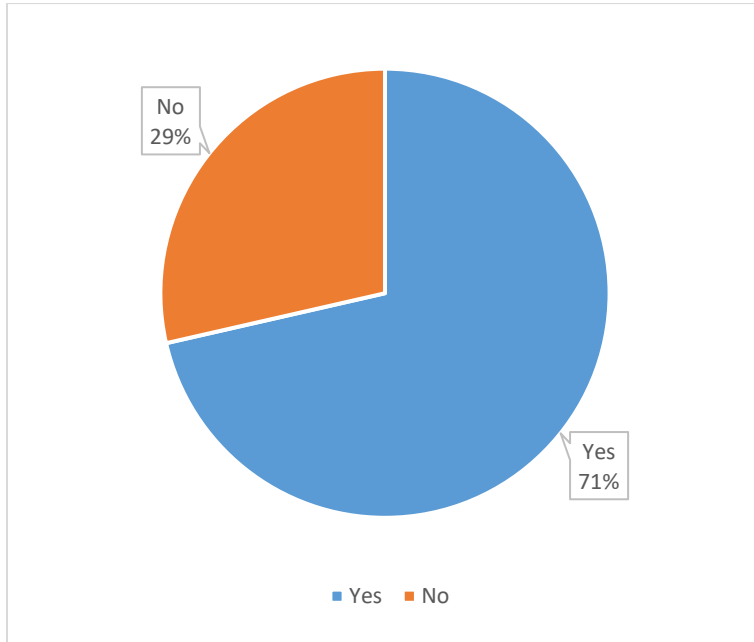
22. Do you have additional comments about the Transportation Concept for Downtown and the surrounding streets?

This was an open ended question. Many respondents said that no changes are needed to the transportation system. Other topics were:

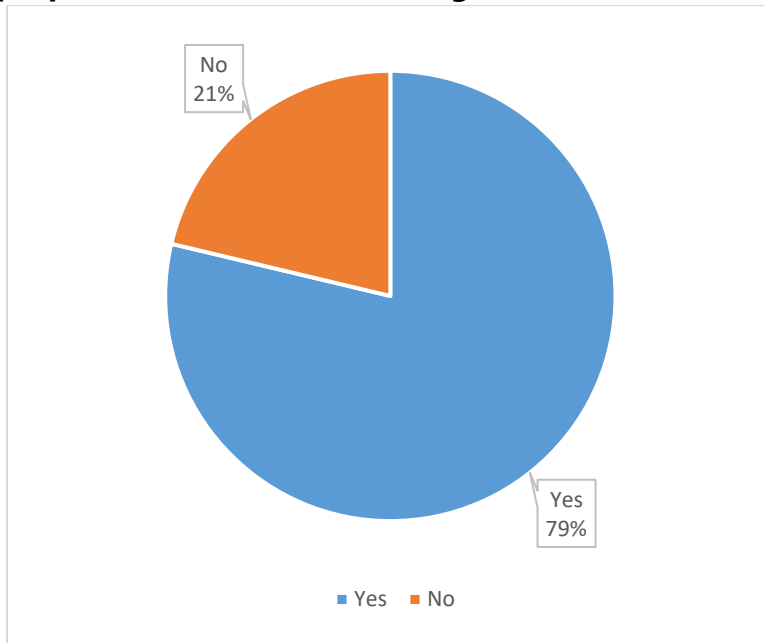
- Need to enforce existing traffic speeds through downtown
- Focus development around and improvements to Cannon Road
- Add roundabouts at Skate Creek and Highway 12
- Do not add roundabouts
- Need more busses for seniors
- Shuttles to and from White Pass during ski season

The following questions are about a urban design examples that were presented in the plan.

23. Do you support a common urban design (look) to new buildings in Downtown Packwood?



24. If you answered yes to question 23, do you think the figures are the appropriate look for new buildings in Downtown Packwood?



25.If you answered yes to question 23 but no to question 24 (you don't think the figures are the appropriate look for Downtown Packwood), please describe the urban design you think would be the appropriate look for Downtown Packwood.

This was an open ended question. The majority of respondents felt that the modern look is not consistent with Packwood and the traditional look should be prioritized. A few respondents like the modern look. Many respondents supported the idea of design standards, but do not think it should be required.

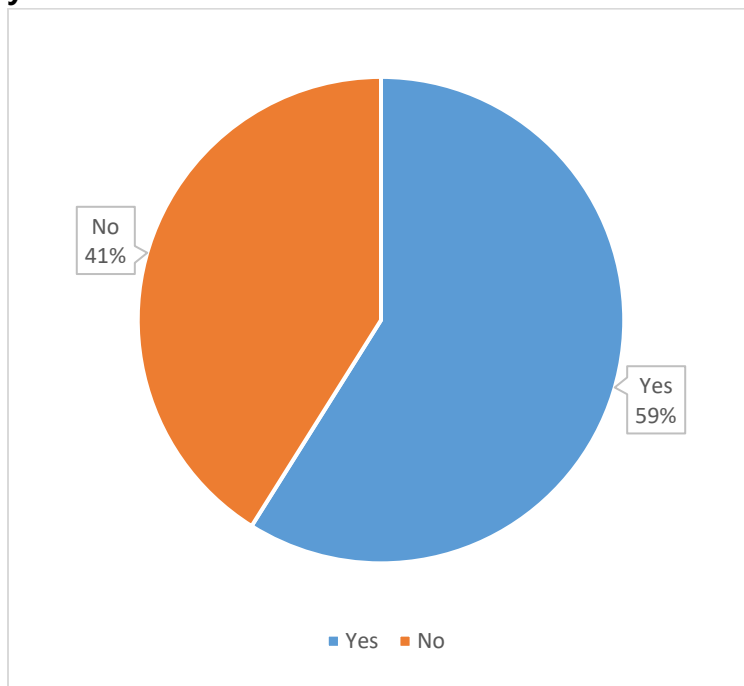
26.Do you have additional comments about Packwood's urban design (look) as new development occurs over the next 20-years?

This was an open ended question. There was a mix of support and concern related to creating a common look to buildings in Packwood.

