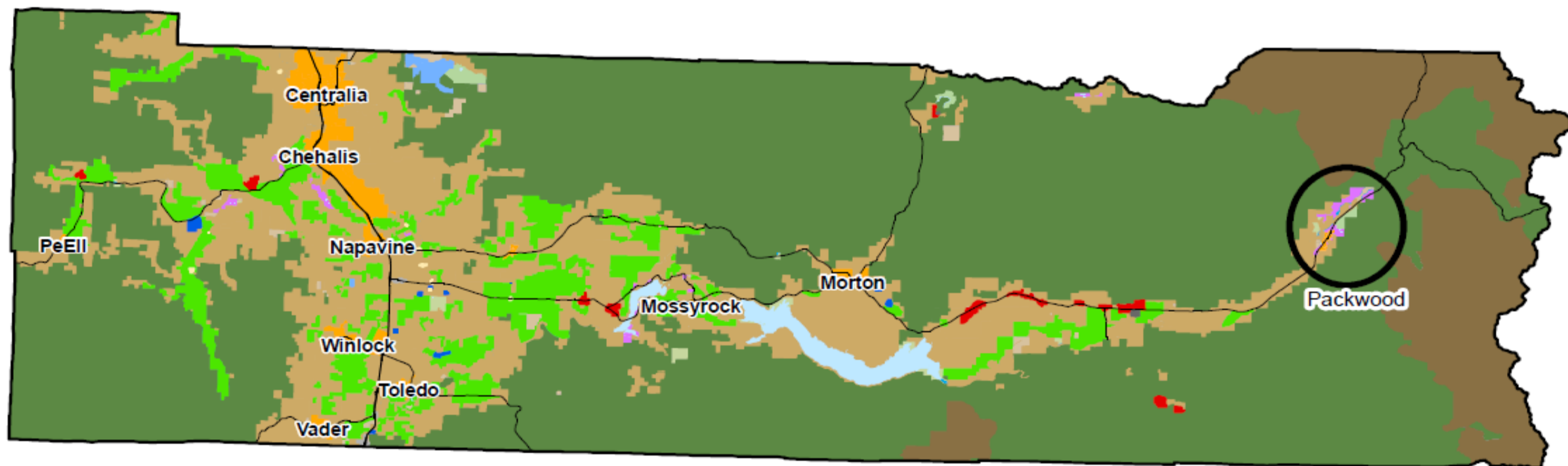


Addressing Housing & Jobs in Rural Villages

November 19, 2025

Introductions

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- Deanna Walter, Director of Community Development Chelan Co.



Lewis County, Washington

Updated October 2025



Planning Division, Community Development

- Lewis County Boundary
- Interstates and Highways
- Urban Growth Areas

Zoning

- Agricultural
- Forest/Timber
- Mining
- Rural Residential
- Wilderness

LAMIRDs

- Rural Residential Center
- Small Town Mixed Use (STMU)
- Crossroads Commercial (CC)
- Freeway Commercial (FC)
- Small Town Industrial (STI)
- IPAT County UGA (MID)
- Rural Area Industrial (RAI)



0 2.5 5 10
Miles

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State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

What is a LAMIRD?



Limited Area of More Intense Development [RCW 36.70A.070\(5\)\(d\)](#)



Type 1 - Isolated areas of existing more intense development. Within these areas, rural development consists of infill, development, or redevelopment of existing areas. These areas may include a variety of uses including commercial, industrial, residential, or mixed-use areas. These may be also characterized as shoreline development, **villages, hamlets**, rural activity centers, or crossroads developments. [WAC 362-196-425\(6\)\(c\)\(i\)](#)



Type 2 - Small-scale recreational uses. Counties may allow small-scale tourist or recreational uses in rural areas. Small-scale recreational or tourist uses rely on a rural location and setting and need not be principally designed to serve the existing and projected rural population. Do not allow new residential development. [WAC 362-196-425\(6\)\(c\)\(ii\)](#)



Type 3 - Small-scale businesses and cottage industries. Counties may allow isolated small-scale businesses and cottage industries that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents, through the intensification of development on existing lots or on undeveloped sites. Do not allow new residential development. [WAC 362-196-425\(6\)\(c\)\(iii\)](#)

What is a LAMIRD?

