

## Karen Witherspoon

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**From:** Smitherman, Opal (ECY) <ODAV461@ECY.WA.GOV>  
**Sent:** Tuesday, September 13, 2022 10:33 AM  
**To:** Karen Witherspoon; ECY RE SWRO SEPA COORDINATOR  
**Cc:** Lee Napier  
**Subject:** RE: Ecology Comments county file SEP22-0021 Hideaway Estate 2.0 proposed subdivision  
**Attachments:** SM Newkirk Certificate.pdf

Good Morning Karen,

I apologize for the delay in responding.

The applicant may not have known of the existing water right as it was hard for me to determine whom the right was issued to. It sounded as though it was the USFS that had the original right when it was in fact SM Newkirk for the Packwood Heights Addition.

The attached water right certificate is for a SM Newkirk whom developed the dam, for 8-10 cabins on 16-20 acres of which myself and Mr. Banks observed on the 29<sup>th</sup> of August. According to Mr. Banks there is a large pond located on one of the properties within Hideaway Estates which has been partially filled over the years and may have impeded water flow to the dam below in drier months. My understanding of the current situation is that not all of the original cabins (homes) in the Packwood Heights Addition this right was issued for are currently using the water and are now connected to PUD water, and there may be only 6 or so who still use this system for domestic supply and irrigation, so a portion of this water right more than likely has relinquished. Those that are still connected to the Johnathan Creek system though do have a valid right to use the water as it was issued, and that water right should not be impaired due to construction happening above their intake (dam).

Thank you,

Opal Smitherman  
Department of Ecology  
Southwest Regional Office  
360-407-6859  
odav461@ecy.wa.gov

**Please note I am only available by phone and e-mail until further notice.**

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**From:** Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>  
**Sent:** Friday, September 2, 2022 10:32 AM  
**To:** ECY RE SWRO SEPA COORDINATOR <swrosepacoordinator@ECY.WA.GOV>  
**Cc:** Smitherman, Opal (ECY) <ODAV461@ECY.WA.GOV>; Lee Napier <Lee.Napier@lewiscountywa.gov>  
**Subject:** RE: Ecology Comments county file SEP22-0021 Hideaway Estate 2.0 proposed subdivision

Hi Opal,

Do you have any information or results from your site visit from Monday, August 29, 2022, for me? I am not able to review comments in ERTS.

Mr. Banks said that he met with you and that you both walked portions of Jonathan Creek, where there is an easement and access for us to measure full bank width of the creek (OHWM, ordinary high water mark). The measurements were taken in three places between the OHWM: 16 feet, 11 feet, and 13 feet. He also indicated that you would be providing me your comments about the impoundment structure and water rights related to it.

Please let me know and I will include the information in the request I send to the property owner of the Hideaway Estates 2.0 proposed subdivision when asking them for clarification and responses prior to the new SEPA determination.

Thank you,

Karen

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**From:** Karen Witherspoon

**Sent:** Wednesday, August 24, 2022 8:05 AM

**To:** 'ECY RE SWRO SEPA COORDINATOR' <[swrosepacoordinator@ECY.WA.GOV](mailto:swrosepacoordinator@ECY.WA.GOV)>

**Cc:** Smitherman, Opal (ECY) <[ODAV461@ECY.WA.GOV](mailto:ODAV461@ECY.WA.GOV)>; Lee Napier <[Lee.Napier@lewiscountywa.gov](mailto:Lee.Napier@lewiscountywa.gov)>

**Subject:** RE: Ecology Comments county file SEP22-0021 Hideaway Estate 2.0 proposed subdivision

Opal, please let me know if you have scheduled a site visit.

Mike and Karen Banks have said the dam/water diversion, water pipeline and authorization to be used as a water source for the 1950's subdivision Packwood Heights Addition (subdivision located south of the proposed Hideaway Estates 2.0) was "granted" by the USFS and constructed by the CCC. Additionally, they have stated the water usage has been continuous as the drinking water source since the 1950's. This is all new information to me and was not included in the SEPA documents from the project applicant of the proposed subdivision, which is utilized Lewis County Water District #3 water connections for the proposed lots.

I am trying to clarify what is correct information, and am considering withdrawing the SEPA DNS until this information has been clarified. I would still appreciate having Ecology's comments in the SEPA record before I make the determination to withdraw the DNS or not.

Thank you,

Karen

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RECEIVED By K. Witherspoon at 10:40 am, Sep 13, 2022

CERTIFICATE OF SURFACE WATER RIGHT

(In accordance with the provisions of Chapter 117, Laws of Washington for 1917, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.)

This is to certify that S. M. NEWKIRK of Packwood, State of Washington, has made proof to the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the waters of Jonathan Creek, a tributary of Hall Creek, with point or points of diversion within the NE 1/4 of NE 1/4 of Sec. 22, Twp. 13 N., R. 9 E., W. M., under and subject to provisions contained in Appropriation Permit No. 6164 issued by the State Supervisor of Water Resources, and that said right to the use of said waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume 13, at Page 6215, on the 21st day of July, 1955 that the priority date of the right hereby confirmed is August 23, 1949; that the amount of water under the right hereby confirmed, for the following purposes is limited to an amount actually beneficially used and shall not exceed 0.10 of a cubic foot per second for the purposes of domestic supply and garden irrigation.

A description of the lands under such right to which the water right is appurtenant, and the place where such water is put to beneficial use, is as follows:

NW 1/4 of NE 1/4 of Section 22, Township 13 N., Range 9 E.W.M.

The right to the use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affixed this 21st day of July, 1955.

[Signature] State Supervisor of Water Resources.

ENGINEERING DATA O.K. [Signature]

Permit No.....

**Certificate of Surface  
Water Right**

*Recorded in the office of State Supervisor  
of Water Resources, Olympia, Washington,  
in Book No..... of Water Right  
Certificates, on Page ....., on  
the ..... day of .....,  
19.....*

STATE OF WASHINGTON, }  
County of ..... } ss.

*I certify that the within was received  
and duly recorded by me in Volume .....  
of Book of Water Right Certificates, Page  
..... on the ..... day of  
....., 19.....*

## Karen Witherspoon

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**From:** Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>  
**Sent:** Monday, August 8, 2022 2:31 PM  
**To:** Karen Witherspoon  
**Cc:** Megan Sathre  
**Subject:** [Spam?] RE: SEP22-0021 & LP22-00001 Hideaway Estates 2.0

**Importance:** Low

Hi Karen,

The proposed subdivision should not create lots that would be encumbered by critical area buffers and must have ample development space outside of the buffers. Variances or reasonable use exceptions would not apply to the subdivided lots.

Let me know if you have any questions or if I can be of assistance.