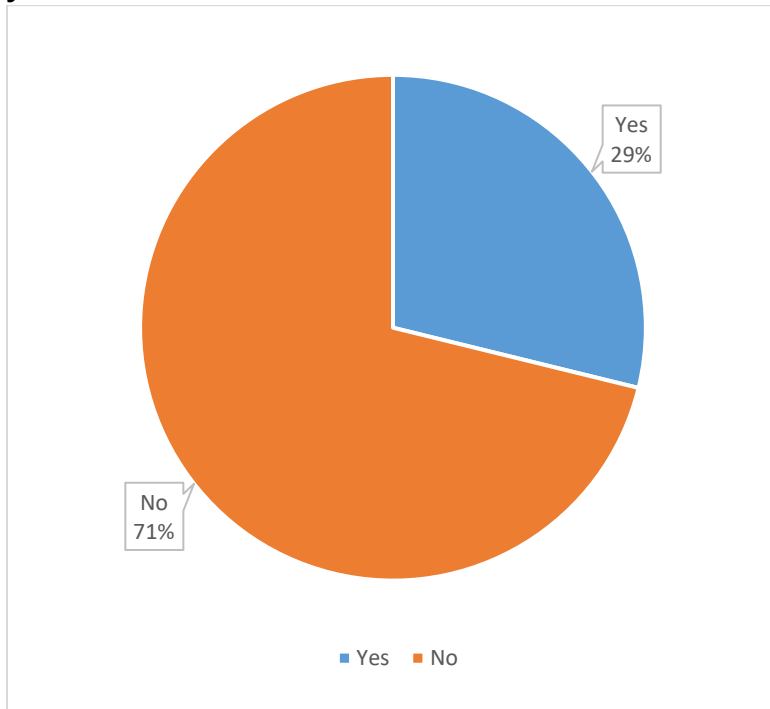
- Concern about Packwood becoming "urban"
- Concern about the financial impact of requiring a specific design
- Allow developers to design buildings however they want
- Agreement that common look would help preserve the small town
- Diversity and uniqueness of building design is important
- Require design standards for signs

The following questions were optional.

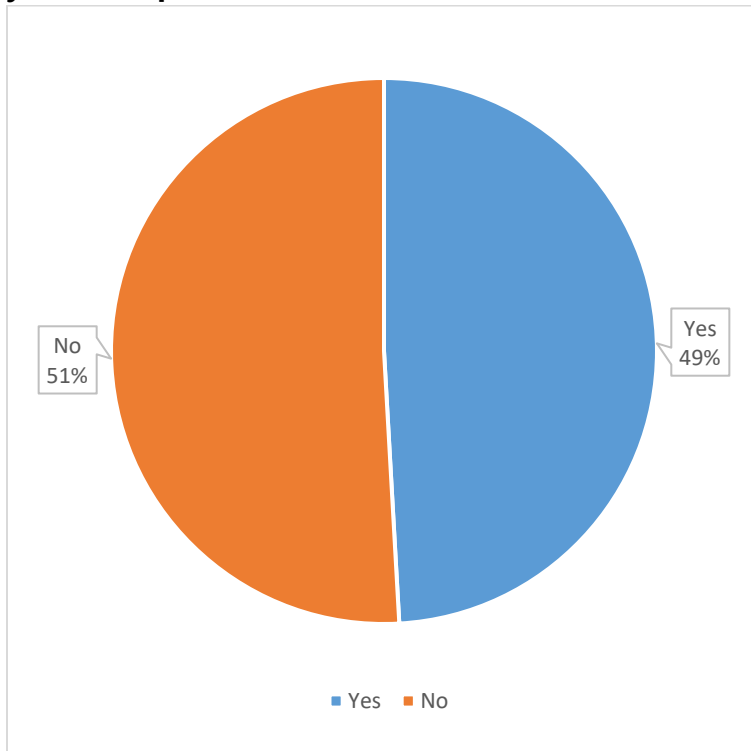
27. Do you live in Packwood?



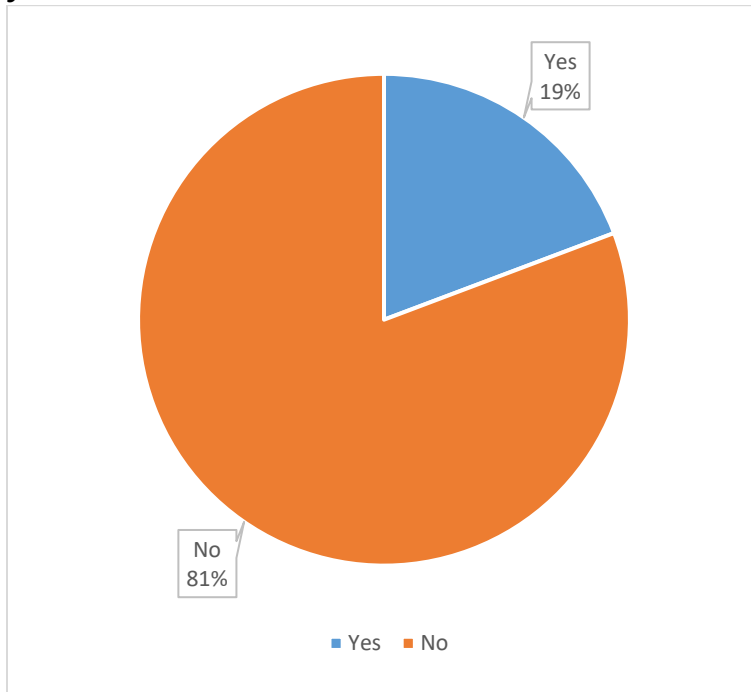
28. Do you work in Packwood?



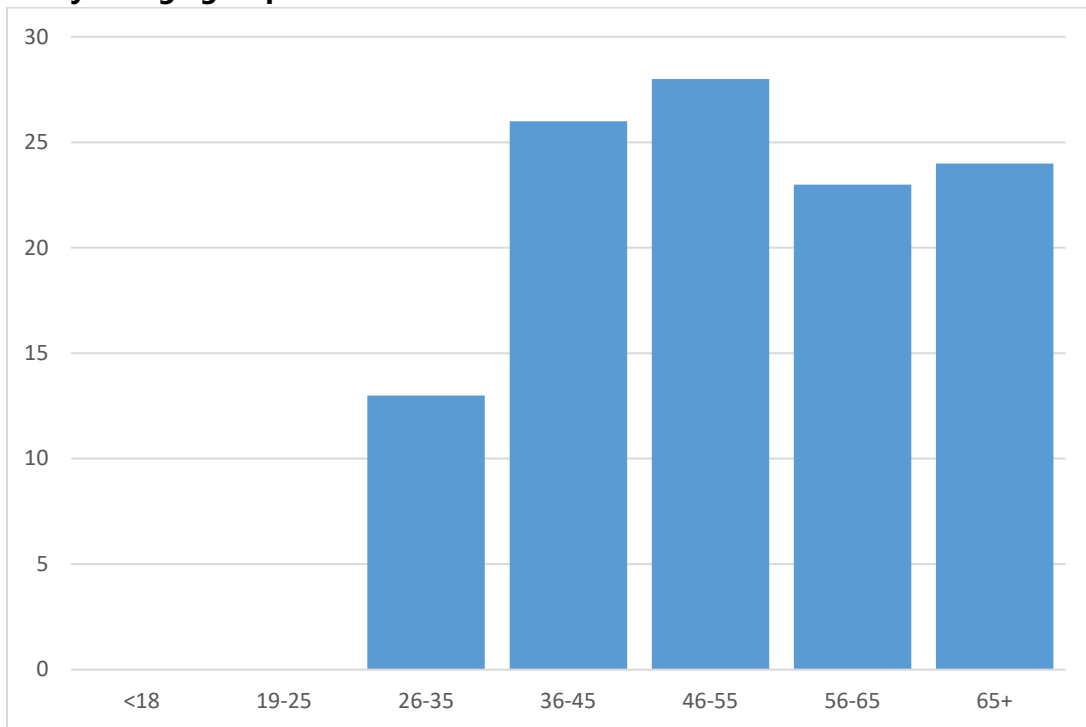
29. Do you own a personal vacation home in Packwood?