Type I – Rural Village



- Small lots size (<1 acre)
- Mix of uses – residential, commercial, industrial
- Not UGA and not incorporated
- May have municipal water or Group A water system
- May have municipal sewer or LOSS

Designating Type I LAMIRD

- Comprehensive Plan map designation
- Logical outer boundary
 - Purpose – minimize and contain development and does not permit low-density sprawl
 - Delineated by the built environment that existed on the date the county became subject to GMA.
 - Vacant land can be included.
 - Cannot include water or sewer service area where no physical improvements exist.
 - Changes to outer boundary allowed ONLY IF an error

Type I LAMIRD Restrictions

- Water and sewer cannot be extended outside a UGA unless there is a public health or environmental reason
- Cannot expand boundary to accommodate population growth, housing or jobs
- Cannot allow new commercial over 2,500 square feet unless essential retail services
- Cannot allow more than 4 dwelling units per acre and need sewer to allow more than duplex

LAMIRDS in Washington

- Clark, Island, Lewis, King*, Kitsap, Kittitas, Pacific, Skagit, Snohomish, Spokane and Walla Walla
 - >400 LAMIRDS (Type I, Type 2 and Type 3)
 - Type I Est. Population 1 – 4,519
 - Est. Jobs 7 – 1,640
 - Distance to nearest UGA ½ mile – 35 miles

Note – GMA dedicates 27 lines to LAMIRDS

What LAMIRDs Cannot Do

- Create new areas of urban-style growth
- Expand boundaries beyond the pre-1990 built environment
- Introduce urban-level services such as municipal sewer systems (except for health emergencies)
- Support large-scale commercial or industrial development inconsistent with rural character
- Allow development that induces additional urban growth in surrounding rural lands
- Leapfrog development or create new development nodes

Limitations for Successful LAMIRDs

- Development matches the scale and character of existing buildings
- New structures fill gaps between existing development rather than extending outward
- Uses primarily serve local rural residents or existing visitor traffic
- Infrastructure improvements remain rural in scale (e.g., onsite septic, small water systems, rural road standards)

Narrow Criteria for Expansion

- Expansion must be based on documented pre-1990 built environment (not speculative or new development).
- Expansion must be “logical and physical” — directly adjoining existing development, not leapfrog.
- New development must match the scale and intensity of the surrounding rural development.
- Expansion cannot introduce urban-level services (sewer, full-scale municipal water, large road improvements).
- Expansion must not enable or induce urban growth in surrounding rural lands.

Narrow Criteria for Expansion

- The boundary adjustment must be minimal—only enough to correct mapping errors or include historically developed parcels.
- Expansion must be supported with aerial photos, assessor records, and land use history proving pre-1990 use.
- Development must continue to reflect rural character (lower building mass, simpler site layouts, small signage, modest parking).
- Expansion must be processed through a Comprehensive Plan amendment, not a simple rezone.
- County staff must demonstrate compliance with RCW 36.70A.070(5)(d) and GMA anti-sprawl goals.

Challenges and Limitations

Growth is inevitable!