Zach Meyer (*he/him*)  
Shorelands Technical and Regulatory Expert  
Shorelands & Environmental Assistance Program  
Washington State Department of Ecology  
Southwest Regional Office, Lacey, WA  
360-481-9885



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**From:** Megan Sathre <Megan.Sathre@lewiscountywa.gov>  
**Sent:** Friday, August 05, 2022 8:28 AM  
**To:** DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; 'SW-SEPA-REVIEW@WSDOT.WA.GOV' <SW-SEPA-REVIEW@WSDOT.WA.GOV>; R5 Planning (DFW) <R5.Planning@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; 'Tina@swcleanair.org' <Tina@swcleanair.org>; 'Evan.Carnes@usace.army.mil' <Evan.Carnes@usace.army.mil>; Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>; 'wiyall@cowlitz.org' <wiyall@cowlitz.org>; 'rsalakory@cowlitz.org' <rsalakory@cowlitz.org>; 'Talexander@cowlitz.org' <Talexander@cowlitz.org>; 'NRDpermit@cowlitz.org' <NRDpermit@cowlitz.org>; 'jgordon@cowlitz.org' <jgordon@cowlitz.org>; 'cparrott@chehalistribe.org' <cparrott@chehalistribe.org>; 'dpenn@chehalistribe.org' <dpenn@chehalistribe.org>; 'aloudermilk@chehalistribe.org' <aloudermilk@chehalistribe.org>; 'Troutt.David@nisqually-nsn.gov' <Troutt.David@nisqually-nsn.gov>; 'rwalters@gensco.com' <rwalters@gensco.com>; 'ken@foresightsurveying.com' <ken@foresightsurveying.com>; 'amandap@rbengineering.com' <amandap@rbengineering.com>; Matt Samuelson <matts@lcpud.org>; 'aliciah@lcpud.org' <aliciah@lcpud.org>; Dustin Breen <Dusty.Breen@Lewiscountywa.gov>; 'pfarris@whitepass.k12.wa.us' <pfarris@whitepass.k12.wa.us>; 'Cust2188@wasteconnections.com' <Cust2188@wasteconnections.com>; 'lcf10@lewiscounty.com' <lcf10@lewiscounty.com>; 'lwd3@lewiscounty.com' <lwd3@lewiscounty.com>; Fasano, Caprice <cfasano@quinault.org>; 'mmobbs@quinault.org' <mmobbs@quinault.org>; 'lclark@lcfrib.gen.wa.us' <lclark@lcfrib.gen.wa.us>; 'joe@twintransit.org'

<joe@twintransit.org>

**Cc:** Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>

**Subject:** SEP22-0021 & LP22-00001 Hideaway Estates 2.0

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Greetings,

Lewis County has received a SEPA checklist for A seven (7) lot subdivision (Long Plat) named "Hideaway Estates 2.0". The information is being forwarded to you for review and comment.

All documentation relating to this project can be found here: <https://lewiscountywa.gov/departments/community-development/current-planning-applications/hideaway-estates-20-subdivision-7-lots-lp22-00001-type-iii-application/>. The lead agency is Lewis County and the issue date of the DNS is August 11, 2022.

Please review the documents and **make all comments to Karen Witherspoon**, Senior Project Planner, Lewis County Community Development at [Karen.witherspoon@lewiscountywa.gov](mailto:Karen.witherspoon@lewiscountywa.gov). Comments are due by 4:00pm on August 25, 2022.

**Megan Sathre**

Office Assistant Senior

Lewis County Community Development

(360)740-2677

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**

RECEIVED 08/26/2022



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 25, 2022

Karen Witherspoon, AICP, Senior Project Planner  
Lewis County  
Department of Community Development  
2025 NE Kresky Avenue  
Chehalis, WA 98532

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the determination of nonsignificance for the Hideaway Estates 2.0 Subdivision Project (SEP22-0021) located at 153 Burl Lane as proposed by Minter Creek LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Evan Wood (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

Karen Witherspoon

August 25, 2022

Page 2

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at [Carol.Serdar@ecy.wa.gov](mailto:Carol.Serdar@ecy.wa.gov), or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(GMP:202203903)

cc: Derek Rockett, SWM  
Evan Wood, WQ



# ERTS Incident #716953

Environmental Report Tracking - Generated 8/15/2022, 9:38 AM

## Primary Initial Report - Reported: 08/15/22 08:24

Reference ID - 206785

### Where did it happen?

Location name:  
Physical address: 153 Burl Ln  
Packwood WA 98361  
US  
County: Lewis  
Ecology region: SWRO  
Lat, long: 46.61185 , -121.65958  
Directions/Landmarks:

### How was it reported?

Intake type: Call  
Reported date: 08/15/22 08:24  
Entered by: Garret Peck  
Entered at: 08/15/22 09:37

### What happened?

Incident date: 08/15/22  
Activity: Construction  
Cause:  
Medium: Water - Creek  
Source: Public lands - Public waterway  
Substance: Water - Water  
Substance amount:

### Who reported it?

Do they want this to be confidential? No

Reporter type:  
Name: Mike Banks  
Organization:  
Email:  
Phone number(s): (360) 590-0954  
Mailing address:  
Are they anonymous? No  
Are they self-reporting? No  
External reference number:

### Who might be responsible?

Name:  
Organization:  
Email:  
Phone number(s):  
Mailing address:

### Comments/notes

Caller owns several properties in the Packwood Heights subdivision. Many of these homes get their water from a dam installed by the Forest Service in 1917. Reportedly, several homeowners have rights to get water from this dam and these rights have been passed down with the property deeds. Caller is unsure if Ecology has record of this dam.

The Hideaway Estates 2.0 subdivision is currently under SEPA review. Two houses have already been built. Caller is concerned that the septic systems and drainfields will go in too close to the creek. Previous development in the area has reportedly decreased the amount of water in the creek. He is concerned that these effects are not being addressed in the development of the Hideaway Estates 2.0 subdivision.

Caller stated that he has commented on the DNS for this subdivision. He requests follow up from Water Resources staff. He has documents on the homeowners' rights to water from the creek.