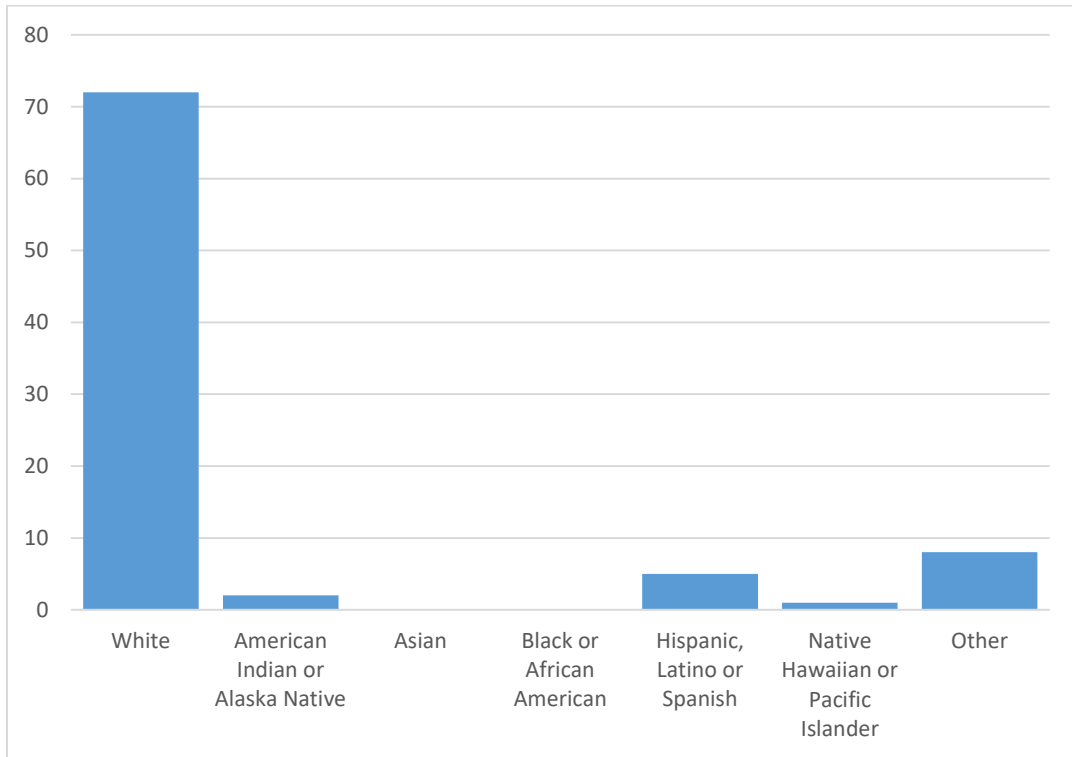
30. Do you own short term rental(s) in Packwood?



31. What is your age group?



32. How would you describe yourself?



November 9, 2022 Community Advisory Committee Meeting – Draft Plan

The meeting was entirely a review of the Draft Packwood Subarea Plan and the public comments received through the survey and Open House. All decisions about changes to the draft plan based on the public comments are incorporated into the track-edit version that was transmitted to the CAC in advance of the December meeting.

Major Points of Discussion

1. Land Use – The CAC reaffirmed the intent to focus commercial development in Downtown and at the history mill site. This constrains where commercial development can happen because it can happen anywhere in the STMU zone. Diffuse commercial uses will not be as effective as a strong retail core near Highway 12. Outside of the areas designated for higher density development, the large-lot character of Packwood should be maintained and protected.

A property owner located off Blakely Road asked to maintain the allowance for commercial uses. The CAC discuss possibly adding a commercial node (MU) around Blakely Road and including the hotel. The group felt that keep future commercial development focused on the Downtown and historic mill site would be better long term. Also, existing uses, like the hotel can stay, and in-home business will still be allowed everywhere.

2. Urban Design – The design guidelines are not “urban”, they are for rural buildings. The design guidelines should only be required for buildings that front Highway 12, Main Street or Willame Street in Downtown. This will create a strong sense of place.

The CAC discussed that the intent is not to create new building that all the look the same but that are cohesive and fit the small-town look of Packwood. They suggested only including existing buildings that meet the desired design to simplify the section.

In addition the CAC decided to extend design guidelines to new signs in Downtown. In particular, new plastic signs with interior illumination should not new allowed because those are more urban and don't fit the cohesive look of Packwood.

3. Housing – Add a policy to encourage more affordable options likes dormitories and hostels for seasonal employees.

December 14, 2022 Community Advisory Committee Meeting – Draft Plan

This was the final meeting the CAC. The meeting was entirely continued review of the Draft Packwood Subarea Plan and the public comments received through the survey and Open House. All decisions about changes to the draft plan based on the public comments are incorporated into draft Packwood Subarea Plan that will be released to the public on December 30.

Major Points of Discussion

1. Transportation – The CAC reaffirmed that street connectivity is important for public safety. They acknowledge and want to stress that the Transportation Concept is not specific street alignments, which will be decided in the future at the time of development by Lewis County and Fire District 10. Lewis County/Fire District could require other alignments that are not shown on the concept or could decide that some alignments are not necessary. The concept is just a concept.

The alignments south of the Museum were discussed and adjustments made to better follow property boundaries. An alignment connecting Skate Creek Road to Combs Road was removed as not necessary. The pedestrian/bike route on Haines was extended north to Snyder Road.

The group also discussed the need to address semi-truck parking along Highway 12. During large snow events Snoqualmie and Stevens Pass are often closed and traffic is diverted to White Pass. Because there is insufficient space at the rest stop 5 miles southwest of town, trucks park along the highway blocking visibility.

Finally, there was a reminder that the CAC had previously discussed the need to make Skate Creek Road (FS Road 52) safe and accessible year round both for a secondary access route during natural disasters like flooding and fire, but also to provide access to and from employment and housing opportunities.

2. Economic Development – A new goal and policies related to tourism was added. The intent is to grow the retail economic base of Packwood to support more jobs and housing options. The CAC felt strongly that new retail businesses should be small in scale and fit Packwood. The CAC reaffirmed concentrating new commercial uses in Downtown.
3. Environment – A new policy was added to protect the ground water, which is Packwood's primary drinking water source.

March 14, 2023 Planning Commission Public Hearing

The Lewis County Planning Commission held a public hearing on March 14, 2023. The hearing was noticed 14 days in advance through The Chronicle and The East County Journal. The hearing was also noticed via the Packwood email list, Planning Commission email list, social media and physical posters hung at the Post Office, grocery store, library and coffee shop.