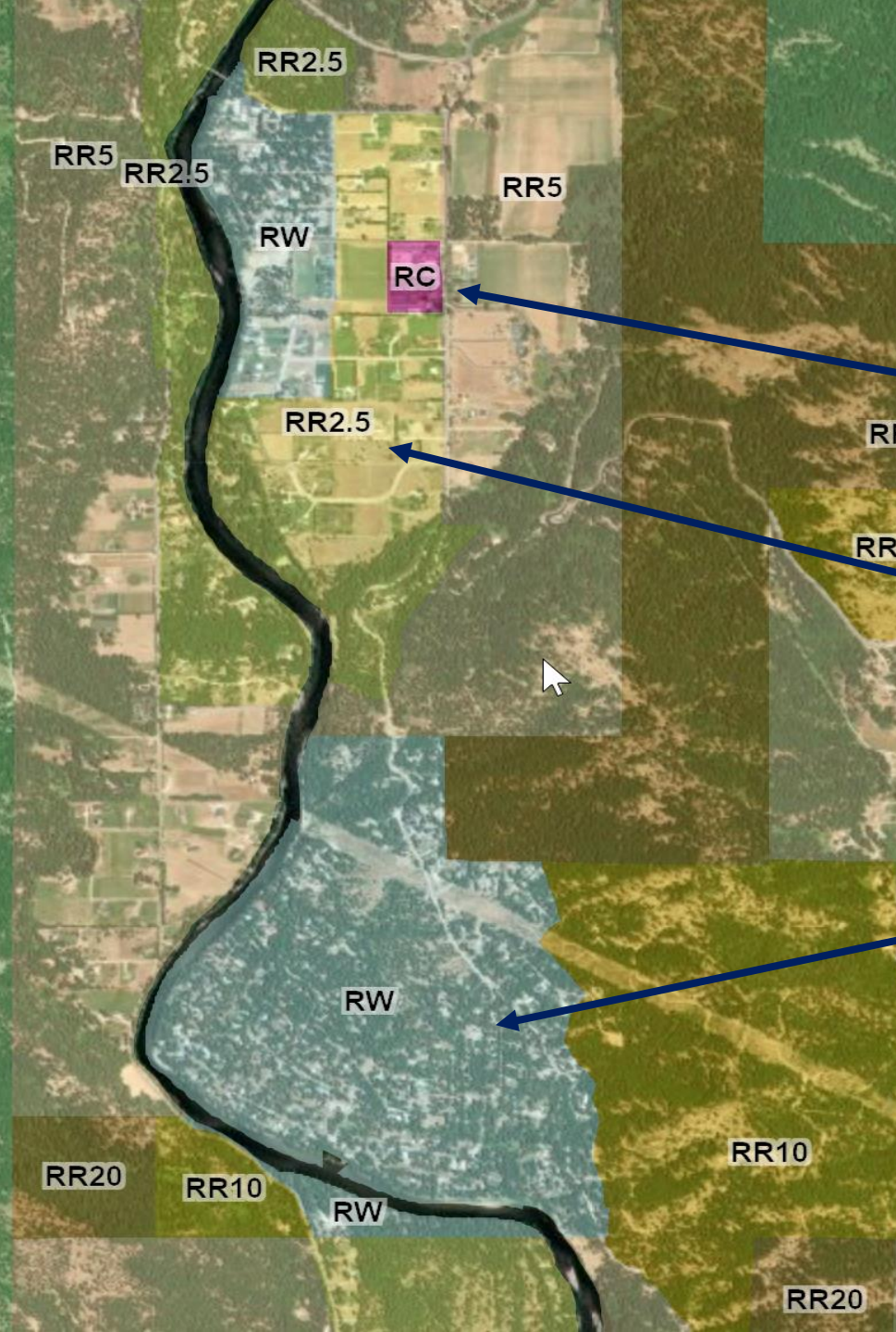
- State requirements for affordable housing = increasing rural population
 - Limiting ability to provide additional water, sewer
 - DOH increasing OSS lot size
- Restrictions on retail and restaurants
 - Cannot expand building footprint
 - Arbitrary 10 mile for adding “essential rural retail” (SB6140)

Challenges and Limitations

Growth is inevitable!