### Incident details

Life cycle status: Follow-up(s) email not sent  
Incident Date: 08/15/22

### Location

Location name:  
Physical Address: 153 Burl Ln  
Packwood WA 98361

Was it self-reported?: No  
Show to public?: No

County: US  
Lewis  
Lat, long: 46.61185 , -121.65958

## Program owners

SWRO - Water Resources  
Comments:

**Garret Peck (Primary)**

SWRO - External

Comments:

## Who might be responsible?

Name:  
Organization:  
Email:  
Phone number(s):  
Mailing address:

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## Follow-ups

Program: External - Subject: Land Clearing/Excavation/Construction

Reference ID - 209889

### What happened?

#### Primary activity

Activity:  
Construction

### Action history

Status	Action	Date
Email not sent	Follow-up owner email not sent	08/15/2022 09:38:09

### Follow-up owners

Status	Organization	First name	Last name	Is external?	Email	Phone number	Comments
Email not sent	Lewis County Health Department			Y	code.enforcement@lewiscountywa.gov	(360) 740-2718	<input type="text"/>

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### Incident attachments

**Disclaimer: There are no attachments for this incident**



**RECEIVED**  
By K. Witherspoon at 3:42 pm, Aug 10, 2022

Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

August 10, 2022

Ms. Karen Witherspoon  
Senior Project Planner  
Lewis County  
PO Box 790  
Stevenson, WA. 98648

In future correspondence please refer to:  
Project Tracking Code: 2022-08-05300  
Property: Lewis County\_ Hideaway Estates 2.0  
Re: Survey Requested

Dear Ms. Witherspoon:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review using our statewide predictive model has identified the proposed project area as having high sensitivity for archaeological resources. The proximity to Jonathan Creek and Hall Creek, and to previously identified archaeological resources gives the proposed project area particular sensitivity for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Dennis Wardlaw  
Transportation Archaeologist  
(360) 485-5014  
dennis.wardlaw@dahp.wa.gov





## Long Plat Internal Reviewer's Memo

File Number: LP22-00001

Date Printed: September 1, 2022

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### Road/Utility Review:

- Needs turnaround on lot 7 for access to parcel 035145001003
- Needs turnaround at end of easement for access to lots 1, 2, and 7
- Required minimum frontage of 30' for access to lots 1 and 2 – LCC 16.05.300 (5) (Design – Lots)
- Shall have no access zone along Snyder Rd and lots 3, 4, and 5 – must be shown on drawing
- Access road serving lots 3, 4, 5, and 6 must have turnaround meeting current Lewis County Rd Standards
- All turnarounds must be noted as emergency vehicle turnaround
- For future road plan review – Road Review Application and engineered design plans are required to be submitted with associated road review fees:
  - [1] "Blue top" staking of the base material at 50' stations.
  - [2] Crushed Surface Base Course (CSBC) material shall be tested with a nuclear density gauge using the probe method, and compaction tests shall be every \_\_\_\*\_\_\_ feet. \*(SEE NOTE A)
  - [3] The constructed road prism including slopes and drainage facilities shall be located within the easement.
  - [4] It is recommended a private road maintenance agreement be created and recorded for this private road. Please submit a copy of the recorded private road maintenance agreement with the AS-Built civil plans.
  - [5] Design Engineer shall be involved in inspection and give approval to proceed in each step.
  - [6] For Final – Design Engineer shall submit their stamped and signed letter certifying the road was built to the approved plans, copy of compaction reports, and copy of AS-Built drawings.
  - \*NOTE A – Compaction Tests:
    - Easement for access to lot 1, 2, and 7 shall have 3 tests minimum
    - Easement for access to lot 7 and parcel 035145001003 shall have compaction test every 100'
    - Easement for access to lots 3, 4, 5, and 6 shall have 3 tests minimum

**Stormwater Review:**

- Road construction will require stormwater review application and engineered plans per LCC 15.45.

**Building Official/Fire Marshal Review:**

- Road ways in excess of 150 feet shall have fire apparatus turnarounds.
- Due to number of lots road system shall be paved.
- Each lot shall have its own approved address.
- Private roads shall be named and included in the addressing of the proposed lots.
- Fill and grade permit application is required to be submitted with the Road Review and Stormwater Review applications.

**Survey Review:**

- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120.
- Subdivider-Surveyor must verify that no survey monuments will be disturbed during road construction or underground utility installation.
- If any monuments are to be destroyed, a monument removal form will need to be recorded with the Department of Natural Resources.
- Please verify that all the written data per LCC 16.05.240(2) is on the face of the map.
- Add the typical required warnings for access, right of way etc.
- Please submit the lot closure reports for lots 2-7.
- Add the dimension for the north line of lot 1.
- Add the original and the new legal descriptions.

**Access Review:**

- Snyder Rd should be labeled as "Snyder Road #751A" and show the R/W width for it and Hideaway Ln.

**Traffic Review:**

- Project does not exceed TIA thresholds; TIA not required.

**County Engineer Review:**

- See attached Engineer's Report dated August 23, 2022.

**Water Review:**

- See document LP22-00001 Minter Creek 08\_18\_2022 Initial Review Memo from Sue Kennedy, RS dated August 22, 2022.

**On-Site Septic Review:**

- Lots 1, 2, 4, 5, and 6 are ok for standard gravity flow systems. Lot 3 will require a designed/engineered on-site system. Lot sizes ok with approved public water system.



## *Lewis County Department of Public Works*

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Josh S. Metcalf, PE, Director

Tim D. Fife, PE, County Engineer

### **MEMORANDUM**

**Date:** August 23, 2022

**To:** Lewis County Community Development

**From:** Tim Fife, PE, County Engineer

**Subject:** LP22-00001 Hideaway Estates 2.0 LCC 16.05.090 Review

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LP22-00001 Hideaway Estates 2.0

a) Improvements Required

Access to the proposed Long Plat is via the private road Burl Lane. Therefore, the private road, with turnaround, to access Lots 3, 4, 5 and 6 will need to be built to private road standards in accordance with LCC 12.60. Burl Lane will need to be widened to meet current road standards for the additional lots accessing it to meet LCC 12.60 (22' wide) and provides access to more than 16 lots and therefor by LCC will need to be paved. There are no planned or existing pedestrian facilities in the vicinity. Therefore, none should be required. We have received complaints about residents, contractors and vacationers not stopping at Burl Lane and Hideaway Lane. Therefore, I would recommend that a stop sign be installed by the developer as a condition of approval of the plat.

b) Easements Required

The 40' easement provided meets the minimum for roadway required by LCC 12.60. However, additional easement may be necessary for stormwater facilities.