Written testimony was taken until 4:00pm the day before the hearing. The Planning Commission received 22 pieces of written testimony, of which 20 were in support with some requests for amendments and 2 were in opposition. At the hearing, 12 people testified. All verbal testimony was largely in support of the plan with some requests for amendments.

The requests for amendments were:

1. Historic Mill Property land use designations – reduce the amount of commercial land designations and increase housing options.
2. Huntington Road Property land use designation – change the designation from commercial to low density residential.
3. Short Term Rentals – consider a policy to address short term rentals.
4. Less density in downtown – consider now allowing so much density in downtown.
5. Near-term fixes needed – need to address affordable housing and other issues now.

The Planning Commission closed testimony and began deliberations. They asked staff to bring back more information on the first three amendments requests: Historic Mill Property, Huntington Road Property and Short Term Rentals. The commissioners voted to continue the hearing to March 28.

Planning Commission meeting notes are available online [here](#).

March 20, 2023 Community Advisory Committee Meeting – Reconvening on Planning Commission Topics

Following the Planning Commission public hearing on March 24, 2023, staff reconvened the Community Advisory Committee (CAC) to discuss potential amendments as directed by the commissioners. Below is a summary of the CAC’s discussion.

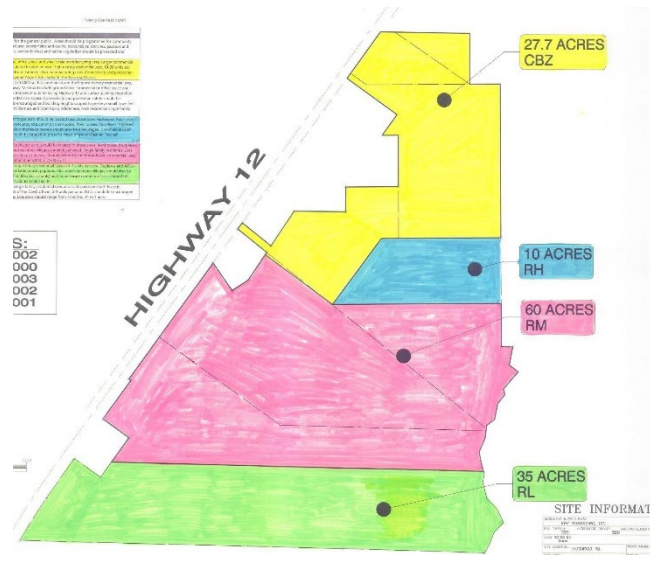
1. Land Use Designations Map

A. Historic Mill Property

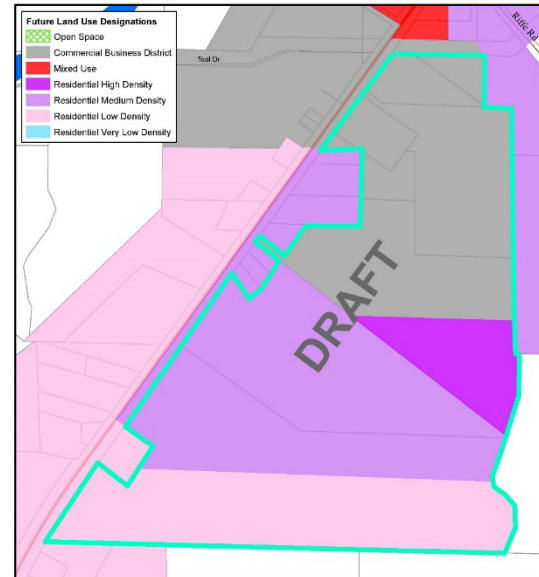
The owners of the historic Packwood Mill property requested a reduction in the proposed Commercial Business District (CBZ) designation and addition of a Residential High Density (RH) and Residential Medium Density (RM) designation.

The CAC unanimously supported splitting the property up but there was not full agreement on how much land should be retained as CBZ. The primary reason for supporting the designations as requested by the owners was that the mill site is a good location to focus new affordable housing. The mill site is the appropriate location for a new large scale apartment complex because a large scale development would not fit the existing scale of development in and near the Downtown core. However, there was concern about not preserving enough land for future commercial or manufacturing uses.

A suggestion was made by some members of the CAC to expand the CBZ designation from what was requested by the owners, please see Attachment A. The owner’s request included 27.7 acres of CBZ and the CAC suggests 37.7 acres of CBZ. The CAC suggests shifting the RH designation down and reducing the area of RM designation. This would provide more flexibility for future commercial or manufacturing development.



Property Owner's Request via Testimony



The Packwood Plan
 Attachment A: Potential Designations
 Historic Mill Property
 For Planning Commission Discussion
 02/22/2023
 Planning Division, Community Development
 0 0.0375 0.075 0.15 Miles
 N
 The map information is for informational purposes only. It is not intended to be used for legal or financial purposes. Any use of this information is at the user's own risk. This map is not a warranty, offer of insurance, or any other financial product. © 2023 WACOM. All rights reserved.

B. Huntington Road Property

The owner of the Huntington Road Property requested that the site be designated Residential Low Density (RL) instead of CBZ. The owner’s rationale was that the current zoning, Small Town Mixed Use (STMU), allows residential development and the infrastructure constraints limit lot size to roughly 12,600 sq. ft. which is similar to what would be allowed under RL.

There was also testimony provided by the former Director of Aviation for WSDOT, Dave Fleckenstein, that allowing additional residential development near an airport is generally incompatible with airport operations. Dave is also a member of the CAC and participated in the reconvened meeting. Dave shared the full policy guidance from WSDOT at the CAC meeting.

The CAC did not agree on which designation is appropriate for the Huntington Road property. There was discussion about both commercial and residential uses. Roughly half of the CAC felt that new houses near the airport is not appropriate, but acknowledged that STMU does allow that today. The other half felt that it is appropriate to maintain the current STMU allowances for new houses.

The CAC expressed that this is not an issue specific to the Huntington Road property and that other properties have similar proximity to the airport and future development capacity. Many of the CAC members felt that rushing this discussion is not in the best interest of the plan or the community of Packwood. They would like more time to discuss this complex issue and put forward a thoughtful recommendation.

2. Short Term Rental (STR) Policy

When the CAC reconvened, they split into four small groups to discuss potential goals for STRs in Packwood. Prior to small group discussion, staff reminded the CAC that goals and policies in the plan only apply to the subarea plan boundary (found in Map 1 on page 2 of the plan). The neighborhoods of High Valley and Timberline are not included in the subarea plan boundary. Staff also reminded the CAC that STRs have an impact on housing and the economy of Packwood. STRs provide jobs for residents and lodging for tourists and tourism is the primary economic sector in Packwood.

After the small groups met, each reported out to the larger group. The CAC discussed if there was general agreement about one or two goals/policies to include in the plan.

