



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

October 6, 2022

Packwood Land Company (sent electronically)
Chris Murphy
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RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Request for additional information and request response to agency comments

During the notice of application and SEPA determination comment period, seven local and state agency comments were received. Comments submitted identified deficiencies in the project designs and lack of adequate public services for the fire district and school district.

As the plat is currently proposed, in my staff report, I will not be able to recommend preliminary plat approval to the Hearing Examiner. (This is assuming you take no action to correct the deficiencies noted; you can take action to avoid this problem.) I am including all of the comments received during the notice process (see comments for specific details) and have summarized the comments and the issues identified as follows:

- For a land division to be approved the adequate facilities memos must be submitted indicating each facilities provider is willing, and has the capacity to serve the proposed development. At this time, White Pass School District #303, and Fire District #10 have not submitted signed adequate facilities provider memos indicating they have the capacity and are willing to serve the development.
 - Concurrency of adequate public facilities is required under GMA, the state subdivision codes and within our local subdivision codes and our local adequate facilities codes.
 - The applicant needs to work directly with the White Pass School District #303, and Fire District #10 to obtain signed adequate facilities forms and submit those forms to the Permit Center (Attn: Megan Sathre) to ensure the project will achieve concurrency of adequate public facilities.
- County Engineer comments and County Fire Marshal comments identify deficiencies in the road design and proposed lot layout. The project will need to be redesigned to public road standards – see County Engineer’s Memo. All lots are required to have a minimum 30 foot of road frontage.
 - These comments require a redesign of the width of road, lot sizes and potentially lot configuration before a public hearing can be scheduled with the hearing examiner.
 - If the redesign is not submitted and reviewed by County department reviewers, the staff report will have to recommend the preliminary approval be denied, as the current design cannot meet the requirements.
 - Additional comments listed from the County Engineer and County Fire Marshal not related to re-design of the project layout can be resolved as conditions of preliminary approval that have to be completed prior to final approval.
- Washington State Department of Transportation – the secondary access for emergency vehicles will need variance approval from WSDOT prior to scheduling a public hearing with the County

Hearing Examiner. Written documentation of approval from WSDOT will need to be submitted for inclusion in the written record.

- Public Health & Social Services – Water comments required that **Prior to Preliminary Plat Approval (prior to scheduling the public hearing with the Hearing Examiner):**
 - 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.
 - Once this information is submitted, then Public Health & Social Services – Water will provide the comments for any conditions of preliminary plat approval that will need to be completed prior to final plat approval, which will be listed in the staff report to the hearing examiner.
- Comments from two state agencies (DAHP & Ecology) identified conditions of preliminary plat approval that will be included in a staff report to the hearing examiner.

It is important to note, no appeals were filed on the SEPA determination and the SEPA process is complete. The Determination of Non-Significance (DNS) is retained and is final, but the project requires re-design of subdivision based on county and state code sections; and the need for responses from the adequate facilities providers.

Once the re-designed subdivision drawings, the signed adequate facilities provider forms are submitted, and the responses to comments are submitted for review; the revised project documents will be sent to departments, agencies, facilities providers and the public for review to determine adequacy to move forward and schedule a public hearing for preliminary plat review with the Hearing Examiner.

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: Comment letters (13 pages)