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**Road Maintenance &**

**Fleet Services**

476 West Main St.  
Chehalis, WA 98532  
O 360.740.3380  
F 360.740.2741

**Administration, Engineering, Utilities,  
Real Estate Services & Traffic**

2025 NE Kresky Ave.  
Chehalis, WA 98532  
O 360.740.1123  
F 360.740.1479

**Solid Waste Services**

Post Office Box 180  
Centralia, WA 98531  
O 360.740.1451  
F 360.330.7805

There is not sufficient easement provided for the Hammerhead turnaround as proposed on Lots 3 & 4 to meet the requirements of LC 12.60.

c) Effect of Subdivision Development on Drainage

An approved Stormwater plan in accordance with LC 15.45 will need to be designed, approved, and constructed.

d) Effects of Proposed Subdivision on Public Improvements under PW Jurisdiction

No additional Public improvements planned in the vicinity at this time

e) Accuracy of the Technical Information Submitted

The County Surveyor has provided technical comments in Adept that will need to be addressed. There will need to be a statement on the face of the plat addressing private road maintenance in accordance with LCC 12.60.270 (4).

f) Adequacy of Lot Arrangement and Driveway & Building Access

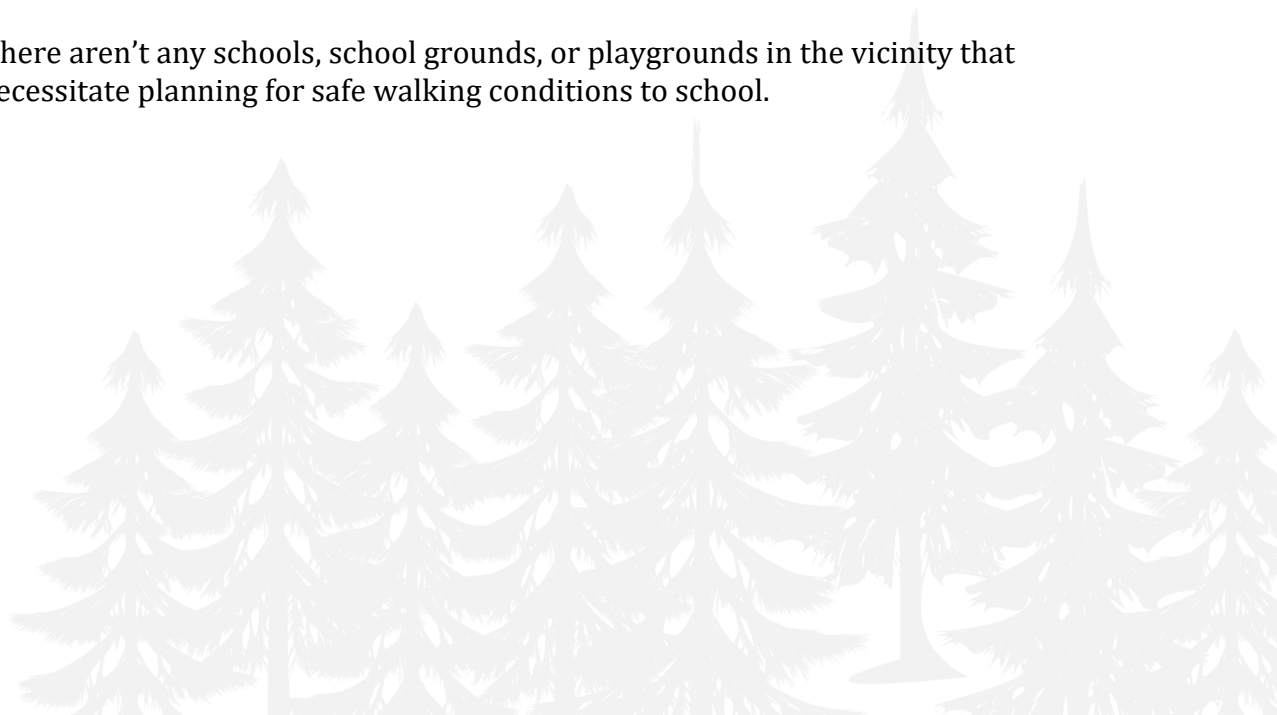
Lot arrangement and easements provide acceptable access to all lots via private roads.

g) Adequacy of Proposed Public & Private Roadways

See a) above. Some improvements to the private roads and stormwater facility will need to be designed and permitted.

h) Adequacy of Transit stops, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features for safe walking conditions to school.

There aren't any schools, school grounds, or playgrounds in the vicinity that would necessitate planning for safe walking conditions to school.





## Public Health & Social Services

360 NW North Street  
Chehalis WA 98532

### MEMO

Date: August 22, 2022

To: Karen Witherspoon

From: Sue Kennedy RS *sk*

RE: LP22-00001 "Minter Creek LLC"

**I have reviewed the above subject project and have the following comments:**

Approved Service Area:

The proposed subdivision lies within the system's approved service area per the current Lewis County Water District #3 (District) Water System Plan, WSP Update 2018 (WSP).

Capacity:

The District's current WSP establishes the system has capacity to serve a total of 785 Equivalent Residential Units (ERUs) or 609 connections. As of August 17, 2022, the system is serving 337 connections and therefore has capacity to serve 272 more connections, assuming they are single-family residences. LP22-00001 "Minter Creek LLC" (Long Plat) proposes a seven lot residential subdivision for which the District has demonstrated a capacity to serve.

Intent:

The County is in receipt of seven Water Availability Notices (WANs) signed by the District indicating the system currently has the capacity to serve the Long Plat under specific conditions. The conditions include:

1. The developer shall install and fund the water main extension, service lines, meters, and any other necessary improvements that safely and reliably extend District services.
2. All water system construction must be built to the District's specifications and inspected by the District or an agreed upon District representative.
3. All necessary fees must be paid including but not limited to purchasing water connections, meters, and meter installation.



It should be noted the purveyor signed WANs do not guarantee a water connection will be available in the future. The signed WANs will expire one year from approval by Lewis County Public Health & Social Services (LCPHSS). The applicant is advised that an actual connection is required at each lot prior to final plat approval.

**Prior to Preliminary Plat Approval:**

1. Water system utility design and construction standards must be compliant with the standards of Lewis County Water District #3, WAC246-290 and approved by the District.
2. Documentation from the District must be submitted affirming the proposed water system expansion and water line easements and construction plans are adequate to serve the subdivision, meet the District requirements and are approved by the Washington State Department of Health.

**Prior to Final Plat Approval:**

1. Final water system expansion construction must be completed including but not limited to water mains, distribution lines, and individual connections.
2. The water system expansion project completion must be approved by the District and the Washington State Department of Health.
3. A water connection for each lot must be ensured through purchase and fees as determined by the District.

RECEIVED

By K. Witherspoon at 11:48 am, Aug 09, 2022

08.09.22

Karen Witherspoon, AICP, Senior Project Planner

Lewis County Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

RE: LP22-00001 & SEP22-0021

Regarding the above application, as adjacent property owners, we are concerned about septic tanks and drain fields leeching into our domestic water supply. This domestic water supply was put in by the Forest Service. This water supply serviced the Forest Service complex and Packwood Heights Estates. The dam has been in continuous use since the early 1900's. There are at least seven properties currently using the water coming out of this dam.

We are mainly concerned with lot 5 and the east portion of lot 4 and that they maintain the minimum horizontal setbacks set forth for public drinking water in WAC 246-272B-6050 & Lewis County Code 8.40.150 Location. These both state a 200 foot setback from the ordinary high-water mark from the edge of soil dispersal component and reserve area, 200 foot setback from sewage tank and distribution box and a 100 foot setback from building sewer and non-perforated distribution pipes.