- No natural growth of LAMIRDs =
 - Driving housing costs up
 - No employees available where needed because there is no housing
 - Long vehicle miles travelled home, work, grocery, school, etc.
 - “Get creative” permissive rural development regulations
- Local jurisdictions cannot plan appropriately for local conditions

Plain, Washington – Rural Activity Center



Small grocery
Small restaurant
NEED - more

Lots <2 acres

588 residential units

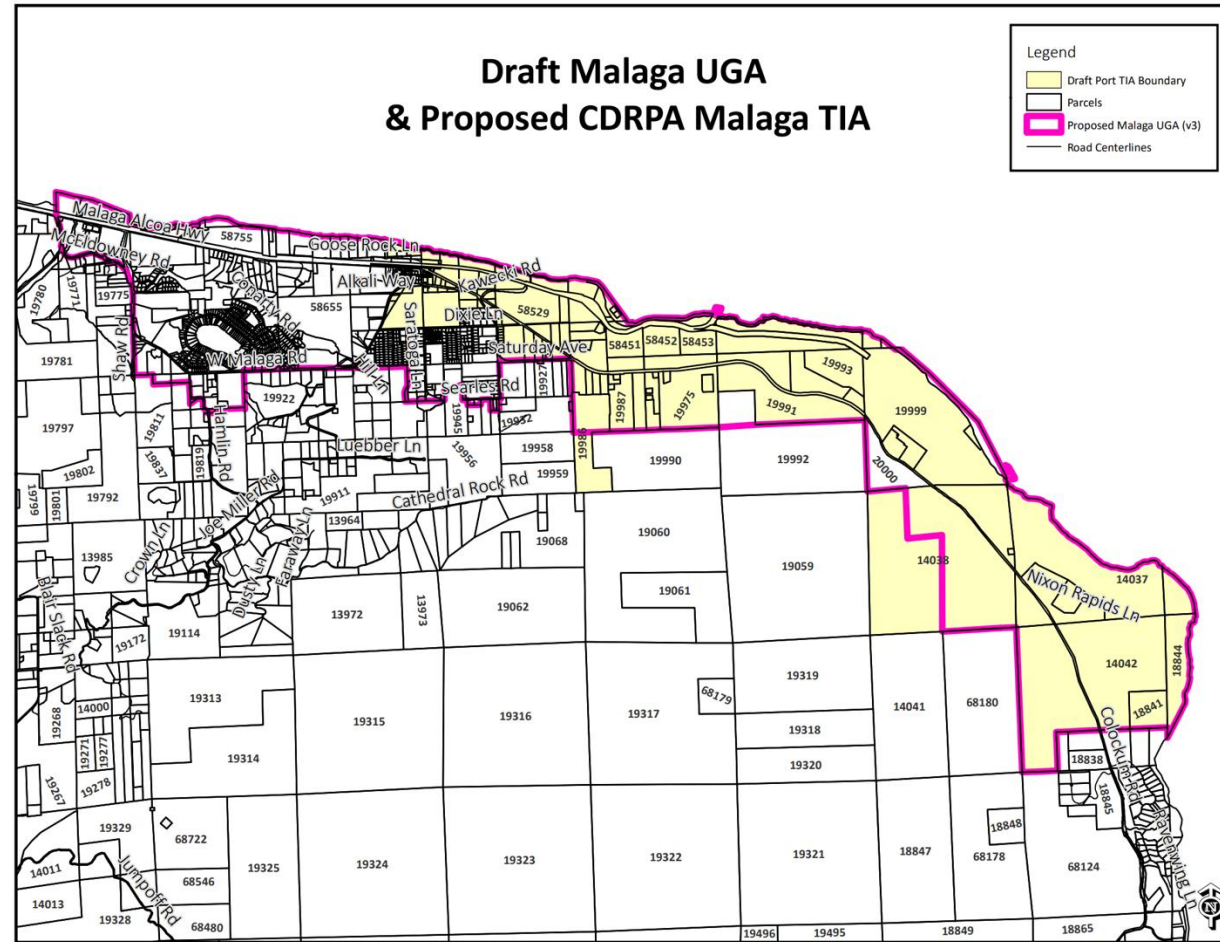
Population growth belongs in LAMIRDs

- LAMIRDs contain growth by consolidating in areas of existing rural villages
- Allowing growth of LAMIRDs protects rural and resources lands
- LAMIRDs allow people to work in resource-based industries
 - Forestry
 - Agriculture
 - Recreation Tourism
- LAMIRDs with commercial and retail reduce vehicle miles travelled