The CAC felt that additional analysis regarding the impacts of STRs on housing supply and the appropriate solutions is needed. In addition, many of the potential goals discussed were more appropriate for application countywide, not specific to the Packwood subarea plan boundary. The other points of the discussion were (in no hierarchical order):

- Ensure that STRs follow the existing rules for licensing, lodging taxes and property taxes.
- Limit STR occupancy based on septic capacity.
- Ensure that there is sufficient fire/EMS and police capacity to serve existing and new STRs.
- Locate STRs where other transient accommodations (e.g., hotels, motels) are appropriate.
- Let the market decide.
- Increase options for other transient accommodations (e.g. hotels, motels) that include kitchen and laundry amenities.
- Create a formal STR group to self-regulate issues such as noise, garbage/recycling, burn restrictions, etc.

The proposed policy that got the most traction, and would be appropriate to apply only to the Packwood subarea plan boundary, is based on the assumption that most STRs are single family houses and most new affordable housing in Packwood will be multifamily housing. Therefore, there is not direct competition between STRs and affordable housing. However, there is concern that newly built apartments could be high end condos provided as STRs. This would not meet the goals of the plan for increasing affordable housing options.

For the purposes of this discussion, multifamily housing is a building or group of attached buildings having three or more dwelling units that is not designed or used for transient accommodations. Multifamily housing includes apartments, fourplexes, triplexes, row houses and hostels/dormitories. These are consider more affordable housing options because the cost

burden of housing is shared between more than one person or family, unlike single family residences where the cost burden is borne by one person or family.

STR is defined as “a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered ... for a fee for fewer than 30 consecutive nights.” ([RCW 67.37](#)) Therefore, long-term rental is a housing unit, or portion thereof, that is rented for a fee for period of 31 days or more consecutive nights. Owner-occupied housing is also long-term residency.

Potential Policy HS1.7: Ensure that newly built multifamily housing is preserved for long-term residency.

April 19, 2023 Community Advisory Committee Meeting 14 – Properties Surrounding the Airport

The Lewis County Planning Commission asked the CAC to reconvene to discuss three topics:

1. Land use designations for properties around the airport
2. Land use designations for the mill site
3. Short term rental policy

These topics will be discussed in order, starting with land uses around the airport, over three to four meetings April through July. The results of the meetings will be captured in meeting notes and used to update the Subarea Plan to submit to the Planning Commission for consideration.

Reminders

The Subarea Plan does not drive growth. Growth and development is driven by market factors and by investments, such as new infrastructure. Sewer in downtown Packwood will drive growth.

Without sewer, there cannot be new multifamily housing. Although historically some multifamily housing was developed in Packwood, under the current Washington State regulations multifamily housing requires sewer. Without sewer, the only new residential development in Packwood will be single family residential, duplex or accessory dwelling units. While there are some single family residential housing rented long term, it is likely that a high percentage of *new* single family residential will be vacation home and/or short term rentals.

With sewer, multifamily housing, including triplex, quadplex, row houses and apartments, can be built. These types of housing are typically more affordable than single family residential because the cost burden of the housing and the land is shared among more than one person or family. Need for affordable housing was the number one priority from the community housing forums and from the second online community survey.

Because sewer is a driver of new growth, particularly multifamily housing (which is allowed in the existing STMU zone) and more intense commercial uses (also allowed in STMU), it is important to establish the vision, goals and policies, as well as the implementing tools, of the Subarea Plan to manage and guide that growth.

Airport around the Properties

The CAC discussed three questions, which are summarized below. The outcome of the discussion was to draft a new "airport district" for the Packwood Airport, the East Lewis County Public Development Authority (ELCPDA) property and the other private properties within 500 feet of the airport. The Airport District should allow for commercial and manufacturing uses, similar to the Commercial Business District designation, but the Airport District should only allow

for new very low density residential uses to reduce the potential intensification of residential near the airport.

It was clarified that there are buffers around the airport where different uses would be considered incompatible. Within 500 feet of the airport runway center line any residential uses would be considered incompatible, as well as schools, libraries, RV parks, etc. As one moves further from the airport, incompatible uses could be allowed in a limited capacity, and then allowed furthest from the airport. Compatible uses within the 500-foot buffer would include one to two story commercial or industrial uses.

It was also clarified that the goal of the WSDOT guidance is to reduce the ability of new incompatible uses to be developed near the airport and to reduce the ability for intensification of existing incompatible uses near the airport.

Finally, the last clarification was that existing uses are vested in the current zoning code and development regulations and can persist. If someone lives in a single family house in a zone that is changed to not allow new single family houses, that existing house can stay, be maintained and be replaced in the current footprint. That house can be sold to a new owner and still be used as a house. It cannot be expanded and come more out of compliance. And if the use of the house changes to something other than residential, then it would need to come into compliance.

1. What are the existing incompatible uses around the Packwood Airport?

Existing incompatible uses include single family residential, multifamily residential, RV Park, library, churches, hotels/motels and open water wildlife attractants. Existing compatible uses include commercial and industrial uses.

2. What new incompatible uses could be built under *existing* zoning?

New incompatible uses under the existing zoning could include single family residential, multifamily residential, RV Park, library, churches and hotels/motels.

3. What new incompatible uses could be built under *future* zoning?

New incompatible uses under the proposed future zoning could include single family residential, multifamily residential, RV Park, library, churches, hotels/motels. The same uses will be allowed, but the distribution of where they could be allowed changes from the existing to the proposed new.

4. How can new incompatible uses be discouraged in the plan?

The CAC focused on the properties within 500 feet of the runway centerline. It was decided to change the Residential High Density (RH) to Residential Low Density (RL) to reflect the current lot sizes and development and not allow intensification of uses. There was a lot of discussion

about whether the other properties, currently a proposed mix of Residential Low Density (RL) and Commercial Business District (CMZ), should be changed to all CMZ or to Residential Very Low Density (RVL).

Currently, under STMU all of the properties around the airport can be subdivided to a minimum of 12,500 sq ft lots, if there is sufficient soil conditions to support septic. RL is intended to allow that same level of density – RL is a status quo with STMU as it relates to new residential development. Changing RL to RVL in the proposed plan would reduce the capacity of those properties to subdivide. When implemented, the minimum lot size can be set at one acre. This would reduce the ability of incompatible uses to be intensified on those properties.

Currently, under STMU all of the properties around the airport could be developed with commercial uses. Currently, under STI some of the properties around the airport could be developed with industrial uses. Commercial and industrial uses are considered compatible with the airport. The CBZ designation is intended to allow commercial and manufacturing uses. However, as currently written CBZ would also allow high density residential, which is not compatible with the airport. This would allow new incompatible uses on those properties.