There are no new survey markers on the south side of Snyder Road. These parcels do not appear to be recently surveyed to mark the proposed lots.

I am one of the property owners that are very concerned about the quality of our drinking water. The rights to this domestic water supply are on the deeds to all of our properties, along with an easement to repair and maintain the dam.

We would like to be included in any progress, and/or hearings about these applications

Mike Banks

PO Box 321

Packwood, WA 98361

[Mkbanks292@gmail.com](mailto:Mkbanks292@gmail.com)

360.590.0954







**RECEIVED**

By K. Witherspoon at 2:22 pm, Aug 09, 2022

08.09.22

Karen Witherspoon, AICP, Senior Project Planner

Lewis County Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

RE: LP22-00001 & SEP22-0021

Karen,

I just received your response to my first letter. This letter is in addition to my earlier letter and comments on the above stated permits.

In addition to being concerned with the required setback with a domestic water supply, we are also concerned with any logging debris, ground disturbance and potential sediment that will make its way into the creek, thereby polluting the water supply and damaging the dam and its catchment system.

There are fish in this stream above the development area which is also a concern.

I want to be notified of when the public virtual hearing is to be taking place, as I would like to participate.

Thank You,

Mike Banks

360.590.0954

mkbanks292@gmail.com

**RECEIVED**

By K. Witherspoon at 12:52 pm, Aug 22, 2022

08.22.22

Lewis County Community Development

RE: SEP22-0021 & LP22-00001

The statement that the proposed Development Threshold determination was "Determination of Nonsignificance (DNS)", and does not have a probable, significant adverse impact on the environment, we feel is an incorrect determination.

The proposed development, specifically lots 4, 5 & 6, which are located above the intake for the water source for Packwood Heights Addition, will need to abide by the WA State WAC and Lewis County Code requiring a drain field and septic tank setback of 200 feet from a domestic water supply.

This water supply has been in continuous use by the homes of Packwood Height Addition since it was platted in November of 1950. The original impoundment structure was put in for use by the Civilian Conservation Corp (CCC) and the USFS prior to 1950, supplying the CCC and the USFS buildings with water. Packwood Heights Addition has an easement for use of water and access for maintenance and repairs to this impoundment structure. Out of the original 20 parcels, there are at least 8 that still use this water, with two of them, this being the only water source.

The easement was recorded with the county and is in the deeds to the properties. The Lewis County Water District 3 has full knowledge of this impoundment structure and the water that is used from it in the Packwood Heights Addition.

We want the County to change the SEPA determination. This development clearly would have a significant impact on the surrounding environment if the required septic and drain field 200 foot setback is not adhered to.

This water source needs to be kept safe from contaminants from runoff from septic systems, fertilizers and pesticides that would be used on the properties.

Thank You,

Mike and Karen Banks and CCP Family Trust

360.590.0954

mkbanks292@gmail.com

## Karen Witherspoon

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**From:** Karen Banks <mkbanks292@gmail.com>  
**Sent:** Tuesday, August 23, 2022 12:03 PM  
**To:** Karen Witherspoon  
**Subject:** Re: SEP22-0021

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

Karen,

Thank you for this clarification.

This water supply is from one of two federally built impoundment structures. We don't know if they got state permits back in the early 1900's or not. They gave this housing development the right to tap into this pipeline. We have given you documentation from 1950 to the current property owners, and it has been in continuous use ever since.

Setbacks based on the SEPA report don't specify, or require, that the water source is registered with the Dept. of Ecology. The water impoundment structure is recorded with the county, and is clearly visible (dam and piping) in Jonathan Creek. The USFS had a very small building by the dam for tools and supplies, with power to it, within the USFS easement boundary.

Thank you,

Mike and Karen Banks  
360.590.0954  
[mkbanks292@gmail.com](mailto:mkbanks292@gmail.com)

On Tue, Aug 23, 2022 at 11:34 AM Karen Witherspoon <[Karen.Witherspoon@lewiscountywa.gov](mailto:Karen.Witherspoon@lewiscountywa.gov)> wrote:

Karen and Mike,

The SEPA review and the subdivision notice of application are in the comment stage through August 26<sup>th</sup>. I am currently reviewing the comments and information that have been provided so far. I have also reached out to Washington State Department of Ecology (water rights), County Health (water and septic) and Lewis County Water District #3 for verification and information related to additional requirements for water rights and buffering of domestic water intake/diversion dams. This SEPA decision is not final at this time. The results of the request for verification and information from Ecology, County Health and Water District #3, and well as all of the public comments submitted through the end of the comment period, may result in changes to the SEPA determination and the drawing layout. Additional, the subdivision cannot be issued a final approval until it meets the County and State regulations.

Thank you,



Karen Witherspoon

---

**From:** Karen Banks <[mkbanks292@gmail.com](mailto:mkbanks292@gmail.com)>  
**Sent:** Tuesday, August 23, 2022 9:11 AM  
**To:** Karen Witherspoon <[Karen.Witherspoon@lewiscountywa.gov](mailto:Karen.Witherspoon@lewiscountywa.gov)>  
**Subject:** SEP22-0021

Karen,

As you know, we disagree with the DNS determination of the SEPA report for application LP22-0001.

Is the SEPA now in the public comment stage, and the comments that we are entering are going to be taken into account for enforcing the setback required by state law to protect the domestic water intake? Or, is the SEPA final and we need to file an appeal?

We have tried calling many different people and agencies and no one answers or returns calls. This is very frustrating as there is a timeline involved in all of this.

If you could clarify these questions, we would appreciate it.

I also wanted to make sure that you received all of the information that you requested regarding our last comment that was entered on 8.22.22.

Please contact us today by email.

Thank you,

Karen & Mike Banks, and CCP Family Trust

360.590.0954

[mkbanks292@gmail.com](mailto:mkbanks292@gmail.com)

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**RECEIVED**

By K. Witherspoon at 9:33 am, Aug 23, 2022

## Karen Witherspoon

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**From:** Karen Banks <mkbanks292@gmail.com>  
**Sent:** Monday, August 22, 2022 7:47 PM  
**To:** Karen Witherspoon  
**Cc:** BOCC; Sue Kennedy  
**Subject:** SEP22-0021, LP22-0001 and water rights for Packwood Heights Addition  
**Attachments:** 08.22.22 - 2.pdf; Packwood Heights Addition, 102 water rights, deeds.docx; Minter Creek LLC, chain of deeds.docx; 106 Francis.pdf; 154 Snyder, pg 1.pdf; 154 Snyder, pg 2.pdf; 109 Francis, pg 1.pdf; 109 Francis, pg 2.pdf

Karen,  
Attached is the information that you requested. Please enter all of this in for comments on the above stated application.

