

# LEWIS COUNTY CHAPTER OF OLYMPIA MASTER BUILDERS



## Pro Tips for a Smooth Bathroom Remodel



Bathrooms can be the smallest rooms in your home, but surprisingly, there are many decisions you'll have to make when planning for a remodel. From costs to logistics, there are countless choices you will need to consider.

But with careful planning and a skilled contractor by your side, navigating the transformative journey of a bathroom remodel can be smooth and rewarding.

This guide empowers you to approach your project with confidence and clarity.

### Determine Your Bathroom Needs and Wants

The first step is to list what you need and everything you want. Creating a list may seem like an obvious step, but this will help you stay focused on the scope of your project. This part of the process also involves research, not only by searching

the internet for inspiration but also by visiting showrooms and home supply stores to learn about materials, finishes, and appliance costs.

Cindy Cook of CPR INC explains the process they go through when working with a new bathroom remodel client, "Bathrooms are very personal spaces; not one-size-fits-all. We ask lots of questions to help it look and feel just right; for them. What does their morning routine look like? Do they drink coffee while they get ready (ensure counter space for their favorite mug, and maybe a coffee maker)? Do they listen to music or podcasts (add Bluetooth speakers)? Would heated floors help, for general comfort or neuropathy? Do they want colors and vibe to match their recent spa vacation? When we get a better understanding of their wants and needs, we can create a layout and choose products to ensure everything works together for how they live and move in the space."

### Find a Professional Remodeler

Finding a professional remodeler can be a daunting task. It is a big leap of faith to trust someone with the entirety of your project.

If your goal is a well-executed bathroom project, your best bet is to invest in an expert to enjoy the tangible benefits of high-quality craftsmanship for many years. Finding a licensed and bonded professional is the first step. The Olympia Master Builders (OMB) is a professional trade association representing member companies throughout Thurston, Lewis, Mason, Grays Harbor and Pacific Counties. To find a professional remodeler in your area, visit the OMB online searchable directory. at omb.org.

### Determine Your Schedule

When construction or renovation is happening at your

home, inconveniences may arise. Before contacting your contractor, get a general idea of when you want to schedule your project. It is imperative to consider everything that could be affected, including work-from-home schedules, kids, and pets. A professional in the industry can guide in minimizing significant disruptions. In addition, a contractor can erect temporary walls, which will help decrease the dust in your home. If the bathroom you are remodeling is the only bathroom in the house, you may need to make temporary, alternative living arrangements.

### Go Green This Round

Jeff Kuster of Kuster Homes & Remodeling LLC shares that there are more eco-friendly and energy-efficient bathroom remodel options for clients looking for those options, "We integrate environmentally conscious

practices into our bathroom remodels to create spaces that are as sustainable as they are stunning. As Certified Green Professionals, we can recommend energy-efficient fixtures, water-saving solutions, and eco-friendly materials that reduce environmental impact without compromising on style or performance. Whether it's installing LED lighting, low-flow faucets, or durable, sustainable finishes, we help you achieve a bathroom that aligns with modern green building standards and enhances your home's value."

A partnership with a qualified professional and the right planning can make your home renovation project extremely rewarding. To learn more about remodeling projects or to find a qualified remodeler, please visit omb.org for the online searchable directory of OMB members in Lewis County.

## OMB Industry Advocacy Update for Lewis County

### Countywide

#### Next key meetings & timelines

BOCC (Commissioners) – Weekly business/updates. See agendas & Zoom info on the county calendar at <https://lewiscountywa.gov>.

Planning Commission. Near-term meetings in Aug–Sept were canceled per the 2025 tentative calendar; Critical Areas Ordinance (CAO): workshop Oct 14; public hearing Oct 28.

#### Items to watch

Comprehensive Plan Periodic Update (countywide). Update in progress; will include zoning map and development-regulation changes (housing, land use, services, etc.). County coordinating with all cities; updates due by Dec 2025.

Short-Term Rental (STR) regulations (county proposal). Staff presented draft concepts in June–July (Packwood focus expanding countywide): neighborhood caps (example discussed: 25% of dwellings as STRs), per-property limits, septic/occupancy standards; significant public interest. Planning Commission hearings held July 8/22; next step timing now tied to fall CAO schedule.

Critical Areas Ordinance update. County is updating CAO using Best Available Science; draft gap analysis/BAS posted. Workshop and hearing scheduled for Oct (above).

Standardized seasonal burn restrictions. Annual outdoor burn limits now July 1 – Oct

15 (unincorporated areas). Construction-adjacent site work and land-clearing burns affected.

#### OMB takeaways / potential impacts

STR caps and per-property limits could return units to long-term market in Packwood/UGAs but may constrain small-investor infill and remodel activity; builders should seek clear grandfathering, measurable housing goals, and permit timelines.

CAO revisions can shift buildable lands and mitigation costs (slopes, geologic hazards, riparian buffers). Builders should ask for flexible mitigation, clarity for rural ADUs, and streamlined critical-areas review parallel to SB 5290 timelines.

Burn windows: builders should plan earthwork and vegetation removal outside the ban period or budget for chipping/haul-off.

### Centralia

#### Next meeting

City Council: Agendas and packets (most recent Aug 12, 2025).

#### Active initiatives

2025 Comprehensive Plan Update (2045 horizon). Housing Element work continues; city's Housing Assessment & Action Plan feeds into the update.

Hotel-to-Housing conversions (Harrison Ave area). Council approvals continue for apartment-hotel hybrid

conversions (King Oscar/OYO, etc.); latest Chronicle report notes green light to proceed. Expect building permits/tenant improvement activity.

Fee updates. New 2025–26 land-use and building fees in effect.

#### OMB takeaways

Conversions can add workforce housing quickly; builders should ensure life-safety, parking, and utility capacity standards are predictable and do not over-fee change-of-use projects, consistent with state policy encouraging adaptive reuse.

### Chehalis

#### Next meetings

City Council: Regular meetings; example Aug 11, 2025 agenda posted (Zoom info included). Ongoing DRC weekly cadence.

#### Active initiatives

2025 Comprehensive Plan Update underway (housing, land use, capital facilities, transportation).

Municipal code/fees. Code current through mid-2025; fee schedules posted on city site (check project-specific charges during pre-app).

#### OMB takeaways

Builders should engage now on housing capacity, infrastructure phasing, and fee proportionality to avoid post-adoption surprises; advocate fee transparency by unit size and by-right approvals consistent with SB 5290.

### Napavine

#### Next meetings

City Council: Aug 12 & Aug 26, 2025; Planning Commission: Aug 18, 2025.

#### Notes for builders

Smaller jurisdictions often process short plats, boundary line adjustments, and utility extensions on these agendas - worth monitoring if you have active plats or rezonings queued.

### Morton

#### Next meetings

City Council: Aug 25, 2025

#### Notes

Watch for water/sewer items and street projects that can affect frontage improvements or SDC-style charges.

### Mossyrock

#### Next meetings

City Council: 3rd Wednesday monthly at 6 pm (Community Center). Agendas/minutes archive on city site.

#### Notes

Fee schedule updates and small code amendments have appeared periodically - track for any impact on lot splits, ADUs, or tree/critical-area rules.

### Vader

#### Next meetings

City Council: 1st & 3rd Wednesdays, 6 pm; city site posts agendas (example: Aug 20, 2025 meeting).

#### Notes

Planning Committee meets 2nd Wednesdays - useful for early reads on zoning text tweaks and plat standards.



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