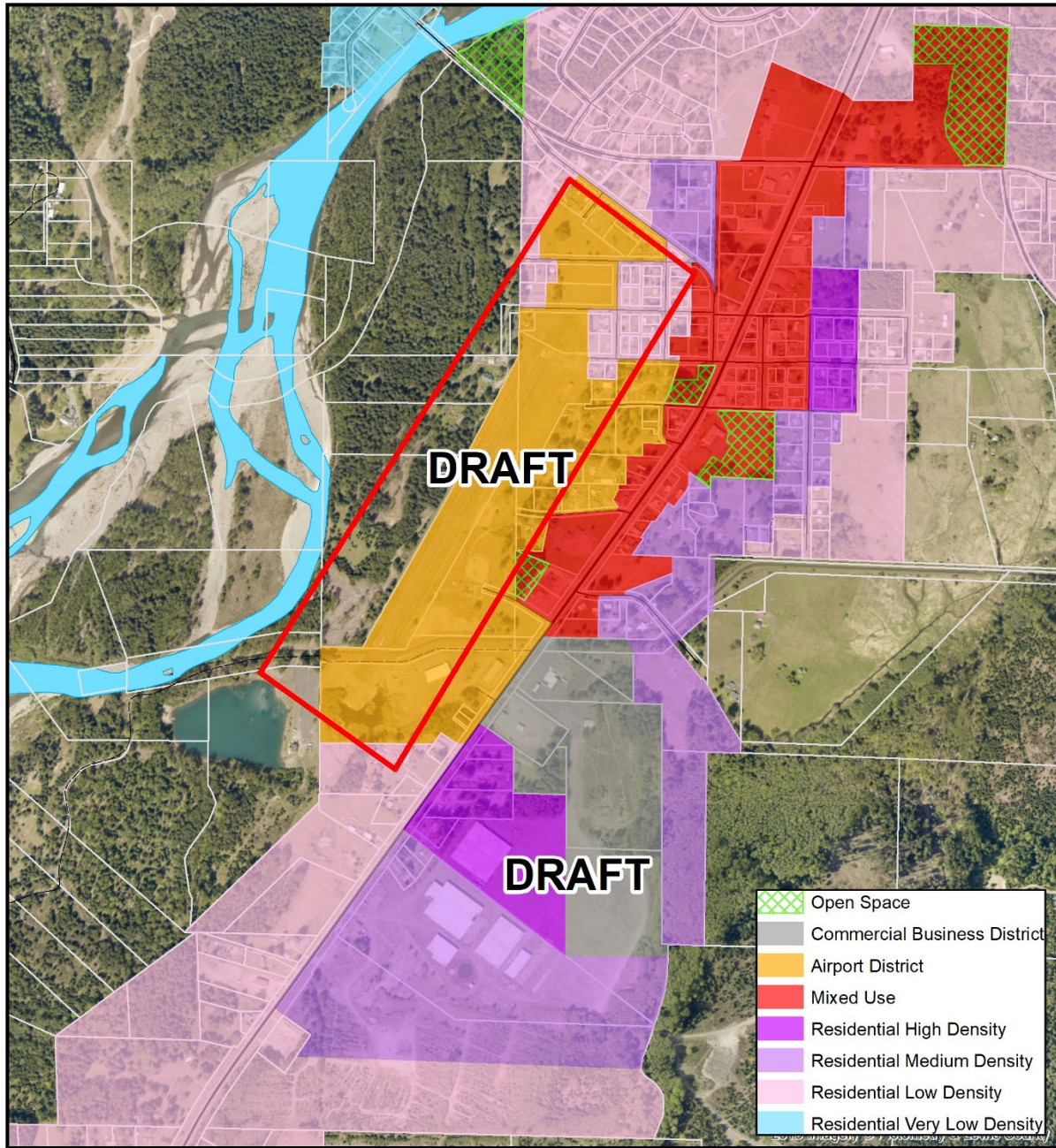
While there was not complete agreement, a new zone was proposed that would allow new commercial and industrial development similar to the CBZ zone, but only allow residential development at the RVL density. Staff produced a map on the last page that depicts this proposal.

The draft Airport District (AX) description is: The focus of these areas is commercial and small scale manufacturing uses. Very low density single family residential uses should be allowed on large lots. Duplexes, ADUs and multifamily residential should be prohibited. Lots sizes should be 1 acre or larger in size.

The CAC will begin the discussion on May 17 based on the draft map and description above.

Other

- In order to maintain sufficient land for future high density residential development to support affordable housing options, parcel 035214001000 should be changed from RM to RH. See map on last page.
- Change the Land Use Designations Table to make the lots sizes for medium and low density residential a range, instead of setting a maximum. This is appropriate because the Subarea Plan is guidance and the decisions about maximum and minimum lots sizes should be decided in Phase 2.
- The Mill property will be on the agenda for May 17. Staff confirmed that they are sharing updates with property owners (Mill and Huntington) and will provide any responses with the CAC.

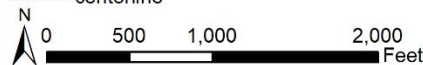


The Packwood Plan

Future Land Use Designations

Updated 04/19/2023
 Planning Division, Community Development

- Subarea Boundary
- Highway 12
- Roads
- Cowlitz River
- ~500 ft from runway centerline



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
 State Plane Washington South FIPS 4602
 North American Datum 1983
 North American Vertical Datum 1988 (Topography)

May 6, 2023 Community Open House and Listening Forum

An Open House and Listening Forum was held from noon – 2:00pm at the Packwood Community Hall. The event was noticed through the Packwood Email list, sharing on Facebook pages, announcements at the Packwood Improvement Club and Packwood Business Owners meetings and physical posters hung at the grocery store, coffee shop and Post Office.

Attendance:

5 CAC Members

17 Community Members

Main Topics Discussed:

Transportation

Land Use

Housing

Tourism

Public Facilities

Summary of Notes:

- The Public Facilities Goal is missing a policy about the Fire Department and EMS.
 - Suggestion – Add a policy about fire and EMS.
- Parcel #035123005002, located behind the Hotel, should be a higher density to support affordable housing.
 - Suggestion – Consider changing the Residential Medium.
- Concerns about too many residents potentially living in the area.
 - Suggestion – Reduce the high density residential near the Mill Site to a lower density and move the higher density back behind the Mill Site.
- Questions about the sewer project and if everyone will be required to hook up. Concerns about the cost.
- Racing at the Mill Site is loud and disruptive to residential uses.
 - Suggestion – Noise ordinance.
 - Suggestion – Consider changing to electric vehicles that produce less noise.
- Use of Jake Brakes on Highway 12 producing significant noise.
 - Suggestion – Move the 35-mph zone to start sooner on Highway 12.
- Would like to encourage more recreational tourism in Packwood.
 - Suggestion – Improve existing roads that feed into Packwood.



May 6, 2023 Open House and Listening Forum

May 17, 2023 Community Advisory Committee Meeting 15 – Properties Surrounding the Airport & Mill Property

The Lewis County Planning Commission asked the CAC to reconvene to discuss three topics:

4. Land use designations for properties around the airport
5. Land use designations for the mill site
6. Short term rental policy (*will be discussed by the CAC on June 21*)

At the May 17 meeting, CAC focused on land use designations surrounding the airport and at the historic mill site, as well as two other requests that were brought up at the May 6 Open House/Listening Forum. Please see the map that shows the final land use designation recommendations that will be forwarded to the Planning Commission for consideration.