Thank you,

Karen and Mike Banks, CCP Family Trust  
360.590.0954  
[mkbanks292@gmail.com](mailto:mkbanks292@gmail.com)

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08.22.22

Lewis County Community Development

RE: SEP22-0021 & LP22-0001 and water rights for Packwood Heights Addition

Karen,

Attached are two documents, one pertaining to one of our properties (102 Francis), and the other pertaining to the Minter Creek property. Also attached is the chain of ownership for six other lots that we own in the Packwood Heights Addition. There are other lots that use this water. They can be accessed on the Auditors online records, using Packwood Heights addition along with the lot and block number. These documents are all easily available through the online records feature of the counties website.

These documents show the chain of ownership, along with the easement for the water and master water right to the USFS and Packwood Heights Addition. The properties that are currently still using this water source all appear to have this water right. The Packwood Heights Addition was platted in Nov of 1950, (ref 2002480) originating from S. M. and Clara Newkirk. This easement is on the deed to the Minter Creek property whose property was originally owned by Newkirk.

The information that Minter Ck gave in the SEPA report was dealing with the fish creek, and the set back. This domestic water source was not covered under the SEPA report, because he did not include it and the lead agency for this proposal did not investigate about the deed for the water right that is recorded with the county. Jonathan Creek was not surveyed. If it had been, the impoundment structure (dam) from the Civilian Conservation Corp (CCC) and USFS would have been seen. This is one of two such dams that they built.

In the SEPA Environmental Checklist that was submitted by the applicant, page 4, question 3, sub question 2, the applicant answered no - to work over, in, or adjacent (within 200 ft) of Hall and Jonathan CK. This answer is incorrect. Lots 3-6 are all encompassed within the 200 feet of Jonathan Creek.

This SEPA should never have been determined to be non-significant (DNS). The water source will be impacted by the septic systems if they are placed closer than the 200 foot setback that is required by state WAC and Lewis County Code.

You are damaging Packwood Heights Addition water rights and property values if you allow septic systems within the required 200 foot setback.

Mike and Karen Banks, and CCP Family Trust

360.590.0954

mkbanks292@gmail.com

Packwood Heights Addition, Chain of water for 102 Francis

Easement for dam to SM Newkirk, 1955, 550198 (references property owned by Workman that eventually became Minter Ck LLC)

SM Newkirk to Jean (Newkirk) Styer and Jimmie Styer, 1963 deed 658185, references master water rights

Styer to Beeks, 1965, deed 677079

Beeks to Kistenmacher, 1993, deed 9308464

Kistenmacher, trustee sale by Bank of NY, 2003, 3161710

Banks (Kistenmacher) to Banks, Mike and Karen (CCP Family Trust), 2004, 3191997

Minter Creek LLC, Ryan Walters, chain of sales

Workman

Newkirk (styer) jean, 1959 deed 597876

Newkirk (Styer) Jean and Jimmie and Matchett, Gary & Darla

Bradshaw, John and Glenna, 1965, deed 683631

Bradshaw, Kathleen and Shannon Coleman (mother and daughter), 1978, deed 850051

Coleman transferred all to Bradshaw, 2008, deed 3306140

Bradshaw, John to Bradshaw Kathleen, 1979, deed 858244

Bradshaw to PSP, 2008, deed 3306141

Became, Pettibon, Rex/ PSP

Pettibon to Minter Creek, LLC, 2020, deed 3518457

Packwood Heights  
109 Francis

lots 1,2,3 of Block 2

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DEED 559995	<b>Rec. Date:</b> 05/15/1956 12:00:00 AM <b>Book Page:</b> B: 382 P: 281 <b>Related:</b> Book Page: <b>Grantor:</b> NEWKIRK, S M, NEWKIRK, CLARA M <b>Subdivision:</b> PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 1 ..., Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 2 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 3 Block: 2 , , ... <b>Grantee:</b> NEWKIRK, JEAN E	View Image Add to My Images
DEED 732161	<b>Rec. Date:</b> 03/10/1969 12:00:00 AM <b>Book Page:</b> B: 14 P: 786 <b>Related:</b> Book Page: <b>Grantor:</b> LEWIS COUNTY SHERIFF <b>Subdivision:</b> PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 2 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 3 Block: 2 <b>Grantee:</b> MAYER, GENE, ASSOCIATED REALTORS	View Image Add to My Images
DEED 738806	<b>Rec. Date:</b> 10/15/1969 12:00:00 AM <b>Book Page:</b> B: 22 P: 649 <b>Related:</b> Book Page: <b>Grantor:</b> MAYER, GENE P, ASSOCIATED REALTORS, MAYER, MARGUERITE M <b>Subdivision:</b> PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 2 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 3 Block: 2 <b>Grantee:</b> MCMAHON, ROBERT N, MC MAHON, ROBERT N, MCMAHON, DOROTHY J, MC MAHON, DOROTHY	View Image Add to My Images
MORTGAGE 738807	<b>Rec. Date:</b> 10/15/1969 12:00:00 AM <b>Book Page:</b> B: 22 P: 650 <b>Related:</b> Book Page: <b>Grantor:</b> MCMAHON, ROBERT N, MC MAHON, ROBERT N, MCMAHON, DOROTHY J, MC MAHON, DOROTHY <b>Subdivision:</b> PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 2 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 3 Block: 2 <b>Grantee:</b> FARMERS HOME ADMINISTRATION	View Image Add to My Images
DEED 3009290	<b>Rec. Date:</b> 10/07/1996 04:10:00 PM <b>Book Page:</b> Related: Book Page: <b>Grantor:</b> CARTER, HEATHER A, MORRIS, TAMARA J <b>Subdivision:</b> PACKWOOD HEIGHTS ADDITION Lot: 1 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 2 Block: 2 , Subdivision: PACKWOOD HEIGHTS ADDITION Lot: 3 Block: 2 <b>Grantee:</b> BERRY, JOHN A, BERRY, ROSE MARIE	View Image Add to My Images