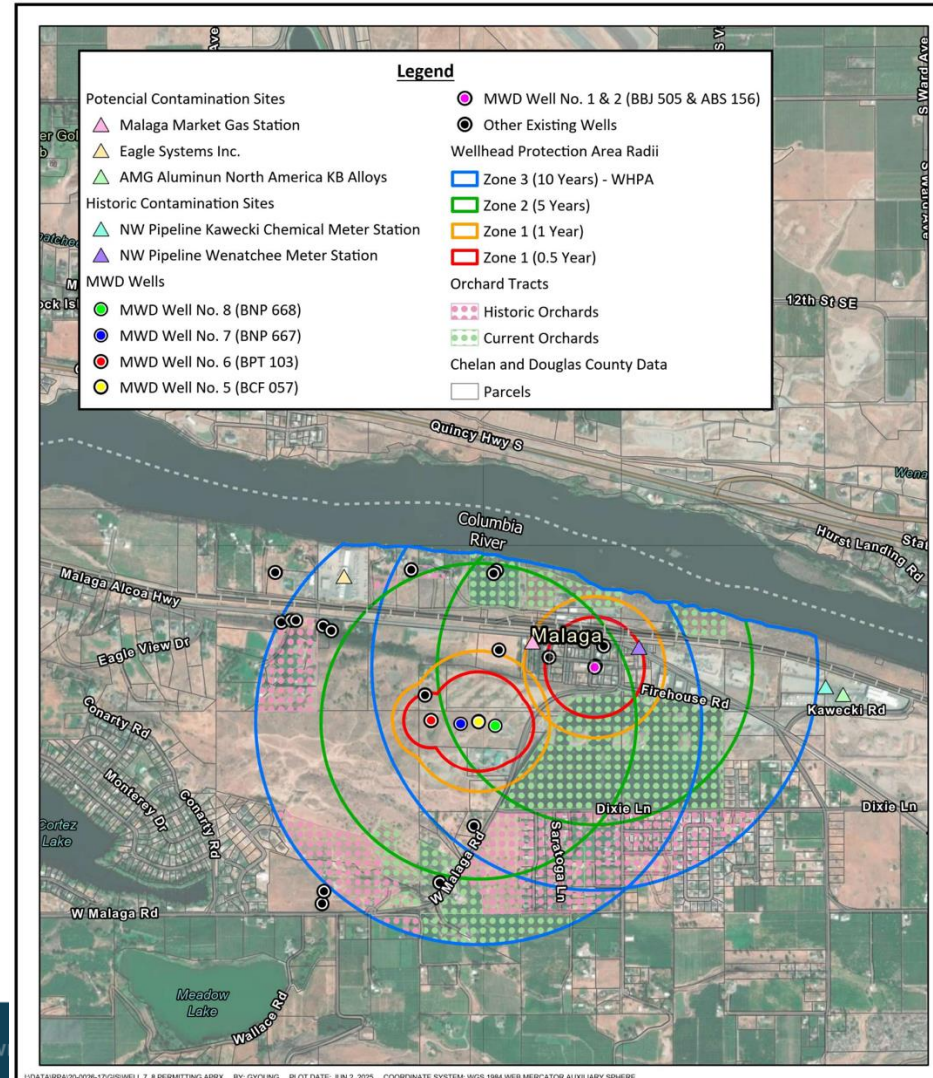
Tools and Approaches

- Work within the rules
 - Justify adding sewer infrastructure
 - Increase housing allowance to 4 du/lot
 - Allow expansion of commercial/retail = risk of challenge
- Change GMA
 - Create flexibility for the diversity of LAMIRDs
 - Recognize rural villages are towns, allow to grow
- Conversion of some LAMIRDs to UGAs