1. Properties Surrounding the Airport

Staff met with WSDOT Aviation and provided the notes from that meeting to the CAC. The take-aways were:

- There are safety zones around the airport related both to use and to height. Height is already addressed by the Airport Obstruction zones in the Lewis County Code and those are not proposed to change with the subarea plan.
- Use compatibility has to do with concerns related to aircraft takeoff and landing, as well as land uses that may produce things like dust, smoke that could impact visibility.
- Zone 5 and Zone 2 are the most restrictive and includes the runway and land nearest to the runway. Zones 1 and 3 are the next most restrictive (Zone 2 overlaps with Zone 3, but extends further out). Incompatible uses – residential and some types of industrial – should be limited to reduce potential for increased incompatibility. That means allowing less new residential development than is allowed under the existing zoning designations. Infill development that is similar to surrounding existing development can be permitted.
- Commercial and mixed use are typically compatible.

Staff proposed a new draft map based on the conversation with WSDOT Aviation. The Airport District designation, that the CAC discussed at Meeting 14, was narrowed to include only properties within or touching Zone 5 or 1. For Zone 3, staff maintained similar designations that would allow infill development, but not allow higher density residential. The Mixed Use designation was extended west between Main Street and Willame Street to the edge of Zone 5.

The CAC discussed the draft map with the updated designations, see page 4. The CAC unanimously agreed to forward the changes on to the Planning Commission. Many felt that this was a good compromise that meets the intent of the WSDOT guidance and allows appropriate future development.

The CAC also asked if a policy could be added to the Public Facilities section of the plan to encourage Lewis County to acquire properties near the airport to support continued operations.

2. Historic Mill Site

Two days before the CAC meeting, staff met with the new owners of the Historic Mill Site and talked more about their ideas for future development. Specifically, the owners would like commercial uses along Highway 12 because those properties would be visible to people driving on the highway. And they suggested moving the high-density residential uses “behind” (east) of the commercial property. This results in roughly 30 acres of commercial land; however, three of the properties are not mill properties but are existing commercial uses – RV park, motel and prospecting. (Additionally, there is one residential property that would be designated commercial.) The mill properties that could be developed in the future for commercial uses equal roughly 20 acres.

Previously the CAC wanted to make sure enough land was preserved for larger-scale commercial, like a pharmacy or feed store, which may be needed over the next 20 years. (For reference, the Morton commercial area that includes the farm/feed store, Thriftway, bank, pharmacy and Dollar General is approximately 7 acres.) The CAC supported the updated land use designations shown on the map.

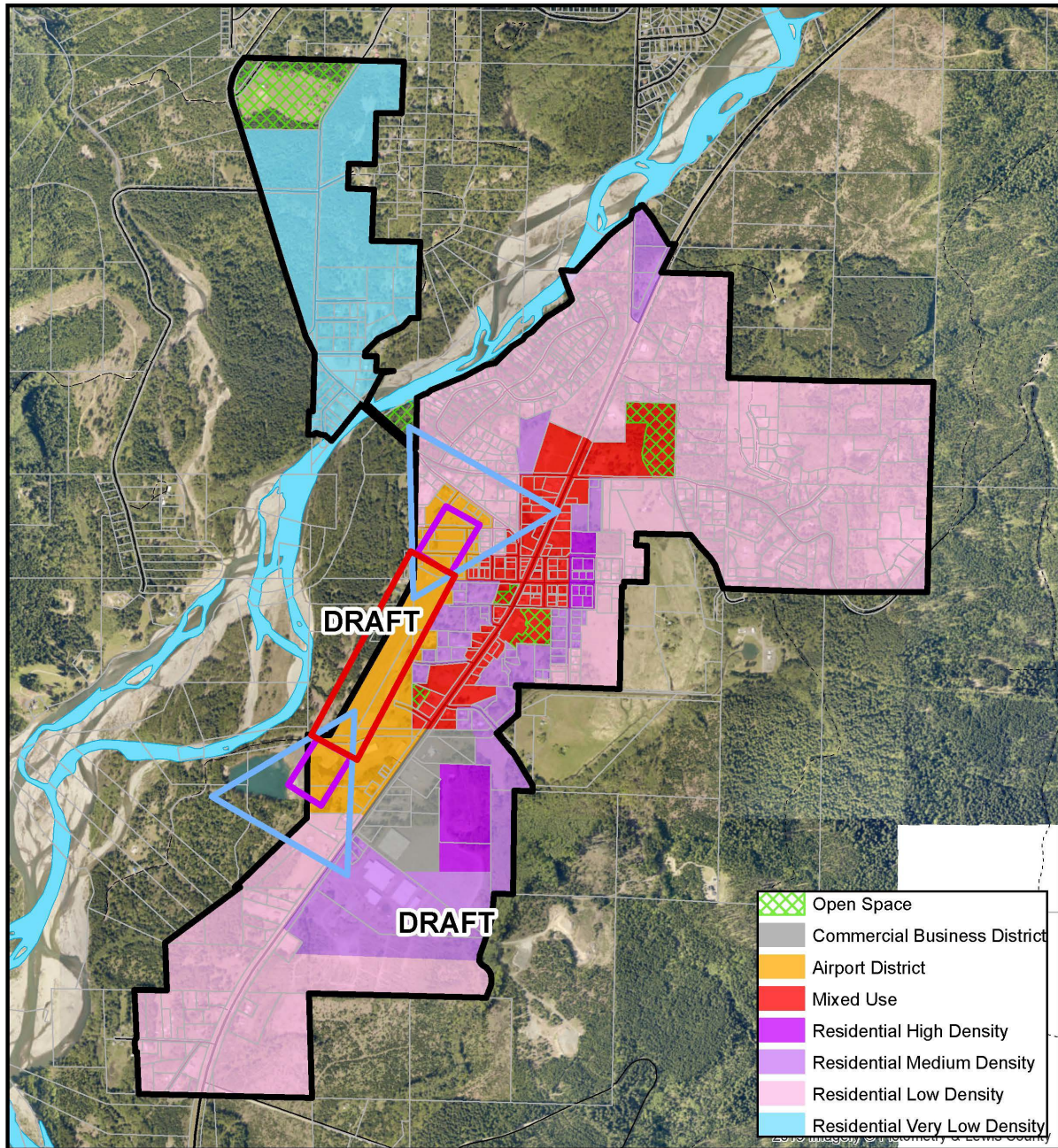
There was discussion that during implementation of the subarea plan it will be important to require a master planned approach to the whole mill site, which is roughly 160 acres. Planning the streets, pedestrian access, parks, etc. is needed to ensure cohesive development. While this is part of the Phase 2 discussion, the CAC wanted to emphasize the importance in the notes.









3. Other Land Use Designation

At the May 6 Open House/Listening Forum, two requests were made related to the properties: behind the Cowlitz River Lodge on Skate Creek Road and on Blakely Road near the Crest Trail Lodge.