Description	Summary	Add All to My Images
SURVEY 3018310	<p>Rec. Date: 04/07/1997 01:38:00 PM Book Page: B: 15 P: 296 Related: Book Page:            Grantor: BERRY, JOHN</p> <p>Subdivision: PACKWOOD HEIGHTS            ADDITION Lot: 1 Block: 2 , Subdivision:            PACKWOOD HEIGHTS ADDITION Lot: 2            Block: 2 , Subdivision: PACKWOOD            HEIGHTS ADDITION Lot: 3 Block: 2</p> <p>Grantee: PUBLIC</p>	View Image Add to My Images
DEED 3191259	<p>Rec. Date: 03/08/2004 12:23:00 PM Book Page: Related: Book Page:            Grantor: ANDERSON, CHAD L</p> <p>Parcel: 011260-007-000 , Subdivision:            PACKWOOD HEIGHTS ADDITION Lot: 1            Block: 2 , Subdivision: PACKWOOD            HEIGHTS ADDITION Lot: 2 Block: 2</p> <p>Grantee: ANDERSON, CHAD L,            ANDERSON, FAWN</p>	View Image Add to My Images
DEED OF TRUST 3191260	<p>Rec. Date: 03/08/2004 12:23:00 PM Book Page: Related: 3252724 Book Page:            Grantor: ANDERSON, CHAD L,            ANDERSON, FAWN</p> <p>Parcel: 011260-007-000 , Subdivision:            PACKWOOD HEIGHTS ADDITION Lot: 1            Block: 2 , Subdivision: PACKWOOD            HEIGHTS ADDITION Lot: 2 Block: 2</p> <p>Grantee: 1ST HAND MORTGAGE INC</p>	View Image Add to My Images
DEED 3485217	<p>Rec. Date: 06/08/2018 12:43:29 PM Book Page: Related: Book Page:            Grantor: BERRY, JOHN A, BERRY,            ROSE MARIE</p> <p>Subdivision PACKWOOD HEIGHTS            ADDITION Lot 1 Block 2 , Subdivision            PACKWOOD HEIGHTS ADDITION Lot 2            Block 2 , Subdivision PACKWOOD            HEIGHTS ADDITION Lot 3 Block 2 ,            Parcel: 011260-041-001</p> <p>Grantee: BANKS, MICHAEL E, BANKS,            KAREN E</p>	View Image Add to My Images
DEED 8801346	<p>Rec. Date: 02/19/1988 10:17:00 AM Book Page: B: 379 P: 218 Related: Book Page:            Grantor: MCMAHON, DOROTHY J, MC            MAHON, DOROTHY J, MCMAHON,            ROBERT NEIL ESTATE OF, MC MAHON,            ROBERT NEIL ESTATE OF</p> <p>Subdivision PACKWOOD HEIGHTS            ADDITION Lot 1 Block 2 , Subdivision            PACKWOOD HEIGHTS ADDITION Lot 2            Block 2 , Subdivision PACKWOOD            HEIGHTS ADDITION Lot 3 Block 2</p> <p>Grantee: MCMAHON, DOROTHY J, MC            MAHON, DOROTHY J</p>	View Image Add to My Images
DEED 9605190	<p>Rec. Date: 04/12/1996 10:47:00 AM Book Page: B: 697 P: 79 Related: Book Page:            Grantor: CARTER, HEATHER A,            MCMAHON, DOROTHY J ESTATE OF,            MC MAHON, DOROTHY J ESTATE OF</p> <p>Subdivision PACKWOOD HEIGHTS            ADDITION Lot 1 Block 2 Towns...,            Subdivision PACKWOOD HEIGHTS            ADDITION Lot 2 Block 2 Towns...,            Subdivision PACKWOOD HEIGHTS            ADDITION Lot 3 Block 2 Towns...</p> <p>Grantee: CARTER, HEATHER A,            MORRIS, TAMARA J</p>	View Image Add to My Images

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154 Snyder . Packwood Heights  
lot 6 block 3

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<a href="#">DEED</a> <a href="#">546419</a>	<b>Rec. Date:</b> 06/09/1955 12:00:00 AM <b>Book Page:</b> B: 375 P: 212 <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>NEWKIRK, S M</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>PACKWOOD BAPTIST CHURCH</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">DEED</a> <a href="#">574744</a>	<b>Rec. Date:</b> 06/05/1957 12:00:00 AM <b>Book Page:</b> B: 389 P: 256 <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>PACKWOOD BAPTIST CHURCH</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3 Se...</u> <b>Grantee:</b> <u>ROWLAND, WALLACE L, ROWLAND, JUNE ALENE</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">MORTGAGE</a> <a href="#">726930</a>	<b>Rec. Date:</b> 08/30/1968 12:00:00 AM <b>Book Page:</b> B: 9 P: 170 <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>ROWLAND, WALLACE L, ROWLAND, JUNE ALENE</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>STATE BANK OF MORTON</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">MORTGAGE</a> <a href="#">766130</a>	<b>Rec. Date:</b> 06/02/1972 12:00:00 AM <b>Book Page:</b> B: 58 P: 28 <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>ROWLAND, WALLACE L, ROWLAND, JUNE ALENE</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>STATE BANK OF MORTON</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">DEED OF TRUST</a> <a href="#">849122</a>	<b>Rec. Date:</b> 07/18/1978 12:00:00 AM <b>Book Page:</b> B: 167 P: 564 <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>ROWLAND, WALLACE L, ROWLAND, JUNE ALENE</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>EVERGREEN SAVINGS ASSOCIATION</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">DEED</a> <a href="#">1093625</a>	<b>Rec. Date:</b> 01/18/1994 10:50:00 AM <b>Book Page:</b> B: 585 P: 723 <b>Related:</b> 9400856 <b>Book Page:</b> <b>Grantor:</b> <u>ROWLAND, JUNE ARLENE</u> <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>BAKER JOHNSON AGENCY</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">DEED OF TRUST</a> <a href="#">3048749</a>	<b>Rec. Date:</b> 08/31/1998 11:09:00 AM <b>Book Page:</b> <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>ROWLAND, JUNE</u> <b>Parcel:</b> <u>001126-005-000</u> , <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>ACCUBANC MORTGAGE CORPORATION</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">RELEASE</a> <a href="#">3048750</a>	<b>Rec. Date:</b> 08/31/1998 11:10:00 AM <b>Book Page:</b> <b>Related:</b> <b>Book Page:</b> <b>Grantor:</b> <u>BAKER JOHNSON AGENCY</u> <b>Parcel:</b> <u>011260-050-000</u> , <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION Lot: 6 Block: 3</u> <b>Grantee:</b> <u>ROWLAND, JUNE ALENE</u>	<a href="#">View Image</a> <a href="#">Add to My Images</a>

