



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

June 30, 2023

Packwood Land Company (sent electronically)

Chris Murphy

1117 Broadway Ste. 500

Tacoma, WA 98402-3508

chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of redesigned drawings and applicant’s response to letter dated October 6, 2022

On March 3, 2023, you provided several documents and a letter of response to my October 6, 2022 request for additional information. The documents included revised subdivision drawings, revised civil plans, access permits from WSDOT, FAA determination letter, adequate facilities memo for Fire District services, a critical areas report from Environmental Designs dated December 5, 2021, and your response letter. Additionally, the adequate facilities memo for School services has been submitted. The revised subdivision drawing, and all supporting documentation were transmitted to the internal reviewers for “Review 2”, as well as transmitted to State Agencies for review.

Based on Review 2 of the revised drawing and supporting documentation the only remaining concern prior to scheduling the public hearing for preliminary plat review is the Critical Area Report from Environmental Design dated December 5, 2021 (submitted on March 3, 2023). Ecology staff have reviewed the report, and planning staff conducted a site visit to the development area observing flowing water and multiple locations of significant ponding. Other observations included there are many fir trees on the site but not in the location of the ponds or the channel. Based on the site visit observations, please verify the accuracy of your consultant’s report, or have your consultant provide an updated critical area report responding to the staff site visit observations. If you are interested, a joint site visit with your consultant and Ecology staff could be arranged. Ecology staff indicated they are available for a site visit on either August 1st or August 10th, but their schedules fill up quickly and July dates have already been filled by other projects.

All other items from the October 6, 2022 letter and Review 2, that have not been completely resolved will be included as recommended conditions of preliminary plat approval in the staff report. I have attached the internal reviewer’s comments on Review 2 and the Water Review 2 memo for your records.

If you have any questions about the comments and/or would like to schedule a meeting to discuss the comments, please let me know.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
Chris Merritt, Olympic Engineering (sent electronically)

Enclosure: Review 2 comments



Long Plat Review 2; Internal Staff Comments

File Number: LP22-00002

Date Printed: June 29, 2023

Public Works – County Engineer Review 2:

1. Subdivision is proposed as a private gated community. Therefore, private roads as proposed, are conceptually approved. Final road civil plans will need to show hammerhead extended to lot 10 or show driveway access extending from hammerhead to lot 10.
2. Gates will need to meet the minimum requirements of LCC 12.60.270.
3. Final Road plans will need to meet LCC 12.60 and be preliminarily approved prior to constructing private roads.
4. Stormwater plans will need to be permitted in accordance with LCC 15.45. Preliminary stormwater plan approval is required prior to stormwater facility construction.

Building Official/Fire Marshal Review 2:

1. Gates will need to meet the minimum requirements of LCC 12.60.270. Knox Boxes keyed per Lewis County Fire District #10 are required at the gate.
2. After preliminary subdivision approval and prior to private road construction, applications for Road review, Stormwater and Fill and Grade permits are required to be submitted for review and preliminary approval. The private road shall have a road name and all lots shall be addressed prior to Final Plat review.
3. The property is located in the 100-year floodplain. All future development and buildings shall obtain floodplain development permits and have their own Pre and Post Elevation certificate.

Public Health & Social Service – Water Review 2:

1. Please find attached document for water review



MEMO

Date: June 21, 2023
To: Karen Witherspoon
From: *JL* Jeff Landrum RS
RE: LP22-00002 "Sunfisher"

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 May 12, 2022, the system is serving 337 connections and therefore has capacity to serve 272 more connections, assuming they are single-family residences. LP22-00002 "Sunfisher" (Long Plat) proposes a thirty-six lot residential subdivision for which the District has demonstrated a capacity to serve.

Intent:

The County is in receipt of thirty-six 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 and 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. ***Complete; email on Nov 23, 2022 from Ed Mullins indicates water utility plan meets LCWD#3 's construction standards and is approved by LCWD#3***
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. ***Complete; email on Nov 23, 2022 from Ed Mullins indicates that WSDOH has approved moving ahead with construction. The proposed water system plans have been approved by the water district.***

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.