Skate Creek Road property – The new property owner requests that the designation be changed from Residential Low to Residential Medium. He expressed the desire to build duplexes and the hope that they can hook up to the new sewer system. The CAC felt this was appropriate because of the high intensity of use on the south and east; as well as the proximity to Downtown Packwood and the ability for residents to walk to grocery store, Post Office, etc. CAC unanimously recommended making this change.

Blakely Road property – This request has been made in the past and previously discussed by the CAC. The property owner would like to maintain the ability to have commercial uses, although they do not have any specific plans for any commercial development. They do not want to lose the option. The CAC discussed again whether or not there should be a pocket of commercial around the Crest Trail Lodge. There were concerns stemming from the distance the hotel is from Downtown Packwood. The hotel is one mile from where the CAC recommends concentrating commercial development and it is unlikely that a commercial building in this location, such as a restaurant, would have significant use. The CAC was also concerned that the neighbors may not support a restaurant or brewery in this location because there are no other commercial uses here except the hotel. Further, the CAC noted that this plan can be updated in 5 or 10 years, and it can be reconsidered if continued development shows that another pocket of commercial uses is needed. CAC upheld their previous recommendation not to make this change and keep the designation Residential Low, which does allow home-based businesses but not full commercial.


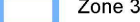


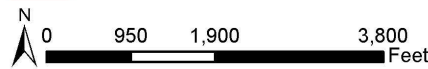
-  Open Space
-  Commercial Business District
-  Airport District
-  Mixed Use
-  Residential High Density
-  Residential Medium Density
-  Residential Low Density
-  Residential Very Low Density

The Packwood Plan

**DRAFT
Future Land Use
Designations**

Updated 05/17/2023
Planning Division, Community Development

-  Subarea Boundary
-  Highway 12
-  Roads
-  Cowlitz River
-  Zone 5
-  Zone 1
-  Zone 3



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4902 North American Datum 1983 North American Vertical Datum 1988 (Topography)

June 21, 2023 Community Advisory Committee Meeting 16 – Short Term Rental Policy

The Lewis County Planning Commission asked the CAC to reconvene to discuss three topics:

7. Land use designations for properties around the airport (April 19, 2023)
8. Land use designations for the mill site (May 17, 2023)
9. Short term rental policy (June 21, 2023)

At the June 21 meeting, CAC focused on short term rental policy, as well as two other requests that were brought up at the May 6 Open House/Listening Forum and a final issue related to the Packwood Airport.

1. Short Term Rental Policy

Policies related to short term rentals would only apply to the Packwood subarea plan boundary, which does not include the neighborhoods of High Valley or Timberline. These policies would need to be implemented through development regulations created during Phase 2 of the subarea planning process. Those regulations would also only apply within the Packwood subarea plan boundary.

The CAC discussed two new policies:

1. *NEW* – Ensure an appropriate balance of residential housing and short term rentals to support people’s ability to live in Packwood.
2. *NEW* – Within the Mixed Use (MU) and Residential High (RH) areas, require newly built multifamily housing, such as triplexes, rowhouses and apartments, to be provided for long-term residency, including seasonal rentals.

There was overall support for both policies to be included in the plan. However, there were some concerns expressed:

- Who determines what the “appropriate balance” is? Although that would be determined during Phase 2, some CAC members were uncomfortable supporting the policy without more clarity on what a balance would mean.
- While future multifamily housing will only be located where there is sewer, which is likely to be the Mixed Use and Residential High areas during the next 20-years, there was a request not to exclude the Residential Medium areas which could have multifamily in the future.
- There was a general concern about regulating short term rentals at all because it takes away people’s freedom to use their property. However, there was acknowledgement that some regulation is needed to get affordable housing in Packwood.

2. Fire & EMS Policy

At the May 6 Open House/Listening Forum, two participants asked for a policy related to fire and emergency services. There is one existing policy in the draft plan - TR2.2: Add streets near Downtown Packwood to improve neighborhood connectivity and emergency vehicle access.

The CAC discussed one new policy and recommended amending the existing policy:

1. *Existing/updated* – TR2.2: Improve the existing streets and add streets near Downtown Packwood to improve neighborhood connectivity and emergency vehicle access.
2. *NEW* – Provide adequate emergency services and facilities to serve existing and new residents, businesses and visitors.

There was overall support for both policies to be included in the plan. However, there were some concerns expressed:

- While the idea of improving the existing streets for emergency services makes sense, there was concern that improving connectivity might mean requiring sidewalks, lighting and other costly improvements that private property owners would need to fund.
- While the rights-of-way in Packwood are pretty large, some houses and businesses are built too close to or within the right-of-way. How will those structures be addressed?

3. Noise

At the May 6 Open House/Listening Forum, there was a discussion about noise, specifically related to the use of the historic mill site for racing. Participants asked for a more specific noise ordinance. Note – There is a countywide noise ordinance that applies between 10pm and 7am, and it is enforced by the Sherriff’s office.

The CAC discussed one new policy:

1. *NEW* – Preserve the rural atmosphere of Packwood by limiting artificial noise and light.

There was overall support for the policy to be included in the plan. However, there were some concerns expressed:

- The noise related to the racing at the mill site will become mute when the site develops. Therefore, writing a new noise ordinance specifically for that use doesn’t make sense.
- Enforcement is very difficult because it is done through the Sherriff’s department and there is inadequate staffing to support the east end of the county.

4. Airport Policy

At the May 17, 2023 CAC meeting there was a request to add a policy related to the county acquiring land around the airport. There is an existing policy in the draft plan - PF1.6: Support continued use of the Packwood Airport.

The CAC discussed revising that policy:

1. *Revised* – PF1.6: Support continued use of the Packwood Airport and prevent incompatible land uses and development surrounding the airport when practicable.

The only concern raised with this policy was related to how the county would acquire the property. The county typically would purchase property when it became available; however, as a government agency, the county could exercise eminent domain if there was sufficient need to acquire a specific property.

September 12, 2023 Planning Commission Public Hearing

The Lewis County Planning Commission held a public hearing on September 12, 2023. The hearing was noticed 14 days in advance through The Chronicle and The East County Journal. The hearing was also noticed via the Packwood email list, Planning Commission email list, social media and physical posters hung at the Post Office, grocery store, library and coffee shop.

Written testimony was take until 4:00pm the day before the hearing. The Planning Commission received 6 pieces of written testimony, of which all were in support of the plan but with one request for amendments related to short term rentals. At the hearing, 6 people testified. All verbal testimony was largely in support of the plan.

The commissioners and staff responded to concerns related to short term rentals and housing. Planning Commission meeting notes are available online at <https://lewiscountywa.gov/departments/community-development/events/planning-commission-09-12-2023/>.

Commissioner Fritsch made a motion to recommend approval of the Packwood Subarea Plan and it was seconded by Commissioner Corbin. The motion passed unanimously.

Packwood Subarea Plan

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