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<u>ASSIGNMENT DEED OF TRUST 3086971</u>	<p><b>Rec. Date:</b> <u>02/14/2000 04:14:00 PM</u> <b>Book Page:</b> <u>Related: 3048749</u> <b>Book Page:</b> <u></u></p> <p><b>Grantor:</b> <u>ACCUBANC MORTGAGE CORPORATION, ROWLAND, JUNE</u></p> <p><b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION</u> <b>Lot:</b> <u>6</u> <b>Block:</b> <u>3</u>, <b>Parcel:</b> <u>011260-050-000</u></p> <p><b>Grantee:</b> <u>EQUICREDIT CORPORATION OF AMERICA</u></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<u>NOTICE OF TRUSTEE SALE 3218819</u>	<p><b>Rec. Date:</b> <u>03/29/2005 02:32:00 PM</u> <b>Book Page:</b> <u>Related: 3048749, 3218051</u> <b>Book Page:</b> <u></u></p> <p><b>Grantor:</b> <u>T D ESCROW SERVICES INC, T D SERVICE COMPANY</u></p> <p><b>Parcel:</b> <u>011260-005-000</u>, <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION</u> <b>Lot:</b> <u>6</u> <b>Block:</b> <u>3</u></p> <p><b>Grantee:</b> <u>ROWLAND, JUNE</u></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<u>NOTICE 3235045</u>	<p><b>Rec. Date:</b> <u>10/17/2005 02:30:00 PM</u> <b>Book Page:</b> <u>Related: 3048749, 3218819</u> <b>Book Page:</b> <u></u></p> <p><b>Grantor:</b> <u>T D ESCROW SERVICES INC, T D SERVICE COMPANY</u></p> <p><b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION</u> <b>Lot:</b> <u>6</u> <b>Block:</b> <u>3</u>, <b>Parcel:</b> <u>011260-050-000</u></p> <p><b>Grantee:</b> <u>ROWLAND, JUNE</u></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<u>MISCELLANEOUS 3461544</u>	<p><b>Rec. Date:</b> <u>02/28/2017 01:34:02 PM</u> <b>Book Page:</b> <u>Related: Book Page:</u></p> <p><b>Grantor:</b> <u>ROWLAND, JUNE ESTATE OF, ROWLAND, SCOTT</u></p> <p><b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION</u> <b>Lot:</b> <u>6</u> <b>Block:</b> <u>3 ...</u></p> <p><b>Grantee:</b> <u>ACCUBANC MORTGAGE CORPORATION, THE BANK OF NEW YORK MELLON, BANK OF NEW YORK MELLON, THE, THE BANK OF NEW YORK, BANK OF NEW YORK, THE, ...</u></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<u>SUBSTITUTION OF TRUSTEE 3464359</u>	<p><b>Rec. Date:</b> <u>04/25/2017 03:09:27 PM</u> <b>Book Page:</b> <u>Related: 3048749</u> <b>Book Page:</b> <u></u></p> <p><b>Grantor:</b> <u>THE BANK OF NEW YORK MELLON, BANK OF NEW YORK MELLON, THE, THE BANK OF NEW YORK, BANK OF NEW YORK, THE, EQCC ASSET BACKED CERTIFICATES, ...</u></p> <p><b>Parcel:</b> <u>011260-050-000</u>, <b>Subdivision:</b> <u>PACKWOOD HEIGHTS ADDITION</u> <b>Lot:</b> <u>6</u> <b>Block:</b> <u>3</u></p> <p><b>Grantee:</b> <u>QUALITY LOAN SERVICE CORPORATION OF WASHINGTON</u></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
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Packwood Heights Lots 2 & 3  
106 Francis

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## Karen Witherspoon

---

**From:** Karen Witherspoon  
**Sent:** Monday, August 22, 2022 5:24 PM  
**To:** 'Karen Banks'  
**Subject:** RE: LP22-0001 & SEP22-0021

Karen and Mike,

I have included your comment letter in the record.

Do you have a copy of the easement that you mention in your letter? *“Packwood Heights Addition has an easement for use of water and access for maintenance and repairs to this impoundment structure. Out of the original 20 parcels, there are at least 8 that still use this water, with two of them, this being the only water source.”*

If you have a copy of the easement you mentioned or the Auditor’s File Number of the recorded document, please email it to me to add into the record. Also if you have any information on the water right for the use of the water please include that information too.

Thank you,

Karen Witherspoon

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**From:** Karen Banks <mkbanks292@gmail.com>  
**Sent:** Monday, August 22, 2022 12:35 PM  
**To:** Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>  
**Subject:** LP22-0001 & SEP22-0021

Karen,

Please add this letter to the comments regarding the above application.

Thank You,

Karen Banks

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RECEIVED

By K. Witherspoon at 11:19 am, Aug 11, 2022

August 11, 2022

Karen Witherspoon

LC Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

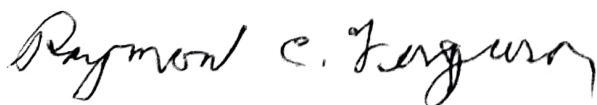
I received a letter regarding permits LP22-001 and SEP22-0021.

I have owned the property at 105 Francis ST, Packwood since 1964. At that time the water for our home, and all of the homes on my street came from the dam that is located on Jonathan Creek above my home. The right to the water use is listed on my deed.

I have since gotten hooked up to city water, but still used the water from the dam for irrigation of my yard and garden and other various outside uses.

I want the water to continue to be safe for use, as it has been in the past. Septic systems too close to our water source would affect that.

Thank you,



Raymond Ferguson

PO Box 112

Packwood, WA 98361

## Karen Witherspoon

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**From:** Teresa Fenn <tfenn54@yahoo.com>  
**Sent:** Wednesday, August 24, 2022 8:35 AM  
**To:** Karen Witherspoon  
**Subject:** Public Comment - Permits LP22-00001 and SEP22-0021

Ms. Witherspoon,

My name is Teresa Fenn and I own the following properties at 126 and 126A Hideaway Lane in Packwood:

035234007002 and 0352344071002

I am commenting on Permits LP22-00001 and SEP-0021 to allow a seven home Subdivision to be added next to the already existing Subdivision of Hideaway Estates 1 located on Burl Lane.

My concerns relate to traffic controls.

The subdivision you propose to create will add seven additional homes to an already crowded hillside served by a private road with **absolutely no traffic safety controls**.

If the density of homes proposed is built, **Burl Lane will serve 26 homes**.

Hideaway Lane serves 5 homes and the two extensions to Hideaway Lane serve 11 homes with potential for 3 more in the future. **Seven of those are full time residents**.

**That will put over 30 homes using an uncontrolled intersection.**

As construction on the homes in Hideaway Estates 1 ramped up, the intersection of Burl Lane and Hideaway Lane has become more and more dangerous. The construction company employees and the dump truck drivers who are hauling out all the rock from the blasting they have done, are not stopping at the intersection. My grandson and his friends have had near misses several times. The construction workers and dump trucks also pull out very wide into the oncoming lane. Anyone turning onto Hideaway Lane from Snyder risks a head on collision. The vacationers in the already constructed homes drive in and out of that neighborhood without stopping or yielding right-of-way like they were on Interstate 5.

I contacted Josh Metcalf and Mindy Brooks to discuss the need for a stop sign at the intersection of Burl Lane and Hideaway Lane. Mindy researched Hideaway Estates 1 and the creation of that subdivision predates Lewis County requirements for road safety since it came into existence in 1972. This requirement must be met as part of the development of another new Subdivision.

**Before someone is killed at this intersection, traffic controls must be installed.** This gated community has already invested in a large electric gate, I believe a stop sign is a very small ask.

Thank you for your time and consideration.

Please confirm receipt of this email.

Respectfully,

Teresa Fenn

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