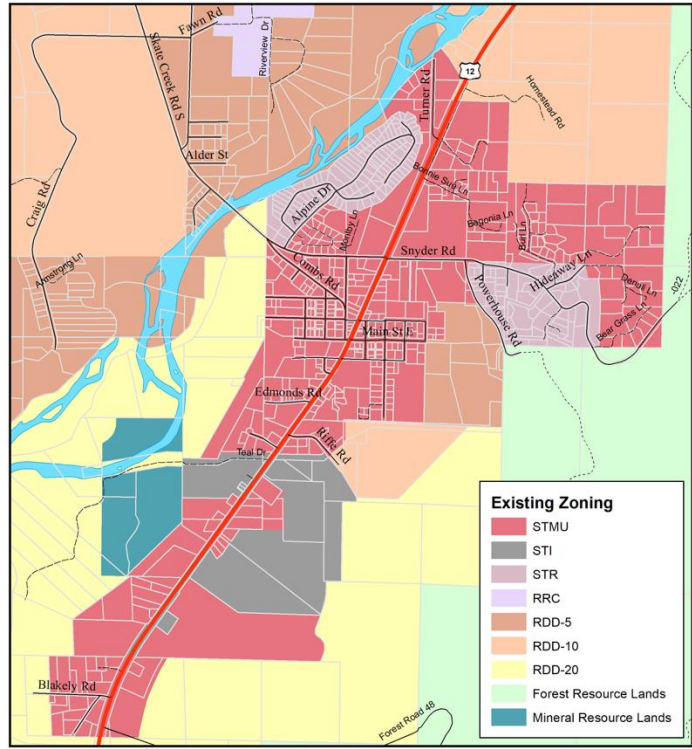
Applying UGAs to LAMIRDs – Malaga



Applying UGAs to LAMIRDs – Malaga



Applying UGAs to LAMIRDs – Packwood



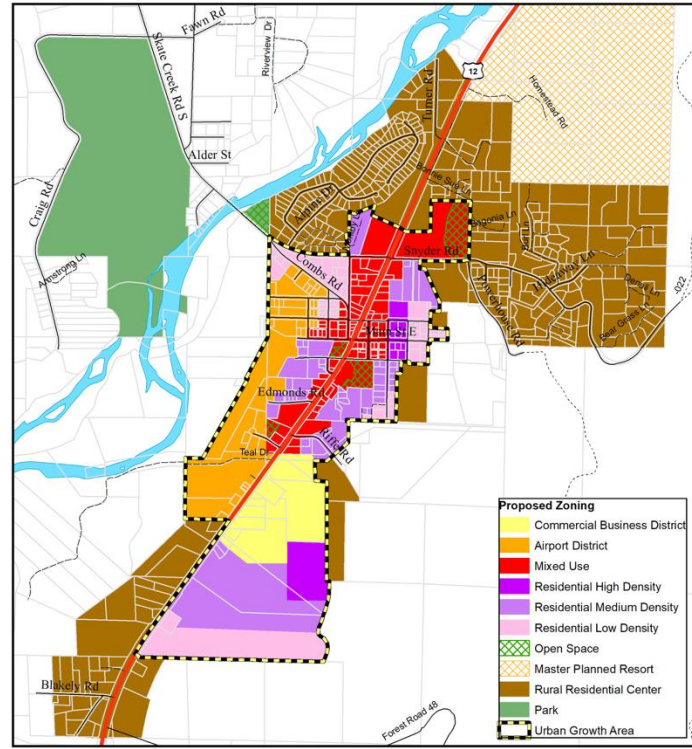
Packwood Subarea Plan

Existing Zoning

Highway 12
Roads
Parcels

Updated 05/13/2025
Planning Division, Community Development

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Packwood Subarea Plan

Proposed Zoning

Highway 12
Roads
Parcels

The areas in white on this map have no proposed changes to the existing zoning designations.

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Thank you!

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